

DESIGN and ACCESS STATEMENT

PROPOSED GARAGE CONVERSION AT
RESTORMEL, ROPE WALK, PENPOL TR3 6NR
REF: 16-179-GDS



Prepared by Paul Scott Design, 22 Guildford Road, Hayle TR27 4PP
info@paulscott.co.uk m [REDACTED]

CONTENTS:

1. LOCATION OF PROPERTY
2. CONTEXT AND CHARACTER
3. DESCRIPTION OF THE EXISTING BUILDING
4. PROPOSAL
5. DESIGN AND CONSTRUCTION
6. 3D VIEWS OF THE ANNEXE
7. DESIGN INSPIRATION
8. AREAS
9. ACCESS
10. ENVIRONMENT

1. LOCATION OF PROPERTY

Restormel is a house situated in Penpol with the entrance off Rope Walk. The property looks eastwards over the estuary and is in an elevated position on the hill with two flats built in front. The flat roof of the flats is at the level of the ground floor of the house so both this floor and the upper have unrestricted views, as have many of the houses in the area.

Rope walk is a mostly single track lane that serves houses on both sides, often with garages and parking spaces to the east side and entrances to driveways to houses on the west side.

Due to the steep pitch of the land from the estuary the houses on the west tend to be on higher ground and comfortably look over the roofs of the buildings on the east of the road.



Typical views of the properties along Rope Walk looking north and south

2. CONTEXT AND CHARACTER

Housing in this part of Penpol tends to be in a modern but conservative style typical of much of Cornwall's vernacular of the last 40-50 years. Detached bungalows or houses with low pitched roofs with dormers dominate, mostly painted white and with a smattering of tile hung walls. Parking arrangements for the properties vary from driveways, off-road lay-byes and garages. The garages vary from relatively recent constructions to much older structures unsuitable for modern cars. The latter is the type that is attached to Restormel and proposed to be converted. A mixture of flat and pitched roofs cover the garages.

3. DESCRIPTION OF THE EXISTING BUILDING

Restormel is a house typical of the above description and has been modernised and improved by the current owners. The entrance to the house is from Rope Walk where a garage and parking space for two cars has a gate leading down stone steps into the outdoor space in front of the entrance door (1), all lined with mature shrubs. The garage is used for storage, not being large enough for modern vehicles.



View looking south



View looking north

4. PROPOSAL

The client would like to add a bedroom extension onto part of the roof terrace on the south side, maintaining a smaller roof terrace off this room, facing towards the estuary and addition, the subject of this proposal, convert the garage into an annexe. This will be accessed only from the garden,

part way down the external stairs, to provide independent space [REDACTED] It would include a living space, sleeping mezzanine, a kitchenette and shower room/wc facilities but would be wholly connected to the house utilities without any separate connections or meters. The access would be both separate from the house but also visible, ensuring that the family member is not wholly cut off from the family life.

5. DESIGN AND CONSTRUCTION

Concept:

When looking at solutions to increase the interior space of a standard garage footprint it became obvious that additional area was required for sanitary facilities. These were added in an extension which was then enlarged slightly to incorporate an entrance lobby. Both areas were able to be added on the garden side, out of view of the public road, and being no higher than the current and proposed roof.

Secondly, rather than rely on interior furnishings to provide a temporary bed it was decided that a permanent sleeping platform should be provided. What might appear to be an obvious solution of trying to add the bed within the pitch of a new roof was quickly discarded as any usable space under the pitch would be limited to the highest point and access (steps or ladder) would significantly impact on the living space floor area. Also, the additional height required would still need an increase in wall height and overall would significantly exceed that of the adjacent garage.

It was therefore decided to increase the wall height only in the area where the sleeping platform is placed, and to do so at a height that remained below the level of the adjacent garage. This produces an external form of two stepped boxes, visually decreasing as you travel northwards and not appearing significantly higher as you travel southwards.

Exterior finishes to the new structure will visually separate the heights, breaking up the elevations from all directions.

Construction:

The garage door opening will be completely blocked up as there will be a new set of windows in the adjacent east elevation.

On the garden side, part way down, the steps will be altered to divert to a new entrance porch and bathroom extensions, built within view only of the house. The bathroom extension will extend on the south side up to the boundary of the property, which occurs between both this and the neighbouring garage. The roof level of these extensions will be the same as the garage (which will raise only slightly to allow for insulation and interior headroom).

Wide windows will be inserted into the wall overlooking the garden from the interior living area and a smaller window inserted in the south elevation where the kitchenette is situated.

The mezzanine level added to the south end of the garage will create an internal sleeping platform with minimal headroom (approx. 1485mm) and have windows looking east between the house and the north side neighbour. Underneath this will be a kitchenette, as well as the entrance lobby and shower room access. Flat roofs will cover all parts of the building to keep the overall heights as low as possible. Small windows will be inserted in the south elevation for light and ventilation where the shower room and kitchenette will be situated.

The upper area consists of a little less than half the existing garage area and this also includes a safe staircase rather than a ladder. By only raising the walls around this space the external mass of the building can be controlled more easily.

The height of the sleeping box roof will be just below the apex of the neighbour's garage and also below the existing house roof.

It is intended to clad the higher part of the building with natural timber. It is alongside a much larger, much less interesting garage and stepping the upper level from higher at that side (south) to lower on the north should distract from any sudden height changes when travelling along the road in either direction. Your eye will not be overly drawn to the extra height alongside that of the pitched garage roof and the timber cladding will create an additional interest to the elevations.

Finally, it is intended to add circular port-hole windows in the entrance door, the upper north elevation and one in the porch extension. Whilst the architecture of the area isn't overly nautical these whimsical touches add additional interest to the building, with a nod towards the boatyard on the opposite bank. The presence of the adjacent utility pole 'mast' is a happy coincidence.

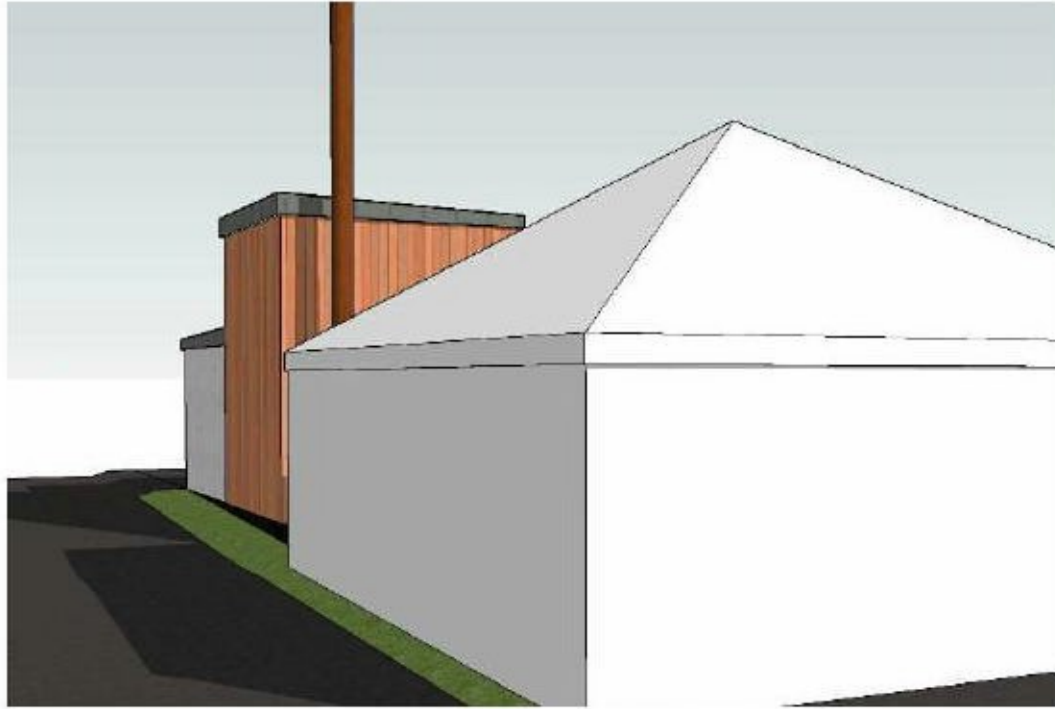
3D VIEWS OF THE GARAGE ANNEXE



View at top of stairs



View southwards along Rope Walk



View northwards along Rope Walk



View from the house

6. DESIGN INSPIRATION



Copyright Alec Soth, Magnum Photos





Examples of properties, albeit mostly larger independent houses, but which demonstrate the success of different heights, cladding finishes and juxtaposition with more traditional properties. The first picture is by a member of the Magnum Photo Agency and shows a friends houseboat which is similarly sized to the garage and also has a higher extension at one end. It also has a low pitched roof which illustrates how little headroom would be available if that solution was to be applied.

7. AREAS

GARAGE:

Existing 17m²

Proposed: Ground floor - 22.5m²

Mezzanine - 6.5m²

Annexe Living Space created – 29m²

8. ACCESS

External access will not differ significantly as the entrance to the converted garage will be from existing external stairs. As such wheelchair users or those with a significant mobility disability would require help to enter the new annexe. However, as it is being created for a specific family member and is to be part of an already difficult-to-access property this has not currently been addressed. Should family needs change a new entrance level with the road could be created, but that is not within the scope of this document.

9. ENVIRONMENT

There will be no significant environmental impact to the development. No additional waste disposal, drainage, car parking, safety or security will be required. The house will remain as an owner-occupied three/four bedroom property (where one of the existing living level bedrooms will subsequently be used as an office) and the annexe will be occupied by a member of the current family. The development will not create any additional utilities demands. The additional space will be used for the further enjoyment by the owner's expanding family.