

DESIGN AND ACCESS STATEMENT

MOYLES AND SOUTHERLY, PORTHCRESS ROAD, TR21 8JL

INTRODUCTION:

This application incorporates the proposals for two properties. Moyles and Southerly. These are currently semi-detached bungalows probably constructed originally in the 19540's and 50's. Typical of housing built either side of World War 2 being of no architectural merit, and constructed of rendered brick cavity walls. Originally built using timber windows and replaced over the last 10 years or so with uPVC.

The owner of Moyles, having bought the property recently, decided they wanted to extend the property incorporating first floor accommodation. It made sense to talk to the owner of Southerly to see if the idea of creating similar accommodation also suits their requirements. As it did, both owners instructed the architects to create one scheme that would incorporated each others individual briefs, but combined in a scheme with a common design concept.

As a result, the application covers two addresses, with each of the house owners being joint applicants.

DESIGN:

There are too many examples of creating additional first floor space to bungalows with ugly dormers that has no reference to good proportion either to the rest of the building or the roof. On this scheme, the architects decided to adopt a contemporary approach to overcoming this problem. As the rest of the building has no historic value, it was not possible to look at a solution that had reference to historic context. It would not work on such a building.

Care was taken to make sure the roof was not raised significantly. Therefore, the difference in ridge heights is only 700mm compared with the existing. In order to keep the proportions that exist on the current bungalow, there is a timber band at the same level as the existing eaves protruding by 25mm from the rendered wall. The first floor accommodation for both houses consists of the main living room, so as to take advantage of the magnificent view out

from Porthcressa Bay; and as Moyles has a larger footprint it also can accommodate the master bedroom and en-suite. The design of the “dormer” windows also consists of an extension and balcony. It creates a horizontal and vertical “bracket” which attaches to the building to completely change the overall appearance of both houses. The flat roof to the dormer also features a flat lead covered roof. The overhang to the front and sides creates an interesting shadow. The same roof concept also applies to the matching re-designed existing extensions, to continue the overall effect.

Internally, the emphasis is on creating an open space on the first floor with exposed structure. The staircase in both houses is within the existing extension, and the change in roof design, as discussed above, enables the staircase to work and have sufficient headroom. The staircase area in both houses is galleried.

ACCESS:

Both houses have been designed for ground floor living in the event of any people using the houses are wheel chair users or have a mobility problem.

CONCLUSION:

The applicant feels that the proposals will not cause any negative impact to neighbours. They also feel it is changing significantly what are currently unattractive dwellings. The overall design is imaginative, and provides a reference for others to improve upon the streetscape of Porthcressa Road.