

## **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 has 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 applicants have applied for planning on two separate occasions. Much effort has gone into listening to the comments made about impact to other neighbours, and despite a compromise to the original brief, the applicants architect has managed to redesign the third floor so all the accommodation is within the roof space which slopes back to the original dormer roof.

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 / bedroom 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 an extra bed space for when grandparents come and visit from Cornwall.

The rear extension is on three floors. On the ground floor, it accommodates a utility room, and also a shower room re-configured from the existing WC and cloakroom. 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, compromises have been made to make sure the existing dormer is not extended and all the accommodation has been incorporated within the sloping roof space and only a velux window provides light to the rear 2<sup>nd</sup> floor bedroom.

## 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!

Because of comments about impact to other neighbours in the vicinity, much thought has been given to making sure this has been taken into account. Visually, this is an extension on ground and first floor, capped with a hipped roof. Compared with the previous scheme, there is no dormer window, and the roof is hipped to ensure the wall adjoining 11 Porthcressa Road is reduced in height to two floors and not three.

The front of the house has taken on a fresh look taking as its 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. The planning officer had always considered this aspect to be an improvement. Bearing in mind the inconsistencies with quality of elevation along Porthcressa Road, this is a huge improvement.

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:

The applicant has listened yet again to comments made, and come back with a final revised scheme that they believe takes account of any comments made previously. Comments in this DAS have already explained the thinking behind the design changes since the last application, and the applicant hopes councilors will see that this new application can be finally given a planning consent.