



Wednesday, 4 August 2021



**Hormann
Architects**

RIBA   Architects
Registration
Board

01326 761 290

www.hormann-architects.com

Falmouth, TR11 3PF

Design and Access Statement

Applicant: Mr and Mrs Clarke

Project: Demolition of garage and erection of single storey annexe

Location: Baythorn 1 Spemen Wyn Road, Falmouth, Cornwall, TR11 4EH

1. Introduction	2
2. Use	2
3. Size	2
4. Layout	2
5. Landscape	2
6. Access	2
7. Appearance	3
8. Sustainability	3
9. Summary	3



1. Introduction

- I. The property is a residential, four-bedroom detached home with a separate single storey garage workshop.
- II. The proposal is to demolish the garage and workshop in order to create a single storey annexe which will provide an extra bedroom and living space for the property.
- III. The property lies within a Conservation Area and accordingly, all works will be carried out with materials and design to be appropriate and befitting of the area's style.
- IV. The main property is situated across the road from a Tree Preservation Order which will not be affected by the proposal.

2. Use

- I. The house is used as a residential property.
- II. The proposed use will remain the same in accordance with Article 4 direction orders.

3. Size

- I. The size of the site is 970m²
- II. The footprint of the garage/studio 27m²
- III. The footprint of the annexe studio is 52m²
- IV. The footprint of the existing house is 140m²
- V. Considering the size of the plot and footprint of the existing house the proposal is suitable for the site as the relationship from garden area to build area is similar to adjacent properties.

4. Layout

- I. The layout of the main building remains unchanged.
- II. The current layout of the garage workshop is a single open room garage workshop.
- III. With the proposal, the garage workshop would be extended along the property's driveway by approximately 2m and would be converted into an annexe.
- IV. The entrance to the annexe is from the rear garden of the main property. The annexe has a living studio space for yoga and family to stay, a bedroom and a shower room.

5. Landscape

- I. The access remains unchanged.
- II. There is an planter in front of the proposal to create a division from the parking area.
- III. The extended area of the annexe is covering existing paved area of the parking space. The terrace on the east elevation of the proposal will be replaced with permeable paving. There would be a minor increase to surface runoff water.

6. Access

- I. The existing main access will remain unchanged.

7. Appearance

- I. The current garage workshop has white cladded walls and slate roof tiles.
- II. The proposed annexe would keep the existing slate tiles and have wood cladding/white render, which would match the stylings of the main property.
- III. Doors and windows would be made from aluminium, to match the existing house.

8. Sustainability

- I. The proposed extension adds an extra living/potential work space for the family and creates a much more flexible and practical space than that of the existing layout while adding just a small increase to the footprint.
- II. The extension will be built to a minimum of current standards.
- III. Hormann Architects have a special interest in wildlife and have an excellent reputation for adhering to regulations and collaborating with specialists when dealing with any wildlife during the planning and, more importantly, the construction phase.

9. Summary

- I. While providing a valuable additional living space (of increasing importance given the past year of COVID-19 and its implications), the impact of the proposed extension has been designed to be unobtrusive and to match with the existing context.
- II. All work will be carried out to a high standard in terms of minimal impact to the fabric of the existing house, being careful and respectful, and using materials already in use in the context. The applicants are keen to create an attractive and useful addition to complement their existing house.
- III. Please see all information and drawings as part of this application.