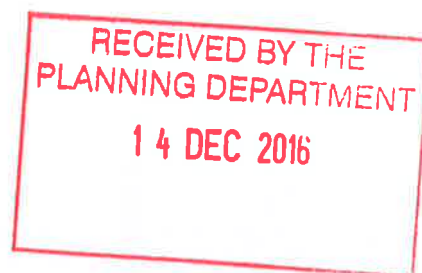


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# Design and Access Statement

*for*

Land at Porthcressa,  
St. Mary's, Isles of Scilly. TR21 0JQ

Mr T Fletcher.

## **PROPOSAL**

The applicant seeks full planning to erect a dwelling house with ground floor accommodation and living space with thin the roof structure. The area of the cartilage would be under 0.1 hectares.

The proposed layout is shown in the accompanying block plan, demonstrating that the house would be built on the site to the eastern end of Porthcressa Beach below Buzza Hill, surrounded by existing dwellings. The access point is also shown on the block plan, which confirms that vehicular and pedestrian access would be by way of the present site access, off Buzza Hill lane.

The scale of the proposal is illustrated in the drawings accompanying the planning application. They show that the proposed house would have a floorspace of 59 square meters with a foot print measuring 8.45m x 6.2m with a adjoining structure measuring 2.25m x 3.15m. The maximum height to the ridge would be 6.67 meters high. It would contain 2 bedrooms (one ensuite and a share bathroom), with a utility room within the porch lean-to entrance on the ground floor, the first floor roof space comprises of an open plan kitchen dining lounge area leading to a small balcony area looking out to the south.

As far as drainage is concerned, the 'grey' water and "foul" water will be connected to the existing sewage system, the narrowing water will be collected in a rain water harvesting tank.

## **DESIGN**

### **USE**

The proposal is to erect a dwelling house and drainage works on land which is an infill site on the east end of Porthcressa, St. Mary's, Isles of Scilly. as noted in the Location Plan of this application.

### **AMOUNT**

A single self contained house is proposed. The proposal will be subject to a Section 106

## LAYOUT

The accompanying Location and Block Plan shows that the house will be built on the site of an existing store shed.

The position of the house is restricted by the shape of the plot.

The orientation of the house means that it would benefit to the full from natural daylighting from the main windows on the south elevation. Other “environmentally friendly” design features are triple glazed windows to improve insulation, Rain water harvesting tanks and a wood burner for heating the main living area on there first floor. The house will be set 1.0 meters from the eastern boundary and away from the neighbouring garage. The entrance porch to the western boundary has been set back from the front of the building.

The front elevation (South Elevation) and the Western Elevation is set back from the road and public path to Buzza Hill by a grass verge approximately 1500mm wide.

The main glazing is south facing to make full use of the views across Porthcressa bay, with all other glazing taking into consideration the neighbouring dwellings, all glazing to the western and southern elevations will be obscured glazing, preventing the issue of over looking, this also allows privacy to the occupiers of the proposed dwelling, the glazing to the eastern elevation looks directly onto the neighbouring garage wall, with the roof lights set high enough to prevent additional overlooking.

Restriction of light to neighbouring properties has been taken into consideration. The sun rise from the east is restricted by Buzza Hill, which already prevents direct sunlight in the early part of the day. As the sun rises and moves towards the south shading is minimal with the dwellings to the rear of the house having little of no effect.

## SCALE

The proposed house foot print is 8.45m x 6.2m x 6.67m high, with a lean-to porch and utility room measuring 2.25m x 3.15m the scale of the proposed house is labeled on the accompanying drawings.

The proposed house is to replace an existing store which measures 4.1m x 8.0m x 3.0m High. The proposed building will be 3.8m higher than the existing building but will be lower than existing houses to the rear and to the east.

## LANDSCAPING

The area to the south and west of the proposed house will have a cut grass verge, the area to the east between the neighbouring garage and the proposed house will have stone chippings. The rear of the house will be built up to the current boundary.

## APPEARANCE

The proposed house is to be located on a small plot which is an infill site amongst a number of existing dwellings, these surrounding houses are of various styles, to the west is a row of traditional granite stone houses, these houses are a combination of weathered stone, painted stone and painted render, to the rear of the site are a collection of newer style homes with smooth sand cement render mostly painted white. Above and to the east is a two storey house with a large conservatory first floor extension, this building is also finished with sand cement render painted white.

The existing store is a mix of weathered granite stone, block and metal sheeting on timber framework, with a metal sheeting roof.

The proposed house has been designed to bring the old and modern look together, the existing granite stone (with limestone render pointing) from the store will be used on the front elevation to carry on the style of the traditional houses to the west with cedar wood panels below the windows on the ground floor. The first floor balcony is to be glass panels with stainless steel supports (this is in keeping with the Library sited to the west of the proposed house.)

The windows are to be triple glazed "Rational" painted aluminium frames which gives a modern stylish look. The walls on the first floor are to be rendered with a Limestone render which is coloured a soft light brown colour which removes the need for the render to be painted.

The walls to the east and north elevation and side lean-to will also be rendered in the same style. This Limestone render is a much softer looking finish, which will reduce the bright look of painted white render.

The western elevation of the main building will be clad in cedar boards, this will change in appearance over time leaving a silvery grey finish, this has been used within the islands on several buildings; within this cladding are long slender glazing strips that will have obscure glazing to allow light in to the lower hallway and upper living areas of the proposed house, whilst not only having solar gain but also as pointed out above privacy to the neighbouring houses.

The roof is to be covered with natural grey slate tiles, with low profile conservation roof lights set within, these if it is considered necessary can also be obscure glazing, however these roof lights have been set high up in the roof as they are for solar gain only.

The roof will also have a slimline flue for the wood burner which will be used in the first floor living roof space.

#### VEHICULAR ACCESS

Access to the proposed house will be via the existing road which services the existing houses to the west and rear of the property.

Inclusive access within the proposed house will be secured through compliance with the relevant part M of the Building Regulations 2000 in respect of its detailing internal design and layout, which it will be seen from the accompanying ground floor plan will incorporate level entrances.

#### ON-SITE ARRANGEMENTS

A rainwater harvesting tank will be installed top the eastern site of the proposed building between the existing neighbouring garage and the new building. This area will also be used as the refuse bin storage area.

The proposed house has intentionally not used all of the available plot to the east of the plot, this area has been designated for refuse bin storage and allows access for maintenance of the building.

## CONCLUSION

The proposed house has been designed with the neighbouring properties in mind, the house has been kept to as minimal as possible as not to overwhelm the site, encroach on the neighbouring properties privacy and attention has been taken not to create shading or loss of views for surrounding houses.

The overall look is to bring the old local Scillionian granite cottage style into a modern design using modern features and construction, this allows for full use of environmentally friendly features such as triple glazing, wood burners and rain water harvesting combined with modern insulation and thermal properties within construction.

The applicant has specifically requested to kept the design to a minimum so as to reduce the impact of the proposed house.