

P-14-049

PROPOSED CONSERVATORY

**PELISTRY COTTAGE,
PARADE, ST MARY'S,
ISLES OF SCILLY TR21 LP.**

Ms A.Ashford

Design and Access Statement

PAUL OSBORNE
Kavorna, Hugh St, St. Mary's
Isles of Scilly

October 2014

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PLANNING DEPARTMENT

09 OCT 2014

COUNCIL OF THE
ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT AND PLANNING ASSESSMENT

THE PROPOSAL

The application seeks planning and listed building permission for the addition of a conservatory. The property is both a family dwelling and a busy bed and breakfast business.

The proposed layout is shown on the accompanying block plan, demonstrating that the conservatory is to be located at the rear of the building.

The access point is also shown on this drawing, showing that the existing access to the property will not be altered.

The scale of the proposal is illustrated on the drawings accompanying the planning application. They show that the proposed conservatory would have a floorspace of just over 15 square metres with a footprint measuring some 2.3 metres by 5.0 metres. The maximum height of the building would be 3.0 metres and its eaves would be 2.3 metres above the level of the immediately adjoining ground. It would contain 1 room attached to the kitchen, with an additional entrance porch.

As far as drainage is concerned; the surface water will be connected to the existing drains located in the rear yard of the property. These features are subject to details being agreed with the Environment Agency and Building Control Officers.

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THE SITE AND ITS SURROUNDINGS

The application site is to the rear of the property currently used as a paved yard..

Pelistry cottage is a listed grade 2 building originally consisting of a granite cottage with two rooms on the ground floor and two rooms on the first floor. Over the years there have been several additional buildings supporting the main building to the rear including an outside WC and store. These buildings have been altered and modernised over the years, the most recent was the current extension comprising of letting rooms and owners accommodation; this new addition was built in 2007.

The site is located in the north centre of St. Mary's main town centre in an area known as 'The Parade', to the rear the property leads onto the lane known as Thoughofare.

EVALUATION

The application is to add a traditional style lean-to conservatory, constructed with timber frame gable end and dwarf walls finished with sand cement render, painted to match the existing rear features of the building.

The glazed area of the conservatory will be constructed in wood and paint finished.

The application is to add a conservatory to the existing rear extension to the main property. The building and it's cartilage are part of a Grade 2 listed building. The main features of the building are to the south elevation.

The rear of the building has been developed, whilst this extension was an improvement on the exiting structure, the original features of the cottage have log since been covered.

The addition of the conservatory would not be a detrimental addition to the building.

All details and materials proposed would match those currently used in the construction to the existing extension.

The addition would allow more natural light into what is currently a poorly light area of the building.

DESIGN

USE

The proposal is to allow addition living space within the owners accommodation. The addition will a vastly incase the amount of natural light into the northern rooms of the property which it currently lacks.

AMOUNT

The conservatory will be a single room with triple folding doors to the rear yard with an additional single door which can be used as a rear access door.

SCALE

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