



Design, Access & Heritage Impact Statement

Proposal: Extension and alterations to an existing dwelling.
At: 16 Claremont Terrace, Beacon Road, Breageside, Porthleven, TR13 9JU
For: Ms I Thomas

1.0 Introduction

On behalf of the applicant, Ms I Thomas, 3HW Architecture & Design have prepared this document in support of their Householder Planning Application.

2.0 Assessment

The property is within the town of Porthleven.

The existing property is a semi-detached, two-bedroom house. The property is attached to a similar dwelling. Similar residential dwellings lie to the south, east and west of the property. To the north are agricultural fields. The dwelling overlooks Porthleven Harbour.

The property is located within the Porthleven Conversation Area.

A search of the online planning register has produced no results.

The property has undergone very few alterations and could utilise the space inside more effectively.

3.0 Design

The property will remain a private dwelling.

The application proposes a small single-storey ground floor extension to the rear of the property, providing additional space and creating new access to the kitchen and ground floor bathroom from the living and dining areas. A roof light to the new extension will provide natural light to the existing ground floor areas.

The application also proposes the conversion/extension of the roof spaces to create a new shower room and bedroom, with two new roof lights to the existing/retained southeast-facing portion of the roof, matching the adjacent attached property.

The proposed rear extension and roof conversion have been designed to match the existing dwelling in both scale and appearance.

Access to the property will remain unchanged.

4.0 Heritage Impact Statement

The property is located within the Porthleven Conservation area, which seeks to protect the special character of Porthleven, with Fore Street and the surrounding area part of one of the distinct character areas.

The design of the proposals seeks to retain the area's character, with the alterations made to the front elevation of the dwelling limited and matching those made to the attached dwelling.

The proposed extensions have been designed to ensure that the visible elements do not detract from the surrounding area and ensure that their place within the village is maintained for future generations.

5.0 Conclusion

The proposal seeks to better utilise the space on the ground floor whilst adding an additional bedroom within the roof space without dramatically affecting the scale and overall appearance of the dwelling, or the conservation area in which the property lies.

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