



D&A

DESIGN AND ACCESS STATEMENT

18 BEECH TERRACE

INTRODUCTION

This 'design and access statement' has been produced in line with planning requirements as set out by Cornwall Council for the proposal of loft extension and ancillary studio/garage space at the location of '18 Beech Terrace'.

CONTENTS

1. Design Statement
2. Material Use
3. Ecology Statement
4. Access Statement
5. Hours of Operation
6. Waste Disposal

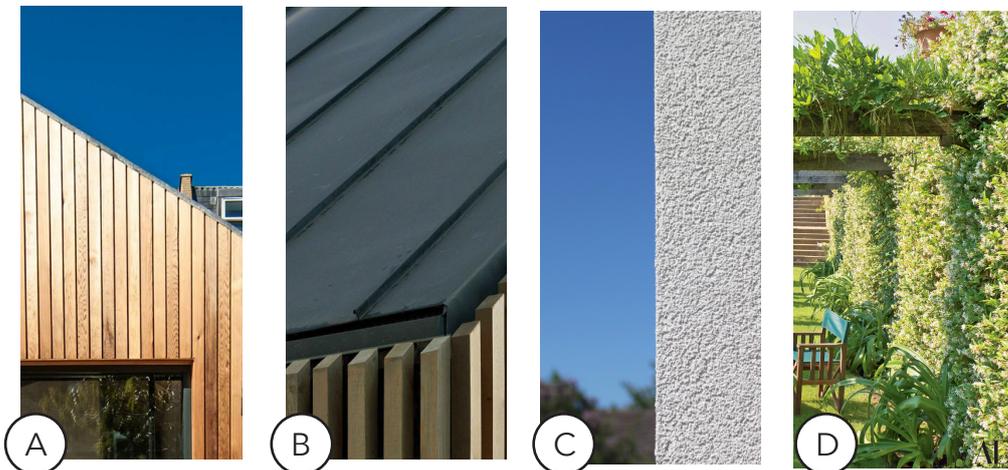
1. DESIGN STATEMENT

The proposed extension and /garage/studio at '18 Beech Terrace' aims to provide vital ancillary living space for the family of Mr and Mrs Koski Sibelius upon their arrival to Looe as full time residents with their 3 children.

The existing house comprises is built from a combination of block and stone, painted white with a traditional slate roof. The proposed works will seek to provide a contemporary lift to the rear of the property that is considerate and well suited to the existing vernacular of the hillside dwelling. The chosen materials intend to supplement the

2. MATERIAL USE

A sensitive palette of materials have been carefully chosen to complement the existing site whilst giving the apartment its own identity from the primary residence. The external proposed external materials are detailed below....



A) ACCOYA CLADDING

Open-joint, Accoya cladding will be used to supplement a variety of timber trellis and planting elements to bring a warm, natural aesthetic to balance this proposal.

B) ZINC STANDING SEAM CLADDING

Used as a contemporary alternative to traditional slate, zinc standing seam cladding will provide a style that is appreciative of the traditional building elements of Cornish architecture.

C) WHITE RENDER

Parapet walls around the private garden area will be finished with a white render to match the existing building.

D) BIOPHILIC SCREENS

A variety of evergreen plant species will be introduced on trellis structures around the garden to give the residents more privacy and provide pollinators with new habitat.

3. ECOLOGY STATEMENT

Investigation into the ecology of 18 Beech Terrace provides no evidence that the scheme will impact any of the wildlife that inhabits the area and the proposed biophilic additions to the premises hope to provide additional habitat for pollinators and small birds.

4. ACCESS STATEMENT

Access to 18 Beech Terrace currently consists of a vehicular access via private driveway from West Road and a pedestrian entrance to the house from Beech Terrace. As the site benefits from a large car port on the West Road side of the premises all deliveries and enabling works required to facilitate the proposal be contained within the boundary of the site. The final construction of the garage element of the proposal will require that deliveries are made from the roadside as there will be no available space on site.

5. HOURS OF OPERATION

The daily hours of construction will be 0800-1700hrs Monday-Friday. No construction activity will take place after 5pm on weekdays and at weekends.

6. WASTE DISPOSAL

All waste will be stored on site and disposed of upon completion of the project. All waste will be recycled where possible and disposed of by a professional with a waste carriers licence.

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