

Beach House, 1 Boscawen Road, Falmouth

**DESIGN & ACCESS STATEMENT,
including HERITAGE STATEMENT**

Householder application for
*Renovation and Extension to existing property, including
associated external and landscaping works*

Revision P2 – 16 April 2024

 Poynton Bradbury
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1.1 Appointment

PBWC Architects have been instructed to act on behalf of the Applicant, Alison Turner and Ian Lancaster, to prepare and submit a planning application to Cornwall Council, in relation to 'Beach House' 1 Boscawen Road, Falmouth (the site).

The applicant retains the legal freehold ownership of the site, and therefore has control over the full extent of the land, including the vehicular access.

1.2 Scope of Application

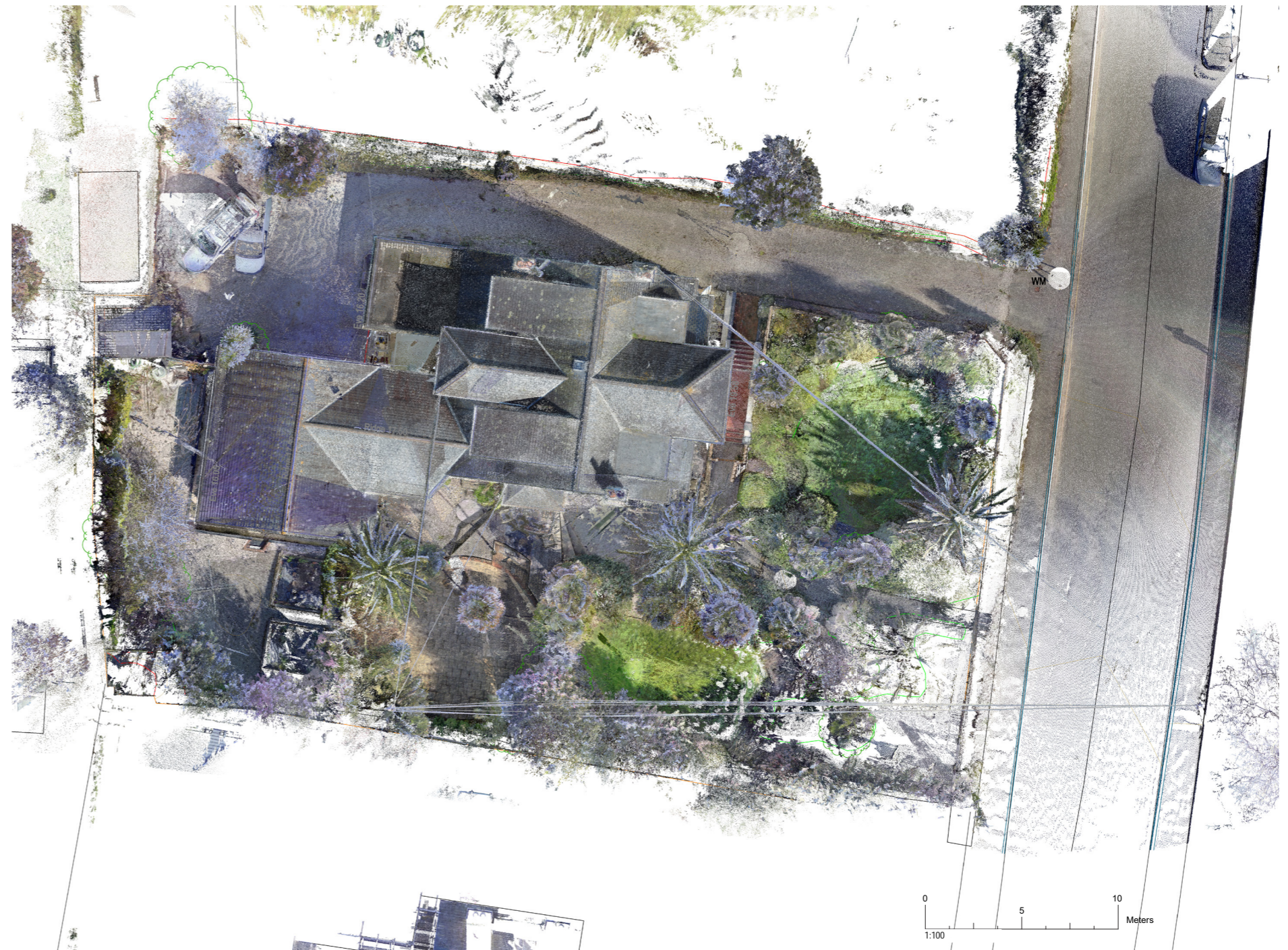
This application seeks permission for the renovation and extension of the property, together with associated external and landscaping works. The client's intention is to bring the property up to modern standards, to improve its overall thermal performance and reduce its energy consumption and to improve its external envelope using high quality materials to replace the poor quality finishes and windows that are currently in place.

1.3 Context

The site lies within the Falmouth Conservation Area, and the design has been developed to respond sensitively to this context, whilst retaining a sense of individual character of the property, which contributes to the wider street scene on Boscawen Road.

Through the pre-application process the team and client have gained valuable feedback from the Local Authority regarding the extent and appearance of the proposals, which have been scaled back and adjusted in response to their comments.

The current submission represents a reduced scheme that increase the building footprint by only 49sqm, minimizes the extent of additional glazing on the south and east elevations and retains the majority of the existing garden landscaping and paving, which contribute highly to the overall appearance and character of the site.



Existing aerial view of proposal site

2.1 Site Location

The site is located on Boscawen Road in Falmouth, towards the Northern end, close to the junction with Spernen Wyn Road.

To the east, the site overlooks a large, open, green space adjacent to the Gyllyngvase tennis courts and car park. The other sides (north, west and south) share boundaries with 3no neighbouring residential properties.

The site is close to local amenities, including local transport links as well as the shops, Gyllyngvase beach, tennis courts and south-west coastal path. It is approximately 10 minutes' walk from Falmouth train station and 2 minutes' walk from the nearest bus stop.

The house is incredibly well-positioned and has outstanding views towards Gyllyngvase beach. It benefits from its detached nature in the centre of a good-sized site.

2.2 Site Photos

Photos of the existing property are included adjacent and overleaf.



Existing street view



View at property north-east corner



Rear view showing existing parking area and rear entrance



Existing poor quality U-PVC glazing to south elevation



Existing south elevation



Existing garage with pebble dash finish



Existing established planting to the east of the property (front garden)



Existing established planting to the east of the property (front garden)

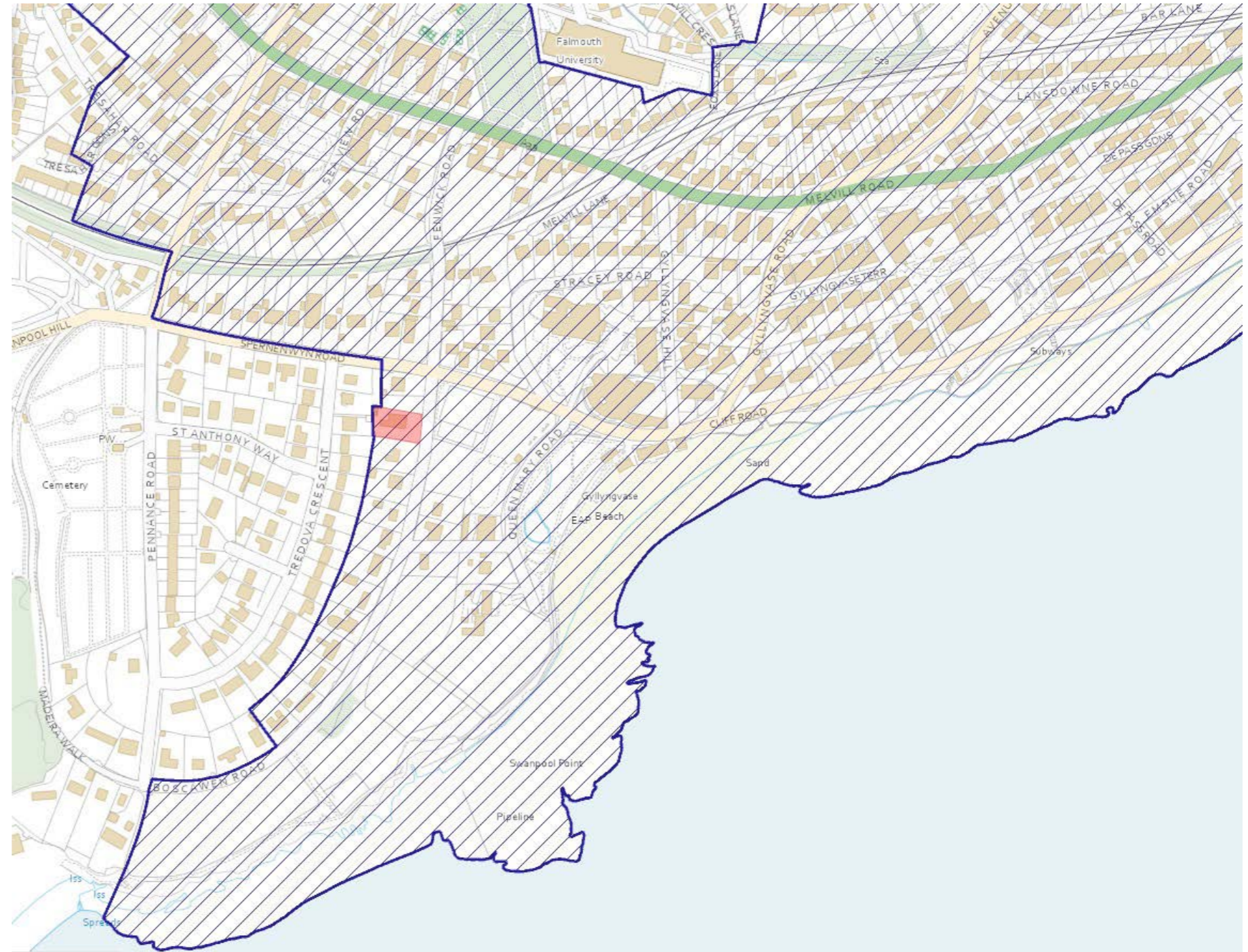


Existing south elevation and patio with decking

2.3 Conservation Area

The site is located within the south-west end of Falmouth Conservation Area (CA), which extends to the south of Boscawen Road (towards Swanpool beach), north into the town centre and easterly across to Pendennis Castle peninsula.

There is no single architectural style, scale or material for the houses within the Conservation Area or along Boscawen Road, which are varied in their design and appearance, this diversity is what brings the area's special character.



Falmouth Conservation Area Map

2.4 Existing Street Scene & Neighbouring Properties

The site is surrounded by existing residential development and well established planted gardens and boundaries.

The immediate local area is characterised by large, detached two and three-storey dwellings, positioned and orientated to maximise their coastal location and views.

The street-scene is varied, with a diverse mix of styles, though the properties predominantly have tiled, pitched roofs, with extensive glazed areas and balconies. External wall materials are mostly from a palette of render and stone, mixed with sections of timber, U-PVC or slate cladding.

The houses are a mix of architectural styles, with a number of more modern properties, and contemporary interventions within the context of the conservation area, which gives the street a unique sense of character and individualism to each property.

Immediately adjacent to the site (on the north boundary) the vacant plot has permission for a new, contemporary designed two-storey home (planning reference : PA22/02771).



2.5 Existing Building

The existing property comprises three storeys, with the lower level being partially submerged as a basement storey. There is a large garage towards the back of the site, which is connected to the main house.

The height of the existing garden to the east of the house, means the basement level is secluded from view at street level, and when approaching on the driveway the house appears as a two-storey building.

The property has a pitched roof over the main house, with dormer windows at front and back. A central bay with large windows projects on the street elevation, with a hipped roof over. To the rear there are two single storey extensions, one with a flat roof, the other pitched, which connects to the garage, also with a pitched roof. All roofs have a slate tiled finish.

The external materials comprise painted pebble-dash render, exposed stonework to lower levels, with horizontal lapped, U-PVC board cladding to the first floor bay. The property has poor quality U-PVC windows and doors throughout.

The original building dates back to the early 20th century but has been much altered over the years, which is evident in its external mis-matched appearance and from its current internal layout.

The building has had later adaptations, predominantly to the rear, which are of varying quality, some incredibly poor. In particular the west-facing roof scape is rather messy and over-complicated in its form; with many different roof pitches, angles and junction details.

The internal arrangement does not function well, and demonstrates significant changes over the years, reflecting its earlier use as a bed and breakfast, care home and a hotel.

The main accommodation comprising 5 main rooms at ground floor with a front entrance porch, and 5 rooms upstairs. The lower ground floor/ basement storey is thought to have very few changes from the original design, due to the incredibly thick stone walls at this level.

The building systems are outdated and in need of replacement throughout, such as the heating system and electrics. The building has a poor performance to the external envelope and would benefit from better insulation to minimize heat loss and energy consumption and make it comfortable and efficient for living in year-round.

In summary the existing house offers little aesthetic value and does not function well for modern living. It does not contribute positively to the conservation area and is in a poor state of repair. It requires a large investment to bring it up to modern standards, and this proposal for a modest extension and re-designing of the roof is considered the most appropriate form of development to suit the building, its location and setting.



Existing view from driveway entrance



Existing view from rear parking area

2.6 Site Conditions

2.6.1 Levels

The site slopes from east to west, with an approximate 2m change in level from the roadside to the rear boundary. Beyond this the slope continues to increase for the plots on Tredova Crescent, which stand higher than the properties on Boscawen Road.

2.6.2 Trees and Planting

The site has a large garden with mature palm trees and other large shrubs, which act as a visual buffer between the house and neighbours, and also provide some privacy from the road.

Being located in the Conservation Area brings greater significance to the trees and planting, and therefore any changes to the planting and landscape have been considered carefully when developing the proposals.

The footprint of the proposed extension is located immediately to the south of the existing house and is located on an existing area of hard-standing, therefore minimising impact to the trees and significant landscaped features.

The proposals include some minor changes to the external landscaping but do not greatly increase the overall areas of hard-standing or reduce the significant areas of planting to the east, which can be viewed from the road.

There are a small number of trees and shrubs which will require removal to enable the design proposals. It is intended that these will be relocated within the site boundary to minimise the visual and ecological impacts.

2.6.3 Ecology

An initial visual survey was carried out by Wheal Grey Ecology Ltd in May 2023. During this survey a small number of bat droppings were found on the floor of the roof void within the northern part of the roof void. The southern roof void could not be fully accessed or inspected.

A further bat survey was recommended, to include a pair of emergence surveys, using two surveyors, and the deployment of a remote detector into the roof void for seven consecutive nights.

No bats were seen to emerge from this building during either of the emergence surveys and no bat activity was recorded within the roof void during the remote detector deployment therefore the proposed works can proceed with a very low to negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost and no mitigation is required.

2.6.4 Ground Investigations

The application site consists of an existing detached residential property. Having inspected the site and considered the site history, the site does not appear to have been used for or affected by any non-residential uses which may have caused risk of contamination. As such, no ground condition or contamination surveys have been undertaken in relation to this issue.

2.6.5 Critical Drainage Area

The site lies within the Falmouth and Penryn Critical Drainage Area (CDA).

Falmouth and Penryn is a Priority Community in Cornwall Council's Local Flood Risk Management Strategy.

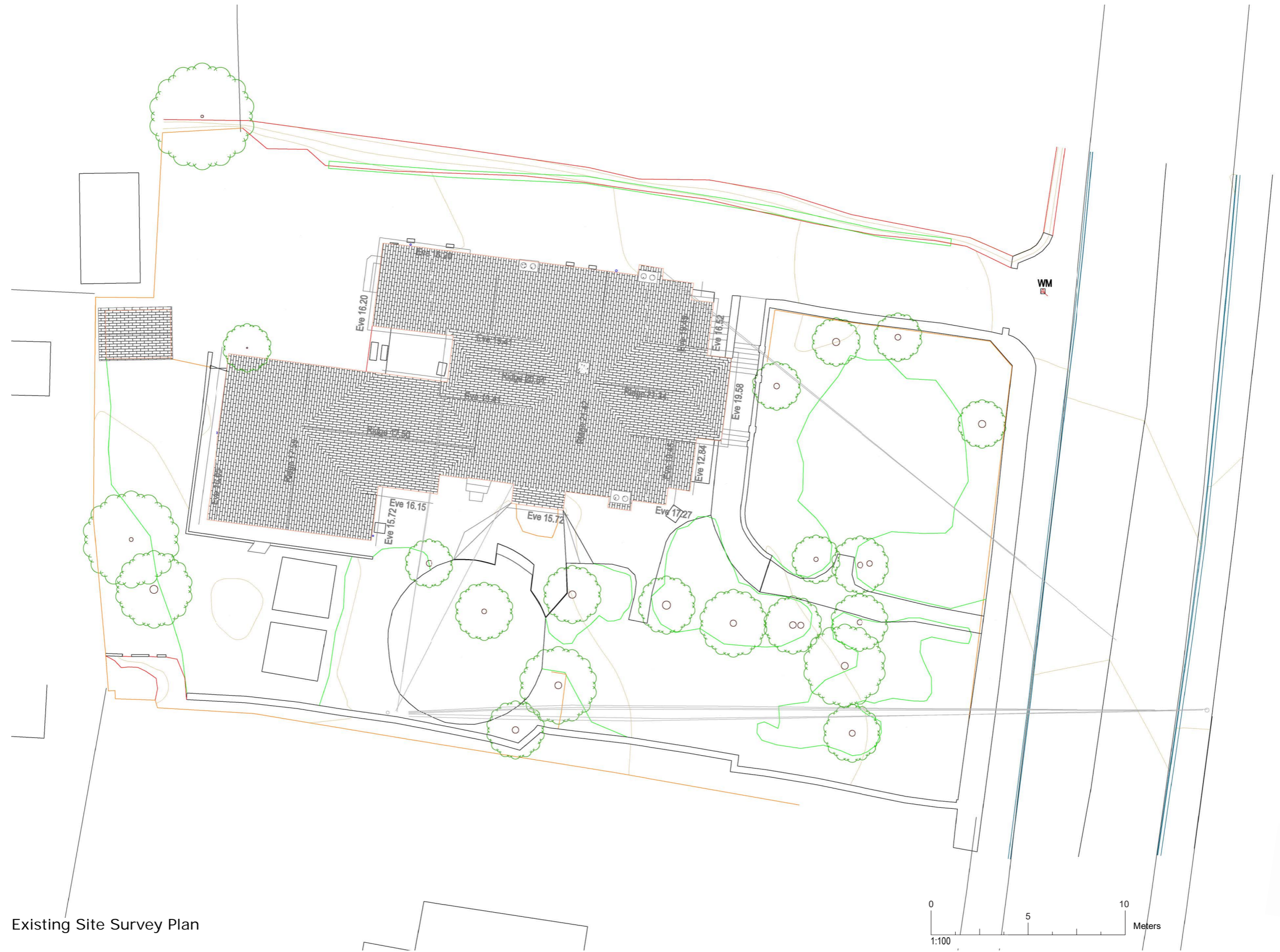
There are numerous records of flooding in Falmouth and Penryn.

The flood risks are mainly associated with the lower parts of the catchments, where floodplains are constrained by existing development and high tides restrict surface water discharge.

The proposed renovation and extension does not significantly increase the amount of surface water being drained from the site. A Flood Risk Assessment form has been submitted as part of the application.

2.6.6 Services

The proposed renovation and extension would be served by the existing utilities.



Existing Site Survey Plan

3.1 Design Brief and Client Intentions

The project brief is to renovate and extend the existing property to improve its energy performance, enhance its appearance and make better use of its location and views.

The client aspirations is to create a dwelling that will serve them now and in the future and that connects to its special setting and wonderful panoramic views.

3.2 Project Scope

The proposal will provide for a similar form of development but allow for 21st century living accommodation for the applicants to live on a permanent basis and for their visiting children.

The increase in footprint of the proposed development represents only a small change in size and layout to that of the existing dwelling.

The site will provide for generous levels of amenity with a strong connection to the gardens. The dwelling will utilize the existing access into the site.

The proposals include four key changes to the existing property:

1. Changes to the roof-scape,
2. Two extensions (total footprint 49sqm) and new balconies,
3. Main entrance moved from east elevation to north elevation,
4. Changes to existing building finishes and materials

4.1 Planning Policy Guidance

Policies and guidance from the National Planning Policy Framework (NPPF) 2023, the Cornwall Local Plan Strategic Policies 2010-2030 (CLP) and the Falmouth Neighbourhood Development Plan will apply in determining this planning application.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework.

In Cornwall the development plan comprises the adopted Cornwall Local Plan Strategic Policies, including 'saved' policies from the adopted Local Plans which include Minerals Local Plans.

The Climate Emergency Development Plan Document (Feb 2023) sets out relevant policies on green infrastructure design, renewable and low carbon energy and sustainable energy and construction.

4.2 Conservation Area

The site is located within the south-west end of Falmouth Conservation Area (CA), which extends to the south of Boscawen Road (towards Swanpool beach), north into the town centre and easterly across to Pendennis Castle peninsula.

4.3 Planning History

A review of the planning register has been carried out and a summary of previous permissions is noted below.

The planning history demonstrates the extensive changes that have occurred on the site, including changes to the building use, footprint and external materials. Overall these changes have contributed to the lack of remaining historical character of the original house, which has been much altered over the years.

date - reference - description

1950 – ref C1/W501694H - Erection of kitchen extension & addition of 4 bedrooms

1954 – ref C1/W54972AH - Display of illuminated sign

1959 – ref C1/W5910099H - Erection of extension

1975 – ref C1/3751003H - Change hotel to old peoples home

1984 – ref C1/8401409H - Change of use to elderly persons home

1997 – ref Erection of extension to form a further five bedrooms together with increased lounge space & improved facilities (withdrawn)

2001 – ref C1/PA02/0844/01/R - Proposed pitched roof over existing flat roof

2001 – ref C1/PA02/0219/01/S - Change of use from elderly persons home to student accommodation sites

2003 – ref C1/PA02/1674/03/R - Extension to form new domestic garage and blocking up one pedestrian access

2004 – ref C1/AD02/2680/03/B - Retrospective application for the display of 1 no. Illuminated sign

2015 - PA15/01370 - Exterior wall insulation, smooth rendered to lower half of the front of the house. Fibrous cement cladding to top section of front of house

This was approved without conditions in August 2015.

This was a householder application and there have been no further applications on the site since this date.

4.4 Relevant Nearby Permissions

Whilst this application represents a contemporary design proposal, when considering this in the context of the following 2no new dwellings on Boscawen Road, the design represents a highly contextual and subtle design that responds to its position on



New build contemporary designed home on the adjacent (north-east) site

Boscawen Road and within the wider Conservation Area.

Recent applications for nearby contemporary and/or large homes include the following.

Application reference PA22/02771

Relating to 'Erection of a dwelling-house, landscaping and amenity areas.'



New build contemporary designed home further east of the applicant site

This was approved with conditions in July 2022

This is for a new build contemporary designed home on the adjacent (north) plot to the applicant site.

Application reference PA19/03220

Relating to 'Revised dwelling design removing indoor swimming pool and conservatory.'

This is for a new build contemporary designed home further east of the applicant site, and comprises a large two storey house.

4.5 Pre-Application Advice

A pre-application submission was made in September 2023 to gain initial feedback from the Local Planning Authority regarding the proposals.

The submitted scheme encompassed greater change and proposed larger extension areas than the submitted proposals.

The general feedback on this application is summarised in the pre-application response letter as follows :

'It is considered that the principle of the redevelopment of the property is capable of being supported by the Local Planning Authority subject to appropriate design, scale and materials as outlined by comments of the Historic Environment Officer.... The redeveloped building should seek to enhance the setting of this site within the Conservation Areas. The design and configuration will need to ensure that the local environmental and amenity interests would be safeguarded.'

In response to the feedback received, the following changes have been made to the design proposals.

Response to surroundings and setting

- The advice noted that the 'Design should provide for an enhancement to the Conservation Area' and the materials should be 'keeping with the conservation area setting'.
- The design includes a reduction in the extent of changes to the principal (East) elevation – the existing building footprint remains unchanged and the first floor gable width reduced to align with the existing front projection
- The proposed external finishes and materials align with other materials that are prevalent on the street, including render, vertical board cladding and slate tiled roofs.
- Aluminium windows and doors will provide a simple, contemporary intervention that will create vast improvement in the building performance and comfort, while also improving the external appearance from the poor quality UPVC windows that are currently in place and detract from the overall building appearance and the character of the Conservation Area.

Roof Design

- Support was given to the changes in the roof-scape, noting that 'Roof planes provided with a consistent design which would be welcomed'.
- The roof design has been further simplified to omit the flat roof central section and include the existing pitched roof over the garage area.
- The raised ridge height represents less than 1m increase to the ridge and follows the sloping line of the street roof-scape between the adjacent neighbouring properties

Sketch elevations as submitted for planning pre-application.



1 / Proposed South Elevation



3 / Proposed East Elevation

4.5 Pre-Application Advice continued

Extent and position of glazing

- Concerns were raised over the amount of new glazing in the proposals, noting that on the east and south elevations 'this should be reduced to help break up the pattern of a single line of glazing' and 'ensure that glazing is not the main external material'.
- The design has been altered to reduce the amount and area of glazing on all elevations, in particular the south and east.
- This includes the omission of the apex glazing on the south elevation, and significant reduction of the apex / gable end glazing on the east elevation.
- further reduction has been made to all windows and doors on the east and south elevations from full height floor-to-ceiling openings, down to a standard door height of 2.1m
- Where the previous design scheme included significant new large openings at basement level on the south elevation, (which were created through a new full-height, full-width light well), the proposals now retain the existing entrance door at basement level, and include one new opening (right-hand side) and one increased opening (left-hand side).
- This reduction in area of glazing means the scheme is now in line with the extent of glazing to other, similar properties on Boscawen Road. Refer to images on page 9.

Amenity Impact

- The pre-application advice offered that 'it would be important to ensure that the design of the property with regards to the windows, doors, balconies etc would not result in an adverse impact on the neighbouring residents', specifically noting the relation to the property to the south.
- The side extension to the south elevation has been reduced in size following the pre-application submission. The extent of glazing here has been reduced to maintain an appropriate level of visual amenity between the property and its neighbour to the south.
- The balcony to the master bedroom is located to face east, towards the gardens and coastal aspect.
- The minimum distance between the proposed changes and the neighbouring property to the south, is approximately 16m. The north elevation of this neighbouring property contains predominantly small windows for en-suites/bathrooms. At a longer distance of approximately 19m there is a double door leading to a living area at ground floor.
- The existing trees and shrubbery on the south elevation of the proposal site will remain in place and provide a substantial buffer between the two properties.

Landscaping

- The pre-application advice offered that the landscaping 'could help with the visual screening and general appearance of the final development.'
- The submission includes existing and proposed landscaping plans within the site plan drawings. These show the extent of hard landscaping as well as the new planting and the existing vegetation retained.
- The extent of changes within the landscaping and gardens has been reduced from the pre-application submission.
- The entire front garden remains unchanged to maintain the positive character, impact and value this has within the Conservation Area.

5.1 Design Principles

The primary considerations in this case relate to the suitability of the scheme in terms of design, massing, height and appearance in the context of the Conservation Area and on Boscawen Road.

The design has been developed in response to the current building's orientation, its position on the site, and the wider context.

The client aspirations are for a contemporary, energy efficient home that makes best use of the existing building and its location and setting.

The following design principles have led the design through its development into the current proposals :

- The layout of the proposal should enhance accessibility within the site and create better entrances into the building
- The layout and design should provide a high level of connection and access to the surrounding landscape and gardens, with no overlooking issues to neighbouring properties
- The orientation of any building changes should be considered in response to potential solar gain and natural ventilation
- The design should provide the applicants with a flexible home that accommodates possible future changing mobility needs, designed to meet current regulations and standards for access
- The design should be sympathetic to its immediate surroundings and neighbouring outlooks
- The design should be of high quality and architectural merit
- The design should embrace a high level of energy efficiency and sustainability, incorporating a ground source heat pump and solar PV panels

In summary the proposals include four key changes to the existing property:

1. Changes to the roof-scape; it is proposed that :
 - a. The overall roof design is simplified into three sections of dual pitched roofs : existing, altered eastern roof, new western roof and garage roof
 - b. The ridge and eaves height on the existing main (eastern) roof is increased
 - c. The rear (west facing) roofs and later extensions are removed and the design simplified to provide a new dual-pitched roof
 - d. The garage roof is re-covered, the existing roof pitch and height remains the same
 - e. Solar voltaic panels are added to the west-facing roofs
 - f. All dormer windows are removed
2. New extensions and balconies
 - a. 2no extensions - 1no on south elevation of approx. 10sqm , 1no infill on west elevation of approx. 39sqm (footprint).
 - b. New balconies at first floor, to east and south elevations
3. Main front door moved from east elevation to north elevation
4. Changes to existing building finishes and materials
 - a. Replace all existing windows and doors
 - b. Creation of new windows and doors, including increased openings at basement level
 - c. Re-render entire building to provide improved u-values and smooth, modern finish
 - d. New vertical boarded cladding provides contemporary feature details

5.2 Use and Layout

The proposed building use remains unchanged as a residential dwelling.

The proposals include relocation of the main entrance from the east, to the north (side) elevation, which allows for better use of space internally at ground floor level. It also has the benefit of improving natural daylight into the basement level, which is currently gloomy and damp.

By incorporating a new window and lightwell at basement level, on the southern end of the east elevation, and a full height glazing on the western end of the east elevation, this can become an attractive, usable space, which can be naturally lit and ventilated.

The internal use and layout of the basement level remains relatively unchanged, with only changes proposed to lightweight internal partitions.

The greatest change with the proposed building layout and use is in relation to the bedroom and living accommodation and it is proposed that these are reversed to create so-called 'upside-down living' with the main spaces being at first floor, to make best use of the buildings outlook and views. In turn this means the ground floor becomes predominantly used for bedrooms.

To the rear of the house a dedicated boot room is located, allowing easy, level access from the rear driveway into a reasonably-sized space that has suitable storage and facilities for entering/exiting the building with muddy boots and sandy feet.

The ground floor also includes a social space to allow indoor/outdoor living in brighter weather that faces east out of the proposed extension. This leads onto a new area of decking and raised platters that replaces the existing poorly designed patio and area, which is impractical and un-usable due to its layout and changes in level.

The new patio allows for level access directly out of the social space and 2no south-facing bedrooms.

At first floor the living area accommodates an open-plan arrangement that benefits from natural daylight and fantastic views. The master bedroom is located to the rear at first floor level, with its main outlook on the east elevation, looking towards the ocean. Ancillary spaces, such as dressing rooms and ensuites are located towards the western end of the first floor plan.

5.3 Amount, Massing and Scale

The design intent is to retain large areas of the existing house, whilst adapting and extending to suit the applicants' family arrangements and their aspirations for a more efficient, sustainable and comfortable home.

The proposed design includes two pitched roofs at first floor level, with a valley gutter between, and a single-storey pitched roof over the rear garage. The height of the front roof is increased from existing by 900mm, and is no higher than the property to the south. It is in line with the general slope of Boscawen Road from west to east.

On the east elevation, the central bay retains its footprint. It is proposed that the existing hipped roof is replaced with a gable end, to allow for full height glazing. This aligns with other properties on Boscawen Road and will maximise daylight and views for the occupants. Note, the extent of glazing in this area has been greatly reduced following the comments at pre-application stage.

At first floor level a balcony is proposed around the east and south elevations.

There are two extensions proposed, which intend to unify the overall footprint, massing and scale of the existing arrangements to the rear (south and west elevations) of the property. These are modest in size, but will have an overall positive impact in uniting the building design to offer a sympathetic and simplified appearance to these areas, in place of the poor quality, mismatched and awkward appearance of the current dormers, and side/rear extensions.

The side extension on the south elevation has been designed as a subservient element to the main house, with a lower ridge height and simplified appearance using a predominantly render finish. The extent of glazing on the south and west elevations of this extension has been carefully designed to maximise internal daylight and comfort, whilst offering good separation and amenity to the neighbouring property. This part of the design has been developed to minimize visual impact when viewed from the road, and due to the existing levels and planting, it can barely be seen from public view.

The position, massing and scale of the areas of extension have been designed to minimize the visual impact from the road, avoid overlooking neighbours and allow the applicant to retain the features within their large garden running along the south of the site.

The garage remains unchanged in building footprint and scale.

The overall building footprint will increase by 49sqm, which represents an increase of circa 17%.

5.4 Landscaping and Amenity

The existing building is set within a large garden that has a wonderful character and appearance. The proposals have been designed to develop and enhance this asset. Large areas of landscaping and planting will remain the same, with an adapted patio area and steps installed on the south side of the property.

A small number of existing palm trees and shrubs will need to be removed and these are highlighted on the proposed site plan. It is intended that these will be relocated within the site boundary.

The existing planting will also be enhanced with additional soft landscaping, which will add to the existing function that the planting provides as a buffer between the house and the boundaries to all sides, but particularly to the road on the east and the neighbouring property to the south.

5.5 Appearance and Materials

The existing building has a dated appearance and uses poor quality materials that are weathered and out-dated. The external cladding and windows will need replacing in the near future and the applicant is taking this opportunity to upgrade the existing building fabric as well as improve the building's overall appearance.

The current building suffers from a lack of a cohesive design, with changes and additions being made in a haphazard fashion, leading to a disjointed appearance.

The proposals create a consistent appearance across all elements of the house, using white render, timber cladding and site tiled roofs. All existing windows and doors will be replaced and new aluminium double glazing will be installed.

5.6 Access

The vehicular access from the road will remain unchanged and the driveway and parking areas remain the same.

The pedestrian access into the building is proposed to move to the east side, which allows better visibility of this as the building entrance, as well as reducing the number of steps up into the house. A new level access is proposed with the addition of an entrance ramp to the new front door.

To the rear of the property the levels will be sloped to provide a level threshold at the back door, making an improvement on the existing arrangement which is stepped.

These changes will allow the occupants to enjoy the house for many years regardless of any changes to their mobility needs.

5.7 Sustainability

Sustainability and reduced carbon is a high priority for this project and has been incorporated within the design proposals. It is proposed that the existing out-dated heating system is replaced with underfloor heating and modern, efficient radiators throughout the property. This will be supplied using a ground source heat pump and a dedicated plant area has been allocated internally for this.

It is proposed that a series of solar PV panels are installed on the west-facing roofs (away from the road elevations) to maximise the opportunity for energy generation and reduce reliance on mains electric.

The design will have a fabric-first approach to reducing energy consumption and changes to the external appearance and materials will allow the property to increase its thermal performance by upgrading the insulation and u-values. Further upgrades to the building envelope will be realized through high-efficiency roof insulation to the new roofs.

An electric car charging point will be installed on the garage.

As part of the design development stage the design team and client have reached out to several sources to gain feedback and support.

Contact with local residents resulted in a small meeting with the immediate neighbours to discuss the design proposals. Follow up information was provided regarding questions about the west elevation and no further issues were raised.

Contact was made with Falmouth Town Council and the local Cornwall Council Divisional Member, inviting them to engage with the design process:

Councillor Magowans was contacted by email, but with no reply. Mark Williams was contacted by email and with a follow up phone call to the office, with no reply.

A formal pre-application process was undertaken and advice followed, refer to section 4.4.

7.1 Conservation Area

The site is located within the south-west end of Falmouth Conservation Area (CA), which extends to the south of Boscawen Road (towards Swanpool beach), north into the town centre and easterly across to Pendennis Castle peninsula.

Within the CA, there are several 'Individual Character Areas' with a range of architectural styles, materials, historical age and significance. Pendennis peninsula fortifications hold scheduled monument status, and there are many listed buildings within the area, with the majority of these being in the town centre on Church Street and Arwenack Street.

Whilst there are some listed buildings within the residential areas included in the Conservation Area, these are not within close proximity to the site.

The Falmouth Conservation Area Appraisal Report highlights Boscawen Road within its scope. It states that :

"Boscawen Road overlooks the seafront facing towards the Pendennis Headland. All the houses along this road are interwar and architect designed, all different to each other but with a strong impression of quality and well-integrated by their particular period flavour."

The position of the properties is also important and all the properties in this part of the Conservation Area are well set back from the road and the front gardens greatly contribute to the overall aesthetic and character of the area as much as the buildings.

More recent developments within the nearby context of Boscawen Road have included contemporary materials and design and these are seen to contribute further to the individual character of each property.

7.2 Historical Mapping

The property at 1 Boscawen Road is not listed.

It first appears on the historic maps on the 1933 OS map, being the second of two houses on Boscawen Road, which is part of a network of newly-formed roads, which includes Spernen Wyn Road, which has several properties built in this era.

On the 1938 map the road appears to have been slightly extended and a building is shown on the adjacent plot to the south, though it is not in the position of the house currently at number 2 Boscawen Road.

There is a gap in the historical mapping for this area, however the existing arrangement of detached, bespoke properties with the road being extended to the south, dates back to the 1950s.

Changes were made to 1 Boscawen Road throughout the 1990's including dormer and rear extensions and the garage becoming attached to the house.

More recent maps show changes to the corner plot on Boscawen Road/ Spernen Wyn Road, which include a significant extension to the north of the original property.

7.3 Mitigating Impact

The proposals have been developed in response to the Conservation Area context and have sought to conserve and enhance the special character of the area through the following measures :

- Retention of existing site boundaries and main access point
- Retention of large areas of existing landscaping, keeping the character of the front garden and visual screening
- Existing house and garage retained and enhanced, including re-use of existing window openings at ground floor east elevation (street-facing)
- Bespoke design that responds to context, adjacent ridge heights and materials used on neighbouring properties
- Extensions designed to retain existing physical and visual separation between neighbouring properties
- Use of traditional materials palette, similar to existing house and others along Boscawen Road
- Introduction of balconies and increased areas of glazing is aligned with other neighbouring properties on the street

Overall, this proposal is deemed a positive enhancement to the Conservation Area character and appearance, providing a sympathetic, bespoke and high-quality design offering a refreshed and contemporary proposal to update the existing property which is in a poor condition.

The existing dwelling at 1 Boscawen Road is out-dated, inefficient and uses poor quality finishes and external materials. Its construction falls short of current building standards and modern ways of living. It does not satisfy any sustainable objectives as a low energy family home.

The overall outlook, building footprint and internal levels offer a worthwhile opportunity for extension, alterations and upgrades, that have the potential to create a sustainable family home that maximises its location, aspect and layout.

It has a sensitive location being within the Falmouth Conservation Area and there is an existing, distinctive character along Boscawen Road with its detached, individual properties.

The proposals represent a minor increase to the building's footprint through the addition of a side extension and small rear in-fill extension.

Changes are proposed to the roof-scape which would unify the property and improve its overall form and appearance from the current mis-matched collection of pitched and sloping dormers and later extensions.

Changes to the external materials present an upgrade to the overall appearance of the building, whilst retaining a distinctive character. Proposed materials are aligned with other properties along Boscawen Road and within the Conservation Area.

There are minor changes proposed to the current external landscaping, and extensive planting, which will be minimised by relocating the plants on site where possible.

Overall, the proposed design, layout and use of high-quality materials offers a proposal that will enhance the existing building and provide a home of architectural merit.

The proposed changes will embrace available sustainable features including renewable energy and high insulation values to minimise energy consumption.

A considerable amount of background research and conceptual analysis have been undertaken prior to preparing and submitting the planning application and we hope the application can be supported for approval.