

16 JACKSONS HILL,  
St MARY'S, ISLES OF SCILLY

**DESIGN & ACCESS STATEMENT**

2nd May 2020

Extension of the existing garage adjacent to the main property of 16 Jacksons Hill.

**INTRODUCTION**

16 Jacksons Hill is at the very end/top of Jacksons Hill, and so overlooks Porthmellon Beach, Porthmellon Industrial Estate and the refuse site, from left to right respectively.

The main house is well proportioned, with pedestrian access to both the upper ground and first floor levels via a concrete stairwell and paved walk way, as the property was originally built into and over the sloping landscape.

Note: Jacksons Hill is a private adopted road, maintained by all the residents of Jacksons Hill, and therefore is not a public road.

**OUTSIDE**

To the front, at the lower ground floor level of the overall plot for 16 Jacksons Hill, there is a sloping concrete drive to provide access to the existing single garage, with up and over door. To the right, and running the full length of this garage, there is a concreted open space. To the rear of this garage, on/within the neighbouring property's boundary, there is a mature line of trees, which far exceed the height of the current and proposed garage of 16 Jacksons Hill.

**SERVICES**

Mains electricity and drainage are connected to the main property and there is mains electricity to the existing garage, which will be unaffected by the proposed extension of this garage.

**PROPOSALS & OBJECTIVES**

Extend the garage to the full extent of the available concreted space to the right, therefore removing the existing right hand side wall (and window), to relocate the wall to the perimeter of the concreted area, whilst duly extending the rear and front walls, including a new replacement window to the latter. The same materials and external finishes will be used in the proposed works. A new fiberglass covered flat roof with roof light will replace the current pitched/tiled roof. The driveway will be improved with grey brick paviours.

**IMPACT ON NEIGHBOURS**

There will be no detrimental impact on neighbouring properties, given the presence of and access to the existing garage, in addition to the area being utilised for the extended new garage lies between the existing garage and the main property. To the rear, the extended garage will not impact the neighbouring property, given the coverage provided by the existing mature tree line.

## **ACCESS**

The proposed extended garage will have no impact upon the existing vehicular access and/or pedestrian access to the main property, whilst the external area will have been improved aesthetically with the proposed enhancement to the drive way. The proposal will also have absolutely no impact on surrounding neighbours access to their respective properties.