

## **Design & Access Statement, 25/05 005**

### **Hanjague, Rocky Hill, St Marys, Isles of Scilly**

**30<sup>th</sup> July 2025**

#### **Overview**

Hanjague comprises a detached bungalow, probably dating from the 1930s, with later flat roof extensions to the rear.

It occupies a generous plot, with detached garage / workshop towards the East of the plot and separate flat roof store adjacent to the house. The store is redundant and in need of bringing back into useful occupation.

In addition to the garden land, the property owns part of the field to the immediate West of the property.

#### **Proposal**

- To build a ground-floor extension to provide a utility / boot room, and to connect the existing outbuilding to the house.
- To utilise the ground floor of the outbuilding as a childrens' games room.
- To build an additional "room-in-roof" floor above the outbuilding to provide a guest bedroom with en-suite facilities (to replace a bedroom lost in the main house).
- To convert one of the existing bedrooms into a snug with office, and replace the window with French doors to connect with the garden.

#### **Design**

The utility / boot room will be single storey to match the existing residential accommodation adjoining. The entire flat roof felt covering will be stripped off, repaired as required, insulated to a good modern standard and a new fibreglass (Restec or similar) covering applied. No windows have been incorporated into the West-facing external wall of the extension to allow for fitted cupboards / coat hanging space internally; natural light will therefore be introduced by way of skylight above.

The outbuilding will have the external walls raised by the minimum amount required to create Building Regulations-compliant upper floor accommodation, surmounted by a pitched roof with natural slate covering. The roof pitch will be the same as the main house, with a common ridge line.

Velux roof windows will be incorporated into the South-facing slope to bring natural light into the bedroom and en-suite shower room. Additional Velux roof windows will be included on both roof slopes to bring natural light into the stairwell, together with an attractive round window in the West-facing gable.

This part of the property is largely screened from neighbouring land, by Pittosporum hedges to the North, by the existing bungalow to the East and South, and by planting (and by the owner's adjoining field to the West. We therefore consider any visual impact will be minimal.

The main house has very attractive gardens and patio seating to the East, but no direct access. Hence, it is proposed to remove a window and replace it with French doors; this will provide much better connectivity between the house and gardens.

### **Other**

The site does not fall within a Flood Risk Area.

