

NIGHTINGALE HOUSE, FALMOUTH

PRE APPLICATION ENQUIRY | ACCOMPANYING DRAWINGS

APRIL 2021

LEBRASSE PARTNERSHIP
Architecture and Design Consultants

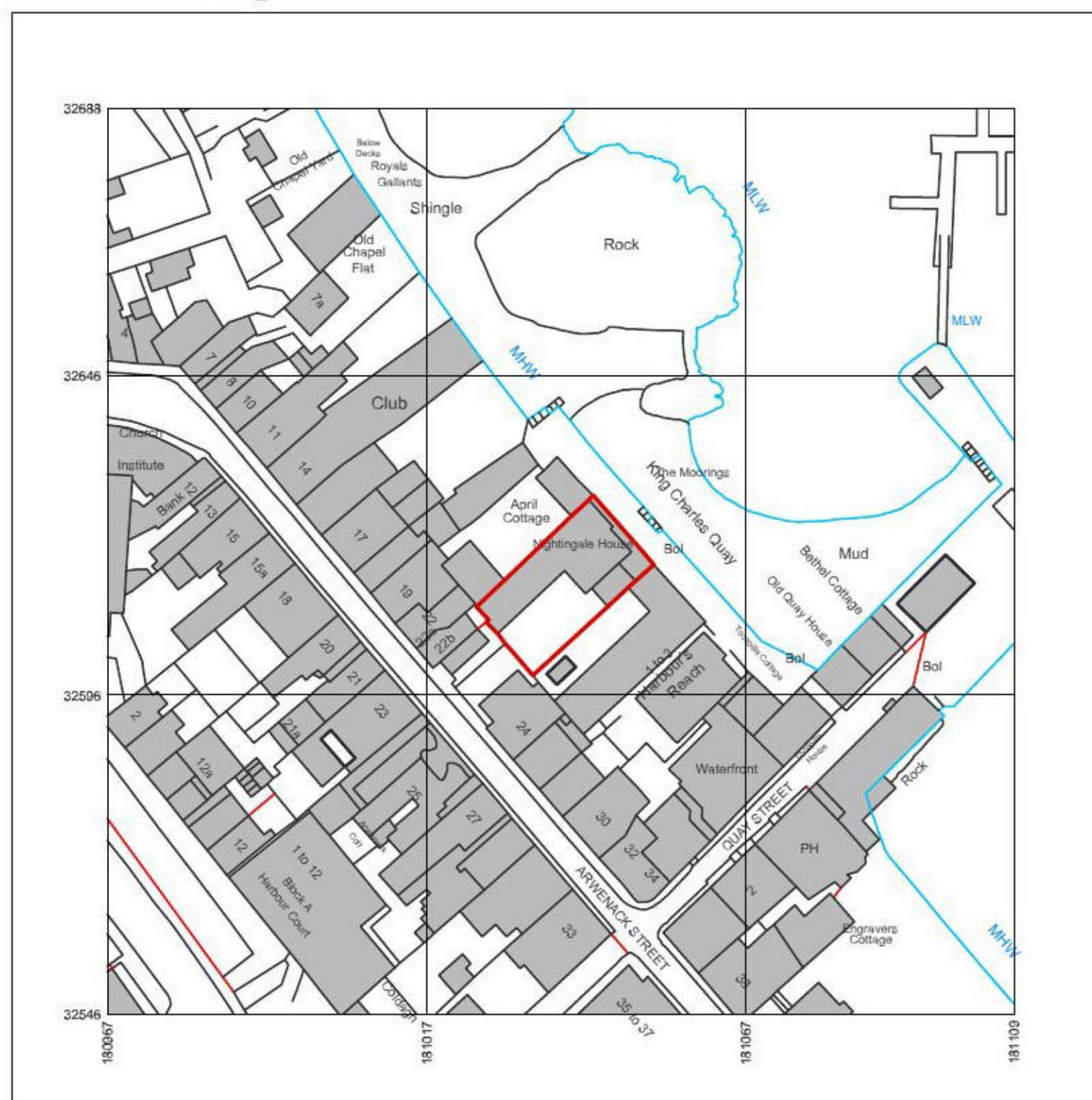
INTRODUCTION

This Pre-Application Enquiry enquiry seeks to gain advice on the prospect of development at Nightingale House, King Charles Quay, Falmouth Cornwall, TR11 3HQ.

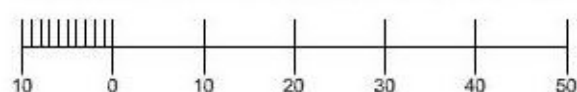
The site is located on the water front in the heart of Falmouth Town and is situated within Falmouth Conservation area. Nightingale house comprises of 3 gable ended townhouse structures along a densely built front of the harbour. Vehicle parking and pedestrian access is achieved on the ground floors with the main living areas on the first and second floor.

The proposed development seeks to install a small domestic external lift to aid the vertical access into the property for current and future occupants. In respect of the maritime charm that Nightingale House boast it is considered that posing minimal disruption to the existing house materiality and fenestration is an important aspect of the design brief. The small external lift is proposed to be installed at the rear of the three storey property in the eastern corner of the garden to allow external access into the rear of the property over two floors. Two new balcony platforms at this rear elevation would be constructed to provide platform access on both levels from the lift into the house. The proposed external lift and balcony structures intend on being in galvanised steel with an array of associated glazed panels, resulting in an honest juxtaposition to the typology of the original house.

It is considered that the proposed scheme would be substantially improving the accessibility and use of the dwelling whilst being of an appropriate scale and respectful to the neighbouring context. It is hoped that the proposed scheme in this Pre-Application enquiry allows positive consideration from Cornwall Council and that with constructive feedback, we can pursue further with a planning application in due course.



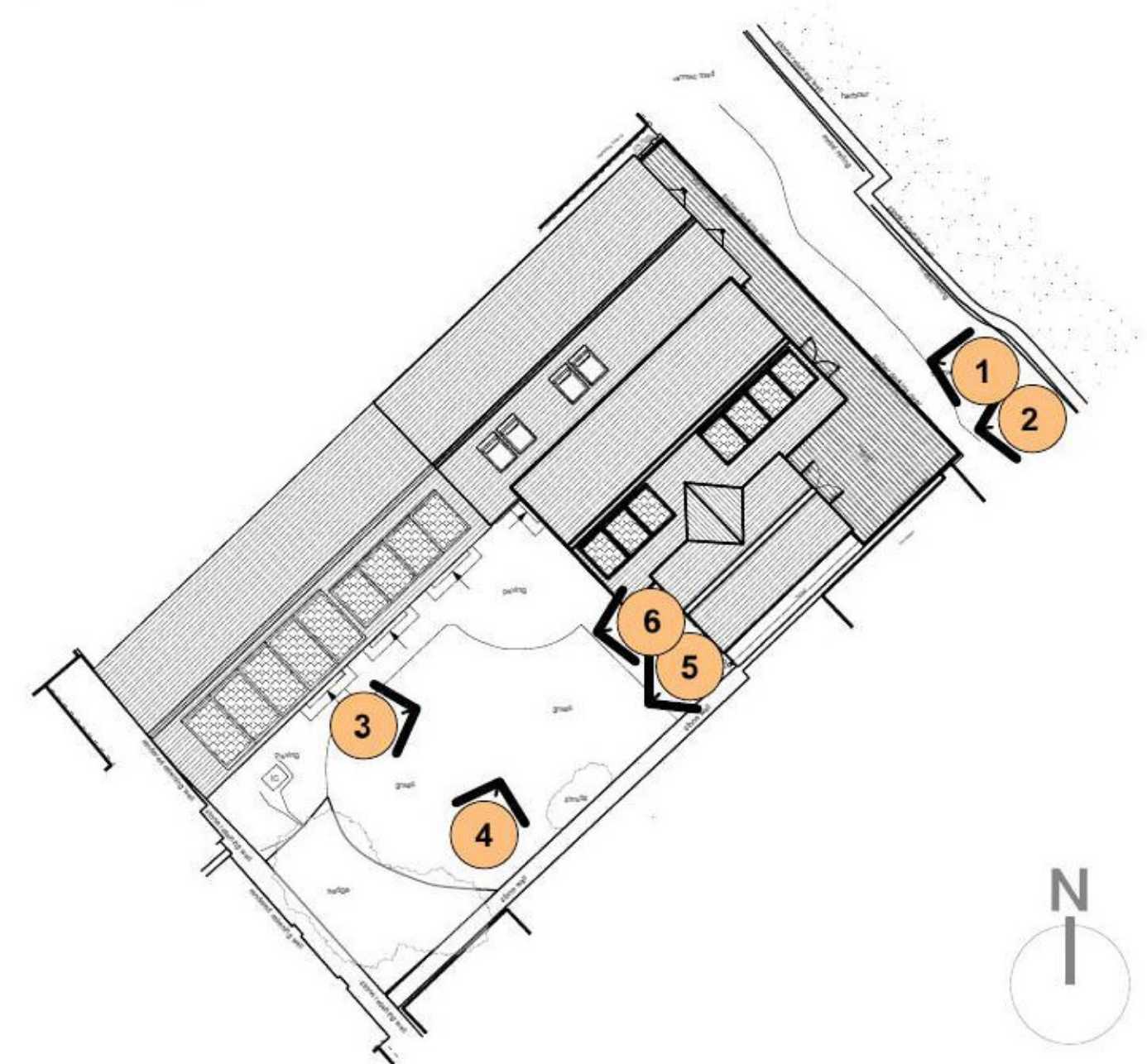
Produced on 15 April 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 180067 32546, 181100 32546, 181100 32688, 180067 32688, 180067 32546.
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Proposed location of external access lift.

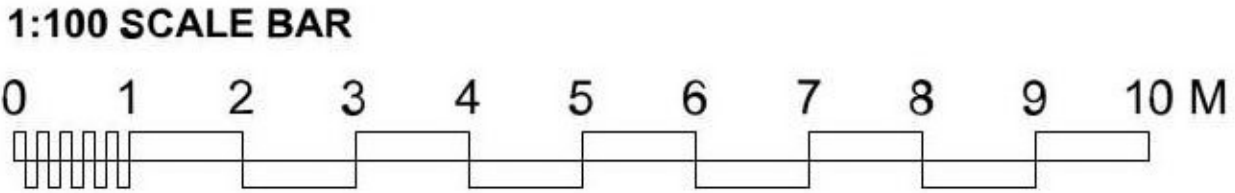
PHOTOGRAPH LOCATION PLAN 1:300
(As Existing)



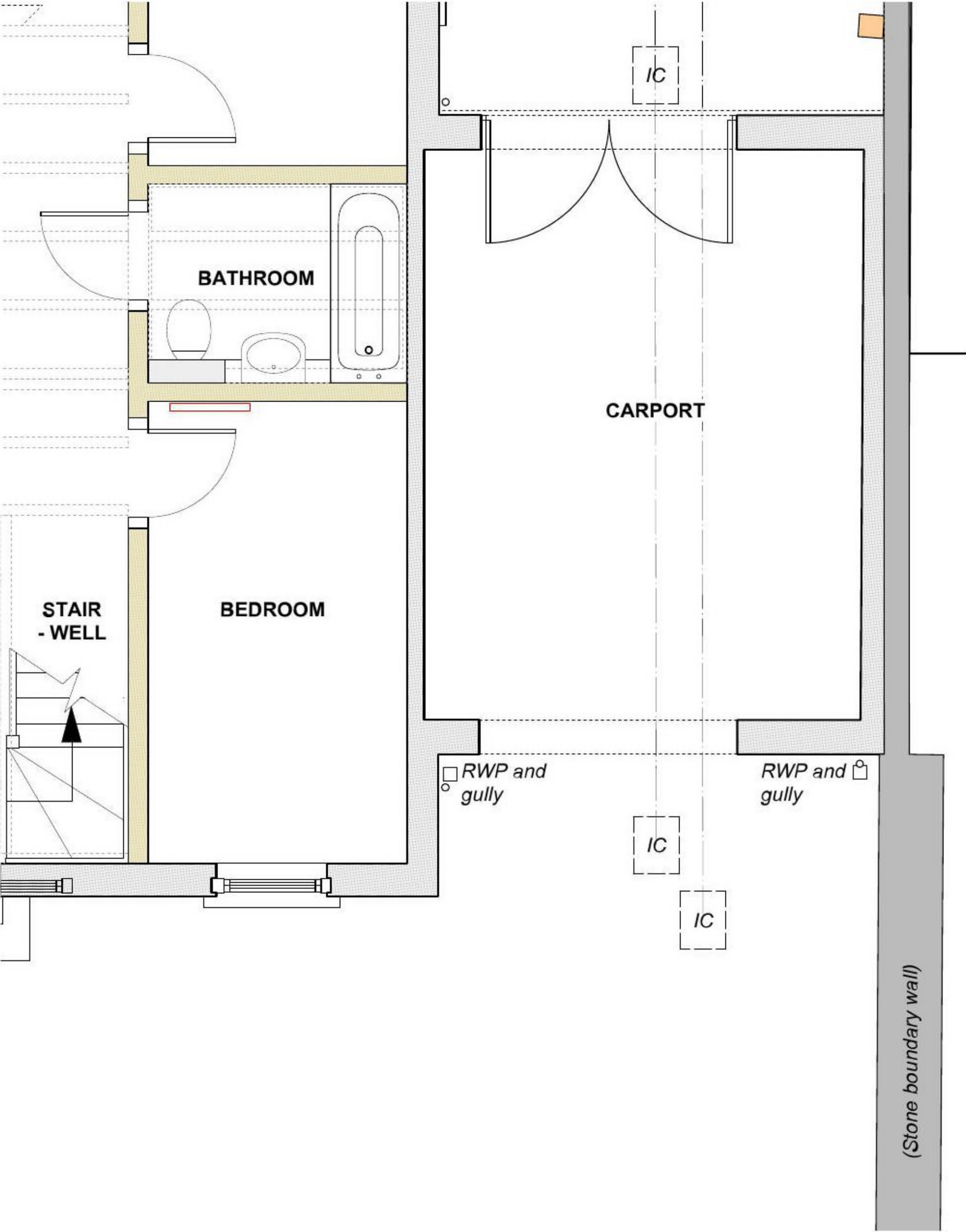
SITE PLAN 1:100
(As Existing)



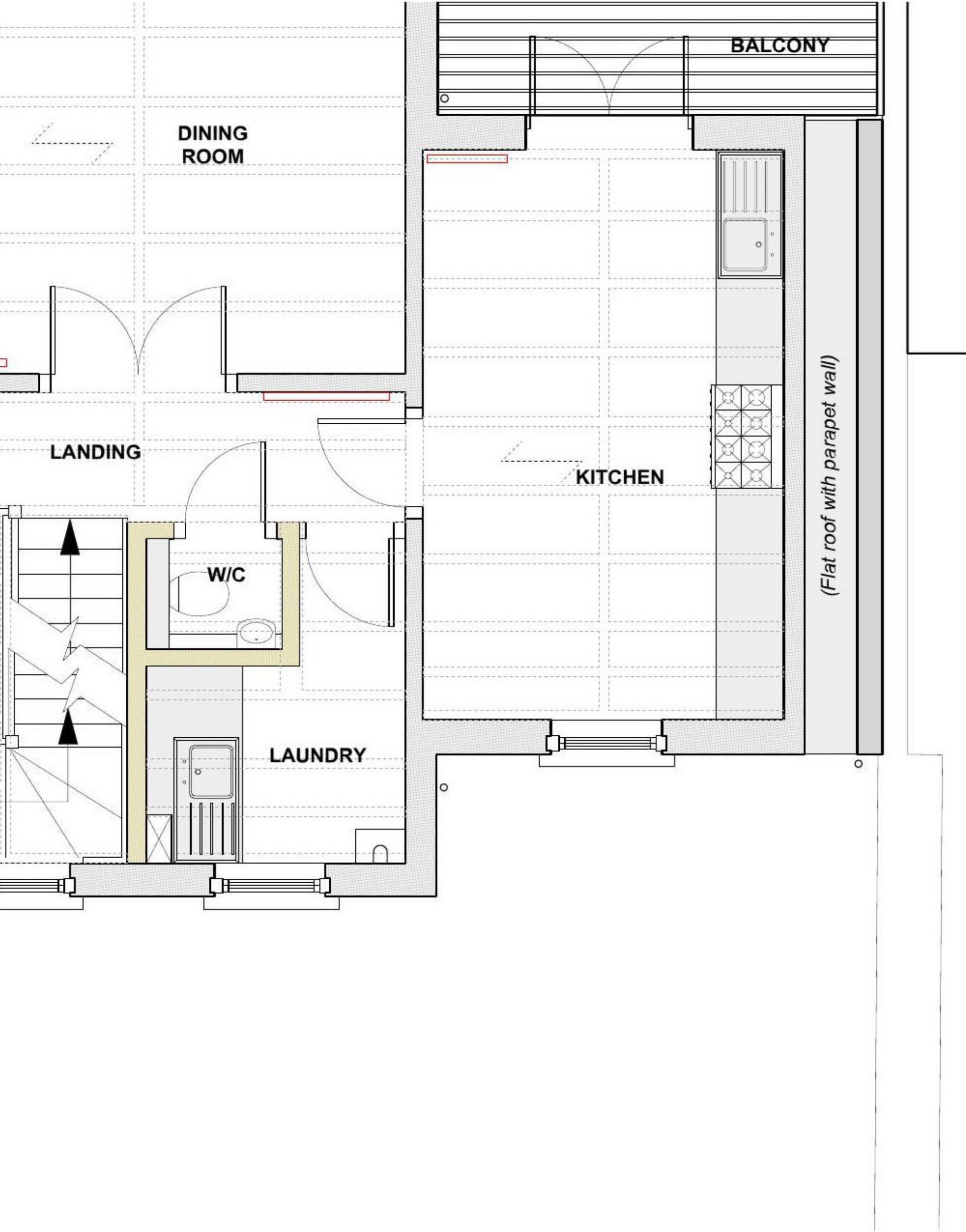
General Notes
1. Drawings to be used for planning purposes only



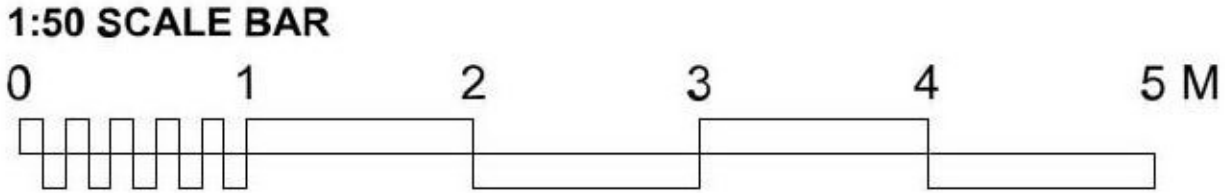
GROUND FLOOR PLAN 1:50 (As Existing)



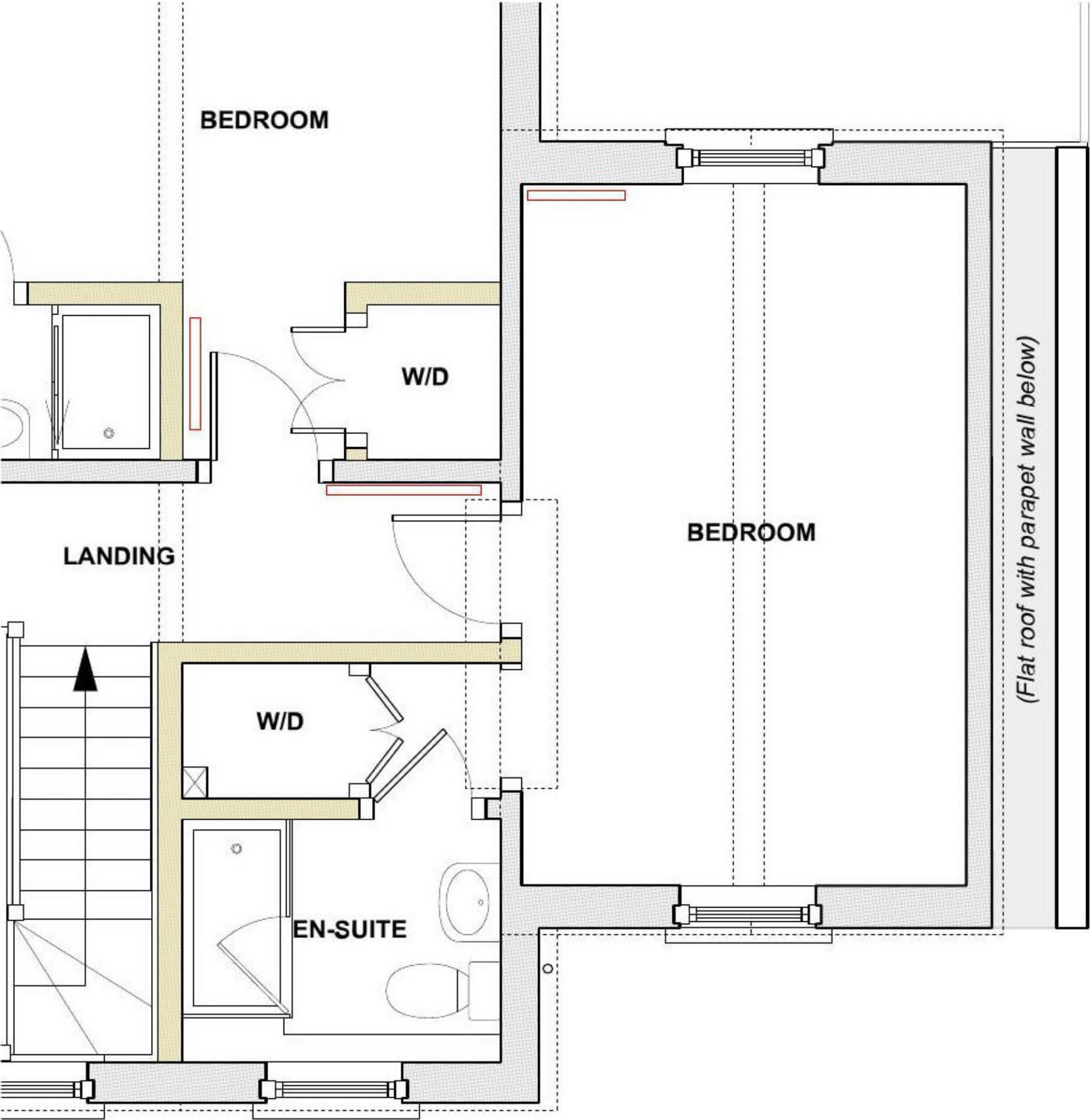
FIRST FLOOR PLAN 1:50 (As Existing)



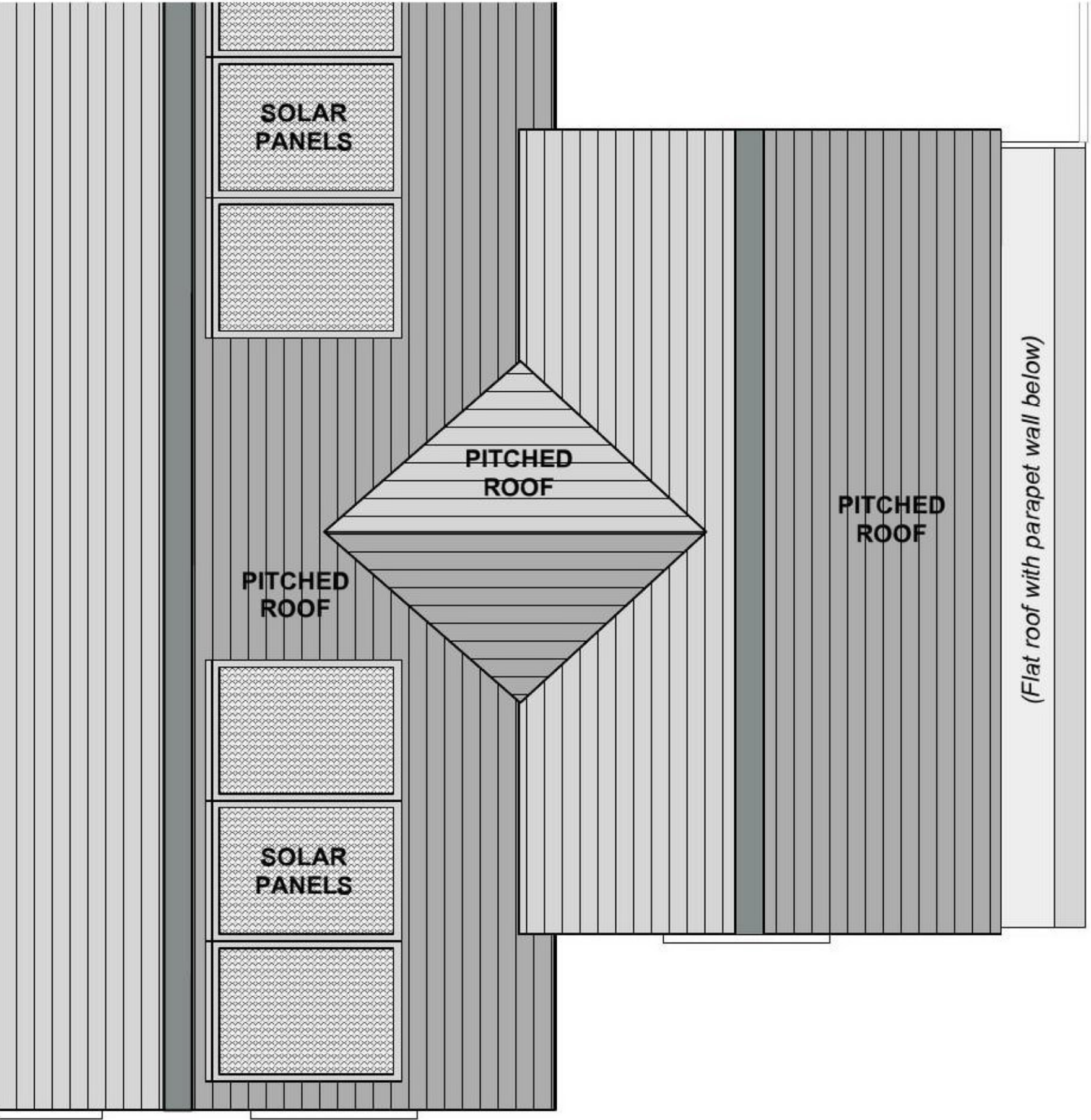
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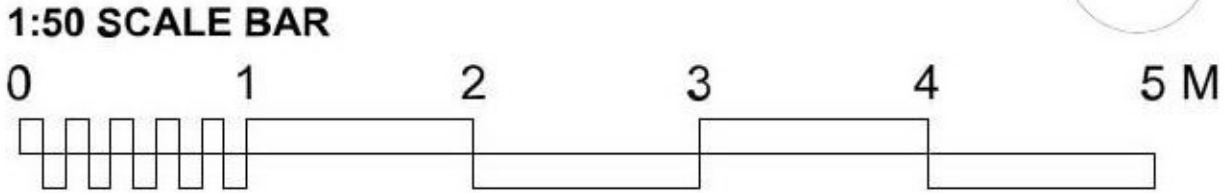
SECOND FLOOR PLAN 1:50
(As Existing)



ROOF PLAN 1:50
(As Existing)



General Notes
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NORTH EAST ELEVATION 1:100
(As Existing - Rear Elevation)



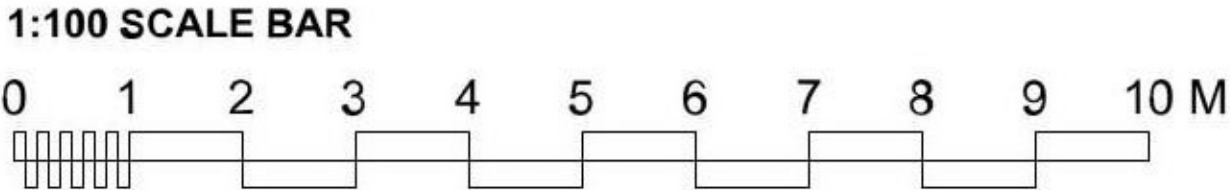
NORTH WEST ELEVATION 1:100
(As Existing - Side Elevation)



SOUTH WEST ELEVATION 1:100
(As Existing - Principle Elevation)



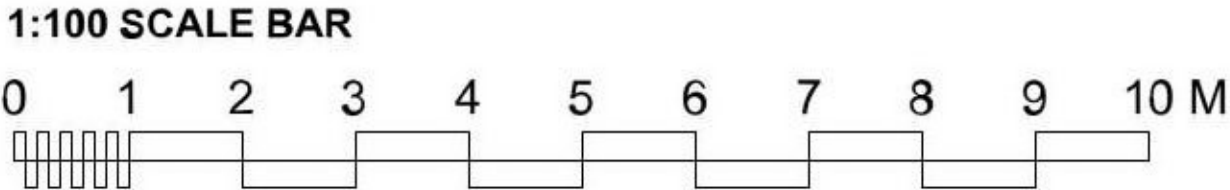
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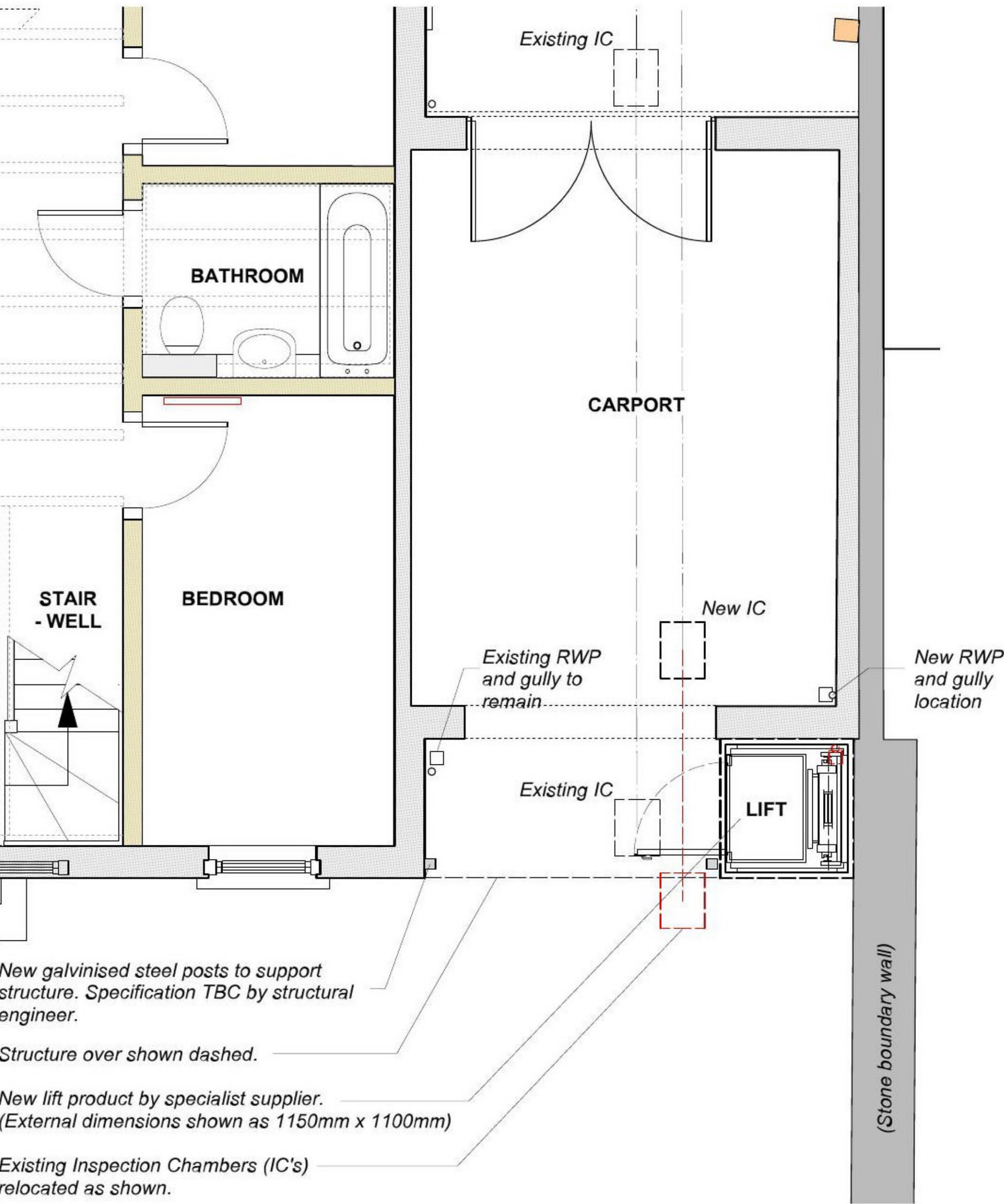
SITE PLAN 1:100
(As Proposed)



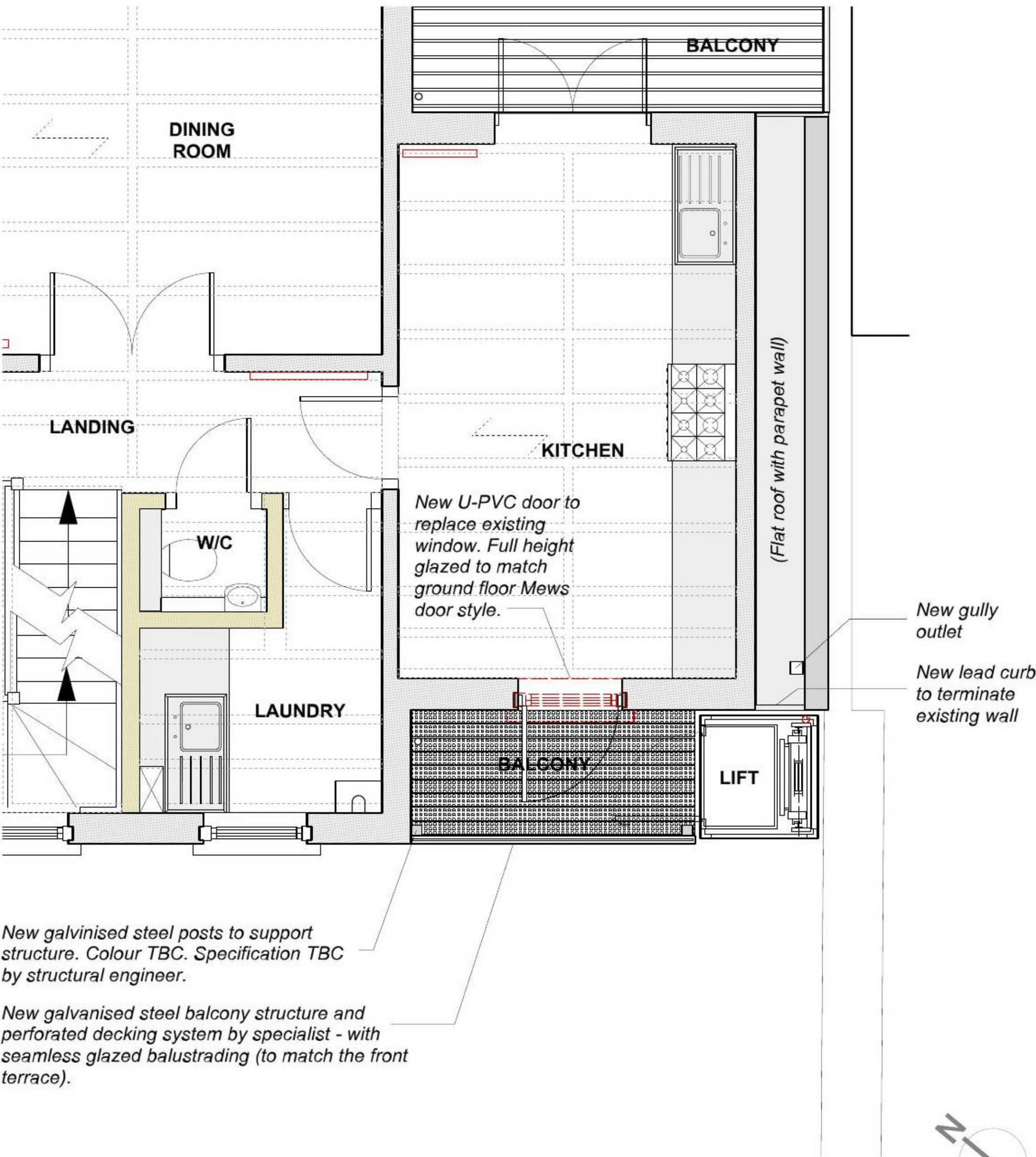
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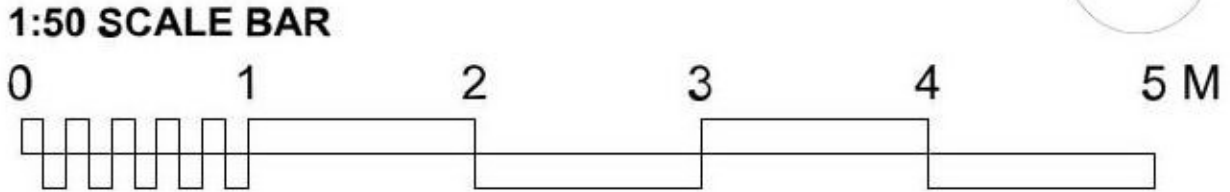
GROUND FLOOR PLAN 1:50
(As Proposed)



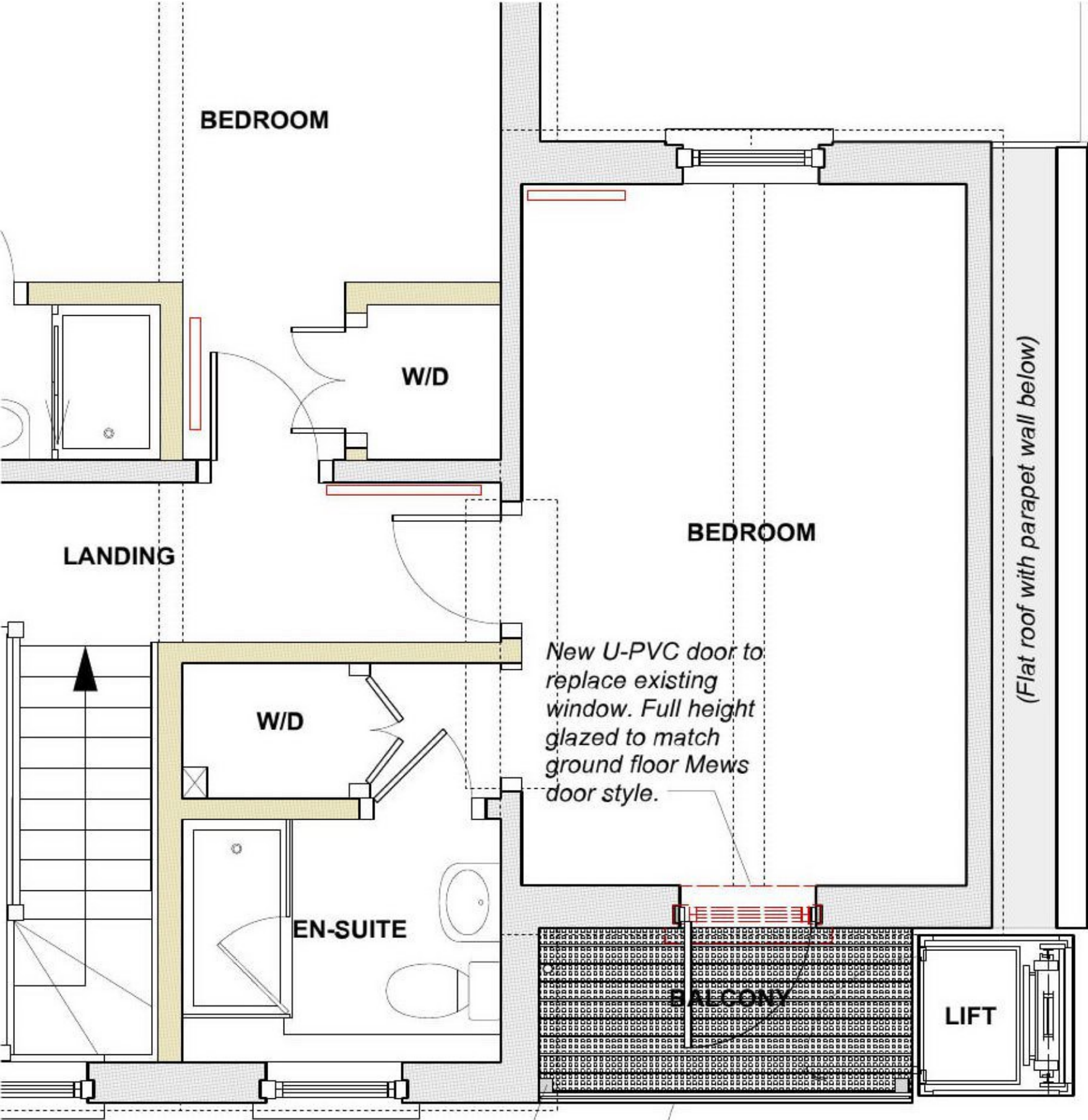
FIRST FLOOR PLAN 1:50
(As Proposed)



- General Notes**
1. Drawings to be used for planning purposes only
 2. Existing elements removed where shown red dashed



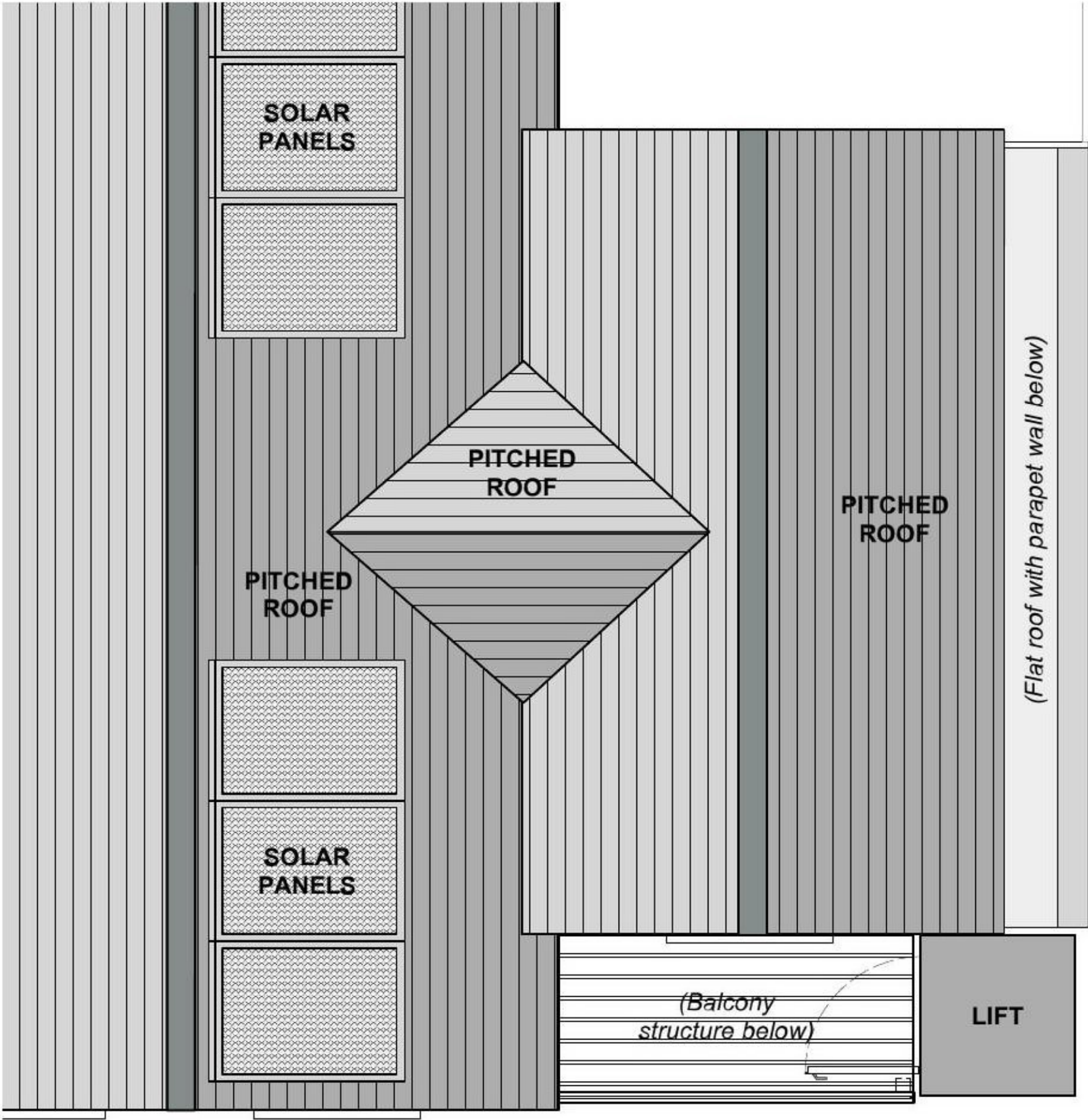
SECOND FLOOR PLAN 1:50 (As Proposed)



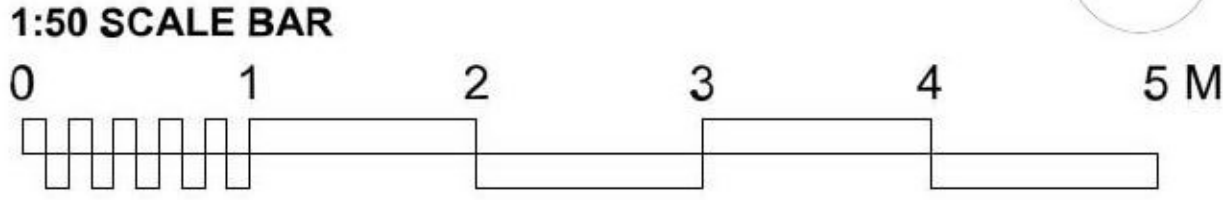
New galvanised steel posts to support structure. Colour TBC. Specification TBC by structural engineer.

New galvanised steel balcony structure and perforated decking system by specialist - with seamless glazed balustrading (to match the front terrace).

ROOF PLAN 1:50 (As Proposed)



- General Notes**
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NORTH EAST ELEVATION 1:100
(As Proposed - Rear Elevation)



NORTH WEST ELEVATION 1:100
(As Proposed - Side Elevation)



SOUTH WEST ELEVATION 1:100
(As Proposed - Principle Elevation)



General Notes
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