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NEW HOUSE AT BORO, TRESCO, ISLES OF SCILLY DESIGN AND ACCESS STATEMENT

It is proposed to demolish 2 existing timber framed and clad chalets and to replace them with a new family house.

ASSESSMENT

Physical

The settlement known as Boro is a group of older, granite walled buildings with a number of more modern timber clad single storey holiday houses and agricultural sheds. Boro is at one of the highest points on the island of Tresco and from it there are wide views to north, east and south.

The granite buildings are mostly two storey – Borough and Boro Farmhouses – and old outbuildings, now converted for modern residential use. While these buildings are not far apart from each other, their orientation and the hedges ensure mutual privacy. In general, they are turned away from the site under consideration.

Economic

The holiday chalets at Boro are coming to an end of their useful lives and several have already been replaced with new, sounder construction. There is a need for good quality housing for senior Estate management, with use as a holiday cottage.

Social

On the site under consideration there are 2 chalets between them providing 4 bedrooms. The site is surrounded by high hedges and while the chalets have wide views to the east and south they are barely visible from outside the site. While a two storey development would rise above the hedges it will have minimal impact on the occupants of the nearby houses.

Planning policy

The two chalets are normally used for holiday letting however they are not restricted to that use.

INVOLVEMENT

The Tresco Estate has approached the planning department informally and it would appear that there is no presumption against the replacement of the chalets.

DESIGN

Use

The proposed house would provide 3 bedrooms with 2 bathrooms, a sitting room, a study, a kitchen and a utility room in an L shaped building, partly 2 storeyed.

Amount

The existing chalets are separated by a passage but together cover a space approximately 18 metres long and 6.5 metres wide, running north-south. The proposed new building has a similar footprint with the addition of a smaller west spur.

The northern half of the north-south building will be 2 storey and the remaining parts will be single storey. The main ridgeline of the new house will be set parallel to those of Boro Farmhouse and the Old Stables which run along the contour lines. The resulting massing will be not dissimilar to the rest of Boro.

Landscape

The site is a very secluded hedged enclosure. It is bounded on the north and west sides by a lane and a track, both at similar ground levels. On the remaining east and south sides the land falls away to fields and plantations. The site is dominated by a tall pine tree on its south-west corner and the hedges are mature. The views to the east are open towards St Martin's and to the south pine plantations can be seen through the hedge.

The sheltered garden will be as at present, simple and mainly set to grass with walls and hedges softened by planting.

Appearance

The idea is of a traditional farmhouse with its outbuildings. The central 2 storey building has a single storey service wing the roof of which is carried across an open storage area and is supported by the existing stone hedge, rebuilt and raised locally. To the south there is a single storey timber extension with a high tented ceiling and a fireplace in the gable end.

The new building has been carefully designed using window and door opening forms with traditional scale and appearance.

High quality materials will be used in this building. The 2 storey 'farmhouse' and its L will be faced with granite masonry while the single storey kitchen and sitting room will have walls finished with cupressus macrocarpa vertical boarding, sourced from the island. The pitched roofs will have natural slates to match those elsewhere in Boro. Windows will be in painted softwood set 100mm back from the face of the walls. Doors will be painted timber framed or boarded

Over time the natural materials will weather to be harmonious with the neighbouring buildings.

ACCESS

The site is flat and there will be level access from the lane. The proposals have been designed in accordance with the requirements of Part M of the Building Regulations.