



17 June 2021



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Falmouth, TR11 3PF

Heritage Assessment

Applicant: Mr and Mrs Clarke

Project: Conversion of a garage into a single storey annexe

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

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1. Introduction

- I. The property lies within the Conservation Area.
- II. The application is for the conversion of a single storey garage workshop into an annexe.
- III. The main house will be entirely unaffected. The proposal will be in the style of the main house.

2. Demolition and new work

- I. The existing garage will be removed and replaced with the new single storey construction.
- II. From an external viewpoint, changes would be minimal, with the proposed annexe remaining at the current height but being extended by approximately two meters along the direction of the driveway.
- III. The slate roof would be kept and the external walls would be updated to match the main house, with white render/wooden cladding.

3. Summary

- I. The majority of the proposed works are internal, with the externally visible changes being those of the additional windows as well as repairs/updates to the roof and wall, which would bring them more in line with the appearances of the main house and the neighbourhood.
- II. The difference in appearance from outside of the property would be negligible. We consider that the proposal is suitable for the conservation area.
- III. All work would 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.
- IV. Direct neighbours behind the proposal have been consulted and due to the fact it is a single storey extension in the style of the existing house reacted positive.
- V. Please find more information in all drawings and in the Design and Access Statement.