

DESIGN AND ACCESS STATEMENT

ROANOKE, 9 PORTHCRESSA RD, ST MARY'S, ISLES OF SCILLY TR21 0JL

INTRODUCTION:

The owners of Roanoke, Georgia and Adam May are a local St Mary's family. Mrs May was born into a Scillonian family, who have been on the islands for several generations. They have lived in Roanoke for over 10 years, and with a growing family, feel they need to extend the house. It is currently too small, and after having looked around at other property on the island have decided that they like to continue to live in Roanoke for many years to come, but in order to achieve that ambition, the house would have to be extended.

THE PROJECT:

To make Roanoke larger, there is only one option; and that is to extend out in the rear courtyard. The brief asked for enlarged living areas, kitchen and better bedroom accommodation to bear in mind two growing children. There was also the opportunity to take away the garage and incorporate the space within the house.

The house is currently on three levels having been originally designed with accommodation in the roof. The new design incorporates the garage and makes into a room for television and other pursuits where the children can enjoy a space they can call their own. Because the house does not feature a guest room, this TV room can also double up as a extra bed space for when grandparents come and visit from Cornwall.

The rear extension is on three floors. On the ground floor, it accommodates storage and a utility room, and also a shower room. Stairs lead up to the new kitchen, also in the extension. The first floor is all about living and eating space. The kitchen leads onto a dining area, where the old kitchen currently exists. The living room is deliberately a separate space with a wall and doors between it and the dining room. However, in order to maximize the use of space, the living room also incorporates the staircase so that what is at present a landing can be used to lay out more seating and create a more imaginative area. The living room also has a feature "Juliet's" balcony. More on this later in this DAS.

The second floor consists of two bedrooms and a bathroom linked together via a landing at the top of the stairs. To achieve this, the existing dormer roof has been extended within the proposals.

EXTERNAL DESIGN:

The rear extension has been kept as simple as possible within the concept. Constructed in either blockwork or timber frame, but rendered to match the existing house. The roof is constructed in natural slate, again to match the existing. It should be noted that the existing rear elevation is not particularly attractive and shows a door leading out into fresh air!

The front of the house has taken on a fresh look taking as it's theme the opportunity to remove the garage doors because of the new TV room. In addition to this, the Juliet's balcony gave the idea to give a more imaginative feature to the front elevation. A Juliet's balcony is not a proper balcony in the traditional sense of the meaning of "balcony." It is a set of doors, which allow a full view from within the living space, together with ventilation. The sliding folding doors open, and in front of that, for safety reasons, there is a glass wall. The use of glass also maximizes the view.

Materials on the front elevation follow the existing recipe. Stone, and a window replace the current garage doors. This give the ground floor a solid feel with the more lightweight rendered first floor and the above-mentioned folding sliding doors. The dormer stays the same on the front elevation.

All windows and doors will be replaced with aluminum in a grey tone. The existing uPVC windows will be replaced as and when budgets allow.

There is a right of way along the side of the rear extension to allow access from the property to the rear of Roanoke.

ACCESS:

Because of the extension to the house and the opportunity to re-plan, an opportunity has enabled the enlargement of the existing ground floor toilet to incorporate a shower, which includes a toilet and wash hand basin. It means that if the TV room was used as a secondary bedroom, it could accommodate a person who has difficulties with mobility.

PLANNING:

Wherever you look in this area of St Mary's, there are similar extensions that have been approved at planning in the past. This precedent has been the driver behind making this application. On this basis, there should be no reason in relation to the Local Plan, or planning policy, that would give cause to not recommend approval. Consultation has taken place between the applicant and planning officer, Lisa Walton. These discussions have been positive about these proposals.