

Justification, Design & Access Statement

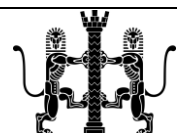


Fig. 1: East elevation of The Boathouse, Green Bay, Bryher, Isles of Scilly

Project: 1621 – Conversion of Shed to extend existing Dwelling

Address: The Boathouse, Green Bay, Bryher, Isles of Scilly, TR23 0PR

Client: Ms Marian Bennett

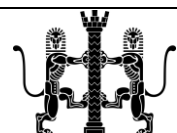


Brief and Use

The Bennett family has a long history on Bryher and have been lived and worked at Green Bay in particular since the 1960s. Ms Bennett's now deceased husband, Keith Bennett first established a successful boat building business, which is now run by his son Daniel at the Bennett Boatyard at the southern end of Green Bay, while Ms Bennett managed the holiday letting of three different properties. One of these holiday lets was The Boathouse, attached to which is a large Shed / Store, which was originally used as a Workshop by the family boat building business, but has not been used in this manner for over 15 years. Since then the Boatshed, as it became known, has become a storage shed for Ms Bennett's belongings; much of which is the result of Ms Bennett having recently moved from a larger cottage at the northern end of the bay to The Boathouse, which is a tiny, one-bedroom cottage that was suitable for holiday letting but lacks the living and storage space required of a permanent dwelling.

The Boathouse is in many ways a typical Cornish cottage, with two-foot-thick Granite walls, a slat roof (now covered in faux slate roof tiles), low ceilings and small windows, which sits comfortably in its surroundings on Bryher. Attached to its rear, Northern elevation is the Boatshed, which although boasts a much larger footprint than the Cottage, importantly shares the same ridge. The Boatshed is also typical of its 'workshop' type, with a largely timber clad walls, a lower pitched corrugated sheet roof and regular openings on the North elevation. The two have an interesting relationship of contrast and similarity, while both share a natural connection with each other and the place.

Ms Bennett would like to convert the Boatshed to enable the living accommodation of the cottage to be extended into it, with the Ground floor of cottage becoming an Entrance Hall with new stair and WC, leading through the Northern, Granite wall to an open-plan, Kitchen / Dining / Living space in the main part of the converted shed. Behind this space will be one Bedroom, a Bathroom and Utility in the rear, Western part of the Shed, over which there will be a loft store under the shed roof, accessed through the Western wall of the cottage at the top of the replacement stair. The 1st floor of the cottage will comprise a Study, with access out to the existing East facing balcony, which will be cantilevered out a further metre, to maximise the enjoyment of absolutely stunning views of Green Bay and Tresco beyond. The cottage will remain almost untouched, with only the necessary re-pointing of the stone walls and internal layout alterations being undertaken. The Boatshed will benefit from re-built walls and roof in the same style, using almost entirely the same openings and on the same footprint as existing. This application will not change the use class of the dwelling, which will remain as Use Class C3 – Dwellinghouse.



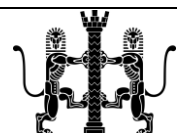
Amount, Layout & Scale

These proposals are to convert the Boatshed that is attached to the Northern side of the cottage, known as The Boathouse, to improve the space and functionality of the small existing dwelling. The Gross Internal Area (GIA) of the existing cottage is 34m² over two storeys, in addition to the 29m² Office & Utility space at the rear of the Boatshed. The remaining 43m² storage space of the shed will be converted to form the Kitchen / Dining / Living space of the dwelling, therefore increasing the GIA of the dwelling by 68%, from 63m² to a modest 106m². It is important to note that the existing 116m² footprint of the Boathouse and Boatshed will remain exactly as existing.

The internal walls and Stair of the Ground floor and the small Kitchenette on the 1st floor of the cottage will be stripped out, to create a new Entrance Hall with sitting area, WC and Stair up to a new Study on the 1st floor. The existing Front door entrance on the South elevation of the cottage will be used to enter the dwelling, to retain the original layout and flow of the property, while retaining the prominence of the cottage for dwelling overall, as shown in figure 2 below. The Study will access the existing East-facing balcony, which will be cantilevered forward by an additional metre, featuring a new timber and toughened glass balustrade. The West facing window on the 1st floor will be widened marginally and the Granite walls re-pointed where required, but otherwise the cottage will remain as existing.



Fig. 2: South elevation of the cottage, The Boathouse, Green Bay, Bryher



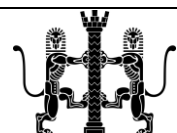
A new opening through the Northern wall of the cottage will lead through to a spacious, open-plan Kitchen / Dining / Living with a double-height vaulted ceiling in the converted Boatshed. The Dining area will be at the front, Eastern end of the space, with a new set of timber and glass sliding doors in the existing shed opening. In front of the sliding glazed will be a new set of side-hung, diagonal boarded timber Garage / Shed doors to match the existing shed doors, which can be closed to provide additional shelter and security in extreme weather conditions. There will be 3 new rooflights over the space and new timber windows in the existing openings of the North elevation of the Boatshed.

The rear of the Boatshed, which is currently an Office and Utility space used by Ms Bennett as shown in figure 3 below, will be refurbished to create a Bedroom, Bathroom and Utility room, all of which will have a flat ceiling over to create a Loft store. This will be accessed through a new opening in the Western wall of the 1st floor of the cottage, with a new window in the West elevation, which will be rebuilt with a new insulated timber frame structure and Granite facing to match the corner walls at either side of the West elevation. There will also be 2 new Rooflights over the Loft, of the same size and spacing of those over the living space.



Fig. 3: Utility space at the rear of the Boatshed, to the South of the Office space

The only significant external change to the building will be to raise the eaves of the North elevation of the Boatshed by around 0.5m, to enable the shed floor to be insulated and re-finished and the roof to be replaced with adequate structural timbers and insulation, without losing too much internal head-room on the Northern side of the space. The Granite pier walls between the North elevation windows, shown in figure 4 overleaf, will be raised with new timber framed walls finished externally with black-stained timber cladding, set back from the face of the stone to give the appearance of the new roof floating over the windows of the North elevation. The replacement vertical board and batten cladding on the East elevation will also be stained black, to contrast better with the Granite walls.



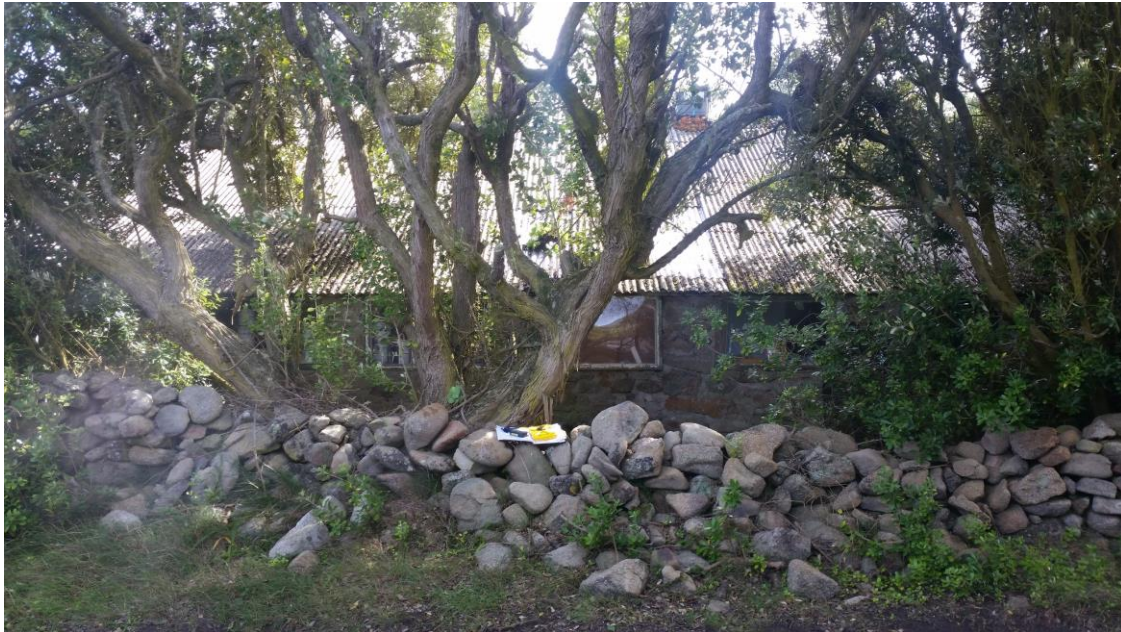
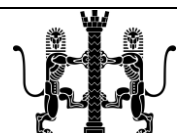


Fig. 4: North elevation of the Boatshed, to be raised by 0.5m

As the ridge height of the building will be unchanged by these proposals, the marginal raising of the North elevation eaves - which will remain single storey in comparison with the two storey cottage - will have almost no visual impact on the scale of the structure, which will remain in keeping with the built environment of Bryher. Added to the fact that the footprint will not be increased, it is clear that these proposals will not represent overdevelopment of the site. Also, the considerable distance to the nearest property and well-established boundary hedging ensures that there will be no loss of privacy as a result of the extended balcony.

Appearance

The focus of these proposals are to carefully and considerably convert the existing Boatshed to allow the existing dwelling to be extended into the entire building, while retaining the existing juxtaposition of cottage and workshop, with minimal external alterations. The four main external materials of Granite stone walling, timber cladding, corrugated roof sheeting and faux slate tiles will be retained, therefore ensuring that the residential : industrial tension is retained. The timber cladding will be stained black, to enhance the contrast between the two walling materials and help protect the timber from the harsh Isles of Scilly environment. The faux slate roof tiles on the South facing roof slope of the cottage will be retained, while the existing roof sheeting of the Boatshed will be replaced with new anthracite grey, aluminium composite, trapezoidal roof sheeting, as is commonly seen on industrial and agricultural buildings across the region. The new and existing windows will be grey-painted timber, with galvanised steel Lindab guttering, which match perfectly with the wall and roof tones; thus creating a beautiful dwelling that respects the humble beginnings of the building.



Sustainability & Flood Risk

Sustainability is a major focus of these proposals, with the primary objective to insulate the roof, floor and walls of the Boatshed to exceed current Building Regulations standards, to minimise heat loss and solar gain through the external envelope of the building. The largely hidden, South facing roof slope of the Boatshed, shown in figure 5 below, will be covered with Solar PV and Thermal panels, to help generate electricity and hot water for a new underfloor heating system in the dwelling. New Rooflights and two new carefully positioned windows will also reduce the requirement for lighting use in the daytime.

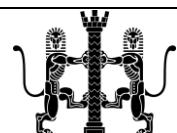


Fig. 5: South elevation of the Boatshed, to feature Solar panels under aluminium roof sheeting

The Ground floor of the Boatshed will be raised by around 150mm with a new Damp Proof Membrane laid over the existing slab under new insulation, while the external Ground level around the North and Western sides of the Boatshed will be marginally lowered to ensure there is a 150mm level change from outside to inside. A new ACO-style linear drive drain will also be installed in front of the East facing sliding doors, which will connect to a French Drain around the North and West elevations and discharge to a new Soakaway in the South Western corner of the site, to prevent risk of flooding from storm surges.

Pre-Application Consultation

This application is a re-application of the original scheme to demolish the Boatshed and construct a new, larger extension to The Boathouse, submitted in 2011. Those proposals also incorporated the creation of two dwelling units, one of which for holiday letting, while the design was seen to over-dominate the Granite cottage. This revised scheme will simply extend the existing dwelling by converting the Boatshed, retaining the existing footprint and ridge height.



Ms Bennett has had considerable pre-application discussions with the Duchy of Cornwall representative Luke Humphries. Mr Humphries's response was that the Duchy's main concern will be the replacement roof covering of the Boatshed, which he agreed would be acceptable as in dark grey, aluminium composite roof sheeting. He agreed that fitting solar panels on the South facing roof slope of the shed as shown in figure 5, over the new Loft store, will have no significant adverse effect on the overall appearance of the project. Mr Humphries also confirmed that he is "Happy to raise the eaves height" on the North elevation and the black-stained timber cladding on the raised walls between the windows "would be fine."

Access

The Front entrance to the dwelling will continue to be through the existing Front door of The Boathouse, on the South elevation of the cottage. An accessible WC will be provided off the Entrance Hall, with a new Stair up to the Study in accordance with Part K of the Building Regulations. Raising the floor of the Boatshed will mean that there will only be one step down to the extended living accommodation within the Boatshed. All new electrical socket outlets and switches will be placed between 450mm and 1200mm above finished floor level, and horizontal and vertical circulation will all be in accordance with Part M of the Building Regulations.

Conclusions

In summary, this application is to convert the existing Boatshed, to extend the extremely small dwelling of The Boathouse without adding to the footprint of the building. The previous use of the Boatshed as a boat building workshop ended over 15 years ago, when the Bennett Boatyard business moved to new premises a little to the South at the foot of Samson Hill. This application will bring the remaining shed into full use as a dwelling for Ms Bennett, who has been a resident of Bryher for over 40 years. In many ways this scheme is no different to a Garage conversion to extend the living accommodation of a dwelling, which comes under permitted development.

The principle of the project was to convert and update the buildings internally, while having a minimal, yet positive impact on the external appearance. The existing dilapidated roof sheeting over the Boatshed will be replaced with new, insulated composite aluminium roof sheeting, while North elevation eaves will be marginally raised to provide adequate head-room internally, compensating for the loss of height due to insulating the floor and roof. The Granite walling will be re-pointed where required and raised in the North Eastern and north Western corners, while the timber cladding of the West elevation will be replaced with Granite facing. The existing timber cladding of the East elevation will be replaced with matching vertical board and batten cladding, although the timber will be stained black to create a cleaner appearance and better contrast with the Granite walling. It is clear that these proposals will not represent overdevelopment of the site, while there will be absolutely no overlooking from these proposals, so we feel that this modest project should be fully supported.

1621-JDA Statement-161010

