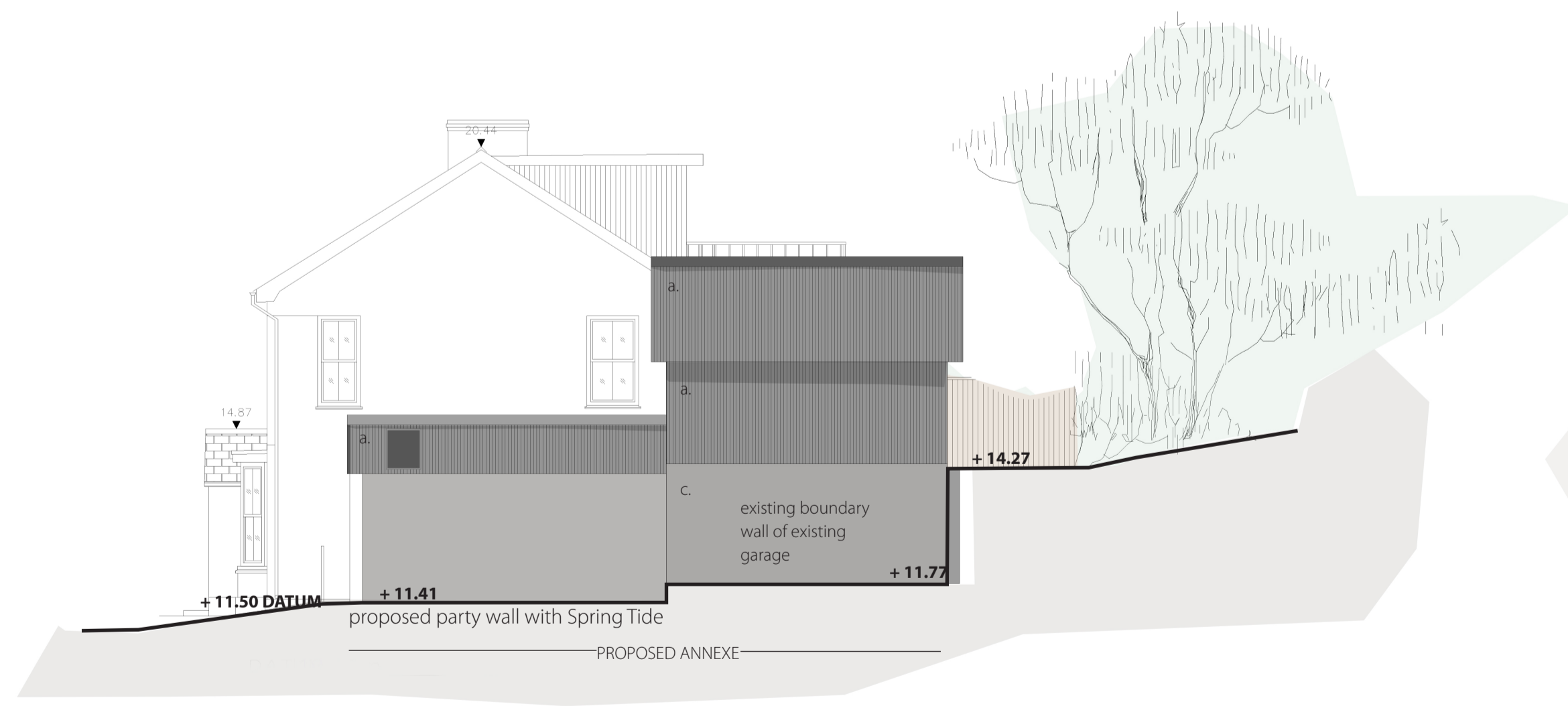
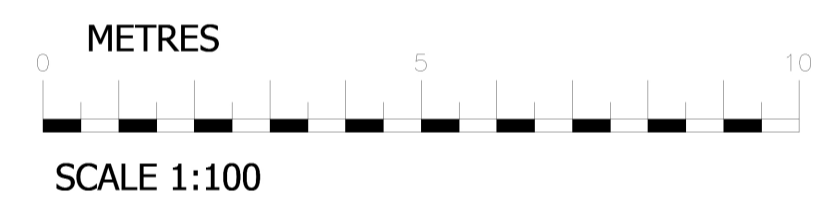




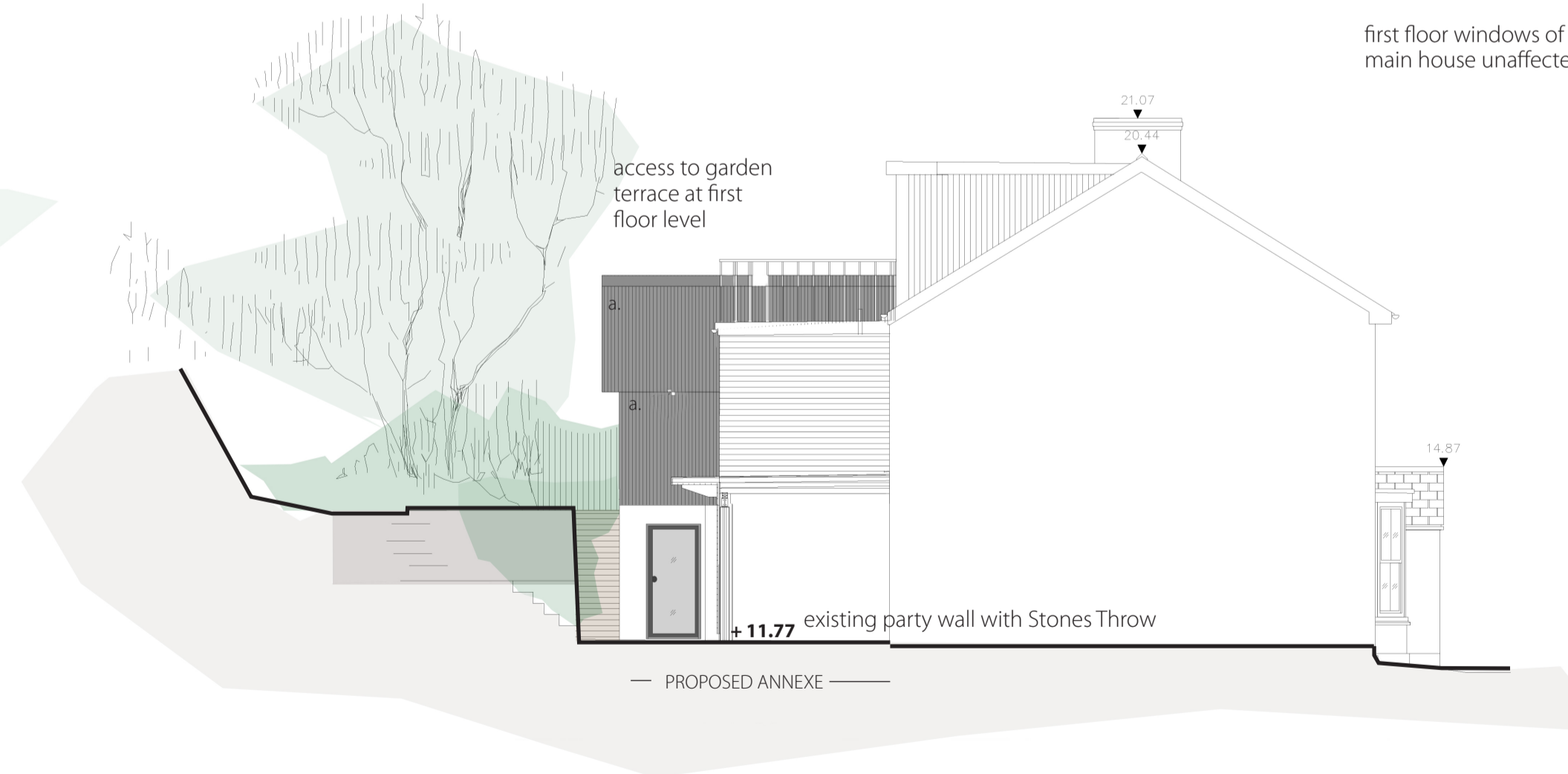
PROPOSED NORTH EAST (STREET) ELEVATION 1:100



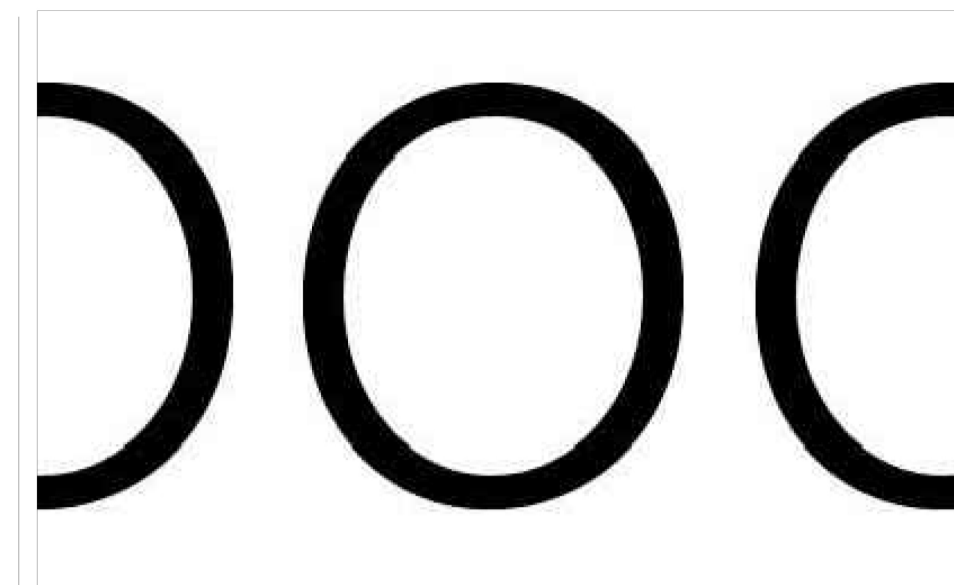
PROPOSED SOUTH WEST ELEVATION 1:100



PROPOSED NORTH WEST ELEVATION 1:100



PROPOSED SOUTH EAST ELEVATION 1:100



NOTES  
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Design and access statement

The proposal is for the conversion of the attached garage at Derna on Beach Road Porthtowan. The garage is a single storey building with a mono pitched roof. Access to the garage is on the north west side of Derna house. The garage immediately abuts the neighbouring property Spring Tide. The north west wall of the existing garage forms the boundary with Spring Tide and defines its courtyard garden.

The garage is located toward the rear of the properties and is accessed via a driveway between the two. The conversion would entail the addition of a second storey above the existing garage with a single storey extension to the front. The conversion would have an independent 'front door' but also with access internally from the main living room of Derna. There will ground and first floor access to the garden at the rear. The annexe would be ancillary to the use of the main house used primarily by the family but could be used in the future as a holiday let/bed and breakfast.

Due to the location of the building - set back between the two houses - the building will have minimal visual impact on Beach Road. Beach Road is the primary street in Porthtowan and is characterised by an eclectic architectural mix of residential and commercial properties. Derna is one of the older properties, a double fronted period property initially a detached stone fronted house but is now book ended by two relatively recent additions to the street scene. Following the construction of a dwelling (Stones Throw) by previous owners the house is now effectively semi detached. On the other side - Spring Tide - is a contemporary timber clad and render cottage. Across the road from Derna is a public car park.

The single storey elevation of the annexe would be timber clad the two storey element would be clad with black corrugated steel as too both sections of the roof. The lower storey would be painted render.

Access to the annexe would be from the driveway or internally from Derna. There will be an entrance hall with storage for boots and coats, a WC and shower. The living space would be on the first floor, the existing garage would be a double bedroom. The kitchen/living room will have access at the rear to a garden terrace immediately outside double French doors.

Ample parking is available at the front of the house and public parking across the road.

The existing garage is 24sqm which will be doubled to 48sqm with the first floor addition. The single storey element would be 18sqm totaling 66sqm GEA.

REVISION		
CLIENT	J & J SMITH	PROJECT N°
PROJECT	DERNA HOUSE, PORTHTOWAN	230
DRAWING TITLE	PROPOSED ANNEXE - PROPOSED ELEVATIONS	DRAWN BY
DRAWING N°	230-PL-101	RNM
SCALE	1:100	REVISION
DATE	AUGUST 2023	CHECKED BY
		DRAWING STATUS
		g
a PRELIMINARY	ISSUED FOR APPROVAL	e
b ISSUED FOR PLANNING	ISSUED FOR CONSTRUCTION	f
c ISSUED FOR INFORMATION	AS BUILT	g
d ISSUED FOR TENDER		

