

## Plot at 2 Pilots Retreat – Hartwell

Plot at 2 Pilots Retreat is a compact building plot set in a residential area of St Mary's between two existing self-build dwellings both approximately 20 years old. Pilots Retreat itself has nine existing self-built dwellings of individual design. The plot has new footings in place for a building measuring (outside walls) 10.5m x 5.5m and creating an inside floorspace of 100m<sup>2</sup>, including internal walls. This is within the parameters of the Nationally Described Spaces Standards of 79m<sup>2</sup>-102.7m<sup>2</sup> for a two bed, four person dwelling.

Our aim by building our own home is summed up with three bullet points:

- To leave our current social housing allowing another local family to remain within the Islands
- To create a permanent home for ourselves and future generations of our family
- To reduce our energy consumption and personal effect on the environment

### DESIGN AND ACCESS STATEMENT

#### Design

Our proposal is to build a simple two-story, two bedrooled dwelling to house persons already living on St Mary's, to make reasonable use of the plot in mind. The design is somewhat restricted due to the size and location of the plot but will be in keeping with the surrounding buildings by using concrete roof tiles and a white render to the ground floor. The first floor would be clad with an oak effect composite or upvc product more suitable for the local environment than natural wood. These will be the finishing items to a sustainable timber-built frame.

The balcony and outdoor staircase will be made from sustainably sourced hardwood or softwood treated with a water based product.

#### Access

Access to the property will be from the road known as Pilots Retreat. There is a short slope down to the proposed dwelling and access to the property will be down a downward sloping pathway to a ground floor doorway or by walking up a wooden staircase to a door on the first floor. Should step and slope free access be required in the future the wooden staircase can be exchanged for a level gangway which would lead from the road level across to the first-floor widened access.

### SITE WASTE MANAGEMENT PLAN

As the footings for the building are already in place there will be no waste generated from this part of the build.

A timber frame supplier will be used consisting of timber frame, outboard OSB board, breathable membrane, and cellotex insulation. The frame will be delivered to site in sections and there will be no waste from these products in this part of the build.

The internal dimensions of the build will be based around standard product sizes, particularly when considering internal plasterboard reducing waste and cost waste across the build.

Any nonrecyclable waste generated will enter the waste stream at the CIOS waste and recycling plant. Due to the location of the build, it is hoped that we can deliver by hand to reduce vehicle use.

#### **STATEMENT OF SUSTAINABLE DESIGN MEASURES**

The simple dwelling will be of a timber frame construction using a certified suppliers and if reclaimed concrete roof tiles are available, these will be used also.

When the building is complete, a rainwater harvesting system will be used to reduce treated water use for garden irrigation, toilet flushing and washing machine use.

Whilst the plans do not currently incorporate solar energy and storage, this will be investigated in future as budget allows.

As a new self-build we would utilize a near air tight design and modern insulation options allowing our personal energy consumption to decrease hugely, something we are unable to do in our current, rented property.

#### **TREE SURVEY**

The northern boundary of the site is made up of mature hedging which whilst close to the building site, will not be disturbed.

The southern boundary of the site is made up of fledgling hedges, recently installed by the owners of COLOSSUS. These will not need to be disturbed during the build but owing to their frail nature may succumb. If this happens, they will be reinstated.