

20297

Wingletang, Church Street St. Marys, Isles of Scilly

Design and Access Statement

A site location plan is included which shows Wingletang as a mid terrace building facing on to Church Street. There is also a right of access along a narrow strip leading from Porthcressa Road.

It is a listed terrace house, the front part facing Church Street being the original building (which is the interest of the listing) and with later additions to the rear.

It is classified as a residence and no change of use is proposed.

A Heritage Impact Statement is included in the submission which describes the history, listing and features of the building.

The Applicant wishes to carry out primarily essential repair, maintenance and upgrading together with a small amount of alteration in a manner which causes minimum disruption to the essential features of the building. These are described in detail in the included **Schedule of Work**.

It is important to stress that no alteration whatsoever is planned for the exterior of the original building fronting Church Street. Work will be confined to any essential repairs to the exterior, including slating or flashings without in any way altering the appearance of the building.

There are two areas of significant alteration namely:

- The staircase.

The existing staircase has been the subject of much alteration and adjustment throughout its life with a very unfortunate outcome. The goings and rises and thus the pitch vary wildly – for example the riser height ranges all the way from 100 to 240mm. It is truly, to use the colloquial phrase, ‘a disaster waiting to happen’, and in fact the owner has already had a bad fall on the lower section. It is impossible to fix or adjust the existing staircase and for this reason on the grounds of health and safety it has to be replaced. This proposal details a new much simplified staircase which has been arranged with the hallway opened up to give a simple upper floor circulation pattern and provide a safe means of access to all levels together with a safe means of escape.

- A new light well.

This has been introduced at ground floor level with the intention of introducing light into the central area of the property and to remove the tunnel effect and claustrophobic feeling in the surrounding area. The work involves the removal of an area of the more recent flat roof and alterations to rear extension walls and floor. It has no effect on the front (original) part of the house.

The remainder of the works are essentially removal of poor later additions or upgrading of facilities. No existing valuable features such as original sash windows, skirtings or architraves will be lost and as to the latter, all new architraves and skirtings will replicate the originals. There are no cornices in the building and it is unknown if there ever were any.

None of the fabric of the original building is disturbed.

A Bat Survey has been carried out and is included.

Sustainable design measures.

Energy efficiency has been given much consideration. The present servicing relies on an oil fired boiler and with a distribution network of pipes and wires so much adapted and extended that it appears to be almost 'Heath Robinson'. The oil fired heating system will be replaced with modern efficient electric radiators. All of the plumbing will be replaced with a simplified system with good thermal insulation. This will remove the pipework which, in places, is surface mounted externally. The whole property will be re-wired with all fittings being low voltage. Draught proofing and increased thermal insulation particularly to windows has been included. With all of these measures the building will demand much less energy and rely on electricity rather than fossil fuels

Inclusivity and Access

There are also improved inclusivity and access facilities. Where before there was none we now propose a ground floor (entrance level) fully accessible bedroom and en-suite which will allow disabled persons to be fully included in all aspects of family life.

Flood Risk Assessment

Reference has been made to **GOV.UK Flood Map for Planning**. The initial executive summary concluded that the site was within flood zone 3. However, when we zoomed in to the map it was clear that the line for flood zone 3 merely touched the edge of the site with the vast majority of the site being in flood zone 1. It is logical that if the zone 3 flood merely touches the edge of the site then it will not be of such a height as the floodwater could possibly enter the building. We therefore

request that the Application is regarded as being in zone 1 and that no flood risk assessment is required.

Chris Carr: Architect
August 2023