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By A King at 9:23 am, Jan 20, 2023

Bird's Corner
Trench Lane
Old Town
St Mary's
Isles of Scilly
TR21 0PA

Monday, 16 January 2023

Supporting Statement from Delwin and Victoria Thompson

RE: Bird's Corner Proposed Sun Room

The existing conservatory at Bird's Corner was built in 2003 and is currently in a poor state of repair with multiple leaks, rotten timber, and shot window glass. The roof is polycarbonate and as such the temperature becomes uncomfortably high in the summer and as there is no insulation or heating it is not fit for use in the winter months.

We would like to demolish this conservatory and replace it with a single storey extension that is slightly larger and fit for purpose all year round as the family lounge, due to the original lounge at the other side of the property being needed to accommodate office space.

The proposed extension will be obscured from view due to the existing and recently planted hedges and bushes along the south and west borders of the property and the fact that the site is lower than the main road which runs adjacent to it. Currently only the first floor with three dormer windows is visible and as the roof on the proposed sun room would be virtually flat it would not be significantly higher than the roof of the existing conservatory.

We have completed and attached the Local Validation Checklist with this application and below are the points which required further detail.

Site Waste Management Plan

We are aware of the imperative to minimise waste throughout the project and will collaborate with the principal contractor to ensure that all old materials are reused or recycled where possible and when this is not an option disposed of correctly in line with the Council's waste management policy. We will make it a priority to reduce new waste as well as cost by efficient ordering of new materials in the initial stages of the project to avoid dealing with excess items at the end. Where a surplus of building materials is unavoidable

we will invite local contractors to reuse anything that they can in any other local projects in the first instance and where things are not utilisable then they will be dealt with at the Porthmellon Waste and Recycling Centre.

Sustainable Design Measures

Replacing the existing conservatory with a properly insulated room with GRP roof will increase the energy efficiency of the home as currently the roof leaks and the entire structure is not airtight which produces a draught into the adjacent kitchen and increases the need for heating. Heating will be provided by a single energy-efficient Rointe electric heater. Raising the floor level will also increase the insulation. The room will use very little electricity as there will be no home entertainment equipment installed and lighting will be low voltage LED spotlights. An onsite solution to reduce water consumption will be to fit an extra water butt to harvest rainwater for watering the garden in the summer.

Flood Risk Assessment

We have undertaken a flood risk assessment and we are going to raise the floor level and power points accordingly, and we are also going to have purpose-built flood boards that can be installed if flooding is likely. There will be no home entertainment equipment in the room. There is no history of flooding at the property but we appreciate the importance of mitigating the potential effects of flooding in the distant future.

Heritage Impact on Scheduled Monument “Cat’s Coffin”

We have considered the heritage impact of this project on the World War II pillbox at the boundary of the property and we are fully confident that the structure would not be disturbed at all by the building work as it is far enough away from the house. Neither the external walls nor the foundations would be affected in any way and as the co-owners of this scheduled monument we are extremely conscientious regarding its preservation and appreciate its historic importance.

Potential Impact on Bats

We have attached our Preliminary Roost Assessment (undertaken on Saturday 14 January) which indicates that there is negligible potential for use by bats and no evidence of bats was observed. In the future we plan to erect a bat box on the Western gable of the dwelling to provide biodiversity enhancement.

FLOORSPACE CALCULATIONS			
	Floor Space (m²)		
	Existing	Proposed	
Ground Floor	90.5	101.7	
First Floor	53.3	53.3	storage spaces under 900m in height
Total	143.8	155	equals 8% increase in floor space
Nationally Described Space Standard Assessment			
bed/person/storey	Floorspace (m ²)	% Above NDSS	
		Existing	Proposed
5b8p2s	128	12%	21%
4b8p2s*	124	16%	25%
*intention to merge 2 no first floor bedrooms in future			