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By Liv Rickman at 5:53 pm, Apr 29, 2024

Saltwhistle Project Management
Saltwhistle
Mcfarland's Down
St Mary's
Isles of Scilly TR21 ONS

Council of the Isles of Scilly
Town Hall
St Mary's TR21 0LW

28 April 2024

Dear Andrew

Application No. P/23/033/FUL

Site Address: Cootamundra McFarland's Down St Mary's Isles of Scilly

Further to Tom Freake's brief discussion with Lisa Walton, and subsequent telephone conversation with yourself, please find attached our submission for variation of a planning condition following grant of planning permission for the above.

The variations requested are:

1. The first-floor elevations to be timber clad.
2. The upper roof to have a zinc roof covering in place of the green roof.
The roof covering will be VMZinc in pigment green.

The reasons for the requested variations are:

1. The Duchy of Cornwall require the first-floor elevations to be timber clad.
2. The green roof adds a significant amount of weight to the upper floor, which will require an upgrading of all of the structure carrying it, and makes the practicality of construction more difficult.

Additionally, there will be greater complications in the long-term maintenance of the roof at that height if it remained as a grass roof.

Zinc is a sustainable material and 100% recyclable.

The rainwater discharge from the Zinc roof will be directed to the approved grass roof on top of the ground floor.

The upper roof structure will not be visible at any point in the public domain, due to its orientation, and will generally blend into the backdrop of trees. It is additionally masked by the large overhangs/ brise soleil.

It should be noted that this solution is not the client's preference, but they have accepted logic and practicality of the reasons for change.

We are applying to replace elevation drawing Nos. CSMen-P-06 to -10 (Your plan Nos 2-6) with Drawing KB0450.BR.2001-B, which shows all of the elevations on the one drawing. The green colour shown is a direct sample of the VMZinc pigment green proposed. Approved drawing CSMen-P-05 (proposed First Floor and roof Plan – your Plan 8) to be replaced with KB0450.BR.2-B (First floor Plan) and KB0450.BR.3-A (proposed Roof Plan)

To assist you, we also enclose a copy of our View 2 perspective.

I trust you have sufficient information to consider and approve the variations requested, but should you require anything further, please contact me.

Kind regards

Clive