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By Liv Rickman at 3:25 pm, Aug 18, 2023

Paul Osborne
Kavorna
Hugh St
St. Mary's
Isles of Scilly

Design and Access Statement

Including

Flood Risk Assessment
Sustainable Design Measures
Flood Space Calculations
Potential Impact on Bats
Site Waste Management Plan

For

St Eia,
Hugh St,
St. Mary's, Isles of Scilly.

Existing Dwelling

St. Eia is a terrace dwelling on the main street of Hugh Town, St. Mary's, Isles of Scilly. Constructed in 1926; The street elevation is cut granite stone with wood sash windows and flat roof.

The rear of the dwell is rendered concrete block with wood sash windows, leading to a large rear yard/garden with a concrete block walled fence boundary to neighbouring dwellings and on to 'Back Lane'

The ground floor consists of a lounge, dining room, kitchen and ground floor WC, there is also a make shift rear porch/boot room constructed of corrugated fibre cement sheets on timber studs for walls with a clear corrugated sheet roofing.

The porch leads out into the rear yard with a raised garden bed and small green house (constructed of brick and clear corrugated roofing with woof glazed windows. To the rear of the yard is the remains of the original garden WC and coal store constructed from concrete blocks with a flat concrete roof.

Set within the yard os a concrete plinth where the original heating oil tank once was located.

The first floor comprises of 3 bedrooms with a bath/shower room and airing cupboard.

Access is via the front entrance door leading directly onto the pavement of Hugh Street, via 2 steps; the rear access is from Back Lane through the yard into the first floor porch/boot room, this a level access.

The dwelling os out dated with original wiring and heating, the main source of heating is from electric panel heaters with an open fore in the dining room, the original Arga is still located within the kitchen - but is no longer connected to the heating oil.

All insulation within the property is from the original build and requires complete modernisation.

Proposed

This application seeks to modernise the existing dwelling whilst keeping the character of the building, the front elevation will not be altered in any way.

The application proposes to modernise the rear porch construction, the existing walls will be replaced with 140 mm cls stud walls - insulated to modern building regulation standards, the existing clear roofing sheets is to be replaced with an insulated roof covered with natural slate tiles.

Within this area it is proposed to add a ground floor utility/shower room with WC.

Improving the dwelling it is also proposed to make the kitchen diner an open plan layout with access to a new conservatory; access to the conservatory will be achieved by converting the existing large kitchen windows into double doors.

The kitchen is to be enlarged by removing the existing WC, the WC is to be relocated into the porch as previously described.

The dwelling is in need of a complete re wire; the applicant proposes to modernise the entire dwelling with an energy efficient heating system.

This application also seeks to add a rear garage to the property. The garage is to be set back from the existing garden boundary wall. Garage doors are proposed to be set within the existing wall, the existing garden gate is proposed to be blocked of and relocated.

The garage is to be constructed of timber frame, render finished, with a flat grp roof covering to keep a low profile, this also matches neighbouring properties.

The garage is to house the applicants electric vehicle and sailing dingy. Parking is a real issue within Hugh Town, the applicant feels that they only require a small vehicle, therefore the ability to remove the vehicle from the main road where it can be both charged and kept out of the environment is beneficial.

Flood Risk Assessment.

The dwelling currently has a removable flood barrier installed in the front access; this proposal seeks to also install removable flood barriers to the garage door and rear access gate. These are marked on the on the proposed plans.

Sustainable Design Measures

The application only comprises of then addition of a conservatory and garage.

The design of the conservatory is to be of a high standard Upvc with double glazing.

The use of Upvc is proposed due to the severe environment of the island. The glazing will meet Building Regulation Standards.

The Garage is proposed to keep a low visual profile and incorporate the existing features of the existing boundary wall.

The main sustainable measure that will be introduced within this application are within the dwelling, by modernisation of the services within the dwelling and the addition of a energy efficient heating system will bring the whole dwelling up to modern standards.

Floor Space Calculations

Existing Ground Floor Space 66m2 First Floor Space 58m2. Total 124m2
Proposed Ground Floor Space
Ground Floor Space 80.5m2 First Floor Space 58m2 Total 138.5m2

Minimum National Described Space Standard for a 6p 2b 2 storey is 102m2

This meets the minimum, standard.

The application only seeks to increase the size of the dwelling by the area of the conservatory.

Potential Impact on Bats

An Ecological inspection of the dwelling has been undertaken.

It was found that no roosting bats were visible within the area. It was determined by the visiting ecologist that there was no requirement for a full survey.

Site Waste Management Plan

A Site Waste Management Plan is attached within the Planning Documents.

Heritage Impact Statement

A Heritage Impact Statement is Attached