

Proposed First Extensions & External Alterations at 'Teneriffe',
Pannier Lane, Carbis Bay, St Ives, Cornwall

Design and Access Statement

On behalf of:

Anthony & Katie Curtis

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Prepared by:



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CONTENTS

Item	Description	Page No.
1.0	Introduction	3.
2.0	Design & Access Statement	7.
3.0	Conclusion	9.

1.0 Introduction

1.1 This statement accompanies a householder planning application, submitted on behalf of our clients, Anthony and Katie Curtis, which seeks approval to extend, alter and create a new wider vehicular access at the property known as 'Teneriffe'.

1.2 This statement provides an explanation of the design process that has influenced the proposed development and considers its impact on the existing building, the surrounding area and neighbouring people and their property.

1.3 The following documents and plans are submitted to accompany and support the application:-

- 1. Application forms and Certificate (A) under Article 7;**
- 2. 19/0428-001 – Location Map;**
- 3. 19/0428-002 - Block Plan as Existing ;**
- 4. 19/0428-003 - Floor Layouts and Elevations as Existing;**
- 5. 19/0428-004 - Block Plan as Proposed; and**
- 6. 19/0428-005 - Floor Layouts and Elevations as Proposed**

The Site and Building

1.4 The property, known as 'Teneriffe', is a detached mid/late C20th dormer style bungalow situated on a corner plot in the heart of the urban residential area of Carbis Bay. The area is characterised by large, detached, modern style dwellings situated on sloping ground orientated west to east towards St Ives Bay. There is no strong local vernacular in the existing built form.

1.5 The property is situated within a large garden plot and does not lie within a location that benefits from any special landscape designations.

1.6 The existing dwelling has accommodation arranged over a two floors with the first floor bedrooms accommodated within the slate clad, hipped roof. External walls are finished in a painted smooth sand and cement render. There is a fully glazed conservatory to the side of the property bordering Parc Owles and to the rear is a large raised terrace offering uninterrupted views across rooftops below to the east.

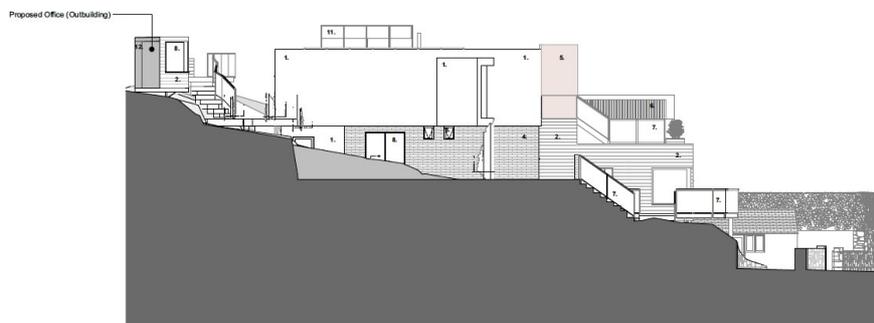
1.7 The existing gardens are well established and these are enclosed along the west and south boundary by a low, undecorated concrete block wall, see streetview image below.. To the front is a parking bay off Pannier Lane providing parking for a single vehicle and access to the existing integral garage.



View from Pannier Lane showing the existing parking bay

View from Parc Owles looking east towards the bay

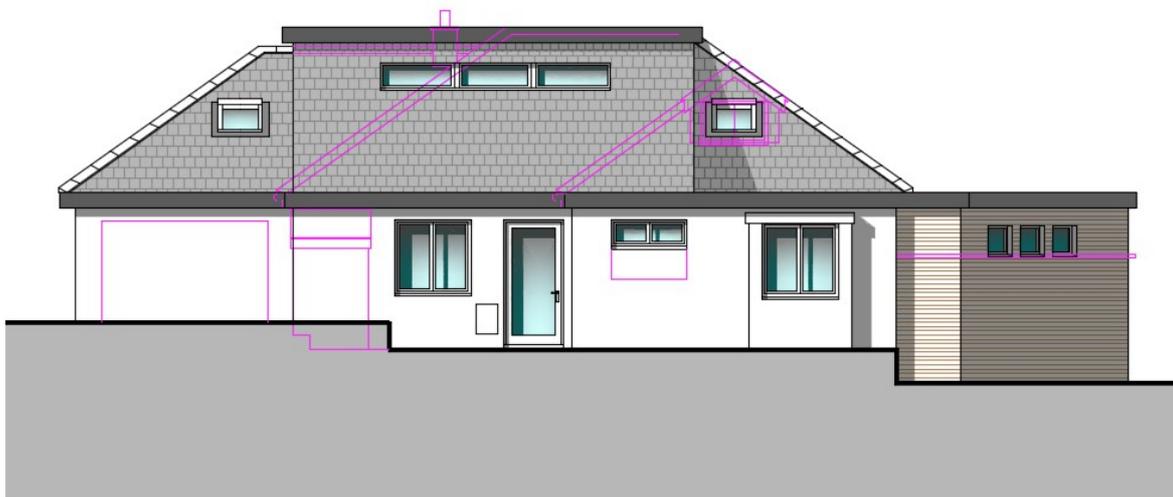
1.8 Whilst there has been no significant planning applications relating to the application site in recent years, there has been a number of recent approvals for neighbouring development most notably PA20/10456 Pebbles Pannier Lane - construction of side extension, small swimming pool, greenhouse, replacement roof covering, and associated works, PA21/00440 Hawkes View Pannier Lane - replacement dwelling and associated landscaping, PA20/02930, Wild Thyme Parc Owles - a significant, very modern replacement dwelling, (see extract from approved drawings below), and immediately next door, PA20/04593, Shoreside – lengthening of existing balcony.



Approved Replacement Dwelling at Parc Owles

Proposals

- 1.9 The proposals are an integral part of a comprehensive package of improvements and renovation works designed to create an attractive family home and a highly contemporary dwelling which fits in with the character of the area.
- 1.10 The proposal is to replace part of the existing roof with a low profile, flat roof structure utilising the footprint of the existing bungalow to create a new first floor living room, guest bedroom and home office. The existing roofs over the new kitchen and ground floor bedrooms will be retained.



Proposed south west elevation

- 1.11 The existing glazed conservatory will be replaced by a new solid flat roof structure which will accommodate a new utility room and en-suite facilities. The existing roof over the new master bedroom will be replaced by a roof terrace and the existing rear garden terrace will be extended to provide access from the master bedroom and accommodate a new garden room underneath.
- 1.12 The existing boundary walls to the west and south will be replaced with a new rendered block wall with close boarded panels above and the existing single parking bay will be widened to provide off street parking for 2 vehicles.
- 1.13 It is proposed that both the existing building and the new extension will be finished externally with a mix of painted render and vertically hanging natural slate. New windows and doors will be white uPVC to match existing.

- 1.14 Generous sliding doors are proposed for the main living rooms to maximise the stunning views over St Ives Bay and beyond and to allow access onto the rear terrace and on the first floor, from the new lounge onto the new recessed balcony.



Proposed north east elevation

- 1.15 The proposed first floor extension is exactly the same height of the existing bungalow. The new flat roofs will have dark grey cladding to the sides and will be surfaced in a single-ply membrane or GRP over a warm roof deck. Balustrades to the terrace and the first floor recessed balcony will use frameless toughened glass.
- 1.16 The proposals will not significantly effect the mature gardens and the creation of a new wider vehicular parking area will help reduce impact of parked cars on the street.
- 1.17 There are no proposed changes to the existing foul and surface water drainage arrangements as these currently connect into the public mains.

External Lighting

- 1.18 Given the sensitive seaward facing location and the potential impact for lighting to have across St Ives Bay, all external lighting for the site will be designed in accordance with the aims and principles of Dark Sky Friendly lighting and will use compliant fittings. The proposals will accord with the following basic principles.

- Only be on when needed;
- Only light the areas that need it;

- Be no brighter than necessary;
- Minimise blue light emissions;
- Be fully shielded (pointing downwards); and
- Use only low energy LED fittings (dimmable).

2.0 Design & Access Statement

The effect of the proposed development on neighbouring properties, the character of the existing building and surrounding area

- 2.1 The proposals will inevitably alter the appearance of the existing building and whilst the flat roofed contemporary design may not be reflective of the roof form of immediate neighbouring properties, there are a number of other similar style modern properties in the area. The contemporary appearance of the proposals is not unattractive and the overall scale and massing of the proposed scheme is considered appropriate in the context of the site and its surroundings.
- 2.2 The proposal is no higher than the existing property and whilst the additional first floor accommodation has resulted in a increase in the mass of the building, in our view, the flat roof design gives it a low profile to ensure it won't detract from the character of the area and will not create an over-bearing impact on neighbours in terms of light and views.
- 2.3 The existing building footprint will not be altered therefore the grain and pattern of the surrounding built environment will remain unaltered. Given the mature garden frontage, the proposals should not be dominant or have a negative impact on the character of the overall street scene.
- 2.4 Whilst the proposals may give rise to a modest increase in light from the property, this will be on a domestic level and seen in context with the surrounding residential area which has many residential properties and street lighting.

The scale of the proposed development

- 2.5 The proposals represent a modest increase in the accommodation provided at first floor

level and therefore every effort has been made in the design process to minimise the impact of this extra mass. A significant consideration in this factor is the provision of a flat rather than pitched roof. The form of the building has also been designed to reduce the visual massing, for example with recessed sections and variations in external materials with render at lower levels and natural slate cladding at first floor level to help the proposed extension to blend in with the existing roofs.

Overlooking or privacy issues

- 2.6 There is an existing balcony on the first floor level facing to the rear of the property. The proposals include an area of glazing facing the rear in the new first floor lounge and this will sit behind a Juliet style balcony. The proposed 'walk-out' balcony is located at the side of the lounge and will face down the street and will be recessed behind the existing roof and the new first floor extension.
- 2.7 Given existing situation, which includes the topography of the landscape which slopes downwards towards the dwellings at the rear of the site, and the existing arrangement of ground and first floor windows overlooking the rear gardens of the dwellings on lower land, any increased levels of overlooking would not be so significant as to adversely impact on residential amenity.

Landscaping or boundary features

- 2.8 All existing landscape features will be retained where possible. The new parking area will be paved in a permeable material. The existing boundary walls to the south and west will be replaced with a new painted render low wall with a close-boarded horizontal fencing to the upper section. This new boundary feature is higher than the existing wall and is designed to improve privacy for the applicant's.

Access for potential users including the young, elderly and disabled people

- 2.9 The proposed development will fully accord with the relevant parts of the Building Regulations in respect of access for all users. Within the building, the spaces have been designed to allow access for wheelchair users via wide corridors and door openings.

3.0 Conclusion

- 3.1 Due to the size, design and location in relation to neighbouring properties it is considered that the proposal will not have a significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.
- 3.2 The proposed development, by virtue of its form, low profile design and external finishes will help preserve the character of the existing dwelling and the visual amenities/landscape character of the surrounding area. This is because the residential properties in this particular area of Carbis Bay are modern in design and vary quite markedly from each other.
- 3.3 The measures listed in paragraph 1.18, 'External Lighting' will help protect the garden after dark, ensuring bats and night time foragers aren't unduly affected and help minimise impact of external lighting on the night scale.