

**DESIGN AND ACCESS STATEMENT****SITE ADDRESS :**

Pengarris, Flat 2 Bay View, 6 Little Porth, Hugh Town, St Mary's,  
Isles of Scilly, TR21 0JG

**PROJECT DESCRIPTION :**

Remodelling of ground floor flat with changes to doors and windows; new raised terrace to rear garden; new fences to front and rear.

**INTRODUCTION :**

Pengarris is a ground floor flat that has been in the possession of the owners for decades and that is used throughout the year by family members.

A planning application was submitted in March 2022, reference P/22/026/FUL and was given planning approval on the 16<sup>th</sup> May 2022. This application was to remodel the flat, relocating the front door, replacing windows and doors, constructing a raised deck to the rear and constructing new fences to the rear and front.

**PROPOSALS :**

We have replanned the remodelling work to leave internal supporting walls intact and add a small bedroom to the front as this will allow the family to stay there more comfortably.

We note that the proposed 2m fence to the rear may reduce the light reaching the neighbour at number 5 and although this was not a reason for refusal we have reduced the height of this fence in our current application.

**BIODIVERSITY :**

The existing rear garden is a lawn and does not have trees, ponds or nesting sites and we propose that the addition of the raised terrace has a neutral effect on biodiversity.

The tall Coprosma hedge at the front of the site will be left intact as no extension / foundation works are planned here. This will maintain a nesting site for birds.

**SUSTAINABILITY :**

The rear gazed doors require replacement. We propose new bi-folding door system to meet U-Value of 1.4W/m<sup>2</sup>K.

**ACCESS :**

The site is in a short walking distance of Hugh Town and access to shops and health facilities.



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