



DESIGN AND HERITAGE STATEMENT FOR;

The part conversion of the garage and raising the existing roof.
at
Vanawa, Newlyn Road, St Buryan TR19 6DU.

Prepared: March 2021.



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1. INTRODUCTION

This design and heritage statement has been prepared on behalf of Mr & Mrs A Wilson-Prowse.

The applicant's wish to submit a householder planning application for the part conversion of the garage to provide additional living space, as well as minor alterations to the existing garage flat roof.

2. LOCATION & DESCRIPTION AS EXISTING AND SIGNIFICANCE OF THE HERITAGE ASSET

The property is located on the north eastern side of the village, and is surrounded by other residential properties of various ages and construction types. The property is located on the edge of the St Buryan Conservation area, with only the north boundary wall just inside the protected area.

The property is a detached two bedroom bungalow with generous front and rear garden gardens. There is an attached garage to the west side, along with plenty of off street parking to the front of the property. The property is believed to have been constructed in approximately the early 1970's.

The property has been constructed with a pitched roof structure clad with profiled concrete tiles, with white UPVC fascias and soffits, fitted with white UPVC gutters and downpipes. The garage roof, and the roof over the rear lounge area, are flat roof structures, with the garage clad with bitumen felt whereas the lounge roof has a grey fibreglass roof covering. The storm water discharges to the existing on site storm drainage system.

The walls are cavity construction with a rendered and painted finish. The garage is a single skin concrete block structure.

Windows and door openings are fitted with white UPVC double glazed windows and doors.

The surrounding properties are a mixture of styles and age, consisting of fairly modern houses as well as older style cottages, all constructed from pitched roof structures clad with either concrete interlocking tiles or slates, timber and UPVC fascia boards, rendered and painted or stone walls, timber and UPVC windows which are a mixture of casement and sliding sash style.

Section 189 of the National Planning Policy Framework states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be



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proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The historical environment records have been consulted, and as stated above the property is located at the edge of the Conservation Area, but is not listed. The Conservation area statement (see St Buryan Conservation Area Statement - adopted May 1990) has been consulted, and there is no specific mention of this property, or the other modern adjacent properties, but focuses more on the centre of the village and areas within Conservation area boundary. The only relevant section of the Statement relating to this property is in regard to boundary walls, with the document stating that, "*existing boundary walls to gardens should be retained*". The north boundary wall is arguably within the Conservation Area boundary, however, the proposed works will have no affect on the boundary wall at all.

Taking the above into consideration, and the style and materials used on the construction of this property, and other properties immediately surrounding Vanawa, it is considered that Vanawa has low significance, and contributes very little to the character of the conservation area.

3. PROPOSAL AND IMPACT:

The proposal is to partially convert the rear of the garage to provide extended living space, converting the existing utility room into a shower room. Also the existing toilet will be removed and the existing window opening converted to a rear access door. The existing roof covering above the garage is at the end of its life and requires replacement. It is also proposed to thermally upgrade the walls, roof and floor internally, therefore it is proposed to replace the garage roof entirely, raising it slightly to improve headroom lost due to the thermal upgrades.

The proposed materials used in connection with the conversion and alterations to the garage are identical to the materials used for the construction of the existing bungalow and adjacent properties. The only visual change to the property externally will be the marginal increase in height of the garage roof, Consequently the proposed appearance is considered to be in keeping and will not impact on the character of the Conservation Area.



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5. CONCLUSION:

The property is located on the north eastern side of the village, and is surrounded by other residential properties of various ages and construction types. The property is located on the edge of the St Buryan Conservation area, with only the boundary wall just inside the protected area.

The property is a detached two bedroom bungalow with generous front and rear garden gardens. There is an attached garage to the west side, along with plenty of off street parking to the front of the property. The property is believed to have been constructed in approximately the early 1970's.

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Taking the above into consideration, and the style and materials used on the construction of this property, and other properties immediately surrounding Vanawa, it is considered that Vanawa has low significance, and contributes very little to the character of the conservation area.



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