

LHG Projects | Architectural Design

Design, Access & Heritage Statement

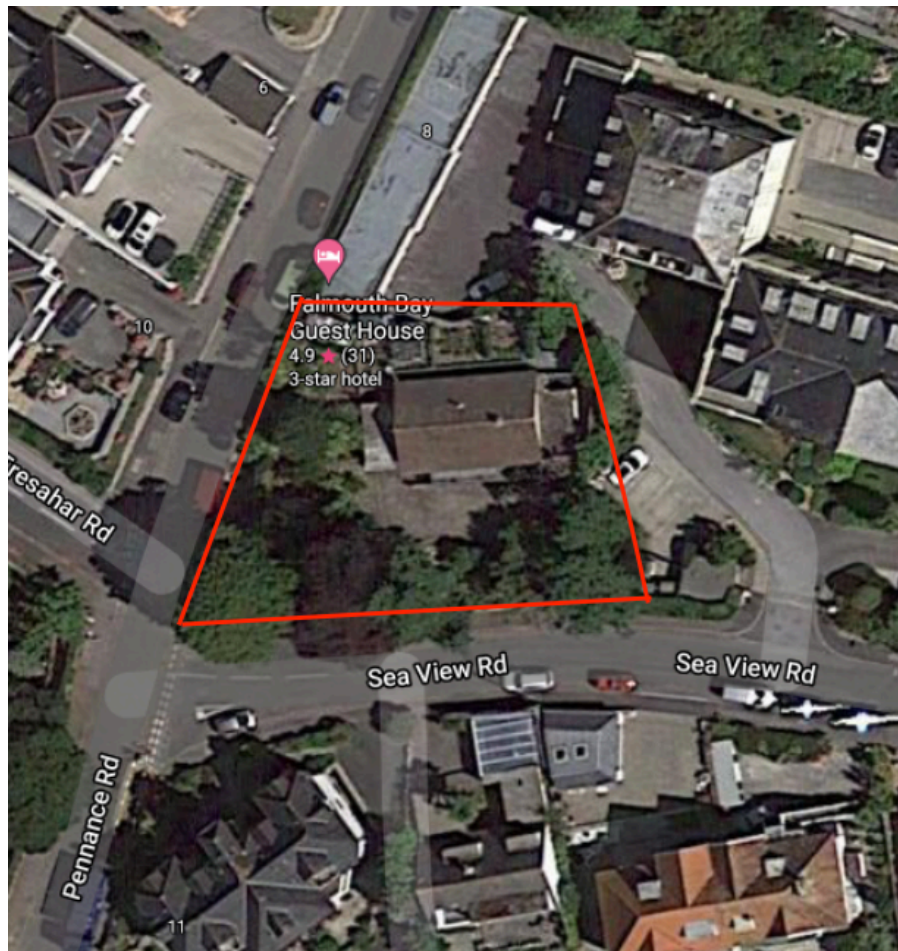


**Santilana
Sea View Road
Falmouth
Cornwall
TR11 4NL**

Introduction

This statement accompanies an application for permission to demolish the existing property at Santilana, Sea View Road, Falmouth TR11 4NL and construct a replacement dwelling on the site

The existing building is in need of extensive refurbishment and modernisation and the applicant has decided that the most efficient way forward would be to demolish the existing house and replace with a new modern, energy efficient, 4 Bedroom family house for his family.



Google Earth Image

Site Description

'Santilana' occupies a prime position on the corner of Sea View and Pennance Road, almost completely hidden from view by well stocked surrounding gardens. It is a detached bungalow dating, we understand, from the 1960's, just minutes' walk from the seafront, beaches, coastal path, harbourside and town centre.

Set back from Sea View Road, behind a broad granite retaining wall, which continues along the side boundary to Pennance Road, 'Santillana' enjoys a high degree of privacy with many mature flowering shrubs and specimen trees. Extensive parking is provided on a broad forecourt with a car port in addition to an attached garage

The site is located within a Conservation Area. It is not within and Area of Outstanding Natural Beauty and/or considered an area ordained for its landscape or biodiversity value.

The dwelling is a short walk from local amenities and shops. With Falmouth town centre just a 15 minute walk away providing access to larger shops and supermarkets.

Heritage Impact Statement

The residential nature of Falmouth is unique for it's range of properties. From modern developments to strong characteristic buildings.

'Santilana' lies in the heart of the historic coastal town. The site is situated within a residential area. The plot is orientated as North - South giving views towards Gyllyngvase Beach. The property is a corner plot with a Guest house to the rear and a large residential apartment block to the East of the site.

The site is located within a Conservation Area, however the existing building is considered to be rather plain and simply detailed like many mass produced houses of that period. It is put forward that this is an opportunity to replace the existing building with a new dwelling of architectural merit which will add value and enhance the conservation area.

The existing boundary treatments which form part of the character of the conservation area will remain unchanged and the positioning of the dwelling on the plot will cause little disruption to the existing landscaping.

Relevant Planning History

Having researched the planning history of the site, apart from works to the trees on the site, there had been no previous applications for the site

Design Evaluation

The design approach has been based on an examination of the context of the site and its relationship to its surroundings, including neighbouring properties.

The principles applied are that the proposed extension should:

- relate well to the geography and history of the area and the lie of the land
- sit happily in the pattern of existing development
- respect outlook and maintain privacy
- respect the scale of neighbouring buildings
- use materials as high in quality as those used in existing buildings

- create attractive views which add to the variety and texture of the setting

The design has been developed in detail using the guidance in the Council's advice and relevant policies.

Access

The new dwelling will be accessed using the existing entrance off Sea View Road. The existing driveway will be also be retained.

Layout

The new dwelling will be constructed using modern materials and construction methods which will achieve U-Values far in excess of the building regulation requirements.

The new dwelling will be positioned on the same building line as the existing dwelling, even utilising the existing foundations if deemed suitable. The increase in footprint to the East & West Elevations are over the previous garage and into existing hardstanding respectively. Likewise the increase in footprint to the North of the site is again into the existing paved area/vegetable patch.

The size and location of the new dwelling do not result in any significant loss of private amenity space or any landscaping features of merit.

The internal layout of the property has been design to provide a modern open plan layout with views towards the sea from the main living spaces.

Scale

'Santilana' has a site area of approximately 880 square meters. The existing building has a footprint of 122 square meters. The proposed dwelling will only increase the footprint by 53 square meters to 175 square meters, which equates to only 20% of the total site.

It is proposed to use the existing plinth on which the building sits to construct the dwelling.

The ridge height of the new dwelling will be increased from 4.9m to 8.15m, an increase of 3.25m. The additional ridge height will provide a dwelling of 1.5 storeys in appearance and allows for the creation of the 4 bedrooms on the first floor. It is put forward that the increase in ridge height has no impact on the neighbouring properties, all of which are significantly higher and will not detract from the character of the site.

Appearance

The new dwelling will be constructed using modern materials to create an existing addition to the conservation area.

The new roof will be covered with slate, with leaded/zinc dormers which will sit well and blend into the roof.

Elevations will be a combination of rough coloured render and cedar weather boarding to add context and interest to the elevations.

Grey powder coated windows will be used through the building to create the modern aesthetic appearance.

The design of the fenestration, has been carefully considered to ensure the privacy and reasonable outlook of existing residents as well as of the new occupants is not compromised.

PVCu fascia boards, soffits and rain water goods will be fitted to match the surrounding properties leading to less maintenance for future use.

Sustainability

Landscaping :- The existing soft planting, trees, hedges, bushes will remain largely unchanged as the new dwelling will be sited in the same position as the existing dwelling. Any changes to hard landscaping will be permeable.

Surface Water :- Is possible the applicant proposes to install new soakaways

Conclusion

The proposals will provide a sustainable, quality addition to the housing, within the existing suburban area.

The scheme will be in accordance with the adopted policies, but will also aim to help deliver a strategic social economic growth for the area, with an underpinning prevalence to sustainable development.

The proposals have been sensitively designed to preserve and support the distinctive local character and protect the amenity of neighbours. Therefore the application fully accords with the both National and Local Development Policies.