Design and Access Statement

Vanawa, Newlyn Road, St Buryan, TR19 6DU

Replacement of Flatroof on existing garage and create an additional living space in rear part of garage. (in a Conservation Area)

**Proposal**

|  |
| --- |
| To replace existing garage flatroof as needs replacing and to raise it by a block and a half to enable the rear section of the garage to be turned into an additional living space. |

**What features are on the existing site?**

|  |
| --- |
| This is a block built detached bungalow constructed circa 1960. It is set well back from the highway and the frontage comprises a large garden and large drive area with a low level wall between garden area and pavement. It has an attached garage (subject of the application) with an electric garage door. The main bungalow as a hip roof covered in tiles. The existing garage has a felt roof which is beyond repair. The rear of the property has a large patio area and large garden. At the rear of the property there is a further flatroof area of a different height to the garage and it is proposed the garage roof be raised to that level to create uniformity. |

**Please provide details of how access issues will be addressed**

|  |
| --- |
| Internal access to the new living space to be created will be from an existing door from the main house. There is also access to outside by way of an external door at the back of the garage. A further internal door will be created from the new living space into the front part of the garage which will continue to be used as a garage/store area. |

**Please provide details of the scale/appearance of the proposed development**

|  |
| --- |
| The existing felt garage roof will replaced with a fibreglass roof once raised by a block and a half and blended into existing main house roof and new fascia’s and guttering installed to match the rest of the property. |

**Please provide details of the landscaping in the proposed development**

|  |
| --- |
| Not applicable |

**Please provide details of how Heritage Assets issues have been addressed**

The property is situated in the St Buryan conservation area. The proposed work means there won’t be any significant visual difference to the property.