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# Duchy of Cornwall

## DESIGN AND ACCESS STATEMENT

For Westwinds, McFarlands Down, St.Mary's  
For replacement of the Nissen hut within the curtilage  
with a shallow pitched single storey timber framed building

03 February 2015

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1. Description of the existing site.

The 780m<sup>2</sup> rectangular site currently has a small single storey bungalow (80m<sup>2</sup>) a garage (18m<sup>2</sup>) and the building in question a large asbestos cement Nissen hut 10,5m by 5.5m by 2.75m high (57.75m<sup>2</sup>) which site to the left side of the house on its own concrete slab floor.

Photo of the bungalow 'Westwinds' and the garage to the right.



The Nissen hut site is to the left of the bungalow behind the plants



View from the rear garden which is the only exposed view



## 2. Reasoning behind the application.

The old Nissen hut was supposed to have been a temporary building with a life expectancy of no more than 20 years. As you may be aware asbestos containing materials can have a detrimental effect to health and as this buildings asbestos cement sheeting is not in a good condition we would like to remove the structure before it becomes a health risk to all in the surrounding area.

## 3. Proposed works.

We will require the existing building to be carefully dismantled by specialist contractors and removed from the island to a specialist waste site on the mainland. The concrete up stands around the perimeter of the base and the concrete block end walls will also have to be removed, these will be recycled for use in future building projects, thus only leaving the existing 10.5m by 5.5m concrete base of the old building. The new building which is a timber framed and clad structure will sit on the existing concrete base. The new building will be 10m long 5m wide and will have eaves at 2.02m and a ridge height of 2.45m. Please see the attached suppliers information on the whole building. As the tenant is moving to this house from a much larger one they require additional storage area for some of their personal items and to enable them to carry out their hobbies. This was the reasons they wanted to move into this smaller house as they knew it had a large shed to facilitate their personal belongings and hobbies.

#### 4. Character and scale.

It is thought that the character of the proposed building is suitable for a domestic situation and suitable for the site as it is replacing a larger building.

#### 5. Visual Impact.

The visual impact on the proposed structure is limited to the brief gable end street view from passers-by as virtually all of the street view is eclipsed by vegetation which is to remain in place and will have less impact than the existing larger building.

#### 6. Access.

Access to the site will not change.

#### 7. Landscaping.

Landscaping within the site will not change.

#### 8. Sustainability.

The replacement building is made from FSC sustainable timber. The concrete remains from the existing building will be crushed and used in other future building projects. Rain water from the roof of the replacement building will be collected for use on the garden.

