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TR21 0PT

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'Dracaena', Chirch Road, St. Mary's Isles of Scilly

Design and Access Statement

Assessment

Dracaena is located on the entrance road the power station on Church Road, St. Mary's, Isles of Scilly.

The dwelling is set back from the access road to the power station, alongside a similar dwelling that has been modernized in recent years. The construction of the property is made up of precast interlocking concrete panels, with concrete framed window frames with upvc windows set within; the roof has Black Blue fibre cement tiles.

The existing conservatory is constructed from upvc window frames and set on single skin concrete blocks.

The dwelling was originally built without insulation throughout the building and to date only has a minimal amount within the roof space.

Amount

The existing building is a ground floor dwelling with a conservatory on the western elevation, there is a single skin concrete block porch on the south elevation, which would have been the original main entrance to the property, access to the main entrance has been altered over the years as a previous owner sold the adjoining land to which additional dwellings have now been built upon.

The dwelling comprises of a kitchen, lounge, three bedrooms and a separate bathroom.

Design

The intention of this application is to bring the thermal properties of the building to a much higher standard. The concrete panels are to be clad in Cedar wood cladding, this will then have high density insulation and a water barrier membrane set underneath.

The proposed en suite to a rear bedroom is to improve the living quality of the dwelling, there is also a proposed new porch to the southern elevation, and this area will also be use as a utility room. These proposed extensions will be constructed of timber framed insulated to current building regulation standards. The exterior finish will also be clad, however they will be a coloured cladding of which colour of the cladding is to be conditioned by the planning department, the intendion is to break up the wood cladding on the main building reducing the overall inpact of the wood cladding.

A new conservatory is proposed on the western elevation, constructed of timber frame with an exterior finish of Limstone render. This render has been used to define the conservatory from the main building,

the Limestone render has been used as it has a much softer finish than sand cement render and also is coulored a light brown and will not require maintrancce, the render will also enhance the cedar cladding on the main building.

All the proposed extensions are to have 'Natural Slate Roof Tiles' which are the approved roof tile in the Local Design Guide.

Access

Access to the property will not be changed.

Conclusion.

The intention of this application is to greatly improve the quality of accommodation, with the addition of thermal insulation to the existing building. New cedar wood cladding is to improve the overall look of the dwelling and will resemble surrounding buildings. The conservatory, porch and en suite have been designed to blend into the existing building, giving a higher quality of accommodation and use of the propoerty to the owners.

Garden Shed.

This application is also to add a modest garden shed for the owners.

The garden shed will be constructed of Shiplap wood cladding, with a glass fibre roof. The adddition of wood railings and balustrads have been added to the north elevation due the elevated decking, this is due to the uneven garden ground level.