

Design Statement

Incorporating Heritage Impact Assessment

1 Shute Meadow, Portscatho, Truro, TR2 5HL

Proposed Extension and Alteration Works to House & Forming of Parking Bay

General Proposal

Proposed two storey extension to front of house to provide new Entrance Lobby and additional Bedroom and new single storey extension off existing Utility area to provide additional space for Utility and separate Shower Room.

Extend Bedroom out into existing recessed Balcony area to provide additional space.

Form new parking bay within front garden area accessed off communal driveway.

Sitting

1 Shute Meadow is an end terraced property of three located on a sloping site, set down from the main highway with a terraced garden area to the front (roadside) and stepped access down to the main entrance and to the rear (seaward side) there is a large Patio / decked area and terraced garden down to the lower boundary.

Off the adjoining main highway there is an access drive down to a parking / turning area and a detached Garage block shared by the two other attached residential properties.

The site is located within the village settlement boundary and to the north is a detached two storey property that is set forward of the Shute Meadow building line and to the east is open garden space that has pedestrian access to a private road (North Parade) and on the opposite side is a detached property set down on the cliff top. On the south side the adjoining terrace adjoins semi-detached houses which are accessed off North Parade and to the west is the main highway (New Road) which is set up at a higher level than Shute Meadow with semi-detached houses set further back and higher again.

Overall, the site is within an Area of Outstanding Natural Beauty and the village Conservation Area.

Existing Building

The existing building was constructed in the 1960's and is of modern construction with painted rendered concrete blockwork walls with a shallow pitched roof covered with concrete tiles and fitted with replacement Upvc windows and doors. To the front within the entrance courtyard there is a small Utility projection with flat roof covering which extends over the front door and on the external wall above is a panel of vertical hanging concrete tiles. To the rear is a recessed section to provide covered protection to the back door off the Dining Room and at first floor level above is a partly covered Balcony area which is accessed off the middle Bedroom and projects out from the building.

The property has a large Entrance Hall leading to a Living / Dining Room, separate Kitchen and Utility with WC and at first floor level there are 3 double Bedrooms, one En Suite and a Family Bathroom.

Proposal

The new owners of 1 Shute Meadow comprise of a large family with grown up children which have their own children and the existing accommodation within the house does not provide sufficient Living and Bedroom space.

To provide the additional space required it is proposed to infill a section of the yard area next to the front door entrance which is of no practical use and will neatly resolve the situation and to extend out the existing Utility area to allow this current space to be properly utilised.

The new two storey extension will provide a new Entrance Lobby on the ground floor which will allow the existing Hall area to be opened up into the main Living Room and at first floor level a new small Bedroom for current children and future Study will be provided. The new building will be of modern construction with masonry walls and the lean-to roof structure which will be a projection of the current roof slope and covered with matching concrete tiles and new windows and doors will be Upvc units. The external walls will be finished at ground floor level with a painted render to match existing, but at first floor level the walls will be clad with a horizontal boarding which will also extend across the existing main building and replace the current concrete wall tiles.

The existing Utility area will be extended sideways for a small length to provide additional space to allow the internal layout to be redesigned and to provide an enclosed Shower Room and functional Utility area together with service and store cupboards. The new structure will be of matching modern construction and the existing flat roof will be extended, upgraded and visually improved with a parapet upstand surround.

On the rear of the property (seaward side) the existing partly recessed first floor Balcony is accessed from the middle bedroom but is in front of the end Bedroom window which is not ideal and the recessed Balcony greatly impedes on the size of the end Bedroom. It is proposed to block up the external door from the central Bedroom and extend the end Bedroom out into the current Balcony recess and reform the external wall on the main building line. The existing Balcony which currently projects 300 mm is to be retained as existing and will be accessed more as a Juliet Balcony from the end Bedroom by new doors matching the ground floor and to provide secure night time ventilation a new small obscure glazed window is proposed on the north gable end wall.

The new infill wall will be finished with horizontal boarding to match the proposed boarding on the front extension and this will also give a similar appearance to the existing recessed wall finish on all three terrace properties.

To improve the parking situation within the communal access drive and to provide an on-site parking space it is proposed to construct within the top of the front garden adjacent to the access drive a new parking bay as detailed on plan. The existing large garden shed / studio building will be reduced in size to provide the additional space required and a new section of low level masonry retaining wall will be constructed to the side and the current access steps down to lower front garden area reconstructed to suit.

The existing overhead electric power supply to all three properties will be affected by the proposed two storey extension and it is proposed that a new underground power supply is trenched to the property with all necessary permission from Western Power and agreement with neighbours to be arranged.

Heritage Impact Assessment

The site lies within the Portscatho Conservation Area on the eastern edge, the Cornwall AONB and the Heritage Coast and Coastal Zone.

The proposal as detailed above involves a small front extension and infilling of a recessed first floor balcony to the rear and these changes will have no impact on the Heritage Asset and the surrounding properties or area.

Shute Meadow is a modern 1960's infill development and the adjoining heritage buildings to the north, south and east which are traditional style late 19 /20 century housing stock which will not be affected in any way and the nearest Listed Buildings are houses in the centre of the village over 150 m away.

Planning Policies

We feel that the proposals are in line with current planning policies and guidance and that the possible impact of the development on the AONB together with the amenity of neighbouring occupiers has been addressed and satisfied.

With regard to the Roseland Neighbourhood Development Plan which has been adopted we feel the proposals are in line with the intent of the policies outlined and the Design Guide statement.

The RNDP states that the proposal does not have a significant adverse impact on neighbouring properties, the design and size of the extension is subsidiary to the existing dwelling, is in keeping with other dwellings in the surrounding area and respects the character of the area in terms of bulk, scale, height and material.

The new two storey extension to the front of the building is subservient to the main building and has no significant adverse effect to the neighbouring property due to the extension being to the North of neighbour result in no loss of light or overshadowing and that the existing roof slope is projected down on its current pitch resulting in a low eaves level. The extension is also built 600mm off the neighbours boundary wall to further reduce the impact.

The proposed infill works to the rear first floor balcony does not adversely increase the overlooking concern to the Northern neighbour due to there already being a Balcony present and the presence of existing matures trees along the boundary maintains the current amount of screening. The proposed new Bedroom window on the north gable end wall will be obscure glazed to remove any increased overlooking.

The rear first floor infill extension will not affect the overall appearance of the East elevation and the general terrace look has not been greatly altered due to the guarding of the existing Balcony being of the same style as existing and moving the Bedroom wall out to align with the external wall line will retain the same finishes along the entire length of the building.

Conclusion

We feel the proposals will be an enhancement and provide improved facilities and will not be detrimental to the surrounding properties or area.

The proposal has been carefully considered and respects the privacy of the adjoining property which will not be detrimentally affected beyond the current situation.

Mr. & Mrs. M Johnson
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