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Old Cottage Flat, Garrison Hill, St. Mary's, Isles of Scilly

Design and Access Statement

Assessment

The Old Cottage Flat is currently a single room holiday flat, that comprises of a lounge with a fold up bed, a small kitchenette with a separate bathroom.

The property is set on two levels, which is part of the Old Cottage located at Garrison Hill, St. Mary's, Isles of Scilly.

Use

The building has been used as a two person holiday flat.

Amount

The proposal is to extend the existing building by 4 meters on two levels and the addition of a porch area.

The proposal involves the addition of a second ensuite bedroom on the ground floor, converting the existing combined lounge/bedroom to a double bedroom with a private bathroom. On the first floor the existing garage space will be opened up to create an open plan style kitchen/lounge with a staircase to the lower level.

Design

The design of the proposal has been to upgrade the existing basic accommodation to a two bedroom modern accommodation, required by the tourist industry of today.

At present the accommodation requires the bed to be folded up into a cupboard to allow the occupants to use the main living area. The proposal is to create a double bedroom allowing the existing bathroom to be used as a private bathroom, yet also allowing a toilet to be used without having to walk thru the bedroom. The new bedroom is to have an ensuite shower and toilet, which is now the preferred standard required for self catering accommodation.

The living area on the first floor has been designed to allow views from the lounge and kitchen/dining area out to the harbour and quayside.

Externally the design of the elevations has been to blend in with the surroundings with as little impact as possible.

West Elevation: - Natural slate has been used to replace the existing concrete tiles which are the preferred material of the Local Design Guide. The garage door has been replaced with sand cement render painted to match the main Old Cottage with painted white wood windows, with a central bar; the door is to be a wood stable door style. All gutters and downpipes are to be halfround black upvc.

East and North Elevations: - The design of the external finish of these elevations has been to complement the Elm tress that is in close proximity to the extension. The use of vertical cedar cladding which will in time turn a silver colour will match the colour of the Elm tree's branches. A rendered finish has been used on the lower level to reduce the wood effect of the external surface, this decision has resulted after consultation with the local planning department. The windows on these elevations will also be painted white wood.

The north elevation windows have been kept small as to reduce the impact on the neighbouring Tregarthens Hotel, but have been kept large enough to be used as escape windows. On the east elevation the existing garage window will be upgraded but will remain the same size. The first floor windows are large to allow the as much light into the main living areas and to allow views of the harbour and quay.

In addition to this application, during the building process the retaining wall between the Garrison Hill road and the Old Cottage Flat garden will need to be taken down and re built. This wall has fallen into a poor state of repair and would benefit from being completely rebuilt.

Conclusion

The aim of the design has been to create a high quality holiday accommodation making full use of the scenery whilst making as little impact on the surrounding area.

The views from the garrison archway will not be affected as the extension is set back from the view and is screened by the Elm trees

Access

Access to the property has not changed. But an addition doorway has been added the the first floor level of the propoerty accessed from an off road area where the existing driveway is located.