

Design and Access Statement  
The Farmhouse, Polanguy, Trebarvah Woon, Constantine, Falmouth, TR115QJ

Reinstate bag rubbing on North facing gable end.

After removing foliage from the gable end we discovered that this had previously been bag rubbed with a mix of sand and lime. We wish to reinstate this with a with NHL 3.5 and CLS28. 2.5:1 mix and finish with a breathable paint to match the colour of the adjoining lean to cement building.



Gable End obstructed by foliage.



Fig. 7 Gable End revealing earlier bag rubbing

### Change the design of proposed conservatory

We propose minor changes to the footprint of the permitted conservatory adding a small extension to incorporate access from the South Facing doorway. The proposal will use like for like materials of the permitted design.

We wish to simplify the design of the conservatory windows and doors to incorporate double glazing in order to improve the thermal efficiency of the house and respond to the declared climate emergency. In keeping with the house we will use the same profile of the original windows.

We propose raising the granite supporting wall to 750mm. (See Fig. 1 ground floor plan and Fig 3 and 4 Conservatory Projections).

### Minor changes to the internal layout and room usage

We propose a slight repositioning of the stairs in the East end of the farmhouse giving clearer visibility through the surrounding windows as the stairs in our original plans slightly obscured some window openings and also will bring more natural light into the kitchen.

After investigations and uncovering a large inglenook fireplace beneath the central chimney stack we will reinstate this fireplace enhancing the heritage value of the building and change this room from our originally approved office, to being the main kitchen as was historically intended. As a result the downstairs rooms in the West facing end, the 18<sup>th</sup>C extension, will be used as a lounge and dining room, as they originally were.

### Siting of air source heat pump with additional screen fencing

Responding to the climate emergency we propose upgrading redundant original oil central heating system that to a renewable heating alternative. We propose laying underfloor heating and siting an compact air source heat pump discreetly between the east facing end of the house and the small outbuilding. We will use erect a wooden fence to obscure the pump therefore not making it visible from the bridle path.

It is not visible from any other building or the bridleway. It does not interfere in an way with the historic fabric of the original building.

### Material Ammendment

We propose changing the permitted cork boards to Supasoft recycled plastic insulation in the internal stud walls. These walls will be finished in lath and plaster and will not be affected by this change in material.

### Secondary Glazing

As suggested in earlier planning correspondence, secondary glazing will be added throughout farmhouse to improve the energy efficiency of the house. This will not interfere in an way with the historic fabric of the original building.

### Changes to 19C lean-to

We propose opening a doorway in the internal wall of the 19C lean-to to facilitate entry into the house and utility room. We will also move the position of the existing toilet to give more space in the utility room.

