



layout reconfiguration and garden room

Design, Access and Heritage Asset Statement

Job number 0463.a

Planning Issue 27/10/2021

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This statement is to support the planning application for the internal layout alterations and new garden room to an existing flat within a Grade II listed building, Garden Flat, 4 Clarence Place, Penzance, TR18 2QA

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1.0 Introduction

Application Details

Location – Garden Flat, 4 Clarence Place, Penzance, TR18 2QA

Type of Application – Planning application and listed building consent

Agent – Märraum Architects

Applicant – Mr & Mrs Dunicliff

Description

Proposed internal alterations to a ground floor flat within a Grade II Listed Building. Minor landscape alterations, including the demolition of an outbuilding and greenhouse to create a single garden room.

2.0 Context



Principle elevation

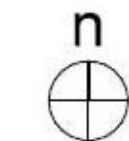


Rear elevation



Rear garden / outbuildings

The 'Garden Flat' sits in a terrace of listed buildings, Clarence Place within the Penzance Conservation Area. No 4, Clarence Place is one of multiple properties within the terrace which has been converted into flats. It is surrounded by further dwellings located on all boundaries, whilst the neighbouring properties demonstrate a mixture of built architectural characters there is mainly a traditional stone built aesthetic. Neighbouring properties have also completed successful high quality garden rooms, improving the overall aesthetics of the main buildings as well as the grounds.



Site location plan with boundary line indicated in red - Listed buildings in orange

3.0 Design and access

3.1 Use

The use of the main dwelling will remain the same.

The existing outbuildings are in poor structural condition. The more permanent replacement structure will be for ancillary residential use of the main property.

3.2 Amount

The GIA of the property will remain the same.

The rear garden is estimated to be 180m²

The existing footprint of outbuildings is estimated to be 8.5% of the garden leaving 91.5% of the garden.

The proposed footprint of new garden room is estimated to be 17.5% of the garden leaving 82.5% of the garden.

The new garden room will have little impact to its surroundings and retain a large percentage of useable garden space.



Visualisation of the rear extension



Visualisation of the garden room

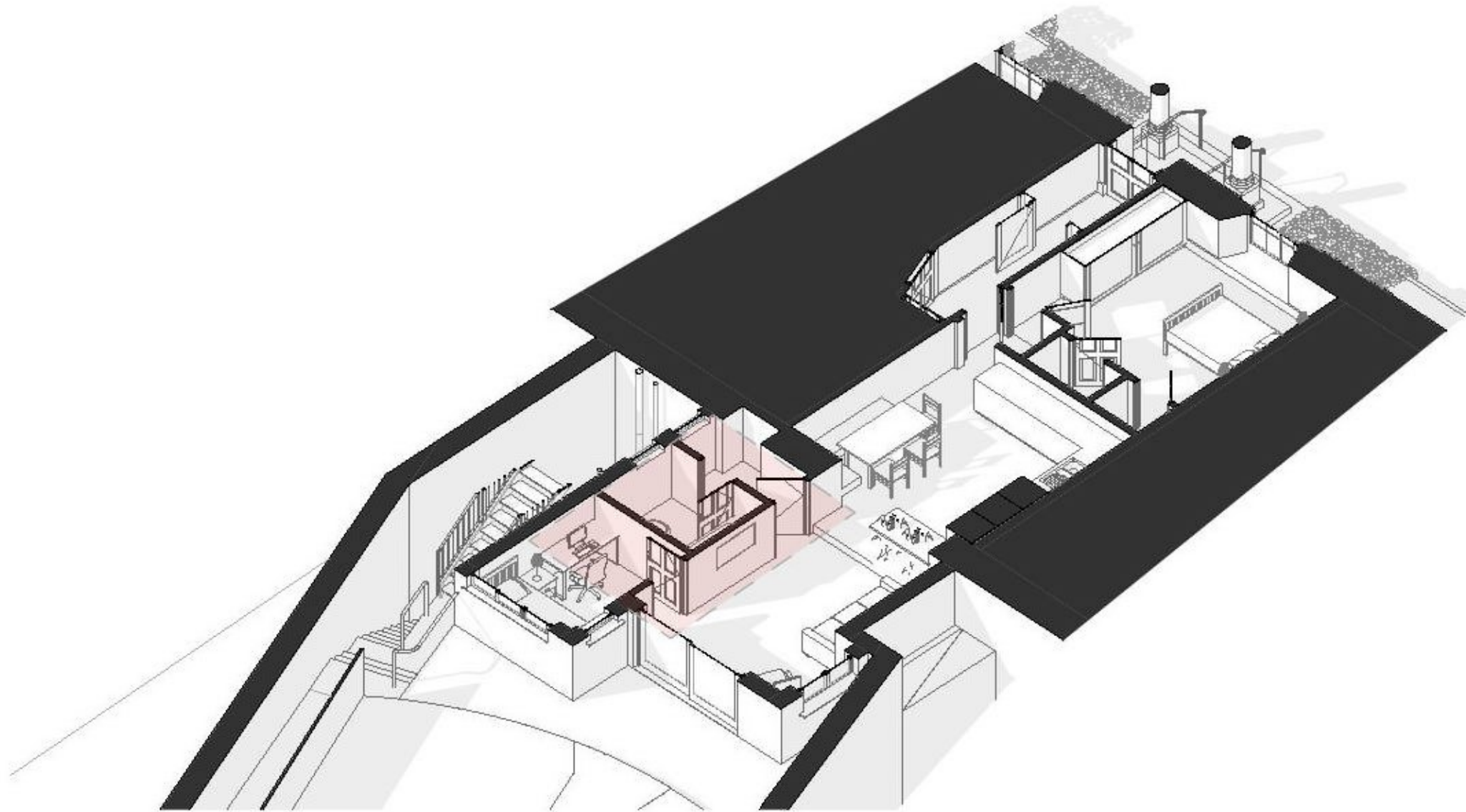
3.0 Design and access

3.3 Layout

There will be minor internal alterations to the existing layout. The majority of the works will include changes within the rear extension (highlighted in red)

The proposal will be to reposition the kitchen into the centre of the property and connect the main living room to the rear garden. Minor alterations to the layout will help create a secondary small bedroom / study and a more practical sanitary layout.

The layout to the original Listed Building will remain unchanged.



3.0 Design and access

3.4 Scale

There will be no change to the scale of the rear extension. The new guarding will be to a height to suit building regulations and will prevent the risk of fall from a height.

The garden room will have a low roofline to help reduce the overall scale of the proposal. The new roof will remain significantly lower than the neighbouring property 'The Old Stables'.



3.0 Design and access

3.5 Landscape

Minor landscaping alterations will be focussed on providing a suitable direct access to the garden room, and an improved seating area whilst maintaining the existing rear access for the other flats. Existing planting will be cut back and maintained whilst some new indigenous and decorative plants will be added to encourage pollinators and biodiversity

3.6 Access

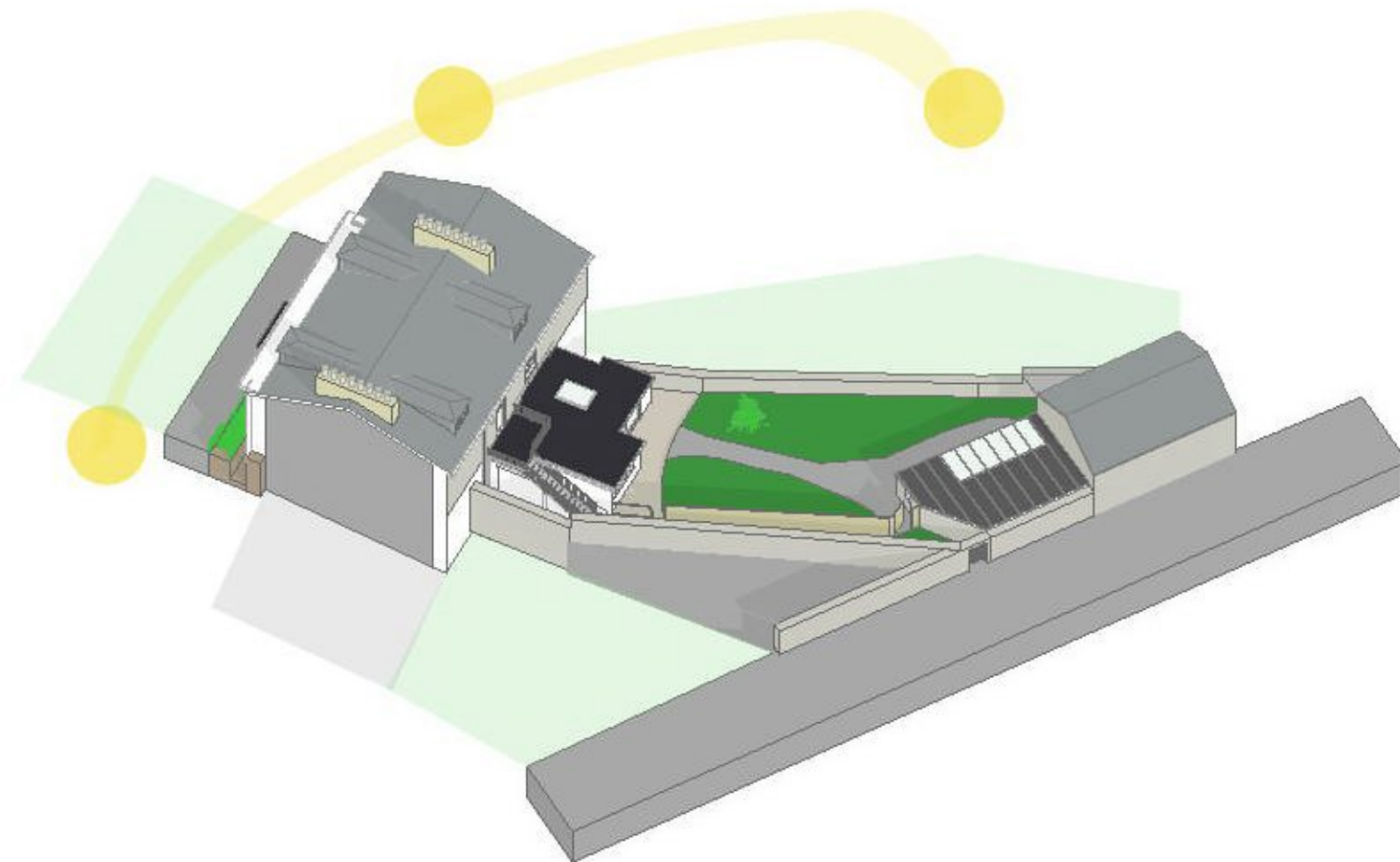
Existing Access will remain un-altered



Examples of landscaping



Examples of landscaping



Landscaping

3.0 Design and access



Example of roof



Example of windows/doors



Example of walls

3.7 Appearance

The palette of materials proposed is;

Main House

Walls	Render to match existing
Windows	Painted hardwood frames with non reflective glass
Flat roof	Single ply roofing with applied standing seam detail

Garden Room

Walls	Natural stone facing to match "Old Stable" with lime mortar pointing
Windows	Painted hardwood frames with non reflective glass
Roof	Standing seam single ply roofing



Visual

3.0 Design and access

3.8 Sustainability

As a practice that has established a track record for innovative and sustainable design, the proposal has been conceived with a sustainable mind-set from the outset.

The proposal has the following credentials:

Extending the life span of an existing property

Use of natural materials

Ability to incorporate a Solar array for production of energy in future

High levels of insulation

Specific low energy fixtures and fittings

Recycling of materials throughout the demolition and build



reduce, reuse and recycle

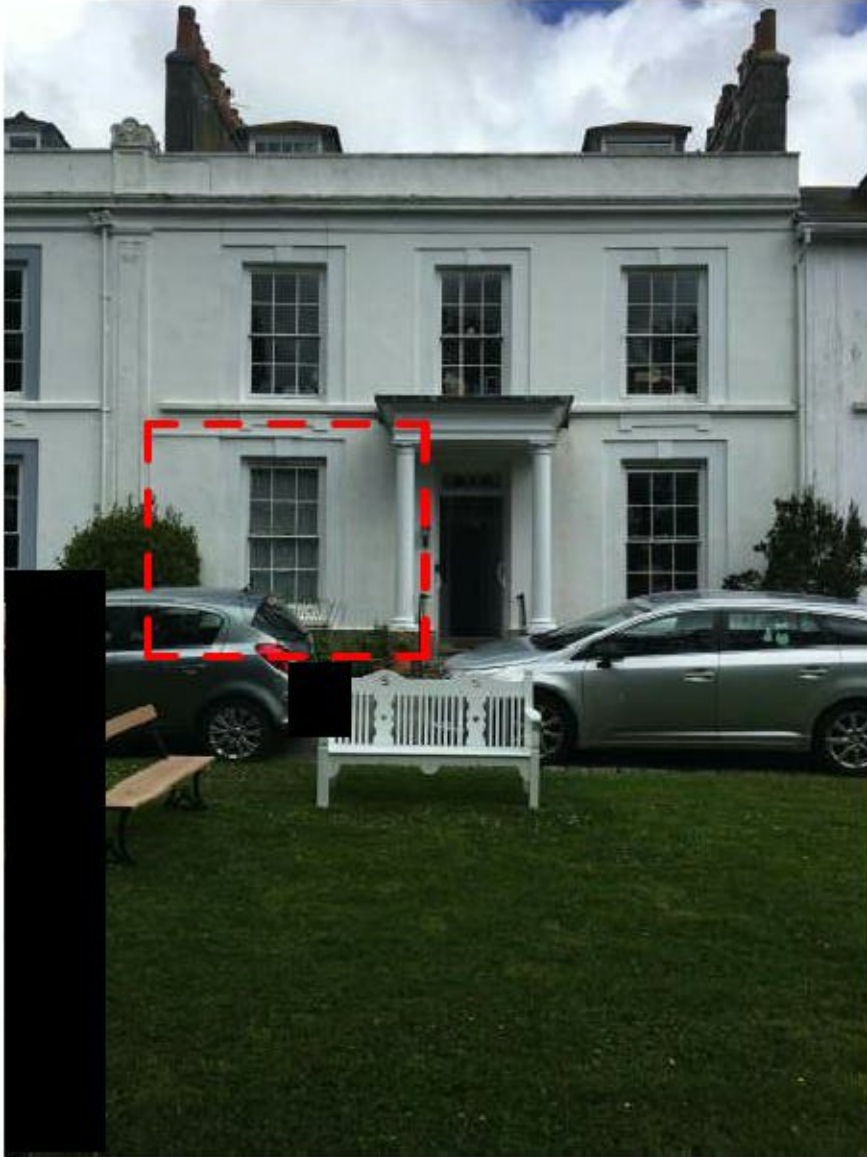


Thermal envelope improvements



Low energy fixtures and fittings

4.0 Heritage Asset



Garden room flat highlighted in red

4.1 Listing entry

List Entry Number: 1327489

Location

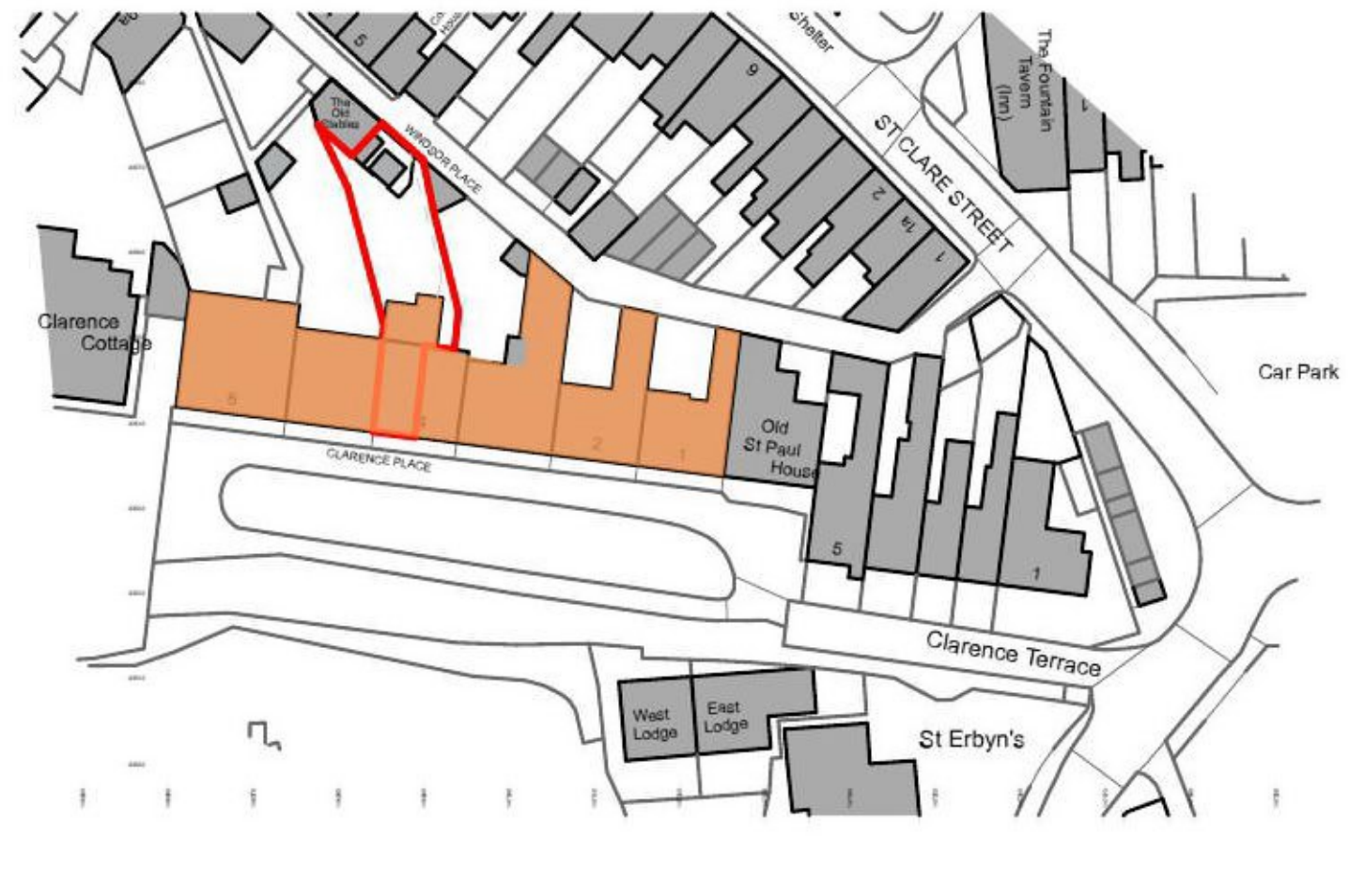
1-6, CLARENCE PLACE

Grade: II

Date first listed: 29-Jul-1950

Description

C19, Regency row of larger houses. Stucco. One string course, recessed architraves, scribed pilasters, parapets and cornices to Nos 1, 4, 5 and 6. 2 hipped dormers each. 2 storeys and semi-basements and attics. Each 3 windows, No 6 has 2 splayed windows on ground floor. Entrance porches, open, Tuscan columns and entablatures. Wide sweep of communal grass in front of houses.



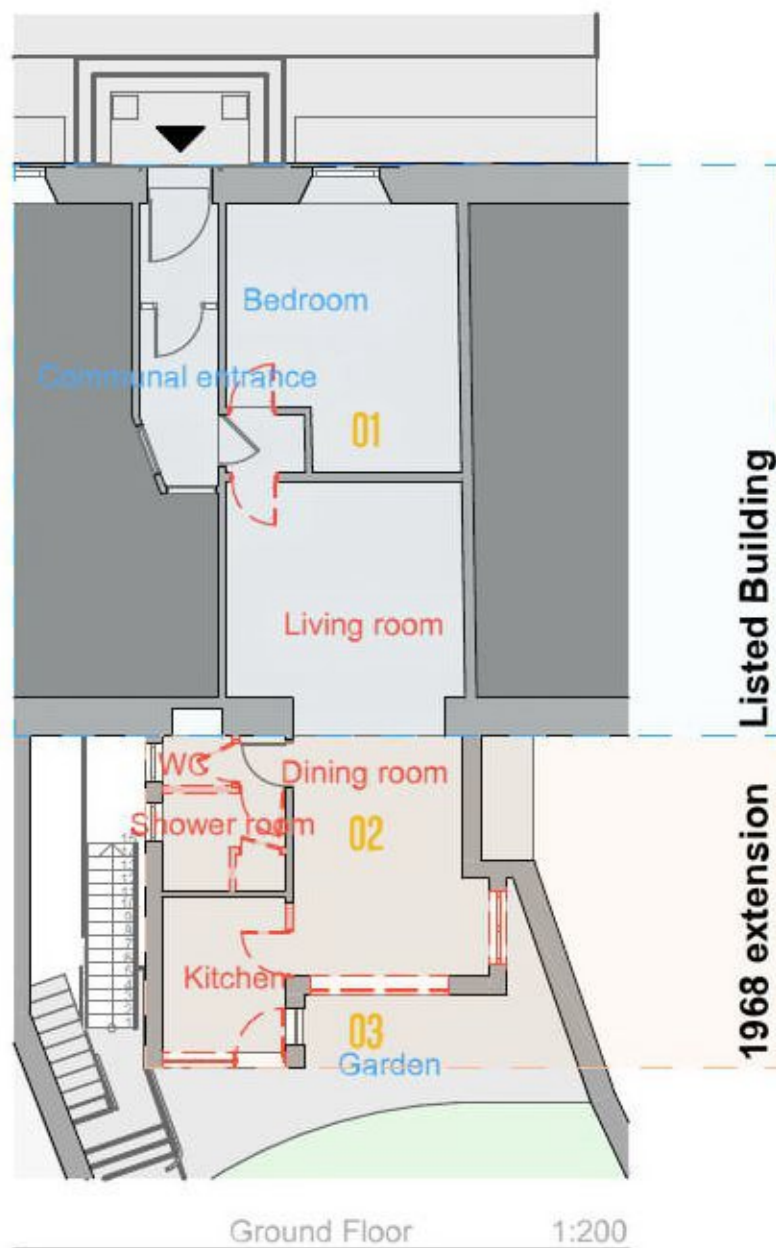
Site location plan with boundary line indicated in red - Listed buildings within entry 1327489 highlighted in orange

4.0 Heritage Asset

4.2 Floor Plans

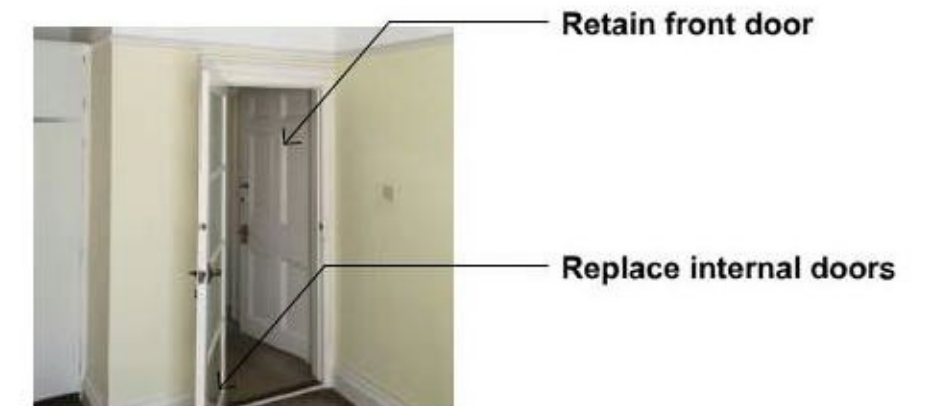
Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

For clarity the rear extension (as highlighted below) was built in 1963, after the listing in 1950. It has little to no architectural merit and any alterations to this extension should be considered to enhance the original structure.



01 - Replace doors

Two internal doors within the existing listed building are not original. These doors are obscure glazed units assumed installation during conversion into flats. Replace with new units to fit within existing opening.



02 - Layout reconfiguration

Minor alterations to the existing layout of later extension.

03 - New roof

Replace existing roof of later extension, to provide new insulated roof with grey covering and incorporating a new roof light, Provide guarding locally at door to flat above.



4.3 Heritage

Published guidance advises the following process when making an application:

- Identify the site, the heritage asset and their setting:

The site forms part of a terrace of Grade II Listed Buildings situated within the Conservation Area. Several houses in the terrace have been subdivided to form flats, many houses in the terrace have had rear extensions since the original listing in 1950. It is considered that the rear extensions to the terrace do not form part of the heritage asset. However, any alterations to these extensions should be carefully considered against the main building.

- Assess heritage significance of the identified assets and their setting, sensitivity and capacity for change:

The original building is a nineteenth century large Regency house in a row of similar properties and remains unchanged. There will be no change to the sensitive details as per the original listing. The original listing has no mention of the rear, which could be considered less of a significance the principle elevation. There have been numerous alterations to the rear of the houses over the years which have not necessarily had a positive impact to the heritage asset. The proposal will look to address this and enhance the dated rear extension work.

- The merit of the existing building has as part of its setting:

The grand appearance of the principal elevation has good reason to be within a Conservation area, however the rear appearance has less merit. The minimal proposed alterations to the rear will be visible at distance from neighbouring properties on St Clare Street, one of which is also Listed. These changes will not detract from the merit of the main terraced building

- Summarise the proposals, assess impact and harm:

Following a carefully considered design process, the applicant is proposing a scheme which will have no adverse effect to the original building. All original structures and features will remain. All changes considered will be to the later poorly constructed rear extension.

The proposal does not seek to increase the footprint of the property, just alterations to the layout and upgrade the rear extension.

The garden room will be of a similar size as the recently approved neighbouring garden room, and will be constructed using high quality materials and finishes in a style which will compliment the main dwelling.

4.0 Summary

This document should be read in conjunction with the submitted plans to supply further details about the Proposed internal alterations to the flat, the minor landscape alterations and the demolition of an outbuilding and greenhouse to create a single garden room. This scheme looks to work with the sites surroundings in form, function and material choice.

The Märraum team trust this sympathetic, carefully considered design proposal is in line with current planning policy. We trust this proposal will be well received and look forward to any feedback.