



## **Design and Access Statement for:**

### **The Lookout, Flat 3, Cranfield, Atlantic Terrace, New Polzeath**

**12<sup>th</sup> July 2023**

#### **Introduction:**

The Lookout is the rear flat of Cranfield, located in Atlantic Terrace in New Polzeath. Cranfield is a large, Victorian, semi detached property on the seafront, forming a group with its neighbours to the north. The property consists of three flats and along with its neighbours has been subject to numerous alterations over the years to form the property that exists today.

Flat 3 is undoubtedly the poor relation at the rear of this property, having been converted from an old flat roof garage in the 1960's. It is arguably New Polzeath's stand out street scene eyesore. In 2021, The Lookout was subject to a planning submission with considerable insensitive changes and extensions and was subsequently declined. The property has since changed hands and this application seeks to apply for a much reduced and much more considered set of proposals that enhance and improve flat 3 without altering the mass or using insensitive materials.

#### **Design:**

To the ground floor, the proposals seek to relocate the entrance to the rear, as opposed to the southern inner courtyard, with a window to each side. This will allow an internal organisation to improve the space, but more importantly, will improve the rear elevation considerably. Currently the rear portion of the house has an unattractive long thin horizontal window with an almost

industrial feel (see image 1). The width of the opening will remain the same and the existing door to the side will become a window.



*Image 1 – The rear of Cranfield with the existing entrance to the side and proposed to replace the wide ground floor window.*

To the first floor it is proposed to square off the overhanging window slightly so that it can be used as a window bench and also maximises the view. The window will not extend further than the existing window and will remain within the boundary of Cranfield, therefore will not cause any additional obstruction to vehicles or additional overlooking. The existing windows to the side will be reduced in height to fit with the proposed cladding detailed below.



*Image 2 – The side of Cranfield with the existing overhanging window.*

To the second floor it is proposed to use the flat roof as a terrace area with a glass porch so that visually, the roof will look very similar to how it does now. The porch will be contemporary in style and will extend into the gable of the existing roof to fit the existing line of the house and reduce its impact. There is already a door accessing the roof, but new steps and a slight widening of the doors will be required to make the space more functional. The existing rooflights will be altered and turned into a Juliette style balcony so that the view can be appreciated from this level. This will mirror the Dormer window on the other side of the room.



*Images 3, 4, 5 and 6 – Examples of nearby balconies with glazed balustrading.*



Externally, the largest changes are the cladding proposed to the side and rear of the property. Currently the building is a mixture of painted render, stone and unpainted render to the rear. The cladding is to improve the unattractive look of the rear of the building and create a seaside looking appearance with a natural wood cladding that will weather and change colour to form the look of a traditional seaside weatherboarding. The property immediately next door has had cladding fitted in the same material and the rear of the Atlantic Hotel, two doors over, has had the same treatment.

The windows will also be replaced with marine grade powder coated aluminium in an anthracite colour to match neighbouring properties. White Upvc had been rejected as the inner workings of the windows are not designed to cope with the toxic nature of the weather in this vicinity and they seize up and fall apart very quickly. The powder coated windows will be very much part of the improved visuals for this building and the street scene generally.



*Images 7, 8, 9 and 10 – Examples of nearby timber cladding – images 7 and 8 (top) are neighbours to either side of Cranfield.*

Battening the existing walls and cladding, will allow the property to be given some insulation which will both improve the carbon foot print of the house and make it more useable in the winter months. Currently it is very cold in winter and has little heat efficiency. This treatment will also improve the proportions of the building at the rear and massively improve its visual impact.

In the previous application it was highlighted that the main considerations for alterations to a dwelling is the design and impact to neighbours. The main issues were the bulky extensions and top heavy design, no cohesion and a hipped roof not being in character. This proposal has none of these extensions and the access to the roof terrace is to be very lightweight, minimal and will follow the line of the roof. The proposed cladding is a natural finish and the intention is to enhance to the look of the rear of Cranfield but not alter it's appearance beyond recognition. There are several properties within and around the visibility of The Lookout with glass balustraded balconies and roof terraces. (Photographs supplied)

The overhanging window was also mentioned. In this application is to be increased in depth to the rear end only, thus not increasing its maximum depth or its width. This means the window will remain looking the same from the front of the property or be seen in any larger degree from the coast path and will remain within the boundary of Cranfield.

The roof terrace was deemed acceptable in the previous application and this will remain the same in terms of location.

#### **Amount:**

There will be no increase to the footprint or the living space of The Lookout. The only increase in space is to make the flat roof a more formal and usable space.

#### **Layout and Scale**

Other than the roof terrace and a small increase to the side window protrusion, there are no external changes to the footprint so the scale and massing of the building will remain almost the same. The porch to the terrace will be constructed from glass to provide a lightweight structure that will blend with the existing house.

#### **Appearance**

There are minor alterations to windows proposed, but the main change is the external cladding which is thought to improve the unattractive rear portion of the house and create a natural look with a traditional seaside finish.

#### **Access**

The access to the flat will be moved from the side to the rear.