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Design and Access Statement

Sea View Development

McFarland's Down



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DUCHY *of* CORNWALL

Introduction

The proposal is to provide three detached family dwellings on the site of an existing bungalow.

Sea View is a two bedroom bungalow set in a large garden plot. The plot, located in a residential area, has potential to accommodate further housing. The concept and detailed design has been conceived and developed locally in a response to a perceived need for more homes. With all design work carried out ‘in house’ within the Duchy of Cornwall we are able to fully consider our unique environment and the practical logistics of construction work on the Isles of Scilly. This is important in considering the viability of development of the site.

“The concept and detailed design has been conceived locally in a response to a perceived need for more homes”

The intention is to divide the site into three plots. The existing bungalow is of low architectural merit and is in much need of refurbishment. It has been constructed using deleterious materials. The existing bungalow is to be demolished.

The Development

Each residential dwelling is to be detached and have a private rear garden.

The size of the original plot of the dwelling known as Sea View, and the amount of road frontage has limited the number of homes which can be accommodated. Additional factors which restrict the scale of the development include the lack of mains drainage and the need to fit the surroundings in terms of scale and style.

Whilst, arguably the site could be more intensely developed with terraced housing, the properties are to be detached to enable each plot to be sold off individually and subsequently constructed independently. There is no terraced housing in the area with the exception of the two semi-detached dormer bungalows of Hilbre and Mistral to the west. Isles of Scilly Planning Policy (SS2 (c))

highlights the importance of making efficient use of the land whilst respecting the character of the site and surrounding area and neighbouring land uses.

Scale

The dimensions of the proposed dwellings are suitable for the setting and site.

Most properties along McFarland's Down are bungalows or dormer bungalows but the more recently constructed properties towards the south of the vicinity are two storey homes with lower eaves giving not quite full storey height into the eaves. The development is to follow on with this level of development. Much effort has been made to keep ridge heights low in a similar manor to achieve the desired street scene.

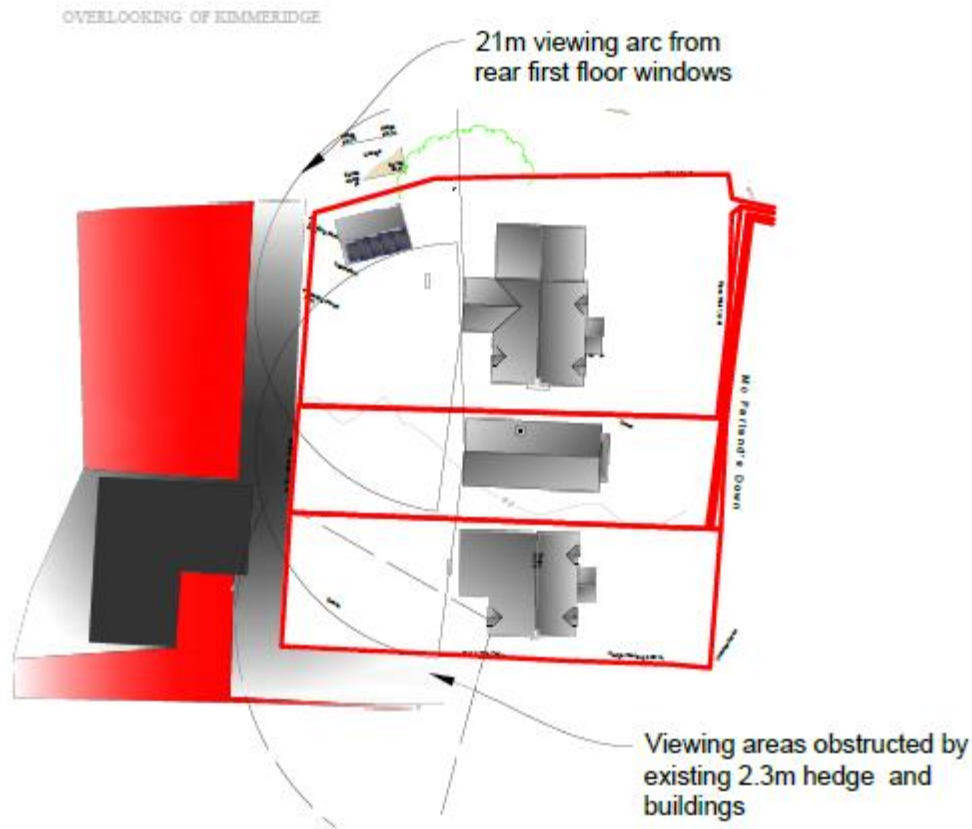
The eaves have also been kept low along the front façade to replicate that of a typical cottages and to ensure the proportions of the fenestration compliment the traditional historic homes found around the islands.

The internal dimensions of the individual units have evolved slightly to provide more storage and ensure the bedrooms meet the 'Technical housing standards – nationally described space standards' issued by the Department for Communities and Local Government in March 2015.

Overlooking of neighbouring properties has been considered. The properties have been sited closer to the road to give large rear gardens with just under 14m clearance to the rear boundary. The principle rooms are positioned to the front of the dwellings and the orientation of the development is perpendicular to the existing development at the rear, and side on with no principle room windows to the sides at first floor level. Existing hedges will be largely retained to afford privacy to neighbouring properties.

Since the previous planning applications, ridge heights of the development have been reduced by up to 400mm. Plots A and B have been reduced in volume to be 3 Bedroom dwellings and this has enabled the space between the dwellings to double to 3.6m. This has reduced the density and scale of the development.

To Plots A and C the eaves height of 3.8m is in the range of a "a storey and a half" where typically a modern home would be 5m or more to the height of the eaves. This isn't necessarily obvious from reviewing the elevation drawings as the design has lower than normal first floor windows to achieve cottage style proportions.



Landscaping

Through consulting with neighbours the landscaping design has evolved.

The site is on a slight decline from the south to the north and as such each finished floor level and ridge height will follow the topography with minimal changes to the existing levels. The east boundary is currently a hedge. This was originally to be largely removed to facilitate shared drainage runs and low stone walls would replace it to delineate the boundaries of each property, set back from the road. However consulting with neighbours highlighted the framing the existing hedge line gives to views as you walk down McFarland's Down and so as much as possible has been retained and driveway entrances have been positioned to facilitate this. Ensuring safe visibility splays and vehicle manoeuvring paths have compromised the ability to retain completely the hedge. Each new dwelling is intended to have a driveway and parking which will have a permeable surface. Consultation with neighbours highlighted concern for road parking which could increase with this development. We have factored this into our design by showing space for up to three vehicles parked in the driveway to each dwelling should it be required. A linear drain is used at the drive entrances to prevent surface water pouring onto the road adding to drainage problems further down the McFarland's Down track.

New hedges will be planted between the three plots to the rear of the dwellings and this, along with the existing boundary treatments, will give each house a private rear garden. Each dwelling should look to plant a tree on the eastern boundary in line with the ecological assessment recommendations and each dwelling will have a habitat bat box or a Schwegler 1FE Bat box at the gable ends.

Cycles can be stored in the shelter at the rear of the properties of Plots A where the roof overhangs. Paved pathways around the perimeter of the houses will assist in access for the less able bodied.

A garage has been included to Plot C and this also can be freely orientated to place solar PV panels on the roof.

Appearance of the development

The traditional style of the cottages and selection of materials will enhance the street scene.

The concept is not to emulate the existing relatively modern styles of the dormer bungalows but to take the opportunity to provide simple but traditionally styled homes. The frontage attempts to reflect local vernacular with a low eaves and simple fenestration.



Materials used in construction will include painted render finished walls, slate window cills, timber double glazed windows and timber fascia boards. Rainwater good will be painted metal, and the roof will be slate with concrete ridge tiles. External doors will be painted timber.

Artists Impression of Development

Access

The development is to facilitate inclusivity to all regardless of ability.

Level access to the principle entrance is provided. Doors are of a width to accommodate ambulant disabled who may use walking aids as well as wheelchair users. Plots A includes a rear sheltered areas which may be useful for storage of mobility vehicles. The internal layout of the dwellings include ground floor sanitary facilities for less able guests to use and the stairs cases are single straight flights to make it easier to retro fit chair lifts. Sanitary provision including showers have been provided on ground floors contributing to designing a home which continues to be suitable for occupants through all ages of life.

“...designing a home which continues to be suitable for occupants through all ages of life”

Provision for vehicles has been allowed due to the remote location with most day to day facilities approximately 2 miles away, although there is a seasonal bus service with a stop within 200m of the development. Access to the site is a tarmac finished road.

Birds Eye sketch – Proposed Site

