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PLANNING DEPARTMENT
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Fairways

Porthcressa, St Marys, Isles of Scilly

DESIGN AND ACCESS STATEMENT 20th October 2015

The property comprises one half of a pair of semi-detached bungalows, situated on Porthcressa Bank, and backing onto Porthcressa Flats. Probably built in the 1930's, the properties have painted rendered elevations externally, timber fenestration and pitched roofs with hipped ends.

Fairways has a modern, flat-roofed ground floor extension on its Eastern end, and a lean-to glazed porch on its rear (north) elevation.

The rear roofslope of Fairways is the last remaining section of this pair of buildings to retain a wet-laid natural slate covering. This area of roof covering is in extremely poor condition, having suffered storm damage and natural degradation of the fixings as a result of water penetration. In particular, the area around the chimney is leaking badly. In addition, a small area of extended roof has a corrugated asbestos roof covering.

Whilst the remainder of the roofslopes on this pair of properties are finished in synthetic slate, we propose replacing the rear slope with natural grey slate, fixed with dark grey stainless steel clips. The existing dark grey ridge tiles will be re-used where possible, or replaced with matching units.

As and when funds allow, or the remaining slopes need replacing, matching natural slate will be used.

We do not consider the use of different materials will have an adverse effect on the appearance of the building, because (i) it currently has different roof materials; (ii) there are few views of the property where the rear and side slopes are both visible, and (iii) we consider it more appropriate to use a natural slate product than an inferior synthetic equivalent.

As part of the scheme, the existing chimney will be overhauled, with replacement lead flashings, vented chimney pot and mortar flaunching.

Photographs overleaf.

Photographs



Main South Elevation



Rear (North) Elevation