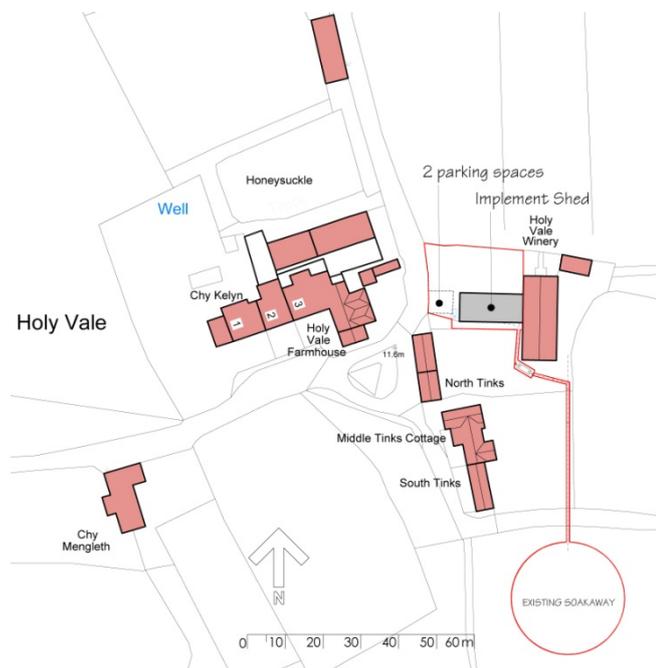


DESIGN AND ACCESS STATEMENT
PROPOSED DWELLING
AT
HOLY VALE, ST MARYS, ISLES OF SCILLY, TR21 0NT

1. INTRODUCTION:

The implement shed was built after the war (1947) for farm storage, but has in latter years become run down and no longer required as a farm building. It is constructed from concrete block with an arched corrugated cement board roof which is not aesthetically pleasing and no longer fits with the local vernacular.



2. BRIEF:

The farm at Holy Vale has been in the Banfield family for many years (mid 1800's). They have invested a vast amount of time into the upkeep of the area, which has huge sentimental importance to them, and would like to give further generations the opportunity to live in the vale. Eldred and Emily Banfield are applying to build a family home on the site of the existing shed which would be a suitable size to raise a family, with plenty of outdoor space. This project would be a full demolition of the existing shed and construction of a modern sustainable dwelling – see separate waste management plan for more details on excavated material.

The applicants are keen to create a three bedroom house which uses traditional local materials, as listed in the Isles of Scilly Design Guide (IoSDG), but in a contemporary way. The spaces are to be organised to create open plan living, workshop/garage for Eldred's business, and where possible, a barn-like feel with exposed oak beams featuring in the

upper level. The house must be sustainable and be insulated to exceed current building regulations by as high a margin as economically possible, have an energy efficient heating system and the possibility of rainwater harvesting and other sustainable solutions.

3. DESIGN PROCESS

The building has been designed to be in keeping with the local area and uses distinguishable features from existing properties in the neighbourhood within this. Reusing the granite from Holy Vale is important and aids the aesthetics of the new build. Glass will be prominent, reflecting the substantial aspects of glass in the facing properties and outhouses. The roof will be finished in slate. The owners would prefer to use coloured uPVC or aluminium windows as they are relatively maintenance free, particularly in the marine environment experienced on the islands. They have had bad experiences previously with wooden windows.

The house has been designed with upper floor living to take advantage of the levels of the site, giving good views to the South and allowing easier direct access to the established garden. Cutting the building into the slope of the vale also reduces its impact. After an initial consultation with the planning department, the floor to ceiling heights have been reduced, the roof pitch lowered to match Holy Vale Farmhouse, and the ground floor level slightly reduced – all of which contribute to minimising the size of the house and bringing its ridge height below Holy Vale Farmhouse and the barn on the East side, used by Holy Vale Vineyard.

The existing building's dimensions are 16m (length) x 8m (width) x 5m (height) so has an overall volume of 640m³. The overall footprint of the new building, including the garage/workshop, is 113.77 SqM, which is some 14 SqM less than the existing building (127.76 SqM). The proposed new build has been moved away from the barn to allow access to the side for maintenance on both the new build and the existing barn.

Space has been allocated to allow for off road parking for at least two cars to the East of the house, while there is additional space and access to the garage on the South face. There is already an established garden at the rear (north side) of the building which is contained for safety.

Due to Holy Vale being right in the centre of St Marys, wildlife is abundant in the area and the occupants are more than happy to install bat & swift boxes to help reduce the environmental impact of the building. They are also planning on installing rainwater harvesting, solar panels and an air source heat pump to keep up with today's demand for renewable energy.

4. ACCESS:

The owners have considered accessibility to the proposed dwelling in all stages of the design to facilitate compliance with Part M and the DDA. Access to the house would be on the East end with both ground floor (to bedrooms, bathroom, utility & garage), and first floor access via steps and a ramp (built into the North side of the car park). This would give disabled

access to the first floor of the house where the bulk of the living space will be (lounge, kitchen, dining room, W/C and master bedroom with en-suite).

5. SUMMARY:

Emily and Eldred Banfield's proposals are for a compact, sustainable home that is a modern interpretation of local traditions and materials, which will have no impact on the wider community, but enables them to maintain their established involvement with their local community and family.

Emily and Eldred understand the potential restrictions of occupancy to those with specific local needs (under the section 106 planning obligation) for the new build, and are willing to enter into this agreement as long as it does not impact borrowing from lenders to fund the project. They currently occupy a dwelling restricted by a 106 local need agreement, therefore the vacation of this building and moving to the future dwelling would free up a much needed unit of local need accommodation in a prime town location.