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Design and Access Statement
Justification and Specification.

Date – 27.07.23

Client - Mr & Mrs Durham

Address – Dolphins, Old Town Lane, Old Town, Isles of Scilly, TR21 0NH

Project – New Slate Roof Finish.



Introduction

This statement is submitted as a Design and Access statement to support a planning application (in a conservation area) to re-roof Dolphins, Old Town Lane, Old Town, Isles of Scilly, TR21 0NH.

Proposal -

Mr and Mrs Durham would like to replace the existing scantle slate roof finish with Spanish slates without diminishing courses as shown in the photo below –



Justification and Specification:

From information that I have received from my client I understand that a meeting took place at Dolphins on the 16 May 2023 between my clients roofing contractor Gareth, Andrew King, Isle of Scilly Planning & Development Manager & my client to discuss the roof design & material.

Two samples were put forward 1) The Spanish Natural Slate and 2) The Argentinian Riverstone Slate. Gareth suggested that the Spanish natural slate 400 X 200 was better suited to the property due to it being the stronger of the two slates. Gareth also commented that the diminishing courses would reduce the strength of the roof due to the reduction in cover. The property is exposed to high winds and my client would like to use 100 mm black slate hooks to secure the slates. Dolphins being situated on the corner of the old harbour is exposed to high winds in excess of 80 mph from various directions.

A number of the properties on the Island including Private properties, Properties owned by the local authority and Duchy properties also have Spanish slate as the roof finish without any reported problems.

A Hi Gram Breathable membrane with 50 x 25mm Treated Roofing battens has been suggested by the roofing contractor and slates will be fixed using 100mm black slate hooks.

Site Waste

All slate tiles will be taken away, crushed and recycled.