

## **PROPOSED GROUND AND FIRST FLOOR EXTENSION**

**AT: THE PIGGERY NEWMILL PENZANCE CORNWALL TR20 8UZ**

**PLANNING DESIGN STATEMENT AND FLOOD RISK ASSESSMENT**

**21 DECEMBER 2020**

**Application type: HOUSEHOLDER APPLICATION**

### **EXISTING BUILDING AND SITE APPRAISAL**

- The application site has a detached property, known as The Piggery , on the periphery of the settlement of Newmill. The site is south of a private lane that leads to a community of dwellings of Ladydowns, between Newmill and Zennor on OS grid ref 4605 3615.
- The Piggery is set in its own grounds and was once part of Higher Trye Farm along with various Barns. The southern most building shown below is 'The Piggery'.
- The proposals include a ground floor extension to create a new living/dining room that will be open plan linked to the kitchen and a first floor extension to increase the bedrooms from 2 to 4 .This is not just a practical requirement for this young family but also will enhance the appearance of the property and be an opportunity to upgrade this home to reach modern living standards and so preserve it into the future.



- The building is a single storey 2 bed dwelling set centrally within a generous plot with tree shelter , lawn and shrubs and generous Amenity and parking space.

- The existing building is constructed of Granite with pitched fibre cement slate roofs both of hip and gable form. There are rendered concrete wall sections and a mix of different sized overhanging eaves. The resulting mix is confusing and lacks cohesiveness and order and design.
- This can be explained by researching the History of the building. There was a conversion of all the buildings surrounding the Farm House called Higher Tyre in 1986, 24 years ago. The piggery was also included in these works and all came under planning application W1/86P0946. This included a small extension to create the current kitchen area. A later bedroom extension in 1987 was added. This later extension was for a single storey two bedroom extension. There was only one very small bedroom before this, currently now the small home office. This can be seen by studying the plans for the conversion application.
- The other buildings around the Piggery are shown on the site plan and above on the Google image. These are two storey structures with Higher Tyre having a ridge height of over 7 metres.
- The Materials used in the conversions and also that belong to the Farmhouse are typical for the area. Namely Granite and White painted render and Cement Fibreslate roofs.
- These properties are not listed but lie in an Area of Outstanding Natural Beauty, an Area of Great Scientific Value, The Heritage Coast and of Great Historic Value.
- The site is settled alongside a valley with springs that feed a stream in winter. This Topography helps to hide the properties and make them very private.

## DESIGN EVOLUTION

- My clients wish to extend their home and improve the appearance of the building in the process. The existing building as mentioned above is very bitty and lacks a cohesive feel and functionality. There is a lack of private space and very little bedroom space. The building now requires upgrading into the 21<sup>st</sup> Century for a modern Families needs, which has been untouched for the last 24 years.
- The existing structure and construction meets the regulations and standards set for 1980. These proposals will give the opportunity to meet current 2020 building regulation standards to reduce wasted heat loss through the roof and walls and also the uninsulated floors.
- The existing elevations especially the South Eastern elevation is very unattractive with a disturbing truncated gable squashed between the kitchen roof and bedroom roof extensions. The proposed new extension would heal this and finally tie everything together.
- This Home is set in a lovely family sized garden which leads down to the stream but sadly this existing house does not celebrate the beauty of its site. There is a 'disconnect' between the internal and external space and poor circulation and layout of space within which is unsurprising due to its history.



The rather disjointed appearance of the main elevation .

- The proposed extension will have a lower ridge than the neighbouring properties and the new bedrooms will be set as much as possible within the roof space but without causing the space to be impractical. The existing materials will blend well with the proposed use of Locally sourced Timber frame and timber cladding, dark grey powder coated aluminium windows and doors and cement fibre slate roofing . These materials will help add a contemporary touch to the building and help tie the building together into a whole and have been approved for use extensively in Cornwall in the last 10 years to help reduce the use of Granite and this helps to create more internal space too within the same footprint .The use of Traditional roof forms and massing also help tie the building together with its neighbours.
- There have been many improvements to the properties around the piggery (see planning website )but none to the piggery for 24 years -the proposals of this site are not considered to be detrimental to the character and appearance of the surrounding area and would remain well screened from the wider landscape and make no more impact on the landscape.

The Cornwall Householder Design Guide states

- 'The outlook from a property concerns the provision of a suitable environment to be viewed from the room the window will serve, generally the more social the room, the greater the outlook it will require. -This applies to the proposed living room and main bedroom. Other spaces can be subservient and have roof lights. '

- 'Loss of privacy relates to both internal and external space. It would be totally unacceptable to permit an extension that would allow open views into a bedroom or over a neighbour's only private outdoor space. As a general rule, 21 metres distance between directly facing windows is viewed as an acceptable distance to retain internal privacy.'



The Neighbouring properties.:Higher Tyre and its converted Barn respectively .

The neighbouring properties are over six metres away and the proposed design has no windows that will cause overlooking issues

- Proposed large areas of glazing have only be placed where absolutely necessary and where they could be very reasonably be expected, for example in the Living room and Main Bedroom. The other internal spaces are proposed to have roof lights and Dormer windows to give the necessary natural light and ventilation. These areas of glazing face aspects that have no neighbours and are hidden from all by the valley and trees and its distance from any other settlement.

The property does lie near to a stream but the research shows it does not lie within a flood risk area identified by the Environment Agency .

Rain will be collected in gutters and run to existing or new soakaways .Existing and proposed Drives are gravel and permeable construction