

Design and Access Statement including Heritage Statement

Applicant: Justine East

Planning Portal Ref.:PP-05774410v1

Site Address: Teasel Cottage (Fuchsia Bungalow), Lafrowda Terrace,
St Just, Penzance, TR19 7LH

Description of
the Proposal: Proposed single storey rear extension and erection of
modern lean-to extension to the front of the property

Date: January 2021

1. Description of the Existing Site

Teasel Cottage is a block-built detached bungalow which was constructed c1965. It comprises one bedroom, a bathroom, kitchen and living room. The existing gross internal area of the bungalow is 55sqm.

The bungalow is comprised of cavity block-built walls that are externally rendered with pebbledash, painted white. It has white UPVC windows and part glazed doors. The roof is a cross pitch L-shape with concrete tiles. The house has an external chimney breast on the south side.

The bungalow is situated on a plot that is surrounded by landscaped gardens with mature trees and shrubs on the north and west elevations. The land on the south side is comprised of a concrete forecourt where a block-built store shed is situated (currently used as a utility room) and access to South Place is through the narrow driveway.

The boundary walls are comprised of a granite wall topped with wooden fencing that runs across the north elevation and divides the plot from Lafrowda Terrace. Similarly, the boundary wall to the west side of the house is comprised of a granite wall topped with wooden fencing that separates the garden of Teasel Cottage with the garden of the Old Schoolhouse.

The boundary wall on the south side is the rear wall of the Old Schoolhouse building and the boundary wall on the east side is comprised partly from the neighbouring house wall as well as a granite wall with topped wooden fence that separates the garden from the garden at Teasel Cottage.

The site itself is located within the following designated areas:
St Just Conservation Area and St Just Article 4 Area

St Just Mining District World Heritage Site
Area of Outstanding Natural Beauty
Heritage Coast

Please refer to photo sheets 1 to 3 for photos as existing.

2. Access Statement

There are two access points to the house. The front gate access point is on Lawfroda Terrace on the opposite side of houses 8&9. There is a courted entrance with adjoining gate into the front garden where the north facing side of the house is accessed. A pathway through the garden leads you around the side of the house to the front west facing elevation of the house which is concealed from the footpath from Lafrowda Terrace by trees and leads to the stepped access to the main entrance door. The front west elevation also faces a fence across the garden which forms the boundary wall to the neighbouring house's garden (The Old Schoolhouse Barn).

The rear access point to the house and plot is from South Place. There are iron gates at the front of a narrow driveway which is nestled between two granite houses: The Old Schoolhouse Barn and a detached granite house. These are the houses which form the boundary walls to the plot from the south and east elevation. At the top of the driveway is a fence and gate where the south elevation of the house is accessed.

Car parking is along South Place on-street parking. There is no allocated parking space within the plot as the driveway to the south is too narrow to fit a car.

Paragraph 0.3 of Section O of Part M of the Building Regulations states: - "Under the limits on Application in Part M. Part M does not apply to an extension of, or material alteration of, a dwelling. However, an extension of a dwelling, must not make the building less satisfactory in relation to Part M than it was before."

Paragraph 04 states: - "if the dwelling did not previously comply with Part M, the dwelling should not be more unsatisfactory in relation to Part M after the material alteration." "under the general Limit of application of Part M, the requirements of that Part do not apply to an extension of or a material alteration of a dwelling. This means that the extension or alteration work itself need not comply with Part M". The work now proposed will not cause any of the parts of the existing dwelling to be more unsatisfactory, in relation to Part M, after the works are completed.

Please refer to photo sheets 1 to 3 for photos as existing.

3. Description of the Layout, Scale and Appearance of the Proposal

The existing living space to the bungalow is very restricted and not suitable for a family home, therefore an extension is proposed. The land for the proposed extension is currently a concrete forecourt with a small block-built pebble dash rendered shed (approximately 6x4 feet) that adjoins the rear of The Old Schoolhouse Barn. The single storey flat roofed extension proposal would be positioned on the south elevation and built on the forecourt at the rear of the property. The internal floor area gained is 39.5 sqm (33.4 sqm main extension and 6.1 sqm lean-to extension).

The only visibility of the extension would be through the fenced driveway as the rest of the plot is concealed from the houses either side.

A small, pitched roof lean-to porch is proposed to the north of the property to create a more useful entrance space to the family home.

The main extension's walls are to be rendered with white uPVC windows and doors to match the existing bungalow appearance. A dark coloured cladding is proposed to the north and partly west facing façade to correspond to the dark coloured cladding as proposed for the lean-to porch. The roof is to be finished in GRP, with trims to the pitched roof and roof lights to both extensions.

The existing chimney will be removed to form an opening into the existing wall and create a large open plan kitchen/dining/living area incorporating the proposed extension. An additional bedroom and utility space are also suggested to the new area. The existing kitchen to be converted into a bedroom with a rooflight shaft through the attic and a window to the eastern side.

Please refer to photo sheets 1 to 3 for photos as existing.

4. Landscaping and Overlooking

The bungalow is barely visible from the pathway of Lafrowda Terrace due to it being a single storey dwelling and also the difference in ground level, the high-level fence and mature 15-foot trees that align the fence from the garden that runs down the terrace on the north elevation of the house and particularly in the north west corner. The front elevation where the lean-to porch is proposed is west facing and is not visible from any public highway or situated near any entranceway to the plot. The house is situated on a plot of land which is mostly concealed from any public highway as the boundary walls at the back of the property are comprised from the walls of two other house walls and their respective gardens (south, west, and east elevation).

The form and construction of the extensions have been considered with the age of the house in mind, the distinct lack of visibility from any public highway, creating little to no visual impact. Additionally, the precedent of the type of extensions and conversions on similar aged bungalows within a 50-metre radius (namely Carn Bosavern Close) have been considered as well as the limited space that can be used on the plot in order to develop a family home.

A single storey extension with flat roof will create minimal visual impact and only be visible partially from a public highway; the narrow 7-foot driveway which will be converted into a rear courtyard.

There is a minimal loss of green space (grassed area) as the extension will be built over a concrete forecourt. The remaining green space will be landscaped with grassed area, planting, and timber decking.

Please refer to photo sheets 1 to 3 for photos as existing.

5. Heritage Statement

The site itself is located within the following designated areas:

St Just Conservation Area and St Just Article 4 Area

St Just Mining District

World Heritage Site

Area of Outstanding Natural Beauty

Heritage Coast

St Just in Penwith is a town and civil parish in the Penwith district of Cornwall, it lies along the B3306 which connects St Ives to the main A30. St Just was once a small medieval church town but grew into the principal centre around the mining industry, in the 1800s that grew rapidly with rows of terrace houses built and laid out on a fixed plan to accommodate this, other religious and educational facilities soon followed, and even though mining started to decrease over the late 1860s, St Just is still the main populated and service area west of Penzance.

Impact and mitigation

Consideration has been made to enhance the existing features of the bungalow and align the design of the extensions with the original design of the property where the impact is neutral due to minimal visibility from any public highway and sympathetic acknowledgement of design principles in accordance with the age of the house. The aim is to improve the internal living space by utilising the available outdoor space within the plot to develop dimensions of a reasonably sized family home using existing outdoor space that would otherwise not be used for anything. The orientation of the shape of the land available to build on means that any other roof structure would involve a significant

degree of change to the overall existing roof structure and create more visibility from an otherwise largely concealed property and plot.

The proposal for a single storey extension and a pitched roof lean-to will be in keeping with the existing dwelling and other dwellings in the area. The main materials proposed will all match the existing currently being used. Adding a darker coloured cladding to the lean-to and parts of the extension enhances the juxtaposition of old and new and adds a contemporary architectural note.

We feel that the proposals will be in keeping with the surrounding area and properties and will not have any adverse effect on the World Heritage Site, Conservation Area, or any other designated areas.