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CARN THOMAS ST. MARY'S  
ISLES OF SCILLY

TR210PT  
RECEIVED BY THE  
PLANNING DEPARTMENT

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Crow's Nest, Lower Town, St. Martin's Isles of Scilly

**Design and Access Statement**

Assessment

The existing building is located at Lower Town, St. Martin's, Isles of Scilly.

'Crow's Nest' is a small one bedroom building attached to a larger cottage with matching styling and finish. The existing building consists of a ground floor kitchen (2.7m x 3.2m) leading up 5 steps to a rear shower room with WC, the steps lead up to the first floor to the bedroom (3.0m x 3.2m) consisting of 2 small windows and an entrance doorway leading to the garden area.

Use

The building is currently being used by senior members of the hotel staff and was, for many years, used as a holiday let.

Amount

This is a re-submission of Planning application P/12/039 which was granted Permission for Development Dated 21/May/2012.

Under Condition 1 of the permission "The development shall begun not later than the expiration of three years beginning with the date hereof." (21 May 2012.)

This application is to cover that the time of three years has lapsed. There are no alterations to the permission granted 21 May 2012.

The proposed extension is to be sited to the west side of the existing building on the area that is presently used as a pathway leading to a garden area. The extension will be 6.3m x 4.8m, consisting of a lounge and sitting area.

A previous application to extend the Crow's Nest was approved in 2010 but before construction commenced it was discovered that a large granite bolder that was intended to be removed during construction was an integral part of the gable end of the existing building. To remove this granite stone would result in demolishing the existing gable end, making the project financially unviable.

The current application has extended the size of the current planning approval by 1.8m (6 feet) to allow the granite bolder to be built over, this granite will now be enclosed within the proposed plan and a cupboard will be built over the top of it.

Design

The design has been to keep the extension modest and the detailing consistent with the presentation of the existing building.

Access

There is no change to the current access.