

PARKVIEW, THE PARADE, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

OCTOBER 2015

INTRODUCTION

Parkview is a Grade II listed property which, with its neighbouring property Madura, forms part of the protected streetscape facing onto the park between Lower Strand and Church Street.

Madura and Parkview have seen a number of alterations and extension over the years. Original scantle roof coverings have been removed from both properties (with the exception of the rear of Parkview) and replaced with what appear to be man made slates.

Madura is rendered to the front, whilst Parkview is still granite faced with concrete pointing. Parkview has lost its original sash windows to the front elevation.

Both properties were first listed in 1975 for their group value. The listing description from English Heritage for this pair of properties states :

Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late c19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes. Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.

Parkview has evidently lost its remaining sash windows on the front elevation in the interim period between the listing date and present day.



EXISTING USE

Parkview is currently a single occupancy dwelling, i.e. a family home, which appears to have been occupied as a B&B or other holiday accommodation at some stage. It is in a very poor state of repair. The rear of Parkview has been substantially altered with a number of poorly constructed and inappropriate extensions over time.

PROPOSALS AND OBJECTIVES

The new owners of Parkview hope to carry out extensive renovations to the property which will provide a single occupancy family home comprising of reception rooms to the ground floor and 4 bedrooms to the first and loft space with ancillary bathroom and utility spaces.

The front elevation of Parkview, in conjunction with Madura, are considered most important in terms of retention and renovation of appearance. The rear elevations having already undergone significant change are deemed less important, especially as they cannot be seen from Lower Strand.

MATERIALS AND APPEARANCE

It is hoped that through considered design and renovation, the front elevation of Parkview can be returned to a condition closer in appearance to its origins and be visually sympathetic to its neighbours. At the same time, consideration does need to be given to the current condition, costs of such renovations and modern standards of comfort.

All windows to the front elevation will be replaced with new double glazed timber sash painted in a heritage colour to be confirmed / approved.

They will be of a 4 pane pattern as can be seen in the attached historic photographs below.





The existing door will be replaced with a new hardwood door in keeping with the character of the property. The surrounding half columns and hood will be repaired and repainted. Cast aluminium heritage style guttering will be used, with a powder coated finish in a heritage colour to match windows and doors.

The cement pointing will be removed and replaced with lime mortar pointing. Lime mortar will be used where practical and complementary to the renovation.

After careful consideration and a review of the roofs of neighbouring properties it is proposed that a new dry lay slate roof will replace the existing man made slate on Parkview. This will not be detrimental to the group aesthetic as there is already a mixture of scantle, artificial slate, concrete tile and dry lay natural slate on the run of cottages along Lower Strand.



A small heritage rooflight has been inserted, in line with the windows below, to allow natural light and ventilation into the second floor bathroom. This is the only location possible due to the position of the chimney stack and rafters.

The rear of the property will see all the current C20 interventions demolished and replaced with a new single storey extension. This will have large folding / sliding aluminium framed doors facing into the rear yard. It will be finished in lime render with powder coated aluminium copings. The roof structure will be overlaid with tapered insulation and a single ply membrane roof.

A single pane, double or triple glazed rooflight will sit over the kitchen area, and an area of the roof will be designated as a terrace and will be set back from the front and side edges to maintain privacy to the rear yard of Madura. The terrace will be enclosed in a stainless steel or timber balustrade with a tensile fabric infill.

The existing single glazed sash windows to the first floor rear will be replaced with new double glazed timber sash and a set of double glazed timber french doors will allow access onto the new roof terrace.

The rear section of roof will also be replaced with dry lay natural slates and 2 new conservation rooflights will be inserted. Due to the location of the rafters these rooflights will not be in line with the windows below but will sit between each window / door bay.

S U S T A I N A B I L I T Y

As part of the renovation works the property will be thermally upgraded in line with current building regulation requirements where possible while acknowledging the need to maintain original features where applicable.

I M P A C T O N N E I G H B O U R S

The dividing garden wall between Parkview and Madura will be raised to 3m but this will have no impact on current light levels. This is an area that is in constant shadow due to the neighbouring flank wall of the Scillonian Club. Though there will be no discernible improvement in light levels to the rear garden of Madura, it may feel more open due to the removal of the first floor extension to Parkview.

A C C E S S

Though there will be no alterations to vehicular or pedestrian access to the property the boundary wall forming access to the rear garden will be changed or enhanced to compliment the local area.