



Sally Port, St Marys, Isles of Scilly

Design & Access Statement

Introduction

General: This statement has been prepared in support of an application for planning permission to renovate and alter external elements at Sally Port, St Marys.

Location: The properties are located to the West of Hugh Town. The whole of the Isles of Scilly is a Conservation Area.

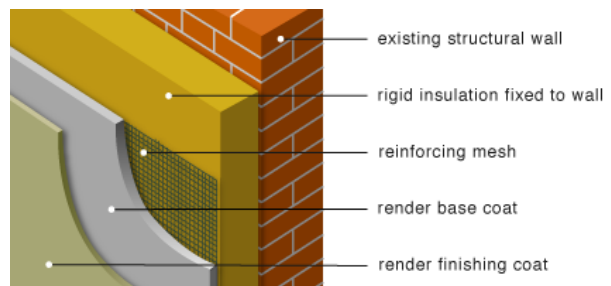


Description: The properties included within this application are two blocks; 32-34 and 36-42. The properties are served over 3 floors and comprise of solid rendered external walls with PVCu sash windows and PVCu glazed doors. Concrete canopies are provided above the doors with a slate roof to the blocks.

Condition: The properties are generally in a dilapidated condition and would benefit from a refurbishment to ensure the longevity of the buildings and improve the appearance.

Proposal

Insulated Render System: The properties' façades are in a poor state of repair with blown render, peeling paint and general cracking. The external walls also offer poor insulative properties. Therefore it is proposed to install an insulative render system. This will not only improve the properties' aesthetics but also environmental performance.



Decoration: The walls will then be decorated with a modern paint system in pastel colours (refer to Crown visuals).

Fascias, Soffits & Bargeboards: The existing roof features are suffering from wet rot in areas and it is therefore proposed to replace these in full using timber.

Boundary Walls: The existing stone walls are in a poor condition with loose/missing pointing and cracking along the mortar joints. It is therefore proposed to demolish the walls and reconstruct these in full using the retained stones with new mortar bedding.



Paths & Steps: The existing steps are narrow and uneven and pose a risk to users. It is deemed necessary to provide non-slip white nosings to the concrete steps as well as a decorative key clamp handrail. It is proposed to remove existing concrete pathways and replace this with a more sympathetic brick paving to match some of the existing paved area.

PVCu Windows: The existing windows are in a poor condition and difficult to operate. It is proposed to replace these with a similar PVCu sash windows with glazing bars.

Roof: The existing roof is an Asbestos Containing Material and it is therefore proposed to replace this with a more sympathetic man-made slate, which is considered to be an improvement on the existing. This would be a blue/black Eternit fibre cement slate.

Layout, Scale, Landscaping & Access: There is no change to any of the previous. The landscaping and access are improved by the proposed works to the steps and paths noted above.

Policy

National Planning Policy Framework 2012: The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

The proposed works are considered sustainable development due to the social benefit they bring with improving the quality of homes, but also the environmental benefit of the improved insulative credentials.

Isles of Scilly Design Guide: The proposed works are considered to be simple in form and of robust durable materials that enhance the existing façade. The provision of PVCu features are only to replace the existing materials.

Isles of Scilly Sustainable Energy Strategy: The proposed works improve energy performance and therefore fit with local and national energy reduction targets.



Conclusion

As the proposed work improves the external condition and appearance of the properties, and therefore the wider street, we can see no reason why the application should not be successful. The relevant local and national policies have been adhered to and support the sustainable development proposed in this application.