

DESIGN and ACCESS STATEMENT

PROPOSED FIRST FLOOR EXTENSION AT
RESTORMEL, ROPE WALK, PENPOL TR3 6NR
REF: 16-179-EDS



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1. LOCATION OF PROPERTY

Restormel is a house situated in Penpol with the entrance off Rope Walk. The property looks eastwards over the estuary and is in an elevated position on the hill with two flats built in front. The flat roof of the flats is at the level of the ground floor of the house so both this floor and the upper have unrestricted views, as have many of the houses in the area.

Rope walk is a mostly single track lane that serves houses on both sides, often with garages and parking spaces to the east side and entrances to driveways to houses on the west side.

Due to the steep pitch of the land from the estuary the houses on the west tend to be on higher ground and comfortably look over the roofs of the buildings on the east of the road.



View along Rope Walk from South



View along Rope Walk from North

2. CONTEXT AND CHARACTER

Housing in this part of Penpol tends to be in a modern but conservative style typical of much of Cornwall's vernacular of the last 40-50 years. Detached bungalows or houses with low pitched roofs with dormers dominate, mostly painted white and with a smattering of tile hung walls. Most are oriented towards the Carnon River and the various creeks and mud flats, taking advantage of the hilly Point and looking out over the water. The gardens tend to be well kept and tidy and quite a few properties have upper floor balconies. The overall ambience is one of affluence and where the residents obviously take pride in the locale. A number of properties, Restormel included, have gardens with access to the riverside off Old Tram Road.

3. DESCRIPTION OF THE EXISTING BUILDING

Restormel is a house typical of the above description and has been modernised and improved by the current owners. Windows, roof fascias, and external walls have all been replaced or painted. Recent improvements have included a frameless glass balcony to the master bedroom dormer windows with plans to replace a rusting wrought iron rail to the lounge ongoing. The entrance to the house is from Rope Walk where a garage and parking space for two cars has a gate leading down stone steps into the outdoor space in front of the entrance door (1), all lined with mature shrubs. Steps to the north side of the house lead down further to an undercroft storage area behind the walls of the two storey flats built in front (east) of the house. Due to the elevation of the land the house 'ground floor' is level with the roof of the flats. An entrance porch has in the past been added at the south end of the house and beyond this, on the south elevation, a single storey extension houses two additional rooms.



1. Entrance porch (right)



2. Open plan living



3. Doors onto terrace from 'snug'

The whole interior has, in the past, been remodelled, providing an open plan living area (2), dining space and kitchen on the entrance level as well as the two aforementioned rooms which serve as bedrooms. There is also a shower room and separate wc on this level.

The staircase leads to an open landing 'snug', a family bathroom and the master bedroom. Access onto a roof terrace is from the snug (3)



View from Old Tram Road



Terrace from Rope Walk

4. PROPOSAL

The proposal is to add a bedroom onto part of an existing roof terrace and is part of greater plans to intended to increase and improve the living space for a growing family.

[REDACTED]

The client would like to add a bedroom extension onto part of the roof terrace on the south side, maintaining a smaller roof terrace off this room, facing towards the estuary. The 'snug' at the top of the stairs would remain as an open space, essentially a large landing, available for both relaxation and as a semi-private space [REDACTED]. A bedroom currently used as an office will return to bedroom use enabling all family members to have their own private space.

5. DESIGN AND CONSTRUCTION

Extending the existing roofline at the west side of the house with a new matching dormer (for internal headroom) will present a uniform elevation rather than stepping it back, as is common practice. Only the roofline can be seen from the road so there is no advantage in attempting to separate the extension from the existing. Full privacy from views from the road and across the neighbouring parking spaces can be achieved, with the dormer

window looking only onto the road and side of the neighbour's garage, and the south elevation being a solid wall. The glazed doors in this room look only towards the estuary, with no private gardens overlooked. The walls will be timber framed with external painted cladding or Cedral-type composite weatherboard (being in an exposed area), with the roof tiles and dormer matching the existing. The terrace will have frameless glass balustrading, being a much cleaner, more modern material than the existing chunky timber, and the glass doors will be large paned, full height sliding.

6. AREAS

Ground floor unaltered

First floor: Existing - 41.7m²

Proposed - 52.6m²

Additional area – 10.9m²

7. ACCESS

External access will not differ from the existing.

8. ENVIRONMENT

There will be no significant environmental impact to the development. No additional waste disposal, drainage, car parking, safety or security will be required. The house will remain as an owner-occupied three/four bedroom property (where one of the existing living level bedrooms will subsequently be used as an office). The additional space will be used for the further enjoyment by the owner's expanding family.