

Design and Access Statement

Reference: PA20/11562

2 Harriet Place

Existing site

2 Harriet Place is a Grade-II listed property situated mid-Terrace in a small Georgian row off Symons Hill, Falmouth. The front elevation has a number of features in-keeping with the Georgian period, while the rear elevation has undergone several renovations, involving an extension and the conjoinment of a number of originally independent buildings within the curtilage of the property.

A prior two storey modern extension provided a bathroom on the first floor and created a wide passageway and an enclosed courtyard on the ground floor. The renovations to the ground floor have created an unusual connection between the Georgian part of the property and the cottage-style rear of the property. Furthermore, where modern building materials have been used, they are starting to show signs of damp including doors with severe rot.

The proposed works seek to improve the aesthetic of a renovation undertaken in 2005 and to improve the thermal properties of the building.

Access

Means of escape in case of fire will remain unchanged to both the front and rear of the property.

Proposed layout

The central component of the works involves widening an existing set of double doors onto the courtyard and converting a window onto the courtyard into a matching set of double doors. The proposed doors to be installed would be painted timber with heritage double glazing. The installation of new doors will allow more natural light into the kitchen which is below ground level to the rear.

Two external walls are proposed for partial demolition. One of the two walls is part of the modern two storey extension (where damp is present). The second wall is part of the collection of independent buildings now adjoined to the Georgian part of the house by the extension. This latter wall has already undergone partial demolition in previous renovations. The proposed works would result in further removal of the wall.

Structural calculations have been obtained from a structural surveyor for the installation of two doors and it has been confirmed that additional foundations are not required. The installation of two new steel beams will be sufficient to take any existing load on the walls to be removed.

One internal wall is proposed for demolition between the shower room and utility room to create a single large shower room.

The ceiling in the modern extension is low compared to other parts of the house. The proposed works seek to raise the ceiling 200 mm, removing the majority of the large ceiling cavity in the roof (circa 2005) between the Georgian part of the property and the rear building. The reduced

ceiling cavity will be filled with wool to improve thermal and noise insulation properties. Raising the ceiling and insulating with wool is also proposed for the shower room.

The relationship between the Georgian part of the property and the rear buildings will be more sympathetically connected through the installation of the new doors providing an improved aesthetic and will enable greater visual appreciation of the rear of the Georgian part of the property.

The kitchen will be partly re-configured involving the relocation of the kitchen sink and dishwasher to the rear wall under the window. Access to drains to the rear of the property are already in situ.

The floor throughout will be insulated and a wet underfloor heating system laid with a terracotta tile floor covering.

Scale/appearance

The alterations will not be visible from the garden of the property or from adjacent roads as it is below the height of the existing cottage style rear of the building.

For thermal insulation benefits we would like to incorporate Pilkington Spacia or similarly designed glass panes which are thin double-glazed units with narrow sightlines designed for incorporation within listed buildings.

Heritage Assets

2 Harriet Place is one of four houses in a Georgian Grade II terrace in a conservation area, listed in 1973 (list entry number 1270067). Paintings of the local area before and after the terrace was built suggest a build date in the late 1820s. The material is stucco on rubble with slate roofs. Windows at the front and on the top two floors to the rear are original sashes with horizontal glazing bars. To the interior, what appears to be original cornicing and picture railings remain.

The period features outlined above will remain unaffected by the scope of work. To the rear of the property are, what appears to have once been, two small outhouse buildings that have been connected to the Georgian property by a modern two storey extension. This rear portion of the property currently contains the kitchen and a shower room. The work will focus on adding character to the rear portion of the property and to improve the visual connection between the Georgian portion of the building and the rear portion.

The structure of the Georgian portion of the property will not be affected as the installation of two new doors onto the internal courtyard are located in the 2005 two storey extension and rear outbuilding. The existing double doors and window to be replaced are not original and were installed circa 2005.

Site access

Rear access via the back garden will provide necessary access for materials to be brought on site and waste to be removed.