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***Carn Vean Staff/Family Accommodation Amended Plans
Pelistry, St. Mary's
Isles of Scilly***

Assessment

This application is to amend the current plans for converting an existing out building currently used as a store into Staff/Family accommodation.

The current planning approval is to convert the existing building into a three bedroom unit, this comprises of two bedrooms on the ground floor with a central Lounge Kitchen/Diner. There is a third bedroom within the roof space with access from an external stairway. This roof space bedroom has limited headroom.

Proposed

The current proposed plans are to increase the foot print of the main building, this increase will widen the building by 1 meter and raise the height of the ridge by 800mm, this will allow more head room within the roof space.

The number of bedrooms will be reduced from three to two- one on the ground floor with a Kitchen/Diner with a central Lounge and a second bedroom within the roof space.

The size of the extensions to the main building will not alter from the current planning permission.

This application is to also demolish the existing building and rebuild completely.

Due to the original design of the existing building, converting to meet with current building regulations would be difficult and costly.

Therefore this application is to demolish the existing building then completely rebuild to meet with the current building regulations. This will result in a more economically viable building, with modern insulation values easily achieved.

The problems of converting the current building are:-

The existing foundations are insufficient to take the loads of the proposed conversion, which would result in under pinning the existing walls.

The external walls are currently single concrete blocks; Bringing the external walls upto current thermal values would be costly and reduce the internal space, which is limited. The proposed new external walls will be timber frame with internal insulation.

The existing concrete flooring lacks insulation or a damp proof course, the concrete floor also only covers part of the floor area. This concrete floor would have to be completely replaced before being insulated and re-laid.

By allowing a new building the overall design of the application has been greatly improved, giving a much improved appearance, both in balance of to the overall building, and with the use of linstone render, natural slate, profile 3 roof covering and wood cladding will give the building a more rural look.

The existing building material will be re-used within the new build as hardcore for the foundations and floor slabs.

Detailing is vital in re building a run down building, therefore all aspects of the rebuild will up hold these elements, from materials to colouring of the render to the colour of the paint on the windows, doors, fascias and barge boards.

Amended Plans January 2018

The proposed plans are to add a front entrance porch to the main building, this will be timber frame with a Limestone render finish to match the existing building, the roof covering will be Natural Slate tiles.

A first floor rear amendment is also proposed. The first floor rear extension is to be used as an office and an ensuite bedroom replacing the existing small narrow shower room on the original application.

The structure will match the existing plans being timber frame with limestone render, some of the wood cladding originally proposed has been removed as the effect of the cladding on this larger area would not be in keeping with the character of the building.

The roof structure will be subservient to the main building by 300mm, the roof will have Natural Slate tiles to match the main building; the windows will be wood painted white

On the front elevation (South West) on the side extension the double doors have been replaced with a window, wood painted white.

On the North West elevation the door has been removed.