

**PROPOSED CONVERSION OF A GARAGE TO HOLIDAY  
ACCOMMODATION**

**GARAGE AT "JEDI",  
McFARLANDS DOWN, TELEGRAPH, ST MARY'S,  
ISLES OF SCILLY TR21 0NS.**

**Dr.Mrs R.Hessing**

**Design and Access Statement**

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# **DESIGN AND ACCESS STATEMENT AND PLANNING ASSESSMENT**

## **THE PROPOSAL**

The application seeks full planning permission to convert a single-storey building to accommodate a one bedroom self-contained holiday unit.

The proposed layout is shown on the accompanying block plan, demonstrating that the converted building is sited to the south-east corner of the applicant's land.

The access point is also shown on this drawing, which confirms that vehicular and pedestrian access would be by way of the present site entrance, off the McFarlands road.

The scale of the proposal is illustrated on the drawings accompanying the planning application. They show that the proposed accommodation would have a floorspace of just over 35 square metres with a footprint measuring some 9.6 metres by 2.9 metres. The maximum height of the building would be 3.5 metres and its eaves would be 2.3 metres above the level of the immediately adjoining ground. It would contain 1 bedroom, a shower-room and an open-plan kitchen/living-room/dining-room.

As far as drainage is concerned; Foul water would be disposed of to a septic tank located on the applicants land. These features are subject to details being agreed with the Environment Agency and Building Control Officers.

## **THE SITE AND ITS SURROUNDINGS**

The application site is to convert a small garage building serb to the south of the main building.

The garage is the only other building on the site which is shared by the main building known as 'Jedi'

The site is located to the north of St. Mary's on the McFarlands Down, Telegraph which is settlement of residential homes, guesthouses and holiday units.

The field adjacent to this application is proposed for development of up to 8 dwellings within the Local Planning Policy. Between the applicants site and the proposed development site is a single track and hedge.

## **EVALUATION**

The application is to convert the existing garage into a single or double occupancy unit in a studio style accommodation. An en-suite shower room is proposed as an addition to the east of the building which currently is used as a wood store. On the south elevation there is an addition of an entrance porch and kitchenette.

'Jedi' has a history as a B&B Guest House taking up to four persons. The proposal is to follow on from this business.

## **DESIGN**

### **USE**

The proposal is to erect a convert an existing garage to a holiday accommodation.

### **AMOUNT**

A single self-contained unit is proposed, with a bedroom/kitchen/lounge, shower room and entrance porch.

## **LAYOUT**

The simple layout will be of a studio flat style with an open living sleeping area, kitchenette to the side and separate shower room with WC. There will also be a new entrance way leading to the main living area. The entire unit is aimed at full disability access throughout.

## **SCALE**

The scale of the proposed house is described above and shown on the accompanying drawings. I

## **LANDSCAPING**

The landscaping will be identical to the existing and is contained within the cartilage of the main dwelling. Only an minor alteration to the hedge on the south elevation is proposed in order to gain better access to the new entrance.

## **APPEARANCE**

The proposal is to add a small timber framed extension to the east containing a shower room and WC. This will be constructed of timber frame and rendered with sand cement render to match that of the main building. It is proposed to use Natural slate Tiles with UPVC gutters and down pipes, match those of the existing and on the main dwelling.

## **ACCESS**

## **VEHICULAR AND TRANSPORT LINKS**

Vehicular access to the proposal will be via the main driveway. There is ample space for disability or additional parking. The main access road leading to the site is via Telegraph Road. There is also a community bus collection stop within 100 metres of the proposal.