



ANDREW THOMAS ARCHITECTURAL CONSULTANTS

DESIGN & ACCESS STATEMENT

Client *Mr. and Mrs. M. Hinkley*

Project *Proposed extension and alterations together with demolition of existing garage and construction of new garage with study/store above.*

Address *Tycarra, Bay View Road, East Looe. PL13 1JP*

Job no. *4003*

Date *December 2023*



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History

Tycarra is a substantial detached property constructed to the South of Bay View Road, East Looe. The proposal is to renovate the property constructing a single-storey entrance to the North. Removing a single storey extension to the West and replacing with balcony together with minor alterations to the South and East elevations. The existing single storey garage is to be demolished and new garage constructed with study/store above.

Use

Residential

Scale

The extensions are single storey to the main house and therefore of little visual intrusion. The garage is one and half storeys high but due to its location sits down below Bay View Road with only the roof visible.

Materials

Roof

the main roof to the house is to be re-roofed using existing concrete tiles with second hand tiles to match to go over entrance extension. The garage roof will be new concrete tiles, colour brown to match that of the house

Walls

combination of render Cedral boarding and natural stone.

Windows and doors

Existing
Proposed

combination of UPVC and aluminium
combination of UPVC and aluminium

Landscaping

No major change

Access

No change

Services

Surface water	soakaways
Sewage	mains
Electricity	mains
Water	mains