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PARK HOUSE ST MARYS ISLES OF SCILLY

DESIGN & ACCESS STATEMENT

TO SUPPORT A FULL PLANNING APPLICATION
FOR A PROPOSED CONVERSION OF PARK HOUSE RESIDENTIAL CARE HOME TO RESIDENTIAL USE

PARK HOUSE ST MARYS



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KTA
Architects | Urban Designers

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This report is subject to:

Statutory and local authority approvals.

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SUPPORTING REPORTS (provided separately)

- Ecology -Preliminary Roost Assessment
- Planning Statement by KTA
- Heritage impact statement by KTA
- Flood Risk Assessment by Campell Reith

INTRODUCTION

This design and access statement has been prepared to support a full planning application for a material change of use from a residential care home to a mixed use of permanent local need accommodation and sharers apartment for short term accommodation needs.

Given that the proposals are generally internal alterations in a change of use scenario - the brevity of this Design and Access Statement seeks to be proportionate to the proposal.

The existing care facility is to be relocated to St Mary's Hospital and will be part of the new works forming an Integrated Care Unit, at the hospital which at the date of this Design Statement, is work progressing on site.

This design and access statement describes the property, context, the design proposal and how it complies with national and local planning policy.

This statement should also be read in conjunction with the submitted architectural plans and accompanying Preliminary Ecological Assessment by IOS Ecology and Flood Risk Assessment Report undertaken by Campbell Reith.

Other reports comprise a Planning Statement based on pre-application advice and Heritage Statements by KTA.

We would ask that the Site Waste Management report be considered as a pre commencement Condition to cover constructional waste and waste arising from domestic use.

A Local Validation Checklist has been submitted with this application.

Site location

Park House is a residential home for the elderly, built on a prominent corner location south of the Parade, which is a green public open space in the heart of Hugh Town, St Mary's.

The application site is approximately 0.034Ha



Site location plan - Crown Copyright

CONTEXT & CONSTRAINTS

Local Context

Park House occupies a prominent corner site on the south side of The Parade. It sits as the sole unlisted property in a run of Grade II Listed buildings running west, from The Galley to Penlee in the east on Church Street. Much of this parade is 2 storey granite properties of domestic scale and appearance, many with dormers and slated roofs, and traditional timber sash windows, all typical to the early C19th period. In this regard, Park House is relatively 'modern' and attempts to fit into the street scene by domestic scale and materiality.

The existing building

Park House is believed to have been built in about 1970. It is constructed as a 2 storey property faced in a mix of render, natural stone and tile-hanging. The building appears detached, but is in fact linked to Parade Flats to the south.

The building has been subject to recent improvement works internally and externally with some window upgrades, general external repair work, and solar PV visible to the main roof.

Constraints

Heritage - Unlisted, but Park House sits between two Listed buildings, the late Victorian Town Hall and Parade Cottage grouping and Homeleigh to the east (early C19th) and the planning authority consider it to be at the heart of the Conservation Area on St. Mary's. Refer right - listed buildings in deep orange.

Flooding - Park House is in an area vulnerable to coastal flooding, which the Environment Agency defines as Flood Zone 3. Refer right - flood zone is diagonal blue hatch.

Archaeology - Park House sits outside of the Parade and Town Hall local archaeological constraint area which lies west and north of the site. Refer right - the dotted buff area running from Ingrams Opening up to The Parade.

Conservation Area - the planning authority consider it to be at the heart of the Conservation Area on St. Mary's as noted above.

Overlooking - Based on a Change of Use, the existing residential amenity in the adjacent Parade Flats may be adversely impacted by the proposed bedrooms created at first floor. However, these are already used as bedroom spaces as a Care Home. Obscuration of windows in the proposed scheme will remedy this.

Noise - Change of Use and will require acoustic upgrades for noise transfer between first floor and ground as a matter arising in Building Regulation compliance.

Occupancy - Pre Application correspondence will seek clarification on the type of occupancy and management regime.



1. Parade Street elevation



2. Passage looking south. Park House is right



3. Passage and Parade Street elevation



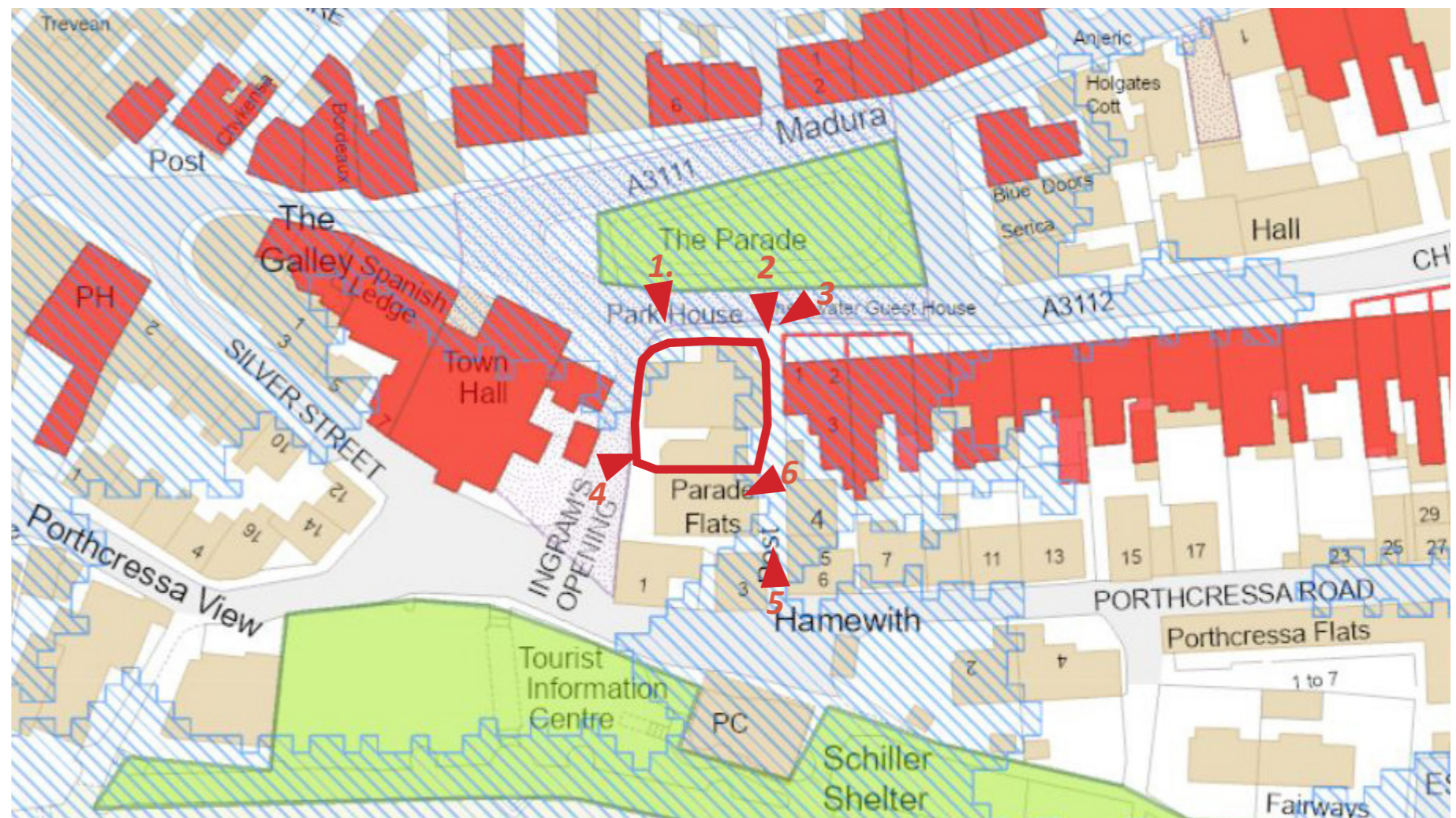
4. Existing main entrance off Ingrams



5. North down the side passage



6. Side passage, yard, bins and stair



Site location plan - Extract from Isles of Scilly Local Policies Map. Crown Copyright AC000081792

PRE PLANNING APPLICATION

Pre planning advice was received from CoIS Planning Department 27 September 2024, Reference PA/24/064.

The key advice comprises:

- A requirement for a flood risk assessment as Park House is in Flood Zone 3.
- A proportionate heritage impact assessment given the conservation area setting.
- Considerations to amenity, overlooking, noise and intensification of use.
- Consideration to loss of the care home and referencing its relocation.
- Consideration to cycles, vehicle parking and EV chargers.
- Consideration to a Preliminary Ecological Appraisal (internal roof work).
- Consideration to NDSS space standards.
- Consideration to management and duration of short term accommodation of the flat 'share' at first floor.
- Bin storage
- Demonstrate the proposal is more sustainable as a result of the proposals
- Provide a site waste management plan
- External enhancements

Overall the pre-application advice supports the change of use in addressing the local housing crisis and where it has adequately demonstrated need and no harm resulting to the conservation area.

Applicants response to pre planning advice

Flooding

A FRA is provided with this application as a separate report. In summary, it concludes that the proposal should take account of Tidal flooding such that in the change of use works, resilient measures are undertaken to the existing building to a height of 750mm above the existing floor levels. This shall include measures such as using hard floorings at ground floor, installing water-proof or water-resistant wall coverings up to this level, and ensuring electrical sockets and key equipment are installed at high level. Mitigation will be provided through ensuring a detailed Flood Evacuation Management Plan is in place.

Heritage Impact Assessment

This is provided with this application as a separate report. In summary the impacts of the proposals on the conservation area and adjacent listed buildings are neutral.

Amenity, overlooking, noise and intensification of use -

Where windows to habitable rooms face each other these will be fitted with obscure glass. For example the two-bedroom windows facing across the flat roof to the neighbour are 6.4m apart. We will obscure the bedroom glazing. Currently, the residential care bedroom which has no obscuration.

Noise

Matters of noise between flats will be controlled by acoustic upgrade works to the separating first floor and party walls which will need to comply with Building Regulations.

Intensification of use

This application is not an intensification of the use of the site because the total occupancy of proposed is 16, which is less than the existing Care Home which caters for up to 14 users in addition to the staff. Furthermore the proposed use is residential in a residential area.

Loss of the existing care home

The existing care facility is to be relocated an Integrated Care Unit, at St Mary's hospital which at the date of this Design Statement, is work progressing on site.

Parking/EV/Cycles

Bicycle parking exists at the Park close-by. The scheme does not seek to duplicate this but does propose 3 cycle spaces in wall racks under the external stair in the side passage yard enclosure and a cycle hoop to the ground floor flat. Also, 3 cycles appear to already utilise the boundary railings and is assumed this will remain. Additionally, the scheme does not seek to encourage vehicle parking in that area. Part of Council's Active Travel Plan is to encourage walking and cycling, and no vehicular use as this is in the centre of town. Accordingly, no vehicle EV chargers are proposed.

Ecology

A preliminary roost assessment is provided separately and prepared by IOS Ecology. It summarises that, although there are several locations where bats could potentially find roosting opportunities, these are not impacted by the proposed works. Accordingly it recommends no further surveys, but advises the following to ensure legislative compliance:

- Measures to ensure that structural features which could support roosting bats but are outside of the scope of works are not impacted. Depending on the schedule of works and the number of contractors working, this could be a simple conversation on site with the contractors, or something more robust such as signage if deemed necessary.
- Care to be taken when removing tiles for the roof fire vent - ecologist can be on-call to capture any bats in the unlikely event of their presence. If the location is well sealed, then works can go ahead with care by the contractors.
- General good practise and vigilance is expected to the potential presence of bats when undertaking works, including in the loft space, though no evidence of occupation was found.

Space standards

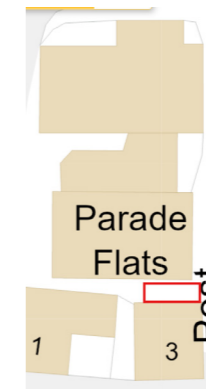
All 4 flats are currently within NDSS standards. Similarly, all the bedrooms in the short term accommodation/ shared flat at first floor are within NDSS (as either large single or double bedrooms). For the shared unit, this accommodation is exempt from Licensing as a HMO under Schedule 14 the Housing Act 2014. Such licensed spaces have minimum sizes but these standards do not apply to this accommodation as it is not a HMO as noted here.

Use/Management

Bedrooms in the shared flat will be used for agency staff/consultants/contractors in same pattern as the hospital accommodation. In this regard and for clarity, the short term shared flat at first floor, will not be used as a principle residence.

Bins/Refuse

Waste containment has been confirmed by the Council as 3 x 1100 litre bins in the alleyway behind Parade flats outlined red below on plan and area in the photo where the mobility scooter and motorbike are parked. We gather that CIOs Housing Dept. are to discuss with one of their tenants the storage of their mobility scooter and bike in an alternative location.



Sustainability

The building already benefits from roof mounted solar PV – given that this application this is a change of use (and under building regs) we will be undertaking a thermal upgrade of the building envelope. This will improve U values and heating energy consumed. Also we propose a full rewire, new luminaires with energy LED efficient fittings. Electric radiators will be reused and better located in rooms.

Site waste management plan

We ask that this be subject to a planning Condition.

External enhancement

External upgrades to elevations are not proposed in the scheme. Externally, we proposed limited changes of doors to windows as noted on the plans, an AOV at roof level.

PLANNING POLICY

The NPPF and policies relevant to this application as described in the pre application advice are noted below.

NPPF

National Planning Policy Framework (Dec 2024), which states that, where proposals affect heritage assets, *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. The NPPF is clear that 'the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset'.

Isles of Scilly Local Plan 2015-2030

Relevant policy arising in the Local Plan as noted in the pre-planning advice, comprises:

Policy OE7 (Development affecting heritage)

A proportionate heritage impact assessment should be produced to assess the impact on the wider conservation area and the setting of nearby listed buildings.

This is provided separately with this application.

Policy SS2 (Sustainable Quality Design and Place-Making). Overall, the development should demonstrate the building is more sustainable as a result and a statement of sustainability or sustainable design measures. A site waste management plan should also be provided.

Sustainability measures are described in this document. We have requested SWMP to be a pre commencement condition.

Policy SS4 (Protection of Retailing, Recreation and Community Facilities):

Part 3 specifically seeks to protect community facilities, unless it can be demonstrated the use is no longer required. The re-location of the residential care home is being relocated as described in this document, so there is no loss.

Policy SS3 (Re-use of Buildings):

Part 3 of this policy allows for the re-use of non-traditional buildings providing compliance with policy tests set out in Part 1. The new residential use demonstrates that a local housing need for providing staff accommodation is being met.

Policy LC7 (Windfall Housing):

This allows for residential developments to come forward on sites not already allocated in the local plan, but only where these are within or adjoining existing settlement areas. Park House is within the settlement area of Hugh Town and is therefore acceptable.

Policy SS10 (Managing Movement):

Development proposals should take account of the potential to generate vehicular movements and car parking. A development will need to ensure provision is made to support and promote the use of sustainable transport such as walking, cycling and electric

vehicles, the resulting development should not have an adverse impact on the function or safety of the local highway network.

There is cycle parking at the Park which should not need to be duplicated. If space is required this can be accommodated in the yard area of Park House. For vehicles, we would not encourage parking in that area. Part of the Council's Active Travel Plan is to encourage walking and cycling, and no vehicular use as this is in the centre of town. Accordingly, EV chargers are not proposed.

Policy SS7 (Flood Avoidance and Coastal Erosion).

The existing building is in an area vulnerable to coastal flooding, as shown in and the Environment Agency defines this as Flood Zone 3. An FRA has been provided with this application and measures are summarised in this design and access statement.

Policy SS3 (1)(e) and OE2 (Biodiversity and Geodiversity).

If any works are proposed to the roof or any buildings are proposed to be demolished a Preliminary Ecological Appraisal of the building is required to ascertain whether any protected species are using the building. A PEA has been undertaken and has been summarised in this document. A report is appended separately to this application.

Policy LC3 Balanced Housing Stock

Units of accommodation that are intended to be permanently occupied must meet the Nationally Described Space Standards (NDSS).

Areas of flats and individual rooms are scheduled in this D&AS and comply with NDSS.

The flat at first floor with bedroom units sharing a kitchen, dining, social space will be short term accommodation and not used as a principle residence. It has also been confirmed as noted in this design and access statement that it is not considered as a HMO and is exempt from Licensing as a HMO under Schedule 14 the Housing Act 2014.

THE DESIGN PROPOSAL

Proposals Overview

In summary this project converts an existing building. The proposals are mainly internal to create apartment accommodation from the existing care home use.

The building was recently refurbished internally and externally. Accordingly, there is limited external upgrade work to undertake and the new work comprises:

- 3 new windows in existing door locations using the same openings not being enlarged and installing frames to match existing (uPVC). Marked 2,3 and 4 on plan, right.
- Existing glazed front door marked at 1 & 5 (right) to be replaced with panelled heritage range entrance door. Side window to remain.
- Where internal rooms become wcs/bathrooms - the glazed units will be replaced with patterned glass/stippolite (or sim).
- Where the 2 bedrooms overlook the flat roof and face the neighbouring building - the glazing will be obscured.
- Various small square/circular extract grilles in the external walls to service bathrooms
- The roof will require an automatic opening fire vent. This will be similar in appearance to a glazed roof light in the order of 1sqm area.
- Internal fire barriers required in the roof-space.
- Creation of binstore area.
- Inclusion of cycle spaces (rack/hoops).

Amount

The proposal does not add further floor space as work is generally internal, except for a roof-mounted AOV and limited insertions of windows where external doors and not required. All flats meet NDSS space standards(In brackets).

- Flat 1 - 2B3P 80sqm (61sqm)
- Flat 2 - 1B2P 61sqm (50sqm)
- Flat 3 - 2B3P 67sqm (61sqm)
- Flat 4 - 1B2P 50sqm (50sqm)
- Flat 5 - Cluster type flat 4B6P 106sqm (99sqm)

Layout

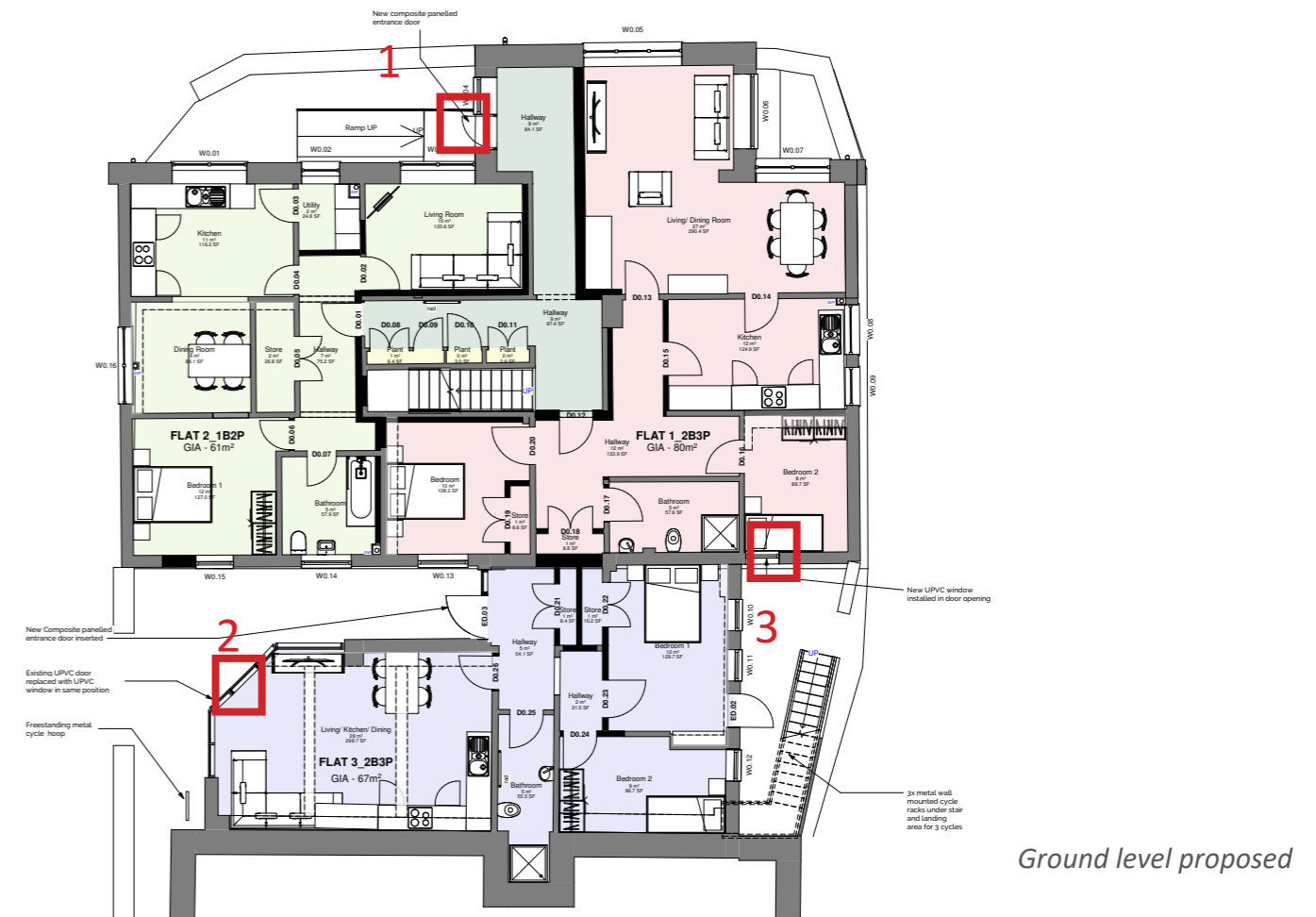
The proposal converts 12 existing care bedrooms and associated support spaces into 4 self contained flats and a separate 4 bed unit which shares a communal kitchen/living room. Refer to proposal plans adjacent.

Scale

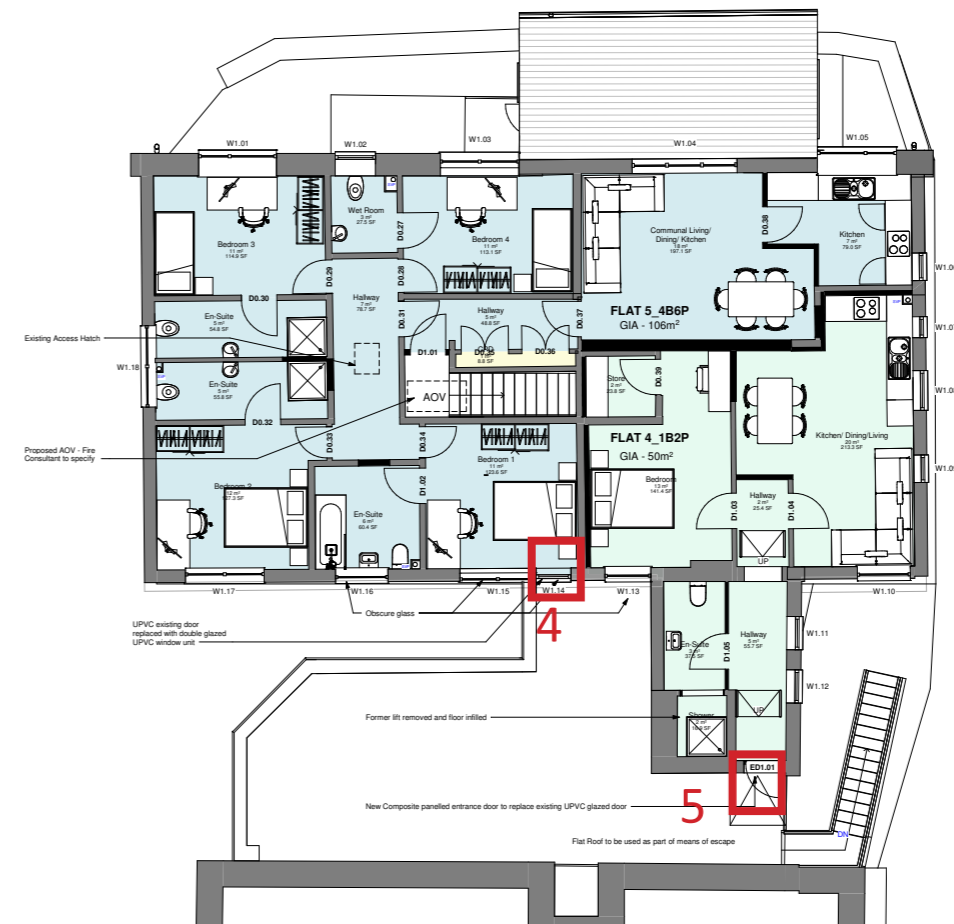
The proposals have no impact on scale as no new external additions are required. The AOV on the roof had no impact on scale.

Materiality

New work shall match existing in terms of stone, render, tiling, uPVC windows/doors. No new external additions are proposed other than those limited items noted in the overview.



Ground level proposed



First level proposed

THE DESIGN PROPOSAL

The proposed elevations are illustrated right.

As previously described, there are very limited changes externally - replacing existing poor quality entrance doors in the same openings with matching heritage style composite entrance doors or window frames (uPVC). These items are labelling in red on the plans on the previous page.

Floor space is not increased and works are predominately internal to reconfigure as flats from the existing care home use.

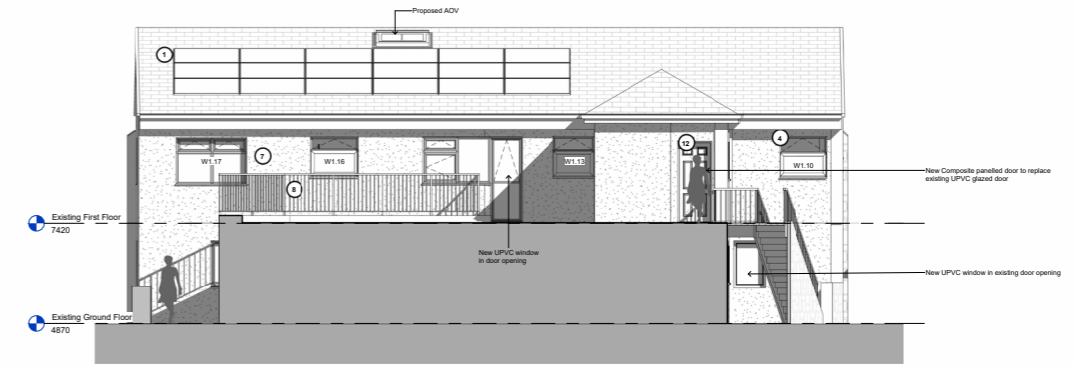
The roof has an AOV proposed - this is essential for smoke venting from the stair in the event of a fire and is required in accordance with the proposed fire strategy of the building.

Conclusion

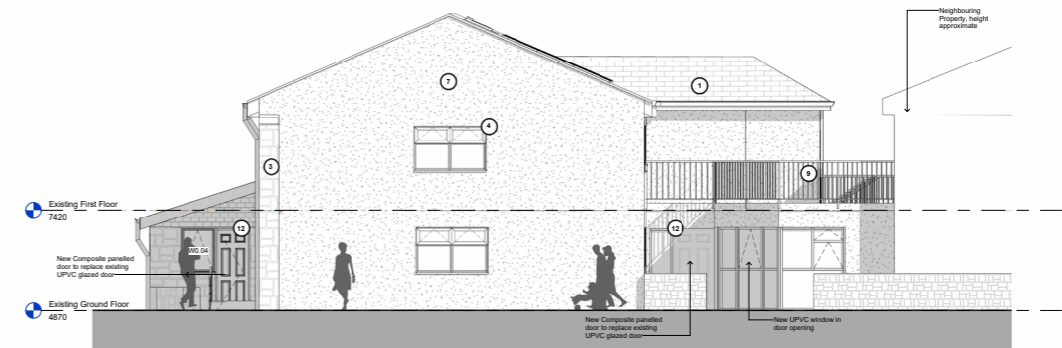
The changes to the building are principally internal to form flats and no significant or impactful external changes are proposed that would affect the heritage setting.

The suggestions in the pre-application advice for external enhancements to such items as changing the existing tile hanging, are noted, but the Applicant is not seeking to make such alterations.

Overall, the pre-planning advice received is supportive of a change to the use of this building given the pressures of locally available housing.



Proposed South Elevation
1 : 50



Proposed West Elevation
1 : 50

Proposed south and west elevations



North Elevation - No Changes



Proposed north and east elevations