



Charles Green
design

11 October 2023

DESIGN AND ACCESS STATEMENT

Proposed two storey rear extension, replacement of elevated rear terrace with undercroft storage, external wall insulation with render finish and re-roofing using natural slates.

at: Barleywood, 1 Wills Moor, Gorran Haven, St. Austell PL26 6JE

for: Mr. + Mrs. J. Taylor

Please read in conjunction with drawings No. 1259/A3/01, /02, /03, /04, /05, /06 + /07.

Bat survey report.

Site Constraints:

A.O.N.B. South Coast Central, Section 9.

Heritage Coast: Code 29: The Roseland.

Fal and Helford SAC

Planning History:

C2/04/01498 Erection of railings to inset balcony in rear roof. [Approved].

Site Location and Description:

Barleywood is a detached, dormer bungalow believed to have been constructed during the latter part of the 20 C. The property is part of a group of approximately 10 similar dwellings located within an established residential area on the approach into Gorran Haven village.

The property is within walking distance to local amenities, facilities and transport links and is therefore in a sustainable location.

The existing property is a detached 'dormer' style dwelling with accommodation on two floor levels occupying a generous plot within a small cul-de-sac set back off the main highway. The garden falls from west to east and is accessed from the dwelling via an elevated external

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terrace at the rear. The existing internal arrangement provides four bedrooms, bathroom, study / gym, utility kitchen, dining room and living room. The first floor accommodation includes a first floor external terrace at the rear.

Elevations are red brick faced with some render finish. The main dwelling roof is finished in concrete interlocking roof tiles with ½ round concrete ridge tiles.

Vehicle access for the property exists onto Wills Moor and leads to a hard standing parking area for approximately 4 vehicles.

The property is connected to mains foul drainage, mains water and mains electricity. The property has adopted low carbon energy sources in the form of an Air Source Heat Pump for heating and hot water and solar P.V. panels on the roof.



Google screenshot identifying application property.

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View from rear garden.



Barleywood from Wills Moor.

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Proposed Work:

The applicants seek to improve the usability of their kitchen, improve access to the rear garden and introduce improvements to the insulation of their home in order to conserve energy. The existing ground floor accommodation will be extended to the rear with a 'dormer' roof style to match the existing. The extension will include a larger kitchen at ground floor, a utility room within the undercroft and an additional bedroom with en-suite within the roof.

The existing timber decked external terrace is to be replaced with a new terrace of similar proportions to include an undercroft for the storage of surf boards, wetsuits, bicycles etc...

Barleywood is physically separated from neighbouring dwellings to the south of Rice Lane at the rear by at least 40M. The existing dwelling includes a first floor external terrace that looks out in this direction such that the gable windows within the proposed extension will not worsen this situation.

The improvements to the insulation value of the dwelling will significantly reduce heat loss through the building fabric. Additional solar P.V. panels are proposed to be placed on the extension roof which will secure additional renewable energy generation for the dwelling.

The proposed work will not affect existing vehicle access or parking arrangements.

Foul drainage will discharge into the existing foul sewer network and surface water will discharge into a soak away within the rear garden.

Access Statement:

The existing dwelling has no provision for wheelchair access into or within its accommodation by virtue of the existing topography.

Suffice to say that the extensions and alterations proposed by this application will be carried out in full accordance with all building regulations approved documentation and other statutory requirements that might be in place at the time of construction.

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