



Architectural Design



A: 27 Golitha Rise
Liskeard, Cornwall
PL14 3WN

W: www.replan.space

Date: 15th December 2023

Ref: 2305-240-231215

Pre-app Statement

replan has been instructed to act on behalf of the applicants '**Mr Simon Wagstaff**' in preparing a pre application for a proposed demolition of existing studio and construction of a new build 1 bedroomed dwelling at **The Studio, St Thomas Rd, Newquay, TR7 1RS.**

The existing building is an old artist's studio which is no longer in use. A large proportion of the existing structure is mundic block. After a meeting on site with the structural engineer and the client it became apparent that the most logical decision would be to demolish the existing structure and replace it with a structurally sound and modern energy efficient construction.

With this in mind the proposal is to provide a small 1-bedroom maisonette for the client and his partner.

The ground floor provides an entrance hall, open plan kitchen and dining room with views over Newquay Bay and a master bedroom with bathroom. A spiral staircase has been provided to access a first floor living space which opens on to a small external terrace.

The client is a big fan of art deco architecture; therefore the elevations and fenestration has been designed to provide a nod to the art deco style, whilst also in keeping with modern construction methods and finishes.

The proposal would also see the provision of 1 off road parking spaces.

We hope that you will consider this pre application to be not only satisfactory, but a positive addition to the area. However please do not hesitate to contact us to discuss any aspect of this application.

Yours Sincerely,



Darren Nock

Architectural Design for replan