

Design and Access Statement

Proposed 1st floor Extension 2 Matthews Field, Church Road, St Mary's, Isles of Scilly TR21 0NA

Proposal and Objectives

The proposal is to erect an extension on the first floor of 2 Matthews Field, over a flat roof to the rear of the main building. 2 Matthews Field is a 4 bedroom property. To make better use of the available space we plan to reposition the 2 downstairs bathrooms with 2 ensembles upstairs and have a utility room downstairs.

Existing Use and Buildings

The existing use of the whole building is residential. The two bedrooms on the first floor were once used as B&B rooms and have a wash basin in each room.

Existing Built Environment

2 Matthews Field adjoins the house 'Cadwallon' to the North side. Church Road is primarily open market housing – both private and B&B businesses. There is a large range in height of the buildings and many have dormer and/or velux windows.

Topography and Orientation

This whole site has been established as residential since 1959 and onwards to date.

The present dwelling is 7 metres high. Cadwallon which adjoins 2 Matthews Field is of a similar height and the dwelling Lowena is at the same ground level but is lower. Some dwellings on the opposite side of Church road are considerably lower due to the gradient of Church Road. The dwellings to the east are also lower due to the gradient of the area.

The proposed dwelling has its frontage towards Church Road and sits well back from the road by 20 metres and to the rear it faces the Sylvester's Lane settlement. The scale of the proposed extension is 2.6 metres high, 3.1 metres wide and 9.6 metres long which match the measurements of the existing flat roof.

The height of the proposal will be below the existing main building height and the width of the proposal will not exceed the existing building. The orientation of the new build will follow the same line of the existing ground level extension. Please see 2SMF/1.

Boundaries

The south and north boundaries are hedging. The west boundary is a granite wall retaining the plot from Church Road. The east boundary is the granite wall which is the other side of the access path/road to the rear of the property.

Constraints

The modest extension has been kept to a reasonable size to fit upon the existing building ground floor extension.

Appearance

The design of the extension will be of that to match and enhance the existing surrounding building/s within the area of Church Road. All windows will be double glazed UPVC to match the rest of the building. All aspects of the build will fit within the Council's Design Policy.

Materials

Materials used will be appropriate to the surrounding area of render and paint. Also windows will be white UPVC. The roof will be fibre glass.

Impact on Neighbours

The windows will be sited to the east side of the extension. No windows will directly overlook neighbours houses, however may indirectly overlook one neighbour to the east (Lowena - used as a holiday home) as do the existing dormer windows of adjoining 'Cadwallon'.

Drainage

Drainage will be to the mains sewer on Church Road. The extension rainwater will connect to existing drains to the mains sewer.

Refuse

There will be no additional long term refuse. Any building material refuse will be disposed of either by re-selling on Scilly or taking to the Council's waste management site at Porthmellon.

Parking and Access

No additional parking space is required for this proposal.

Sustainability

This building will be built to the required energy saving conservation standards and will have thermal insulation in excess of the Building Regulation Standards.