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PROPOSED CONVERSION OF ATTACHED GARAGE TO BEDROOM,

1 PRIMROSE LANE ESTATE

GOLDSITHNEY, PENZANCE

For

Ms. C. Jilbert

DESIGN & ACCESS STATEMENT / HERITAGE ASSESSMENT.

ATL / 753 01/07/2021

1. Introduction.

- 1.1** M&A Associates have been instructed by Ms. Jilbert to prepare this statement in support of an application for the conversion of an attached garage to a bedroom at 1 Primrose Lane Estate which is submitted to Cornwall Council together with this statement. The statement is intended to explain and support the proposals in all material respects.
- 1.2** The application site lies in a residential area surrounded by similar properties of a generally late 20th century style. The site is irregular in shape and measures approximately 0.06 Ha in area. The site adjoins Primrose Lane.
- 1.3** No trees will be affected by the proposal.
- 1.4** The site does not lie within any flood risk zone as defined by the Environment Agency, nor does it lie within any Critical Drainage Area. The slight additional roof water run off will be dealt with on site by means of the existing soakaway. Foul drainage is by a main sewer and no increase in output is proposed.
- 1.5** Parking will not be affected
- 1.7** No PROW will be affected.

2. Design proposals.

- 2.1** The proposal seeks planning permission for the conversion of an existing attached garage to form an additional bedroom. The fenestration layout will not present any overlooking problems. Adequate private amenity space will remain together with improved parking and turning space.
- 2.2** It is felt that the proposal will not have either an overbearing or overshadowing effect upon adjacent dwellings nor will it be an over-development of the available area. The improvement in the appearance of the building will be a benefit to all neighbouring properties.

3. Access statement.

The building is approached over a private drive with ample parking facilities.

Access to the building is via an ambulant disabled accessible threshold. Parking area and access way to the door will be flat, well drained, suitably surfaced and sufficiently wide to allow access for ambulant disabled users.

4. Heritage assessment

The site lies within the Cornish Mining World Heritage Site (Tregonning and Gwinear Mining District), however it sits within a development of similar dwellings and is not near and does not affect any heritage asset or the setting of the World Heritage Site. The site is screened from general view by the topography of the area and the surrounding similar bungalows and is not visible from the older part of the village. The site does not lie within any conservation area or designated area nor is it within the proximity of any listed building or its grounds. It is felt that, owing to the simplicity of the proposal and its complete integration with the surrounding properties that any further depth of assessment is not necessary.

5. Summary.

The proposal will improve the residential amenities of the occupiers dwelling whilst having a limited effect upon the character and appearance of the surroundings.

Owing to the modesty of scale of the proposal it will not harm the adjoining resident's amenities in terms of overlooking, overshadowing or overbearing appearance. Highway safety will be improved owing to the ability to turn within the boundaries of the property.

6. Documentation.

Appended documentation

Application form / ownership certificates

Site and location plans

Floor plans and elevations

CIL additional information form