



MAIN (NORTH) ELEVATION

**DESIGN AND ACCESS STATEMENT**

THE GRANARY IS LOCATED WITHIN THE HAMLET OF TREVISKEY SOME 1-2 KMS FROM THE LARGER VILLAGES OF PORTLOE AND VERYAN. IT IS LOCATED WITHIN THE AONB OF THE ROSELAND AND THE HERITAGE COAST BUT OUTSIDE OF ANY CONSERVATION AREAS.

THE EXISTING 1960's HOUSE COMPRISES A DETACHED TWO STOREY BUILDING PRESENTING A STONE FINISH TO THE GROUND FLOOR MAIN ELEVATION FACING THE ROAD BUT OTHERWISE ALL ELEVATIONS ARE RENDERED. THE WINDOWS ARE UPVC AND THE ROOF IS CONCRETE TILED. IT IS L SHAPED IN PLAN WITH A PROJECTING FACADE TO THE FRONT WHICH HOUSES A SINGLE CAR WIDTH GARAGE WITH THE PITCHED ROOF OVER CONTINUING FROM THE MAIN HOUSE. IT SITS WITHIN A GENEROUS PLOT OF ¼ACRE BORDERED BY A STONE WALL UP TO 1.7m HIGH AT FRONT OF THE HOUSE AND PART WALLED GARDEN AND HIGH HEDGING OVERALL AFFORDING A DEGREE OF PRIVACY TO THE DWELLING.

THE MAIN FACADE PRESENTED TO THE ROAD IS A PECULIAR ONE IN SOME ASPECTS WITH THE RATHER INCONGROUS SLOPING ROOF OVER THE GARAGE BEING PARTICULARLY PROMINENT. THIS CURRENTLY PROVIDES A STORAGE AREA AND UTILITY ROOM BUT IS OTHERWISE A VERY WASTED SPACE FOR THE FOOTPRINT IT OCCUPIES. THE REAR SOUTH FACING FACADE IS NOTABLE FOR ITS FIRST FLOOR FULL WIDTH BALCONY TO THE MAIN BEDROOM WHICH PROVIDES DISTANT COASTAL VIEWS.

THE PROPOSAL IS TO UNDERTAKE A FRONT AND REAR EXTENSION TO BETTER RE-ORGANISE THE HOUSE.

FIRSTLY THERE IS A DESIRE TO IMPROVE THE OUTWARD APPEARANCE OF THE MAIN FACADE BY REMOVING THE GARAGE AND LONG MONO PITCH ROOF OVER. REPLACING WITH A NEW ENTRANCE AND ACCOMODATION OVER. WE WOULD SEEK TO MATCH THE SAME 30° HIPPED ROOF PITCH FACING WEST AND THROUGH THAT CENTRELIN TO THE FRONT ELEVATION MATCH THE SAME 30° ROOF. THIS RESULTS IN A WIDER FOOTPRINT BUT ONE WHICH IS BALANCED AROUND THE EXISTING MAIN ROOF. THIS WOULD PROVIDE AN ADDITIONAL BEDROOM AND EN SUITE BATHROOM AT FIRST FLOOR WITH A NEW GROUND FLOOR ENTRANCE AND UTILITY ROOM.

WE WOULD PROPOSE TO REPLACE THE EXISTING CONCRETE ROOF TILES WITH NATURAL SLATE WHICH WOULD HARMONISE THE DWELLING BETTER INTO ITS SURROUNDINGS.

THE NEWLY CREATED FACADES OF THE FRONT EXTENSION WOULD BE CLAD IN LARCH WOOD WITH ALUMINIUM DOORS AND WINDOW FRAMES IN ANTHRACITE, A COLOUR WHICH WORKS PERFECTLY WITH BOTH MODERN AND OLDER PROPERTIES.



MAIN (NORTH) ELEVATION WITH ADJACENT 'THE COTTAGE' IN THE BACKGROUND



MAIN (NORTH) ELEVATION WITH EXISTING FRONT GARAGE EXTENSION IN THE BACKGROUND



SIDE (WEST) ELEVATION WITH LEAN TO IN THE DISTANCE



ADJACENT BUILDING 'THE COTTAGE'

Drawing Record				
Rev	Date	By	Comments	Checked

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**

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Client	
Consultants	JAA ARCHITECTURAL DESIGN
Job Title	THE GRANARY, TREVISKEY, PORTLOE, TR2 5PN FRONT AND REAR EXTENSIONS

PLANNING			
Drawing Title DESIGN AND ACCESS STATEMENT			
Scale @ A3	Date	Drawn	Checked
NTS	16.05.23.	JAA	
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AGENT DETAILS:  
JAMES ANDERSON  
SENNEEN, CUBY ROAD,  
TREGONY, TRURO, TR2 5TW

TEL: 01872530193/ 07905826797  
EMAIL: jaa.architecturaldesign@gmail.com



REAR (SOUTH) ELEVATION



REAR (SOUTH) ELEVATION WITH BALCONY IN VIEW



REAR AND SIDE (SOUTH AND WEST) ELEVATION WITH LEAN TO TO BE REMOVED

THE WEST FACING ELEVATION OF THE EXTENSION LARGELY SHUNS ANY WINDOWS TO PRESERVE PRIVACY TO THE ADJACENT TREVISKEY COTTAGE EXCEPT FOR A HIGH LEVEL HORIZONTAL SLOT WINDOW FOR LIGHT AND VENTILATION TO THE UTILITY ROOM ON THE GROUND FLOOR. THE NORTH FACING FACADE PRESENTS A FEATURE WINDOW TO THE FIRST FLOOR BEDROOM VAULTED CEILING/ROOF AND THE EAST FACING FACADE PROVIDES FOR THE NEW GLASS ENTRANCE AND JULIET BALCONY ABOVE. ROOF LIGHTS ARE USED TO THE EAST FACING NEW ROOF TO BRING LIGHT DOWN INTO THE GROUND FLOOR AND TO THE WEST FACING NEW ROOF THEY BRING LIGHT AND VENTILATION TO THE NEW FIRST FLOOR BEDROOM AND EN SUITE AND AVOID WINDOWS WHICH WOULD OTHERWISE POTENTIALLY IMPACT THE PRIVACY OF A NEIGHBOUR.

A SECOND SMALLER EXTENSION IS PROPOSED TO THE REAR. THIS IS TO HOUSE A GARDEN ROOM AT GROUND FLOOR. IT TOO WOULD BE FINISHED IN THE SAME LARCH CLADDING WITH ALUMINIUM BI-FOLDS. EXTENDING FROM THE EXISTING MAIN RECEPTION ROOM THIS WOULD PROVIDE A BETTER CONNECTION TO THE WALLED GARDEN. CURRENTLY THE RECEPTION ROOM SITS RECESSED BEHIND THE LINE OF THE REAR MAIN HOUSE FACADE AND UNDER THE FIRST FLOOR BALCONY. AT THE FIRST FLOOR LEVEL OF THIS EXTENSION WE PROPOSE TO EXTEND OUT THE EXISTING BALCONY BORDERED WITH A GLASS BALUSTRADE WITH THE MAJORITY OF THE EXTENSION BEING GIVEN OVER TO A GREEN ROOF BEYOND THE BALUSTRADING.

THE NEWLY EXTENDED REAR BALCONY ONLY PROJECTS BY A FURTHER 900mm CHANGING LITTLE OF THE EXISTING DYNAMICS WITH ADJACENT PROPERTIES. 'THE COTTAGE' TO THE EAST ALREADY HAS AN EXTENSIVE GREEN ROOF TO THEIR REAR EXTENSION WHICH ALSO ENSURES THERE'S NOTHING TO OVERLOOK OTHER THAN THE ROOF ITSELF. TO THE SOUTH THERE'S APPLE TREE COTTAGE BUT THE DWELLING ITSELF RESIDES TO THE SOUTH WEST OF THE BALCONY AND IS TOTALLY OBSCURED BY SIGNIFICANT HIGH HEDGING SOME 3-4M IN HEIGHT

OTHER CHANGES PROPOSED IN THE APPLICATION INCLUDE ALTERING THE SECOND BEDROOM WINDOW TO CREATE A JULIET BALCONY WITH INWARD OPENING CASEMENT WINDOWS. THE WINDOW WILL NOT BE WIDENED, JUST DEEPENED DOWN TO FLOOR LEVEL. TO THE WEST ELEVATION WE ARE ADAPTING THE EXISTING FIRST FLOOR SEPARATE SHOWER AND MAIN BATHROOM INTO ONE SPACE AND CORRESPONDINGLY CREATING ONE WINDOW (OBSCURED) FROM THE EXISTING TWO. TO THE WEST ELEVATION WE SEEK TO REMOVE AN EXISTING SINGLE STOREY LEAN TO ADJACENT TO THE EXISTING KITCHEN. THIS WILL PROVIDE BETTER DIRECT ACCESS TO THE REAR GARDEN FROM THE FRONT OF THE HOUSE.

WE ARE ALSO LOOKING TO CREATE A SIMPLE DOUBLE CARPORT OUT OF A PERGOLA TYPE CONSTRUCTION WITHIN THE EXISTING TARMAC AREA OF PARKING. THIS WILL HOUSE THE ELECTRIC CAR CHARGING PORT FOR THE CAR ALREADY IN OWNERSHIP. FURTHER THERE WILL BE A REDUCTION OF ONE CAR PARKING SPACE WHICH CURRENTLY EXISTS IN FRONT OF THE MAIN ENTRANCE. THAT IS LOST OWING TO REGRADING AND CHANGING LEVELS AND THE WIDTH OF THE FRONT EXTENSION ITSELF. THE FACT THAT WE CAN STILL ACCOMMODATE POTENTIALLY 6 CARS THEREFORE MAKES LITTLE IMPACT.

WE FURTHER PROPOSE FOR AN ARRAY OF SOLAR PV TO THE SOUTH FACING ROOF.



MAIN (NORTH) ELEVATION AS SEEN FROM ROAD



REAR GARDEN WITH EXISTING WALLING WITH ADJACENT 'THE COTTAGE'

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SENNEN, CUBY ROAD,  
TREGONY, TRURO, TR2 5TW

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IT IS ALSO WORTH NOTING THAT WE HAVE CARRIED OUT A SPECIFIC STUDY OF ANY IMPACTS FROM THE FIRST FLOOR FRONT EXTENSION WITH THE NEIGHBOURING PROPERTY TREVISKEY COTTAGE. USING THE BRE DOCUMENT: 'SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE (2022)'. FOR AN ADJACENT PROPERTY WITH AN EXTENSION PERPENDICULAR TO A WINDOW WE USE THE 45 DEGREE TEST. IN PLAN (AL(04)0020) WE CAN INDICATE THAT ALL OF THE FIRST FLOOR EXTENSION TAKES PLACE BEHIND THE 45° LINE AND THE SAME APPLIES IN SECTION/ ELEVATION (AL(05)0027) WHERE WE HAVE TAKEN THE LOWEST LEVEL WINDOW AT ITS CENTRELINE, THIS INDICATES THAT ALL OF THE FIRST FLOOR EXTENSION IS WELL BELOW THE 45 DEGREE LINE. THERE SHOULD THEREFORE BE NO NEGATIVE IMPACTS ON DAYLIGHT/ SUNLIGHT.



REAR GARDEN WITH EXISTING APPLE TREE COTTAGE IN THE BACKGROUND. NOTE HIGH HEDGING



SIDE ACCESS WITH VIEW TO REAR OF ADJACENT PROPERTY 'TREVISKEY COTTAGE'

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