

Design and Access Statement

Proposed replacement garage at Luitreth, McFarland's Down, St. Mary's, Isles of Scilly for Mr. & Mrs A. R. Taylor.

Date: 18th February 2017

Assessment

The property is situated in the Isles of Scilly Conservation Area (1975) AONB on the southern side of McFarland's Down, having a westerly aspect towards Samson and Bryher.

The character of the area is predominantly residential and comprises, in the main, two rows of dormer bungalows bordering an unmade road. The properties have front and rear gardens with detached garages and small outbuildings.

Luitreth is in need of some refurbishment but the garage is in disrepair. This proposal will clearly have a significant impact on the appearance of the property. The new garage has been designed in a traditional style and is similar to the original garage. We consider the proposed garage to have no impact on the character of the heritage asset and this traditional design will be consistent with the character of the conservation area.

Features

Luitreth's rear garden has an overall depth of 23 metres, mainly laid to lawn with hedged side boundaries and a granite wall on the western side. Within the rear garden is the garage, external dimensions 6.1m x 3.1m of block construction with mono pitch asbestos type roof and double vehicular doors. There is also a greenhouse.

Scale

The proposed garage will be situated on the existing garage site and extending two metres onto an adjacent paved area and 0.5 metres onto the driveway.

Appearance

The walls to be constructed in single block and will have two white UPVC windows. The outer walls will be rendered and painted white. The roof will be similar to the original but of 6" profile cement fibre. The double vehicular doors will be of timber construction and side hung.

Amount

The size of the proposed garage will accommodate a vehicle, trailer and garden machinery.

Landscaping

No landscaping will be necessary.

Access

No changes will be made. Access will be from the existing 5 bar gate and driveway.

Layout

As per the attached plans.