



Beachfield House

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PLANNING DEPARTMENT
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Design and Access Statement

Proposed Two Bed roomed Cottage for S. Whomersley on land Adjacent to Beachfield House, Porthloo, St. Marys

Proposal

The proposal is to erect a two bed roomed cottage on a vacant plot of land between Beachfield House and the Bungalow known as Avalon.

(Photo No. 1)

The plot was not originally any part of the property known as Beachfield House but was purchased as a separate plot from the Duchy of Cornwall in December 1988.

The plot was recognized as a suitable site for development as far back as 1963 when the Council of the Isles of Scilly granted full planning permission for the erection of a three bed roomed detached house. (P.D.R. 398)

Plot Size & Present Use

This is a large plot of land with Beachfield House on the North side and Avalon on an elevated plot to the South. The plot has a large frontage and extends around the rear of Avalon. With the exception of Sunholme no other building in the immediate area is set on a larger plot of land. Site plan enclosed.

This area has been used as boat storage in Winter and as extra garden space in Summer but is generally under used.

Existing Built Environment

The properties in this area, which runs along the bank of what is known as Sharks Pit are mainly residential with only two commercial units, Beachfield Guest House and Mount Flagon Holiday Flats.

The three cottages to the north of Beachfield House are of a traditional design, see photo's 1, 2 &3.

The properties to the South of Beachfield, which is photo' No. 4 are;
Avalon, a much altered and extended 1950/ 60s bungalow photo 5,
A large new house presently under construction photo No.6
Grenofen which is a mixture of styles photo No.7 and
Mount Flagon, again a mixture of styles

Topography and Orientation

As these properties follow the coastline of Shark's Pit they are generally on level ground, which is not too far above sea level, but not liable to flooding. Mount Flagon and Grenofen are on higher rising ground which culminates with the remains of the old stone fort known as Harry's Walls. The majority of the properties face over Shark's Pit towards St. Marys harbour to the Southwest. It is proposed that this in fill cottage will face in the same direction.

Constraints

The site is constrained by the topography of the surrounding land and the height and design of the existing buildings.

There is a desire to retain the existing hedges, walls and shrubs and also a need to ensure that any building is lower and subservient to the imposing Beachfield House.

As the other dwellings at this end of the terrace are cottage style there is also a desire to build something that will compliment these traditional looking buildings without simulation.

Appearance

The building form is intended to reflect traditional Scillonian cottage design with some modern innovation. It is now possible to take advantage of modern double glazing while retaining traditional window styles and materials. This means windows can be of a reasonable size without suffering great heat loss and allow the occupants to better enjoy the stunning views towards the harbour. It will also allow in sufficient natural light saving use of artificial light.

The eaves have been kept low to lessen the impact of the building and the dimensions of the main front section mirror typical, traditional Scillonian cottages.

The intention is to reference, but not copy, Camberdown at the north side of Beachfield. So that the two cottages will balance the much larger Beachfield in the center. See pic. 9

Materials

The materials for finishing are highly appropriate to the Scillonian setting being a natural slate roof, granite front elevation and vertical emphasis style timber windows. The roof will be small size natural slate 16 x 8 (400 x 200) on timber frame.

Rainwater goods will be black set upon white facias. All timber windows and doors are to be stained or painted white.

The rendered areas will be white or off white including the chimney which will again be traditional cottage style.

Generally variations of this design have been successfully used in the past and the original concept was constructed with the Duchy of Cornwall's Architects and our Planning Officer.

The materials will be sourced locally where possible using local labour for the construction.

Impact on Neighbours

There will be no impact on properties to the North. There are no windows in the side of Beachfield. The building frontage has been shown well behind the building line of both Beachfield to the north and Avalon to the South. This means that views from windows on the north side of Avalon will not be obstructed.

Visibility

The cottage will be entirely shielded from view from the North by the much larger Beachfield House. As the cottage will be set well back on the plot it will only be visible for a short distance along the path to the South. The next public point, on land, from which the cottage can be viewed will be the end of Town beach, behind the Co Op. The Atlantic slipway and then the Quay. All just over half a mile away. (Photo's enclosed)

The cottage will be visible from boats within the harbour.

Also enclosed is a photograph of the area showing the cottage in situ, to correct scale which demonstrates it's relationship to the landscape and adjacent buildings.

Access Statement

It is intended to comply with all current Regulations and Good Practice and make the property accessible to all, including the disabled.

Pedestrian

Pedestrian access will be through the existing gateway in the wall.

Vehicular

There is vehicular access to the area at present and this will remain.

There will be room for a car, motor cycle or invalid vehicle to park off the highway.

This is an almost level site and there is easy access for vehicles and wheelchairs.