

**DESIGN & ACCESS STATEMENT
HERITAGE IMPACT STATEMENT
& FLOOD RISK ASSESSMENT**

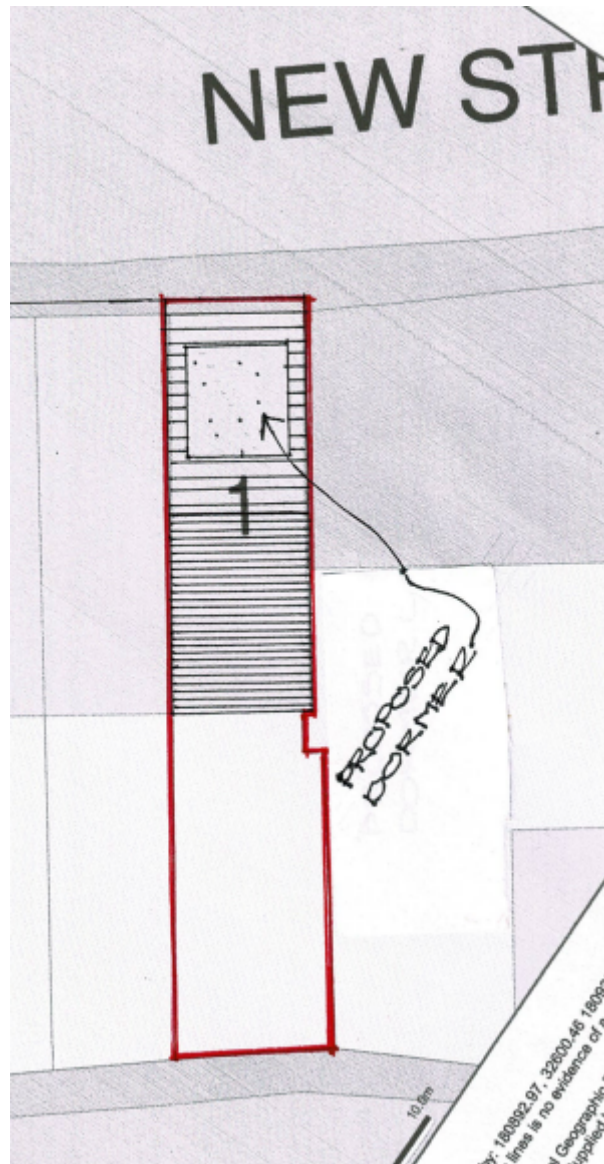
**Proposed New Dormer
at 1 Burley Court, Falmouth**

Client: Mr. C. Dawes

Date: August 2023



SITE LOCATION



OS Map of the site

1.INTRODUCTION

1 Burley Court is an end of terrace development of 4 storey townhouses and a pair of flats built towards the end of the Nineteen Eighties on the site of a commercial store and retail business. The entrance off New street in Falmouth is at the side of integral garage that is accessed from a wide street that terminates at the Well Lane car park and is within walking distance of the main shopping street of Falmouth. The view in front is over the roof tops below to Falmouth Harbour.

2.PROPOSED WORK

The fourth storey of the premises is a bedroom with a rooflight at high level, we are proposing to a new dormer to replace the rooflight which will allow more room and afford a sea view of the harbour.

It is very likely that other owners of the properties would like to do something similar.

3.PLANNING HISTORY

PA19/03569 APRIL 2019 Replace existing black aluminium windows and doors with black upvc windows and doors inc composite front door.

4.APPEARANCE / MATERIALS

The existing windows and doors are black upvc and the proposed windows would be similar, the side would be slate hung with a flat roof.

5.ACCESS

The access would remain unchanged.

6.DRAINAGE AND FLOOD RISK ASSESSMENT

The property lies in a critical drainage area but as there is no increase in footprint it will not affect the site or surrounding area.

The drainage will remain as existing.

The property has a minimum impact on the surrounding area as the proposed work is within the existing footprint of the building and the proposed drainage will link in with the existing.

7.SUMMARY

The proposed work will not affect the character of the area and is minimal in terms of the street view.