



**Penold, Church Road, St Marys, Isles of Scilly TR21 0NA**  
**Design & Access Statement**  
**Document Number: 200/003A**

**January 2023**

**Existing Dwelling**

Penold forms part of a detached dwelling, originally built in the 1960s and later extended & sub-divided in the 1970s. The adjoining property, Broomfields, is in separate ownership. There is a section of flying freehold above part of Penold.

The existing property has little architectural merit, with poor quality finishes externally; budget uPVC fenestration, plastic shiplap cladding, asbestos slate roof and poorly formed fibreglass flat roof sections.

In previous ownership, until approximately five years ago, the property was occupied by two separate family groups, and was sub-divided internally into quasi-separate living spaces, sharing some common areas. As a consequence, the layout is incoherent, poorly planned and incompatible with occupation by a single family.

The unusual configuration of the property results in an exceptionally inefficient use of space, so whilst the total floor area is reasonable, the useable floor area is heavily restricted. There are thirteen internal doors at ground floor level alone! Approximately one third of the floor area is circulation space.

The design of the property, in particular the steep main roof with flat-roofed additions at ground floor level, creates a challenge for coherently linking the two ends of the house. The existing staircase is non-compliant under current Building Regulations, owing to insufficient head height and insufficient platform width at landing level.

Finally, the existing property is extremely poor for energy use. It rates Band "G" for Energy Performance, and is extremely draughty with poor fitting windows and doors. It has also been cavity-filled in the past to a poor standard; there are numerous areas of cold bridging and areas of extreme condensation / mould internally on the exposed East-facing gable.

Penold is, however, well located on the limits of Hugh Town, enjoying a main South-facing elevation with views across Old Town Bay, and side /rear views to Tresco, Bryher and Telegraph Hill.

**Proposals**

The guiding principles of our proposals are:

1. To enhance the appearance of the property by:
  - (a) re-defining architectural forms, and;
  - (b) utilising high quality materials.

2. To improve the energy performance of the property by:
  - (a) Increasing insulation throughout to high modern standards;
  - (b) Installing an energy-efficient heating system, with the use of solar thermal and PV panels, and;
  - (c) To carry out works to the highest standards to create an air-tight property.
3. To unlock the house's potential internally to create coherent and thoughtfully designed accommodation, maximising the enjoyment of the views and excellent natural light, whilst minimising any privacy issues with neighbouring properties.

The property has a current gross internal floor area of approximately 184 sq m. The proposed accommodation has an approximate gross internal floor area of 201 sq m, a modest increase of 9%. We understand the new Local Plan requires justification for proposed accommodation that exceeds 30% over the National Minimum Space Standards, which for a four-bedroom, two storey, eight person property is 124 sq m plus 30% = 161 sq m. We make the following observations:

- The property already exceeds this floor area in existing form. However, much of this floor area is circulation space, awkwardly arranged and lacking in utility.
- The proposed increase is modest, and defined by a desire to improve the aesthetics and function of the property.
- The increase in footprint is minimal at just 2.6 sq m.
- The full height stairwell in the proposed dwelling accounts for 19 sq m of floor area – nearly 10% of the whole.
- The enlarged first floor accommodation is essential to “unlock” the problem of creating a Building Regulations-compliant staircase and landing, and coherent circulation.
- We would respectfully suggest that no purpose would be served by restricting the floor area increase proposed for this dwelling, if the intention of the policy is to retain properties for the “Local Market”. The applicants and occupiers are a local couple, self-employed and running an essential service business. They are active in the local community. This is their home; they are part of the “Local Market” quoted in the Local Plan. Approving the application will not remove the property from the Local Market. They wish to create a high quality home they can be proud of, and continue to enjoy living and working on the islands (as they have done for the past 28 years).
- The increase has already been accepted in Planning Permission P/21/038/HH dated 17<sup>th</sup> May 2021.

## **Design Points**

We draw your attention to the following design points:

### **1. Revised Floor Layout**

The accommodation is partly reversed, retaining a ground floor kitchen / day room but moving the lounge upstairs to take advantage of the views across Old Town Bay. The existing kitchen and lounge will become bedrooms, having easy level access for elderly parents.

### **2. Balcony**

A modest balcony is proposed on the remaining flat roof, accessed from the lounge through fine-sightline sliding doors.

### **3. Fenestration – South Elevation**

In common with the existing dwelling, this elevation will utilise larger glazed areas to maximise natural daylight and enjoyment of the views across Old Town Bay.

### **4. Projecting gable on South Elevation**

The original South-facing gable was lost when the single-storey flat roof extension was added in the 1970s. It is therefore proposed to demolish approximately half this extension (West section) and replace with a two-storey gable, thus reinstating the original building form. By projecting by 900mm this architectural form will be reinforced; however, the net gain in accommodation is modest, because 500mm of this projection will take the form of an overhanging roof to provide shade to the South-facing rooms within.

### **5. Fenestration – North Elevation**

Penold shares an access drive and parking area with the adjoining house, Broomfields. This is the only elevation where there are privacy issues, with an existing first floor bedroom looking down onto Broomfields' entrance porch and across into a bedroom. We therefore propose replacing this with a single high-level slot window, which will remove any overlooking (to the mutual benefit of both properties) whilst still allowing the late afternoon and evening light to illuminate the lounge.

### **6. Fenestration – East Elevation**

A projecting box window in the kitchen / day room will frame the view down the garden, and provide a window seat.

Two full height vertical slot windows either side of a multifuel stove in the lounge will replace the existing large window which is unsightly and out of proportion within the steep gable.

### **7. Enlarged Dormer Roofs**

Extending the South facing dormer roof West towards the gable “unlocks” the problem of a Building Regulations-compliant staircase and landing, and will feature a bridge linking the lounge and master bedroom, with views out across Old Town Bay.

The North facing dormer roof, whilst wider than existing, is shifted further away from the adjoining house, thus improving privacy.

Allowance has been made for sufficient ceiling depths to accommodate the insulation thicknesses necessary to ensure the completed dwelling is thermally highly efficient.

The enlarged dormer roofs will be used for the installation of PV panels, with a modest integral solar thermal array positioned on the West facing sloping roof.

### **8. Quality Materials**

The palette of materials used will be high quality and suitable for the environment, and will include:

Natural slate

Dressed lead

Canadian Red Cedar or Siberian Larch cladding

High “R” value wood / aluminium fenestration

## Demolition

Planning permission to substantially alter and extend the existing dwelling was approved on 17<sup>th</sup> May 2021 under Planning Permission P/21/038/HH dated 17<sup>th</sup> May 2021.

MBA Truro, Structural Engineers, have provided advice on structural matters, and it is apparent that to create the dwelling approved already approved the amount of the existing structure requiring demolition is substantial. This would involve:

- Removal of the existing roof structure (save that small section covering the “flying freehold” of the neighbouring property);
- Removal of half of the existing flat roof section at the front (South) of the property;
- Removal of all flat roofs
- Removal of the first floor joists and existing RSJs
- Removal of the south facing gable entirely
- Removal of the spine wall between bedrooms 1 & 2;
- Removal of the chimney
- Removal of the wall between the stairwell and kitchen / dining room
- Removal of the wall below window level in the kitchen / dining room to allow patio doors;
- Removal of several walls at the back of the kitchen dining room to create open-plan space;
- Removal of the first floor East-facing gable wall to allow new fenestration;
- Other alterations including new openings in existing walls, etc

We have therefore concluded that it would be beneficial to demolish those remaining elements to ground floor slab level, and rebuild a new dwelling to the same design as that already approved. The advantages are:

- Improved Health & Safety associated with the temporary propping of existing walls.
- Improved thermal efficiency of the finished dwelling (compared with the refurbished/extended option).
- Workplace / cost efficiencies associated with re-building walls compared with adapting them to the new design.
- Letter from MBA, dated 10<sup>th</sup> January 2023, is attached to the application.