

SCS/IS/12ST/002

The subject property comprises a semi-detached property of mixed construction, originally a traditional granite cottage but heavily extended in later years with modern block extensions, having rendered & painted elevations.

The property has a “room in roof” second floor, with flat-roofed dormer extension overlooking St Marys Harbour.

Three alterations are proposed to the front elevation:

1. Replacement of porch.

The existing flat-roofed porch is poor quality, and unattractive. The proposals allow for a replacement of this porch with a glazed, uPVC structure, having monopitch lean-to roof to match the adjoining property, Seaview Moorings.

The roof will be covered with synthetic slates, again to match the neighbouring property, and will provide a seamless covering across both porches.

2. Replacement of the ground floor window.

The lintel above the existing window is in poor condition, structurally defective and in need of replacement. The window head is also just 1.69 metres above floor level, meaning it is not possible to look out of the window without bending down.

At the same time the lintel is replaced, my clients therefore propose installing a larger window with a raised head. This will allow enjoyment of the harbour view, and improve the external appearance of the front elevation.

3. Alterations to Dormer.

The existing window in the dormer is too high to allow enjoyment of the harbour view whilst sitting in the lounge. My clients therefore propose modifications to the dormer to allow the installation of central French doors with opening windows either side. A Juliet balcony will be formed from a single sheet of safety glass fixed with marine grade stainless steel brackets. External materials will be as existing – uPVC windows and doors with PVC shiplap cladding. The roof will be recovered in modern fibreglass.

This will improve the enjoyment of users of the property and improve the appearance of the front elevation.

