

ALTERATIONS AND EXTENSION TO BANK COTTAGE, BRYHER, ISLES OF SCILLY

Planning Design Statement

December 2019 - Revision E



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INTRODUCTION

Bank Cottage, Bryher

Mary and Simon Lowth approached Dualchas Architects in Summer 2017 to make proposals for the alteration, renovation and extension of an existing set of buildings within a garden site, at Bank Cottage on the Isle of Bryher.

Our brief includes the refurbishment and extension of the dwelling house and the adjacent annexe, in conjunction with the addition of a new-build workshop, on the site of an existing outbuilding.

In working in such a sensitive location as Bryher, our priority is firstly to understand the unique character of the place. Through our design proposals, we seek to maintain and where possible improve, our site's contribution to its location.

This application was previously submitted in October 2018, but following consultation with the Planning Officer it was withdrawn to allow some design amendments to be made.



- 1 The rear of Bank Cottage to the left, within the lanes setting of Bryher
- 2 Location of site within the Isles of Scilly archipelago



CONTEXT

Isle of Bryher

As the most northwesterly of the Isles of Scilly, Bryher is only 2 kilometres long and 1 kilometre wide and has a permanent population of around 80 people.

There are two small settlements: The Town, on the east coast, where the quay is located, facing across the Tresco Channel to Tresco Island; and at South'ard, Great Par, on the west coast, where the Hell Bay Hotel is located, facing out to the Atlantic.

It is a low-lying island with gently rolling hills, some arable land, some typically hedged fields and a number of white sandy beaches.

Access to Bryher is by boat directly onto the beach or quay, depending on the tide. Use of the few vehicles on the island is restricted to residents only. Roads are narrow and form a casual path network for pedestrian movement, mapping out the movement and pace of daily life that is reflected in the soft edges and sheltered lanes.

The settlement at South'ard, Great Par on the west coast of Bryher, where Bank Cottage is located, is the most westerly settlement in England.

Several traditional granite buildings with hedge-rowed gardens line a network of small lanes and face west out over Great Par to outlying rock formations and the Atlantic.

Bank Cottage sits amongst a cluster of stone buildings on the lane running through the settlement. Its garden is surrounded by a tall hedge and gently slopes down towards Great Par beach.

In keeping with the rest of the island's architecture, the surrounding buildings display tall, thin gables and parallel roof pitches. Materiality is kept to a simple palette of stone, slate, render and timber outbuildings.



- 1 Location of the site adjacent to Great Par beach
- 2 Bank Cottage (left), within the settlement at Great Par
- 3 The beach at Great Par
- 4 Bryher lanes and hedges

Existing Buildings

Bank Cottage sits on the edge of a lane at South'ard, Great Par. It has an extensive garden ground with a number of smaller buildings within it.

The House:

The main dwelling house was, until 2016, used as a guesthouse. At the core of the building is a simple, original, long granite structure with a parallel further structure on the South West side, certainly present by 1908, whose structure is unknown. There have been numerous additions during the course of the twentieth century. These include a porch to the lane, a two-storey gabled extension, dormer windows and a flat-roofed extension with roof terrace.

Evidence of the numerous alterations to the original stone building can be seen in the in-filled openings and in the rear elevation, facing the lane behind.

The additions to the front and side of the house have all been finished in a cream coloured render that conceals the original stonework. From the entrance and garden side it is difficult to discern the original building, but the simple stone elevation facing the lane maintains some continuity with the adjacent buildings.

The existing fabric including the UPVC windows requires upgrading and there are numerous locations of severe water ingress - including water flowing down internal walls. Internally the head height on the ground floor is very low and not adequate for modern living.

Tresco Boat Services provide the only frequent boat transport onto the Isle of Bryher. On the north-east elevation of Bank Cottage, facing the lane, there is a public timetable display board for this service. It is intended to keep this in place following completion.



- 1 Existing house gable, extensions and porch
- 2 Stone rear elevation / stone work retains evidence of previous openings / boat service timetable board displayed on stone wall at the end
- 3 Existing house form within the garden

The Annexe:

This small stone outbuilding sits on the eastern boundary wall and can be accessed from within the garden only. It was converted in the 1990s to form an annexe to the main house to provide additional space. It currently contains a compact one-bedroom suite comprising a bedroom, living room, and a small shower room, although all of minimal internal size.



Workshop and Storage Shed:

At the foot of the garden facing on the path that runs along the edge of the beach, the workshop is a timber-framed, timber-clad structure. It was built originally to house a boat, for direct access to the beach, but there have been numerous ad-hoc additions including garden storage, and a lean-to greenhouse.

Currently it is only suitable for storage and is not insulated or heated. It is in a poor condition and needs significant work to make it watertight and stable, for example the electrical supply is faulty due to water ingress.



The Moorings:

This is a granite cottage, independently accessed from the beach path. It sits at half-a-storey above the path level, with steps rising up to a south-west facing terrace.

No changes are proposed to this building and it is currently being used as holiday accommodation.



1 Stone Annexe to the right of the house, viewed from the garden
2 Timber workshop at the foot of the garden
3 The Moorings, accessed from the beach path

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PROPOSALS

Approach

The intention of the proposals is accommodate the client's brief within sensitive alterations to the existing buildings, maintaining the character of the property and settlement.

Our overall approach is three-fold:

- to reinforce the Urban Edge of the lanes by clarifying the original stone building at the heart of Bank Cottage;
- to work within the existing Garden enclosure to make a single storey extension that sits very low compared to the current building and relates to the natural materials and scale of the new landscaped garden.
- To improve the existing house to make it suitable for modern living, and to rebuild the workshop to make it tidy and weatherproof.

Urban Edge:

The identity of the original stone building is currently diluted and almost lost by the numerous additions that have been added to Bank Cottage over the years.

Other adjacent buildings have clear gables facing on to the junction of lanes at the entrance to the Bank Cottage.

Clarifying a well-proportioned stone gable will help form the idea of a distinct place at this junction formed between gables, within the network of lanes.

Garden Enclosure:

One of the most distinct elements of the Scilly landscape is the high hedges that surround fields and gardens. These allow each space to obtain shelter and privacy.

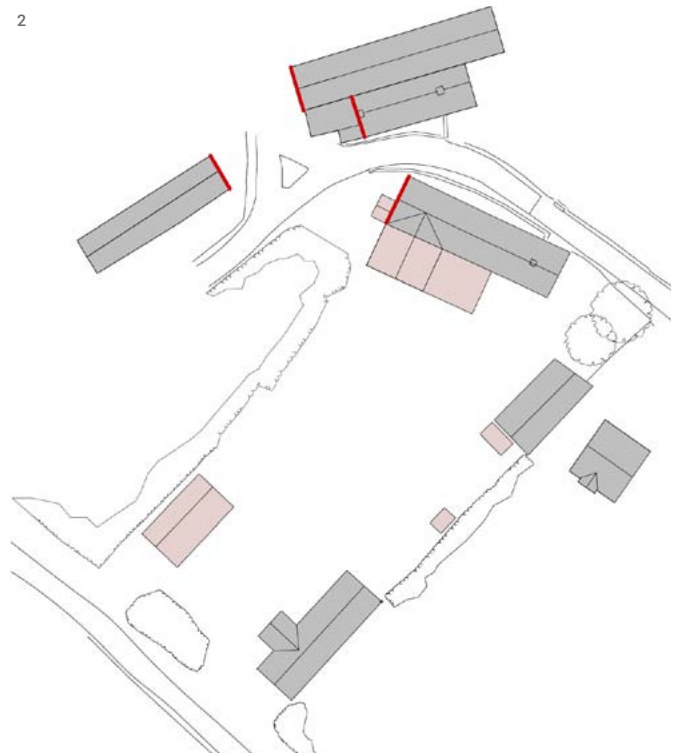
Reinforcing the planted edge of the site, to form a frame for the garden is the most important element of the landscape strategy for Bank Cottage.

Any new structures will seek to sit low and unobtrusively in the garden, at or below the height of the boundary.

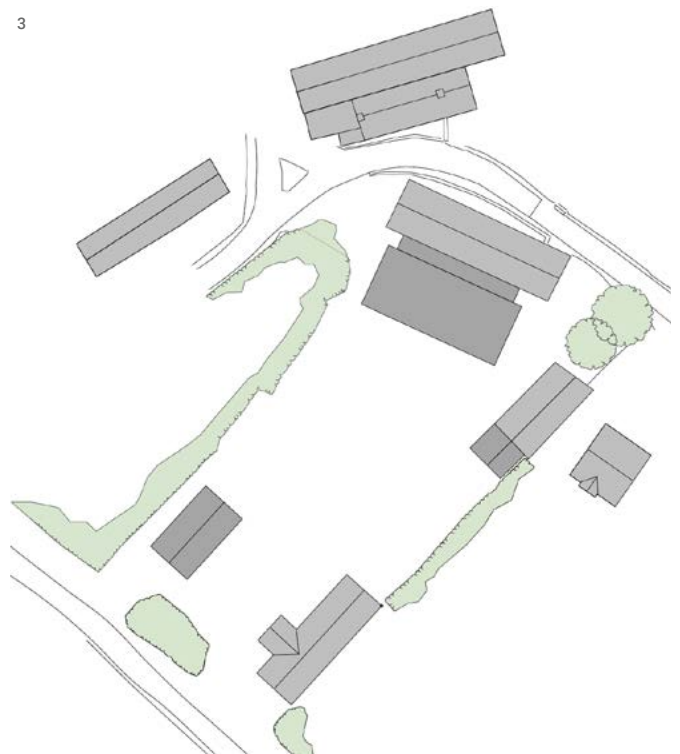
Building Improvements:

In maintaining the character of the site the existing house will be altered and slightly enlarged to improve its functionality. These improvements and additions will respect the scale and context.

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- 1 View southwest from the garden, with the Moorings cottage to the left
- 2 Reinforcing the Urban Edge: Gables facing the junction of lanes and structures removed
- 3 Reinforcing the Garden Enclosure: Buildings and hedges forming a frame for the site

Phasing

There are four distinct parts to the project which are planned to be completed in four phases:

Annexe:

Renovate and extend the Annexe to improve this ancillary accommodation to the house. A small extension will improve the functionality of the third bedroom to the house.

House:

Alter and extend the main house to provide a two-bedroom house and to create a new kitchen/dining/living space that opens out to the views and garden.

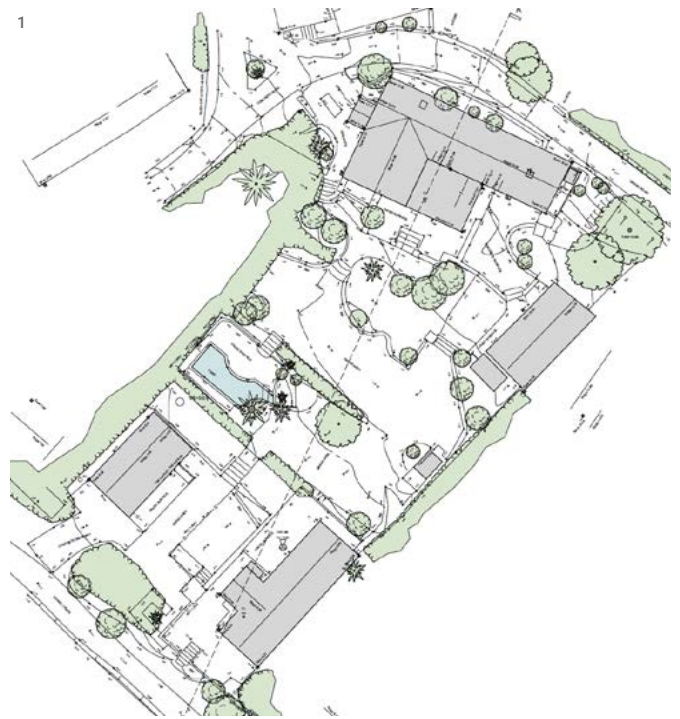
The head height of the house will be increased to make it suitable for current standards and the roof and walls will be re-insulated to provide a better thermal performance.

Workshop:

The replacement of the existing workshop with a new one with a footprint of the same shape and size will improve insulation and weatherproofing and ensure longevity.

Garden:

A new, naturalistic landscaped garden using plant species found throughout the Scilly Isles. This will create both privacy and a way to circulate between the various structures.



- 1 Existing site plan
- 2 Proposed site plan

1. Annexe

Tucked into the east perimeter of the site is the existing annexe to the main house.

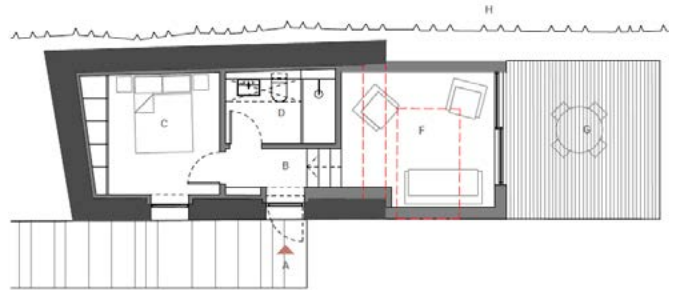
The refurbished and slightly extended Annexe will sit alongside the main house and garden and improve ancillary accommodation for the main house. Its proximity to the main house means that it is considered integral to the design of the house and a crucial element of the whole design, providing the third bedroom and its bathroom. The small extension sits largely on the footprint of the existing water butt (as dashed in red on the adjacent drawings).

The design proposal is to renovate the existing building and stonework, leaving a single bedroom and bathroom, before adding a low timber extension, elongating the existing form of the ground floor to slightly add to living space..

The use of the Annexe will remain as it is currently – forming ancillary accommodation to the main dwelling. It will contain only the same facilities as the current building, albeit slightly enlarged to compensate for the loss of bedroom space in the main part of the house.

Rather than joining the building to the existing house, it is considered a more contextually sensitive approach to keep the buildings separated.

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- 1 Plan of Annexe with extension
- 2 Elevation to garden: original granite building and simple timber extension
- 3 Elevation to terrace: timber extension with large opening

2. House

The main house has been extended several times in previous years, resulting in an eclectic building that does not reflect the simple forms of the surrounding architecture. Our approach prioritises the restoration of the existing building back to a form that is more respectful of its surroundings:

i. Remove

The extensions that detract from the original form are to be removed, including the twentieth-century gabled garden extension and the dormer windows. The render is to be removed from the original stonework and the building will be sensitively protected from water ingress. Dotted in red is the footprint as in the earliest available plans, 1908, showing a parallel structure along the south-western edge and a further addition to the north-west gable, both since removed.

ii. Repair/Amend Stonework

The original stonework will be retained, re-pointed and raised by 47cm in height, so that its proportion will match those of other adjacent buildings and so the interior spaces can have suitable head height. New gable openings will be carefully positioned and proportioned to reflect the local vernacular.

iii. Insert New Interior

The building will be re-lined to provide the required accommodation, with new openings on the first floor for light, ventilation and view. These openings will provide the new interventions with a rhythm and structure that respect the solidity of the granite walls and slate roof.

iv. New Link and Extension

A glazed link will separate and define the existing from the new, creating a balance of respect for and contrast to the original structure.

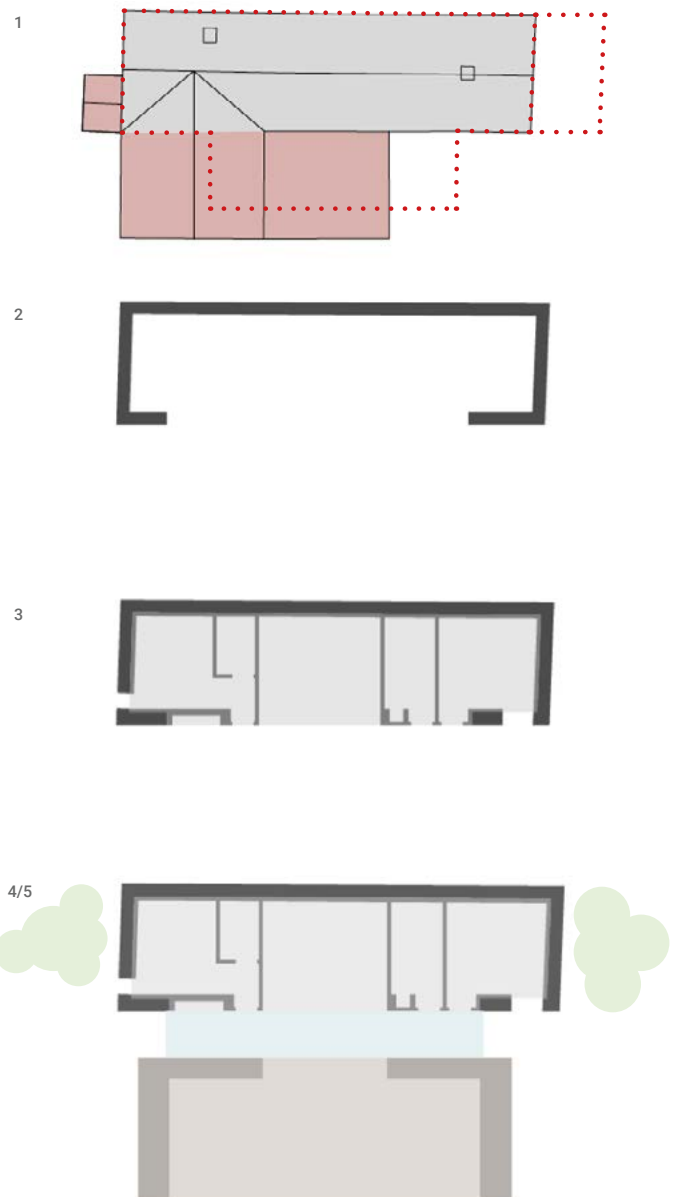
The proposed open-plan kitchen/dining/living space to the front of the existing building, will take the form of simple mono-pitch, timber-clad structure. Anchored low into the sloping garden, this single-storey addition will sit within the frame of the boundary hedges.

It's height and materials will relate closely to the garden, shielded from view by the surrounding hedges.

v. Plant Screening

The granite end wall facing the crossroads will be screened with mature planting in order to soften the appearance of the grey stone from this side.

It has not weathered well in recent times, evidenced by its current poor condition and obvious signs of wind and water ingress. In addition the electrical and water services need to be replaced and the interior needs to be properly insulated.



3. Workshop

The bottom perimeter of the site runs parallel to the coastal path with a gap in the hedge providing direct access to the beach. The existing lightweight workshop structure is to be removed and replaced by a new workshop close to the same footprint, with a similar form but slightly increased height to allow for insulation and to improve light and function as an artist’s workshop.

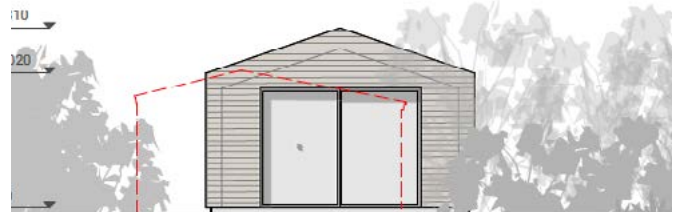
The replacement building, with integrated storage, also takes the weathered timber exterior of the existing structure as inspiration.

The building will continue to be used as garden storage and a workshop. It will not be used as a sales outlet of any kind, and it will not be converted into living accommodation.

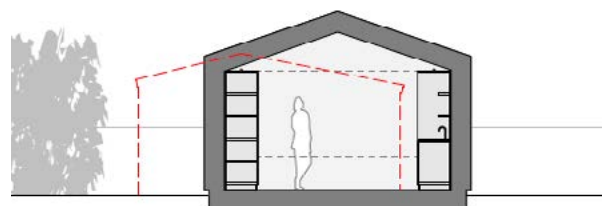
The design of the Workshop has evolved since the previous submission in October 2018. The previous proposed design was considerably larger, as it included a large area for storing kayaks, which will now be kept outside. The revised design has been reduced to the minimum required to house a workshop with good natural lighting, whilst sitting in roughly the same location and orientation as the current building.

The new design therefore aims to be as simple as the existing, whilst providing suitable conditions for storing tools and canvases and a safe electrical supply.

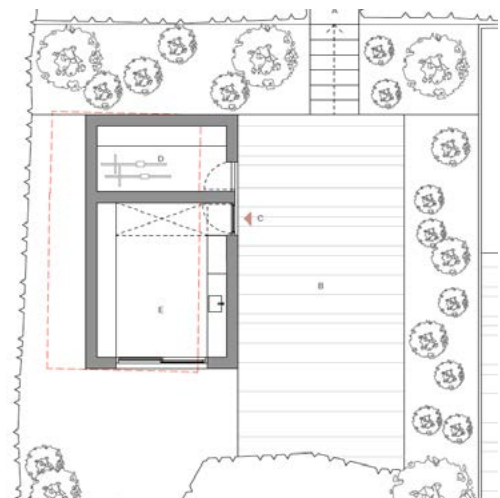
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- 1 New Workshop from the beach path
- 2 Section through Workshop
- 3 Proposed Workshop plan



PLANNING CONSIDERATIONS

Consultation

During the design of this project we have made several consultations. These have helped refine the brief and design of the proposals to ensure they respect and enhance the character of the existing context.

We feel that our design response has clearly addressed the issues raised during our numerous consultations and the advice received.

Planning:

A Pre-application enquiry was made to the Council of the Isles of Scilly Planning Department in Summer 2017. The Planning Officer engaged with the proposals and submitted a detailed response in September 2017. This highlighted guidance in relation to: the existing and proposed use classes of the buildings; the design of new additions and alterations requiring to be sympathetic to their setting; reference to be made to The Isles of Scilly Design Guide.

A Planning Application for previous proposals was submitted in October 2018. Comments submitted by the Planning Officer highlighted numerous design considerations to be addressed. It was withdrawn in November 2018. It is now resubmitted following further consultation with Planning.

Duchy of Cornwall Architectural Advisor:

The Duchy is the major landowner of the Isles of Scilly. In late 2017 discussions were held with Dominic Roberts of Frances Roberts Architects, Architectural Advisors to the Duchy.

This continued in early 2018 and the design has been modified to accommodate comments, advice and further appropriate design references. This was further reinforced by a design review in early 2019.

Isles of Scilly Design Guide:

This guide has been referenced throughout the design process to help define the response to the distinct local character of the buildings and both the man-made and natural landscape elements. Critically, the document highlights sustainability on Scilly as being the balance between the natural and the man-made.



- 1 The most westerly houses in England, at Great Par, Bryher
- 2 The Town in the lee of Watch Hill on the east side of Bryher
- 3 Path to the north side of Watch Hill, Bryher, looking west
- 4 Lane and hedges on Bryher

Use

The most recent use of Bank Cottage, prior to the purchase by the current owners, was as a guest house in the summer months and as a private house in the winter months. The Annexe has formed additional sleeping accommodation for the main house for many years. The workshop at the foot of the garden has been used as a store and workshop for many years.

House:

The house and annexe is and will be permanently occupied by the family, which includes the owner, her husband and her sister. The adjacent Moorings will remain as a self-catering rental managed (as it is currently) by the owner's sister.

Although previously used as a B and B in the summer it was registered as a private dwelling, so there will be no class-use change.

Annexe:

This is an ancillary building, supporting the use of the main house. This will help reduce the spatial demand on the main building, as with the loss of the bulky modern upper storey, the total number of bedrooms in the main building will drop from 5 to 2.

Workshop:

The creation of a replacement weatherproofed workshop on the footprint of the existing workshop will be primarily for use by the owner's sister, who lives at the house and is an artist and illustrator. It will also still house a storage area for garden equipment.



- 1 Existing house and entrance porch on approach
- 2 Existing annexe in the foreground, within the mature garden
- 3 Existing workshop in the foreground, at the foot of the garden, facing the beach lane.

Design

The buildings of Scilly have a distinct and sensitive historic character. This can be defined as simple, gabled stone buildings with timber extensions, infill structures and outbuildings. These are grouped along largely pedestrian lanes, enclosed by tall hedges, fields and gardens.

Character:

The Isles of Scilly Design Guide highlights historic characteristics to develop in new designs and alterations:

- Simplicity of form
- Robust, durable materials
- Well proportioned, well balanced facades
- Substance to what is built – a sense of weight and strength
- Absence of frills
- Buildings well anchored on their site and integrated in their landscape surroundings

The proposals respect each of these principals in working with the existing house and forming a new extension.

Fenestration:

A key requirement of the brief for the proposals is to create glazing elements that take advantage of both the westerly views from the site and to give direct access to the garden from the living spaces.

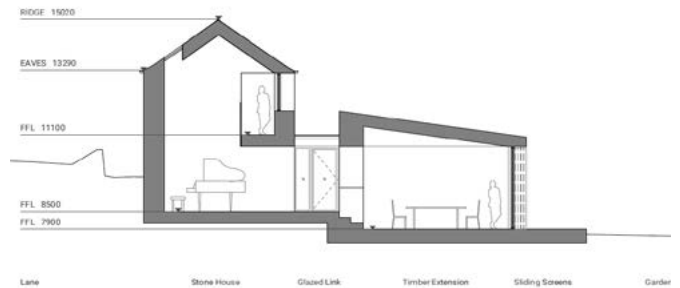
Careful treatment of fenestration is required to allow the altered buildings to sit harmoniously within their context. Larger areas of glazing have been limited to the southwest elevation, facing the garden. These areas of glazing have been broken up into elements with vertical emphasis, avoiding large planar expanses. There are many recent examples in Scilly of glazing of this arrangement working successfully.

Extension Form:

The extension will sit unobtrusively within the hedged garden boundary, alongside the existing taller stone building. This will be achieved both by dropping the floor level considerably and by extending by only one storey, not two. As a result the visible bulk of the house when approaching from the crossroads will be much similar to its original form.

The roof of the extension is a low and mono-pitch roof form, reflecting the pitched silhouette of the roofscape on the island. This reinforces the parallels with other house/outbuilding/shed relationships on the isles.

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- 1 Section through House and proposed extension.
- 2 Southwest elevation showing new glazing screens with vertical elements
- 3 Pine Trees, Town Lane, Bryher, recent example of glazed screen with vertical elements

Footprint

The adjacent map extract illustrates the settlement at Great Par, Bryher in 1908.

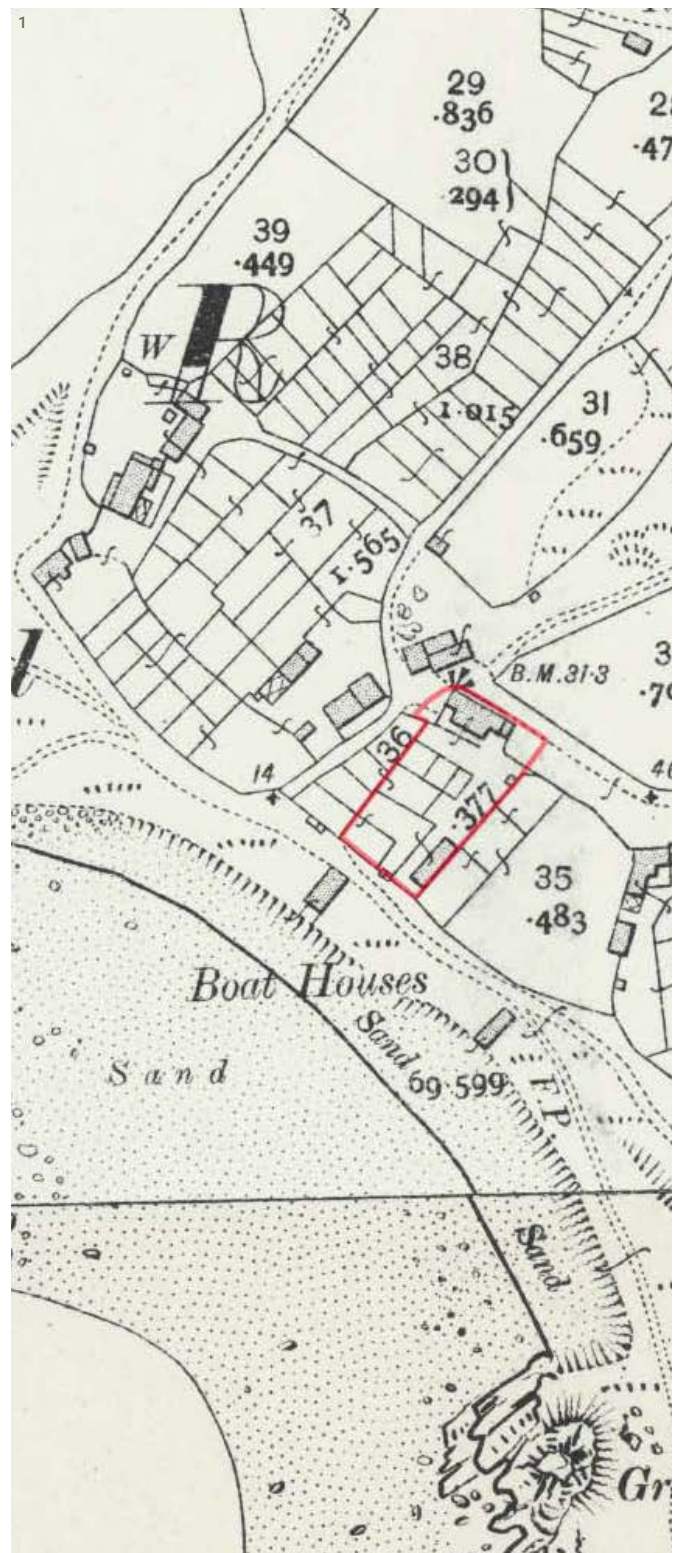
It shows the landscape divided into small allotments/ fields with small groups of buildings clustered together around path junctions. A number of boat houses can be seen along the edge of the beach.

The building now known as Bank Cottage can be seen running alongside the path on its north-eastern boundary. It appears to have a parallel structure joined to it along its south-western edge in similar orientation to the proposed extension.

Recent development has seen the addition of Hell Bay Hotel, houses on adjacent sites to Bank Cottage and the relocation of boat houses onto the landward side of the beach path.

The historic plan illustrates that there has been significant development in the settlement over the last 111 years, but the pattern of roads and field divisions has remained largely intact.

Whilst there are no plans further detailing the shape of Bank Cottage in 1908, it is clear that the central granite structure that is still present within the current house already included an additional parallel structure with similar orientation to the planned extension. It is not known whether this additional portion was built at the same time as the original house, and it was presumably removed prior to the addition of the current 1980s extension.



1 Extract from 1908 OS plan. Site highlighted in red.

Massing

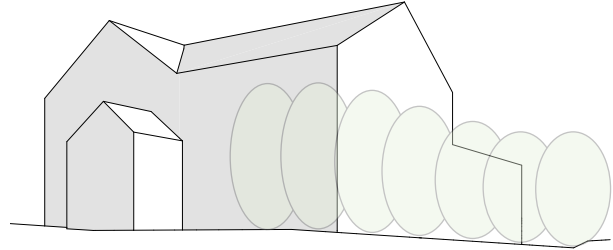
The new proposals seek to improve the massing of the house at Bank Cottage.

The alterations over the last 30 years have resulted in a building form that appears large to the lane to the north-west, where its entrance is located [image 1]

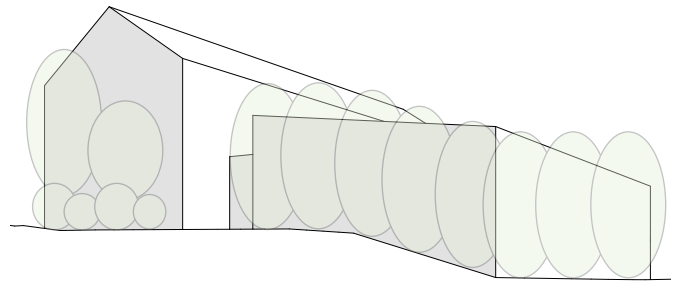
The proposed alterations seek to express the original gable clearly once again and arranges the new extension as low as possible within the garden landscape [image 2]. Through the screening of the existing hedges and new complimentary planting, the extension will appear to be located within the garden with the main mass focussed on the original stone building.

The comparison of massing studies [image 3] illustrates that despite a minor increase in gable height, the removal of the gabled, sea-facing extension, reduces the massing experienced from the key view from the adjacent lane to the north-west. Proposed mature plant screening to the elevation will further soften its appearance from this side.

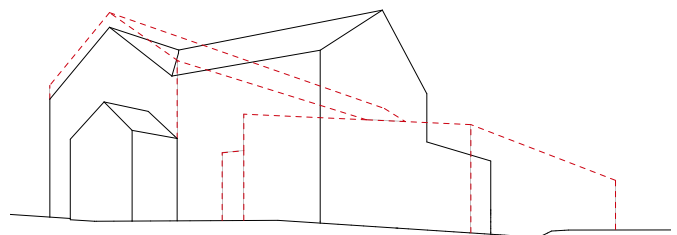
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- 1 Existing massing study from the lane adjacent to the North-west
- 2 Proposed massing study from same location
- 3 Comparison of massing study with proposed overlaid in red.

Extension Area

As advised by the Planning Officer in correspondence in March 2019, the recently revised pre-submission draft of the Local Plan, Policy LC9 Residential Extension, now contains a requirement that:

1) *The total size of the dwelling as extended (including conservatories) shall not exceed the original habitable floor space by more than 37 m2.*

The attached diagrams illustrate that the overall gross internal floor area of the proposals (including house and extension) increases the area of the house by 26.6sqm.

The small extension to the annexe has therefore been limited to 10sqm, although the visual impact will be less than this as the 10sqm includes the area of an existing adjoining granite-walled enclosure around a water butt that is to be removed.

These are illustrated to scale on the attached drawing no. 805_PL_204. See below table for overall area comparison.

Please note that there is no proposed increase in area for the workshop. Refer to drawing 205 for workshop area comparison diagram.

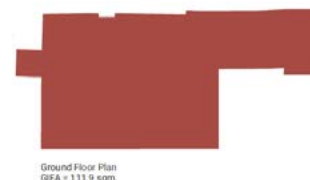
OVERALL AREA COMPARISON TABLE

| Building | Existing GIFA | Proposed GIFA | Change in GIFA | Existing Bedrooms | Proposed Bedrooms |
|--------------------------------|---------------|---------------|----------------|-------------------|-------------------|
| House | 186.8 sqm | 213.4 sqm | + 26.6 sqm | 4 | 2 |
| Annexe | 24.9 sqm | 34.9 sqm | + 10.0 sqm | 1 | 1 |
| Workshop | 33.6 sqm | 28.6 sqm | - 5.0 sqm | 0 | 0 |
| Moorings (outwith application) | No Change | No Change | No Change | 1 | 1 |

1

Existing 211.7 sqm

GFL



FFL



Annexe



2

Proposed 248.3sqm

GFL



FFL



Annexe



- 1 Gross internal floor area of existing House and Annexe
- 2 Gross Internal floor area of proposed House and Annexe

Proposals in Section

The ceiling heights in the existing house are exceptionally low – especially on the ground floor.

Currently the building contains a number of dormer windows facing the shore. Dormers are not a common part of the character of the Bryher built landscape. Generally, all two-storey slate-roofed buildings have windows below the eaves, including the recently constructed Hell Bay Hotel adjacent. It is felt that the appearance of the building will sit more unobtrusively with a continuous, low, unbroken roofline. This approach has also been supported in discussions with the Duchy of Cornwall Architectural Advisors.

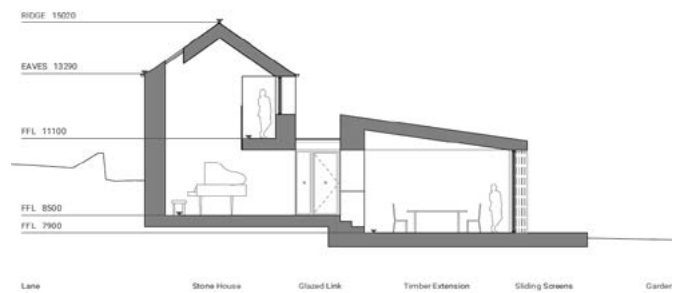
With the refurbishment of the building, the first floor will be reconstructed to meet modern acoustic and structural requirements, the ground floor will be damp-proofed and insulated and there will be a significant increase in the insulation in the roof. All these factors create a requirement to adjust the levels to accommodate a suitable head height. To achieve this it is proposed to excavate the floor level and raise (by 47cm) the roof level of the existing building.

Overall the impact of the mass of the upper floor is greatly reduced when the small eaves height increase is compared to the loss of the gabled extension and dormers.

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- 1 Existing section through House
- 2 Proposed section through House and proposed Extension.
- 3 Proposed Entrance elevation to lane, showing outline of existing House

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Proposals in Context

The adjacent images illustrate the proposals within the context of the wider settlement. The intention is to show the minimal impact that the proposals have on the character of the buildings and place:

- The new house extension, workshop and alterations to the Annexe, sit unobtrusively within the garden of the property.

- The view from the lane to the rear is maintained. The character of the existing building to the lane is maintained, with the modest height rise, being achieved with new stonework to match the existing.

- The view from the junction of lanes at the entrance is improved with a stone gable with well-proportioned windows and a low extension to the garden, in place of the large gabled extension.

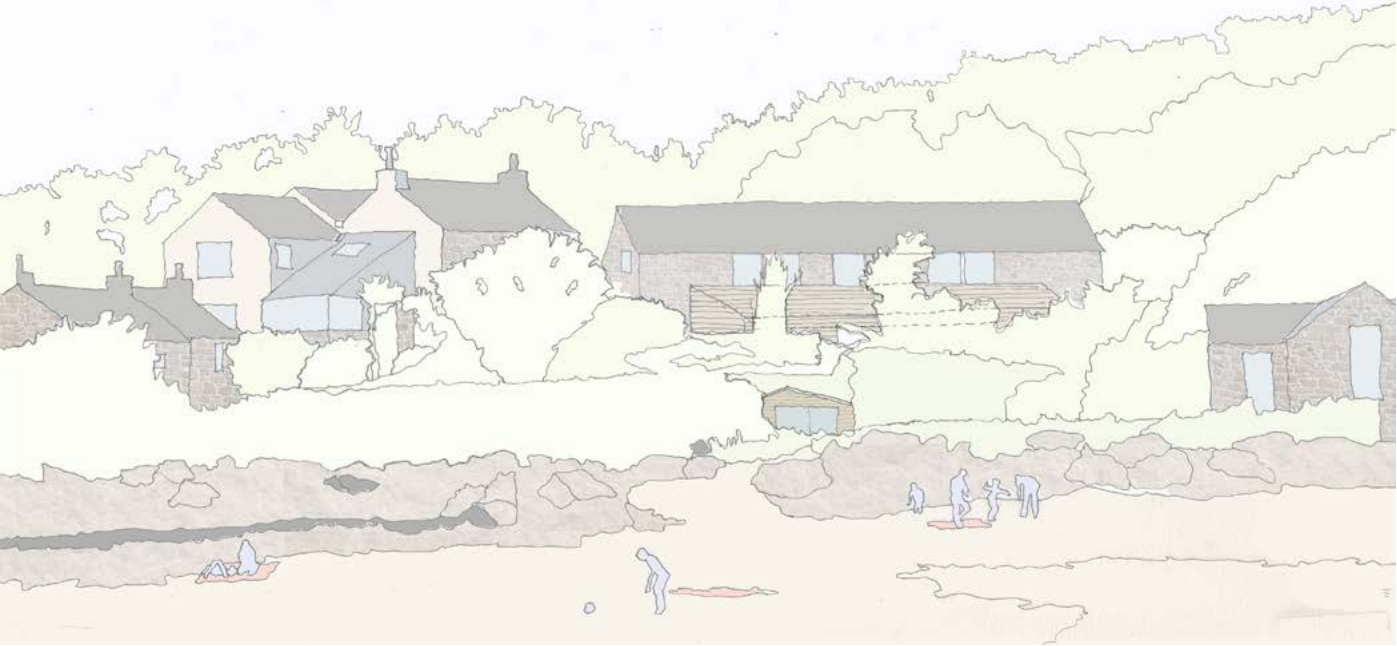


- 1 View across Great Par beach to proposed House, within the context of the settlement
- 2 Lane to the north, with Bank Cottage to the left and Atlanta to the right
- 3 Existing mass of Bank Cottage with increase in height shaded dark - shown to scale
- 4 Proposed rear elevation of Bank Cottage with new stonework and rooflight

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- 1 Existing House from across the shore
- 2 Proposed House from across the shore
- 3 Existing House from the lane entrance
- 4 Proposed House from the lane entrance

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PALLETTE

Materials

It is proposed to use a minimal palette of materials to limit the impact of the new additions. All material choices have been carefully considered to reflect the character of the existing landscape.

Restoring the existing granite stonework of the main house and annexe will help to preserve the character and sense of place that has been lost through the more recent modifications.

Careful use of glazing and structure will provide lightness and visual relief from the stone, helping to define the old from the new without detracting from the original building.

There are a number of small buildings both on and adjacent to the site that utilise weathered timber cladding.

For the extensions and the workshop, the aspiration is to achieve simple detailing, avoiding unnecessary complexity. They are to be clad in delicately detailed horizontal timber. This will be untreated and allowed to weather naturally. There will be no overhangs and projections, allowing the timber to weather evenly.

Windows in the new extension will be consistent, floor to ceiling and timber framed with external aluminium facings for durability.



- 1 Slate roofing, timber cladding and mono-pitch outbuildings on adjacent site
- 2 Nearby restored granite building with tall gable, small windows and a timber outbuilding
- 3 Existing workshop with weathered timber
- 4 Granite wall, weathered timber gate and native planting, in the lanes of Bryher

Landscaping

It is intended that there will be a naturalistic approach to the landscaping of the garden.

The new and altered buildings are designed to sit within the garden and to form an intimate relationship with it.

A planting scheme will be developed to reflect the rich variety of Scilly plants, whilst characteristics such as existing stone steps, embedded within the existing garden landscape, will be also be retained

Planting to the small area of land adjacent to the north-west gable will provide a softly-landscaped entrance at the lane junction.; tall light bushes will be planted and maintained to soften and partially obscure the the restored granite gable.



- 1 Naturalistic planting against the back-drop of simply detailed, untreated timber cladding
- 2 Existing stone steps embedded into the garden landscape

Precedent

For over 20 years Dualchas Architects have been responsible for creating private houses, affordable housing, community buildings, small workshops and tourism developments throughout rural Scotland.

Our buildings seek to address the specifics of brief, location and budget to produce site-specific, sustainable, intelligent architecture.

The designs seek to create a modern interpretation of traditional and vernacular buildings of rural and island settings, with imaginative use of materials, technologies and glazing, within recognisable forms.

Material, form and layout are always site-specific and relate to the unique orientation and conditions of the location.

We have built many buildings on the varied British Isles, including a number in weathered timber and stone.

We also work to sensitively restore and adapt existing buildings that have been neglected, within the settlements of the Highlands and Islands. These buildings are often important to the fabric of a place and their re-use can be seen as an investment in the tradition, culture and future of that place.

Our work is equally applicable to the environmentally sensitive Isle of Bryher. Our established approach and principles can be applied to an understanding of the local building types and forms, to alter and extend the existing structures to create a sustainable new use for the site.



- 1 Stone restoration: Kirk House, Garve, Easter Ross, 2012, Dualchas
- 2 Weathered cladding: The Shed, Tokavaig, Isle of Skye, 2016, Dualchas
- 3 Stone refurbishment: Rinour Steading, Moray, 2010, Dualchas



SUMMARY

Bank Cottage, Bryher

The proposed design seeks to address the unique character of Bryher, uncovering the original building at the core of the Bank Cottage and extending and adapting it for use as a modern family home.

By choosing forms and materials that are familiar in this context, and by providing a simple, neutral link between the two main building elements - one old, one new - the proposal addresses the distinctive urban and garden qualities of the site.

By sitting the new structures within the frame of the garden hedges, they will appear quiet and private.

By keeping the extension modest in scale and form, using materials that reflect the existing context and by considering a suitable minimal landscaping strategy, the extension and outbuildings will sit subtly in their setting, providing the owners with an intimate connection to the historic building fabric, surrounding garden and the wider landscape.

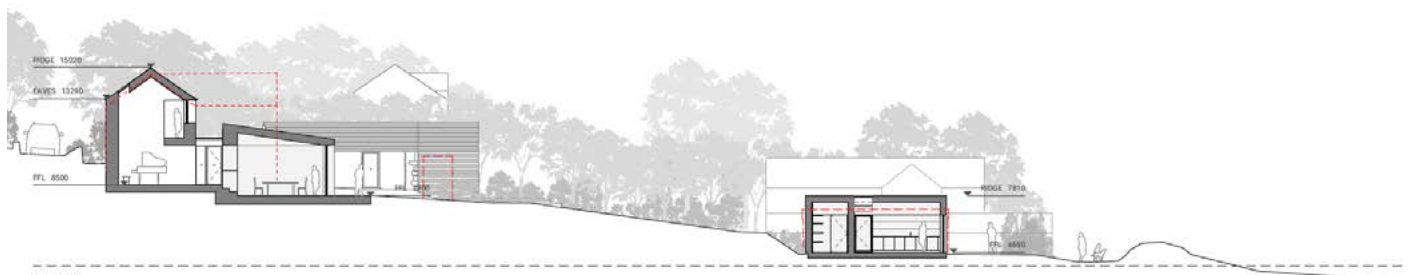
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- 1 Entrance elevation to lane: with altered stone gable, neutral link and garden extension
- 2 Existing house from the garden
- 3 New low-lying extension in front of restored and altered original stone house
- 4 Long section, with new additions stepping down, staying below eaves and hedge line

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