

# PLANNING STATEMENT

20 Bramble Hill, Bude, Cornwall

Document prepared by:

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# 1.0 Summary

20 Bramble Hill is composed of 2 flats: a single level 2 x bed ground floor unit and a 2 x bed maisonette flat above. This application proposes a rear extension and internal alterations to the maisonette flat.

# 2.0 Client Brief

The applicant has occupied the property since autumn 2023. During the time living there they have decided an updated layout with small extension would create a much higher standard of living.

The client wishes to relocate the living area to the rear of the building and take advantage of natural light and views, both of which are lacking in the current location.

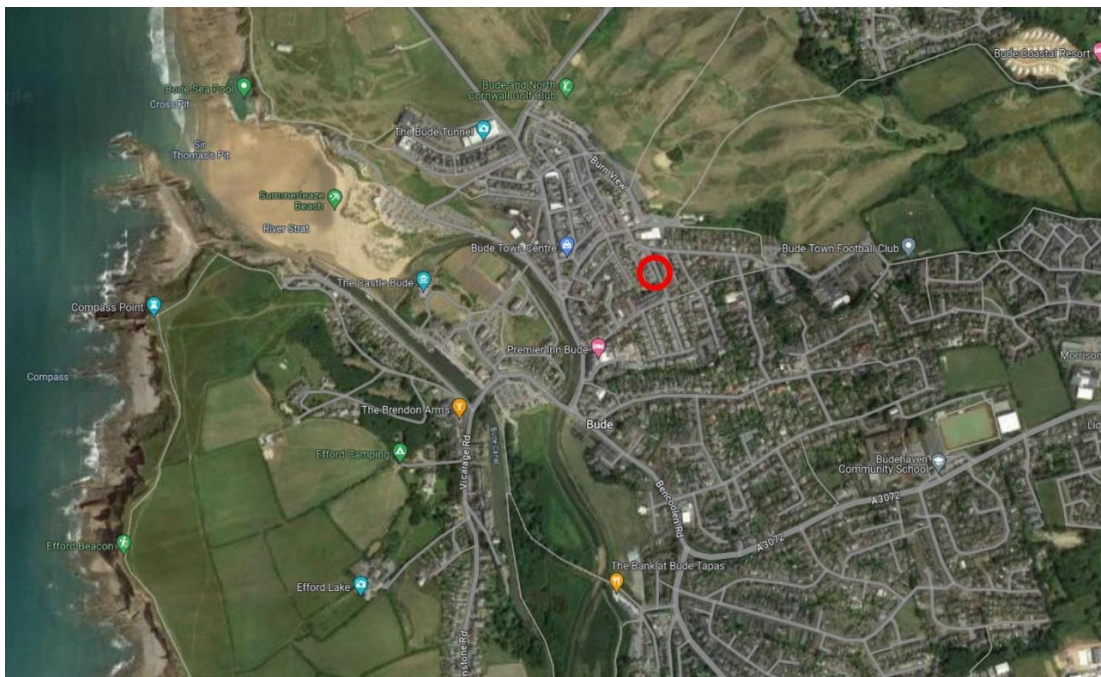
The current kitchen space is cramped and small for the property, they require a better sized kitchen space that can also accommodate some utility facilities.

# 3.0 Site & Location

Bramble Hill is located towards the northern area of development in Bude, Cornwall. It is situated close the town centre and all of its associated amenities.

The property itself is part of a late 19c development of terraced dwellings which front both sides of the street. The site is not within any designated areas of conservation or an AONB. It is not a listed building or in a critical drainage area and is not at risk of flooding being in flood zone 1.

There have been alterations and additions to the property over its lifespan, this is also the case for the majority of neighbouring dwellings.



Location plan – Not to scale.

# 4.0 Design

## Layout:

The current living room has a north-east aspect window and therefor is generally in shade, receiving little direct daylight, it is felt this would better suit a bedroom where this is less important during its general hours of occupation.

A new living space to the rear of the building would offer south-west facing openings and provide a much brighter room with views across the town towards the coast, this is afforded due to the site being at a relatively high elevation within the municipality.

As the brief suggests, the present kitchen is undersized for the size of the dwelling. The proposal moves this to a larger existing room which would accommodate a better layout for a modern way of life and offer opportunity for much needed utility and dining space.

There are no proposed changes to the second-floor area.

## Extension:

In order to facilitate a living area to the rear of the property a small extension is proposed to create sufficient room for a modest seating and social area. Overlooking and shading to buildings in proximity were considered throughout the design of the extension.

## Materials:

Externally a material palette of grey metal seamed zinc cladding references slate hung covered walls which are commonplace on traditional extensions with a south-west facing elevation. Picture below shows buildings in proximity with slate hanging to the rear (south-west elevations).



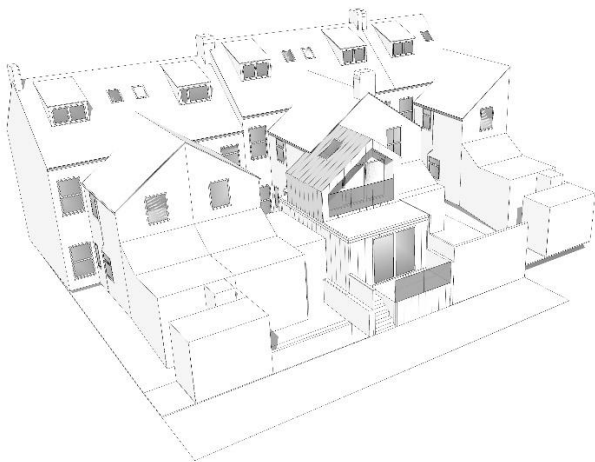
Picture above shows local buildings in Bude with slate hanging to the rear (south-west) elevations.

**Form:**

Influences for the external configuration were inspired by forms and angles of the existing building, the new addition can be read as a 'step down' in scale in the same massing's as the rear section of the host building.

The contemporary design and materials based on existing forms identify it as a sympathetic 21st-century addition to the structure.

The ground floor flat is in ownership of the applicant's family, they wish to upgrade the external materials to work with the proposal and read as a one coherent development.



Computer modelling was used throughout the design process to reach the final iteration.

## 5.0 Conclusion

This document shows how the design has evolved with regards to the clients brief and any third parties that could be affected to reach a high quality design that respects the existing building and its surroundings.

We believe this is a carefully considered proposal that will greatly enhance the applicants, and future inhabitants' quality of living and therefore ask the council to approve this application.

### **Supporting documents:**

2023-52.P1 – Location plan

2023-52.P2 – Existing plans

2023-52.P3 – Proposed plans