

CHARLOTTE HOUSE, GARRISON LANE, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

AUGUST 2017

INTRODUCTION



EXISTING USE

Charlotte House is an old Scillonian cottage of granite construction which has remained relatively intact and unaltered for a large number of years, albeit with the construction of a number of timber add ons to the rear of the property. This is a three bedroom property with 2 reception rooms, a kitchen and 2 bathrooms. One of the bedrooms is only accessible through another bedroom with is not ideal.

It would appear that the building has been constructed in 3 phases, hence the 3 roof profiles. Firstly the lower section, which was originally a cowshed. Secondly the taller 2 storey front section with porch and finally the rear section of similar size and proportion. It is unknown what dates these phases occurred.

PROPOSALS AND OBJECTIVES

The new owners of Charlotte House 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 3 bedrooms to the first with 2 bathrooms and a multi directional staircase, which allows for easier movement around the property. There will be some minor alterations to the facade to allow easy access to the gardens and part of the ground floor rear section (currently a shower room) will be slightly raised to accommodate head heights for the new staircase location.

MATERIALS AND APPEARANCE

There is no intention to change existing windows as they are in good condition with original multi pane design with authentic blown glass bulls-eyes. There will be 2 new timber doors to the rear and a new set of patio doors from the main reception, all in timber with multi pane glass design to match and compliment the original.



It would appear that roof profiles 1 & 2 have been renovated in the past as they both have bitumous or felt membranes below the tiles, this seems rather odd as the tiles themselves appear to be much older in parts. It is unclear whether roof profile 3 has ever been renovated as there is no membrane and the roof is scantle.

It is proposed that the roof profiles will be renovated using tiles of the same module (100 x 250). Existing tiles in good condition will be salvaged and re-used and new tiles will match as existing. This will be done in stages, 1 roof profile at a time.

The cement pointing to the exterior granite will be removed and replaced with lime mortar pointing, window reveals will also be repointed as some cracking is occurring. Lime mortar will be used where practical and complementary to the renovation.

2 conservation rooflights will provide light into the new staircase zone and an existing sash window will be re-used in the rear hallway.

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. Existing materials such as granite and slate will be set aside and re-used wherever possible.

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

As the external changes to the building are minor there will be no detrimental impact on neighbours

A C C E S S

There will be no alterations to vehicular access to the property though it is proposed to insert a larger set of gates in the main boundary wall as the existing gate is quite small and does not allow for large items to be brought into the property. This new set of gates will also help during the construction process and may allow at a later date for the parking of an electric vehicle in the garden area, though this is not being considered at this time as a dropped curb would be required.