

27 Pendennis Rise
Site and model photographs,
Design and Access Statement and
Critical Drainage Statement

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The application is for the replacement of a dilapidated first floor dining room and deck structure at the rear of the dwelling with a properly constructed and more appropriately sized dining area and deck, and extended bedroom with en suit bathroom beneath.

The house is one of three 'upside down' homes along Pendennis Rise on a steeply sloping site overlooking the Falmouth Docks Railway station and the harbour to the north. All three homes were designed with upper level living accommodation and upper level decks.

The existing structure shown in the adjacent photographs has been removed but not replaced pending planning approval



The photos adjacent show the upper level dining area and deck (now removed). The Polycarbonate structure was not suitable for year round use and the space is very narrow.

The proposal is to replace and extend the dining area, infilling the area below with an extension to the bedroom and adding a new bathroom.



It is proposed that the deck is also extended.

Screening is proposed to give privacy to the neighbour to the south.

It can be seen that there was previously no screening to the deck.



Existing dining room structure viewed from below.



The proposal is to replace and extend the dining area and infill this area below with an extension to the bedroom

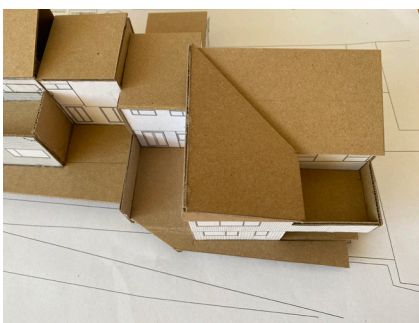
The area below the deck to remain open.

Several different roof options for the extension were explored and tested, in conjunction with the necessity to re-roof the existing building. The monopitched roof over the house is tiled but there are problems with water penetration as the pitch is very low. An alternative sheet roofing material is therefore proposed.

A lean-to and flat roof solution for the dining room extension were tested and rejected because the properly insulated roof will not fit beneath the existing eaves and gutter line with acceptable head heights inside.

Three pitched roof options for the extension were therefore explored in conjunction with re-roofing the main roof. The model was made with the various roof shapes in order to test and consult with neighbours.

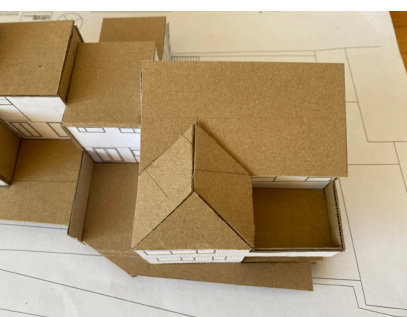
The first option (below) was a monopitch over the new extension. This feels very much in keeping with the existing building form and provides good internal space but was rejected because it potentially blocks light to the neighbours to the north.



A double pitched roof is less intrusive but the low pitched gable end is perhaps a bit incongruous in this context:



The hipped roof solution has been adopted because it minimises shading to the dwelling to the north and maintains a continuous gutter line and roofing material:

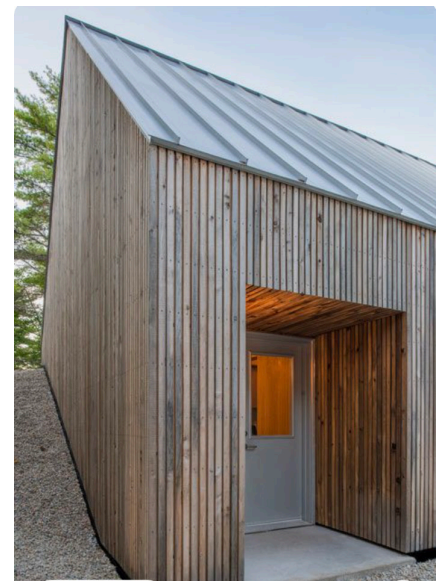


It is anticipated that external wall insulation will be added to the existing house as part of the refurbishment work. The vertical timber cladding to the extension will therefore continue round as the new wall finish at the upper level. At the lower level, the insulation is shown rendered on the elevations.

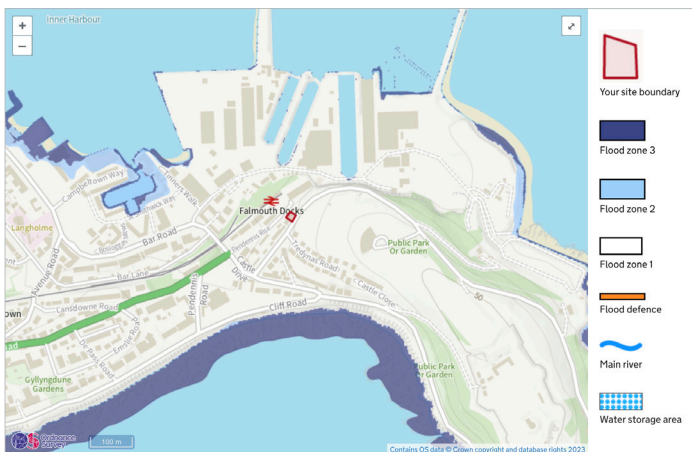
The proposed new internal arrangement improves accessibility to the upper floor, with level access to all rooms and deck, and generous circulation space. The lower floor is only accessed by stair.



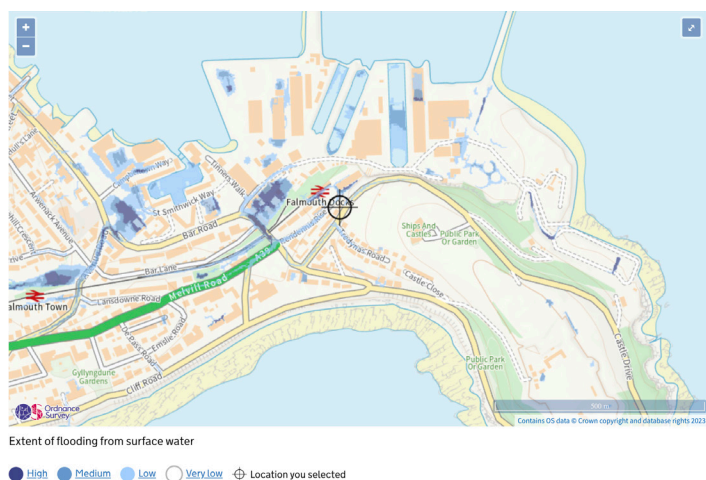
Images are illustrative of the vertical timber cladding, screening and sheet metal roofing proposed.



Drainage and Flooding

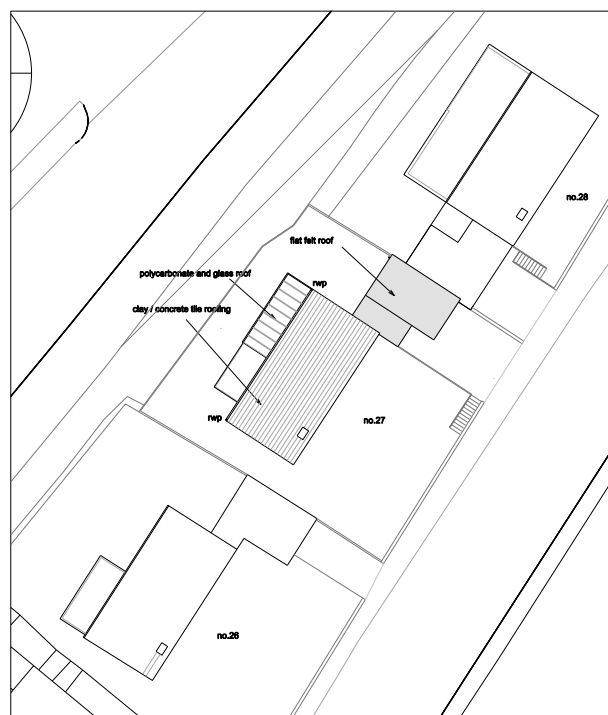


The site - marked in red on the enclosed site plan - is not in a flood risk zone.

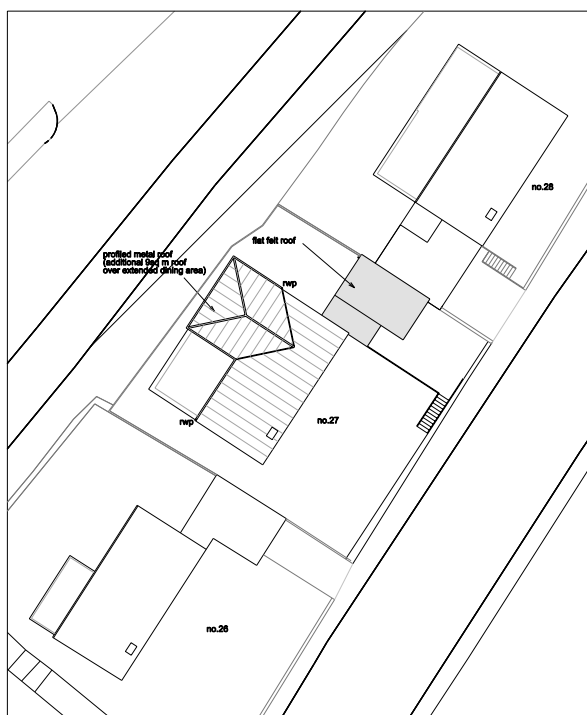


This site plan indicates that the site is in a low or very low risk zone for risk of surface water flooding.

The dining room extension creates an additional 9sq metres of roof area. It is proposed that the existing rainwater drainage system is retained.



Existing roof plan



Proposed roof plan