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Introduction

This Design and Access Statement is submitted in support of a Planning Application for the proposed extensions and renovations to Quies, Trelantis Estate, St Merryn.

Site and Existing building

Quies is a single house which sits within the surrounding properties of Trelantis estate. It sits in a garden plot bounded by existing Cornish hedges, fences, and shrubbery. The original house dates from the 1960's which has been incrementally extended over a period. It is formed of two single storey white-washed rendered blocks with pitched tiles roofs and a garage with a flat roof element. It has been in the ownership of the applicant's family for approximately 8 years.

The existing house is of low architectural design and build quality. It is currently slightly dilapidated and dangerous to occupy with unsafe electrics, damp issues and a lack of insulation. It has a negative impact on its surroundings. We believe that the proposed design provides an opportunity to upgrade a mediocre building, with a new sustainably constructed dwelling which is more sensitive to its setting and context.

The Proposals

The existing building is to be extended to provide a larger more useable dwelling.

The garage conversion will receive upgraded insulation to the floors and walls as well as a new roof. The rear extension which includes additional living space and bedroom will blend in with the existing flat roof, to be in keeping. The main pitched roof will be as existing. The extension will also have white rendered walls (as existing) to reflect the local Cornish vernacular style. The existing Cornish hedges and Cornish walls will be retained and enhanced in order that the proposed dwelling sits sensitively in its setting whilst also retaining its heritage.

We feel that the proposals would conform to the following criteria.

- a. Upgrades a building of low-quality design with a contemporary design using a combination of traditional vernacular finishes and will enhance the landscape and setting.
- b. Makes a positive contribution to the visual character of Trelantis estate.
- c. Allows a high-quality design and for sustainable, well insulated construction.

Layout

The house has been designed to provide comfortable accommodation for the family and their children. Vehicular access is as existing.

Scale & Massing

In preparing this application we have been very aware of the scale and massing of the building. The design and articulation of the proposed elevations have been carefully considered.

The proposed footprint is approximately a 28% increase to the existing building.

Architectural Style

We have designed a contemporary, high quality building which responds to the site constraints and outlook. A combination of contemporary and traditional materials and finishes is proposed in order that the building has a clear identity whilst still sitting comfortably and sensitively within the immediate context as well as the wider North Cornwall coastal setting.

Materials

Roof -tiles. Flat roof - gravel (as existing to garage) Walls - stone, vertical timber weatherboarding & render. Windows/doors - High performance upvc/ composite. Rainwater goods - Plastic 1/2 round gutters.

Conclusion

We feel that the architectural style of the proposal is appropriate to the landscape setting whilst also making a positive contribution to the location. The blend of contemporary and traditional materials and high quality design combined with a well insulated building form and the environmental improvements, will replace an existing mediocre building and will enhance the area.



