

DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT CONSERVATORY

TREWINCE COTTAGE, TREWINCE LANE, ST MARY'S

JULY 2015

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PLANNING DEPARTMENT
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1.0 Design Procurement

1.1 Brief:

The client, Mr and Mrs T Ward, commissioned Island Architects, to design a new conservatory to replace the existing structure attached to the main South elevation of the property. The existing structure was not considered suitable for the following reasons.

- The conservatory is in need of major repair.
- Unattractive elevations, with inappropriate glazing details.
- Part of the original plan to replace.
- Unsuitable low pitch design.

The house had been extended and substantially re-designed approximately 15 years ago; it was always intended that at a later stage the Conservatory would be replaced with a more sympathetic design.

1.2 Surrounding Environment:

Trewince is set in a rural but elevated location. It has an elevated prominence of which, the west elevation can be seen from St Mary's harbour.

The use of traditional materials in the replacement design is considered to be of considerable importance. The use of natural materials such as granite, timber, slate and lead are all acceptable within the Isles of Scilly Design Guide.

1.3 Design Evaluation and Constraints:

Originally, the client wanted a deeper floor plan, but this was later rejected in favour of keeping to the existing floor plan dimensions.

A flat roof was tried, but quickly rejected as being inappropriate for an extension to a traditional granite cottage in the Isles of Scilly. However, any pitched roof solution needed to be steeper, but overcome the problem of the first floor window cill height. A solution was developed whereby an "inverted chunk" would be taken out so the first floor windows would remain unaltered.

Several roof solutions were tried, from all glazed to no glazing at all. It was felt that a combined solution would be most appropriate from a design point of view, but allow as much light in the space as possible. An initial scheme was presented to the Chief Planning Officer, but after suggestions were made, the scheme was amended to include less invasive fenestration in the form of three Conservation Rooflights.

After it was decided to keep to the original footprint, it became obvious to maintain the existing granite dwarf wall. However, the double doors from the conservatory were moved to line up with the centre line of the first floor window.

2.0 The Scheme

2.1 Appearance:

As discussed above, the cut outs or "inverted chunks," provided a sensitive solution to both retaining the fenestration of the first floor, and maintaining the rhythm of the existing house. The roof lights line up directly below this, centralised below the existing first floor windows. The double doors also lining up with the central window completing the rhythm.

All the windows are timber, with the roof completed in slate. The cut outs are covered in lead, in order to complete the vocabulary of natural materials.

In conclusion, the design provides a contemporary solution which respects and enhances the existing granite cottage. The increase in roof pitch, in particular, creates a more sympathetic solution that what is currently there.

2.2 Access:

Access to the site is excellent either by road, bicycle or on foot. Access to the new conservatory is easy via the double doors. Wheel chair users can access the main Ground Floor bedroom via the old original front door. The ground floor bathroom is similarly accessible.

