

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

PROPOSED SOLAR PHOTOVOLTAIC PANELS TO THE NORTH EAST ELEVATION

at 4 FLORENCE PLACE,
FALMOUTH TR11 3NJ

for MS L MIDGLEY

Site photograph of the dormer at 4 Florence Place



*HIA, D&A and FRA for Addition of Photovoltaic Solar Panels to Rear Extension Roof at 4 Florence Place,
Falmouth, TR11 3NJ*

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SITE LOCATION

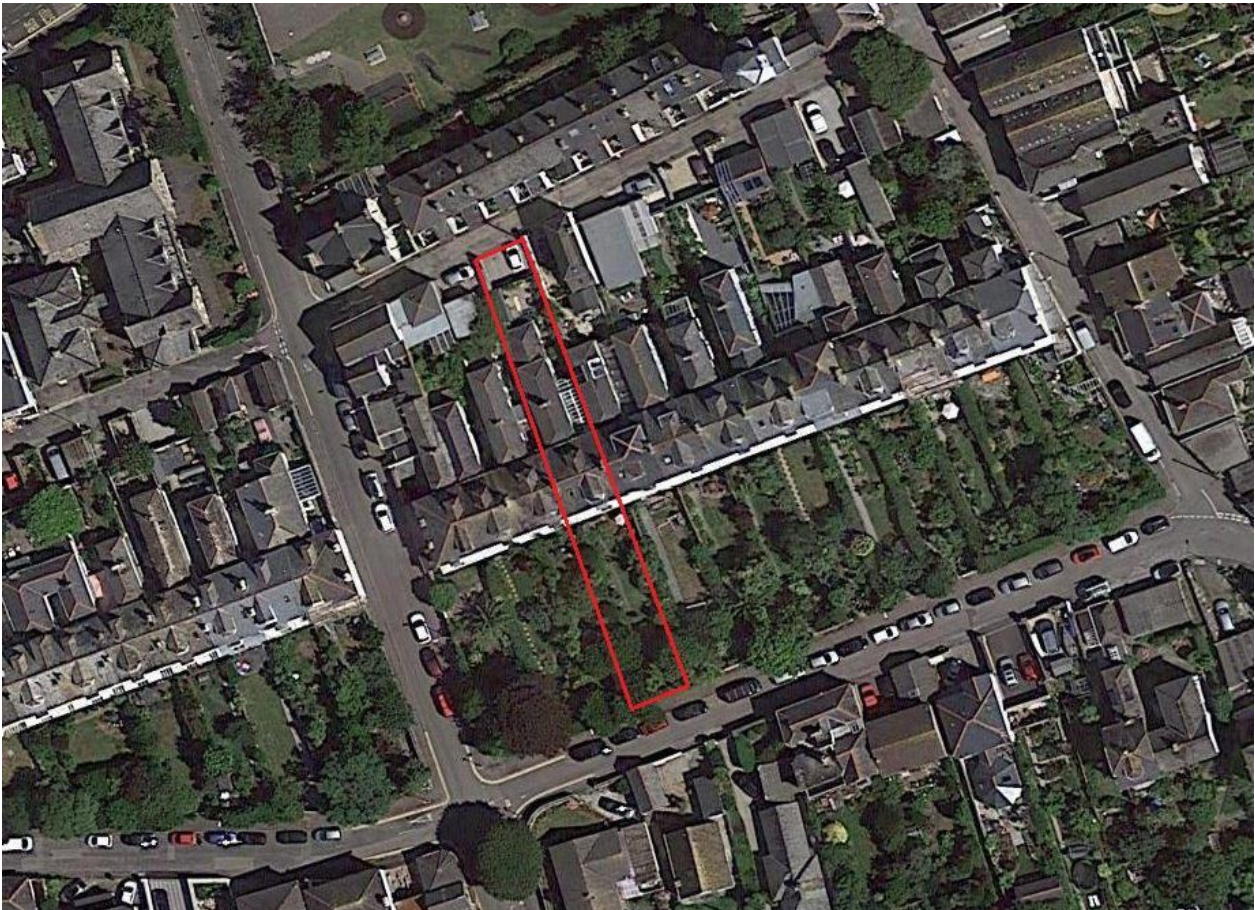
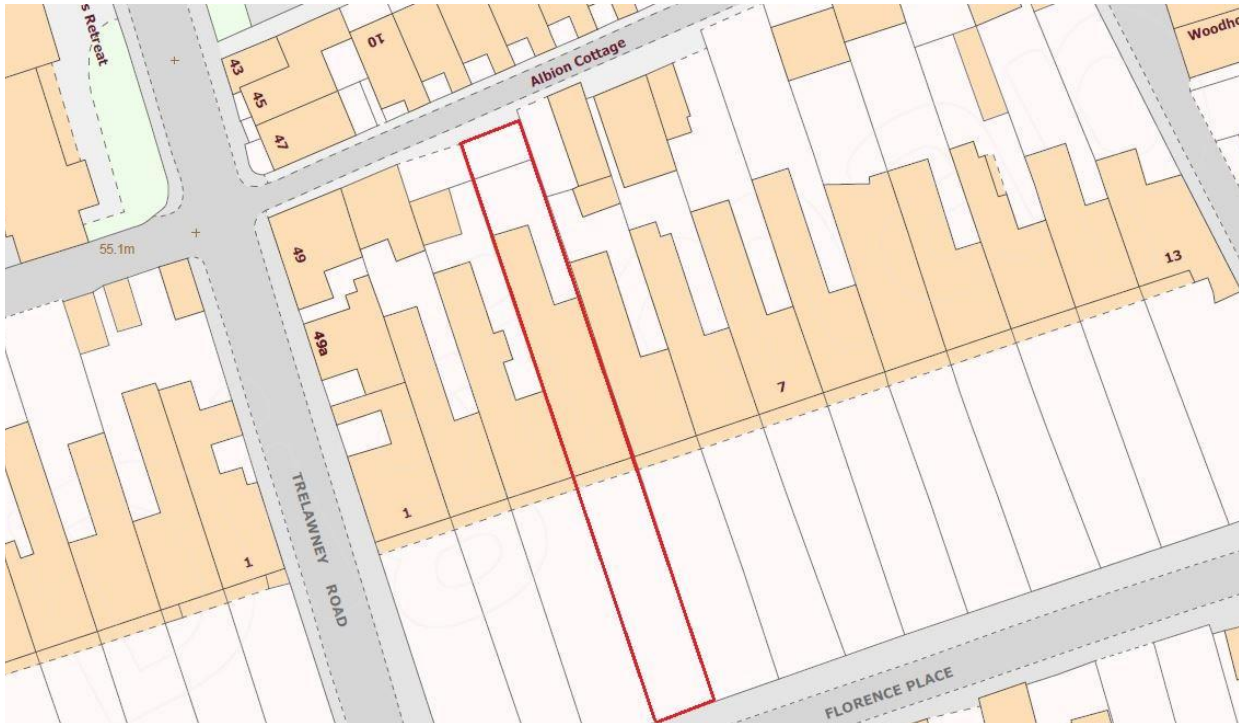


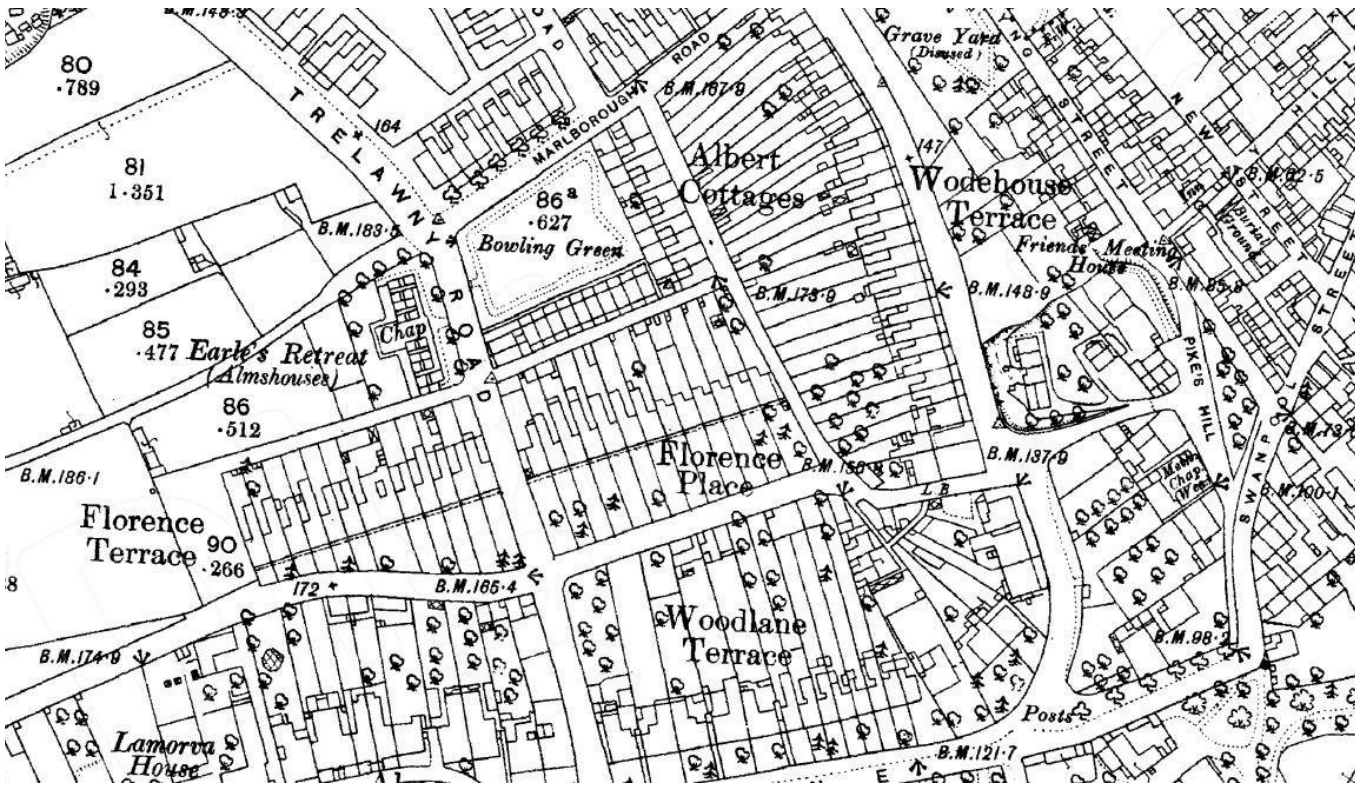
Image from Google Maps with site area marked



Contemporary Map of the site

HISTORIC MAPS

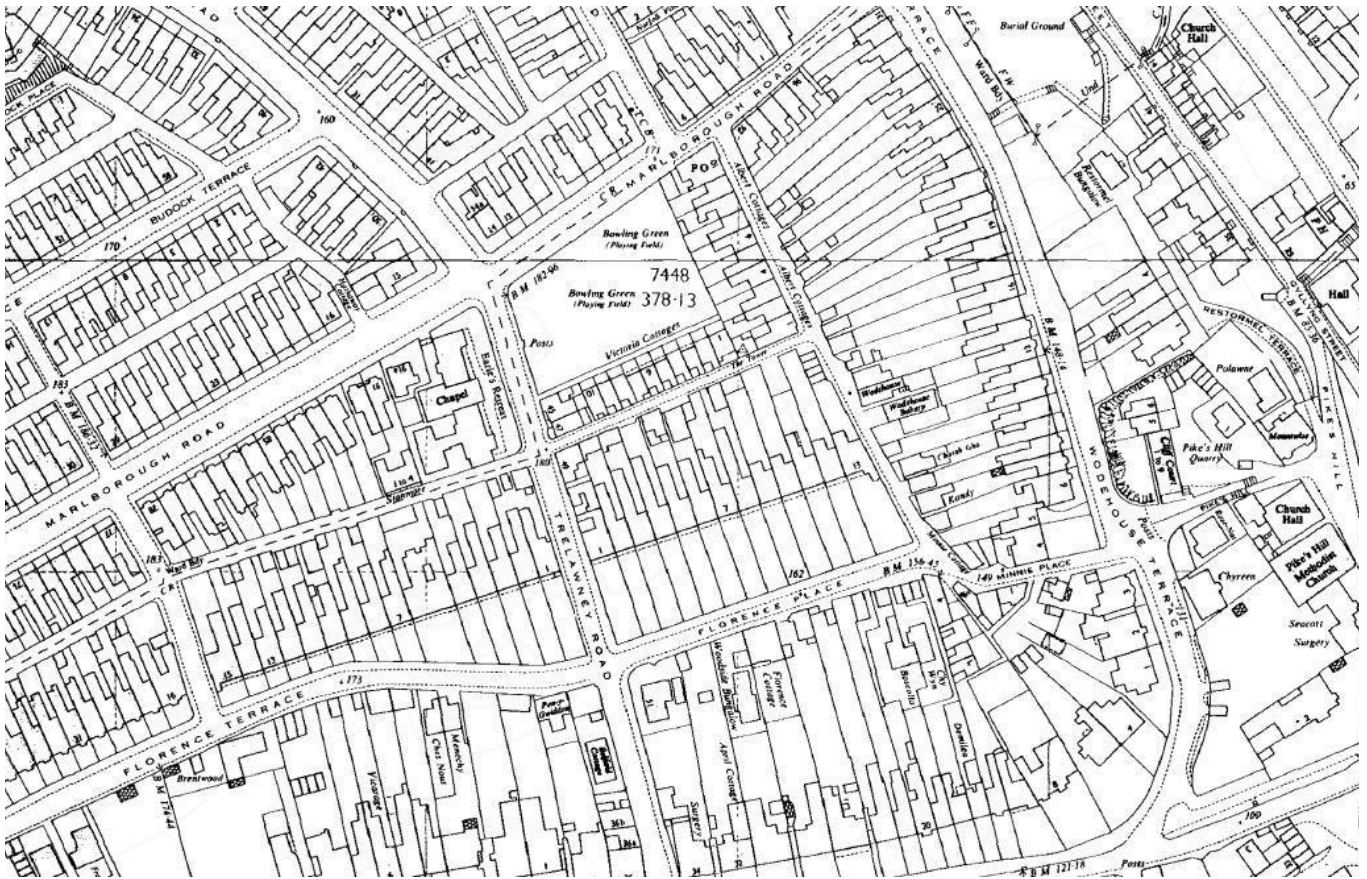
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Historic 1880s map of 4 Florence Place



Historic 1910s map of 4 Florence Place



Historic 1970s map of 4 Florence Place

PROPOSED WORK

The existing and proposed use is a private house, used as a main home for the family.

This application is for the addition of photovoltaic solar panels to the rear roof on the east side. There is currently permission to add them to the west side.

We propose that solar PV Panels will be installed along the rear extension. Although fixed on the South-West pitch of the property, the roof of the rear extension will only be visible from the access alley at the end of the property (Victoria Cottages). The proposed solar panels are not visible from a main highway (Florence Place) and will be fitted so as to not protrude more than 200mm from the roof. Solar panels with dark coloured, non-reflective frames are more acceptable on buildings with slate roofs, and if attached with diligence and care, would have minimal long term impact on the building form or structure. We believe that this proposal will result in the updating and improvement of the property to be a much more thermally efficient dwelling whilst causing minimum visual impact to the existing building.

There is no increase in footprint or overall height of the building.

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There are no changes to the landscaping or boundary treatments.

APPEARANCE / MATERIALS

The east and west roofs will have the addition of p.v. solar panels.

ACCESS

There are no changes to the vehicular or pedestrian access, and there is parking for two vehicles at the rear exiting onto Victoria Cottages

HERITAGE IMPACT ASSESSMENT

Heritage Listing Details

Details

SW8032SE FLORENCE PLACE 843-1/10/93 Nos.1-13 (Consecutive) 22/07/49 and attached forecourt walls, and railings in front of No.6 (Formerly Listed as: FLORENCE PLACE Nos.1-13 (Consecutive))

GV II

Terrace of small houses. Mid C19. Stucco on rubble; scantle slate roofs to Nos 1, 2, 3 & 8, otherwise asbestos slate, hipped at the ends of the terrace; late C19 hipped and gabled dormers; brick axial stacks with many old clay pots; cast-iron ogee gutters to Nos 1, 6, 7 & 13. Rear has slate hanging to wings of Nos 7 & 13. Double-depth plan plus service wings at right angles to rear. 2 storeys plus attics; overall 26-window range, in pairs with pairs of doorways flanked by 2-storey projecting bays. Original hornless sashes with glazing bars. Ground floor has open trellised wooden veranda with tented lead roof; original 6-panel doors to Nos 4, 7, 8, 10, 11 & 12, otherwise later doors; original round-arched fanlights, most with Y-glazing. Rear roof has original slate-roofed hipped dormers with slate cheeks and original windows to Nos 1, 2, 3 & 8; altered dormers to most of the others. INTERIOR not inspected but likely to be of interest. SUBSIDIARY FEATURES: original granite-coped forecourt garden walls; restored wrought-iron railings with cast-iron finials to Nos 6 & 7.

Excerpts from Falmouth Conservation Area Appraisal

Pg 21 -



Figure 14. Florence Place

Pg 22 - “ ... **4.3.6** Up the steep slopes behind Church Street and built parallel to the contours are more fine terraces of the early and mid-nineteenth centuries, most notably: Florence Place (see figure 14) and Florence Terrace (both listed grade II); ... “

Pg 85 - “ ... **5.6.1** The Woodlane Conservation Area, though the most recent (21/03/91) of the pre-1999 areas to be designated, it contains as much character and interest as any of the other designated areas. The historic character here though is generally later and of a more formal planned layout. At present it is detached from the earlier phases of conservation area designation. It is a fairly large area that includes the important planned terraces of Florence Place (see figures 6 and 14) (grade II), Florence Terrace (part grade II), ... “

Pg 85 - “ ... **5.6.3** Mid nineteenth century south-facing Florence Place (see figures 6 and 14) and the similar Florence Terrace (Nos. 1-15) are particularly memorable for their fine open verandas and attractive sash windows. In contrast to these the rest of Florence Terrace is late nineteenth century with its front strongly articulated by two-storey bay windows with gabled dormers set back above. ... “

Relevant Planning Policy

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The NPPF Section 12, Para 128 states that : In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The NPPF Section 12, Para 132 goes on to state that when considering the impact of a proposed development (works) on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. A heritage impact assessment content and detail should reflect the significance of the proposed works. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss to designated heritage assets of the highest significance.

The external appearance of the property is significant in its visual and aesthetic value. It is however noted that the external appearance of the property will not be adversely affected by the proposal, and as such the impact on the heritage asset in terms of appearance will be insignificant.

The Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182 says: Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications. Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.189.

This proposal, given its minimal impact, will again not change or adversely affect the heritage value.

National and Local Policy relating to Heritage Asset Conservation as detailed above is clear in its direction to conserve, maintain and enhance heritage assets and environments.

The description of the proposed works above clearly shows that the impact on the heritage setting and the building is not detrimental and would in fact enhance the setting as previously stated.

FLOOD RISK ASSESSMENT



'Flood Map for Planning' surrounding 4 Florence Place

The property lies outside of a flood risk area (*Defined as an area with a risk of flooding from rivers of 1% or greater in any given year or a risk of flooding from the sea of greater than 0.5% in any given year*). It falls within an area that is 'Susceptible to Groundwater Flooding' and a 'Critical Drainage Area' but the proposed alterations to the property should not significantly exacerbate the current risks to the area. The site levels, particularly in relation to the road, will stay the same.

With the increasing risk of flooding in the future the occupants/ owners of property in flood risk areas should familiarise themselves with the risks and actions that can be taken to reduce impact on people and property and take specialist advice in this regard. In summary the existing flood risk in this location as shown on the accompanying Environment Agency map is considered to be high for river and surface water flooding. As such there are no additional risks to the property (or neighbouring property) by way of the proposed works.

Summary

The proposed work to 4 Florence Place has been described within this statement and it has been shown to have a minimal impact on a heritage asset. The benefits of the proposal outweigh any impacts that the change will have on the building or its setting. The alterations are not detrimental to the property and are offering a more sustainable source of heat. As the west side of the roof already has permission this would indicate that it is an acceptable addition to the property.

Supporting Documents

937/1 BLOCK PLAN 1:50

937/3 EXISTING ROOF PLAN & SECTION

937/4 PROPOSED ROOF PLAN & SECTION