

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT



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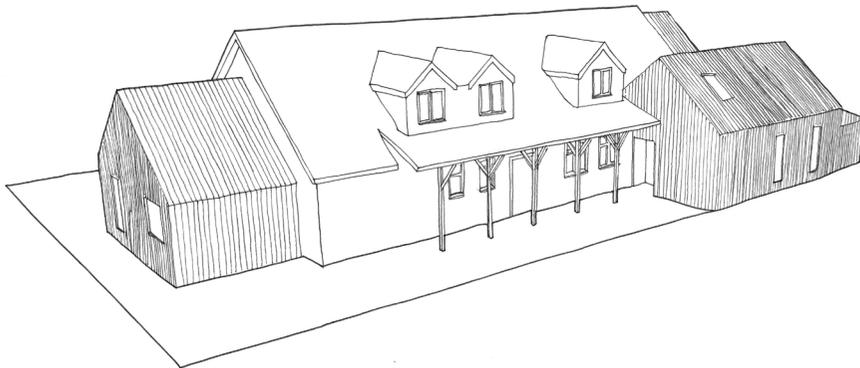
To accompany the submission of a Householder Planning Application to Furze House, Cliff Lane, New Polzeath, Cornwall PL27 6UE for proposed ground and first floor side extensions and associated alterations.

SITE ASSESSMENT

Furze House is an existing 1.5 storey property on the sea fronting street of Cliff Lane, New Polzeath. The dwelling is one of a number of sea fronting properties on the lane, an area which has seen significant development in recent years. The house currently serves as a six bedroom home for the owners split over one and a half storeys, with loft space and dormer windows providing three of the bedrooms along with a study. The house has previously undergone extension works in the form of a ground and first floor side extension providing a new conservatory dining area and improved master bedroom / kitchen.

The house has been built in an unassuming style for the area, with rough cast render walls and standard PVC windows. The primary frontage of the building is to the rear overlooking Polzeath beach with significant glazing and a dramatic garden. The front of the building, by contrast, sits lower than the access road obscured by planting with a discrete entryway. The house features hung slate roof with a catslide roof extension to the ground floor front providing utility space. The roof of the property features a number of existing dormer windows which service the loft rooms.

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT



PROPOSED DEVELOPMENT

The proposal seeks to introduce bookmark side extensions, to be used as improved facilities for the six bedroom house. In particular; the extensions will provide full wheelchair accessible facilities for the family, including the widening of all internal communal spaces and a new accessible bedroom and bathroom. The works will include the removal of the existing side conservatory extension, as well as cutting into the existing ground floor fabric to provide a wider, more functional dining area.

The rear catslide extension will be replaced with a new wrap around pitched roof extension which will act as the new primary entrance, offering better cloakroom storage, utility and a through route to the beach with a shower and wetroom store.

The proposed extensions are designed with vertically hung timber cladding, reminiscent of weathered beach huts. The extensions sit lower and set back from the existing form on the primary elevation, and follow the pitch of the existing roof, acknowledging the established form and ridge height, creating a subservient and proportional extension.

A new balcony and study is proposed to the first floor; improving the facilities for the master bedroom. The balcony and glazing utilise existing views across the tree line from the existing picture frame window. The existing flat roof dormer window to the rear facade has been replaced with a pitched roof dormer to improve the internal space and create a sense of symmetry.

Local and national policy have been considered to ensure the development is suitable in scale, materials, quality and design, with crisp and contemporary details employed to clearly denote the proposed extension, and in keeping with neighbouring properties.



2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT

KEY PLANNING SUMMARY

The following local planning policies and documentation have been reviewed as specifically relevant to the existing dwelling, in addition to the wider national planning policy framework.

NATIONAL PLANNING POLICY FRAMEWORK 2019

THE CORNWALL LOCAL PLAN 2010-2030

CORNWALL DESIGN GUIDE

ST MINVER PARISHES - NEIGHBOURHOOD DEVELOPMENT PLAN 2017-2030

CORNWALL POLICY MAP

Annex Guidance Note (May 2020)

It has been assumed from the aforementioned documentation and property history that the dwelling is:

- Not listed nor in close proximity to listed buildings
- Not sited within a conservation area
- Sited within a development area

National Planning Policy Framework 2019

- Be open to new development that makes a positive contribution to local character.
- Give weight to innovative designs.
- Optimize the potential of the site.

Paragraph 124:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Cornwall Local Plan

- Consideration must be given to Cornwall's local distinctiveness and character.
- Development ensures good living conditions for owners and neighbours.

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT

2.76:

The impact of new development on Cornwall's distinctiveness and character must be carefully managed through the design and planning processes. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process have informed and shaped the design of schemes. Buildings and places should be aesthetically pleasing and meet local needs and requirements.

2.79:

The Council has produced a Design Guide as a supplementary planning document to support the implementation of this policy. Developers are expected to demonstrate how the development addresses the relevant guidance by submitting a statement which follows the sustainability checklist included in the Guide.

Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

2. In addition development proposals should protect individuals and property from:

- a. overlooking and unreasonable loss of privacy; and*
- b. overshadowing and overbearing impacts; and*
- c. unreasonable noise and disturbance.*

Cornwall Design Guide

- Designs should not mimic historic forms but rather acknowledge them with innovative forms.
- Careful consideration to materials is a must.
- Proportions of extensions should fit with the existing property.

5.4:

Cornwall has always been a place of innovation, shaping places and buildings to fit our circumstances. Distinctiveness is about establishing a connection with the local landscape, materials and traditions of Cornwall,

not about an adherence to ancient forms or imitating historic architecture. Furthermore contexts evolve over time, along with community aspirations. Cornwall Council promotes innovation in development of modern construction that fits the local climatic, natural, social and cultural landscapes. Early contact with Cornwall Council and the use of the Distinctiveness Guide are strongly encouraged to establish a response that is appropriate - we relish considered challenge!

5.23:

Materials are often the most immediately distinctive features and have a key influence on the form and appearance of buildings. As building techniques have evolved materials are often less directly related to the form of the building (and may not even be structural), providing more opportunity to innovate. Cornish buildings tend to be simple in their use of materials in one building. Traditional and contemporary forms should take their cue from this and reduce the palette of materials used to avoid visual clutter.

5.26:

What we expect:

- *Innovation draws form and reinterprets traditional and ancient forms of Cornish building, introducing exciting but appropriate modern forms into the built and natural environment.*
- *Buildings forms and materials respond to the local landscape, materials, historic features, traditions and climatic conditions, creating places that are comfortable to live in and easier to maintain which fit within the natural, social and cultural landscape of Cornwall.*
- *Designs reflect the importance of topography and scale, using height to establish a sense of place and support greater densities where appropriate to the context.*
- *Roofscapes, rooflines and roof structures such as chimneys, vents and dormers are carefully considered.*

5.40:

- *Designs should fit with the proportion or character of property and surrounding properties and create symmetry unless there is a good reason not to.*
- *Extensions should not dominate the existing building in shape or size. In general terms extensions should be smaller than the original house and should be narrower in width, shorter in depth and lower in height than the existing property to keep a coordinated overall look.*
- *Side extensions should step back from the original dwelling's front elevation and rooflines should also step*

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT

down unless this is a logical way to visually join the extension. Rear extensions should not be overtly evident when viewed from the front of the house.

- Privacy should be maintained between properties using design of distance.

- The size, colour and texture of the materials used on an extension should match or complement the existing building. The transition of materials between the original building and extension needs to ensure it is not visually intrusive. The materials and construction details should be robust to withstand weathering and maintain its aesthetic appeal in the long term.

- Garages and outbuildings should not compete with the main building in terms of footprint or height.

St. Minver Parishes - Neighbourhood Development Plan 2017-2030

- The site is situated within a development boundary.

STMNDP 2.1:

The Development Boundaries identified in the former North Cornwall District Council plan (see Maps 3 - 5 on pages 23-30) are to be retained. New development within these Boundaries will be permitted but only where it is consistent with all other policies in this plan.

STMNDP 2.2:

Development (additional build, rebuild or extension) will meet the following criteria

(iv) Have a height, mass and external finish that avoids disharmony with other properties in the adjacent area.

(vii) Have regard to the Cornwall Council Design Guide, and demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist included in the Design Guide.

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT

RELEVANT PLANNING APPLICATIONS

SUMMARY OF THE PLANNING HISTORY FOR THE DWELLING;

Application 2005/02272 – Furze House

Erection of extensions and other alterations to dwelling.

Date: 25/11/2005

Decision: Approved

Conditions:

Application 2006/00350 – Furze House

Revised design to extensions and alterations previously approved under application no. 2005/02272 including glazed panel balustrading to rear veranda, additional window to utility annex (north east elevation) and slate hanging to vertical face of dormer (south east elevation).

Date: 06/04/2006

Decision: Approved

Conditions:

- Materials used for the construction of external surfaces shall match those used in the existing building.
- Pre occupation, the glazed end panels on the south-east and north-west elevations shall be obscure glazing.

Application 2005/02272 – Furze House

Demolition of garage/workshop and erection of new building to form ancillary accommodation and games/studio area to main house together with formation of 1.75m high stone wall adjacent to Cliff Lane.

Date: 21/05/2008

Decision: Approved

Conditions:

- The annexe/ancillary accommodation hereby permitted shall not be used other than in conjunction with the existing dwellinghouse and the dwellinghouse together with the extension hereby permitted shall not be used for any other purpose than a single dwelling unit without the prior written consent of the Local Planning Authority and in particular shall not be used as two separate dwelling units. REASON: The siting of the building in relation to the existing property together with the fact that it has no separate parking provision would result in a separate dwelling which having regard to its position should only be used as an adjunct to the dwelling.

RELEVANT LOCAL APPLICATIONS, PROVIDING PRECEDENT FOR THE PROPOSED APPLICATION

Application PA/07821 – Treverden, Cliff Lane

Proposed alterations and extension with new garage and games room.

Date: 12/01/2011

Decision: Approved

Conditions:

Application PA14/05212 – The White House, Cliff Lane

Extension and internal alterations.

Date: 11/06/2014

Decision: Approved

Conditions:

- Pre-use of the balcony a 2m high obscure glazed panel/solid obscure panel shall be installed along the south elevation to prevent overlooking.

Application PA17/10745 – Tamarisk Place, Cliff Lane

Extension and improvements.

Date: 10/11/2017

Decision: Approved

Conditions:

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT



DESIGN

USE

The current use of the property is as a single dwelling and this is not intended to change. The improvements are intended to improve the accessibility of the property to something more suitable to the homeowners requirements. The development also seeks to improve the use of the dwelling by extending the existing facilities to something more suiting a six bedroom property, and introducing an improved entryway with through access to the terrace and beach.

AMOUNT

The proposed development increases the ground floor footprint by a modest 614 sq/ft [57 sqm] including setting back the form to the rear (seafront) facade. The proposal makes use of a disused external side access space, replacing it with an internal access incorporating shower, bootroom and utility facilities. The extension equates to 2% of the original garden and therefore is not deemed to have significant impact on external amenity for the property.

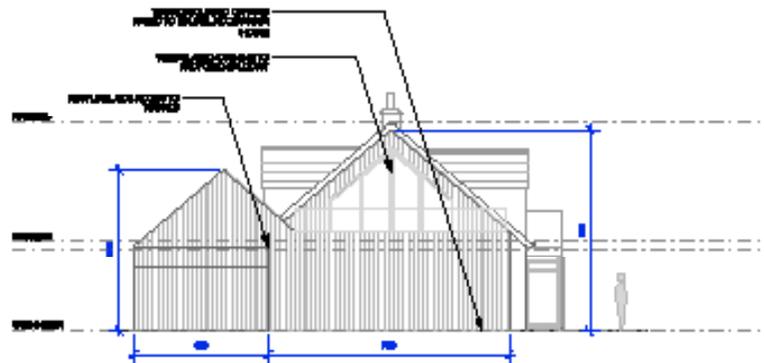
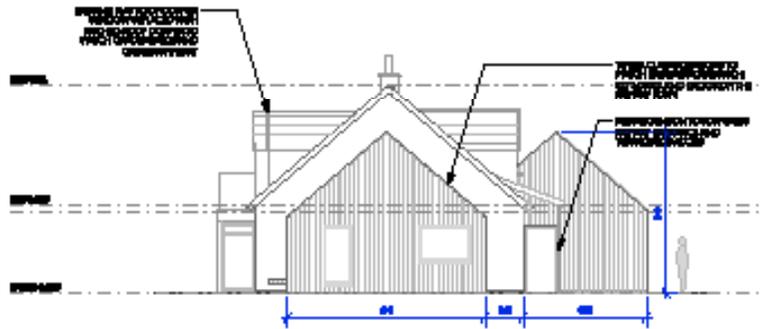
LAYOUT

The layout has been designed to improve accessibility and the buildings current use as a single house, providing the occupants with a more generous entrance and family dining area, as well as accessible bedroom and bathroom. The existing layout of the property features narrow means of access for the number of occupants, and nothing in the way of cloakroom storage. Additionally, the narrow corridors and cramped dining area make the current facilities impractical for the owners family and accessibility requirements. The inclusion of a new primary entrance with level threshold will vastly improve accessibility for the home. Much of the remaining layout is to be retained, with minor works widening the access corridors at the ground floor; and the provision of new bathrooms to the existing bedrooms will help to improve the usability of this existing fabric.

SCALE

The side extensions have been designed to match the form of the existing house in character; sitting at a reduced scale to emphasise subservience to the existing form and utilizing modern materials and detailing to distinguish the new fabric from the old. The majority of the extension is single storey with a small two storey extension provided to create a small study at first floor connected to the master suite.

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT



Consideration has been given to the overlooking implications for the neighboring properties, facing key views away from houses. The existing view over the treeline boundary from the master bedroom is recreated with glazing to the new study and balcony.

LANDSCAPING

The proposal seeks to raise the terrace to provide level access from the house for accessibility purposes. The existing stairs are to be re-worked to the associated level change.

APPEARANCE

Vertical timber cladding has been specified to place the building within its context as a beach house, a material that is seeing increasing use in the new development of the area. The quality of materials, and detailing have been developed to enhance and improve the appearance of the existing building. The materials selected have also been considered to reduce the thermal gain, a significant issue in the existing conservatory, and to ensure longevity and durability in the exposed location.

ACCESS

INCLUSION

Accessibility requirements form the key driver for the development. Corridors and doors are proposed to be widened and accessible facilities, including a new bedroom and ensuite with hoist equipment in the ceiling, are to be added. The formation of a new level access primary entrance with space for arrival and storage also help to alleviate the families access requirements. The new extension provides new level access to a terrace beyond.

VEHICULAR

The proposed alterations will not change the existing access arrangements to the property.

2104_FURZE HOUSE | DESIGN & ACCESS STATEMENT

CONCLUSION

The proposal aims to renovate and upgrade the property to create a modern family home that provides full accessible accommodation, promotes better living space, whilst remaining sensitive to the character, scale and language of the surrounding area.

The proposal aims to provide dynamic use of the family home for all of the family, and futureproof access throughout.

The whole proposal will upgrade and improve the quality, practicality, amenity, energy and appearance of the property through considered design, careful detailing and the use of high quality building materials. By improving light, energy, accessibility and functionality of the house, the design will transform the property into a sustainable, contemporary, versatile and suitable family home that will last for years to come.

