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Kavorna
Hugh St
St. Mary's
Isles of Scilly

Proposed Alterations to Kavorna

and

Design and Access Statement

21, Hugh St,
St. Mary's,
Isles of Scilly.

DESIGN and ACCESS

This application is to obtain Listed Building Consent and Planning Permission to the Kavorna, Hugh St, St. Mary's, Isles of Scilly.

The application seeks to remove an existing store building located to the rear of the property, which restricts access to the rear of the property, the area of the store will be reused to store refuse bins and create an area for storage of bicycles including new access steps. Currently the refuse bins are stored in the narrow access path close to the rear gate, this new area will free up this congested area.

The design to remove this building will allow an unobstructed walkway to the rear of the property and garden which currently is as little as 600mm (2ft) in places with uneven steps, the proposed access will level out the walkway with new steps that will meet current Building Regulations. It is also proposed to add metal hand rails painted black and pave the area creating a small patio to allow potted plants which will give character to an area which is currently cluttered and featureless.

The Southern and Western walls of the existing store will remain to give privacy to the neighbouring properties.

The removal of the rear store would not effect the character of the main building. It is proposed that the removal of this building and the fibre cement flat roof would be a planning gain.

The proposal also seeks to change the existing roof tiles on the southern roof area of the main building from Scantle Slate (which has suffered significant damage in recent storms) to Natural Slate. This Natural Slate is extensively used within the islands and is also recommended within the Isles of Scilly Design Guide.

The proposed Slate will also complement the existing hanging slate tiles fixed to the Post Office archway building which is joined to the proposed Natural Slate roof.

The alteration of the roof tiles from Scantle Slate to Natural Slate will change the look of the rear of the building, however this roof area is very difficult to see due to its position close to the narrow lane, and cannot be seen from the main street which is the main character of the building.

The works to replace the existing Scantle Slate tiles will allow the installation of a more modern insulated roof covering which will greatly improve the Heat Energy efficiency of the building.

This proposed Natural Slate tile is recommended within the Adopted Local Design Guide.

It is proposed that these alteration works to the building will not adversely effect the character of the building, this building has been altered in serval ways over the years, The rear extension was built in the 1970's of concrete block, render finished and painted white with a flat roof design constructed from GRP. having little or no positive effect to the main building.