**Design and Access Statement**

Designers Name: Damion Slater.

Address: Riverside, New Mill, Penzance. TR20 8UU

Agents Details: Architectural Technician.

Project: Alteration to existing ground floor balcony balustrade. Existing balustrade to be reduced in height by approximately 390mm and replaced with a glass balustrade.

Site Address: No. 5 Fernhill Apartments, St. Ives Road, Carbis Bay, St. Ives, Cornwall.

June 2021

**Introduction**

Fernhill apartments are a restored conversion of an old sea captain’s house built from granite circa 1760, accessed via a drive on the seaward side of St. Ives Road, set within gardens and parking. No.5 Fernhill apartment is set on the ground floor and is one of nine apartments converted in 2009. The oldest part of the building is constructed from granite, with modern additions constructed from block work rendered and horizontal timber boarding, all under a natural slate roof.

**Scope of works**

The proposal is for the existing first floor balcony balustrade to be reduced in height and replaced with a glass balustrade, to the east elevation.

**Use**

The existing balcony will maintain its existing use. The proposed glass balustrade will enable the occupiers to remain seated on the existing balcony, rather than standing to taking in the view, this will by its nature further reduce overlooking.

**Amount**

The existing balustrade will be reduced in height by approximately 350mm to 390mm in accordance with the slate coursing. This will be along part of the length of the balustrade as shown on the drawings. Replace with new clear glass to the height of the existing balustrade

**Layout**

The existing layout will remain unchanged, the new balustrade will remain in the same position as the existing.

**Scale**

The slate balustrade has been reduce and replaced with glass. This will change the depth of slating between the balustrade and the eaves. We feel that this proportion of glazing is not excessive and has been designed to be sympathetic with the existing building.

**Appearance**

The rationale used to produce the design was to undertake a visual study of the existing dwelling and its surroundings to establish the general scale and proportions that already exists. From this study, we have evolved our design to encompass these elements. The balustrade will be constructed from glass with lead flashing. We feel the use of materials we have opted to use will, in time and due to the weathering properties, blend with the existing dwelling.

**Access statement**

No special access arrangements have been made for this proposal. As this is a private domestic dwelling, no access is required or involved in respect of public transport. Existing access will remain unaltered.

**Conclusion**

Given the scale style and unobtrusive position of the balustrade, it is felt the overall impact of the additions are minimal.