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CARN THOMAS ST. MARY'S
ISLES OF SCILLY
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Design and Access Statement

'Mill House', Hospital Lane, St. Mary's, Isles of Scilly

Assessment

Mill House is a detached house located on Hospital Lane, St. Mary's, Isles of Scilly.

Use

The building is a four bedroom family dwelling including a connected garage.

Amount

There is no change in size to the existing foot print of the dwelling.

Layout

The main building has a kitchen, lounge/diner, bedroom, porch and toilet on the ground floor there is also a store/garage that is accessed through the rear of the building and connecting kitchen. There are two main bedrooms with a bathroom, and a small box room on the first floor.

Appearance

The Existing building is of cavity block wall construction with a sand cement render painted white, the ground floor windows are white upvc, with a wood porch door. The roof has concrete tiles which are also used on the dormer cheeks. The dormer windows have a flat GRP roofs covering. There is also a large granite chimney on the south elevation, which extends into the centre of the dwelling creating a fire surround.

Design

The proposed design is to remove the existing granite chimney, as this has become porous and has been the main symptom of serious damp within the dwelling. Various works have been undertaken to remedy this issue over the years but without success.

The proposed plan is to remove the leaking chimney and in its place extend the existing south facing dormer windows to allow greater natural light into the roof space rooms, this will also greatly improve the views from the dwelling. There are no over looking issues.

The materials proposed are to match those of the existing dormer window.

Access

Access to the dwelling will not be altered.