

Design and Access Statement

Gleswith, Sea View Road, Falmouth, TR11 4EF

Applicant: Ali Mabey

Agent: Resi

Date: July 2021



Gleswith, Sea View Road

00. Project Description

Proposed front porch, facade alterations, internal alterations, floor plan redesign and all associated works at Gleswith Sea View Road.

01. Introduction

The site comprises a two storey detached property on a corner plot of Sea View Road and Melvill Road. The property is located within the Falmouth Conservation Area. It is not locally listed.



Location plan: Not to scale

02. Character of the area and planning history

The property is within the Falmouth Conservation Area. Falmouth is located on a peninsula within a peninsula and its history and development has been irrevocably linked to the water, located on the Fal Estuary and forming one of the best natural harbours in the country. The functional links with the sea remain, with the Falmouth Docks a significant presence.

Planning History:

- C1/PA02/0786/09/R | Demolition of garage and boundary walling and erect detached single storey home office & replacement walling sites: 022035, | Gleswith Sea View Road Falmouth TR11 4EF
- C1/CA02/0787/09/R | Demolition of detached garage and boundary walling sites: 022035, | Gleswith Sea View Road Falmouth TR11 4EF
- C1/PA02/2151/06/R | New windows, rooflights, juliet balconies. Conservatory to first floor sites: 022035, | Cleswith Sea View Road Falmouth Cornwall TR11 4EF25 Parkgate, Reference 19/4284/HD - Enlargement of existing front light well; enlargement/alteration of the existing entrance canopy; construction of a subterranean activities room in rear garden; enlargement of existing rear dormer window and addition of juliet balcony; alterations to fenestration
- C1/PA02/1410/06/R | New windows, rooflights, juliet balconies. Conservatory to 1ST floor with external staircase. Sites: 022035, | Cleswith Sea View Road Falmouth TR11 4EF
- C1/PA02/1185/96/S | Use of part of dwelling as osteopathic surgery, alterations to access and parking area sites: 022035, | Cleswith Sea View Road Falmouth Cornwall TR11 4EF

03. Existing Building

The existing building is a three storey dwelling house. The property used to serve as two separate flats and is in need of improvement.



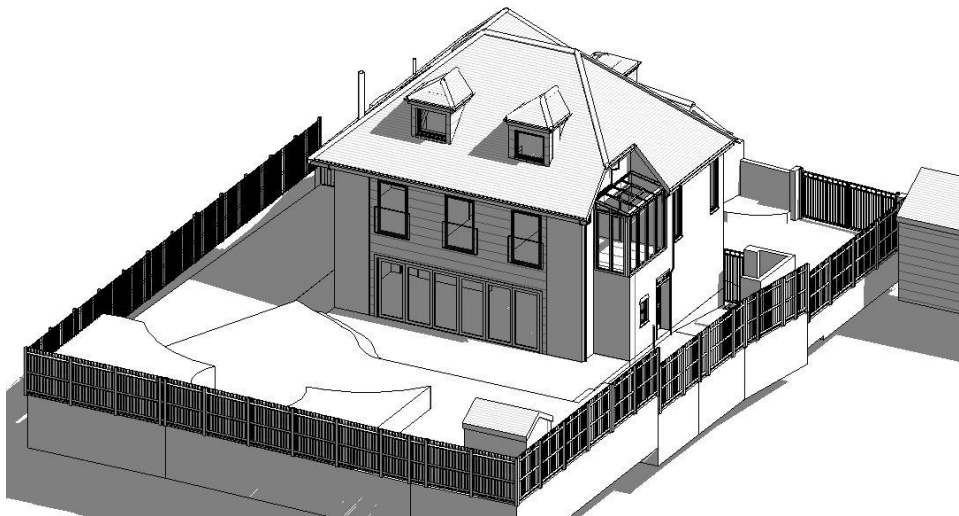
We believe that the proposed development is necessary for the property to be a family home by providing a better flow. We are proposing to enhance the existing character by following the guidance from the council's SPD.

04. Design

The proposal consists of a front porch, facade alterations, internal alterations, floor plan redesign and all associated works. Firstly, this involves the replacement of the existing entrance foyer with a smaller porch and canopy. Secondly the existing glazed lean-to on the first floor will be replaced by solid walls to accommodate the proposed en-suite bathroom. The development will remain within the curtilage of the main building. The overall envelope will remain the same as the existing.



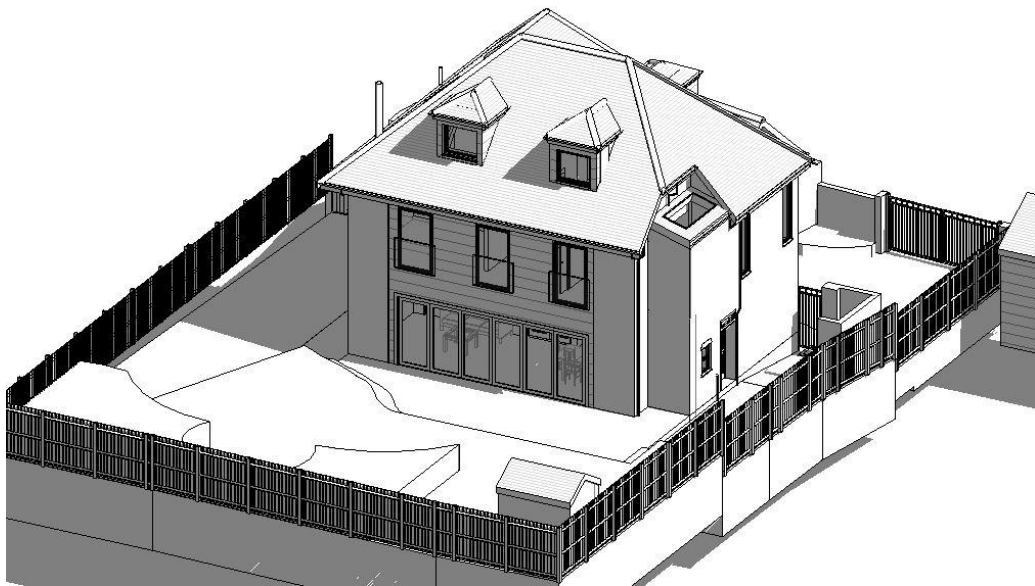
External 3D view of the existing



External 3D view of the existing



External 3D view of the proposal



External 3D view of the proposal

Access and transport to the property will remain unchanged. There would be no light or overshadowing impact on the neighborhood as well as any privacy issues. There would be no impact on the trees and shrubs surrounding the property.

05. Materials

Existing Materials:

Brickwork / Walls - White render and horizontal timber panels

Pitched roof - Slate tiles and aluminium framed conservatory roof

Windows - White uPVC casement windows and aluminium framed windows

Doors - White uPVC glazed door, Grey aluminium framed bi-fold doors and Juliet balconies

RWP's / Gutter's / Fascia's - White uPVC downpipes, guttering, and fascias

Proposed Materials:

Brickwork / Walls - White render to match existing

Pitched Roof - Slate tiles to match existing

Windows - Aluminium framed windows and rooflight

RWP's / Gutter's / Fascia's - White uPVC downpipes, guttering, and fascias to match existing

06. Heritage Statement

This property is located within the Falmouth Conservation Area, although it is not a listed building. In order to ensure this proposal remains in-keeping with the character of the surrounding area, the Falmouth Conservation Area Appraisal was consulted throughout the design process.

The modifications to this property are minor and will not significantly alter the mass or appearance of the existing building. The proposed additions will remain subservient to the existing building and the proposed materials will match the existing like-for-like wherever possible.

07. Conclusion

The proposal looks to meet the requirements of a forever home while respecting the values of the surrounding area. The aim of this proposal is to achieve the required surface without taking the character and values away from the Conservation Area.