

Cornwall Council
 Dolcoath Avenue
 Camborne
 Cornwall TR14 8SX

Our Ref: JLA/6117

28th October 2022

**REAR EXTENSION, RENOVATION OF EXTERNAL ELEVATIONS & INTERNAL REDEVELOPMENT
 FROGLANDS COTTAGE , ST VEEP, LOSTWITHIEL PL22 0NR**

DESIGN AND ACCESS STATEMENT

Introduction and Use

Froglands is a detached 2-storey dwelling in a rural location. The property is set on a moderately sloping site and commands views over the Fowey valley.

The age of the property is uncertain but believed to date from around 1930-40. It was substantially redeveloped in the late 1990's or thereabouts, when dormer windows and slate cladding were introduced to the elevations to develop the first floor accommodation and a double garage was constructed (E2/98/00573/F).

The pitched and bonnet hipped roof is clad with natural slate. There are a number of gable fronted dormer windows to the first floor accommodation External walls are generally in masonry to first floor level with a roughcast rendered finish, and timber framed above with slate cladding.



Existing Elevations

Proposals are submitted to construct a 2-storey rear extension, facing the valley to the North West. This will allow the building interior to be remodelled, providing an open-plan kitchen and dining area to the rear on the ground floor and bedroom above.

The extension will include a rear entrance and space for the tanks and infrastructure associated with a proposed heat pump installation.

The entrance porch will be remodelled under the gable fronted pitched roof to improve the aesthetic.

Works will include replacement of the existing septic tank with a domestic sewage treatment plant and new drainage field as the existing system needs improvement and the drainage field is compromised by adjacent tree growth.

Amount and scale

The existing internal floorspace amounts to c.196m²; 118m² on the ground floor, 78m² on the first floor, including the adjoining double garage which will remain unchanged.

The proposed extension will result in internal floor space of c.261m²; 161m² on the ground floor, 100m² on the first floor, a 33% increase.

The rear extension will be located at the rear of the property, and will not be visible from the roadside. The extension roof will be hipped to avoid it appearing overbearing.

The front South East Elevation will be unaffected save for local improvements to the entrance porch.

Appearance

The rear extension will be timber framed and clad with through coloured proprietary render, with a pitched and hipped roof clad with natural slate to match existing..

The building appearance is dark and dated with dark brown fenestration, timberwork and boarding to gables and roughcast rendered walls. Improvements to the external elevations are proposed which will include through coloured proprietary render on external wall insulation over existing masonry walls to improve thermal performance to match the finish to the new extension, retaining slate wall cladding above first floor level on the side and front elevations.

New and existing fenestration will be colour coated RAL 7038 Agate Grey, with grey boarding, fascias, soffits and barge boards.

The proposed alterations will bring the building up to date using modern materials to improve its external appearance and performance.

Layout and Access

Access to the property from the road is via a private driveway and adjacent path providing an accessible ground floor entrance.. These will remain.

The existing patio will be extended to the rear to suit the new extension, with stepped access to the gardens.

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