

DESIGN and ACCESS STATEMENT (INCORPORATING HERITAGE STATEMENT)

PROPOSED EXTENSION AND ALTERATIONS AT
11 THE CRESCENT, TRURO TR1 3ES
REF: 16-185-DS REVA



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1. LOCATION OF PROPERTY

The Crescent is located in a conservation area of Truro close to the railway station. The property is situated towards the eastern end of the road on the south side. It is one of a number of similar terraced Victorian and Edwardian houses in the road and surrounding streets, with a number of different styles, including some new developments.

2. CONTEXT AND CHARACTER

The housing stock in and around the area consists of a mix of styles and age but is predominantly Victorian and Edwardian, with similar stone-faced terraced houses in streets to the south of the railway line, which has resulted in the area being designated as a conservation area. Most are natural stone faced with slate roofs, bay windows and with dressed window and door surrounds.

3. DESCRIPTION OF THE EXISTING BUILDING

Number 11 is one of four terraced three-bedroom properties with a small front garden with steps up from the pavement level. The current owners are recent purchasers and intend to improve and repair the property which hasn't had much internal work done for many years. At the rear there is a long garden which slopes upwards away from the house.

The front elevation has been pebble-dashed but part of the rear still shows signs of the original building with red brick and stone around the windows. In keeping with most terraced houses of this age there is a double height rear construction which houses the kitchen/dining room and the third bedroom. A lean-to structure at the end of this has been added and continues to the next-door property.

An external area to the side of this rear part is concreted over and currently only forms a space to access the side/rear kitchen door and the garden.

The garden is lawn, bounded by a fence and low wall to the sides with a small shed at the end where there is access to a pedestrian alleyway.



REAR VIEW FROM THE GARDEN



REAR VIEW FROM THE UPSTAIRS BEDROOM

4. PROPOSAL

The client wishes to improve the living accommodation for their young and expanding family by creating a home for foreseeable future living. The major part of the whole house refurbishment is to be a rear and side ground floor extension with a large lantern-style rooflight at the side and large glazed doors and window at the end. The whole extension will project no further than the rear of the current lean-to but will totally enclose the side space. Internally, existing walls will be removed to create an open plan kitchen/dining space with direct access to the garden from rear doors. A flat roof over the space will have two additional flat rooflights as well as the lantern to increase daylight into the new area. The small amount of solid rear wall, as well as the side enclosing walls, will be rendered and painted, as are the upper walls currently. The existing loft space will have four conservation rooflights added and will be boarded out for future storage use.



PROPOSED VIEW FROM GARDEN



PROPOSED ELEVATED VIEW

5. DESIGN AND CONSTRUCTION

As there is little or no part of the extension visible apart from by the immediate neighbour, the materials and external finishes will be kept to a simple palette of rendered and painted walls, natural stone copings and a flat roof finish of either EPDM rubber or fibreglass.

The window and door in the rear wall will be of a Crittall type with horizontally separated glazing panes and a powder coated dark grey finish.

The construction will be of traditional masonry with a flat roof. The longest side wall will be wholly constructed on the client's property whilst the wall against the neighbouring lean-to will be subject to a party wall agreement.

6. AREAS

External footprint:	Existing – 75m²
	New – 92m²
Additional area (gross)	– 17m²

Ground floor internal floor area:	Existing - 62m²
	Proposed - 76m²
Additional area (net)	Ground floor - 14m²

Total curtilage	- approx. 214m²
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7. ACCESS

External access will not differ significantly as no new access points are being proposed. However, the rear access doors will be significantly improved.

8. ENVIRONMENT

There will be no significant environmental impact to the development. No additional waste disposal, drainage, car parking, safety or security will be required. The house will remain as an owner-occupied three-bedroom property.

The development will not create any additional utilities demands.

Surface water drainage for the new flat roof can be handled with a new soakaway in the rear garden, subject to SWW Utilities recommendations.

The additional space will be used solely by the owner's expanding family and not for rental or other commercial gain.