



**Alterations to Standing Stone and
Standing Stone Terrace
Bants Carn
St.Marys, Isles of Scilly
for
Mr & Mrs A May**



DESIGN STATEMENT

November 2016

1. BACKGROUND

Standing Stone and Standing Stone Terrace are two holiday cottages owned by Andrew and Juliet May at Bants Carn on the Northern shores of St. Marys. Their location is quite spectacular with impressive views around the Isles of Scilly archipelago.

Plans for the conversion and extension of the former army 'block-houses' were prepared by Terry Hiron in 1991. The conversion work was carried out almost immediately and the newly created holiday cottages soon became a popular destination.

Although routine maintenance has been carried out the property has now reached a stage where certain building elements either need replacing or seriously re-furbishing. Feedback from visitors has been extremely useful and has helped to inform a programme of improvement planned for 2017. This report explains the design changes that require detailed planning approval and supports a planning application to the Isles of Scilly Council.

Home

Standing Stone (4)

Standing Stone Terrace (4)

The Loft House (4)

The Orchid House (5)

The Barley House (5)

The Summer House (5)

What to do

Price range:
£680 - £1,285 pw

Check cottage
availability

To book this cottage call Juliet
on: 01720 422845







Welcome to Standing Stone

Standing Stone is set on the edge of our farmland at Bant's Carn, providing views out across both the fields and the seas, and is the first of two secluded houses to be carefully converted from a nineteenth century farm building.

Decorated and appointed to a high degree throughout, downstairs, Standing Stone has a large double bedroom with ensuite bathroom, a 5' bed and wood floors that lead out through french windows onto the front garden. In addition to this, there is also a twin bedded room and a large, light shower room.

Upstairs the light and airy sitting room reveals the most magnificent of Scillonian views, which can also be appreciated from the conservatory, which houses the dining table. A roof patio with garden furniture leads off the conservatory and extends the feeling of space and freedom, coupled with wonderful views.

The open plan kitchen is also upstairs, which is good news for whoever is doing the cooking as they can also marvel at the views. Standing Stone comes equipped with a dishwasher, food processor, night storage heating for winter holidays, radio, television and hair dryer, washing machine and drying facilities.

Outside, the mature front garden is shared between Standing Stone and Standing Stone Terrace, with plenty of sunny corners and garden chairs.

Both Standing Stone and Standing Stone Terrace are 4 Star rated by Visit England.



Features:

Sleeps 4 people

Wednesday change over

Open plan kitchen with all facilities

Roof patio

Bang and Olufsen television, incorporating wifi access (bring an ethernet cable for your own device)

Radio

Washing machine and drying facilities

All linen, towels and beach towels provided, including bathrobes

Dog friendly

"The Isles of Scilly are stunning but the location and views from Standing Stone make it a dream holiday - atmospheric, remote and beautiful. We have never repeated a holiday before going to Standing Stone - we are now planning our ninth visit there! We've even called our cat Samson!"

Mr & Mrs R Crosby,
Wolvey

Above: Extract from Seaways Holiday Home page on website
www.julietsgardenrestaurant.co.uk

2. OBJECTIVES / DESIGN BRIEF

Both holiday homes have inverted accommodation with living spaces at first floor level and bedrooms below. Plans are included with application showing the internal layout. One of the most exciting features of both cottages are the open living spaces that lead into conservatories with outdoor terraces beyond. From these vantage points there is a wonderful panoramic view of the islands looking due West towards Sampson and panning round to Tresco and St.Martins.



The photographs above show the two conservatories to Standing Stone (top) and Standing Stone Cottage (below). These structures are constructed from treated timber and have been glazed with double glazed clear sealed units.

The conservatories are now over 25 years old and, although they have served Standing Stone well over the years, they are nearing the end of their natural life. The photographs below illustrate some of the practical issues. The fenestration receives the full force of the elements as they face the prevailing winds. In such an exposed location softwood is not the most durable building material and requires constant maintenance. Also the many of sealed window units have failed so it is frustrating that the island views are obscured from inside the cottages. It is now time to look at either replacing most of the units or consider replacing the conservatories with higher-performance glazing systems.



A secondary issue is occasional overheating in the summer. Although the conservatories can work well as 'solar greenhouses' in cooler conditions, in high summer internal temperatures rise and doors and windows have to be opened to create a through draught and maintain comfortable levels.

3. NEW DESIGN PROPOSALS / PLANNING NEGOTIATIONS

Mike Bradbury Design has been commissioned to prepare designs for replacement conservatories on either end of the building. Drawings are included with the planning package and an extract showing the front elevation is included below.

The proposals involve the replacement of the roof glazing with a new natural slate roof, new cedar cladding on the high conservatory gables and complete replacement of the glazing system with high performance aluminium conservatory windows.



Front (West) Elevation

The elements of the new designs can be summarised as follows:

- The existing timber conservatories are to be removed, taking care to retain existing structural piers, beams and purlins
- The timber roof structure will be upgraded and new dry-laid slate roofs constructed. The plane of each roof will be slightly lower than the main cottage roof as shown in the elevation above. Slate sizes and ridge details will match the existing roof
- New conservatory high-performance aluminium glazing will then be installed by specialists. The glazing will be purpose designed to withstand extreme weather conditions using the latest technologies and will be compliant with current Building Regulations
- Each gable will be clad with horizontal cedar weather-boarding aligning with the fascia boards
- Out-dated metal balustrading to the Standing Stone outdoor area will be replaced with modern frameless glazing

These alterations will have a number of benefits. Combined with other repairs and restoration work they will give Standing Stone a new lease of life. The new glazing and untreated weather-boarding will be low maintenance and have a much longer life-span than the previous softwood construction. An insulated slate roof and gable panels will help to keep the properties cooler in summer and warmer in the cooler shoulder seasons. The slate roofing will also enhance the appearance of the building and will create a more robust pair of cottages. The proportion of the glazing has also been improved and slimmer mullions will help to preserve the best possible views from the indoor living spaces.

These designs have already been presented to the Isles of Scilly planning department at a meeting on 18 October 2016. The designs were well received and it was agreed that sketch proposals would be developed to detailed planning stage.



Michael R Bradbury RIBA
17 November 2016