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**PROPOSED CONVERSION OF A DERELICT PACKING
SHED, GREENHOUSE and GARAGE INTO HOLIDAY
ACCOMMODATION**

**LAND AT LOWER TOWN,
ST. MARTIN'S, ISLES OF SCILLY TR25 0QW.**

Mr & Mrs K. Bradford

Design and Access Statement

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DESIGN AND ACCESS STATEMENT

THE PROPOSAL

The application seeks full planning permission to convert an unused Packing Shed and Greenhouse into a high quality holiday accommodation dwelling. This application also seeks to convert a poorly built garage into the scheme. The area of its curtilage would be under 0.1 hectares.

The proposed layout is shown on the accompanying block plan, demonstrating that the converted buildings would be built on the existing footprint of the current buildings, with the addition of a narrow rear lean-to.

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, this being the main access road that connects Lower Town to Higher Town, St. Martin's.

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 132 square metres with a footprint measuring some 21 metres (in three sections) along the main elevation by 5 metres wide. The maximum height of the building would be 6.5 metres and its eaves would be 4.5 metres above the level of the immediately adjoining ground. It would contain 3 en-suite bedrooms, a WC, lounge, and an open-plan kitchen.

As far as drainage is concerned, rainwater would be stored on the site to reduce use of mains water supplies in a rain water harvesting tank shown on the plans supplied. Foul water would be disposed of to a treatment plant shared with the other two houses adjoining on the applicant's land which are positioned above this proposal with the drainage system running close by, allowing for a new connection. Both 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 set along the main street of a small settlement of houses known as 'Lower Town' on the island of St. Martin's, Isles of Scilly.

The structures of the granite building and greenhouse were built originally as a dwelling house, and later converted into a flower tying and packing shed by the local flower farmer, who would have used part of the structure as a greenhouse when part of the original structure most likely became structurally unsound. The buildings were later used as a store. In the period of around 1976 until 1992 these buildings were unused and left to deteriorate into a poor state of repair.

The existing buildings are in a very poor condition with large amounts of vegetation covering the greenhouses' collapsed roof. The granite walls of the Packing Shed are showing clear signs of movement with the main walls now starting to bow outward, and temporary roof of metal sheeting, was put on in 2004 to reduce the deterioration of the building. The garage is constructed from a single skin block with a felt roof covering.

The applicant's buildings have been accepted by the Local Planning Authority for improvement and renovation to convert them into staff accommodation which included raising the ridge height of the granite building. This is confirmed by the granting of planning permission for the conversion of the building to staff accommodation in 2004 (ref.P/04/5492).

The buildings are set on the junction area of Lower Town settlement, on the main access to the low tide quay located at the St. Martin's Hotel some 200 metres to the west of this proposal and the local public house "The Seven Stones" is located behind and above. Lower Town consists of handful of residential dwellings, a jewellery studio and holiday accommodation. The proposed buildings are the only buildings in Lower Town that are in a poor condition and have become an uncharacteristic sight on what is a well maintained area.

The application site is within an Area of Outstanding Natural Beauty.

EVALUATION

The application site is part of land occupied by buildings and structures. This is classified for planning purposes as "previously-developed land", commonly called Brownfield land. It is acknowledged that the Greenhouse has become so overgrown as no longer to be easily visible, the Packing Shed whilst having character has fallen into a poor state that to save this building from permanent dereliction requires a viable economic solution.

In addition, the application site is in close proximity to land also owned by the applicant, who has experience of what is required in the holiday rental business as

they run a successful letting property which has held a 5 Star standard since 2005. This application aspires to gain the same standard of letting.

DESIGN

USE

The proposal is to convert the existing buildings of an old Packing Shed, Greenhouse and Garage into high quality holiday rental accommodation.

AMOUNT

The accommodation is to comprise of 3 en-suite bedrooms, WC, access hallway and a Kitchen/Dining-room on the ground floor with a first floor lounge.

LAYOUT

The accompanying block plan shows that the house would be built on the site of the existing buildings with a rear narrow extension and an addition to the west elevation to include a sun room attached to the kitchen/diner.

The layout has evolved after great consideration for the requirements of the holiday letting market. It has been noted that there is a lack of 3 bedroom, high quality holiday accommodation within the islands; this view has been taken from the Island Partnership Group and the applicants current guests.

The 3 bedrooms will all be en-suite with one containing a bath. There will also be a separate WC on the ground floor. The kitchen diner has been laid out to allow as much natural light into this area whilst allowing privacy to the occupiers using obscured glazing in the summer room. The kitchen purposely does not have side windows used within the walls, in order to keep the character of an agricultural building on the exterior but also to minimise any light pollution into the neighbouring property.

The whole of the ground floor has been designed to allow full disability access with all doors and rooms on the ground floor compliant with disability regulations. There is an additional lounge on the first floor, which is accessed by a stairway from the main rear hallway.

SCALE

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

LANDSCAPING

Whilst there is little space for landscaping within the boundary of the property it will be kept up to a high standard that would be expected of a high quality rental accommodation. To the front of the buildings there is a small area between the walls and the road, which will be grassed and contain some local wild flowers to enhance the appearance of the building. The land to the rear is not part of the application.

APPEARANCE

The appearance of the application has been critical in the development of this proposal. The current buildings have changed from their original construction, which would more than likely have been a thatched roof until later c1900. The greenhouse when part of the original dwelling would have been much higher, but once the building deteriorated on the front elevation, a small block wall would have replaced the existing and then the greenhouse would have been incorporated into the farm building.

The appearance is in five sections, all of which make the final application.

1 The GreenHouse - The existing structure is a half block wall to the front elevation with the remains of the greenhouse windows set on top. The rear wall is made from a poorly maintained stone wall, which supported the rear of the lean-to roof; the roof that remains is corrugated sheeting. There is no floor structure just soil. The proposal is to completely remove the existing structure, allowing a completely new building to be constructed. The appearance of the front elevation will be to blend in with the 'street' character that this settlement requires. The new building will be Lime Stone rendered, with a rough texture, the colour of this render will be a light brown, which will not require painting. The windows and door will be made from wood and painted. The front elevation windows will be traditional sash windows, which is in keeping with Scillonian architecture, however the windows to the rear, although they will be of a wood construction, and painted, will be required to be centrally opening (vertically) this is to comply with Building Regulations which require escape windows.

The roof will be tiled with Natural Slate tiles with Red Terracotta ridge tiles.

2 The Granite Packing Shed - The granite packing shed has local character and history due to decades of not being used and maintained however any alterations would need to be financially viable. The granite walls are in poor condition with vegetation making the structure unsound. The roof structure is also at a point that it is beyond repair. The current roof covering has been used to try and reduce the speed at which the building is deteriorating. There is no floor structure. The proposal is to take accurate measurements of the existing structure and then dismantle the building, re-use and rebuild recreating the existing character of the building, which will allow for a modern building whilst maintaining the original character. The proposed roof covering will be red Pan tiles which would match those of the neighbouring converted barn and that of several old Scillonian agricultural buildings.

3 The Garage - The existing Garage is constructed of a single skin block wall with poor quality wood cladding on the gable end and the lean-to roof is of a felt roof construction.

The proposal is to construct a timber frame unit to be clad with 'Hit and Miss' vertical boarding (Yorkshire Boarding). The roof is to be pitched to match that of the main building and to be covered with Natural Slate Tiles with Conservation Roof lights set within.

4 Rear Lean-to - This will enclose an entrance and hallway to allow access to all areas of the building. The gable end will be clad in 'Hit and Miss Boarding to match the converted garage with the rear wall covered with Lime Stone Render and Natural Slate tiles with conservation roof lights set within.

All fascias and Barge boards on all structures will be painted wood with black Upvc down pipes and gutters.

The building is slightly set back from the roadway and due to the narrowness of the street it is virtually impossible to see the whole proposal as one.

ACCESS

Access will meet all points of the building regulations

RE USE OF MATERIALS.

This proposal plans to make use of all materials currently on site. Re use of all building materials that cannot be used within the construction will be used as hardcore within the construction of the new foundations and slabs.

CONCLUSION

The proposal for the conversion of the existing buildings can only be seen as a planning gain. The current buildings are in such a poor state of repair that the only economical and financial solution is to rebuild the entire structure whilst keeping the character of the existing granite building and improving the overall character of the area.

This is a complete refurbishment of the whole site, creating a viable business proposition that can support the financial commitment required by the applicant to see this application through to the overall benefit of the island community.

The proposal will not only aim to re-use the rain water with the use of Rain Water Harvesting Tanks as mentioned but to also use 'Thermodynamic Panels' set within the roof structure so as not to be seen from the outside. This is a proven environmentally and economically viable system of heating.

The proposal will use high quality materials to achieve the highest standards of insulation.

The design is as sympathetic to the local architecture and Local Design Guide as possible, using all materials that are commonly found in Scillonian architecture.