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12/2/2014

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Well Cross Yard, Well Cross, St. Mary's
Proposed erection of Two Dwellings

As you are well aware I have had an interest in the development of the above land for many years. I have, in the past, submitted a scheme for conversion of this storage area into a tourist facility which included rear entrances to the flats above the shops and a dustbin area for the Man of War shop. At some point in time we, the shop owners actually suggested a £70000 price that we would be willing to pay at that time. It would of course be much more in todays values. The Council decided to ignore this and give the land away ?

Ignoring all of the above ,I have studied the proposals from a professional point of view and would make the following comments:

- 1) At the present time the existing shops have unprotected windows and doors onto this yard. This development will open up the use of the yard to all and sundry with the result that these access points will require security. There appears to be no consideration for this.
- 2) These proposed properties have absolutely no normal windows servicing their sitting room/kitchen areas! Not only is this akin to living in enclosed boxes, the light that is provided is from roof lights. These obviously face upwards towards the rear windows of the existing flats and the upper storey of Lemon Hall. To allow this would not only create a loss of privacy to the existing owners, it would no doubt be totally uncomfortable for the proposed occupants. In my opinion it is unacceptable that the occupants of all the existing flats can gaze down into the living areas of the proposed dwellings ! If obscure glass were used in these roof lights, not only would the occupants have no view horizontally, they would not even be able to see the sky.
- 3) The proposed allows for the leisure/garden areas to be against the rear walls of the shops and flats. Any noise from occupants using these areas could cause great annoyance to the existing flat owners. I also think that as the innermost unit occupants have to walk across the garden area of the other unit this could be most inconvenient and give no privacy to these people either.

- 4) This is a very small site for two dwellings and as the proposed building area will be greater than the existing. **This must be considered over-development of the site!** This is proven by the fact that there is no individual access to the innermost unit.
- 5) I must concur with the comments made by Mr Jackman that extra parking could cause a nuisance. You will no doubt say that people who live so close to town do not need a vehicle? We all know that they do, especially if they are older residents and cannot walk too well (the owners of 'Aldersyde' opposite this site have a vehicle as do many in Church Street much closer to Town).

I have been designing buildings and conversions on Scilly for the past 40 plus years and can honestly say that this is probably the worst design I have seen for residential property. It would appear that because the land was available, two dwelling had to be put on it without any consideration for the living standards of the occupants or the convenience of the existing residents. I would consider that possibly one dwelling might be acceptable provided that there are some windows in it and some privacy were afforded to the occupants proposed and existing.

If the Council take no notice of my serious concerns and pass this application, please ask the Architect to install some windows and dispense with some of the unacceptable roof lights.

Yours sincerely

T J Hiron, MRICS

ADDENDUM

I have now had an opportunity to view the revised application and the design seems to have been made even worse ! We now have a 45-50cm alleyway behind the proposed dwellings , presumably for maintenance ? Can you imagine all the debris and accumulated rubbish that will end up in here. This may be regularly cleared in the beginning but it is never carried on for the building life . This means that all sorts of problems are likely to occur to the structure . The design and access statement states the ' the windows opening on to this yard at ground level are from stores.' **They are not ! They are providing light to the rear of the actual shops .**

I appreciate funding is provided for this proposal but surely the Council must consider what a waste it would be to build these two awful little dwellings . There must be a better uncluttered site where two decent units of accommodation can be built at probably half the cost of trying to fit a pint in a half pint pot.