

PROPOSED EXTENSION TO :

20 EGLOSHAYLE ROAD,
WADEBRIDGE,
CORNWALL,
PL27 6AD



AWA
chartered architects



2003: 20 EGLOSHAYLE ROAD

RIBA STAGE 3: PLANNING STATEMENT

PREPARED ON BEHALF OF:
MR AND MRS PATTERSON

Issue Status

Date	Revision	Author	Details
23.12.2020	-	AW	Issued for Planning

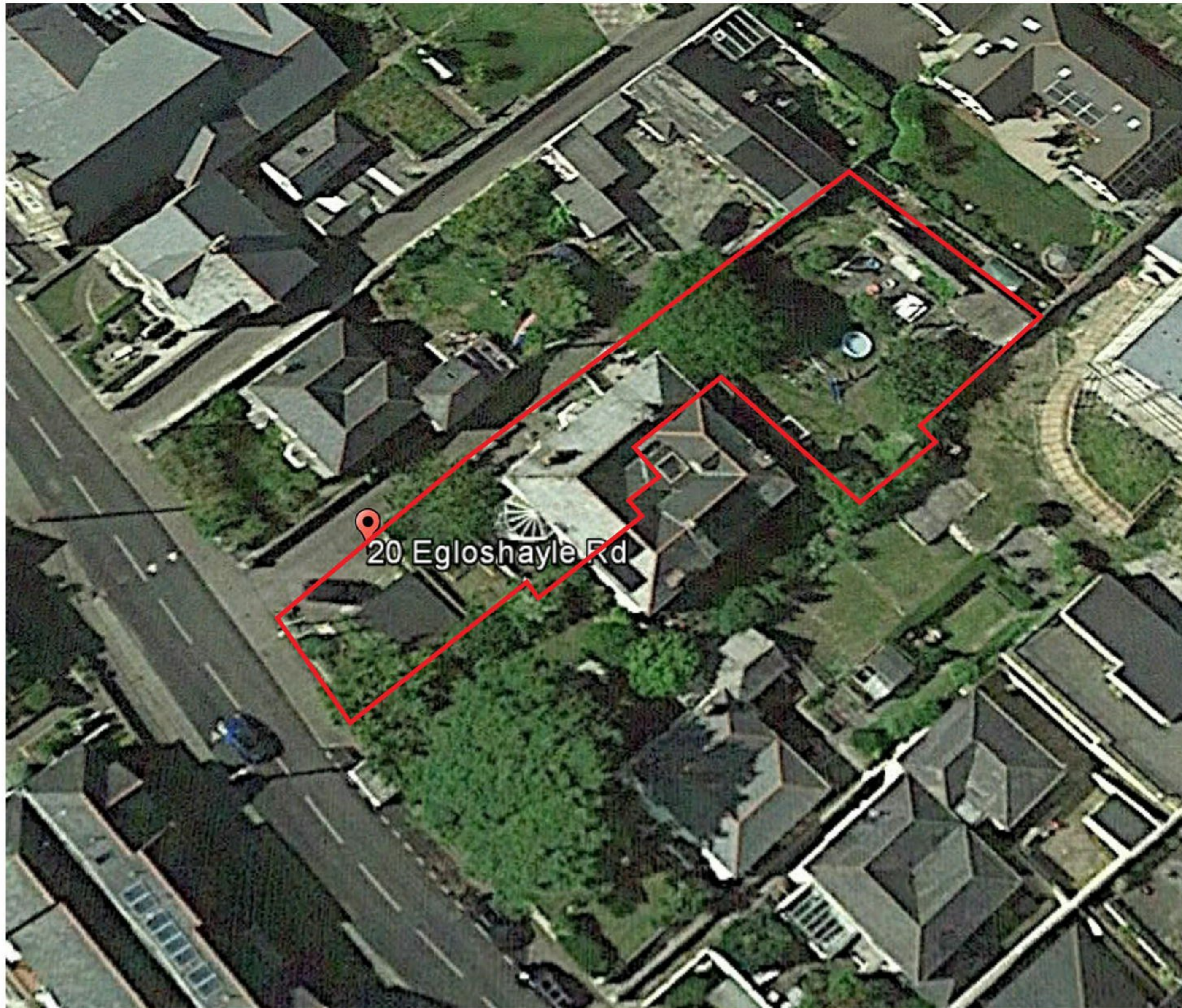


Fig 01: Satellite Map of Site (nts)

Introduction:

This design and access statement accompanies a householder planning application for the construction of a two storey extension to the rear of No. 20 Egloshale Road, Wadebridge. It should be read in conjunction with all drawings and other supporting information submitted as part of the application.

Location and Setting:

The properties located along Egloshayle Road consist of a mixture of sizes and styles, with the properties located on the side of the road furthest from the river generally being quite large and set back into the steeply sloping hillside. No. 20 is located on this same Eastern side of the road, away from the River, being a period semi-detached period property dating from the mid-1800's. Although No.20 is not listed, it is located within the Wadebridge Conservation Area.

As is like other houses along the street, no.20 occupies a steeply sloping site with the main garden located to the North Eastern side of the plot, set a full level above the main ground floor living accommodation. There is currently no connection between the house and the upper-level main garden, and the creation of a better garden connection was a key element of the client's design brief for the property.

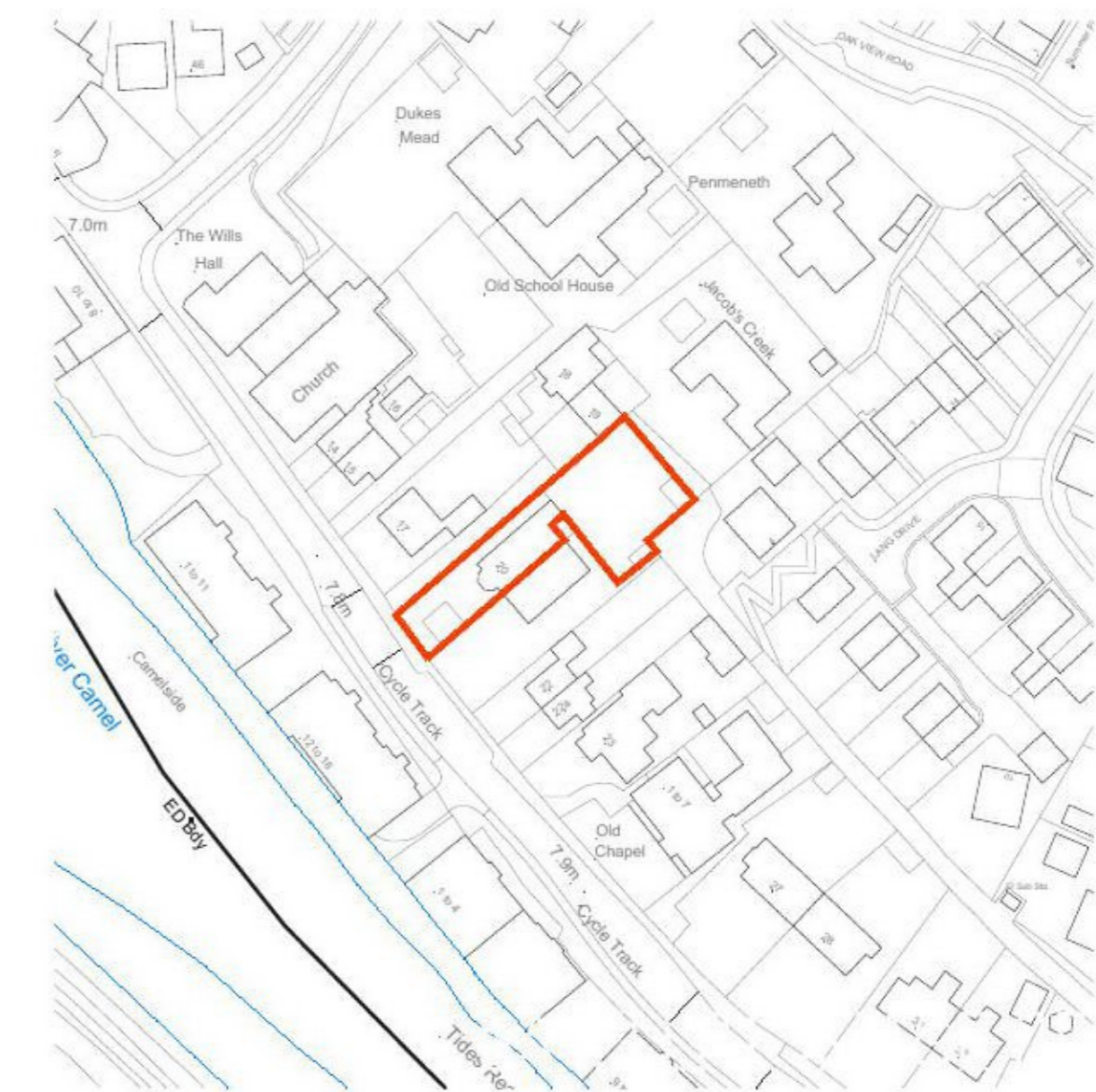


Fig 02: Site Location Plan (nts)

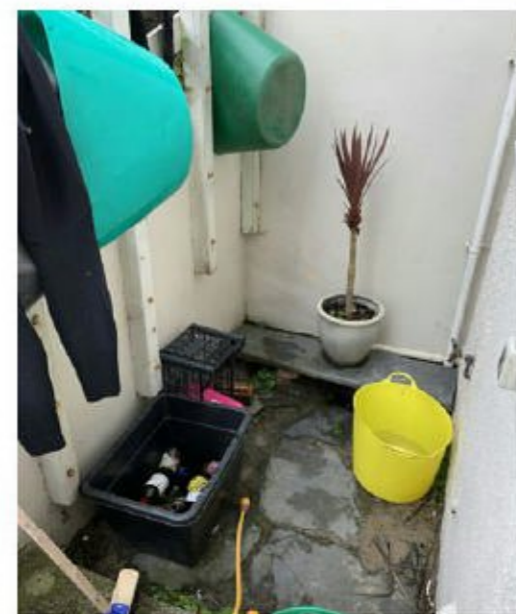


Fig 03: Existing Photos

Use:

The proposed use is as an extension to an existing single-family dwelling in permanent occupation by Mr and Mrs Patterson and their young family. The extension will replace a poor-quality, low grade extension with a modern, highly insulated structure that will enhance the enjoyment of both the house and garden. A new ground floor utility room/wc will be created at ground floor level located in the same location between the main house and 2.5m high retaining wall as the current extension. At first-floor level, a new master bedroom suite will be created with a direct connection out to the upper-level garden which is currently underutilized as it is completely cut off from the house.

In addition, the house's secondary chimney will be removed to facilitate internal reconfiguration works to both the ground and first floors to create better proportioned rooms upstairs and a modern, open plan kitchen diner at ground floor level better suited to modern family living.

Amount:

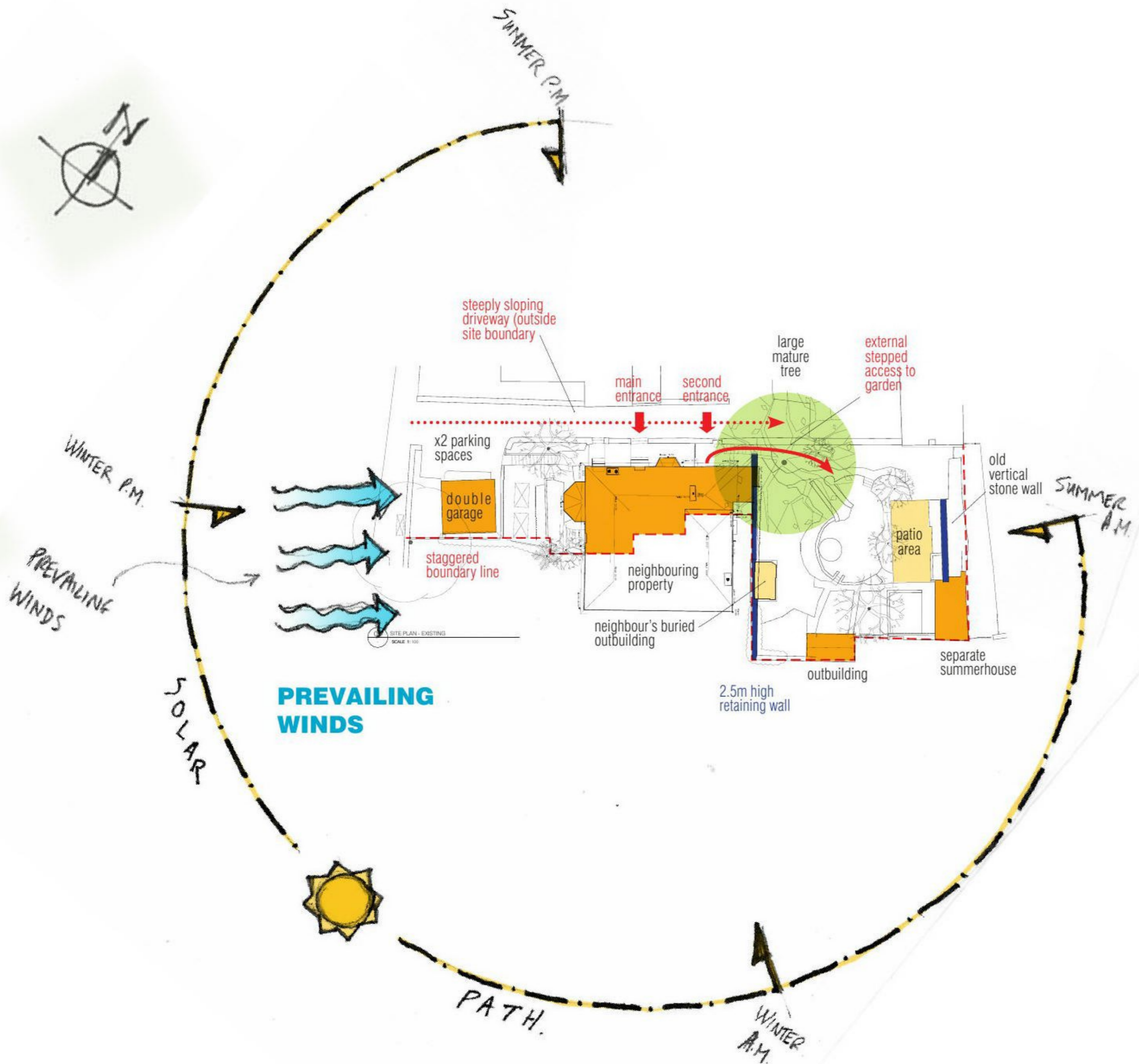
The extension is for a two storey extension to replace an existing extension of a similar size. The ground floor layout is almost identical in footprint and area, with the first-floor extension being only 5m² larger than the current gross internal floor area. This minimal first floor enlargement will provide huge benefits to the residents' enjoyment of the property through the creation of a new protected entrance area downstairs as well as a new direct connection out to the garden from the relocated master bedroom upstairs. The total scale of the extension works will be less than 20m² GIFA, with 15m² of this total being a direct replacement for the existing extension to be demolished.

Layout:

The internal adjustments are minimal in nature, but in brief would include the following:

- Demolition of the existing poor quality, disjointed ground floor utility and kitchen extension to be replaced with a new, highly insulated utility room and accessible wc located between the main house and the existing retaining wall.
- Demolition of existing slate clad family bathroom extension to make way for the new master bedroom suite to be relocated from the front of the property to the rear, garden side of the house with a new ensuite and glazed connection out to the upper-level garden.
- Upper level ensuite will 'slide out' slightly to the North West to facilitate this new connection to the garden whilst simultaneously creating a new protected covered entrance area at ground floor level.
- Demolition of the internal chimney stack to create a modern, open plan kitchen diner at ground floor level and greatly improved bedroom layouts at first floor level.
- The current master ensuite will be repurposed as a more centralised family bathroom better located to serve the remaining bedrooms and repurposing previous circulation corridors as habitable bedroom space.

The first-floor extension is designed and set out to minimise impact on the existing tree within the garden, by making use of the existing retaining wall to provide structural support for the first-floor level without the need for extensive groundworks within the tree root zone. Additionally, the flat roof of the extension is designed to integrate with the current eaves level of the house, therefore



minimising any effect of the works on the existing slate hipped roof to the North East.

Scale:

The replacement two storey extension will be similar in scale and massing to the existing extension, both being flat roofed structures sitting below the historic hipped roof of the main house. The current upper-level slate clad bathroom will be replaced by a new timber clad ensuite of very similar scale and proportions.

Appearance:

The extension has been carefully designed to integrate with the existing site topography and integrate well with the existing house. A poor-quality rear extension with a mixture of materials will be being removed to make way for a contemporary addition which will both preserve and enhance the appearance of the main house. At ground floor, the replacement utility room will retain a similar rendered appearance to the current extension. At the upper level, the mixture of materials will be replaced with a more cohesive natural timber cladding which will compliment both the house itself and integrate well with the upper-level garden setting. The high-quality timber will naturally weather down to create a beautiful silver-grey aesthetic over time, grounding the extension within its garden setting.

Landscaping:

The private amenity space for the house will be hugely improved through the creation of the extension by opening up the back of the house to the space of the upper-level mature garden which is currently only accessibly via a set of external stairs. This will transform both the use of the house and garden, enhancing the enjoyment of both. In addition, a new transition space will be created below the ensuite to provide sheltered access into the house.

Access:

The house's location on a steep hillside and existing internal and external layouts make it impractical to achieve a fully accessible dwelling. However, through these small interventions, huge improvements will be created in terms of accessibility within both the internal layout of the ground and first floor accommodation as well as through clearly improved access to the upper-level garden. The building will comply with the guidance in the Approved Document, Part M as appropriate.

Fig 04: Existing Site Analysis Diagram Highlighting Opportunities and Constraints

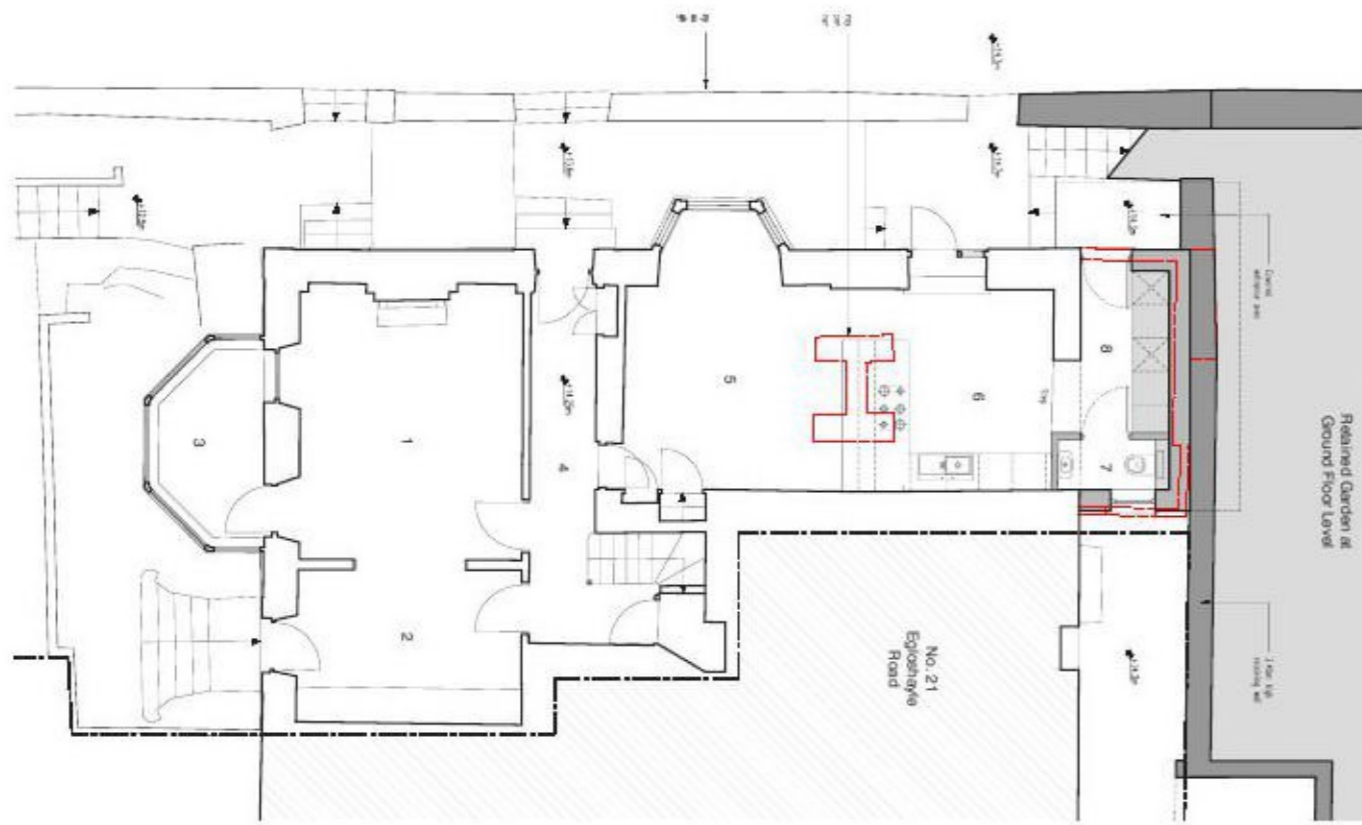


Fig 05: Proposed Ground Floor Plan (nts) - refer to application set for scale drawings



Fig 06: Proposed First Floor Plan (nts) - refer to application set for scale drawings

Conclusion:

The proposal represents a high quality, modest scale domestic extension to the property which will both preserve and enhance its setting through its use of high-quality of design and materials. The visual impact on neighbours or the Conservation Area will be minimal in comparison to the current situation, and the improvements will greatly enhance the enjoyment of the existing dwelling for the occupants.

We trust that Cornwall Council is able to support this application and we look forward to your considered decision.



Fig 07: Proposed Elevations (nts) - refer to application set for scale drawings

