

White Cottage, Porthloo, St. Mary's, Isles of Scilly

PROPOSED DEMOLITION OF 2 BEDROOMED CHALET AND REPLACEMENT WITH TRADITIONAL STYLE 2 BEDROOMED COTTAGE

DESIGN AND ACCESS STATEMENT

Proposals and Objectives

The proposal is for the demolition of an existing two bedroomed chalet on the roadside plot of land in front of White Cottage . This will be replaced with a 2 bedroomed cottage of typical Scillonian cottage design with low eaves, double hung sash windows and mainly local granite faced external walls. It will also have a natural slate roof with the slates of small proportions.

The chalet is constructed of various timber facings including plywood and has a felt roof covering.

The applicant is most concerned that this proposal will fit in much more comfortably with surrounding buildings than does the unconventional chalet.. He has tried to emulate the front of the original 'White Cottage' which was an old , traditional Scillonian dwelling.(It was unfortunately extended in various places which changed its original character.)

The proposed building will have more floor space and will therefore offer the occupant a far more comfortable living space than the chalet but will offer no more bedroom spaces.

It is intended to retain 90% of the existing hedging and trees surrounding this site which will also shield the new building from road users.

Existing Use

The existing use is a two bedroomed dwelling on a good sized plot of land which is mainly shielded from view by pittosporam hedging and other trees and shrubs.

The plot is also surrounded by traditional granite boundary walls which will be retained.

This existing dwelling will be demolished and the site completely cleared before any new building work is commenced.

Existing Environment

Porthloo is classed as a settlement with mainly residential buildings. There are two other cottage style dwellings, apart from White Cottage on adjacent plots. There are 4 large terraced houses to the north of the site which form Porthloo Terrace and a substantial guesthouse to the west (Glandore). Other buildings in the area comprise, a large agricultural barn and polytunnel (Seaways Farm) , boathouses and workshops with accommodation adjacent to the boat park. There are more cottages and a guest house towards Sharks Pit along the coastal path .

The area is therefore of mixed development, but primarily it is residential in a rural/marine area with the Islands main boat park right in front of the site.

Topography

This land surrounding white Cottage is generally flat and not too much higher than sea level. Fortunately it is not liable to flooding as was proven in the terrible storms of 2015 where another part of PorthLoo was flooded. The land stays at a similar level to the south (towards the duck pond) but rises considerably to the east and the north. It is suggested that the front of the proposed dwelling faces south west but this could be altered if the Planning Officer would prefer?

Boundaries

There are very obvious granite walls forming boundaries to this site and if it became under separate ownership to White Cottage it would still occupy a substantial plot which is clearly defined. It will have a shared vehicular access with White Cottage, the garage of Ropewalk and Samson House.

Constraints

There are no apparent constraints on the site except that there is an existing biostatic drainage plant which obviously must be avoided. The soakaways from this plant may have to be redirected but as the site comprises deep sand, this will not be a problem.

Appearance

The building form is intended to reflect traditional Scillonian cottage design although it will obviously be constructed with the benefit of double glazing and other modern facilities.

Materials

The materials for finishing are highly appropriate to the rural Scillonian setting using natural slates of small proportions on the roof, local granite in the majority of outside walls and timber double hung sash windows in the main building. The windows in the sun lounge will have 'vertical emphasis' style windows which are similar to the traditional flower packing houses often attached to the old cottages. Rainwater goods will be black set upon white facias and all timber windows will be painter or stained white.

Impact on Neighbours

There should be no impact on neighbours as this proposal will simply replace a dwelling which is already in existence. There will be no 'overlooking' issues and the immediate neighbours have no apparent objections.

Access

It is intended to comply with all current regulations on good practice and make the property accessible to any disabled person. Both vehicular and pedestrian access will not be changed from that servicing the existing dwelling.

Conclusion

This proposal is to replace a rather featureless chalet with, what we hope you agree, is a well designed cottage. There are no additional bedspaces and there will be no greater demand on existing services.

The existing building is unencumbered by any occupancy restrictions and as the new building is a replacement, it should be treated similarly.

T J Hiron, MRICS
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