

Our Ref: 2326

07 March 2024

**JAMES MORFORD**  
ARCHITECTURAL SERVICES

## **DESIGN & ACCESS STATEMENT**

**Proposed erection of 3 bedroom dwelling and garage. (Variation of Condition 2 of PA21/00896 - for revised design)**

**Land North of 14 Churchtown Road, St Stephen, St Austell, PL26 7NJ**

### **PROPOSAL**

Application is submitted to your Authority for the construction of a detached dwelling and garage, as generally approved under PA21/00896 but with changes to the house design as outlined below.

Submitted for consideration are the following drawings.

**2326:01** House floor plans and elevations  
**2326:02** Site layout, sections, garage details & location plan

### **DESIGN / MATERIALS**

As previously noted, the proposed dwelling remains generally as approved but with the following changes.

- Foot print of house increased to facilitate additional space for Plant roof associated with Air Source Heat Pump
- Level of house raised 25cm to prevent surface water flooding from road
- External Finishes / porch design revised to better compliment surroundings
- Window sizes and locations revised to improve appearance.

I trust you are able to offer your support for this modest alteration and look forward to your considered decision.