

Lamellyn Vean
December 2023

Design & Access Statement

COAL

architecture &
interior design



Existing

1.0 Introduction

This Design & Access Statement addresses the key design issues relating to the proposed small extension to the domestic curtilage of Lamellyn Vean

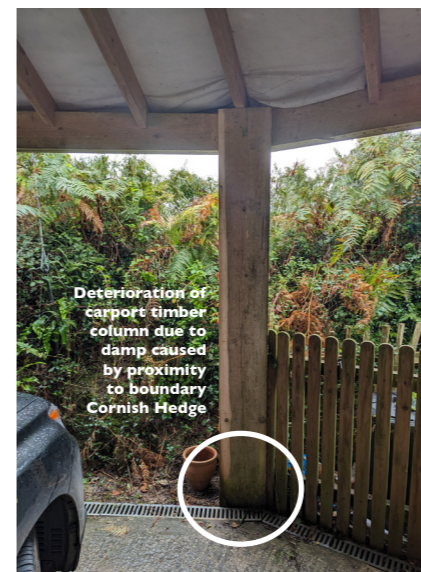
1.1 Existing

The existing site is located on the outskirts of Probus village down a private lane. The existing domestic curtilage measures 0.75 acres and the adjoining agricultural field measures 3 acres.

Despite the generous size of the domestic curtilage, the house is slightly crammed into the Eastern corner of the plot, which is also where the vehicle access from the lane is located. The site is also on a significant slope with a difference of 7m from the lower Eastern corner to lower Western corner. As such the Western area of the garden is on a much lower level to the house and feels disconnected.

The boundary between the field and domestic curtilage is formed by a wide Cornish hedge. The existing garage and car port of the house almost abuts this boundary making access around the side of the building very difficult as well as contributing to damp issues by restricting the flow of air around the building. The damp readings in the garage are very high and the supporting timber column for the car port is deteriorating.

Lastly, the parking area is located to the North-East of the house and is again quite cramped in comparison to the plot size, and turning is difficult. There is also no direct vehicular access from the house to the adjoining field, which is required for maintenance of the land.



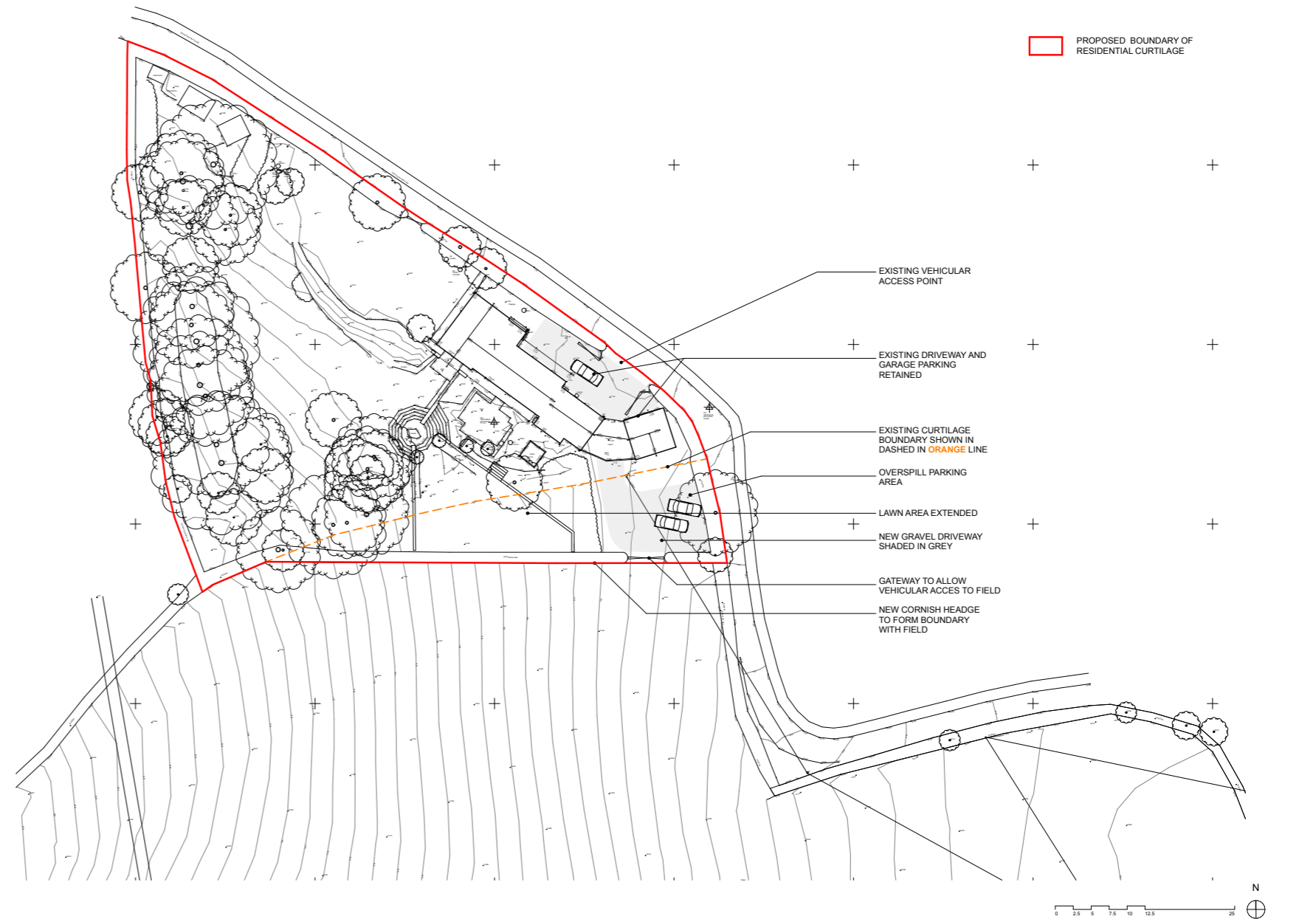
Aerial photograph of the site showing the relevant boundaries

Proposed

1.2 Proposal

The proposal is to extend the domestic curtilage into the adjacent field, increasing the size by 430m². The curtilage extension will allow more space around the existing garage and carport to prevent further damage occurring to these structure. The additional area will be used for overspill parking and vehicle turning. It will also provide additional garden space for the house by extending the area of level lawn to the South. Finally, a new gateway will be created onto the field to allow access for maintenance purposes.

The new boundary will be formed as a Cornish Hedge, re-using the earth and stone from the existing boundary.



Proposed site plan with changes annotated