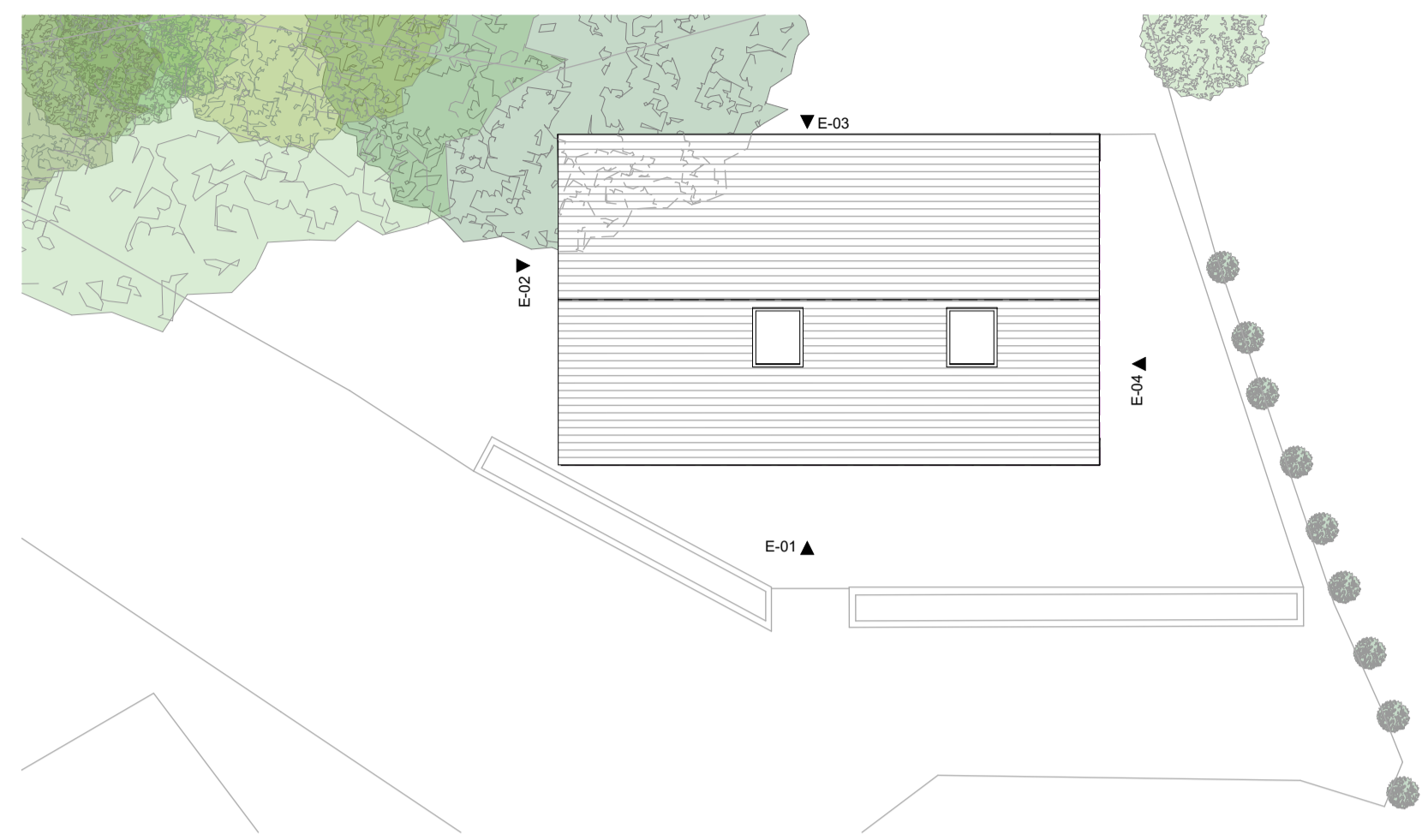


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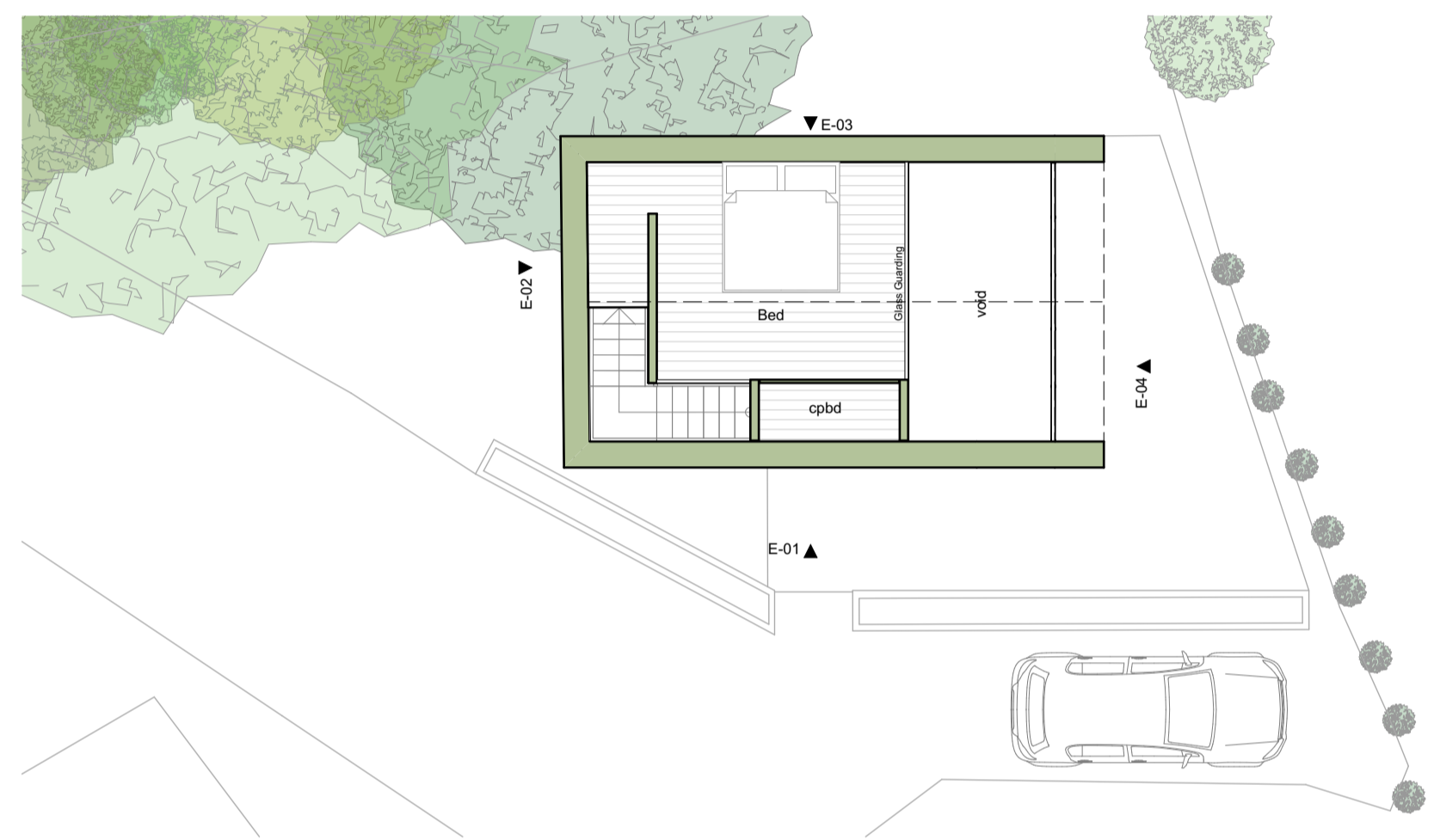
1. This drawing is to be read in conjunction with the Structural Engineer's drawings and specifications.
2. The contractor is responsible for all figured dimensions and for the correct setting out of work on site.
3. Only figured dimensions are to be used, any discrepancies are to be reported to the Architect before proceeding.
4. All materials and workmanship to comply with the current British Standards and codes of practice.
5. If the works are not subject to a building contract administered by Studio West Architects Ltd, no responsibility for errors arising on site or due to variation from the Architects drawing can be accepted by the Architects.

Revision	Date
Rev P1	10/08/21

- addition of note regarding permeable paving



2. Proposed Roof Plan 1:100



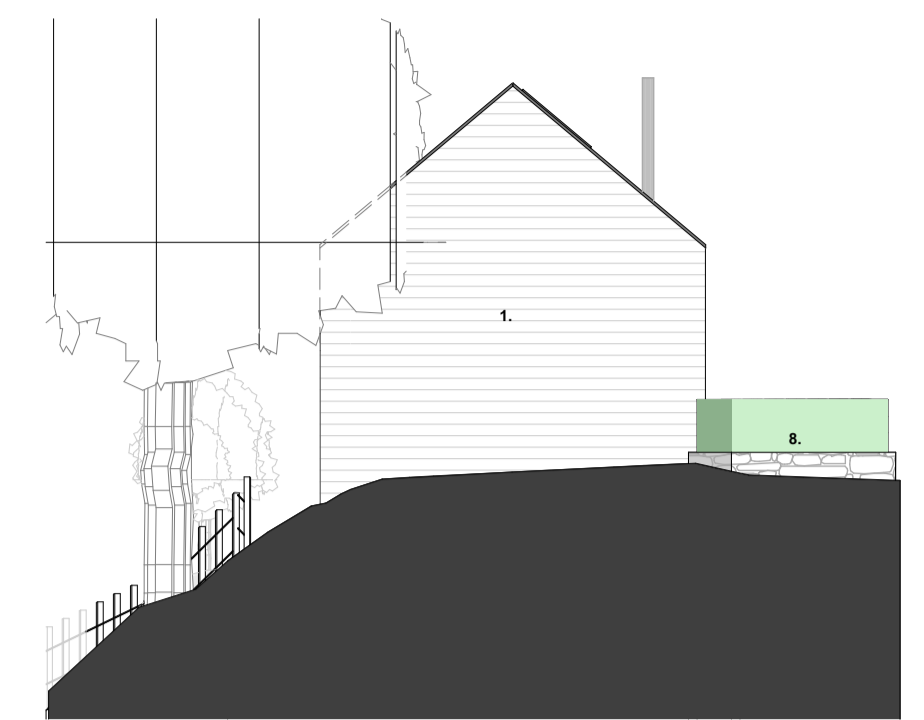
1. Proposed Loft Plans 1:100



0. Proposed Ground Floor 1:100



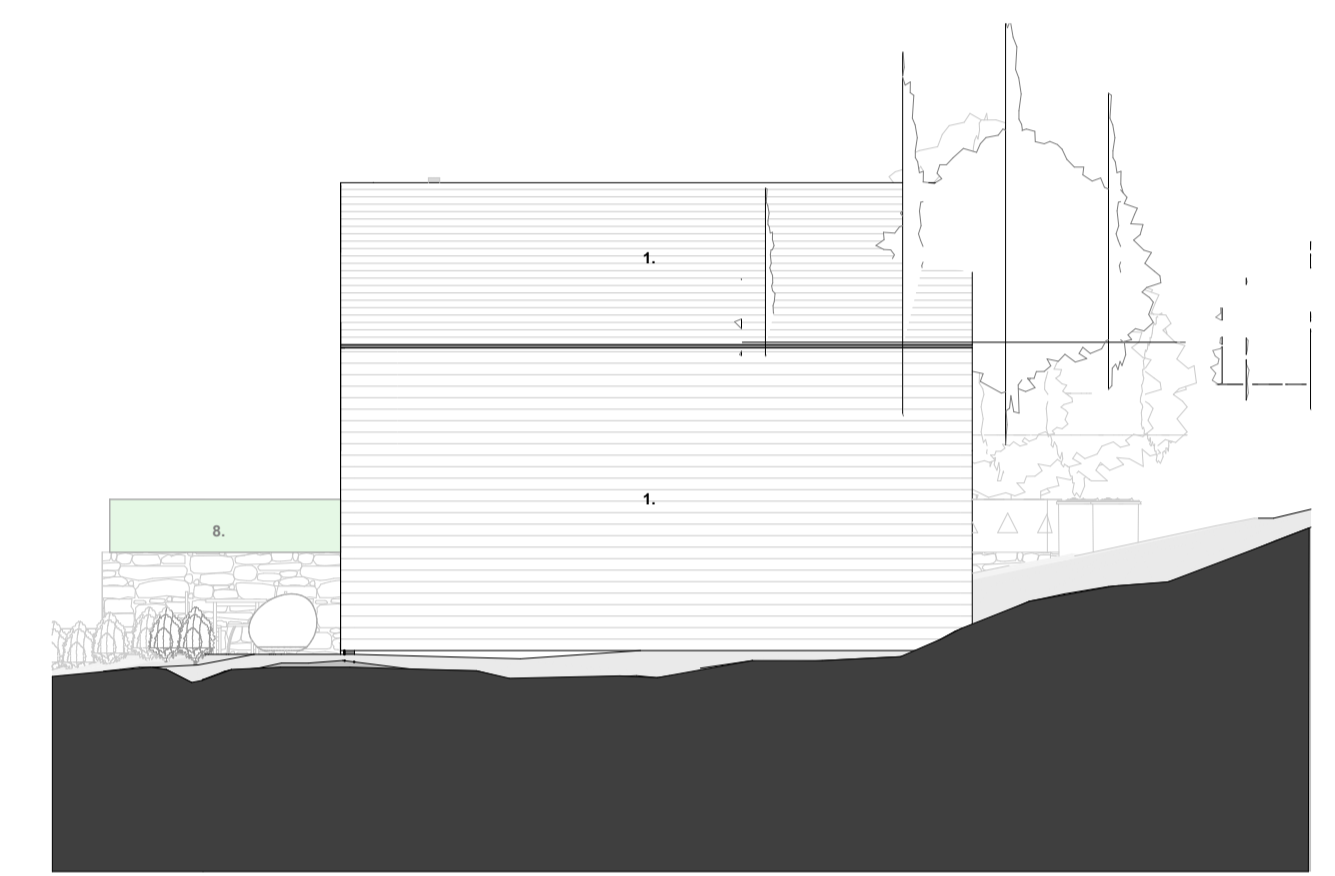
E-01 Elevation 1:100



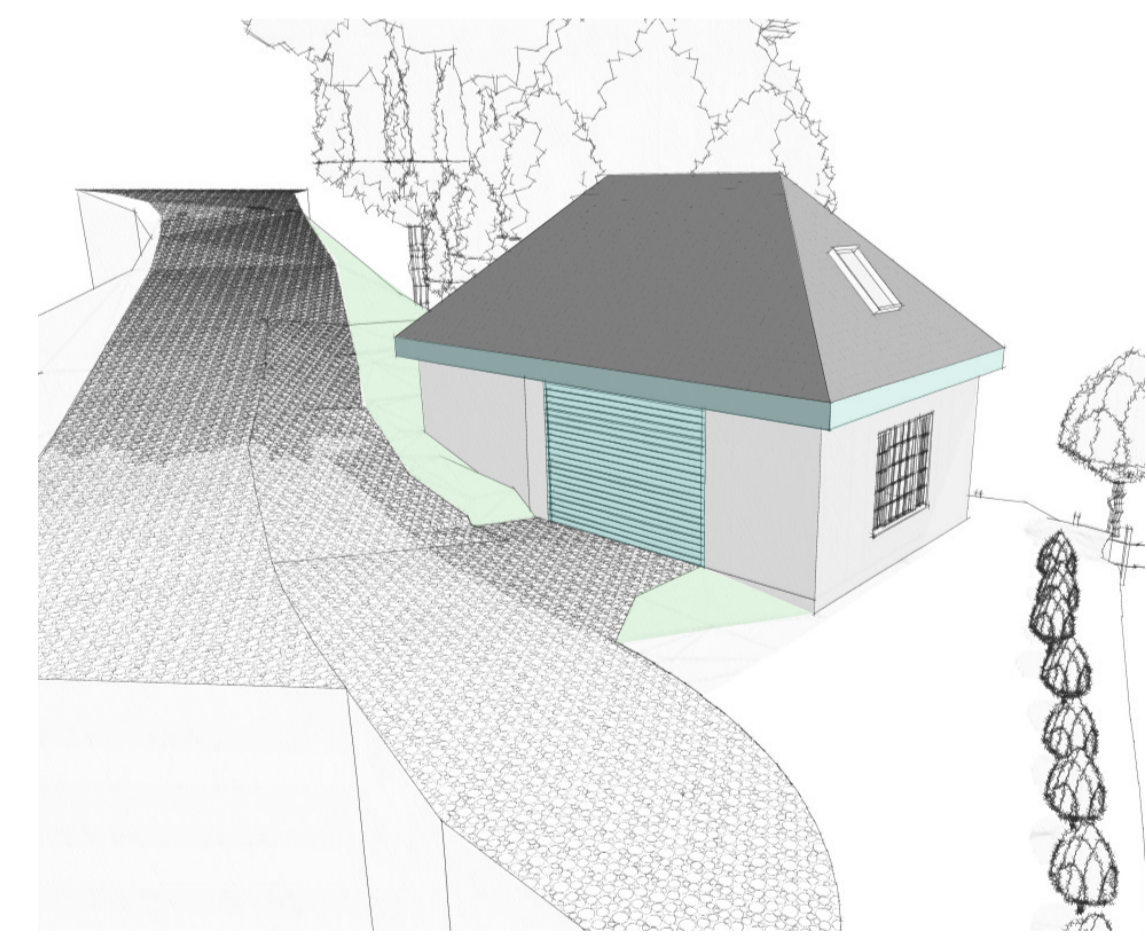
E-02 Elevation 1:100



E-04 Elevation 1:100



E-03 Elevation 1:100



Existing Artistic Perspective

Materials	
1.	Black Stained/Charred Horizontal Timber Cladding
2.	Natural Timber Slats
3.	Black/Dark Grey Timber Door with Glazed Panels
4.	Black/Dark Grey Aluminium Glazed Screen with Fully Glazed Sliding Doors
5.	Black/Dark Grey Aluminium Windows
6.	Low Profile Rooflight
7.	Black/Dark Grey Powder Coated Aluminium Facing
8.	Planted Stone Wall
9.	Permeable Paving System *

* Utilise permeable paving system designed such that surface water immediately percolates through gaps into sub-base where run-off attenuated before permeating into ground.



Proposed Artistic Perspective

DESIGN STATEMENT
This Planning Application is for change of use and alterations to the existing detached garage at Penbroke Lodge, Newlyn. Alterations are proposed to convert the existing single store garage to a 1 1/2 storey annexed accommodation. The existing walls to be kept insulated and re-clad with a half storey extension with lofted bedroom built in the roof space. Externally the cement tile roof is to be removed along with the doors and windows, and new horizontal black stained/charred timber cladding to cover the roof and majority of the walls along with larger glazed openings to gather additional natural light indoors. The design is a contemporary nod to the local vernacular of the traditional boat house in form and materials.

ACCESS STATEMENT
Vehicle access to the site will remain as it is currently. Access into the new annexed accommodation will now be from the parking level to a, DDA compliant, level entrance threshold external entrance level and new DDA compliant internal stair.