

## **DESIGN AND ACCESS STATEMENT**

### **GUNNER ROCK, JACKSONS HILL, HUGH TOWN.**

**18.09.20**

#### **DESIGN STATEMENT:**

The client asked the architect to redesign the layout of the house, make necessary changes to heating and plumbing making it more sustainable, add a lower ground extension, re-design the layout of the holiday let on the lower ground floor, and changing the living space to the first floor. The brief also requested a new front entrance giving the house a better identity, with better access.

The layout of the house on both the ground and first floor has been redesigned, and although not significant or necessary for this planning application, there is now a new layout with open plan living on the first floor. The redesign of the bedroom spaces now gives a door access from all bedrooms onto the existing balcony.

All the balustrading has been changed to a more contemporary solution, using stainless steel and halyard cables. The cranked tops are necessary to comply with current building regulations. The hot water and heating is being changed to an air source heating system. The details and specification has yet to be worked out.

The new entrance, moved from ground to first floor, creates a completely different visual appearance to the house from what is currently a rather bland and faceless design prevalent of when this house was constructed. All the windows will now be aluminium rather than Upvc. This will give a more sustainable and contemporary feel to the house, and remove the existing plastic windows which neither have any cosmetic or design appeal, or indeed are sustainable.

The new extension on the lower ground floor will be an office, and adjoins the current gym. It has been decided to rebuild the gym because the existing structure is decaying and unstable. The roof of this currently takes the loading of off-street car parking. The roof of the new office will provide an access to the new front entrance to the house. The new roof to both the gym and office is at road level, and therefore not visible to neighbours. It therefore causes no harm to the street scene in the context of an AONB, nor is it contrary to any Local Plan policies.

Whilst the internal layout of the holiday let flat is changed in these proposals, this has no consequence regarding any decision in granting a planning consent for these proposals.

#### **ACCESS STATEMENT:**

The nature of Gunner rock located on Jacksons Hill means that there are inevitably many steps to access the holiday let, that situation would be impossible to change. However, by changing the house to locating the bedrooms on the ground floor and the living space on the first floor, it means access is better to the living space.