Design & Access Statement

Proposed Extension and Internal Alterations

Job Ref : V01

CONTENTS

This statement is to support the planning application for the renovation and extension works to existing Polwartha Farmhouse, Bowling Green Road, Constantine, TR11 5RP

1.0 INTRODUCTION

Project Address:	Polwartha Farmhouse, Bowling Green Road, Constantine, TR11 5RP, Cornwall
Applicant:	Bernard and Mairi Vella
Agent:	Bernard Vella
Project Description:	The applicants are looking at extending their modest residence to a four-bedroom house with a study / guest room that will allow working from home and occasionally accommodate visiting family and friends. The application also includes the construction of a new hedge that will mark the property's boundaries in the garden.

2.0 CONTEXT

The existing residence consists of a modest 3 bedroom detached Edwardian cottage located on the outskirts of Constantine village. It is thought to have been built between late 19th century and early 20th century.

The surrounding land belonging to the dwelling amounts to 13,814m^2 (3.41 acres) of land whilst the house itself has a footprint of 66m^2. The closest residence is Badgers Farmhouse which is located North-West of Polwartha Farmhouse. There are three outbuildings belonging to Badgers Farmhouse two of which are long storage sheds.

Polwartha Farmhouse consists of a two-storey granite building. Three bedrooms are located upstairs together with a family bathroom and a separate small WC. The ground floor consists of a central hallway, with a separate kitchen, dining and living room.

The residence is located on a hill that slopes down towards the South, South West. The site is not in an AONB area.

Photo 1: Vehicular access to Polwartha Farmhouse

Photo 2: Pedestrian entrance to Polwartha Farmhouse

Photo 3: North Elevation of Polwartha Farmhouse showing entrance door (green)

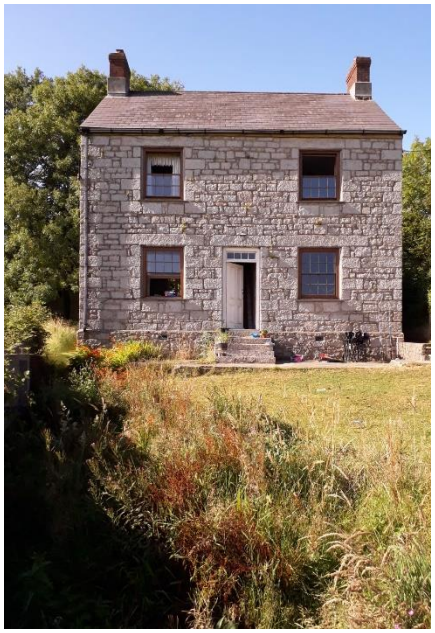


Photo 4: South Elevation of Polwartha Farmhouse showing entrance door (white)

3.0 DESIGN STATEMENT

3.1 USE

The Use Class of the dwelling will remain C3 residential.

3.2 AMOUNT

The diagram shows the area of the existing residence and proposed extension.

Existing farmhouse ground floor	66m^2
Existing farmhouse first floor	66m^2
Proposed extension (less than 100m^2)	93m^2
Total existing	132m^2
Total proposed	225m^2
Polwartha grounds	13,814m^2
Percentage of built to land area	**1.2%**

The extension being requested is reasonable in this respect. The proposal will allow the family to grow and continue habiting this residence while providing the children with their own private spaces in a sustainable and healthy setting.

South Elevation

New covered Main Entrance

3.3 LAYOUT

Entrance

Currently the residence has one vehicular access (ref. to Photo 1) and one pedestrian access (ref. to Photo 2). The existing layout of the house has two entrance doors, both leading to the same entrance hall. Refer to photos 3 & 4.

The proposal seeks to address the confusion about the entrances by creating a covered porch that is located between the vehicular gate / parking area and the pedestrian entrance. Thus, the users of this dwelling are automatically directed towards the main entrance door that leads directly into the proposed extension.

Re-arrangement of internal layout

The extension will give the applicants the opportunity to re-arrange the layout of their existing house. It will house the kitchen, living and dining together with a study / guest room at the back complete with a WC and a Utility / Store accessed from the porch area.

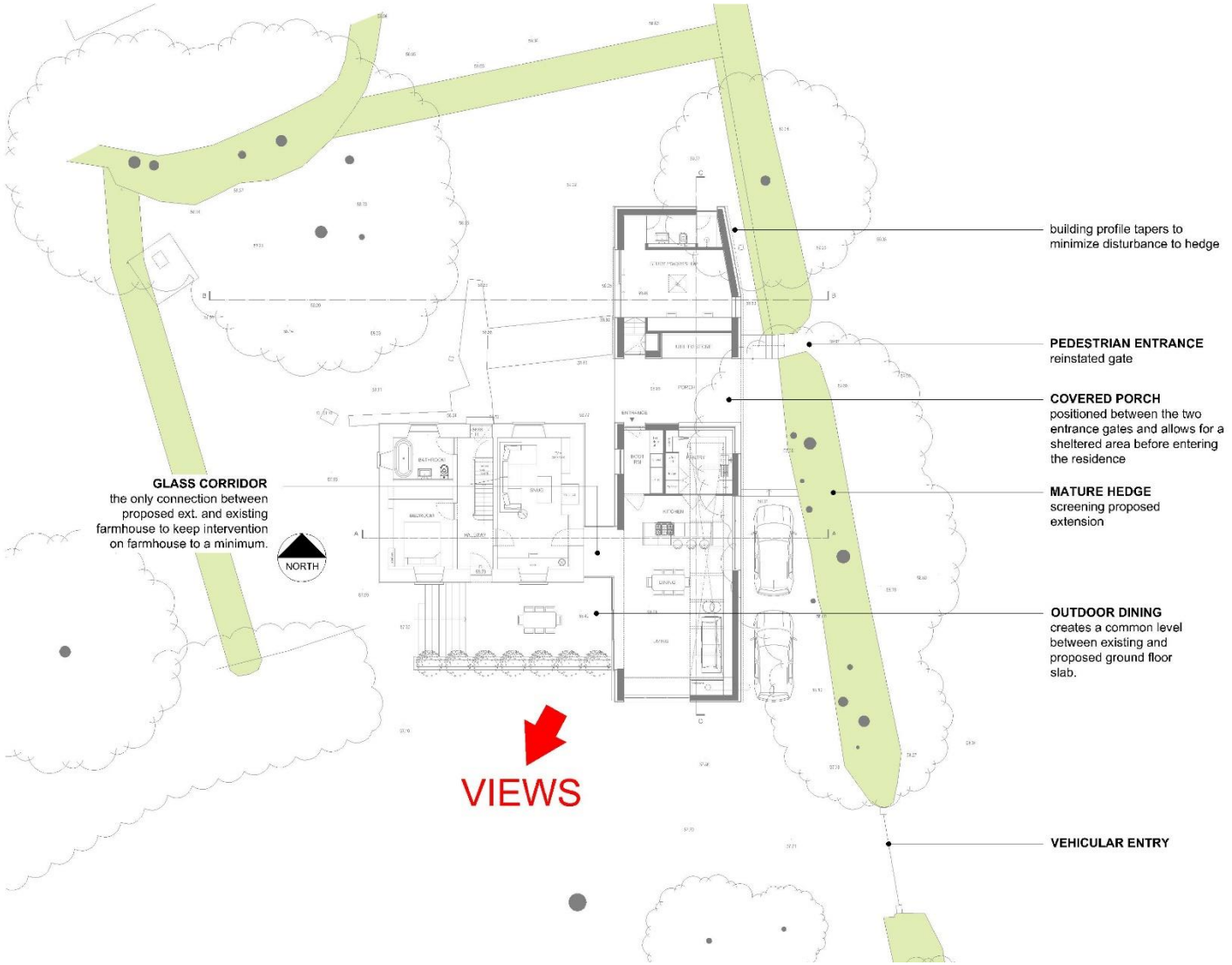
This offers the opportunity to turn the existing dining room into a new bedroom within the farmhouse at ground floor level together with a much-needed bathroom replacing the existing kitchen. The children will have the bedrooms upstairs while the parents will use the downstairs new bedroom.

Outdoor areas

The covered porch will offer a space that is sheltered prior to entering the house. This will be particularly useful during the Winter period. The utility area will contain an area to rinse boots, water sports equipment such as wet suits and surfboards and offer a storage.

The outdoor dining area was created to take advantage of the high position of the residence overlooking country views towards the South. This will also connect the existing and proposed part of the residence by maintaining the same granite material used as a base and keeping the same level of the existing ground floor slab. This will also aid in visually connecting the two parts of the residence.

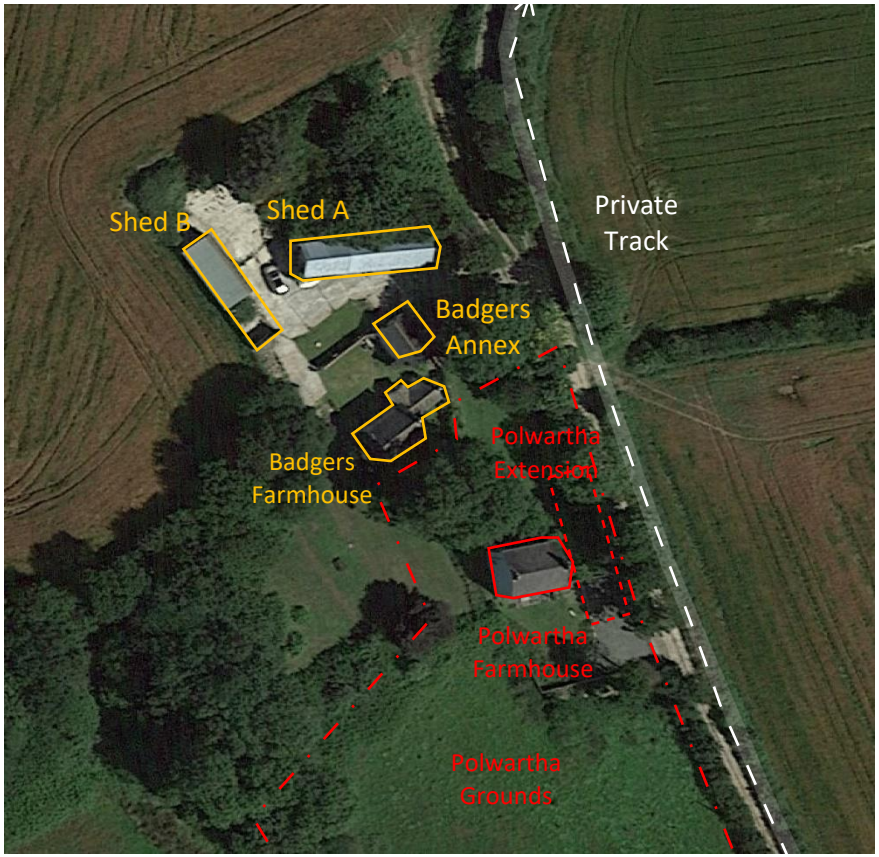
3.4 SCALE


building profile tapers to minimize disturbance to hedge
PEDESTRIAN ENTRANCE
reinstated gate
COVERED PORCH
positioned between the two entrance gates and allows for a sheltered area before entering the residence
MATURE HEDGE
screening proposed extension
GLASS CORRIDOR
the only connection between proposed ext. and existing farmhouse to keep intervention on farmhouse to a minimum.
NORTH
OUTDOOR DINING
creates a common level between existing and proposed ground floor slab.
VIEWS
VEHICULAR ENTRY

The proposal consists of a linear single storey extension positioned adjacent to the existing farmhouse and both structures are connected to each other only via a 1.3m minimalist glass corridor.

The proposal seeks to be sympathetic to the way the two farmhouses (Polwartha & Badgers) and the sheds have been developed into a small cluster of buildings. The farmhouses are the two more prominent buildings consisting of two storeys while the sheds are long and linear which is typical of agricultural buildings. The extension draws inspiration from the shed buildings, thus partaking in the way buildings have been developed in this area.

This way the extension reads subservient to the farmhouse & respects its context through its form and use of materials. Moreover, the extension has no impacts on long distance views.



Shed A

Badgers Farmhouse with annex shown in white render

Shed B

The proposal has been carefully considered to its surroundings paying particular attention to the existing farmhouse. The extension will be mostly screened by the existing hedge on the East boundary of the property. The hedge contains mature trees and shrubs.

The photos below show long distance views towards Polwartha farmhouse. The proposed extension will be camouflaged amongst the trees as a result of its use of natural dark materials and low-lying shape.

The proposal will not alter the existing appearance of the farmhouse as it will remain mostly untouched except for the necessary doorway to connect with the proposed extension. The low-lying extension and the single pitch sloping roof (sloping down towards the eastern boundary hedge) means that the farmhouse's gable end will remain prominent which is one of the nicer features of this vernacular building.

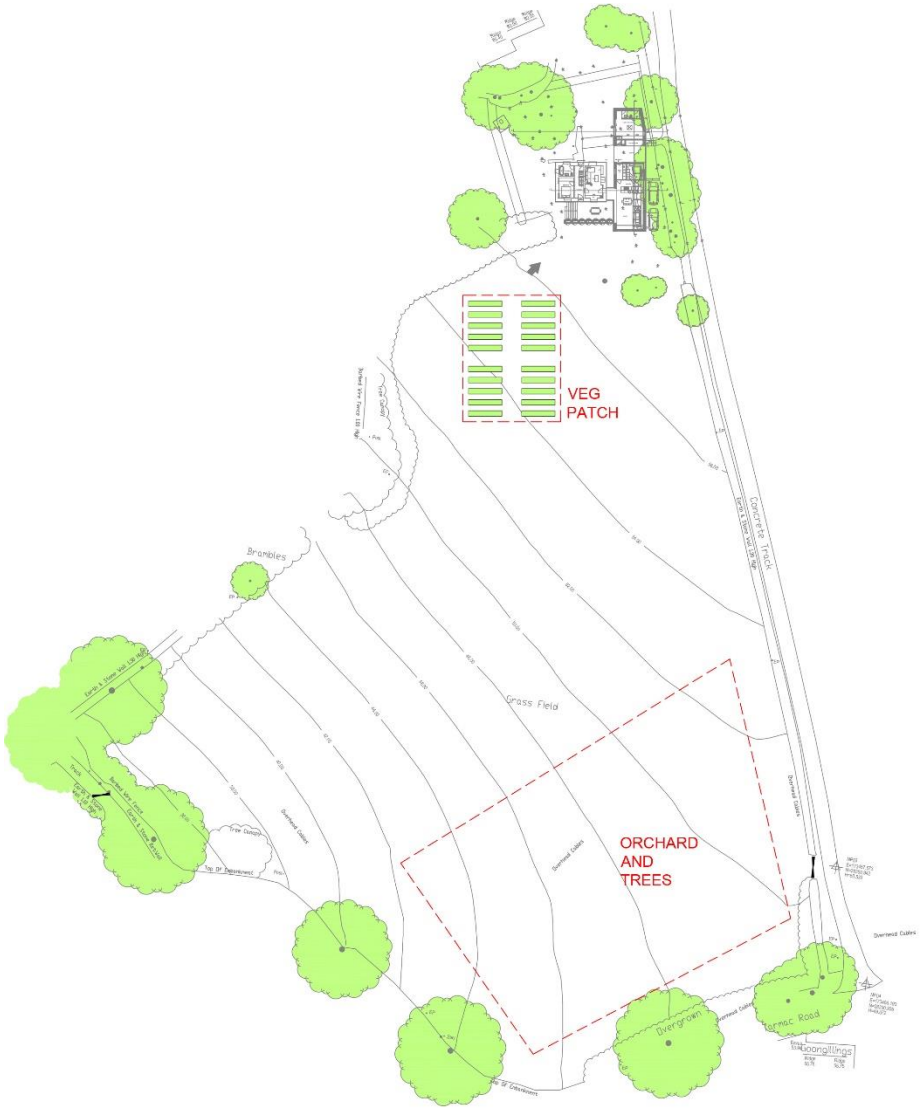
The applicant will also be improving the existing farmhouse by pointing the granite façade with a lime-based mortar and upgrading with new traditional double glazed sash windows.

3.5 LANDSCAPE:

The existing farmhouse contains various block work walls in the garden which are not in keeping with the surrounding. The block work walls will be taken down. Traditional hedges will be erected to mark the boundaries between Polwartha and Badgers.

The outdoor dining area which is a prominent feature in the proposal will have a low granite stone wall that is more in keeping with the existing house. This will also contain native plants.

The applicant is also keen to plant more trees inc. an orchard towards the Southern boundary of the land and a vegetable garden to the West of the residence. The trees will contribute to cleaner air in the area whilst also sheltering the house from its exposed Southern side.



3.6 ACCESS

Road access to Polwartha Farmhouse will remain unaltered via the private track along the Eastern boundary. The farmhouse's new access will be from a centralised porch with 5 steps going up to meet the existing floor level at the existing pedestrian gate or two steps up from parking area.

3.7 APPEARANCE

The extension consists of granite base thus creating a continuation with the existing base of the farmhouse. Above the base, the proposed extension is being clad in timber vertical slats that will eventually weather to a grey colour, and dark grey window and door frames. This allows the proposed new building to read subservient to the existing farmhouse. The vertical timber cladding is inspired by the materials generally used on agricultural buildings. The colour of the proposed extension roof will be dark grey to blend with the existing farmhouse slate roof but will be interpreted in a modern standing seam roofing thus creating a clear distinction between the old and new.

The applicant is seeking to refurbish the farmhouse externally by installing double glazed traditional timber sash windows and re-pointing the external walls in a traditional lime base pointing.

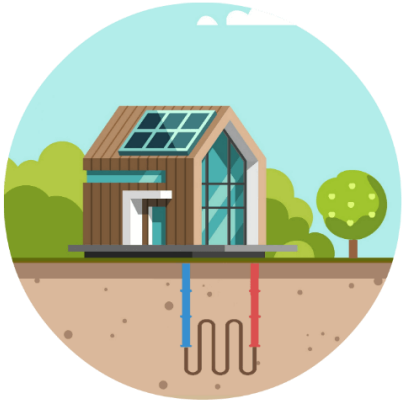
LEGEND:

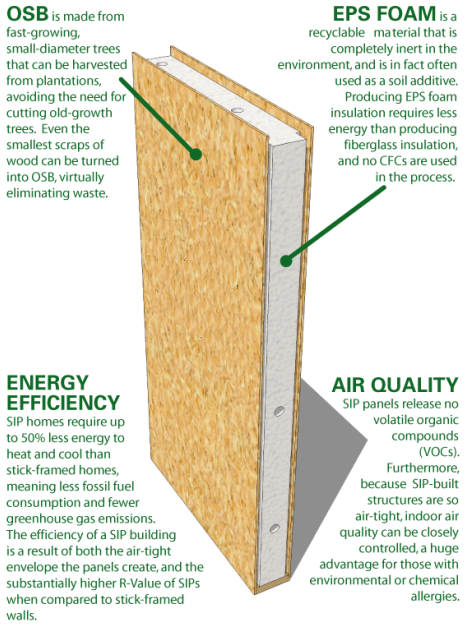
1. Granite walls with lime based pointing
2. Slate Roof Tiles
3. Timber Double Glazed Sash windows (light grey-green)
4. Timber Cladding
5. Aluminium Apertures (Dark Grey)
6. Granite base with lime based pointing
7. Dark Grey upstand seam roof (Dark Grey to match existing roof tiles on farmhouse)

3.8 SUSTAINABILITY

The proposal will have the following credentials:

- Upgrading the existing residence and thus increasing its life span and adaptability to modern ways of living
- Use of natural and local materials
- SIP construction method that results in high levels of insulation
- Upgrading of heating system to Air Source Heat Pump OR Ground Source Heat Pump instead of the current oil supply.
- Careful positioning of apertures will maximise daylight and improve cross ventilation during the warmer months of summer.





4.0 SUMMARY

The existing dwelling is of modest size with unclear access. The growing family need specific spaces such as an additional bedroom, guest room, & more storage / working space.

The proposal will improve the quality of this residence and will result in an attractive and suitable home in such a beautiful location. The proposal seeks to be sympathetic to its agricultural and rural surroundings.