

# CHARLES HUNT Architect

Tin Hatches St Neot Liskeard Cornwall PL14 6PB  
Telephone 01579 321777 E mail hunt.architect@btconnect.com

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## DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AND EXTENSIONS TO LOWER GAWNS, BLISLAND, BODMIN. PL30 4JL. FOR MR AND MRS J BOWEN.

To be read in conjunction with Charles Hunt Drawing Numbers  
19/427/1, 2, 3, 4 and 5.



LOWER GAWNS AS EXISTING. VIEWED FROM THE SOUTH



**The Existing Dwelling.** Lower Gawns is a dwelling situated 1.50 kilometres East of Blisland. The dwelling was converted from a rural building in 1983 to holiday accommodation. That use was changed, with planning permission, to full residential in 1989. It has been extended by previous owners and presently forms a three bedroom dwelling. See Plans and Elevations as Existing, Drawing Number 19/427/1.

The applicants purchased the dwelling in May 2014 and it forms their only residence.

The dwelling is set in 3.74 Acres of land, much of which is let to a local farmer who keeps sheep on the land. This land is edged blue on the accompanying Location Plan Drawing Number 19/427/5.

The domestic curtilage of the dwelling is edged red on the Location Plan. Drawing Number 19/427/5.

The existing dwelling is set on a level area, which has been formed at a lower level to the adjoining land to the North West. The boundary to the higher land, Gawns, is bounded by a granite stone built retaining wall some 1800mm high. As such, because of the change in level, little can be seen of Gawns beyond the retaining wall, therefore the existing and proposed windows situated in the rear wall of both the existing dwelling and its proposed extension, face to the retaining wall and do not overlook the adjoining land.

The site is flat. Levels of the existing are shown on the Existing Plan, Drawing Number 19/427/1.

The front of the existing dwelling and the front of the proposed extension, i.e. the South East elevation, look out across the garden of the dwelling and over the land belonging to the dwelling. This land falls away to the South East.

There is a row of outbuildings to the north of the dwelling. These form the garaging and storage buildings of the dwelling, with car parking situated in front. Up to 5 cars can be parked within the site and turning space is available inside the gateway.

Access to the gate entrance to Lower Gawns, is via a narrow tarmac lane running from the public road. This lane also serves the adjacent property, Gawns, and continues on to a dwelling known as Durfold to the South. This lane is owned by the owners of Durfold therefore a Notice has been issued to them informing that a planning application is being made on Lower Gawns. See Certificate B on the planning application form.

Access to the site is good in that normal delivery vehicles visit frequently with no resultant problems.

Lower Gawns is entirely built with local granite walls under a natural slate roof. The existing windows are of wood as are the fascias and barges.



There is a wooden Conservatory with a glazed roof appended to the North East (Front) of the dwelling. This has a low local granite wall up to approximately 700mm height and a glazed roof.

**Proposal.** The proposal is to construct an extension projecting to the South of the existing dwelling. The applicant is a Company Director and wishes to improve the facilities at Lower Gawns in order to more comfortably accommodate visiting family, friends and business associates.

The extension will contain 3 new Bedrooms, two of which will have En-Suite Shower Rooms and the third bedroom having a Bathroom alongside. The extension will also contain an Entrance Hall with a Cloakroom, and much needed cupboard space.

The new Entrance Hall will link to the existing dwelling through an existing window opening, which will be altered to a full height opening.

It is intended that floor levels will be level throughout the existing and the new, so that there are no steps within the dwelling and only one step up from outside ground level. The Main entrance door will have a disabled access threshold.

The extension will be constructed with an insulated floor, insulated walls faced in local granite stone to match those of the existing as far as possible. The roof will be of natural slate and the roof void insulated to a high standard.

All new windows and external doors will be double glazed in wooden frames and the Roof Windows will be Velux, also double glazed.

The existing dwelling will be re-modelled to form a Living Room, Kitchen, Utility Room and a Cloakroom, together with a fourth Bedroom, which will have its own En-Suite Shower Room.

The existing front door of the existing building is rarely used, because it is in an unfortunate position at the end of a narrow passage. See Plans and Elevations as Existing. Drawing Number 19/427/1. The applicants prefer to use the only other entrance into the building via the existing Conservatory. As such, the narrow passage referred to as the Alley on the drawing, is proposed to be built-in to form a cloakroom and a log store.

The existing Conservatory, which is in poor condition, will be replaced with a larger Conservatory in the same position as the existing. This Conservatory is to be heated, therefore the roof is proposed to be of insulated slate construction with            Roof Windows. This roof will step down from the level of the existing roof to accord with good design principles. The walls will be insulated up to cill level, all similar to the insulated walls of the main extension, and the glazing will be double or triple glazed. The floor will also be insulated to bring the



Conservatory up to a standard acceptable to Building Regulations for a heated space.

The resultant accommodation of the proposed extended dwelling will have only 1 bedroom more than that of the original dwelling, as such, the occupancy will be only two extra persons, which the existing Septic Tank can easily accommodate.

The proposed extension will be linked to the existing dwelling via the Entrance Hall and the Cloakroom, this linking section will have a lower roof level to that of the existing in order to accentuate the link and make it subordinate to the existing. See Elevations and Section C C.

The eaves of the existing dwelling are very low and a normal door height can not be accommodated under the existing eaves height, therefore the eaves height of the extension must be at the minimum that a standard door height of 1981mm can be accommodated. Because of this requirement for this minimum door height, the eaves of the extension has been determined slightly higher than the eaves of the existing. This fact is illustrated by the existing front door, the head height of which is above the normal eaves height of the existing building.

The main extension roof has been calculated so that the ridge is no higher than the ridge of the existing dwelling, and this is separated by the ridge of the link section, which is 400mm lower. See Sections C C and D D on Drawing Number 19/427/4, and elevations on Drawing Numbers 19/427/2 and 3.

<b>Floor Areas.</b>	Existing Dwelling (Internal Wall to Wall)	108.023 sq m.
	New Extension (Internal Wall to Wall)	88.250 sq m.

**Drainage.** All roof water is to drain via downpipes to underground drains running to Soakaways positioned at least 5 metres from any building.

Foul Drains are to run as shown on the Floor Plan to connect to the existing Septic Tank. Note that the septic tank is large enough to process the small additional flow caused by the creation of the 1 new bedroom created.

It is not possible for the foul drainage to connect to a public sewer because the nearest connection is more than a kilometre away.

**Protected Species.** Inspections of the site and the existing building for protected species were commissioned from Western Ecology of Landrake, Cornwall. The first survey was carried out in September 2019, and a second in August 2020. The resultant report is appended to the end of this Design and Access Statement.

The Non-Technical Summary of the report found Common Pipistrelles and Soprano Pipistrelles roosting in parts of the existing building. This requires a



Mitigation Licence for European Protected Species, with a supporting Method Statement if the works are to legally proceed.

The Licence will need a Detailed Mitigation Strategy including the provision of new roost facilities, lighting and an Ecological Watching Brief.

Prior to any works commencing, temporary provision for roosting bats must be provided for the species found. This should be in the form of an Improved Cavity Bat Box and a Vincent Bat Box secured to trees or to untreated posts, minimum 3 metres in height. ( See positions in the Report and as marked on the Site Plan.)

Further provisions must be made if existing day roosting sites are disturbed or destroyed by the works. These are to be as near as possible to the existing. Furthermore, a modified ridge tile is to be provided to allow bats access into the new roof covering. (See suggested position on the Elevations.) Please note that the Protected Species Report illustrates the modified ridge tile on a drawing that has been superseded. The position shown however, is exactly similar to that shown on the application drawings.

**Mining.**

A report prepared by The Coal Authority is appended to the end of this Statement. That report finds no past or proposed coal mining in the area.

A Metalliferous mining report is being obtained at the time of writing this statement. This will be forwarded to you when available which should be in a weeks time.

**Flooding.** Lower Gawns is not in an area where flooding is a problem.

**Signed.....Charles Hunt Architect R.I.B.A.**

**Date. ....7<sup>th</sup> May 2021.**