



# Design Statement

MAY 2019

Extension & Alterations to  
7 Garrison Lane,  
Hugh Town, St.Mary's,  
Isles of Scilly  
for  
Rachel Guy

## 1. Background

The applicant has recently purchased Number 7 Garrison Lane. Situated at the Eastern end of Garrison Lane in Hugh Town. This property is lived in by the applicant on a permanent basis but falls short of the national space standards hence this application to undertake some important changes and improvements to this end of terrace bungalow.

The building has not had any significant investment or alteration since its construction in the 1960's other than replacement UPVC sash windows and cavity fill wall insulation approx. 12 years ago.

This design report supports a detailed planning application to the Council of the Isles of Scilly to extend and alter the property for the first time since its construction. It should be read in conjunction with the pack of planning drawings. A bat survey has also been carried out and this is also included with the planning application. This survey concluded that no bats were present and there is no need for further survey work.

## 2. Existing Building

Number 7 Garrison Lane is an end of terrace bungalow adjoining a row of 6 two story properties and one other bungalow. The main property is of twin skin 4" block construction with retrofitted blown cavity insulation and has an asbestos tiled roof at a pitch of approx. 42degrees. At the time of purchase the property was inspected by Duchy Surveyors on behalf of the applicant and is considered to be of sound construction.

This property has little architectural merit. The front of the property is seen from the main road however is it nestled amongst a range of properties of different construction with varying additions. The rear of the property backs the rear alley between Garrison Lane and Parsons Field and is relatively private and unseen. The property is currently a one bedroom dwelling on the ground floor level comprising of a very small kitchen, living room, bedroom and bathroom. The amount of living space is currently below the nationally described space standards for one person and the applicant hopes to address this in these alterations.

## 3. Design Brief

As far as the applicant is concerned there are some fundamental issues with the lay out of this property which need to be addressed. Firstly, the applicant would like to extend her property on the North elevation with a modest single-story extension encompassing a kitchen as the current kitchen comprising of one double base unit and two double wall units is not suitable for cooking in.

The attic space at present, which is unused redundant space, offers an extremely viable opportunity to accommodate sleeping quarters of an adequate size including necessary usable storage space. This area can be accessed by a new staircase which can be fitted very easily in the existing lounge/kitchen area if the kitchen is moved to the new extension.

The applicant has also sought pre-application advice from Exmoor and made all suggested adjustments to this application, including scaling down of the dormer windows to make them proportional to the size of the roof area.

## 4. Proposed Designs

The requirements of the applicant's design brief have been achieved by making some modest changes to the ground floor layout including an appropriate and proportionate extension to the ground floor which then enables the conversion of the wasted attic area in to a usable space.

A summary of the different elements of this design are as follows:

- North face extension: The addition of a new modest extension to the north elevation which will be connect to the rest of the property by the removal of the current external living room wall, meaning a new functional and appropriately sized kitchen area can be created.  
Living accommodation: In removing the existing walls between the kitchen and living room and the living room and bedroom, an open plan living/dining area will be created and will gain enough space to install a staircase to access the first floor of the property. The installation of double doors to the external south elevation wall (of the existing bedroom) will provide access to the rear decking and will allow the decking to become part of the properties usable area during times of clement weather.  
The existing door way which accesses the living room will be blocked up with single skin 4" block and access to this area will now be via the previous kitchen access.  
The north external living room wall would also be removed to allow access to the new kitchen area.
- Bathroom: By moving the existing entrance wall to the bathroom the applicant will gain more usable space which will enable the installation of a new bathroom suite including a bath.
- First floor bedroom area: The addition of two dormer style windows on the North and South elevation of the roof will allow adequate headroom and provide more usable space in this area to accommodate a master bedroom and a slightly smaller second bedroom. It is noted that there are other properties in the row who already have dormer windows constructed.

- Visual impact: Care is to be given in these alterations.  
The extension will comprise of a timber framed pitched roof structure finished in cement/sand render to match with the existing structure and surrounding properties on Garrison Lane. This structure will be built off a raft foundation and will incorporate a triangular gable glass panel with a window below. The timber truss will remain exposed internally to become a feature in the kitchen area. The roof to the existing building, dormers and extension will be clad with natural slate and the applicant would welcome a planning condition to ensure the Council's planning authority has an opportunity to approve the slate samples. The new windows will be UPVC sash to match existing of the property and all other windows fitted on the row.

## 5. Summary

The applicant hopes to extend and improve her home on Garrison Lane to a high standard in keeping with the local area. These additions and improvements will provide longevity to applicant's occupation of the property.

The extension and the additional development of the loft space will mean this property is still of modest size but will meet space standards for a comfortable two-bedroom property of which there are limited availability of on the Islands. Please note this property is protected by a section 157 due to the rural location so will always remain in local circulation.