

Design and Access Statement

Applicant: Mr and Mrs Shea

Project: Prevent flooding of basement flat and Installation of toilet in lean to shed.

Location: No 3 Stratton Place, Falmouth, Cornwall, TR11 2ST

1. Introduction	2
2. Use	2
3. Size	2
4. Layout	2
5. Appearance	2
6. Landscape	2
7. Access	3
8. Sustainability	3
9. Summary	3

1. Introduction

- I. The following document provides information obtained from English Heritage, under Listing Entry Number 1269965.
- II. The applicant repaired restored and improved the listed building in 2019 when moving into the property.
- III. Last year the basement got flooded and it was realised that combined drains connecting the rear Annexe as well as No4 caused a flooding of the basement.
- IV. It is intended to carry out minimal work in order to prevent flooding of the basement. And because of this work improving and repairing the drains it would be convenient to install an external toilet in the lean to shed close to the pipes.
- V. The changes to the listed property are minimal and only affect the lean to shed and a small area in front of the lean to shed and stairs to the basement.
- VI. An slot drain installed on the ground should prevent any water spilling from the existing drainage flooding into the basement. There is also existing inspection chamber and an existing pipe which requires repair and maintenance. We are aware that we have to collaborate with South West Waters.

2. Use

- I. The house is used as a residential house.
- II. The proposed use will remain the same.

3. Size

- I. The size of the site of the is 120m².
- II. The footprint of the existing house is 57.5m².
- III. There is no change to the size of the property

4. Layout

- I. Please see drawings. The only modification is an installation of a toilet in the lean to shed.

5. Appearance

- I. The work will not change the appearance of the building

6. Landscape

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II. Please see drawing. The only visible change is a slot drain in front of the basement stair and the entrance to the lean to shed.

7. Access

I. The existing access would remain unchanged.

8. Sustainability

I. Making sure a building is safe and proof and will not get any damage through flooding is part of making a property sustainable.

9. Summary

II. The changes are very minimal.

III. Please see all information and drawings as part of this application.