

Design & Access & Heritage Impact Statement

Planning Issue: 06/04/2021

Client: Tom and Roxanne Merritt

35 Wodehouse Terrace
Falmouth TR11 3EP



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This document is to support the planning application for the roof extension to an existing dwelling;

35 Wodehouse Terrace, Falmouth TR11 3EP

This statement looks at the proposal in detail and covers the following topics;

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4.0 SUMMARY

1.0 INTRODUCTION

Application Details:

Location - 35 Wodehouse Terrace, Falmouth TR11 3EP
Applicant - Mr & Mrs Merritt

Type of application - Full Planning Application
Agent - Zelah Design Studio, Falmouth

Description - Rear side return extension

2.1 THE SITE

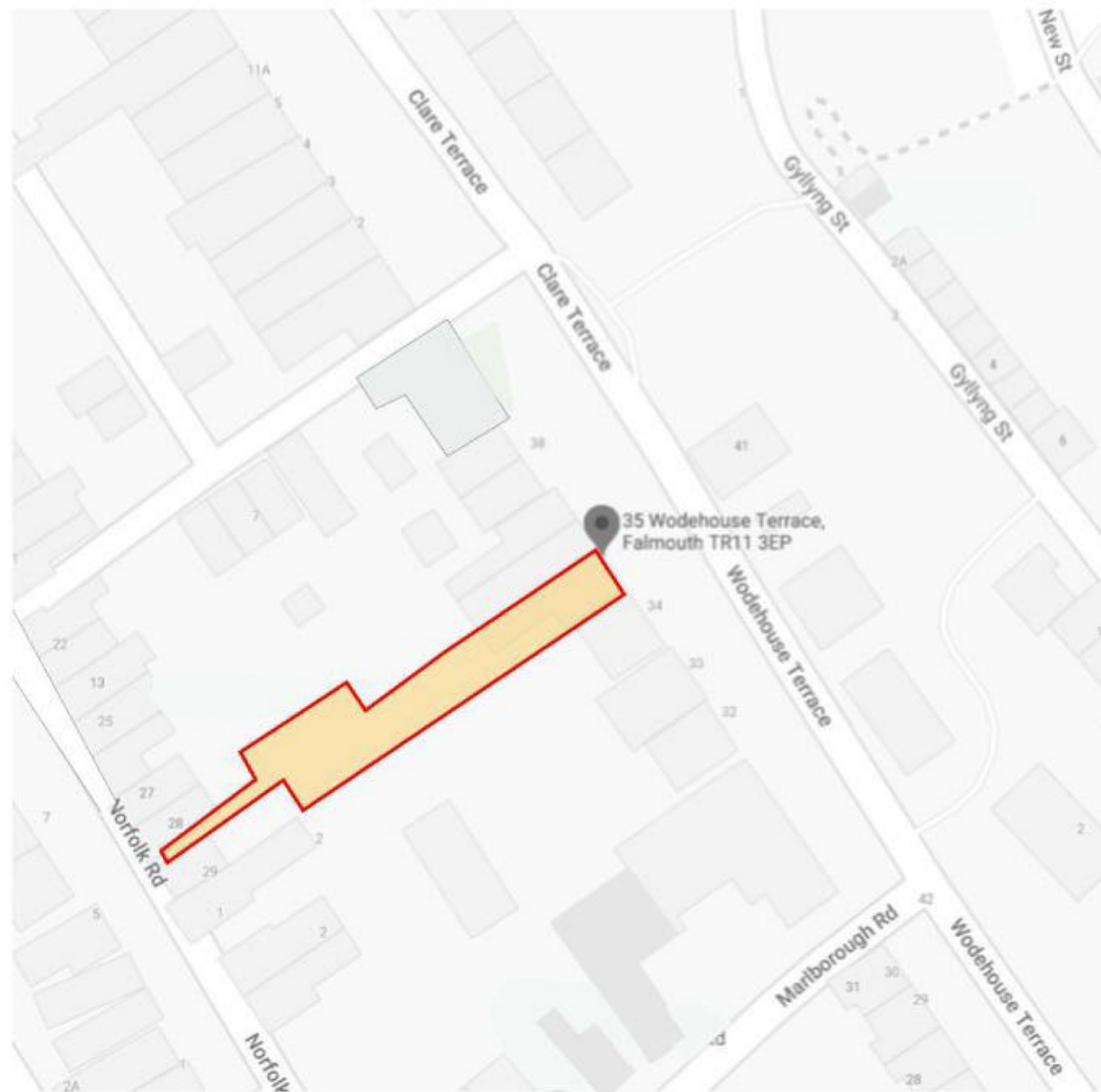
Site Location

No. 35 is located on Wodehouse Terrace. It is in a residential area of Falmouth Town, with views across the harbour.

The property is a 4 bedroom mid-terraced Victorian house. The front of the property has a painted pebbledash finish but is generally in keeping with the majority of buildings on the terrace.

The rear of the property has been extended in the 1980's. The extension is of poor quality and suffering from rising damp.

The property has a large back garden and has rear access, via a narrow path, to Norfolk road.



Site location plan with boundary line indicated in red

2.2 THE SITE

Photographs

Photographs of the existing site



Front Elevation of 35 Wodehouse Terrace.



Rear views and garden

2.3 THE SITE

Conservation Area & Listed buildings:

For Falmouth Town Conservation area please refer to <https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=11&xcoord=180807&ycoord=32632&wsName=ccmap&layerName=>

*Listed buildings blocked in Orange(Grade 2) & Red(Grade 1).
Please note this application doesn't impact the front elevation of the property.*

Planning History

The map below shows all Planning Applications in the surrounding the property over the last five years.

Notable applications include:

- No. 37 Wodehouse Terrace - Rear extension with roof lantern and other alterations
- No. 24 Norfolk Road - Single storey rear extension
- No. 36 Wodehouse Terrace - Double storey rear extension
- No. 33 Wodehouse Terrace - Rear extension re-build and raised roof for loft
- No. 31 Wodehouse Terrace - Single storey rear extension

2.4 THE SITE

Planning History

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- No. 31 Wodehouse Terrace - Single storey rear extension



3.1 DESIGN STATEMENT

Design

We have been asked to prepare plans for a rear side return extension 35 Wodehouse Terrace, Falmouth, TR11 3EP.

The side return is currently dead space and a haven for damp which is severely affecting the rear of the property.

The existing rear extension will be reconfigured into a more usable kitchen/ diner living space, more suited to modern family living. The proposed new side return part of the conversion measures 28sqm.

The existing extension will be reduced in height using a flat roof and will incorporate a roof light. This flat roof will allow for a lean-to type roof on the side return, as is standard with this kind of conversion project. The side return roof will be finished in Zinc (raised seam) to accommodate the low pitch of the roof. Glazed panels on the end section will allow as much light as possible into what is currently a very dark space. Glazing to be Aluminium framed, double glazing as a minimum- colour TBD. Wall finishes will be painted brick and render to tie to existing buildings materials.

The courtyard area of the garden, currently on 2 levels, will be combined at the lower level to make a larger outdoor space to service the extension. The main garden will remain untouched.



Example of suggested materials.

3.2 HERITAGE CONSIDERATIONS

Design considerations

- The extension is to the rear of the property. It has a 28sqm footprint.
- The new design will maintain the painted render exterior of the existing house.
- The new roof line 300mm lower than the existing extension which will benefit neighbouring properties visually.
- The new design proposes using Zinc on the side return extension. Though a material associated with contemporary applications, zinc will age taking on the appearance of lead- a material used throughout the conservation area.
- The new design will be largely obscured by the party walls with No's 34+36. Care will be taken to strengthen restore the party wall with No. 34, which is currently in a poor condition.
- Any hard landscaping will use natural local stone finishes
- Roof lights on the sloping roof will be heritage quality
- Guttering and downpipes will be metal not UPVC
- All works will improve the fabric of the main house reducing decay from damp and replacing substandard historic building work

3.3 DESIGN & ACCESS

Use Class

The current C3a Dwelling Houses residential Use Class of the property will remain the same.

Access & Parking

The property does not have parking but the plans do not affect or reduce parking.

Loss of Privacy:

The designs in this proposal will lower the height of the existing property. The extension will not overlook any neighbouring properties or affect their views or access to light.

Environmental Sustainability

We, as the agent, together with the client are equally keen that, it be essential that all new building work is approached with a sustainable and environmental vision.

In keeping with this, the proposal offers the following:

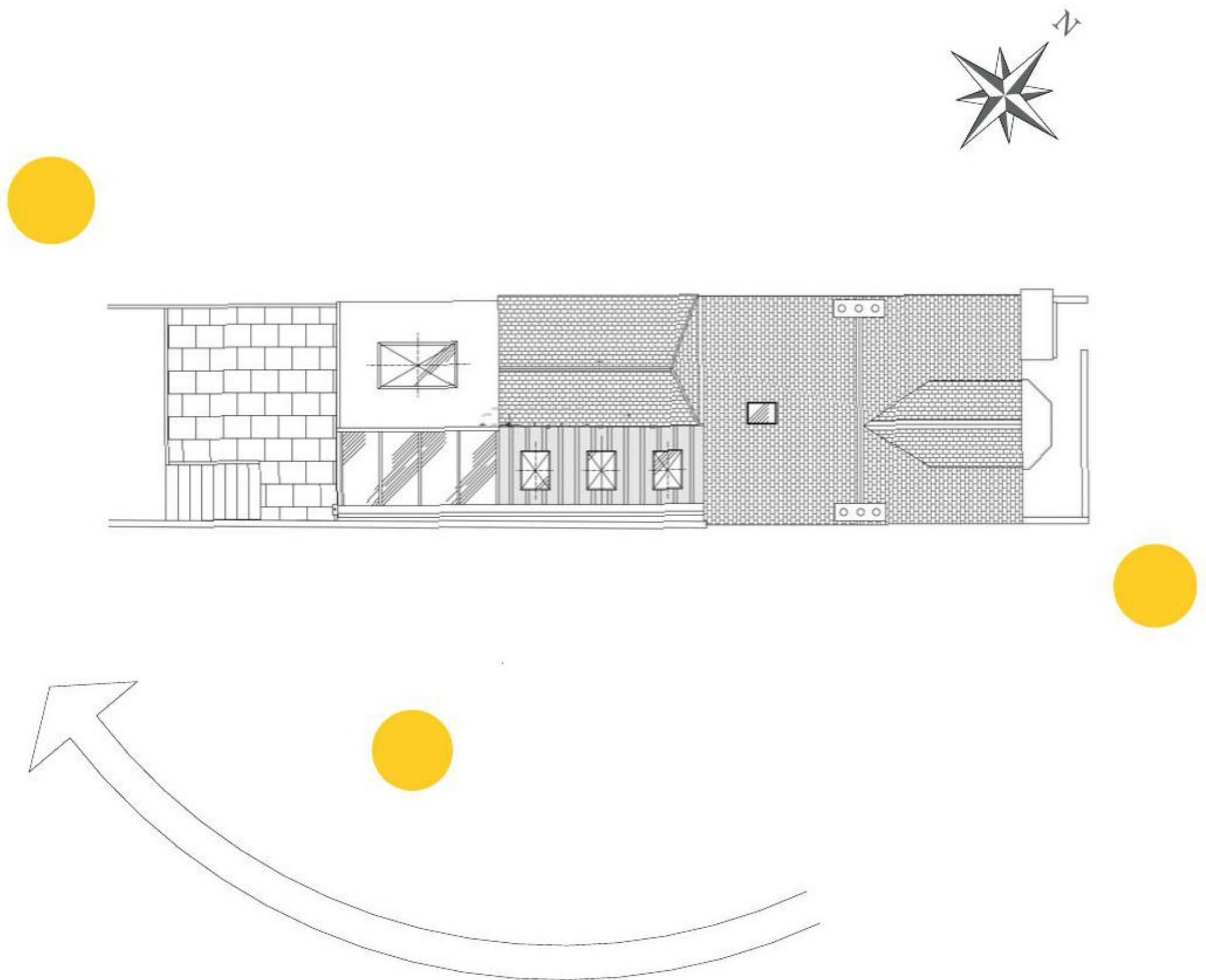
- Use of natural materials where possible - reducing carbon footprint and longterm waste implications.
- Meeting and exceeding insulation levels for warmth & thus the reducing of annual electric & gas usage.
- Repair and maintenance to improve existing building, extending the lifespan of the entire property.
- Specification of low energy fixtures and fittings to meet environmental credentials.
- Re-creation of modern family dwelling within the residential area to enhance and maintain sense of community & neighbourhood.

3.4

DESIGN & ACCESS

Movement of sunlight

The diagram shows the movement of the sun over the period of one day:



4.0 SUMMARY

The proposed alterations to 35 Wodehouse Terrace will significantly improve the functionality of the existing property while using dead external space.

All the works laid out in this proposal will be carried out to a high standard, with an intention to enhance the existing building.

The re-design and re-organisation of the layout have been given careful consideration with regard to modern living, as well as the impact on neighbouring properties.

The clients are keen to create a beautiful extension to their home.

Please see all additional associated drawings and documentation to support this application.

We trust all areas of interest have been thoroughly considered and appropriately researched for this proposal.

Please contact hello@zelahstudio.co.uk for any further informations.