

Planning,  
Design and Access Statement

Coastguard's Retreat, St Mary's, Isles of Scilly, TR21 0JQ  
Rev C

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## 1.1 Project Overview

Applicant:	John and Nicola Heneghan
Location:	Coastguards Retreat, St Mary's, Isles of Scilly, TR21 0JQ
Current Land Use:	Residential dwelling
Access:	Road access via Buzza Street
Site Area:	Approximately 535 sq m
Proposal:	Replacement ground floor extension, dormer windows and remodelling of existing dwelling

These proposals for a householder application seek permission for the renovation and extension of the existing dwelling at Coastguard's Retreat, St Mary's. The project site is located within the Isles of Scilly National Landscape (AONB) and the proposals have been designed in accordance with relevant planning policy.

The design has been carefully developed with the Applicant to meet their needs for a house that achieves significantly improved energy performance standards and sustainability credentials, modernises the existing house to something of contemporary architectural merit, and takes better advantage of its setting and views with improved living accommodation. The proposals also seek to greatly improve accessibility and circulation throughout the house, allowing for an adaptable ground floor layout that can be easily altered to accommodate a fourth bedroom if the applicants experience mobility issues at a later date. Dormer windows at first floor utilise space within the buildings existing footprint allowing for improved ceiling heights and access.

## 1.2 Summary of Application

The enclosed documents are provided as follows:

- Application form
- Site location plan
- Proposed site plan, floor plans and elevations
- Preliminary ecological assessment
- This document including planning statement and design and access statement

## 2.1 Site Location & Appraisal



Coastguards Retreat is located within the settlement boundary for Hugh Town, overlooking Porthcressa Beach.

The existing house is of a bungalow design which has been raised up to manage the steep terrain of the site, with a low under-croft space beneath and 2 bedrooms within the roof-space. The building has been adapted overtime with an extension added to the front which is separate from the main house, and a lightweight conservatory added to the roof of this extension at a later point which is of a poor design. Steep external timber steps lead to a raised lightweight entrance porch at the front of the property however this is all in a state of disrepair and is unsafe for use, therefore the main entrance is currently at the rear. Given the adhoc nature of the various alterations to the building and the poor level of planning that went into them, the internal arrangement suffers from feeling cramped and difficult to circulate through. Additionally, the dwelling is of a severely poor thermal performance with high levels of drafts, damp and condensation affecting the clients enjoyment and well-being within their home.

The nearby listed buildings, Buzza Tower and Wahoonga are Grade II listed and are in close proximity to the site, however Coastguard's Retreat does not feature in views of these buildings so the development proposal will generally not materially affect any heritage assets.

The site is in Flood Zone 1 'Low probability' for surface water flooding and river and sea flooding (UK Gov 'Flood Map for Planning')

## 2.2 Site Images



Site photographs as of 2024

## 2.3 Site Context Images



Buzza Street Terrace on approach to site



Looking north on Buzza Street



The Lookout property, north of the site

### 3.1 Planning Policy

The Development Plan consists of:

- National Planning Policy Framework, Last updated December 2023 - NPPF
- Isles of Scilly Local Plan (2015 - 2030), adopted March 2021.

The site located within the Isles of Scilly National Landscape (AONB) AONB and is within the settlement boundary of Hugh Town (S1).

Policies deemed of particular relevance to this development from the Isles of Scilly Local Plan are as follows:

- LP:
  - Policy SS1 - Principles of Sustainable Development
  - Policy SS2 - Sustainable Quality Design and Place-Making
  - Policy OE1 - Protecting and Enhancing the Landscape and Seascape
  - Policy OE2 - Biodiversity and Geodiversity
  - Policy LC8 - Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation

### 3.2 Planning Appraisal

#### Introduction

These proposals are for householder development for the enlargement and renovation of an existing dwelling in Hugh Town on the island of St Mary's. The principle of development is supported by the development plan provided the proposals are of high design quality, do not result in an inappropriate scale, and accord with Local plan policies specific to local distinctiveness and sustainability targets. Additionally, the Isles of Scilly Design Guide 2006 provides further guidance on local design and has been utilised throughout the design process. The submitted proposals are believed to accord with the relevant policy as illustrated by the planning, design and access statement that follows.

#### Principle of Development

Whilst the site is located within the settlement boundary of Hugh Town (S1), these proposals do not materially change the nature of the development in the area and are in accordance with the strategic aims and objectives highlighted within the Local Plan. The proposed householder development incorporates significant sustainability measures in-line with policy SS1 and Policy SS2. The existing dwelling is located on the southern boundary of Hugh Town, which is generally characterised by variations of low-rise, pitched roof cottages and dwellings. The existing house is in keeping with the pattern of development. The proposals do not result in any increased footprint to the house or additional bedrooms, nor do they materially affect its scale in respect to the housing pattern/grain. The proposals only seek to provide a more comfortable internal arrangement and environmentally efficient dwelling. In this way, the proposals are felt to accord with Local Plan policies SS1, SS2 and LC8.

#### Design

The extent of gross internal area (GIA) increase, approx. 25 sq m or 16%, has been found within the buildings existing roof space with the proposed dormers and is commensurate to the Applicant's need. The ridge height of the dwelling has been increased by up to 300mm as a result of proposed thermal upgrades to the property. The scale and position

## 3.2 Planning Appraisal

of the proposed ground floor extension has been chosen to provide minimal intervention or additional footprint, whilst also maximising enjoyment of the expansive sea views towards the south. The Local Plan promotes local distinctiveness, quality and sustainability of design, and this has been regarded in the development of these proposals in the following key ways:

- The proposals incorporate a holistic design approach to the retained parts of the existing building and the new interventions in order to result in a high quality building with a consistent and individual design that is sympathetic and appropriate to its setting.
- The flat roof design of the ground floor extension is similar in scale and shape to the existing conservatory, with only a minor rise in overall height.
- The proposed dormer windows have been carefully positioned to provide appropriate internal space whilst still retaining the character of the existing building.
- Timber louvres in-front of glazing have been incorporated in specific areas of the elevations to improve privacy whilst still maximising natural light into the home.
- The proposed house is 'wrapped' in a simple palette of render and natural timber cladding, with localised use of stone facing in adjoining landscaping elements. Slate has been proposed as a new pitched roof covering and the dormers will incorporate colour matched zinc cladding for longevity within the coastal environment.
- (Measures to reduce carbon emissions and mitigate risks associated with climate change are covered below)

### Sustainability

By implementing renewable technologies and passive design techniques, the proposals will result in a significantly higher performing dwelling from a thermal and operational carbon perspective, with improved internal comfort conditions and lower running costs. The proposals implement sustainable design and construction measures (Policy SS2) as follows:

- 1) Importantly, the proposals have been developed to re-use the existing building, avoiding demolition where possible, and taking a retro-fit first approach.
- 2) The proposals include significant improvements to the thermal performance of the retained parts of the building through external wall insulation, replacement insulated floors, air-tightness and robust thermal detailing.
- 4) Biodiversity improvements and mitigation for protected species (if applicable) will be incorporated in the plans as per the recommendations of the Ecological Impact Assessment (to follow)
- 5) Though constrained by the existing positioning of the house, the design of the proposed scheme has been developed to maximise solar gain to the south westerly aspect.
- 6) It is intended that the proposed scheme will integrate a ground source heat pump (GSHP) serving low flow temperature underfloor heating, with allowance for a Demand Control Ventilation system.
- 7) A PV array is implemented to provide a renewable energy source and is proposed to sit upon the flat roof of the dormers, ensuring that it is both in an optimum position and out of view from the public.

Fig. 1 - Proposed location of pipework for GSHP

## 4.1 Use and Amount

The schedule of existing and proposed accommodation is as follows:

	Existing Dwelling (sqm)	Proposed Dwelling (sqm)
<b>Ground Floor</b>	~ 102	102
<b>First Floor</b>	~ 50	75
<b>Overall GIA</b>	<b>152 sqm</b>	<b>177sqm</b>
Number of Bedrooms	4	4
Occupants	2	2

There is an approximate gain of 25 sqm Gross Internal Area which represents a 16% increase. The alterations to the property result in no additional number of bedrooms, seeking to reorganise the internal layout to improve accessibility and comfort. The property will remain as a single private dwelling for two occupants.

## 4.2 Layout

The design proposal reorganises the internal layout of the dwelling, locating three of the bedrooms to the first floor with a shared bathroom. The main bedroom will benefit from the expansive sea views towards the south. All bedrooms will benefit from full floor to ceiling head height within the dormer spaces, increasing occupancy comfort.

At ground floor, the lightweight and low quality conservatory will be replaced with a contemporary flat roof extension and existing wall openings will be widened to accommodate an open plan living, kitchen, dining arrangement. A new entrance will be created on the southern side and the internal circulation will be reorganised to provide improved manoeuvrability throughout the home. The ground floor layout has been carefully crafted so that the snug can become an additional bedroom if the clients were to experience mobility issues in the future, thus allowing fully accessible living accommodation on a single floor.



*View from existing first floor single bedroom.*

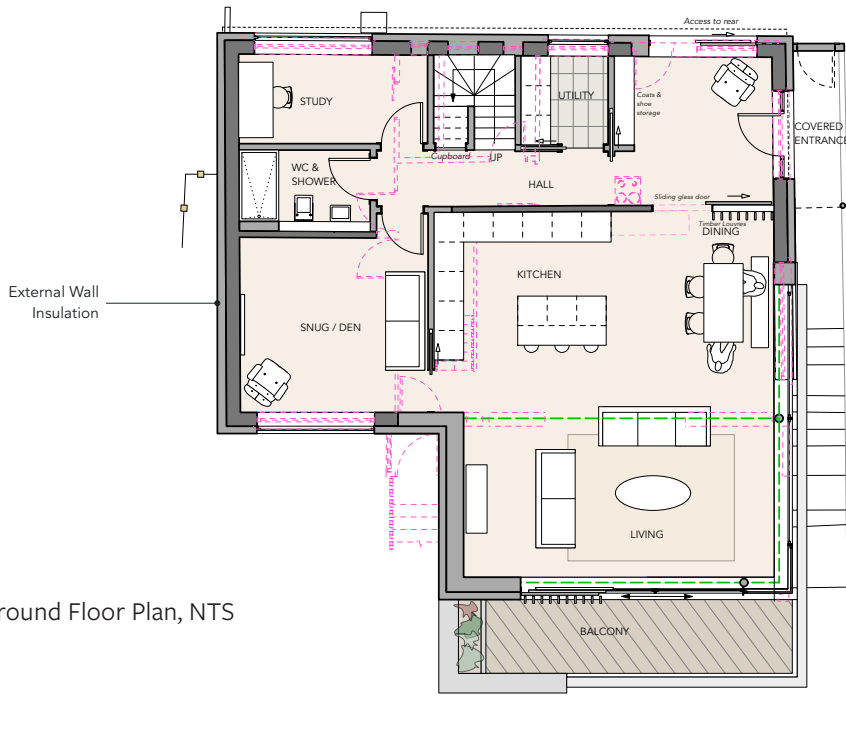
## 4.3 Scale

Through a comprehensive design process it has been assured that the proposed extension is subservient to the original building, as noted within the Isles of Scilly Design Guide: Extensions and Alterations (pg.77), with its character and overall scale retained. No increase to the footprint of the house is sought in these proposals.

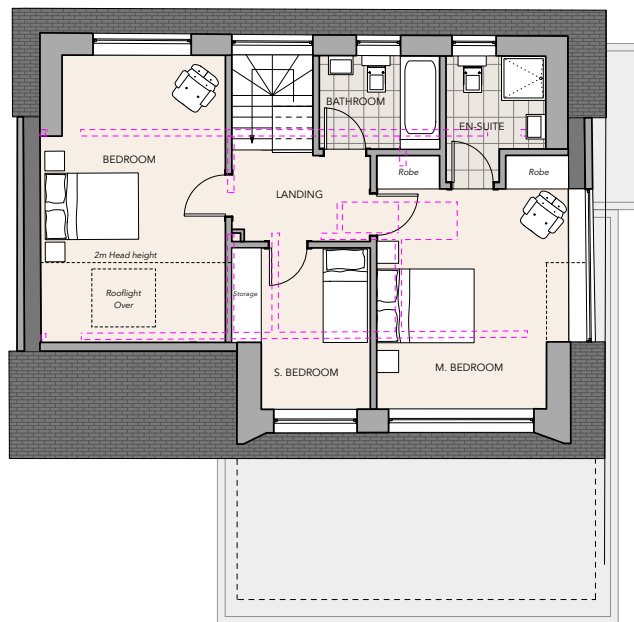
The proposal seeks to retain the existing pitched roof design to maintain the character of the dwelling, however due to its low thermal performance the proposal raises the ridge height by up to 300mm to accommodate the required thermal upgrades. This small raise in ridge height does not have any affect on the relationship between the house and any neighbouring buildings. The flat roof of the ground floor extension is up to 700mm higher than the existing polycarbonate roof of the conservatory and this is to accommodate a consistent internal ceiling height and a high level of thermal performance. Glazing has been proposed to the south-west and north-west elevations to maximise the views towards the sea. As the building is the final house in the row on Buzza Street, the glazing will not impede or cause overlooking to neighbouring properties as it is facing towards the ocean.



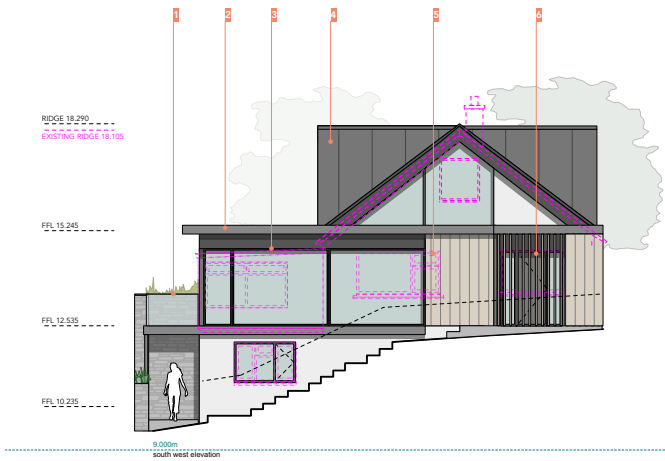
Careful consideration has been taken for the design, position and scale of the proposed dormer windows. The majority of the additional GIA has been found within the rear-facing dormer as this will not be seen by the public or neighbouring buildings. Whereas the front-facing dormer has been kept to a minimum and has been positioned to align with the ground floor extension to provide a cohesive appearance. The remaining expanse of pitched roof ties in to the character of the buildings context.



Proposed Ground Floor Plan, NTS



Proposed First Floor Plan, NTS



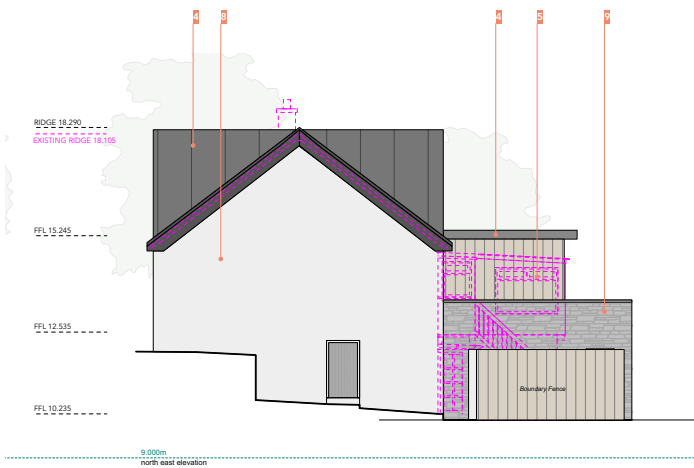
**PROPOSED SOUTH WEST ELEVATION**  
SCALE: 1:100



**PROPOSED NORTH WEST ELEVATION**  
SCALE: 1:100

**Materials**

- 1 - Glass balustrade
- 2 - Grey aluminium
- 3 - Dark grey framed glazing
- 4 - Dark grey zinc to match roof tiles
- 5 - Vertical timber cladding
- 6 - Timber louvre privacy screen
- 7 - Slate tiles
- 8 - Painted render
- 9 - Stone cladding



**PROPOSED NORTH EAST ELEVATION**  
SCALE: 1:100



**PROPOSED SOUTH EAST ELEVATION**  
SCALE: 1:100

**Materials**

- 1 - Glass balustrade
- 2 - Grey aluminium
- 3 - Dark grey framed glazing
- 4 - Dark grey zinc to match roof tiles
- 5 - Vertical timber cladding
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- 7 - Slate tiles
- 8 - Painted render
- 9 - Stone cladding

Proposed Elevations, NTS

## 4.4 Appearance

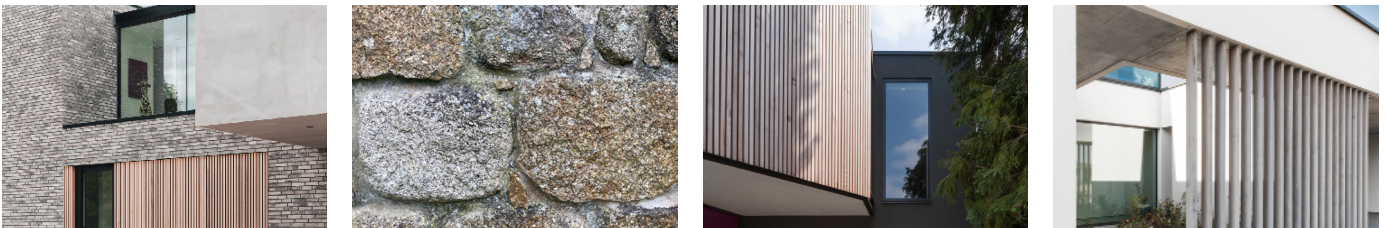
The elevation treatments of the proposed house have been developed using a palette of natural timber cladding, local stone cladding and mixed tones of render and zinc.



Proposed view of the house



Existing view of the house



Indicative material palette

## 4.5 Landscaping

The existing house sits in mature gardens which are not affected by these proposals.

## 4.6 Site Waste

The waste produced from the internal refurbishments will mainly consist of plaster, timber, floor finishes and some masonry. The removal of the conservatory will consist mainly of insulated panels, glass and grp roof sheets.

Where possible, timber will be retained to be used elsewhere. Concrete roof tiles will be stored safely for local reuse. Waste materials will be separated into categories then cut, bagged and stored within the boathouse structure at the front of the property. These materials will then either be locally reused, recycled or disposed of by a local waste management contractor according to required procedures.

## 5.1 Access - Site

Access to the site from Buzza Street is unchanged by these proposals.

## 5.2 Access - Dwelling

The position of the existing dwelling upon the hillside restricts completely step free access to the dwelling, however the proposal seeks to vastly improve upon the existing arrangements by repositioning the main entrance. This change, coupled with the internal alterations and repositioned central stair case, greatly improves accessibility and circulation throughout the home.

## 6.1 Drainage

An additional foul drainage connection will be made for the proposed WC at the lower ground floor level. The existing foul and surface water drainage arrangements for the remainder of the property will remain as existing.

## 7.1 Conclusion

In conclusion, it is felt that these proposals represent a well-considered application for householder development that accords with the relevant development plan policy. The proposals would result in a high quality adaptation of an existing building to meet the needs of the Applicant and that would take the opportunity to achieve significant environmental improvements.

