

DESIGN AND ACCESS STATEMENT

Men – a – Vaur, St Mary's, Isles of Scilly

Main House Development



July 2015

JCD/7582

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Introduction

Men – a - Vaur is a residential unit located on Church Road to the East of Hugh Town on the island of St Mary's, in the Isles of Scilly.

The house is part of the property portfolio related to the Tregarthens Hotel which lies on the West side of the Island.

The Men – a – Vaur plot comprises of the house which is currently used as a house of multiple occupation. A garage and large that garden stretches out to the rear of the building and finishes at Branksea close. The total area of the site comprises of around 784m².

The aim of the proposals put forward in this application is to undertake internal works to the layout of the building in order to create 3no apartments and 4 no bedsits.

The proposal is also to knock down and re-construct the timber garage / storage facility which comprises as part of the property.

This application is in direct relation to the proposed works which are to be undertaken to the Tregarthens hotel, which aims to revitalise and maximise the spatial and economic potential for the island.

The house is currently used as a house of multiple occupancy for members of staff on the island. This application aims to enhance and formalise this use and maximise the buildings potential.

The garage which is currently in a poor state of repair would be knocked down and re-constructed in modern block work with an asphalt roof.

The provision of staff accommodation for the island will also enable the sustaining of a more financially viable business ensuring that this iconic landmark of the islands can continue for many decades to come. The proposal will seek to extend the season and contribute further to the economic viability of the site, employment and tourist economy of the Islands

Site and Location

As mentioned above, the site is located to the East of Hugh Town. The plot is also located within a designated Area of Outstanding Natural Beauty.

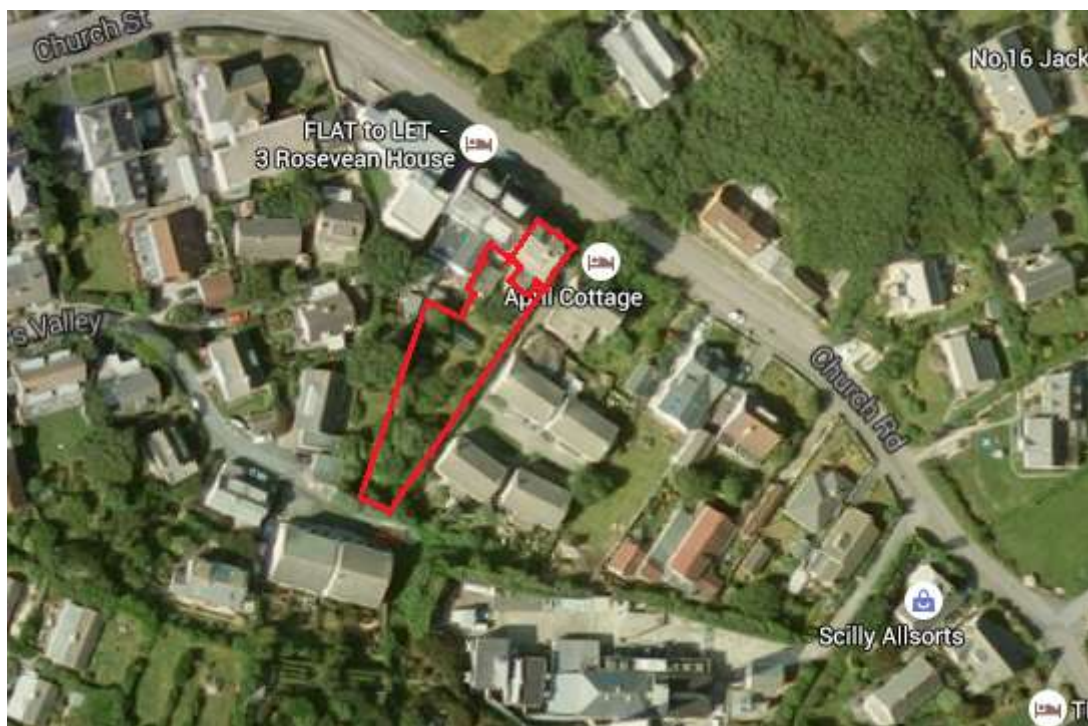
The grid reference for the plot is SV 90669 10486.

The plot is situated within a large parcel of land much of which to the Southwest is currently unused apart from overgrown garden space.

The aerial photographs below show the extent of the site and surrounding land



1. Map from Cornwall Council Mapping service showing house location and Area of Outstanding Natural Beauty designation.



2. Aerial view of the site.

A public right of way exists in East of the site in the form of a foot path. There are no plans to divert this right of way.

Designations

No landscape or historic designations are applicable to the site. None of the buildings are listed although there are numerous buildings within the vicinity which are.

The plot is located within a designated Area of Outstanding Natural Beauty.

Design

Use

The use of the site would be changed from C3 (houses dwelling houses) to Sui Generis (Hostel). Although the Sui Generis has a permitted development right to change to C3 dwelling house, the applicant would like this revoked in the case of this application.

The grounds immediately surrounding the proposed development will be domestic access and garden space for the dwellings.

The garage would continue to be used for onsite storage for Men – a – Vaur and also the Tregarthen's hotel.

Amount

Amount: The current Gross External Area of the buildings on the site is 108m², the proposed Gross External Area of the building would remain at 108m².

Layout and Appearance

The layout of the proposed residential units is sympathetic to the original building with principle been kept essentially the same across the floors.

The stair case will remain as before, with the various apartments of bedsits leading away from this area as the user progresses up through the building.

Externally the house will be unaltered and have a minimal impact on the surrounding buildings and vernacular.

Some elements of the building may be upgraded such as the joinery and rainwater goods as these are currently either broken or not performing to a satisfactory level.

Each bedroom has a minimum of 7.2m² of floor space not including the ensuite bathrooms. This more than the recommended limit recommended by Cornwall County Guidance on a Sui Generis residential unit.

Each unit has a kitchen and cooking facilities, although it is not anticipated that these will be much used as the staff currently living in the main house at Men – a – Vaur and the Tregarthens hotel, tend to use the hotel kitchen for provisions.

Materials

House:

All windows and doors will be formed from plastic uPVC with double glazing as existing.

All gutters and downpipes will be formed from plastic uPVC to provide an easily maintainable system as existing.

Garage:

The walls will be constructed from 215mm blockwork.

The new roof will be constructed from asphalt.

It is anticipated that uPVC doors will be used.

Sustainability

The alterations will be designed and constructed to be highly energy efficient with many green elements incorporated into the design. These include:

1. Highly insulated and dry lined walls, roof void and floor
2. High performance double glazed windows and glazed doors
3. Upgraded heating with greater efficiency and output performance.

Vehicle Access

A vehicular access will be available to the site garage via the existing northern entrance onto the site. No further access will be required. Pedestrian access from the hotel will be expected.

Employment

The building work will create approximately 10 additional jobs for between 12 – 18 months.

Following the completion of the works, the site will provide accommodation for 14 people members of staff at the Tregarthens Hotel

Access

Vehicular and Transport Links

The Scillonian 3 ferry docks to the quayside a short walk to the west. This is the main sea going vessel between the Isles of Scilly and the mainland. The airport is to the east of the island

The garage and shed on the site can be used for the storage of push bikes for the inhabitants.

Amenities

There are good local amenities nearby in Hugh Town.

Inclusive Access

There will be level and easy access from the driveway area into the garden and buildings.

All switches and sockets will be located within a band of 450-1500mm above ground level for inclusivity.

The properties will be designed and constructed in full accordance with Part M of the Building Regulations and in full compliance with The Equality Act 2010.

Photographs



Figure 1 Rear Elevation of Property



Figure 2 Front Elevation of Property



Figure 3 Garage



Figure 4 Driveway

JOE DAVIDSON BSc (Hons)
SCOTT AND COMPANY

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