

## Planning Statement

**Description\_** Proposed replacement fenestration including new doors

**Address\_** 1 – 6 Branksea House, Church Road, Hugh Town, Isles of Scilly, TR21 0NA

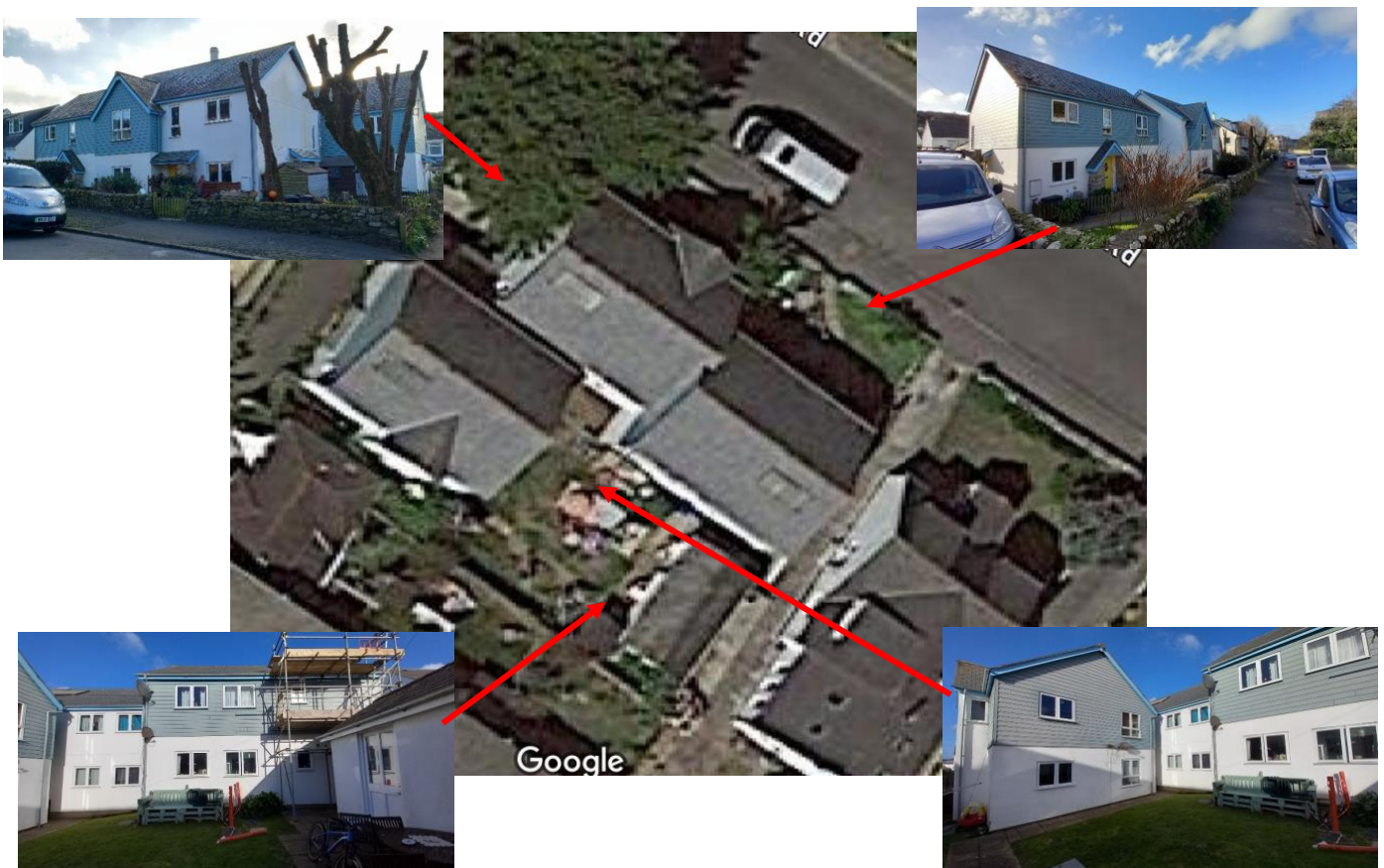
**Applicant\_** LiveWest

## Background

Branksea House comprises three purpose-built residential properties built in 2005 and owned by LiveWest as a social housing provider.

With concrete block construction, the elevations are painted render finish to the lower half and timber style cladding at first floor level. The property includes 6nos two-bedroom flats, each with its own independent entrance.

These entrance doors are currently metal fire doors and are in poor condition. An example is the door to No.5 which is suffering rust, a missing letter plate, water penetration through the glazing and around the frame, a detached storm guard, and has a broken door handle with a temperamental lock. All six doors are in a similar condition.





## Existing Doors (1 – 6 Branksea House)





## Proposed Replacement Doors (1 – 6 Branksea House)



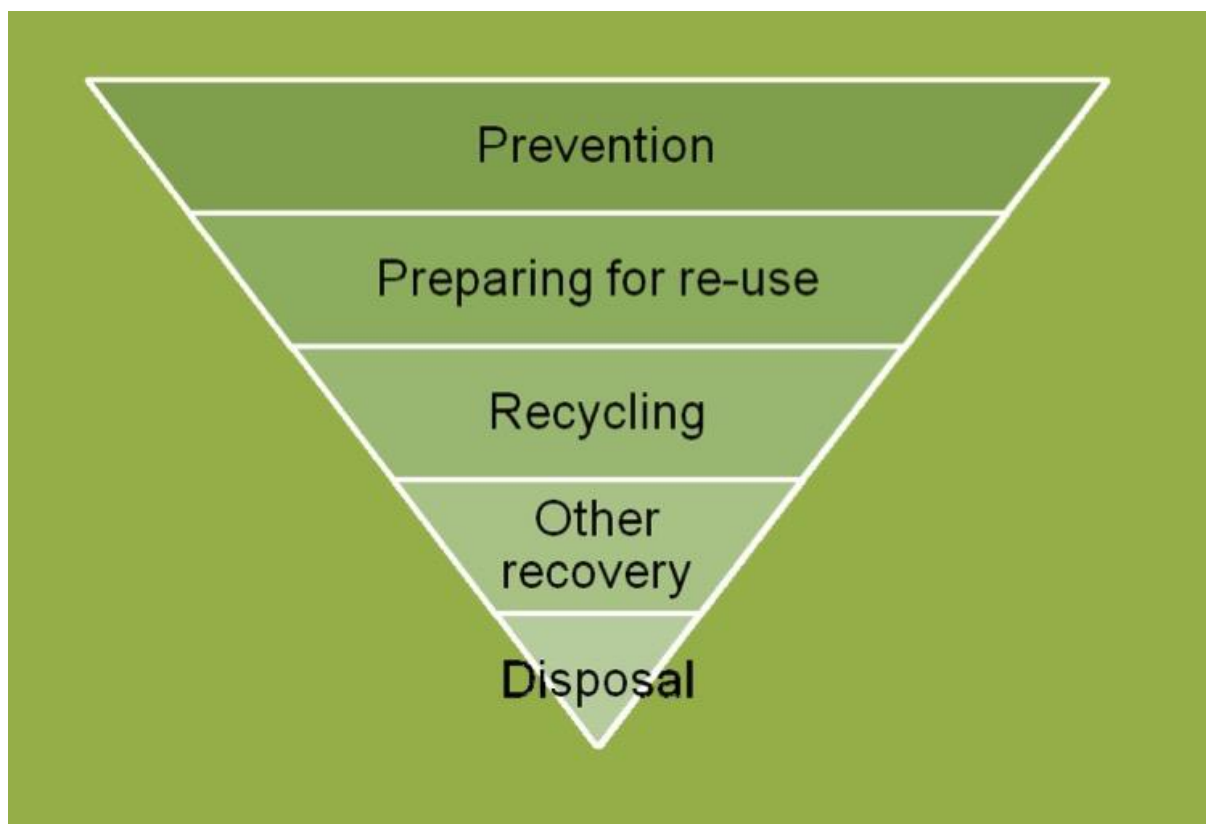
The proposal seeks replacement doors manufactured in a more durable, marine resistant composite UPVC, and coloured yellow, with gold ironmongery to match the existing.

In addition, the overall style of door would alter with a four-panel style, and larger glazed areas to maximise natural light, reducing the potential energy consumed by artificial light needed during daytime hours.

## Site Waste Management Plan (SWMP)

**Policy OE5 of the Isles of Scilly Local Plan (2015-2030)** states that all development proposals must demonstrate best practice in waste management solutions, align with the Waste Hierarchy, and submit a Site Waste Management Plan (SWMP) to support planning applications.

SWMPs will include measures to recycle and recover inert construction, demolition, and excavation materials for reuse in building works, thereby reducing transportation costs and carbon emissions. All proposals for development must manage waste in accordance with the waste hierarchy: reduce, re-use, and recycle. An SWMP will be required to accompany proposals for development where waste is generated, including construction waste and ongoing waste from the intended use.







The waste generation for this proposal is relatively small, comprising deteriorated doors and fixings. The newly replaced doors will be more resilient to the marine environment, benefiting from a more sustainable design life for the location. These will be sourced from IG Doors Ltd.

Assessing the proposal against the Waste Hierarchy, the first two options (prevention; reuse) are ruled out due to their extent of deterioration. The contractor has therefore confirmed that the old doors, frames, and associated waste will be removed from the Isles of Scilly, recycled, and appropriately disposed of on the mainland. Metal doors, especially those made of steel or aluminium, are highly recyclable, and recycling facilities can process the metal components to create new metal products. These costs are already included in the contractor's quote.

Prepared by,

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