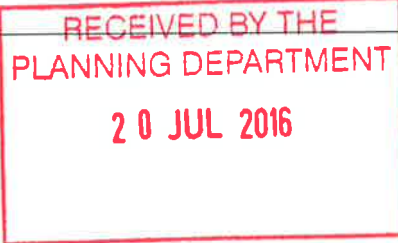


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Your Ref:
July 2016

'THE MOORINGS' Bank Cottage , Bryher, Isles of Scilly – Mr & Mrs M. Mace
Proposed larger window in South West Elevation

Design Statement

Proposals and Objectives

At the present time there is a narrow window servicing the Lounge /Dining Room of this property.

'The Moorings' is in a spectacular position at the sea's edge on Bryher's southwestern shore. It has magnificent views over Great Par to the Northern Rocks of Scilly. Unfortunately , due to the size of the existing window these views are very restricted.

It is therefore proposed to install a wider , lower window unit of similar Georgian style

Appraising the Context

Assessment

Existing Use

This is a detached cottage with one bedroom . From the southwest it has uninterrupted sea views as described and is a very high standard self catering unit.

Existing Buildings

This is an area with domestic dwellings, guest houses and a hotel close at hand and a mini golf course in close proximity.

Constraints

This window does not overlook any other properties and never will so there will be no objections from any neighbours.

Appearance

The proposed window is intended to reflect traditional Scillonian design . The top will be lowered so the top corners do not appear too close to the eaves and the integrity of this elevation is maintained .

MATERIALS

Despite continuous maintenance of the existing timber unit, wind driven rain and salt spray are an ongoing problem with the ingress of water. It is therefore proposed to have the new window made of 'low profile' UPVC which will have wood grain effect and will be indistinguishable from timber. This will still maintain the 'cottage appearance' and the guest experience will be greatly improved .

ACCESS

There will be no change to either pedestrian or vehicular access to the property.