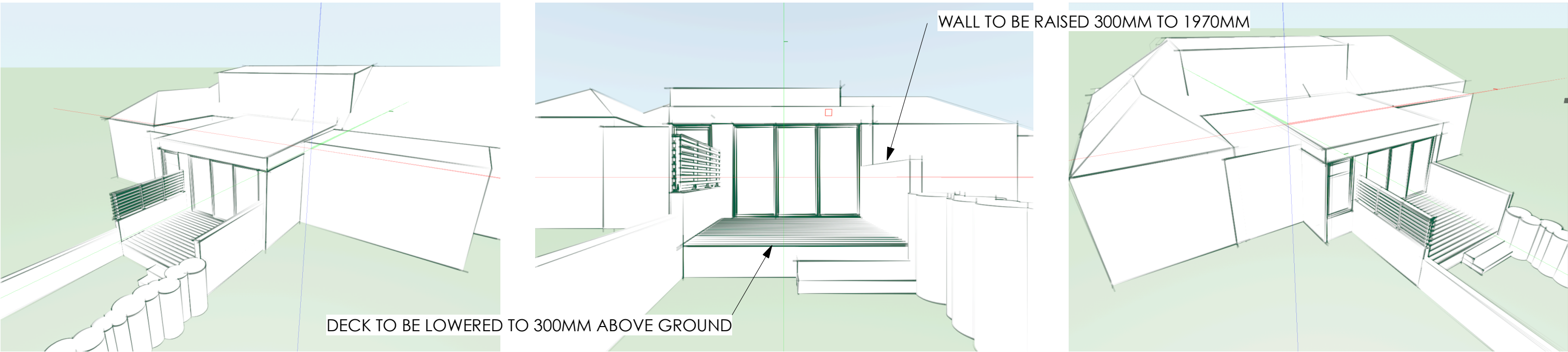


Pengarris is situated on Parsons Field and faces onto Little Porth. Originally a single semi detached dwelling, Pengarris now forms one ground floor apartment in the building. There are a further two apartments, one to the ground floor and a further apartment to the first floor. Each apartment has it's own designated gated entrance. The date of the initial conversion is uncertain, though this will be available in the planning record.

Pengarris is a 1 bedroom apartment with a total internal floor area of 54 sqm. It has a private garden space, approx 9 meters in length and is raised above ground level by 300mm. There is currently a dividing wire fence between Pengarris and the adjacent apartment. There is a 1690mm high wall to the neighbouring property with a hedge boundary. This will be raised to 1970mm. The garden is laid out quite tradionally with local varieties of planting that cope with the proximity to the beach. The main lawn is laid to grass..

Pengarris is used throughout the year by a number of family members that share responsibilty for the apartment.

The proposal is to replan and renovate Pengarris to suit modern needs. The internal arrangements have been completely replanned to reduce the amount of under-utilized corridor space, to move the bathroom to an internal location and to make the existing kitchen smaller. Externally the existing doorway is to be blocked up and a new entrance created in the position of the existing sash window. This will be a powder coated aluminium door. The new bedroom will have sliding aluminium doors. To the beach elevation new slim profile powder coated aluminium doors will be installed with a small dividing wall created between Pengarris and the neighbouring apartment. A timber privacy screen will also be installed on this boundary. There is no increase in size to the apartment. No roofworks are proposed.



BIODIVERSITY

There will be a new decked area to the beach side of the apartment which will be 2.75 meters in length. This will remove some of the grassed area of the garden, however it does allow the family to utilise the space more comfortably as it is set at the same level as the lounge area. Any plants removed from this zone will be re-planted in the remaining garden space thus only affecting the monoculture aspect of the garden area.

Pengarris only has a paved path to the rear which unfortunately does not allow for increased biodiversity. Being only a single storey part of a larger building does not allow for much scope to add bat or bird houses to its fascias as they would be too close too human interference or disturbance. An insect / bee house can be positioned on the road side elevation. The beach side of the property is too exposed to provide any practical solutions in this vain. Any recommendations to increase biodiversity would be gratefully received

SUSTAINABILITY

The apartment will be fully refurbished to include new insulation. Electrical services will be fully upgraded to utilize the latest low energy lighting solutions. The size of the property would deem air sourced heat pumps to be unviable, as would the ability to locate the unit. Underfloor heating and efficient water heating will be used. This together with the thermal upgrade will increase the sustainability of the property.

PENGARRIS

PARSONS FIELD ST MARY'S

D & A STATEMENT

3D IMAGES

DRAWING - PGPL04A

DATE - FEB 2022

SCALE - 1:100 @ A3