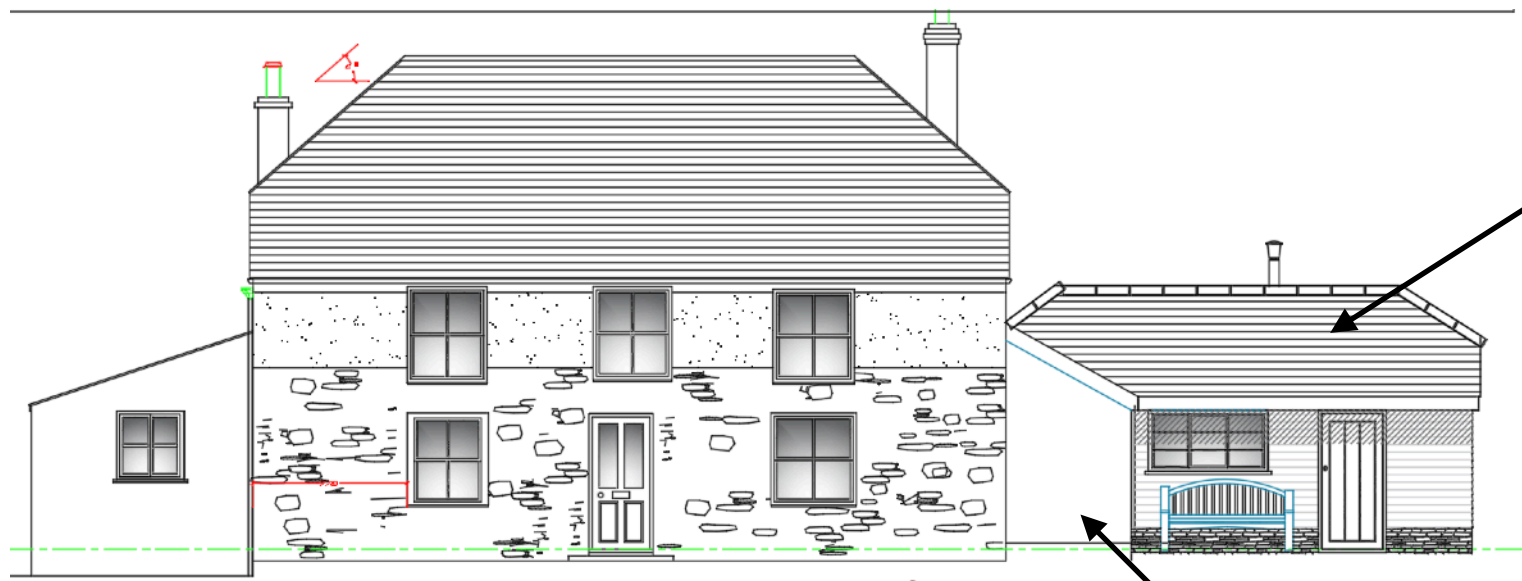




Left Photograph:
Chapel View Farm from the Bissoe-Devoran road. Its a grade II listed farmhouse of cob & rubblestone with a very steeply pitched hipped roof.



Proposed South Elevation (street scene) :
Single storey extension to the rear of the parent farmhouse

Coal shed gets remodelled to become the link corridor between the parent building and extension



DESIGN & ACCESS STATEMENT for New Extension & Listed Building Consent to be read in conjunction with A3 architectural plans :
 MR76 /001 Existing Location plan A3 MRf476/010 Demolition drawing A3
 MR476 /101 Existing Floor plans Elevations

MR476 /011 Prspd Block Plan A3 MR476 /014 Prspd. Elevations
 MR476/111 Prspd Plans

To be read in conjunction with a Heritage Impact Assessment (HIA) by Enhance Heritage & Planning (Alfie Robinson)

INTRODUCTION -

Chapel View Farm is a grade II listed farmhouse set on the hillside of the Bissoe Valley. Its a stone and cob building painted of the C18. Its nearly symmetrical , with a front elevation facing south parallel to the Bissoe -Devoran road.

The house was substantially renovated in the C21st with a small lean-to extension added to the West elevation of the building at that time that houses an office and a utility room.

Location , CONTEXT (AONB,Listed)

The area is part of the Gwenap mining area . There are no Public footpaths around the cottage.

PRE-APP & OTHER CONSULTATIONS

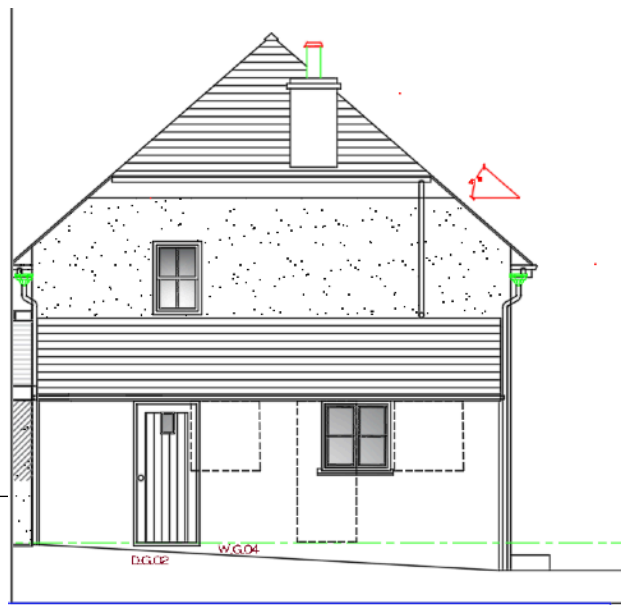
No Pre-app has been undertaken.

USE:What is the Proposal (Extension, new dwelling, Conversion)

The purpose of the current application is to make the house function more effectively and to replace a detached (and unlisted) damp 1960's single skin blockwork building with a modern oak framed living room .The existing kitchen is a passageway at the rear of the house and doesn't work - this will be moved to form a larger galley style kitchen in the East lean-to building. Importantly , the oil tanks and Rayburn will be replaced with an Air Source heat pump & more PV panels (located on the hillside) to significantly reduce the carbon footprint of the occupants.

The proposal is four fold :

- (1) Alterations to the 21st. Century lean-to : To change the location of the front door & windows
- (2) one Internal wall will have some of its body removed (1.56m³) to create a useable dining room that straddles from the front to back.
- (3) the existing 1960's blockwork "Butchery " 13m² internally is to be replaced by an oak framed and very insulated living room of 25m² with integral WC showroom and utility room. This will be placed further away from the farmhouse creating a useable West facing courtyard garden at the rear of the house .
- (4) On the East elevation, the current lean-to coal shed will be replaced by a link corridor in purpose made joinery to connect the house to the new Contemporary living room .



(1)**Right:** photograph of the West elevation showing the Lean-to extension built in 2000s . The door and window positions will be altered on this elevation.

Left: shows the new proposed elevations with the location of existing door & windows dashed. New casement window and door will be purpose made painted timber joinery double glazed.



(3) the existing 1960's blockwork "Butchery" 13m2 internally is to be replaced by an oak framed and very insulated living room of 25m2. The current single skin "butchery/music room" is very awkwardly placed against the original farmhouse. It was plonked in place with no thought as to how it might interfere with the listed farmhouse. It damages the house in two principle ways: (1) by obscuring the historic casement window on the North elevation, restricting light and views inside the current dinning room (see photo bottom left) (2) it stops the formation of a generous courtyard space behind the cottage.

The building itself is single skin blockwork and uninsulated - it would benefit from being upgraded.

The replacement building is a symmetrical 25m2 building with considerable amounts of glazing and featuring an internal oak frame of quality, locally made. Its ridge will be 175mm lower than the building to be demolished and this new extension will be half hipped and in natural slate to resonate with the Listed farmhouse.

The new extension is set back from the parent building allowing 96cm of space between the wall and the casement window in question. The proposal has a ridge 3.3m lower than the farmhouse: the street scene along the Bissoe-Devoran road will continue to be all about the original listed farmhouse, not this C21st. Century extension.

(4) Coal shed, single skin blockwork, demolished and replaced with a link corridor in purpose made joinery and blockwork wall.

(3) Butchery / Music room to be replaced with 25m2 oak framed living room on similar footprint

Greenhouse removed



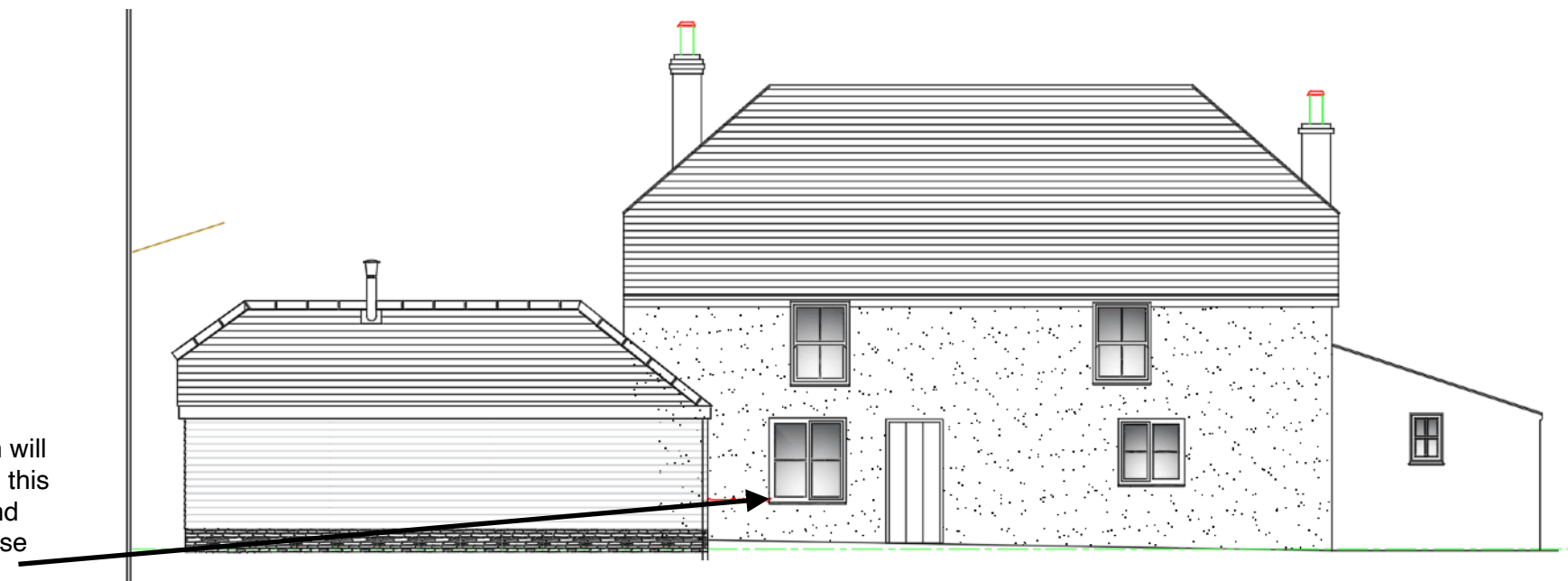
Right: photo of the South & Eastern elevation

Historic buttress will be retained with new door hung off it for access to link building and East garden beyond

Current building ruins the light and view from this window and cramps the courtyard space



The replacement extension will be moved 96cm away from this window, allowing space and light into the listed farmhouse



Replacement extension, 25m2.

Natural slate roof , nailed not clipped, with reclaimed ridge tiles.
Larch boarding to walls with a plinth course of facing bricks and/or Lantoom quarry stone.
Windows & doors purpose made painted timber , double glazed.

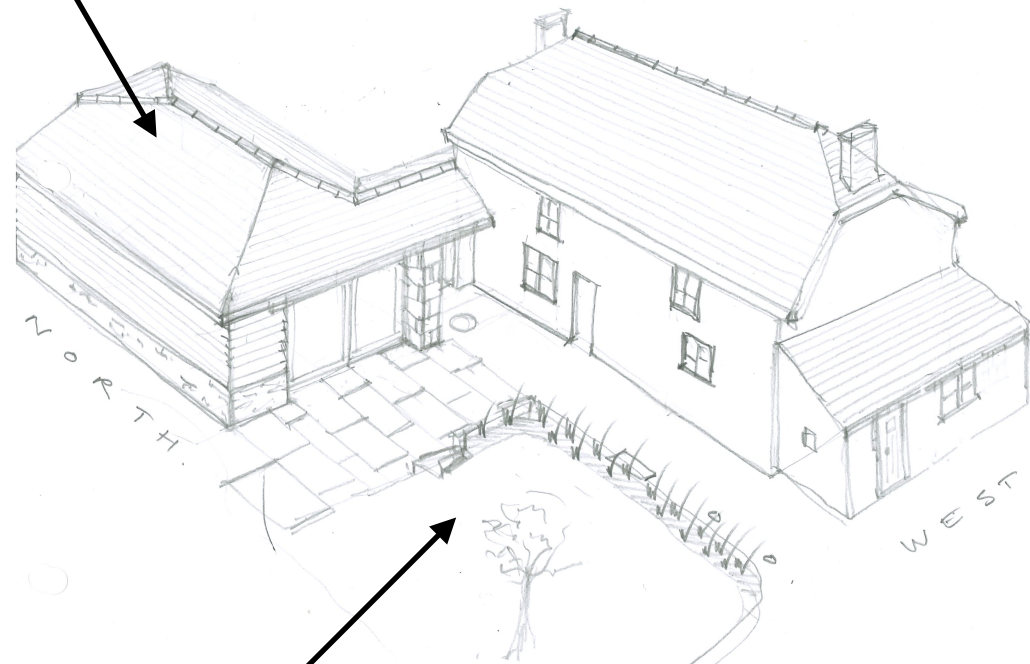
Replacement extension, 25m2.

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Windows & doors purpose made painted timber , double glazed.


Matt Robinson
Architecture

**Chapel View Farmhouse ,
Grade II listed.**


Matt Robinson
Architecture



Courtyard created from the new perpendicular extension and the original farmhouse . The entire rear elevation of the Listed farmhouse can now be read in one viewing.

**LEFT: rear of the farmhouse ,
showing the creation of the courtyard.
North and West elevations.**

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**Right: Street view , South front
of the farmhouse , showing the
link corridor and 25m2
extension . South & East**

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Link Building 6.7m2:
Natural slate roof with lead flashings .
Walls : hot lime rendered blockwork.
purpose made joinery doors with parliament hinges .



1.

PHOTOGRAPHS OF EXAMPLE MATERIALS TO BE USED IN THE PROPOSALS:

1. **The Link building** will use doors inspired by historic joinery (C19 Falmouth porch) with “gun butt stiles” that maximise the amount of glazing in each door and raised panel
2. **Oak framed queen post roof** locally made featuring mortice & tenon joinery and local craftsmanship for the 25m2 extension.
3. **Plinth course** in Lantoom quarry schist with facing brick quoins and hydraulic lime mortar with imported sand
4. **Hot lime rendered blockwork** which will be the finish on the link corridor blockwork walls
5. **Larch boarding** and Natural slate roof (nailed not clipped) for the 25m2 extension.

2.



4.



3.



5.



