

Design & Access statement for proposed Extensions to No.6 Godolphin Terrace, Marazion TR17 0EX. For Mr. Graham Beckett Esq. Illustration By Matt Robinson Architecture 07795 560 907 or 01326 221130

Introduction

No.6 Godolphin terrace is a semi-detached rendered blockwork house built in the 1960's as part of the Godolphin estate. Its located in the Cornwall Area AONB and is the subject of a legal Covenant by St.Aubyn Estate - it is directly opposite St.Michael's Mount and can be seen from the monument.

Owners Mr. & Mrs. Beckett are looking to extend no. 6 Godolphin Terrace in a considered way so that it respects the overall look of the estate, the individual house and its semi-detached neighbour no. 8. and detached neighbour no. 4.

the Photograph below shows the house in context from the car park/sea wall. Page 2 talks about the front of the house & page 3 the rear of the house.

Neighbours at No. 4 and No. 8 have been consulted about the proposals , and we have amended the design to accommodate their concerns. There may be a Party Wall agreement required for the wall on the boundary with No.8, but [REDACTED] has stated in an email that this is acceptable to him.

St.Aubyn estate have been consulted about the proposal and given positive feedback to a similar design.

Photographs:
Right: google maps , showing the location of No. 6 Godolphin terrace.

Bottom Left: view from the seaside car park opposite the Godolphin Estate.

Bottom Right:View of No.6 & its attached neighbour No. 8. , from the neighbour's garden.





South Elevation (facing the Mount):

The proposal is to replace the existing haphazard collection of extensions (balcony & conservatory) with a well thought out symmetric arrangement that has architectural aspiration.

The Conservatory would be replaced with a masonry and glass “garden room” in the centre of the elevation following the building line of the existing conservatory. (see sketches bottom left this page)

On the first floor, the balcony space would be moved to the central area using the flat roof of the sun room as decking. Moving the decking away from the house’s neighbour No. 8 Godolphin terrace will be a boon for both houses - you can see from the photograph that the boundary has been an issue with a huge hedge (now removed) separating the two properties. Overlooking issues will be much reduced.

Extending the ground floor bedrooms out by 1.5m will add 6m² of internal space and above each bedroom we intend to plant a flat roofed garden of succulents on this space.

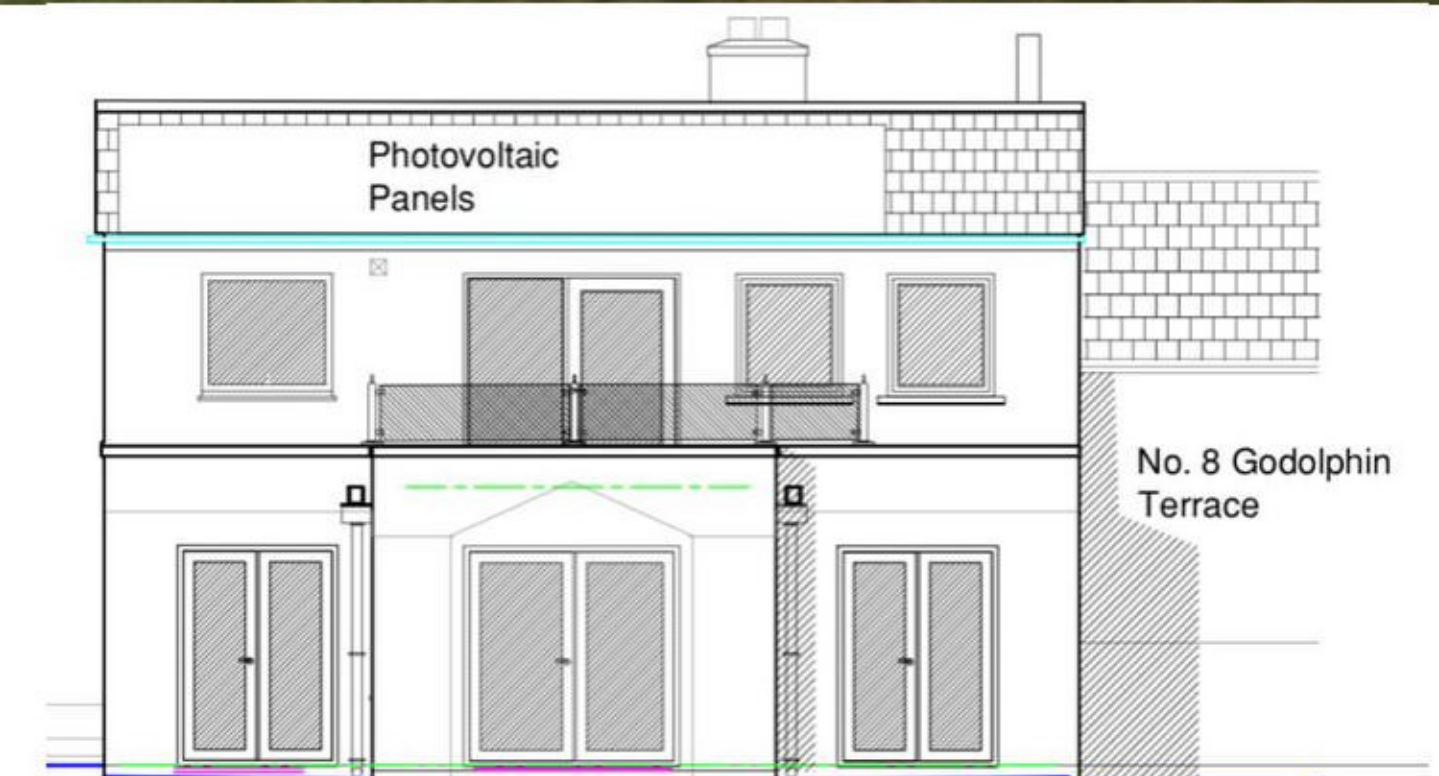
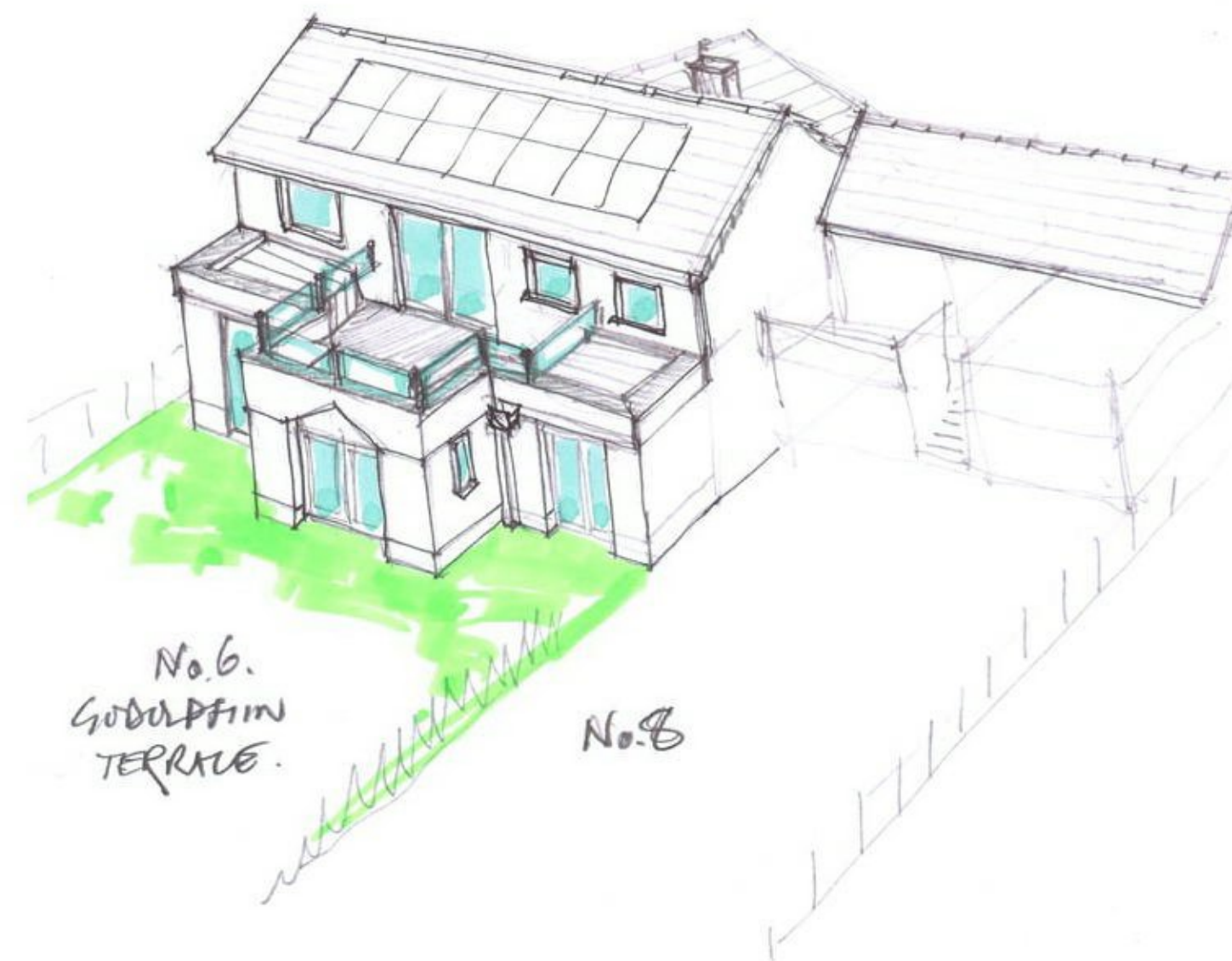


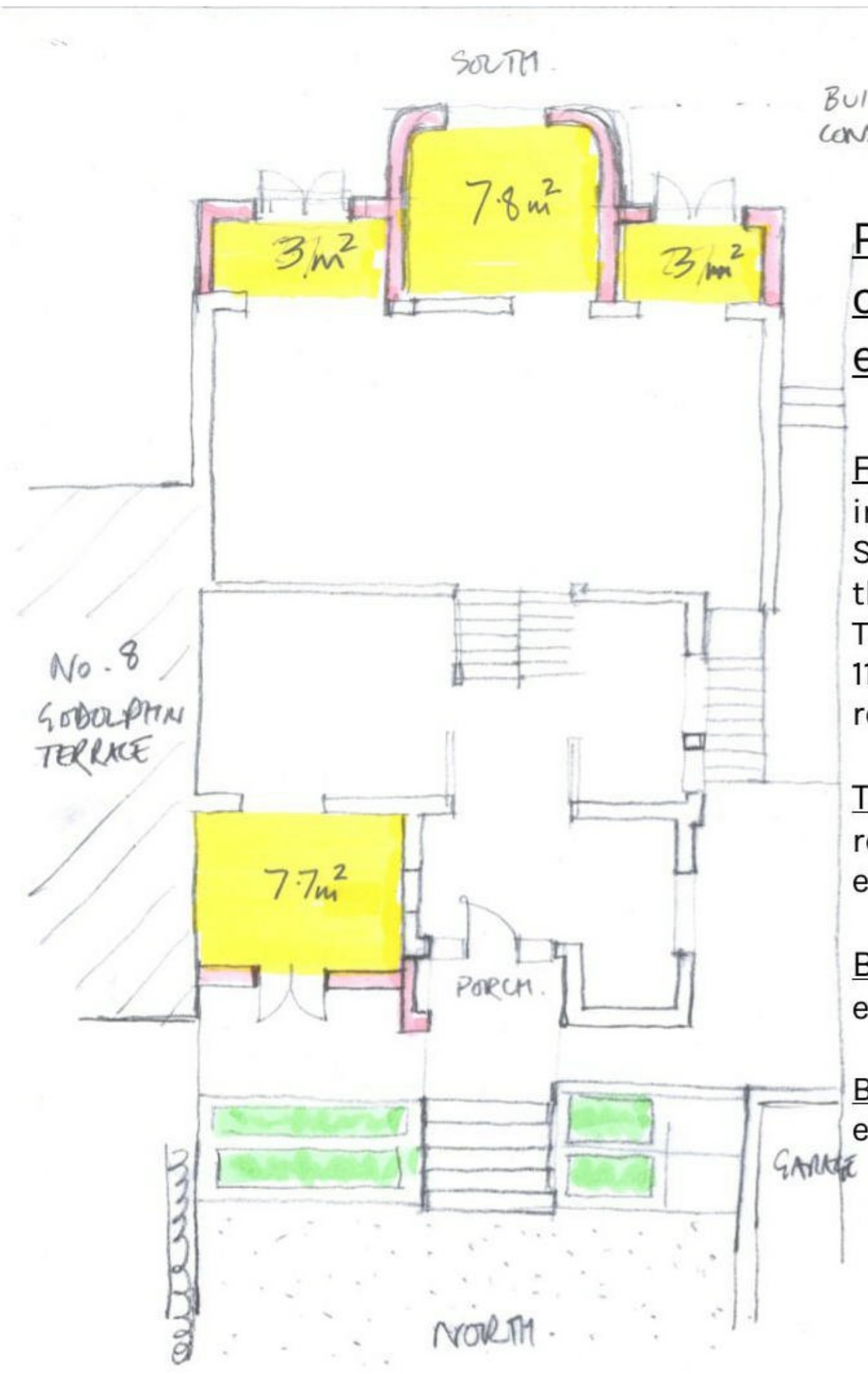
Above: existing South Elevation:

Far Right: photograph taken from the garden of No.8 Godolphin terrace showing the balcony perched right on the boundary of the two properties.

Right: Sketch scheme showing the new extension and balcony which we believe improves the privacy of No. 8 Godolphin.

Bottom Right: South Elevation





BUILDING LINE, EXISTING CONSERVATORY.

Proposed work to the Rear of the House (North elevation)

Floor plan (left) showing the small increases to the footprint on the South elevation (6m²) and 7.7m² on the North elevation. A total of 14m². The existing floor area of the house is 111.5m², so the extension would represent an increase of 12% of area.

Top Right: isometric looking at the rear roof plan, new bedroom extension & covered porch.

Bottom right, proposed North elevations.

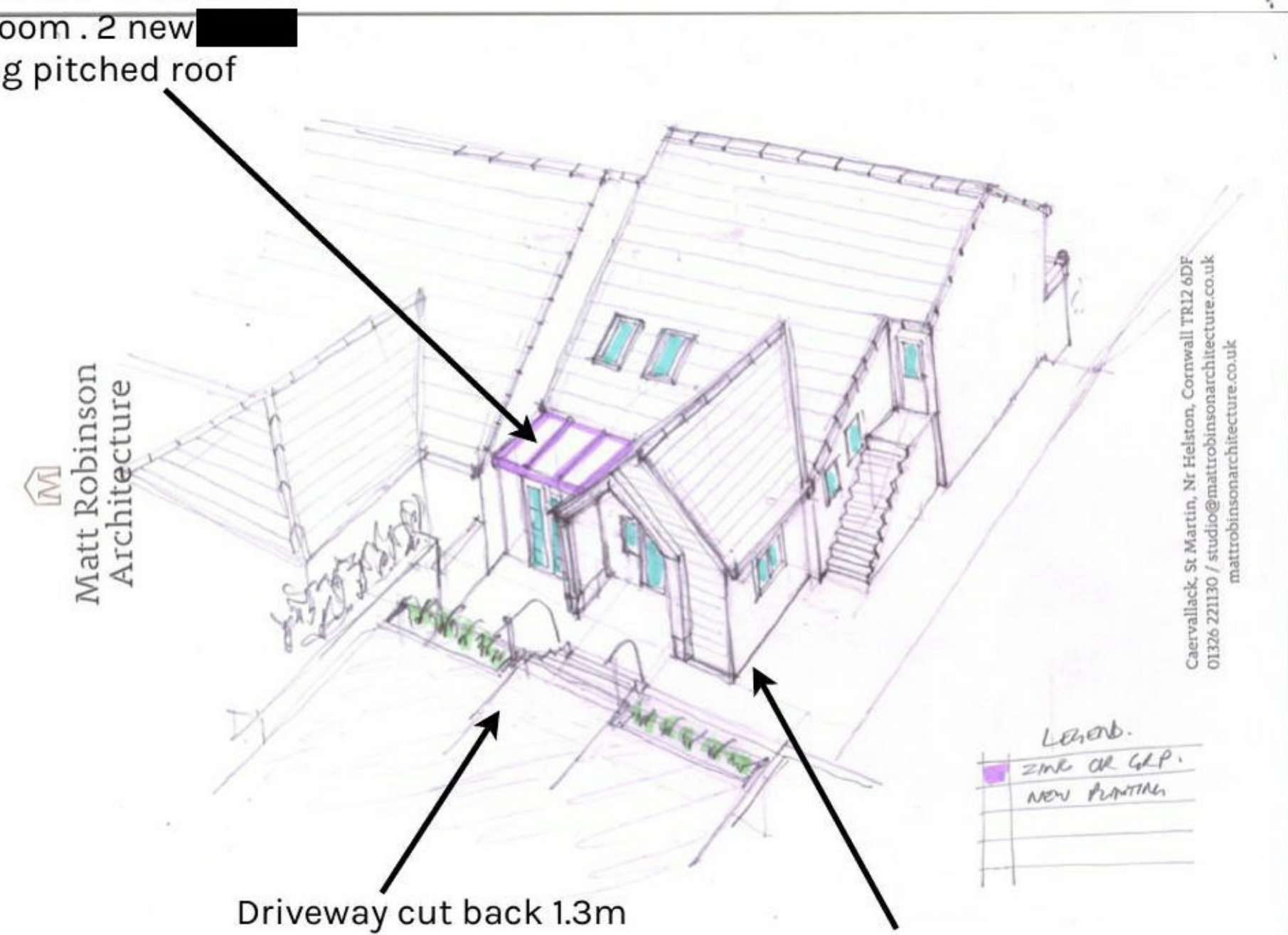
Bottom central: photo of existing rear elevation.

LEGEND.

	EXISTING BLOCKWORK.
	PROPOSED BLOCKWORK.
	NEW ROOM - AREA (MERGED INTERIORS).
	PLANTING.



Flat roof in GRP or zinc to new bedroom. 2 new [redacted] to existing pitched roof



Matt Robinson Architecture

Caerwallack, St. Martin, Nr Fédston, Cornwall TR12 6DF
01326 221130 / studio@mattrobinsonarchitecture.co.uk
mattrobinsonarchitecture.co.uk

Driveway cut back 1.3m with new generous centralised steps & planting to both sides.

New 22 degree pitched roof that creates a proper entrance to the house. Marley tiles to match



NORTH ELEVATION.