

The Chandlery, The Thorofare, St Mary's, Isles of Scilly, TR21 0LN

## DESIGN & ACCESS STATEMENT (REVISED)

### APPLICATION PROPOSAL:

Change of use of first floor to create one bedroom flat including alterations to fenestration and replacement of existing timber windows and doors with UPVC/composite units.

### INTRODUCTION:

The former Chandlery is a commercial building over two floors, with the ground floor currently used solely for storage, with a single wooden door access to one end of the north elevation and two large wooden double doors to the west elevation – installed May 2021 - providing delivery access from the concrete forecourt to the front of that west elevation. The vacant first floor is accessed from a separate ground floor single wooden door to the opposite end of the north elevation, opening in to a small internal hallway space and stairs up. There are four Velux roof windows providing daylight to the entire first floor space and there is a single wooden door to the middle of the west elevation/gable end, but with no means of exit to the ground floor or any protective balcony.

North Elevation



East Elevation



North and West Elevations



South Elevation



#### OVERVIEW/PROPOSALS:

The current ground floor fenestration is in very poor condition, with single glazed wooden framed units, thus poor and ineffective by modern standards, especially considering the building's exposure to the harsh maritime weather conditions – with spiralling wind, sand and seaweed at this somewhat confined end of the Thorofare.

Therefore, all the windows will be replaced with white framed (as now) double glazed units and composite replacement doors to both ends of the north elevation at ground floor level. Also, new UPVC double glazed doors will be added to replace the current wooden door at the west elevation/gable end, with a glass/stainless steel Juliet style balcony installed to provide the required security when the proposed double doors are opened.

The current large window to the east elevation/gable end will be significantly reduced in size.

Current dated tube lighting to both floors are to be replaced with LED lighting throughout. The new first floor accommodation will include a shower room/WC, a bedroom and open plan kitchen/living space, with new energy efficient sanitary ware/kitchen appliances. The ground floor WC will also be updated.

#### IMPACT / LIGHT ASSESSMENT:

The proposed external alterations will greatly improve the aesthetic appearance and be more in-keeping with neighbouring/nearby residential/commercial properties.

There will be no detrimental impact on neighbouring property's access to light or their outward views. In fact, the significant reduction to the current large window at the west gable end will improve privacy for the residential property directly opposite that wall.

#### SITE WASTE MANAGEMENT PLAN:

All improvements/new building works will be carried out by local trades, whilst being overseen by myself throughout, and so I will manage fulfilment of waste removal ongoing. The majority of the waste will be the removed ground floor windows/single doors, so all glass will be taken to the glass recycling facility, with wooden materials to be shredded, at the island's refuse site.

There will be minimal waste relating to the first-floor conversion, given this space is currently completely empty with bare wooden roof rafters/wall joists and chipboard floorboards. Therefore, all new materials will be brought in to the space for trades to complete the necessary works. Any resulting waste of off-cuts of materials and delivery packaging will be taken to the relevant areas of the island's refuse site.

The existing forecourt to the property provides for delivery of materials and any skip requirement/s, along with off road parking for trades' vehicles, therefore minimising impact, if any, on access for delivery vehicles to/from the Co-op and neighbouring commercial/residential properties.

#### STATEMENT OF SUSTAINABLE DESIGN MEASURES:

There will be no implications from the proposed development on mains water supply and/or mains sewerage, as both are already connected to the property.

The much-improved ground floor glazing plus new insulation to first floor stud walls and roof voids will significantly improve energy efficiency.

New LED lighting will be installed on both floors, resulting in much lower electricity usage.

There will only be a shower in the first-floor bathroom and new water efficient WC's will be installed on each floor, all to minimise water usage and so comply with local Plan policy SS6 regarding the proposed conversion to provide the new residential apartment.

#### STATEMENT OF EXISTING AND PROPOSED INTERNAL FLOORSPACE:

The current ground floor space is 75m<sup>2</sup>.

The current first floor space (48m<sup>2</sup>) is empty/vacant. With its own existing separate ground floor access, the proposed change of use/improvement makes the most effective use of this unused space to provide owner accommodation which falls under the Windfall Housing category (LC7) and policy SS3 of the Local Plan, with no detrimental impact/loss of use of the separate ground floor area.

With a total floor space of 48m<sup>2</sup>, the proposed new first floor one bedroomed accommodation conforms with the Nationally Described Space Standards (shown below):

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5

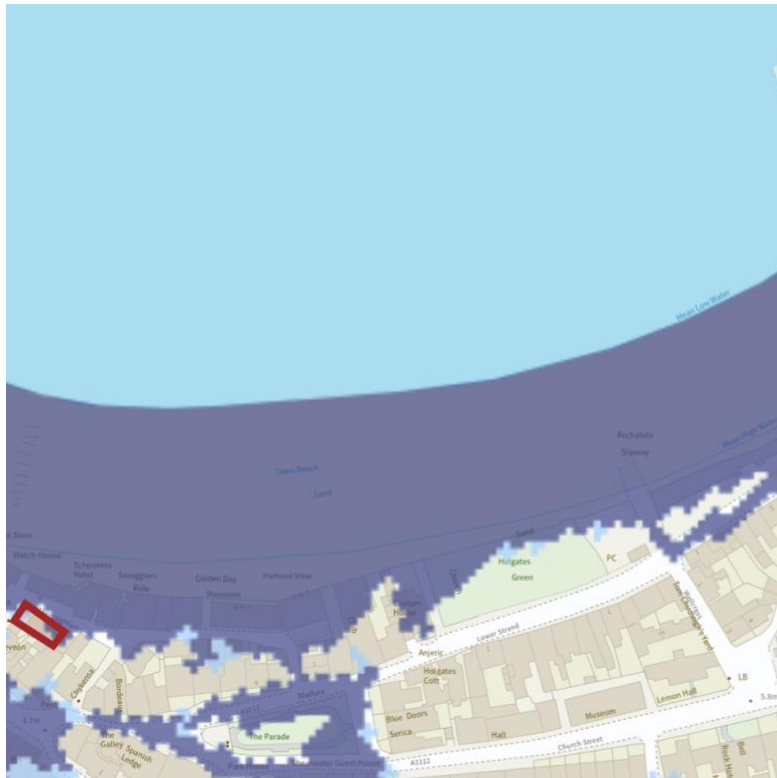
#### FLOOD RISK:

On reviewing the Environmental Agency flood map for planning (copied below), it appears that a small area to the north/east corner of the Chandlery falls within Flood zone 3.

However, there are existing protective measures in place by the Council for the Isles of Scilly, whereby barriers are fitted at a number of points along The Thorofare in advance of any high water/extreme weather warnings, with one of these barriers positioned close to the north west of the Chandlery, between the Lookout Café and Co-op store buildings.

Furthermore, the level of the highway of The Thorofare is in fact 16cm below the height of the thresholds of the north elevation entrances to the Chandlery, and this property has not experienced flooding to my knowledge.

This application is also proposing to improve the current fenestration and entrances with up to date materials, which will serve to better withstand any flooding risks in the future, and the change of use aspect of this application relates to the first floor of the property, which would not present a risk in terms of exit for residents, as the proposals include the provision of new double doors at first floor level to the east gable end, which would provide a means of exit in emergency if flooding were actually ever likely to impose a risk to that first floor level.



Environment  
Agency

## Flood map for planning

Your reference

**Chandlery Flood Zone  
map**

Location (easting/northing)  
**90273/10567**

Scale

**1:2500**

Created

**6 Jan 2023 18:00**



Selected area



Flood zone 3



Flood zone 2



Flood zone 1