

DOC 004**20 Riverside Design Statement for Non-Material Amendment**

25 March 2021

This statement is provided to support the non-material amendment application for the residential project at 20 Riverside Avenue in Newquay. The changes relate to planning permission reference: PA20/00863 and a redesign that has been carried out with the applicant following further site surveys of the existing levels and rockface.

Below is a list of the changes with some explanatory notes. Overall, these changes represent a reduction in the footprint of the building and adjacent external access steps, a simplification of the south elevation (which is visible to the public across the Gannel) and reduction of the building's height. The internal accommodation remains broadly the same, with no changes to the building's position, levels, number of bedrooms or external building materials.

List of changes:

1. Second floor and first floor wrap around balconies omitted and balcony outside bedroom 3 on first floor removed completely. This represents a reduction in the visual impact of the building on the east, south and west elevations
2. Second floor glazing reduced – bedroom 1 window on west elevation corner omitted. Sliding doors and windows to bedroom 1, office, living room and dining room on south elevation all reduced in height. Width of glazing to living room on south elevation reduced in width. This provides a reduction in the glazed area of the second floor, and avoids any potential overlooking of the property and gardens of number 22 Riverside Avenue.
3. Second floor projection on east elevation omitted - this wall now provides a flush, continuous finish along the outside of the kitchen and dining rooms.
4. Ground floor plan reduced in size and brought forward to limit excavation required on site. This creates a terrace to the first floor in place of the projecting balconies in the previous design.
5. Chimney omitted – the design now incorporates an electric fire, rather than a wood-burner. This means there is no requirement for a chimney and the overall building height will be reduced by approximately 650mm. The fire will be powered by the PV solar panels and therefore represents a more sustainable source of heat and comfort.
6. Changes to external access steps on east and west sides – due to the reduction in balconies, the steps to both sides of the property will also be reduced, meaning they are not as close to the neighbours' boundaries. Existing levels will be graded upwards to minimise height and extent of facing walls and allow the steps to be formed within the existing garden levels and landscape as much as possible. The stairs connecting the first and ground floors will be a simple steel staircase with a painted finish, mounted against the new stone wall of the house.
7. As a result of the external steps re-design the covered terrace area at first floor on the east side has been reduced and an access door from bedroom 3 now leads onto this area, creating a more functional, useable space. With a smaller terrace footprint, it now sits further away from the site boundary.