



DESIGN & ACCESS STATEMENT

NEW DWELLING

**LAND ADJACENT TO THE ISLAND
SHOP, HIGHER TOWN ST AGNES**

On Behalf of Mr and Mrs Hicks

**Date: February 2015
REV A**

DESIGN AND ACCESS STATEMENT

1.0 CONTEXT

The site is located within the settlement known as Middle Town on land adjacent to the Island shop.

The site is level and well screened by existing vegetation and is neither physically nor visually exposed.

The applicants work in the island post office and require accommodation in close proximity to the shop to allow efficient management and development of the shops services. A supporting statement has been submitted to detail this need.

The application is made in the full knowledge that any consent granted will be issued subject to a planning condition or s106 planning agreement restricting occupancy to key workers or local needs residents.

2.0 PROPOSAL

The proposal is to make use of, and develop, a vacant plot of land which currently sits south of the island shop and within the settlement of Middle Town, to provide a detached family house for the applicants to move into.

The proposed building will be a sustainable and thermally efficient modest three bedroom cottage.

3.0 DESIGN

The building is of vernacular design and proportions incorporating rendered external walls, painted timber joinery and reclaimed red clay double roman tiles.

The ridge height of the proposal has been kept low, with the ceiling heights within the property being based on cottage proportions which keeps the ground floor to ridge height at 6m. This respects the scale of the neighbouring buildings. It is proposed that the height of the neighbouring property known as Avenue House will not be exceeded.

The site will be accessed from a track shared with the farm Westward, preserving the existing hedge on the east of the site which borders the island track.

The dwelling is positioned to minimise development of the site, maximise outdoor space and avoid overlooking from the neighbouring properties.

Drainage will be via a Vortex Treatment Plant discharging to Duchy soakaway.

4.0 PLANNING POLICY

Policy 1 – There is no conflict with Environmental policy. The site is not known to be within an archaeological setting and we consider the design preserves the character of the conservation area and fits with the neighbouring properties.

Policy 2 - The proposal has been designed to function sustainably - The dwelling will be South facing. Glazing on this elevation has been maximised whilst the use of glazing on the North elevation is kept to a minimum. Use of Solar panels have been incorporated to aid with hot water generation. A porch is provided to create a thermal buffer.

Policy 3 - The proposed dwelling is required to accommodate a key worker whose needs cannot be met by the existing housing stock. In respect of 3(4) the new dwelling is integrated within a settlement or established group of dwellings.

Careful design ensures that the proposal meets the design guide particularly with regard to the scale and location of the building and the use of traditional local materials.

5.0 ACCESS

The building will comply with Part M of the building regulations and it is intended to provide ambulant disabled access to the property. The site gradients are not severe and the development will be well suited for universal access.

6.0 ENERGY

The property has been designed to be energy efficient being constructed from a highly insulated timber frame construction.

- (a) Lighting: Low energy light bulbs and fittings will be provided throughout the building and the access areas.
- (b) Insulation: Where possible, walls, floors and ceilings to be insulated to exceed current Building Regulation requirements.
- (c) Glazing: Double glazed to current Building Regulation requirements.
- (d) Heating: Immersion heater will be supplemented by Solar hot water panels mounted on the south facing roof slope.

7.0 CONCLUSION

The proposed dwelling will provide housing for key workers whilst freeing up the applicants current residence on the island to provide housing for Local needs.

The site is located within the existing settlement of middle town and lends itself to the proposed use, being relatively level and well screened by existing hedges.

The proposed dwelling will accord with the Isles of Scilly Local Plan and National Planning Policy Framework.