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| <b>Project Name:</b> | Curlew, Highcliffe, Polzeath, Cornwall, PL27 6TN | <b>Project Ref:</b> | SCPC    |
| <b>Client:</b>       | Janet Steele                                     | <b>Date:</b>        | Sep '21 |

**1.0 LOCATION AND ACCESS**

Curlew is located on the Northeast side of Highcliffe, about half a mile from the centre of Polzeath where sufficient local amenities and links to public transport are located. There is a garage and off-street parking to the South East end of the site along with pedestrian access from the road. The proposals do not affect the external access but will improve the internal layouts for access.

**2.0 EXISTING HOUSE AND SITE**

Curlew is a Dormer Bungalow typical of this area of Cornwall, constructed in the mid twentieth century. The house has a hipped slate roof with flat roof to the single storey extension. The walls are white painted render with upvc windows and doors. There are currently two bedrooms in the roof with poor insulation and restricted space, the staircase currently obstructs good circulation at ground floor. The house is set about two thirds of the way up the 0.25 acre site with the garage and small garden to the Southeast and a large grass area to the Northwest. There are no protected and priority species evident on the site.

**3.0 CLIENT REQUIREMENTS**

The existing roof is in poor condition with little to no insulation, poor waterproofing and the existing purlins were cut to insert the dormer windows without any evident replacement support. The requirement is to provide a well-insulated roof with two better bedrooms in the roof and improved bathroom facilities.

**4.0 DESIGN NOTES**

Matthew Young Architects, although based in Oxfordshire, are actively engaged in several projects in Cornwall and have a good working knowledge of the vernacular architecture and local construction techniques. The existing ground floor walls appear to be in good condition and sufficiently insulated. The proposals are to completely remove the roof structure and replace with a new gabled slate roof of a slightly steeper pitch but with the eaves set at the same height. The new gable walls will be finished in white render to match the existing. The ridge will be about 54cm higher than the existing roof. The steeper pitch and gable will better tie in with the neighbouring property, it is also considerably lower than the replacement dwelling at Wildways current under construction under planning reference PA20/04322. The extensions will be constructed using appropriate high quality natural materials generally to tie in with the existing house and will be constructed to a high thermal performance with an upgraded heating system to improve the sustainability of the dwelling. The impact on neighbouring properties has been considered whilst developing these proposals.

**5.0 PHOTOS OF EXISTING SITE**

