

Design & Access Statement
Apple Tree Cottage
Rams Valley
St Mary's
Isles of Scilly

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PLANNING DEPARTMENT

17 MAY 2017

General

This application relates to the re-build of an existing conservatory that abuts the subject property.

The existing building is constructed of granite externally, with a block & rendered inner leaf. The retaining walls are surmounted by a timber, glazed frame with glazed roof. The timber frame has distorted over the years and the majority of the double glazed vertical & roof lights have failed. The external doors fit poorly and the entire space is thermally completely inadequate.

Proposed Alterations

It is proposed to remove the timber frame & glass roof, and replace it with double glazed uPVC to the walls and doors. The glass roof (which is thermally poor) is to be rebuilt in timber with Velux style roof lights introduced along its length. This will allow the introduction of insulation between the joists with a plastered and painted ceiling. The room will be surmounted by a pan tiled, lean-to roof. The resultant building will be thermally much improved, low maintenance for its elderly owners and match the main house.

Access

The subject property is accessed via Rams Valley onto an off-street driveway. This application does not affect any access.