

**Proposed Infill Extensions to  
Staff Accommodation  
Star Castle Hotel  
St Mary's  
Isles of Scilly  
TR21 0JA**

**Design and Access Statement  
To accompany the planning application**

**November 2017**

- **Outline Design Statement**

The proposed development is to construct two infill extensions between the existing staff houses to expand the accommodation by a further two twin rooms. The extensions have been designed in a sympathetic way to the surroundings in order to minimise the visual impact to the immediate area.

- **Existing site conditions**

The existing site consists of three staff accommodation blocks two containing 6 single rooms and the third containing 4 single rooms. Each room has its own en-suite toilet. The units are located to the South of the Star Castle Hotel complex behind a tree-lined screen. Access is via pedestrian walkways linked to the main hotel.

- **Layout, Design and Materials**

The extensions have been designed to be sympathetic to their surroundings and to seamlessly blend to the existing units. The extensions have been purposely designed to sit behind the building line to the front and rear of the existing units and the roofline is lower than the existing.

The current material coverings incorporate a grey single ply roof membrane, timber windows and doors and timber cladding painted a light blue. The extensions will be clad in the same painted timber and will have matching windows and doors.

- **Scale of building**

All materials chosen, window and door apertures and general design has kept to the current scale of the existing property. The increase in proposed floor area by 33%, however as they are an infill between the units the overall perimeter of the units as a whole remains unchanged.

- **Access, vehicles and refuse storage**

The units are accessible via the hotels internal pedestrian pathways and no vehicle access is required. The addition refuse created by the additional units will be handle via the hotels refuse collection and disposal system which has plenty of capacity to handle the additional amount.

- **Effects on light, outlook, noise and fumes**

The proposed extension does not have any direct effect on any neighbouring properties in terms of loss of light, visual outlook, noise or fumes.

There is no proposal for a chimney or any other fume creating apparatus. The extension would not create a notable increase in ambient noise that would need to be considered in this instance.

- **Landscaping of the site**

Landscaping design remains as it currently is with no proposal of removing any of the existing trees.

- **Archaeology & Ecology**

The existing units were constructed in 2004 and at this point the whole site beneath the footprint of the building was excavated to install suitable foundations, services and landscaping. The proposed sections of the building are between the existing and therefore will sit on made ground. No trees, fauna or flora will be disturbed for the extensions or during the build process therefore we do not believe a full ecology survey is required.

- **Energy Conservation**

The proposed extension will be constructed with insulation values in line with those described in the current Building Regulations Part L. Doors and windows will be double glazed to levels that comply with the current Building Regulations.

- **Drawings**

Site Location Plan @ 1:1250

Block Plan @ 1:500

Existing Floor Plan

Existing Elevations

Existing Roof Plan

Proposed Floor Plan

Proposed Elevations

Proposed Roof Plan

- **Photographs**

Existing elevations





