

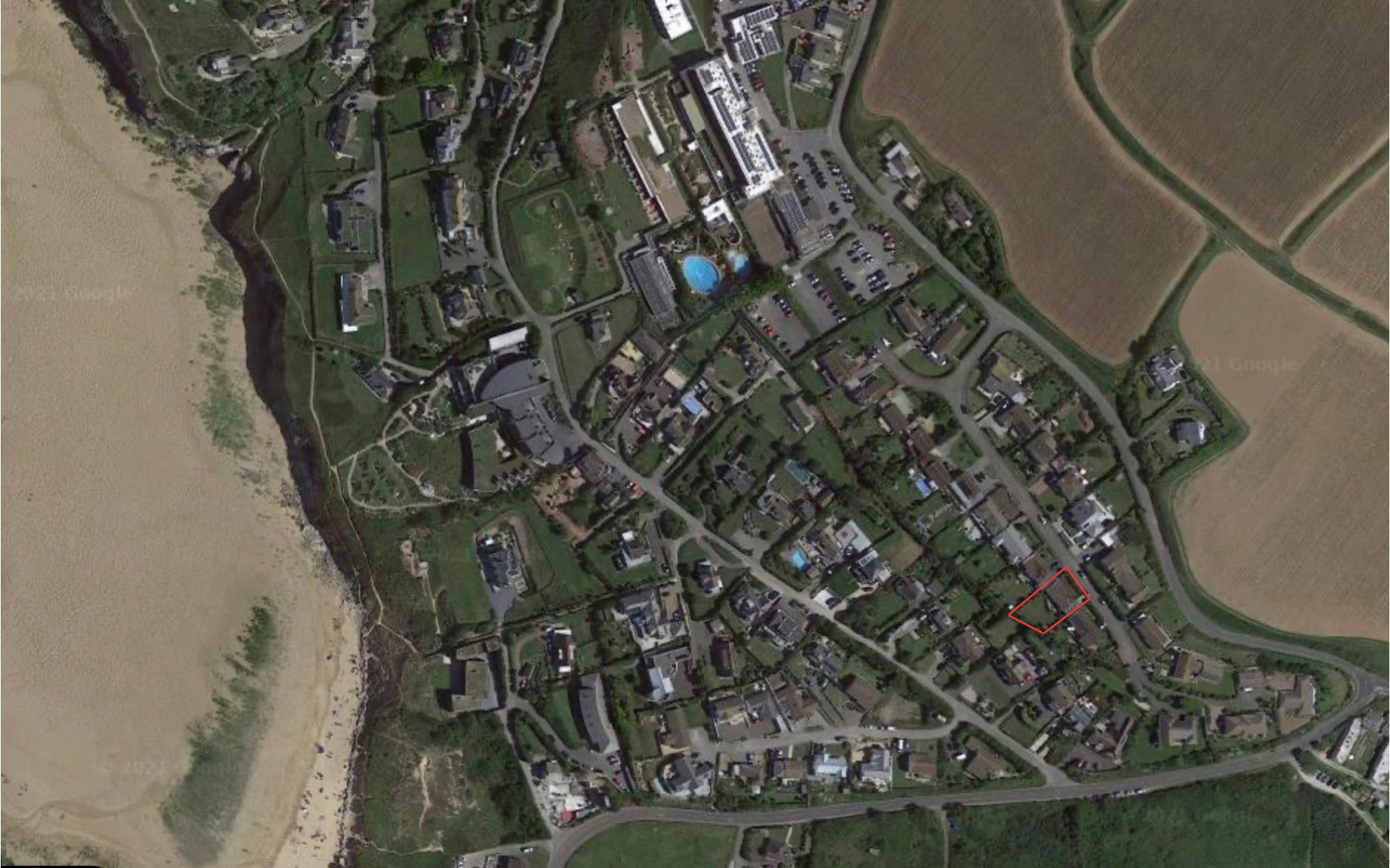
DESIGN ACCESS STATEMENT |
WESTWINDS, GWEL-AN-MOR, TR8 4DW

EXTENSION & MODIFICATIONS TO AN EXISTING DWELLING

APRIL 2021

DA
RT
ARCHITECTURE

EXISTING SITE



GOOGLE EARTH IMAGE



NORTH EAST (FRONT) ELEVATION



LARGE HOUSES OPPOSITE



ADJACENT PROPERTY'S EXISTING EXTENSION



SOUTH WEST (BACK) ELEVATION





REAR GARDEN

DESIGN

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RT
ARCHITECTURE

SITE CONTEXT

The property is a detached bungalow with rendered walls and a low pitched roof covered in cement tiles.

The bungalow is tired in appearance and requires extensive renovation, both internally and externally.

USE

The existing accommodation comprises three bedrooms, garage/storage space, open plan living/dining, a bathroom and a kitchen on one level.

PROPOSAL

The proposed rear extension will accommodate a living space and bedroom at a lower level leading to the garden. The extension utilises the natural slope of the site.

The proposal replaces the existing roof covering, removing the existing chimney which will be replaced with a flue.

It is considered a modest extension to the existing property, maintaining the existing ridge height and will not adversely impact upon the neighbouring properties views.

MATERIALS & APPEARANCE

The single storey extension will be partially clad in timber and partially rendered.

It is proposed to cover the new roof with standing seam zinc to enhance the appearance of the dwelling. All windows and doors will be powder coated aluminium.

AMOUNT

The number of bedrooms will be the same as the existing, with an increase in size of living space.

SCALE

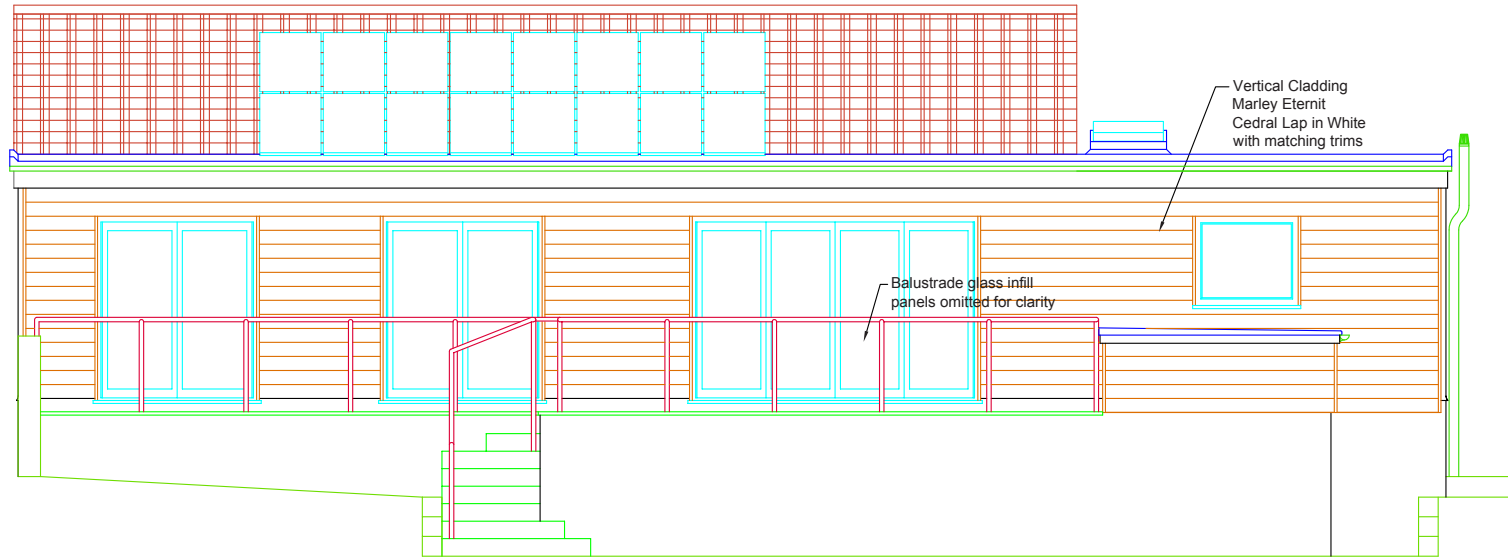
The ridge height will match the existing height and the rear extension will be single storey with a flat roof.

LANDSCAPING & ACCESS

The existing driveway will be widened to provide more parking.


There will be decking and a small length pool to the rear garden.

RELEVANT PLANNING APPLICATIONS



This drawing is to be read in conjunction with Drawing Ref: CDM & Specification.
 If in any doubt about an item, immediately refer your query to the Engineer for written clarification, prior to carrying out any work on the project.

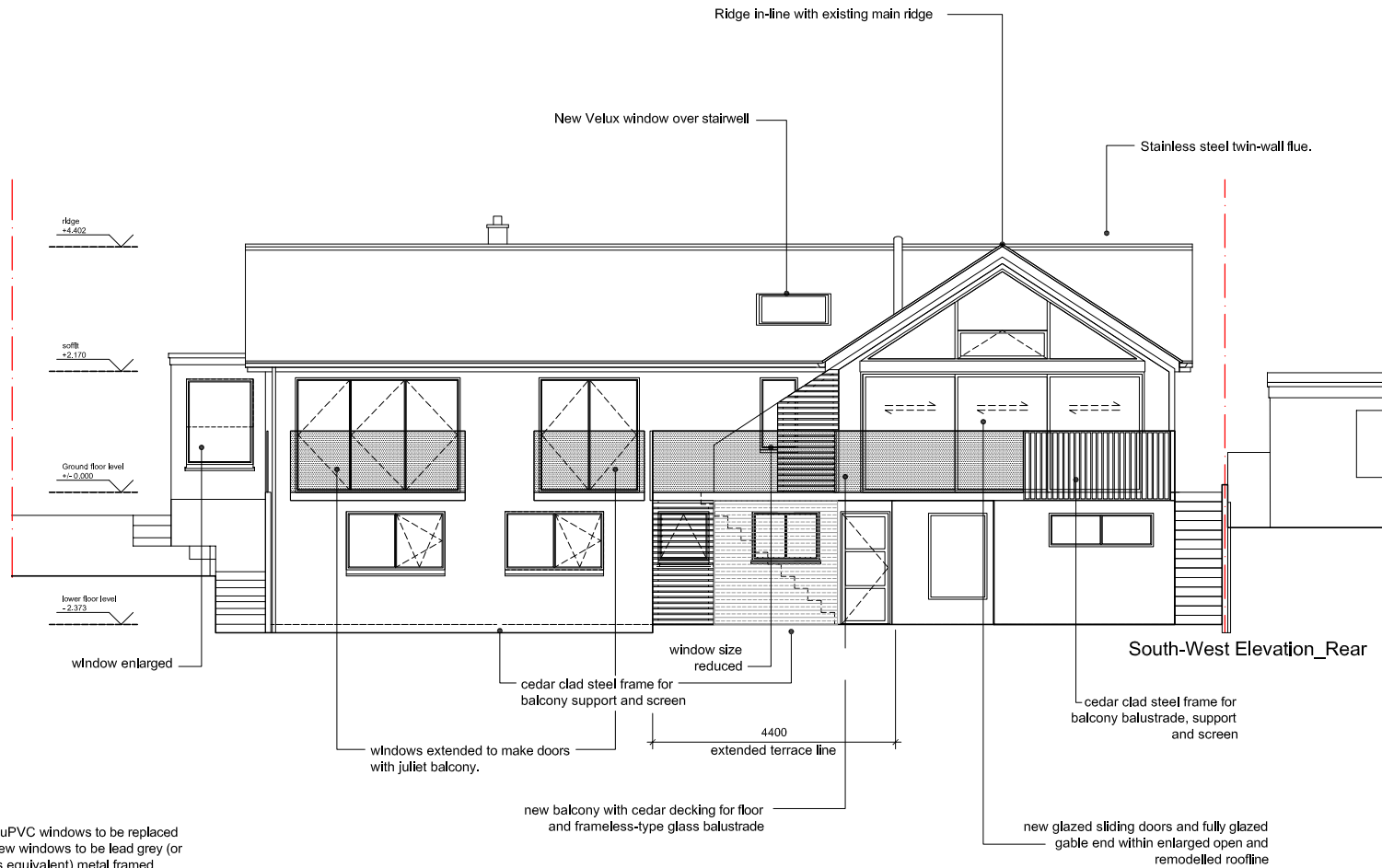
Only figured dimensions are to be used
 Do not attempt to scale dimensions from this drawing

| | | | | | |
|--|---|--|------------|-------|-----------------------------------|
|  <p>The Bungalow, Trevarren, St. Columb, Cornwall, TR9 6PH Tel: 01726 861006 Mob: 07528 533856 e-mail: info@dandrwdp.co.uk</p> | Project. | Drawing Title. | Revisions. | Date. | Date. |
| | Rear Extension and Alterations to Fourwarnes Gwel-an-Mor Mawgan Porth Newquay TR8 4DW | Rear (South West) Elevation As Proposed | | | November 2016 |
| | | | | | Scale. 1:50 @ A3 |
| | | | | | Project-Drwg. No. 1516-032-111 |

PA16/11146 - APPLICATION APPROVED JANUARY 2017 - SINGLE STOREY REAR EXTENSION AT NEIGHBOURING PROPERTY

WESTWINDS | RELEVANT PLANNING APPLICATIONS

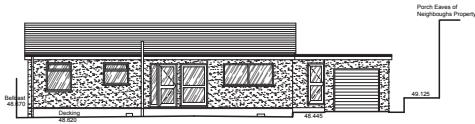




Note: existing uPVC windows to be replaced with, and all new windows to be lead grey (or manufacturer's equivalent) metal framed double glazed equivalent.

PA14/04485 - APPLICATION APPROVED JULY 2014 - EXTENSION AT NEIGHBOURING PROPERTY ALDBURY HOUSE

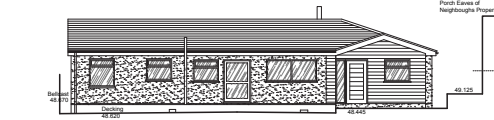
WESTWINDS | RELEVANT PLANNING APPLICATIONS



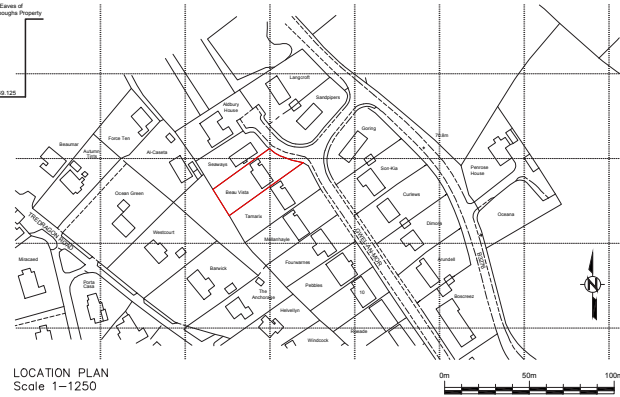
EXISTING FRONT ELEVATION
Scale 1-100

EXISTING FINISHES
Roof - Concrete Tiles
Walls - Painted Render
Doors and Windows - White UPVC
Rainwater Goods - White UPVC

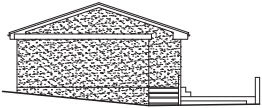
PROPOSED FINISHES
Roof - Concrete Tiles
Walls - Painted Render, Stone, Timber Board
Doors and Windows - White UPVC
Rainwater Goods - White UPVC



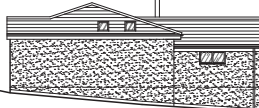
PROPOSED FRONT ELEVATION
Scale 1-100



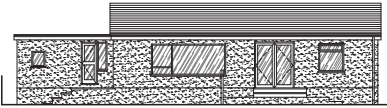
LOCATION PLAN
Scale 1-1250



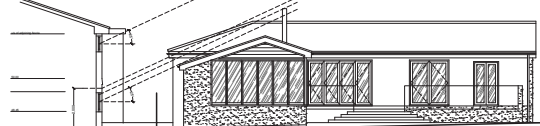
EXISTING SIDE ELEVATION
Scale 1-100



PROPOSED SIDE ELEVATION
Scale 1-100



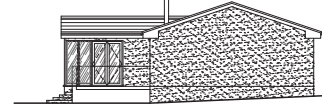
EXISTING REAR ELEVATION
Scale 1-100



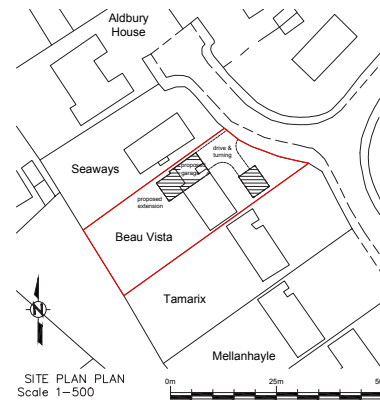
PROPOSED REAR ELEVATION
Scale 1-100



EXISTING SIDE ELEVATION
Scale 1-100



PROPOSED SIDE ELEVATION
Scale 1-100



SITE PLAN PLAN
Scale 1-500

NOTES:
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4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF N.H.B. ARCHITECTURAL SERVICES LTD.

| | | | |
|-------|--|-------|----------|
| REV G | Window added in Bedroom | (NMC) | 02-08-15 |
| REV G | Client Involvement | (NMC) | 28-05-15 |
| REV F | Re-design | (NMC) | 08-05-15 |
| REV E | Client Changes | | 22-10-14 |
| REV D | Re-design | | 10-09-14 |
| REV C | Red floor removed | | 11-07-14 |
| REV B | Red floor amended | | 23-06-14 |
| REV A | Drawn and parts amended and rear extension width increased | | 12-03-13 |

ISSUE: **PLANNING APPLICATION**

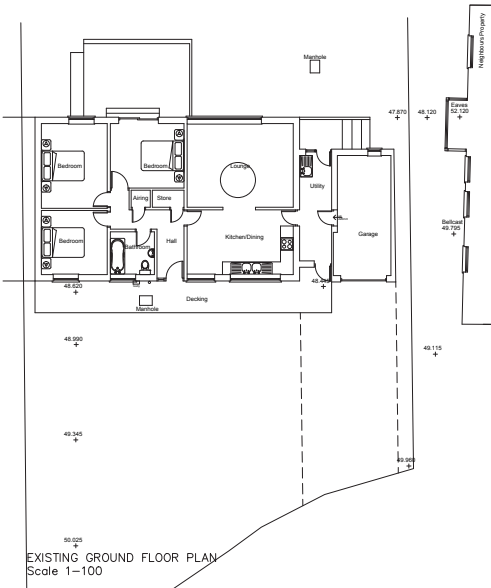
CLIENT SITE:
Olivia Parratt
Beau Vista
Gwel-an-Mor Mawgan Porth
Newquay TR8 4DW

PROJECT:
Alterations, Extension and Garage

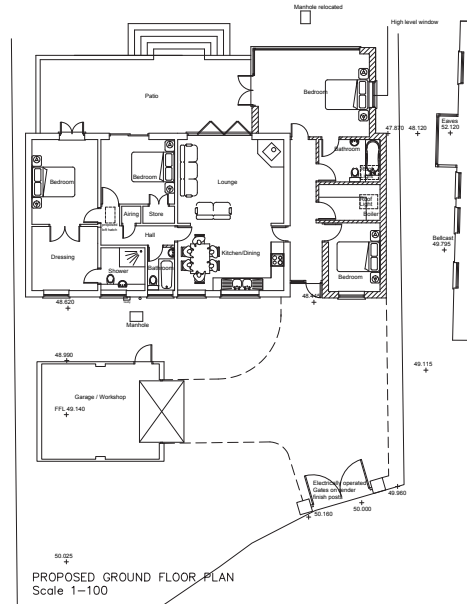
DETAILS:
Existing and Proposed Plans,
Elevations and Location Plan

| | | | |
|----------|---------------|-------|----------------------|
| PLAN NO | 2896 | SCALE | 1:100, A1-1:250 @ A1 |
| DATE | February 2015 | DATE | February 2015 |
| DESIGNER | GH | DATE | GH |

N.H.B. ARCHITECTURAL SERVICES
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Nr Truro, TR4 8QZ
e-mail: n-h-b@connect.com
telephone number: 01872 870568 /
fax: 01872 870500



EXISTING GROUND FLOOR PLAN
Scale 1-100



PROPOSED GROUND FLOOR PLAN
Scale 1-100



PHOTOS AT THE FRONT OF 'BEAU VISTA' SHOWING
RELATIONSHIP TO 'SEAWAYS'

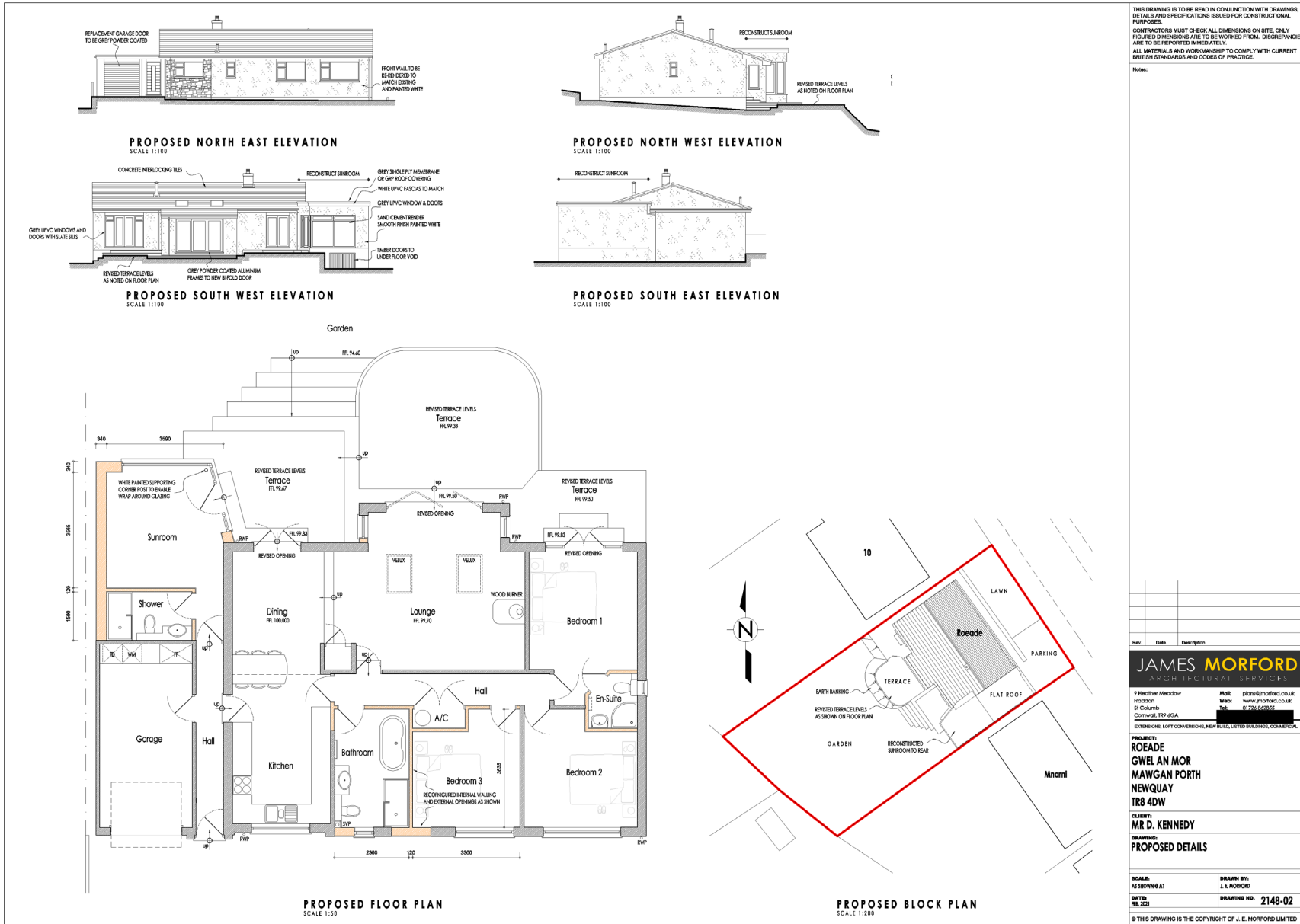


PHOTOS AT THE REAR OF 'BEAU VISTA' SHOWING
RELATIONSHIP TO 'SEAWAYS'

PA15/05579 - APPLICATION APPROVED AUGUST 2015 - EXTENSION AT NEIGHBOURING PROPERTY

WESTWINDS | RELEVANT PLANNING APPLICATIONS

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PA21/02367 - APPLICATION DATED MARCH 2021 FOR EXTENSION AT ADJACENT PROPERTY

WESTWINDS | RELEVANT PLANNING APPLICATIONS