

Dear Lisa

**PLANNING REFERENCE:** P/23/033/FUL  
**DEVELOPMENT PROPOSED:** Demolition of derelict house & replacement with fully accessible dwelling.

**LOCATION:** Cootamundra, McFarland's Down, St Mary's, Isles of Scilly, TR21 ONS,

Clive Sibley has asked me to respond to your letter of the 27<sup>th</sup> June 2023 regarding the above submission

The existing property (Cootamundra) is an unfettered/unencumbered open market 1½ storey 5-bedroom house. Our proposal is for a replacement dwelling and will have no impact on the local housing shortage.

As noted more fully in the Design and Access Statement, Mr Miles has acquired Cootamundra in order to construct an up-to-date, sustainable, fully accessible home initially suitable for his rehabilitation close to existing family support with the intention of long-term occupation/ full-time home as and when rehabilitation and medical needs allow.

We were unaware that Local Authorities sought to limit the numbers of fully accessible (M4(3)) homes. Our client will allow the existing consent for Green Pastures to lapse, if that is agreeable to you and will serve to facilitate the approval of a wholly purpose-built accessible home for him. The size of the property is not a luxury for Mr Miles, it is a requisite brought about by his injuries. Mr Miles's Occupational Therapist is currently assessing our proposals, and we will send his report as soon as it is available.

The 2008 permission was not intended as a 'fall back' position. Clearly the scheme is unsuitable for our client. Referring to the permission was intended to be a marker for the size of property deemed suitable for the plot at the time, which we used as a guide that our scheme would not exceed. The scheme had Building Regulation consent, and we understood a start had been made.

The current dwelling is measured at a floor area of 145.1 SqM. In the DandA we also included an attic roof area adjacent one of the bedrooms that was fully boarded out and was being used as a 'dressing area/ walk-in wardrobe', giving a total floor area of 157.1 SqM

With regard to gross internal footage, even if we disregard the area uplift necessary for a fully accessible home, our proposals will still create an open market dwelling that is not larger than, or at least equivalent to, the typical floor areas of properties on McFarland's Down. Our proposals are also consistent with a dwelling on a plot of this size. The plot is 1120 SqM. The existing footprint (including the garage, but excluding the outbuildings) is 141.03 SqM. Which equates to a 12.59% site coverage. Our proposals are for a 200.3 SqM (inc. garage) footprint – which equates to a 17.8% site coverage. The increase in site coverage is only 5.2% with our proposals, and had we been able to put more accommodation on the upper floor, this would have been a smaller percentage

#### Site Levels

We would ask you to note that the dwelling is no more (probably less) visually intrusive than the existing dwelling, as shown in the comparison perspective at the end of the DandA, and that this was an important design objective for us.

The existing levels, site boundaries and existing structures are comprehensively covered in the submitted topographical survey by NuPlan.

The levels and the grid are related to the National Grid (OSGB36).

The existing ground floor level of 40.50 will be retained as the finished ground floor level of the proposed dwelling.

The levels to the rear (South) of the dwelling will remain unchanged, as will the levels across as much of the site as possible.

With regard to the front, our client does not want to have institutional ramps to the front of his home.

The proposal therefore is to gently grade up from the existing access from McFarland's Downs to the front of the house, using clean crushed material from the demolition of the existing dwelling as the base.

This is demonstrated clearly on Drawing No: CSMen-P-14 (Site sections). The gradient will be much flatter than the norm for ramps and will make overall accessibility significantly more user-friendly.

Existing and proposed levels are also shown on amended Site Plan drawing CSMen-P-03 Rev B

All entry points to the dwelling will have level thresholds to reinforce the client's request that 'no areas are out of bounds'. Drawing CSMen-P-12 (wheelchair permeability) demonstrates the rationale and philosophy for this aspect of the design, and the overall accessibility of our proposals.

The site section CSMen-P-14 shows the depth of the existing foundations.

This depth will be suitable for the proposed dwelling, suggesting that the groundworks for our proposals will be no more significant than those already carried out for the existing structures.

The Heritage Impact Assessment does not propose Archaeological monitoring.

**HIA Section 3.9 Archaeological potential** states that the original construction works for Cootamundra will have destroyed any archaeological features and disturbed any *in situ* artefacts that may have been present.

#### SWMP

Prior to the commencement of any demolition works, the main contractor will dispatch samples from the following areas of the building for onward analysis by Scientific Services Ltd to establish whether asbestos is present:-

Soffit boards, down-pipes and associated waste pipe work and all roof coverings.

If it is found that any of the sample material contains in excess of 0.1% asbestos and is considered to be categorised as 'hazardous waste', then this element of the demolition will be carefully considered and dealt with in accordance with the provisions of the Control of Asbestos Regulations 2012. This will entail the double wrapping and labelling of all hazardous waste, preparation of Waste Consignment Notes and onward shipping via a Licensed Waste Carrier to a licensed mainland facility.

All hazardous waste will be carefully segregated & stored on site at all times and kept physically apart from any material intended for reuse via the crushing process.

I trust that this letter covers all the issues raised.

Should you require any further information, please contact either Clive or myself.

Kind regards

Tom Freake