

SITE PROPOSALS

Sections

Below is a site plan showing where the three site sections shown opposite have been drawn.

These sections not only illustrate how the scheme proposals respond to the very challenging topography of the site but describes the relationship between the two proposed terraces of accommodation.

Building Storey Heights Legend

	1 Storey
	2 Storey
	3 Storey



1



2



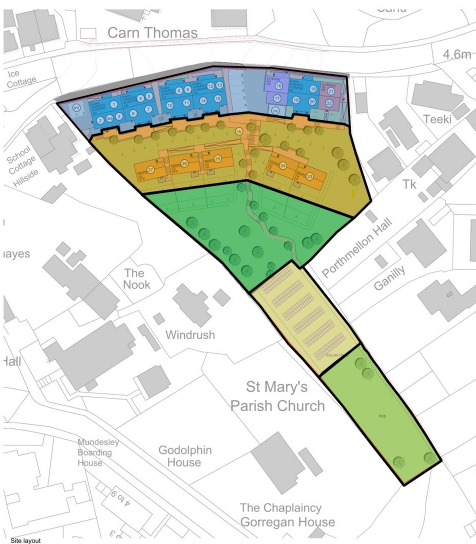
3



External Works Plan

Boundary Treatment Legend	
1	0.65m High Wall - Stone wall -Refer to boundary wall drawings for details
2	0.65m High Wall with 1.15m Timber open boarder fence above
3	1.8m Close Boarder Timber Fence
4	2.5m High Mesh Security Fence
5	1.1m Railing Refer to boundary wall drawings for details
6	Hedgebank Refer to Soft Landscape design drawings
Banking Refer to Civil Engineer's drawings for full details	

- Development Frontage
- Development Core
- Amenity Space
- Solar Farm
- BNG Buffer Zone



PROPOSED DWELLING TYPES



Type A Front Elevation

Dwelling type A is a single aspect one bedroom two person apartment located in the lower ground floor of the two and a half storey blocks fronting Telegraph Road. Set back behind a low level (recycled) large format random rubble faced wall that has been designed not only to ground the scheme in the landscape but also to create defensible space which according the Isle of Scilly Design Guide is a common boundary treatment. Another typical feature of the Scilly Isles that has been incorporated into the scheme is the provision of lean-to entrance storm porches which apart from adding articulation and interest to the street scene helps conserve heat loss especially during the winter months. Type A apartments not only conform to the NDSS space standards but are also M4(2) compliant.



Type B Front Elevation

Dwelling Type B is a dual aspect one bedroom two person apartment that are also located on the lower ground floor storey of the buildings that front Telegraph Road. The storm porch serving these apartments are back to back thus changing the articulation and rhythm of porches that bridge the set back between the low level granite faced boundary wall and main building line.

Dwelling Type B apartments are not only M4(2) and NDSS compliant but also benefit from having south facing courtyards with integral external storage areas generally below flights of steps that also afford separate rear access to the inner transfer deck / mew street.



Type C Entrance Elevation

Dwelling types C are two bedroom four person duplex flats (or maisonettes) that are accessed off the inner transfer deck /mews street located a level up from Telegraph Road. Arranged predominantly in terraced blocks comprising of four dwellings that are back to back, Type C maisonettes are accessed via covered enclosed porches, containing external refuse storage and air source heat pump fan units that are covered by a catslide roof emanating from the main rear roof slope. Although dual aspect, because of the relatively close proximity of the southern terrace of accommodation, the internal layout of the Type C dwellings have been carefully designed to avoid overlooking from above by arranging kitchens to the rear (at upper ground level) and providing rooflights to the second floor bedrooms.



Type D Front Elevation

Dwelling types D are three bedroom five person two storey reverse level family houses that form the upper and southern terrace of the proposed development. Arranged either in semi-detached or detached formats, dwelling type D house types have been deliberated designed to run parallel with the steep contours of the site in strict accordance with the Isle of Scilly's Design Guide in order to limit under build and also to afford Part M4(1) access via a combination of ramps and ambulant flights of steps. The lower ground floor accommodation which is single aspect contains the main bedrooms and family bathroom whilst the living room, kitchen and dining area, along with a third bedroom are upper ground storey aspect living

PROPOSED DWELLING TYPES CONTINUED



Type E Front & Side Elevations

The Type E comprises of two one bedroom two person flats each with its own dedicated entrance arranged over two storeys. Located at the eastern most extent of the sites' Telegraph road frontage the E type flats which form part of the stepped block that not only responds to the sudden rise in topography from Porth Mellon beach but also defines the suburban gateway into Hugh Town from the east of St Mary's..

This block of accommodation which has consciously been brought forwards so only set back from the back of footpath by a small defensible margin, has been done so in order to make a positive contribution to the Telegraph Road street scene.



Type E Entrance & Rear Elevations

In response to its important site location, the E type dwelling has been deliberately designed to be a 'corner turner' and thus conceived with two principal elevations, one that faces Porth Mellon Beach and the other Telegraph Road. The rear south inwards facing elevation which provides 'level' access to the first floor flat is by comparison intended to be much lower key.

To reflect the local vernacular of the buildings that are considered to contribute positively to the conservation area of Carn Thomas and Buzza Hill, the external elevations of dwelling type E are simply treated with a basic palette of materials comprising of painted render walls, aluminium clad portrait format windows, with solid slate sub-cills under a natural slate clad hipped roof.



Type F Front & Side Elevations

The Type F dwelling type comprises of two one bedroom two person apartments built over two storeys and will form one half of the vehicular entrance into the centre of the site. Located at the crown of the slight rise along Telegraph Road the F type dwellings will also in combination with the yet to be designed dwellings to be built on the former Primary School site (allocated H2 in the local plan) to the north opposite, define the new formal suburban edge of Hugh Town.

Simply treated with a natural slate partially hipped roof, black rainwater goods, aluminium clad portrait format windows with solid slate sub-cills, painted smooth render elevations, together with mono-pitched lean-to storm porches.

Type F Side & Rear Elevations

To provide positive surveillance to the proposed parking court and cycle storage areas together with the pedestrian walkways emanating from the centre of the site, the side and rear elevations of dwelling type F have been deliberately designed with active frontages at both ground floor and first floor levels.

To also reinforce its important function as a both a gateway building and 'corner turner' into the site the F type has been articulated with a gable fronted projection



5.0 LANDSCAPING, AMENITY & OPEN SPACES

5.01 The landscape proposals for Carn Thomas have been carefully considered to respond to the local context and setting, existing vegetation, topography views and designed to enhance the sites ecological potential and provide a biodiversity net gain.

5.02 The landscape proposals are interlinked with the architecture and function of the site to create a strong sense of place and character.

5.03 The site lies at the north west end of a low granite ridge which separates Porth Mellon and the more rural interior of St Marys from Hugh Town. The site comprises a lower area adjacent to Telegraph Road with the land rising steeply to a flatter area on top of the ridge.

5.04 The landscape design ensures that the upper parts of the site retain a vegetated ridge top character.

5.05 The solar farm will be screen from the north with an evergreen shelter hedge, typical in character to the hedges around the Islands. South of the solar field the land will have limited access and be managed to develop grassland and scrub, and copse habitats.

5.06 Vegetated margins along the east and west sides of the site will be retained and enhanced. This along with hedging and new scrub planting wrapping around the upper buildings will help provide shelter and absorb the buildings into the landscape in time. Together these will contribute to the vegetated

character of the ridge in the long term.

5.07 An upper area of open space is provided for informal recreation. The area is designed with native scrub margins and area of neutral grassland scattered with granite boulders to retain a natural appearance to the hill top when seen within the wider landscape. The space is provided mainly for the tranquil enjoyment and appreciation of the natural beauty of the Isles of Scilly AONB, as long distance panoramic views can be appreciated from this location.

5.08 Between the houses the steep slope will be naturalised with coastal grass and flora mixes, in around the potential rocky outcrops that could arise during construction. The planting design will grade from amenity planting close to dwellings through naturalistic planting to purely native species with increased distance from the properties. Scrub planting is strategically located to the east and west of the site to provide planting to soften and partial screen the effect of the building when seen in the wider landscape.

5.09 The planting scheme also incorporates species suited to the coastal conditions and also mild and virtually frost free climate of the Isles of Scilly. Including strong structure of evergreens such as Phormium, Hydrangea, Escallonia, Elaeagnus, Olearsia, , Herbaceous Agapanthus, Geranium, Osteospermum, Sedums and Descampia and native species including Hawthorn, Blackthorn, Elm, Hazel,

Holly, Gorse, Willow, Elder Sorbus and Oak.

5.10 Biodiverse green roofs are also to be provided on the main refuse storage and covered externally accessed communal e-charging cycle storage areas.

5.11 The site will be owned and managed by LiveWest. A long term Landscape and Environment Management Plan (LEMP) will be also be provided to ensure the Biodiversity net gain for the site is delivered over a 30 year period in accordance with the latest NPPF & Isles of Scilly Local Plan requirements.





View of public open space from the centre of the southern plateau looking northwards down over the former Primary School.



View of public open space/green buffer zone between the terraces of proposed development from north east corner of the site.

6.0 SCHEDULES

House Type Schedule			Unit GSA		Total GSA	
House Type Ref	Description	Quantity	m2	sq ft	m2	sq ft
1b2p (HT_A)	1B2P - 1S	2	50.00	538	100.00	1,076
1b2p (HT_B)	1B2P - 1S	6	50.00	538	300.00	3,229
1b2p (HT_F_GF)	1B2P - 1S	1	50.60	545	50.60	545
1b2p (HT_F_FF)	1B2P - 1S	1	54.50	587	54.50	587
1b2p (HT_E_GF)	1B2P - 1S	1	52.70	567	52.70	567
1b2p (HT_E_FF)	1B2P - 1S	1	50.70	546	50.70	546
2b4p (HT_C)	2B4P - 2S	10	81.40	876	814.00	8,762
3b5p (HT_D)	3B5P - 2S	5	93.20	1,003	466.00	5,016
Total		27			1,888.50	20,328

Schedule summary			Total GIA	
Accommodation type	Quantity	%	m2	sq ft
1 x Bedroom	12	44	608.50	6,550
2 x Bedroom	10	37	814.00	8,762
3 x Bedroom	5	19	466.00	5,016
Total	27	100	1,888.50	20,328

Site Density		Density	
		Area Ha	Area Acre
Gross Site Area		0.583	1.442
Open green space		0.129	0.319
Solar farm		0.052	0.129
Net Developable Area		0.531	1.312
Coverage		38,275	Sq ft/H
Net Density		51	Units/H
			15,489
			Sq ft/Acre
			21
			Units/Acre

6.01 House type typology site plan and accommodation schedule are shown opposite.

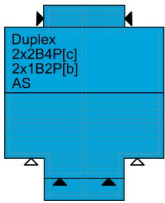
6.02 All Affordable houses achieve the minimum requirements as set out in the Technical Housing Standards -Nationally Described Space Standard (NDSS) published by the Department for Communities and Local Government.

6.03 To comply with policy DM1(i) of the Mid Devon Local Plan 2013-2033 & LiveWest's own employer requirements the majority (23 No.) of the new dwellings will also meet the more onerous requirements of the Building Regulation Part M4(2) (as amended) criteria, .

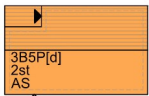
Please refer to Site Layout Plan 21015_M4_01. for the location of all the M4(2) & M4(3) compliant dwellings.

Proposed House Types

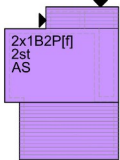
House type designs



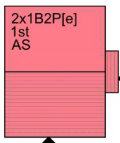
2.5 storey arrangement comprising of either 1 No. single aspect 1B2P flat (HT A) or 2 No. dual aspect 1B2P flats (HT B) with 2No 2B4P Duplex Flats (HT C) over.



HT D comprising of two storey 3B5P split level house with bedrooms located on the lower ground floor.



One Storey 1B2P flats at ground and first floor (HT F) accessed from street level.



One Storey 1B2P flats at ground and first floor (HT E). GF flat accessed from street level & FF flat from Mews Street / Transfer Deck.



7.0 ACCESS

7.01 The site will utilise the existing vehicular access off Telegraph Road that will also form the basis of the primary route for pedestrians through the development.

7.02 The principal route for pedestrians for all new dwellings that are not accessed directly off Telegraph Road will emanate from a flight of Part M compliant

7.03 Emergency Services and refuse vehicles will use the main proposed access point and will be able to access all of the proposed buildings on the site in accordance with Parts B & H of the Building Regulations. For confirmation please refer to MBA Consulting Engineer's vehicular swept path analysis and our Parking, Cycle and Bin strategy drawing numbered 21024_PCR_01.

7.04 Sufficient turning facilities have been provided to enable all parked cars to leave the site in a forward gear. Please refer to MBA Consulting Engineer's vehicular swept path analysis submitted in support of this application.

7.05 Hard landscaping is to be provided from all vehicle setting down points through to the principal entrance of the dwelling.

7.06 Due to the existing topography resulting in restrictive levels it has been necessary to introduce steps in the rear garden/courtyard spaces of the larger family homes located to the

Inclusive Access

south and also the ground floor flats that have their principal entrances off Telegraph Road . Where possible this has been kept to a minimum and combined with gradual banking to keep all gardens as accessible as possible.

7.07 Accessible M4(2) designated units have level access to both front & rear gardens. Despite the challenging topography the development proposals aim to achieve a 33.3% provision which is significantly well in excess of the main land minimum requirement of 25%. All other new dwellings will comply with the less onerous requirements associated with Part M4(1) of the Building Regulations.

Parking

7.08 To accord with one of the main policies in the Isles of Scilly Local Plan (2015-2030); to encourage a sustainable lifestyle and to discourage the use of private cars, the parking provision for the development has deliberately been reduced to just 9 spaces one of which is to be allocated for use by a community EV. This provision which represents just 33.3% of the total number of new dwellings being proposed can be justified particularly in relation to the sites' sustainable location.

7.09 Cycle storage for all dwellings based on a provision of one bike per bedroom across the whole development is to be located in a lockable communal facility near the centre of the site adjacent to the flight of external steps

that also provides access to the internal Mews Street / transfer deck. In addition, part of the cycle storage provision being proposed, which is located externally under a green roofed canopy will provide e-bike charging facilities not only for residents of the development but also Hugh Town as well.

7.10 To address the issue of Climate Emergency and to comply also with Part S of the Building Regulations all bays in the communal parking areas are to be fitted with fast charging (7kW) EV charging posts. The parking space dedicated for use by the proposed community car will in part be charged using the electricity generated from the solar farm located along the southern edge of the site.

Refuse

7.11 Detailed discussions with the IoS Waste Management team has led to the resultant bin strategy including the provision of sufficient space to enable residents to segregate refuse at source for re-cycling purposes. General waste will be black bagged and either deposited via refuse chute binnacles into large format containers located in the communal bin store or served by dedicated structures placed near front door entrances. Refuse will therefore be collected from either the kerbside or the central communal bin store and therefore comply not only Part H of the Building Regulations but also with Policy OE5 as identified in the Isles of Scilly adopted Local Plan.

8.0 CARBON REDUCTION & CLIMATE CHANGE RESPONSE

8.01 LiveWest are committed to address the issue of climate emergency and have as a consequence introduced a policy to build as an absolute minimum new dwellings that achieve a high 'B' or 'A' SAP rating using the fabric first approach to ensure their homes outperform current building regulation requirements thus reducing carbon emissions and therefore energy demand.

8.02 In addition to this all proposed new dwellings will also :

- be system built to achieve low air leakage rates (i.e. 3Cum/Hr or less) therefore helping to reducing heat loss and energy consumption.
- utilise renewable heat pump technologies for space heating purposes.
- take advantage of the site's north west– south-east orientation and incorporate solar panel arrays on all rear south facing roof slopes that will be thus be concealed when viewed from public realm areas.
- Utilise the hard surfaced area of the former Tennis Court located at the southern and most visually obtrusive end of the site to install a communal 50Kv solar farm that will provide sufficient power for the lower ground flats accessed off Telegraph Road that do not benefit from south facing roof slopes, the

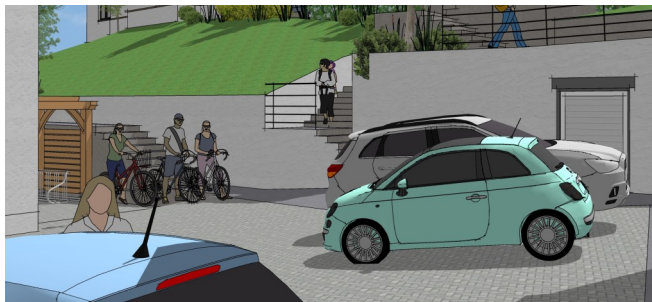
proposed communal e-bike charging rack and also the community EV car intended for use not only by the new residents of the scheme but also members of the general public.

8.03 All proposed house types been designed to maximise the benefits of natural daylighting.

8.04 To conserve water principally for irrigation purposes, all new dwellings will also be provided with water butts.

8.05 To also address the issue of climate change, the biodiversity associated with the site will be enhanced by the provision of a secured buffer zone, green open spaces, plus the planting of additional trees and vegetation which if

Cycle Storage



Refuse Storage

realised (according to Plan for Ecology) will deliver a BNG improvement in the order of 24.7% which is well in excess of the NPPF requirement of 10%.

Solar / PV Location



9.0 SECURED BY DESIGN

9.01 To ensure the proposed new Carn Thomas development is a safe environment for new residents the layout has been deliberately designed with active frontages and good surveillance especially to the new parking court, internal walkways as well as the informal public open space located to the south of the site.

9.02 All doors and ground floor and easily accessible windows openings including rooflights will be designed, manufactured and tested to comply with Part Q of the Building Regulations as well as meet the minimum security standard as set out in PAS 24:2022.

9.03 Sensitively designed lighting will be installed in accordance with the Isles Of Scilly Council's dark skies policy using motion sensor activated low level bollard lighting to all communal areas, including the car parking court, external stairs and walkways including the footpath leading to the informal public open space to the south of the site.

9.04 The communal storage areas are all to be fitted with keypad activated access locks and all bike racks with security hoops to enable residents to fit their own padlocks.

9.05 To enhance security to the southern row of split level family houses, all new rear gardens will be fitted with lockable gates with a combination of either 1.8metre high mesh fencing, or 1.2 metre tall stone faced hedge banks with 600mm high hurdle fencing on top as a temporary measure to afford privacy whilst native planting whips grow.



Image showing the positive contribution both on the street scene and also surveillance.



Image showing good surveillance over car park and communal facilities at centre of the site

10.0 CONCLUSION

10.01 The physical constraints and opportunities that are intrinsic to site have had a direct influence on both the site layout and design of the proposed dwellings

10.02 Arboricultural, ecological and landscaping factors have also been considered and combined holistically to arrive at the development proposals.

10.03 Further analysis of the local vernacular and use of materials has likewise informed the design of the proposed development which in turn is deemed to reflect of the character and historic development of Hugh Town.

10.04 Having analysed the recognised character areas not only in which the site is located but also those to which it adjoins the development expressed through the aesthetic treatment of the dwellings and combining this with varying scale, densities, architectural detailing and use of materials, a residential scheme that is highly legible with its own distinct but compatible character has been created as a result.

10.05 These proposals aim to meet and exceed the principles defined in the Building for Life 12 standard under the chapters: Integrating into the neighbourhood, creating a place and Street and home. For example, creating connections, creating character areas, working with the site and its context, public and private spaces which have all been considered and addressed within this Design and Access Statement.

10.06 Consequently these development proposals if approved will deliver a high-quality housing scheme that will be compliant not only with requirements of the National Planning Policy Framework (NPPF) and the Isle of Scilly Council's Local Plan Strategic Policies (2015-2030) but will also contribute significantly towards meeting the much needed keyworker affordable housing required on St Mary's and the nearby surrounding islands.



This publication has been produced to support the planning application of Carn Thomas and should not be used for any other purpose than intended. Any reproduction of this publication or any of its DMA content in whole or in part without Dunn Marino Associates (DMA) written permissions is prohibited.

All rights reserved Dunn Marino Associates (DMA).

@DMA 2024

Design & Access Statement

Dunn Marino Associates

Live West

