

12 Higher Strand, St Marys, Isles of Scilly TR21 OPT**Design & Access Statement, October 2021****SCS/IS/12ST/010**

The subject property comprises a semi-detached property of mixed construction, originally a traditional granite cottage but heavily extended in later years with modern block extensions, having rendered & painted elevations.

The property has a “room in roof” second floor, with flat-roofed dormer extension overlooking St Marys Harbour.

A simple alteration is proposed to the (right) elevation:

1. Installation of additional window at ground floor level.

The new window is required to bring light into what is currently a very dark kitchen / dining room. The window will bring light into a part of the room shaded by an internal staircase, to improve the amenity of the accommodation.

The new window will be a thermally efficient white uPVC double-glazed unit, top hung to allow ventilation, and to match the existing fenestration.

We do not consider the new window will have any negative impact on the amenity of neighbours, or indeed the public.

