
DESIGN & ACCESS STATEMENT

SITE ADDRESS:

Hanjague, Rocky Hill Lane, St. Mary's, Isles of Scilly

PROJECT:

Erection of proposed garage / boat store

PREPARED BY:



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1. INTRODUCTION

- 1.1. This Design & Access Statement has been prepared to accompany planning application submitted to the Council of the Isles of Scilly on behalf of Mrs C. O'Brien (applicant). The purpose of this statement is to support the planning application and the submitted drawings / proposals.
- 1.2. This statement is to be read in conjunction with the associated drawings.

2. HISTORY

2.1. Previous Applications:

P.4550	Hanjague, Rocky Hill Lane, St. Mary's Erection of garage / boat store Approved – 19 th January 1999
P.5375	Hanjague, Rocky Hill Lane, St. Mary's Renewal of planning permission for erection of garage / boat store Approved – 25 th November 2003
P/09/061	Hanjague, Rocky Hill Lane, St. Mary's Renewal of planning permission for erection of garage / boat store Approved – 3 rd August 2009

3. DESIGN

- 3.1. **Use:** The proposal consists of the renewal of expired planning permission ref: P/09/061, for erection of a garage / boat store. The proposed garage / boat store will provide an outbuilding associated with the main dwelling known as Hanjague, enabling the owner to store and / or maintain vehicles or boats.
- 3.2. **Layout:** The proposed garage is situated immediately to the west of the main property.
- 3.3. **Amount:** The proposed garage / boat store is the same dimensions as that of the previously approved and now expired permission ref P/09/061.
- 3.4. **Scale:** The scale of the proposed works is in keeping with the existing property and is identical to that of the previously approved and now expired permission ref P/09/061.
- 3.5. **Appearance:** The proposed garage / boat store consists of 150mm thick concrete block external walls, to receive sand:cement render and a painted finish. The roof will be covered with corrugated fibre cement roofing sheets and will be at a relatively low pitch of 15°, to keep the overall height of the building down as far as practicable, whilst providing adequate internal dimensions for its proposed use. The proposed windows are to be painted timber framed units, with the final colour to be confirmed.
- 3.6. **Landscaping:** No significant changes to the existing landscaping are anticipated. A small amount of making good will be necessary following the removal of the existing conservatory and construction of the proposed extension.

4. ACCESS

- 4.1. **Site Access:** Access into the site is off Rocky Hill to the front / south of the site. The proposals do not affect the existing site access, or vehicular movement in and out of the site.
- 4.2. **Parking:** The proposals do not have any impact on the existing parking arrangements and will provide additional space for vehicles and / or boats to be stored.
- 4.3. **Safety:** The proposals will not have an adverse effect on the safety of local residents, road or building users.