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By Liv Rickman at 12:04 pm, Sep 13, 2024

Design and Access Statement : Planning Application

Site Address: Nundeeps, Rams Valley, St. Marys, TR21 0JX

Project: Extension(s) and internal alterations

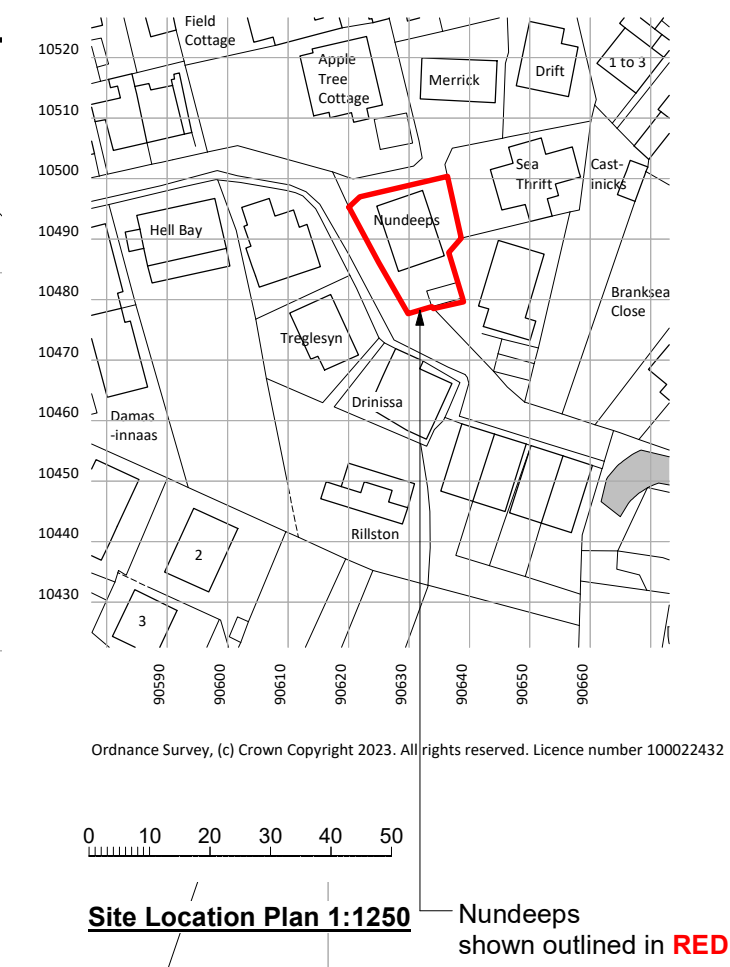
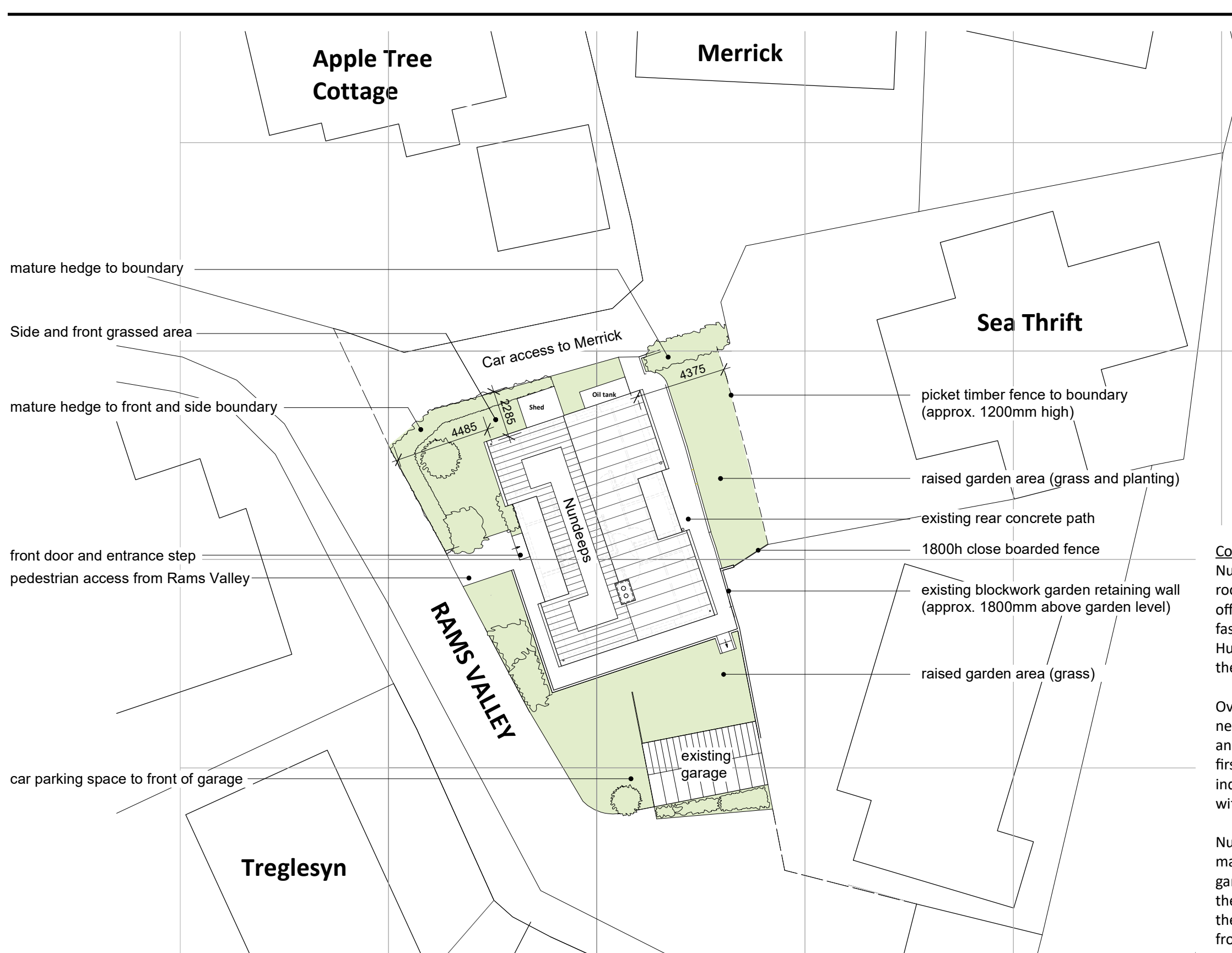
Client: Liz Lourensz

Job Number: 2360

Local Authority: Council of The Isles of Scilly

Revision: A: updated for planning submission





Context:
 Nundeeps is a white rendered 5 bedroom family home with 4 bedrooms to the first floor and 1 bedroom to the ground floor. It also offers 2 of these bedrooms as guest bedrooms for bed and breakfast accommodation. It is located in Rams Valley at the edge of Hugh Town and has been in the same family since it was built in the 1960's.

Over the years various upgrades have been undertaken such as a new kitchen, new double glazed windows, new internal decoration and bathroom suites. Overall the layout is as it was when it was first constructed which is traditional of its time; a large hall with individual rooms leading directly off and at first floor a large landing with rooms leading off.

Nundeeps is set back from the road with a planting border and mature hedging to the front boundary. Nundeeps is set within its garden, with grass to the northeast side and wrapping round to the front and the rear. The side garden is raised and bordered by the garage and privacy screening along with a car-parking space in front of the garage.



Looking south-east up Rams Valley with Nundeeps (south west elevation) on the left

Brief and use:

The existing house (use class C3) is still very much the original layout and consists of very separate rooms connected to each other by a main hallway at ground floor. There is an open large landing at first floor. The ground floor rooms are very cellular and the dining room and rear ground floor bedroom (which used to be used for bed and breakfast) at the north-west end of the house get very cold and damp and are hard to heat. This results in them often being shut up in the winter months and not really used for everyday living.

Along with thermally upgrading the full north-west end of the house and part of the north-east elevation, the brief includes bringing these spaces back into continual use, though changing their room type and how they interact with the rest of the ground floor plan. Upstairs the 2 guest bedrooms are to be retained so as not to lose accommodation for tourism, and the ensuite to the rear guest bedroom spatially improved. Along with providing a new, large family shower room, the master bedroom will be personalised to include for a free-standing bath.

The applicant, Liz, has also spent time understanding her home and how the various ground floor spaces are naturally lit during the day and how different areas can be used at different times to rest, eat and relax. As a result the proposed plans also include various internal alterations to existing openings. The wish to fit in a breakfast table rather than a breakfast bar in the kitchen and to be able to sit in the evenings and to capture the evening south-west sun has resulted in 2 modestly sized extensions being proposed.

Currently the existing garage also houses the washing machine and tumble dryer and additional freezer, and providing a utility room/space to locate these in the house has become essential to allow the home to act as a family home.

Part of the design brief is also to include for future simple adaptations to the new proposals to allow the ground floor to be altered to meet to any future needs of the applicant to allow her to easily stay in her home, including providing a ground floor bedroom if required whilst the rest of the house can continue to be used as a family home.



Looking north-west down Rams Valley with Nundeeps (south east and south west elevations) and it's garage, with parking space on the right



existing area of garden in front of dining room



area of garden next to south-east gable and low level retaining wall



front and side elevation to Nundeeps, showing side raised garden and garage with car parking area



garden area to rear of Nundeeps and passage behind kitchen leading to raised garden



Side elevation to garage, with existing bin storage and parking to the front








raised garden area to rear of Nundeeps looking north-west with overgrown kitchen path

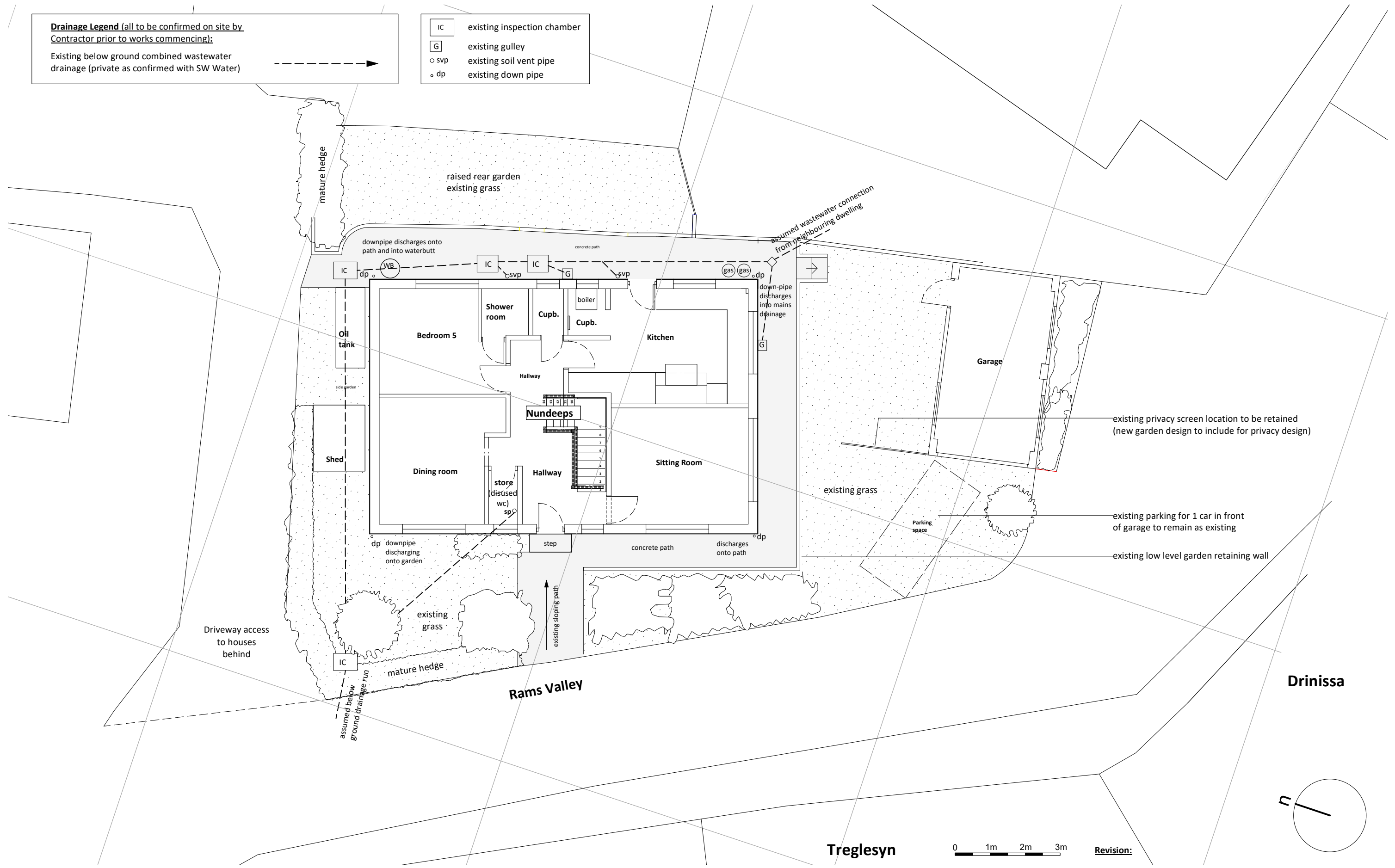


garden area to rear of Nundeeps looking south-east

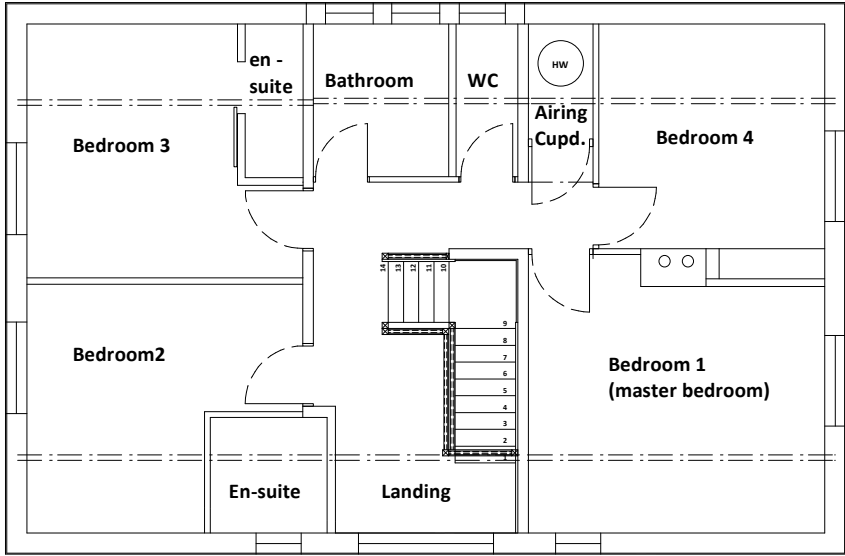
Existing Ground Floor Plan

Drainage Legend (all to be confirmed on site by Contractor prior to works commencing):
 Existing below ground combined wastewater drainage (private as confirmed with SW Water) 

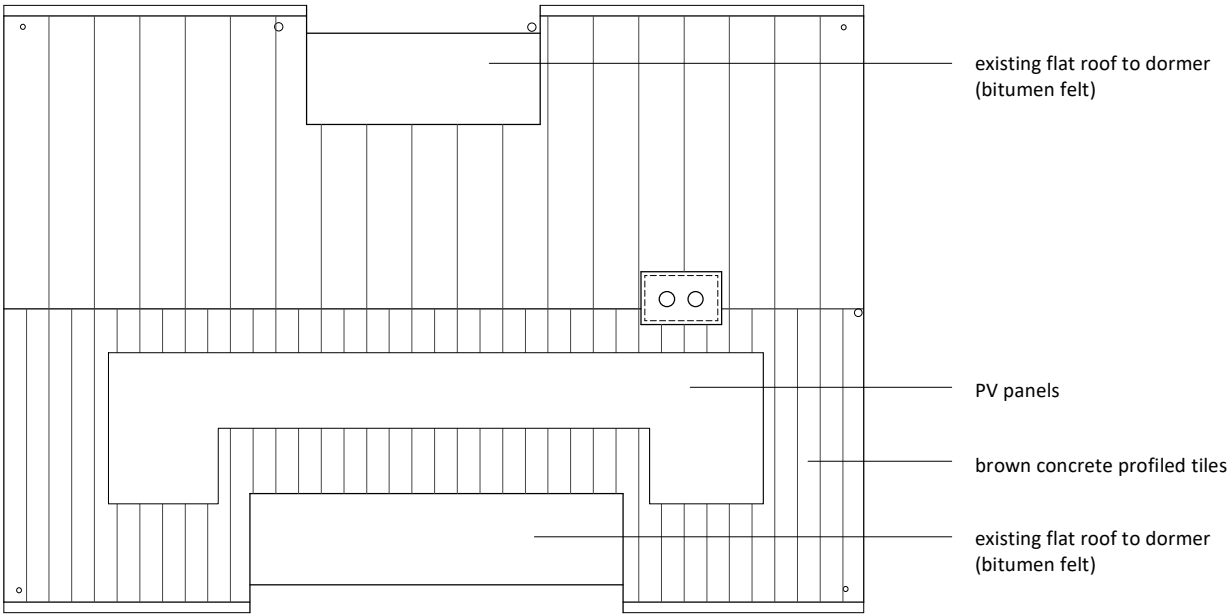
-  existing inspection chamber
-  existing gulley
-  existing soil vent pipe
-  existing down pipe



Existing First Floor Plan



Existing First Floor Plan



Existing Roof Plan



Existing front window to dining room which will be widened to walk through into the new extension



Existing kitchen door to be removed and turned into window with new worktop taken in front

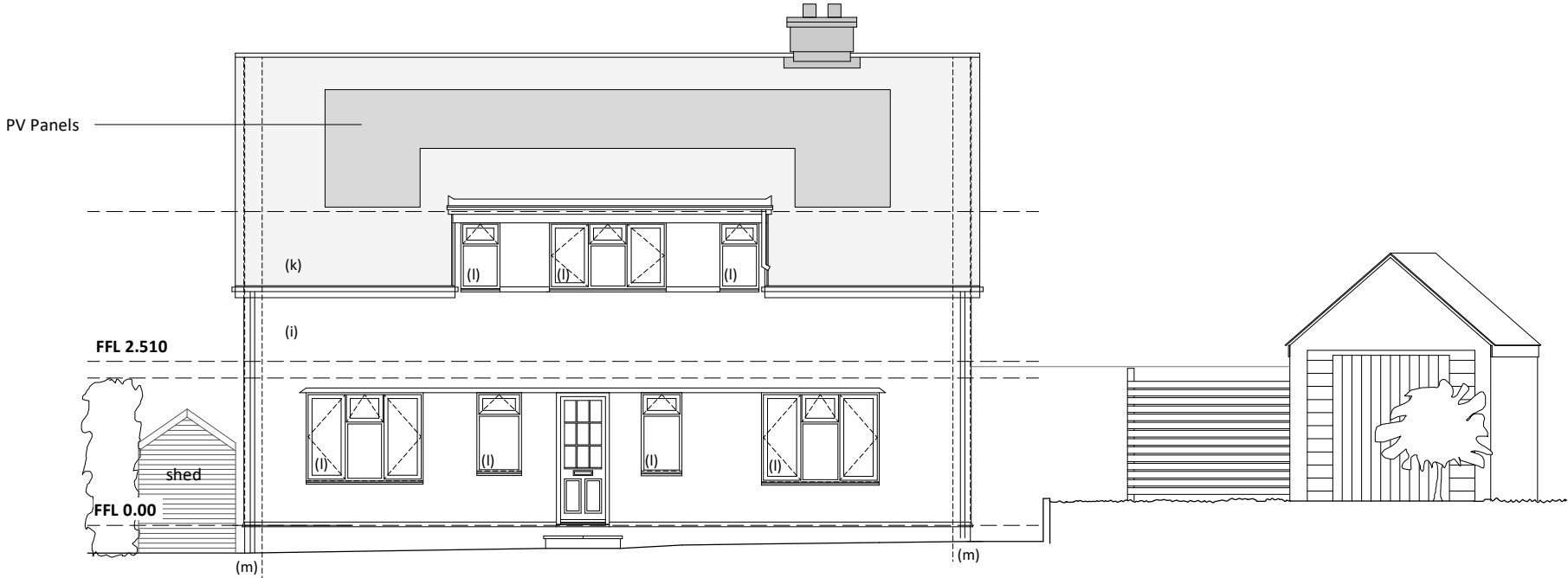


Existing kitchen window opening which will be removed to create walk through into new side extension. Wall cupboards to be removed and fridge relocated to create opening into sitting room

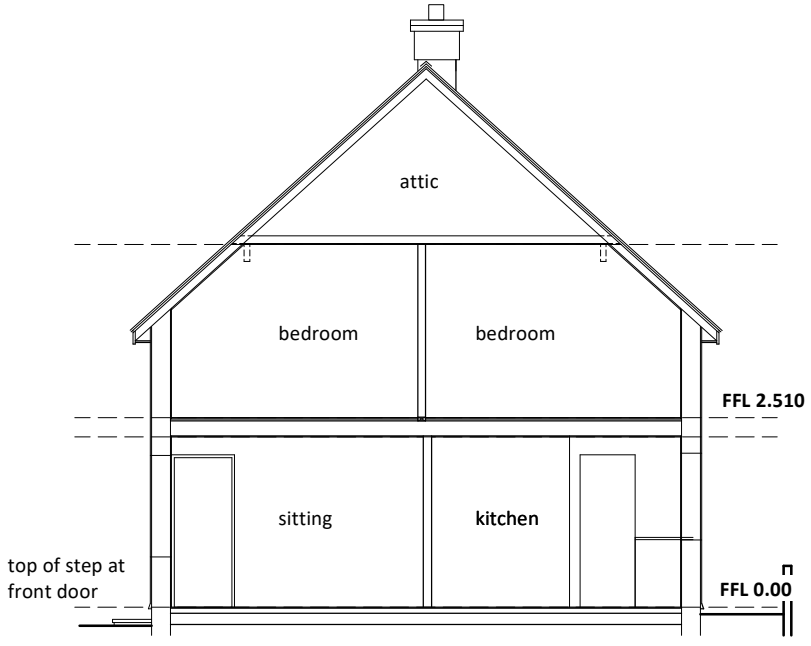


Existing area of wall in sitting room to be opened up through to kitchen

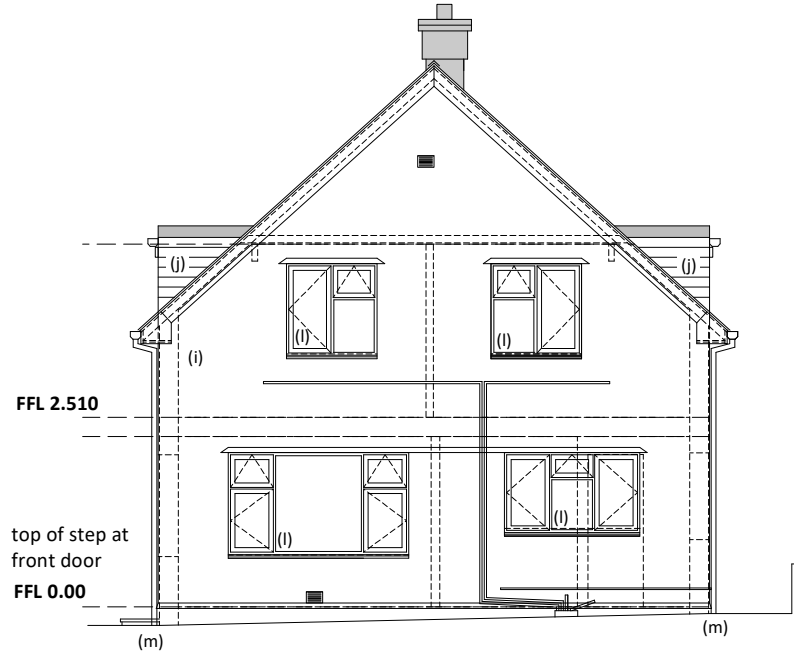
Existing Elevations



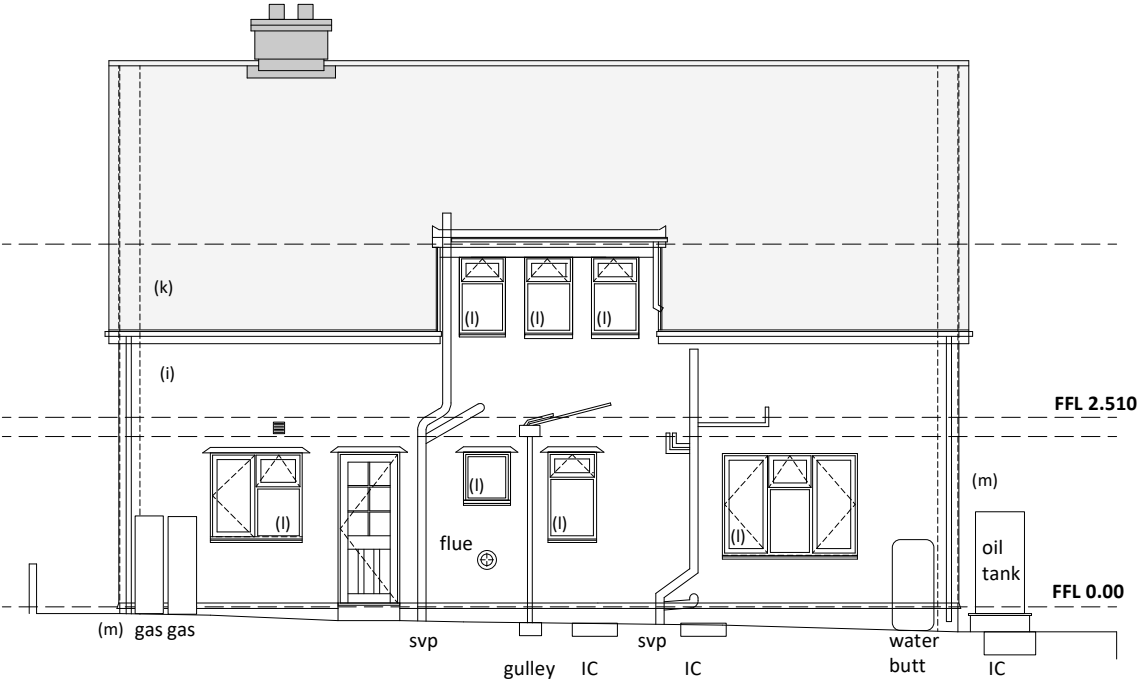
Existing Front Elevation



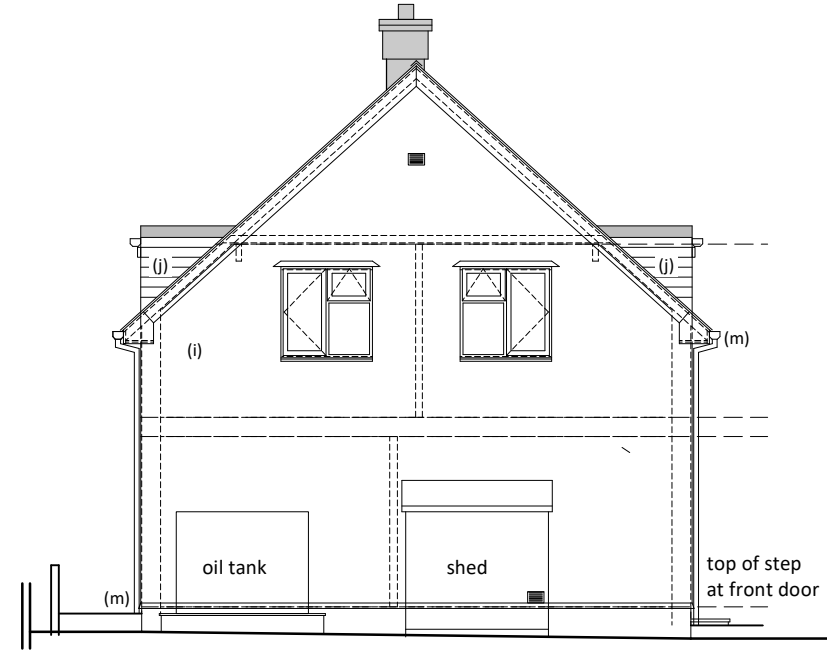
Existing Typical Section



Existing Side Garden Elevation



Existing Rear Elevation

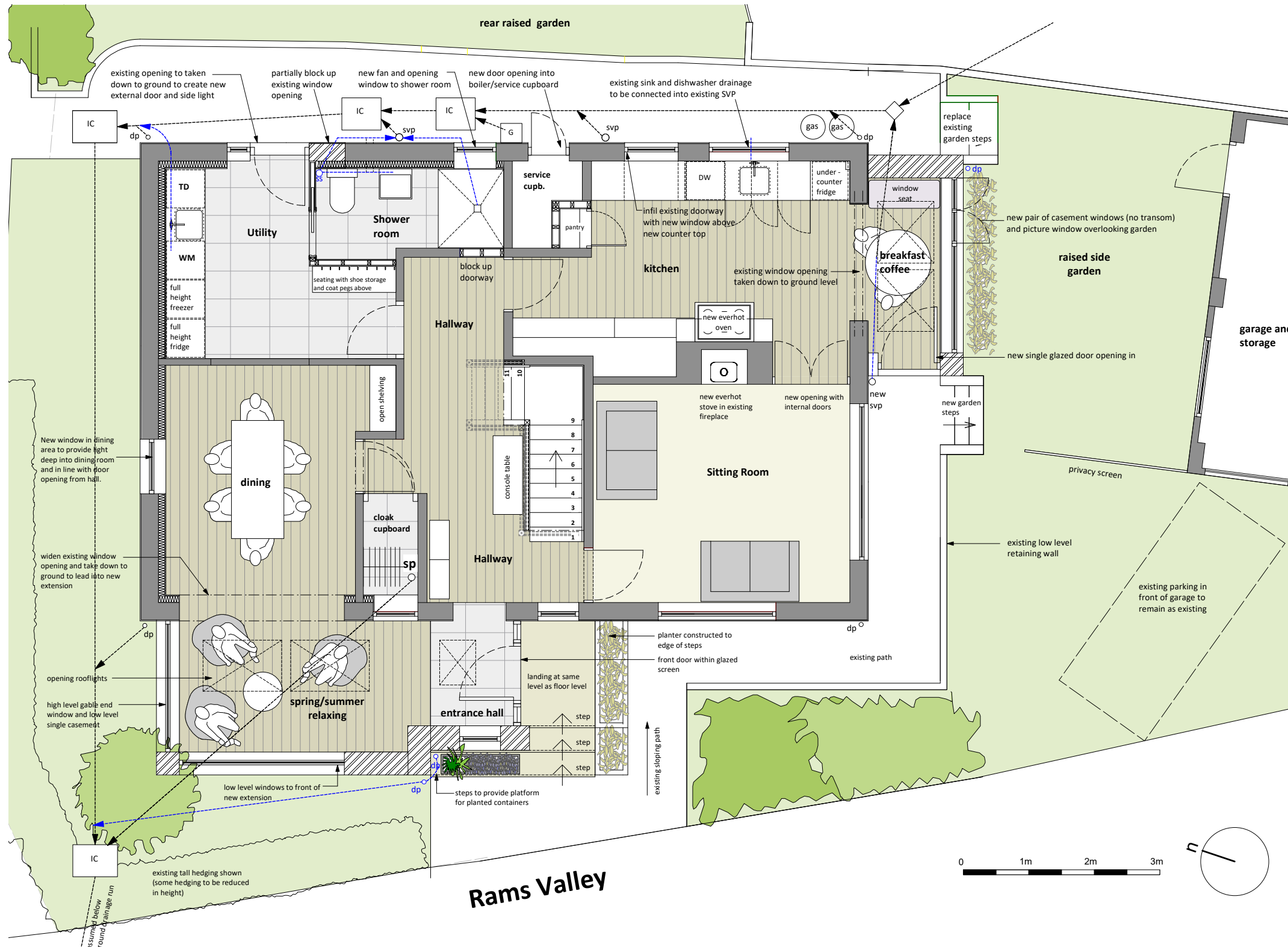


Existing Side Elevation

Proposed Materials:

(i) Existing walls	: white render
(j) Existing cladding to dormer	: white upvc
(k) Existing roof tiles	: brown profile tiles
(l) Existing windows	: white upvc and white painted wood
(m) Existing rainwater goods	: white upvc

Proposed Ground Floor Plan (not to scale)



Layout:

Where possible, existing plumbing runs have been incorporated into any new design and existing openings altered rather than provide new openings, opening widths have been kept to a size to reduce the need/minimize sizes of any new steelwork and standard easily accessible materials used and these choices have helped to shape the proposed alterations.

Overall the ground floor proposals seek to open up the ground floor rooms to each other and provide a year round use to the different spaces along with modest ground floor extensions providing additional space to take advantage of the natural light at different times of the day.

The existing ground floor bedroom, directly across the hall from the kitchen has become the new utility room with room for shoes and coats, and a new access to the outside rear garden and is now connected to the dining room. The existing ensuite has been combined with the hall cupboard to create a new, large ground floor shower room.

The kitchen is recently installed and to minimize disruption the layout is remaining as is but with a newly continued worktop where the original kitchen door has been changed to a window. To catch the morning light and long views up between the houses towards Buzza Hill, a small extension provides space for a breakfast table. Rooflights over the extension and a fully glazed door also provide high levels of natural morning light.

A new internal door opening between the front sitting room and kitchen creates a more open plan feel.

The existing dining room is retained and a new window to the side added to get natural light deeper into the plan due to the new extension to the front, which captures the evening sun for relaxing and dining. The new sunroom extension also extends across the front of Nundeeps and creates a new hallway and front entrance door (located to the side to minimize the effects of the wind, and recessed). This again adds to the open plan feeling and makes the hall feel less of a separate space.

Upstairs all 4 bedrooms are retained. The 2 bed and breakfast guest rooms remain with the back bedroom ensuite improved. The original wc is combined with the bathroom to provide a new large family shower room and the front master bedroom incorporates a new free standing bath and sink.

As part of the pre-design discussions, the applicant had discussions with The Cornwall fire Brigade and have incorporated the recommendation of upgrading required doors to fire doors

Proposed First Floor Plan (not to scale)



Amount:

The important local plan policy raised by the planning officer at the pre-application surgery is policy LC8(1) which applies to all residential extensions.

With any alterations and extensions proposed to a dwelling the number of bedrooms maintained and floor space generated as part of any proposed layout as set out in of the local plan:

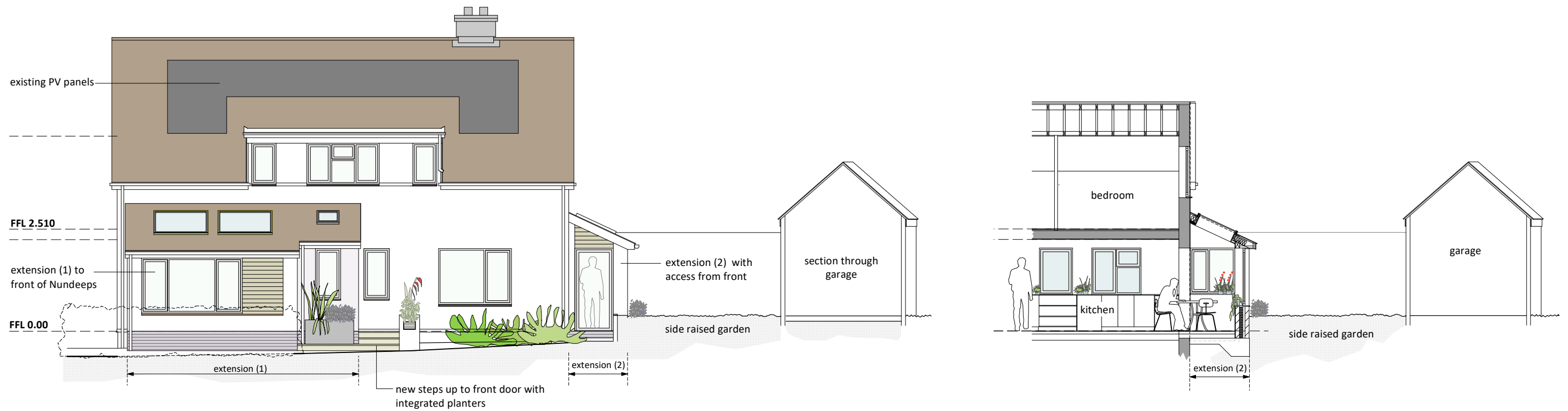
‘.where a proposal results in an increase in size (either in relation to the number of bedrooms, floors, usable floorspace or footprint) of the original dwelling then this should meet and be no greater than 30% above as a maximum, the minimum space standards as set out in the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards); unless clear justification is provided as to why a larger home is required.’

Currently Nundeeps is a 5 bed/10 person home (4 bedrooms on the first floor and 1 on the ground floor). The proposal is to create a 4 bedroom/8 person home with the future option of a 5th bedroom if required.

For this reason we have used the space standards form Table 1 of the ‘Technical housing standards – nationally described space standard’ associated with a 2 storey, 4 bedroom/8 person home.

The minimum gross internal floor area required is 124sqm. The maximum gross internal floor area allowed is 30% (37.2sqm) above this which is 161.2sqm.

The existing gross internal floor area is 142sqm. With the additional extensions the overall gross floor area proposed is an extra 14.3sqm, which provides a new floor area of 156.3sqm, which is well within the maximum gross floor area allowed.



possible options for a grey-multi brick with colour matched mortar used as low level plinth



small areas of feature cladding

conventional rooflights set in recessed flashing and in dark brown profile tile roof

Scale and Appearance:

Both extensions are single storey, modest in scale and subservient to the original house. The front extension is 2.35m deep and set back between 2.1m and 1.3 m from the road. The low window cill level is similar to the current dining room window and due to the gently sloping site does not increase any overlooking of the opposite neighbour and the planting provides privacy.

The side extension extends over the original concrete path width (access is still provided around the other side of the house to the rear path) and its external wall will be built as a small retaining wall to the side raised garden. The cill level of the new side windows is determined by the existing ground level, and allows planting immediately outside so that the windows are opened up to the level of the planting.

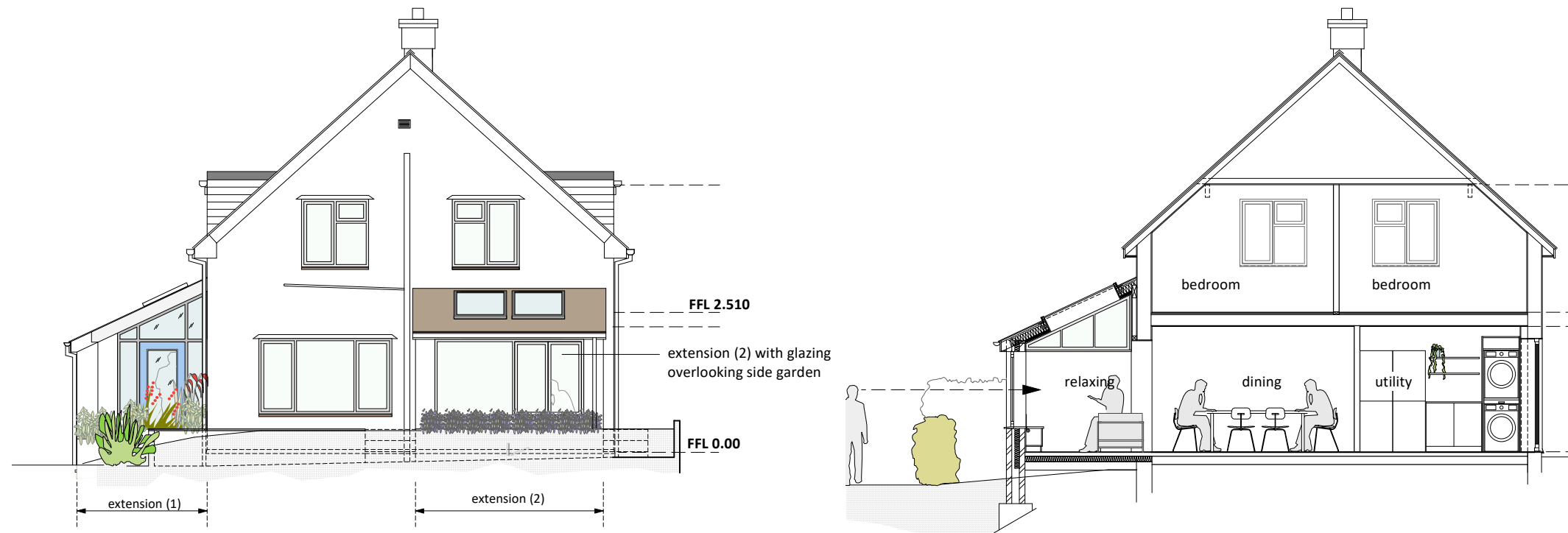
The materials pallet is similar to the existing, with white render to the main walls and brown profile tiles to the new roofs. Rather than a black painted wall below the render as in the main house, a soft grey-multi brick is proposed, which will soften the appearance of the plinth to the front elevation of the new extension. Although brick is not common on the Isles of Scilly, it is proposed in a small low level area with a type chosen to reflect the granit colouring and a colour matched mortar. Painting the plinth black was considered but was felt to be too prominent, granite has not been proposed as there is no granite on the original house but could be considered if required.

Some small areas of feature cladding are proposed next to the new windows on the front and above the door to the side extension, this will again soften the sharpness of the new render. Although inspired by the use of timber cladding on various houses seen on St. Marys, there is also the opportunity to use a recycled cladding material rather than wood (to reduce the maintenance needed and to aim for uniform weathering).



planting to kitchen window, blue front glazed door, rooflights to extensions, light grey windows and doors in white render





Scale and Appearance cont. :

Large rooflights will provide a good level of sky-light to the rooms and all rooflights will be provided with integrated blinds to help with both solar control and reduce light emittance at night. The rooflights are set out sympathetically in relation to the existing window locations. Through out it is proposed to upgrade the existing mix of older white upvc and rotten white painted timber windows with modern, light grey framed, upvc windows. The garage windows and door will also be replaced.

Landscaping:

The raised gardens to the rear and side will remain as mainly grass with areas of planting, with small areas of paving for an outside table and chairs. Existing steps to the raised gardens will be replaced and made 'easy going' as part of the garden works. At the front replacement steps and a 'level' landing are provided to the new front door, with the steps integrated into the front elevation of the extension to provide 'shelves' for planting containers. An integrated planter at the edge of the landing provide a 'stop'. The mature hedging at the front and side of the house is to be retained, with the height reduced in some places due to maintenance, and privacy to the side garden will be maintained using privacy fencing panels which also provides separation from the car parking. The existing waterbutt will be retained and water used on the garden.

Flood Zone:

Flood Zone 1. No works required and all floor levels are built no lower than the existing floor level.

Sustainability and site waste:

Thermal upgrades to the existing northeast and northwest walls are proposed using internal insulation, along with replacement upvc windows with trickle vents throughout.

All wet areas will have new extract fans to improve ventilation and reduce condensation and mould, and as part of recent upgrades PV panels have been installed to the front roof along and all the radiators upgraded using grant funding. This will allow less reliance on oil heating. Within the attic new loft insulation has been installed.

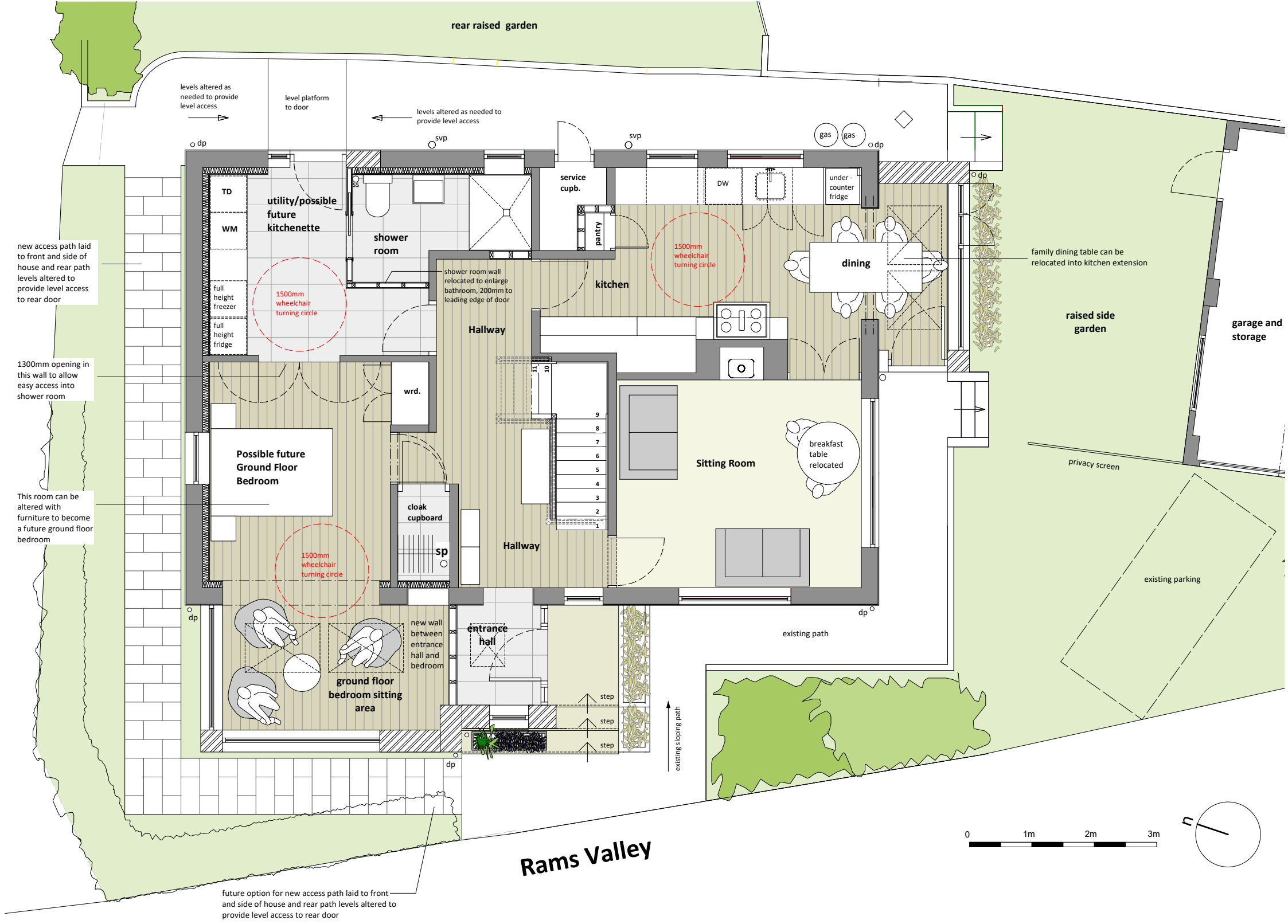
Taken together with the proposed internal alterations and the new extensions being constructed to current building regulations thermal standards, this should allow the house to be warm and useable in all seasons. To manage the possible light loss from the new rooflights and side light glazing to the front door integral blinds will be fitted.

New storage will be provided for general waste and recycling and we will work with the chosen builder to compile and submit the site waste management plan and ask that this is conditioned.

During the design process attention has been paid to how to minimize waste, where possible existing opening have been used and demolition kept to a minimum (wall construction below openings for example) which should allow demolition waste arising to be reused in the floor construction to the side extension. New openings have also been kept to certain widths to try to reduce the need for steelwork within the new works.

Although there have been changes to the bathrooms and ensuite locations, the number of outlets remained similar so as not to increase current water usage. Overall there is an increase in 1 shower only within the scheme.

All materials will be recycled where possible. If recycling is not possible items will be disposed of at The Porthmellon Waste and Recycling Site according to the proper disposal methods.



Access:

Currently there is 2 steps up to the front door, this will be altered to 3 steps with a large landing outside the relocated front door. Level access can be provided to the new rear door into the utility room through a path which can run down the side of the house, joining into the existing rear path.

Liz would also like the newly reconfigured ground floor of the house to be able to be easily altered in the future to accommodate her as she becomes older, and so although in the proposed ground floor plan submitted for planning the ground floor 5th bedroom use is removed, it can be reinstated with the construction of a stud wall between the entrance hall and the front extension, and provided with easy access to the large ground floor shower room through the already proposed wide double door opening in the wall shared with the utility room.

The dining table can be relocated into the kitchen so that the ability to eat together as a family is not lost.