

P/12/084

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CARN THOMAS ST. MARY'S
ISLES OF SCILLY
TR 210PT

August 7, 2012

High Pines, McFarlands Down, Telegraph, St. Mary's Isles of Scilly

Design and Access Statement

Assessment

The existing building was built in the late 1950's with concrete block and rendered finish; it is a single storey dwelling with a small bedroom in the roof space.

The existing building has a total of three bedrooms, two of which are based on the ground floor and one in the roof space. The main building has a lounge, two bedrooms, kitchen and conservatory leading to a covered store area.

In addition to the ground floor there is a bedroom in the roof space with a velux window to the rear of the property

The building is in need of refurbishment to bring up to modern standards of insulation on thermal properties.

Use

The building has been used purely as a dwelling.

Amount

The proposed plans are to increase the size of the property to allow a kitchen leading to a conservatory/dining area to the rear of the property with doors leading to the rear garden, a lounge and separate office with an ensuite bedroom for an elderly relative, and a toilet on the ground floor.

A central stair case leads to the first floor roof space which has a master bedroom and four smaller bedrooms with a separate bath/shower room.

Design

The design of the property has been to increase the size of the dwelling to accommodate the new owner's family which comprises of four children, as well as the addition of an elderly relative who will be moving to the islands to live with them.

The applicants are also both professional people, who by the nature of their work life styles require an 'at home' office.

The existing building was built to a modest scale, the proposed plans are to bring the front of the building forward by 3 meters to match the building line of some of the neighbouring properties along the eastern

side of McFarlands Down road. The proposed design has been to extend the rear of the property by 1 meter which will replace the existing conservatory and strage area, also existing water tank will be removed.

The height of the proposed ridge will increase by 2 meters, this has been to allow ample space within the roof to accommodate the bedrooms required by the applicants.

Veleux roof lights have been used on the road side of the property of the main roof to match the character of the neighboring properties. The rear extension ridge height will be 300mm lower then the main roof line.

The existing windows are upvc, the proposed plans are to replace them with hardwood stain windows.

The external fish of the property will be sand cement render painted to match the existing colour.

In conclusion; - the design has been to increase the size of the dwelling to satisfy the requirements of the new owners, incorporating a family home with the need to enable them to work from home and making space to look after an elderly relative, whilst improving the overall character of the building yet keeping in character of the neighbouring properties.

Access

The access to the building has not changed.