

# Design and Access Statement

## Crebinick Guest House

Church St, St. Mary's, Isles of Scilly.

### Assessment

Crebinick Guest House is situated on Church Street, St. Mary's, Isles of Scilly.

Currently the guest house comprises of two letting rooms on the ground floor with a guest lounge and dinning room, with a kitchen to the rear of the property; on the first floor there are four letting rooms with the owners accommodation to the rear comprising of three small bedrooms and a bathroom.

To the rear of the property is an area of land that was purchased many years ago to enlarge the owners garden. It is on this land that the proposed plans are to be located.

The proposal is to add two self contained studio units which will an annex to the current guest house business; not a separate development.

The proposed units will accommodate 2 persons each, on ground floor level. Access will be to the guest house via a rear doorway or via the rear gate to Porthcressa Road.

### The Design

The design of the proposed units has been to keep the ridge line as low as possible reducing the impact on neighbouring properties, whilst also keeping with the Scillonian architecture roof style of a 35' pitch, with Natural slate tiles.

The main structure of the building will be timber frame which will be clad in cedar vertical boards and lime stone render; which in time will soften in appearance with little or no maintenance.

The windows are to be traditional sash wood - painted white with wooden stable style doors.

The roof lights will be conservation style and will have obscure glazing to eliminate any overlooking issues.

### Reason for Application

The proposal has been to improve on the existing business by adding highly sort after ground floor accommodation, which will be to the highest standards of accommodation.

### Access

Accesss will meet with all parts of building regulations requirements.