



Proposed Alterations
Saltwhistle
(Former The Wendy House)
St Mary's,
Isles Of Scilly
TR21 0NS

Internal and external alterations to dwelling

Design and Access Statement

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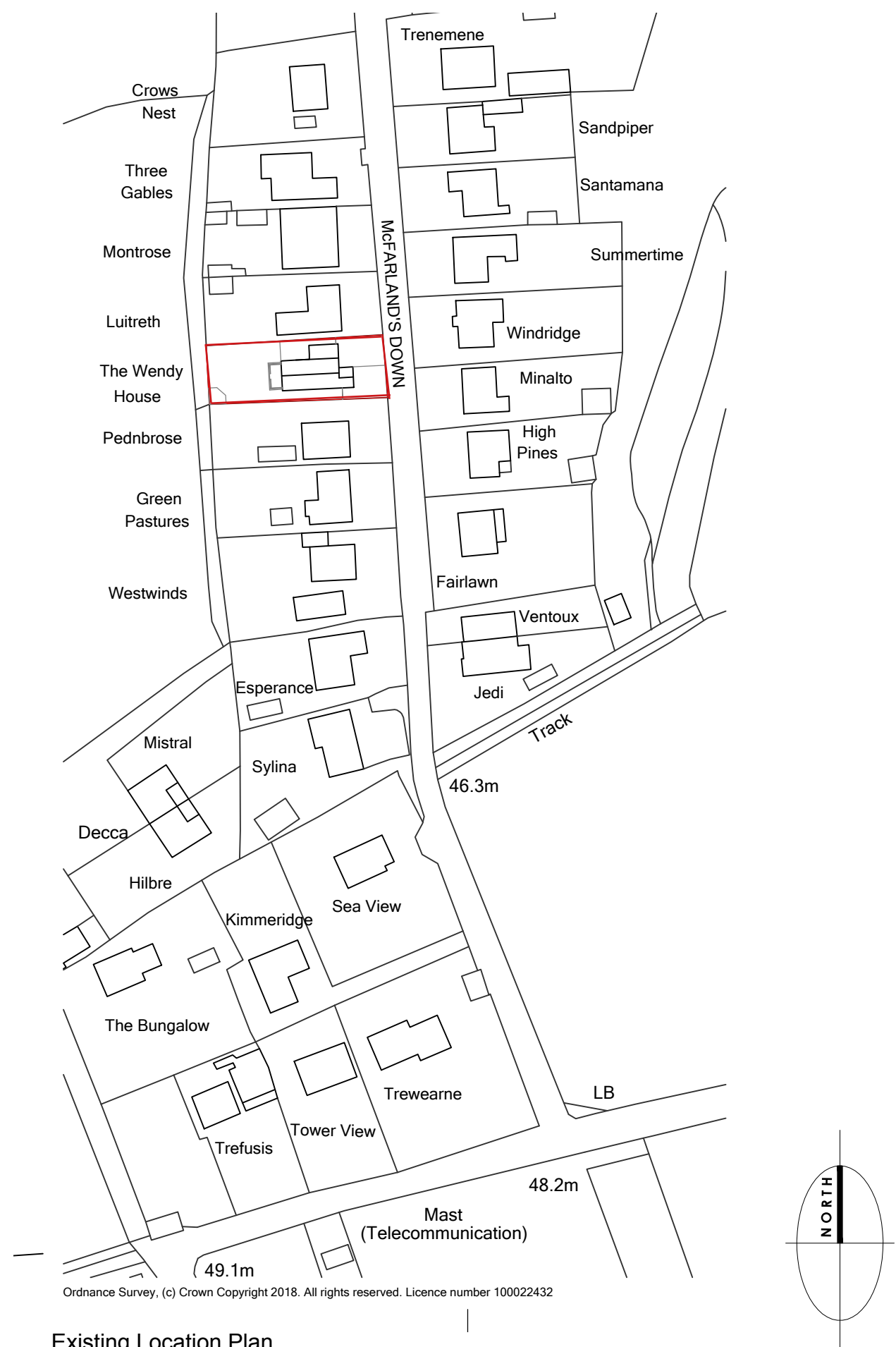
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1.0 - Existing site



The site is located approximately 7 miles North of Hugh Town. The site is situated within a residential area surrounded by fields, The overall area of the site for the planning application is 0.10 Ha / 0.15 Acres.





Existing Location Plan

Existing property

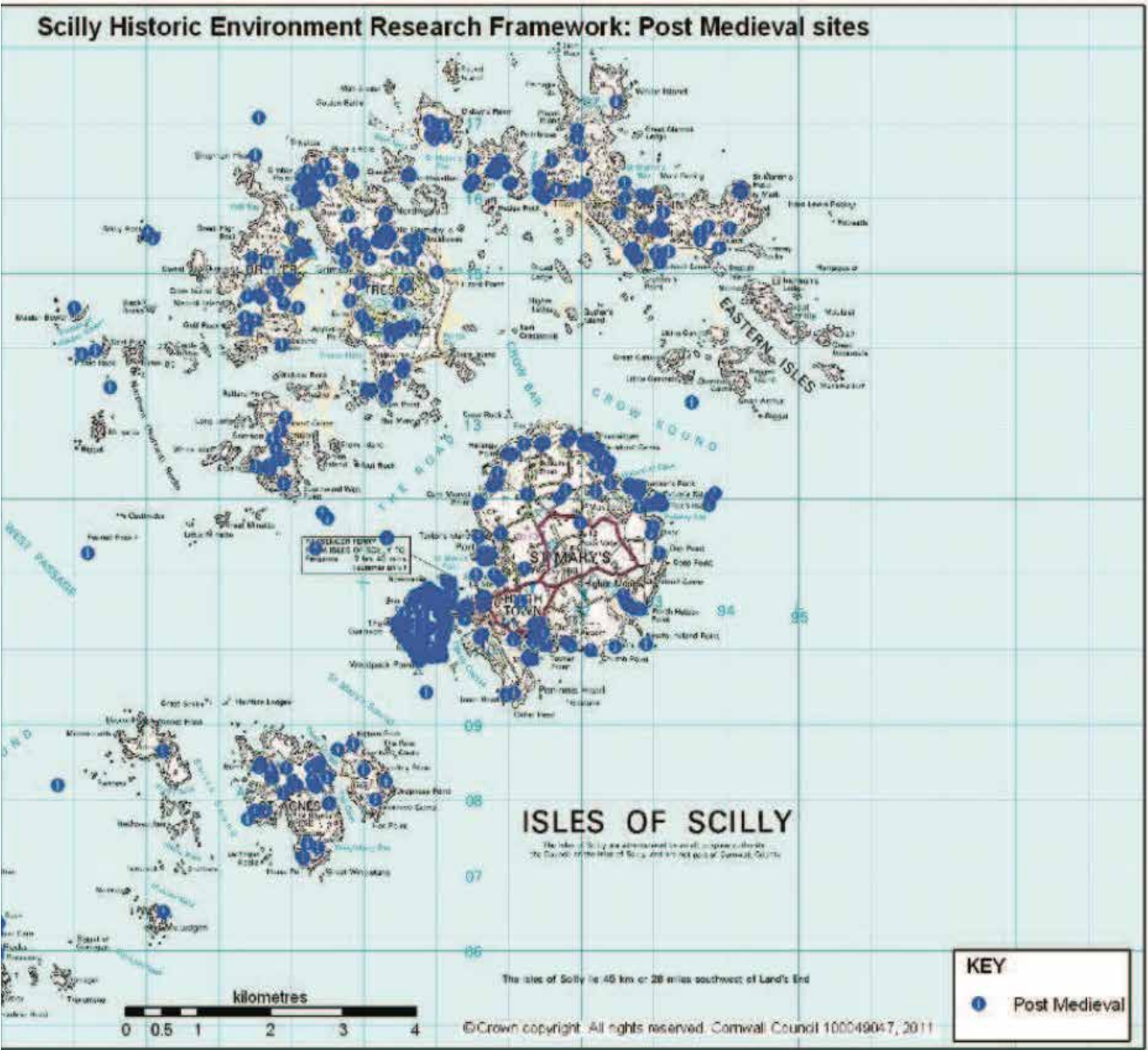
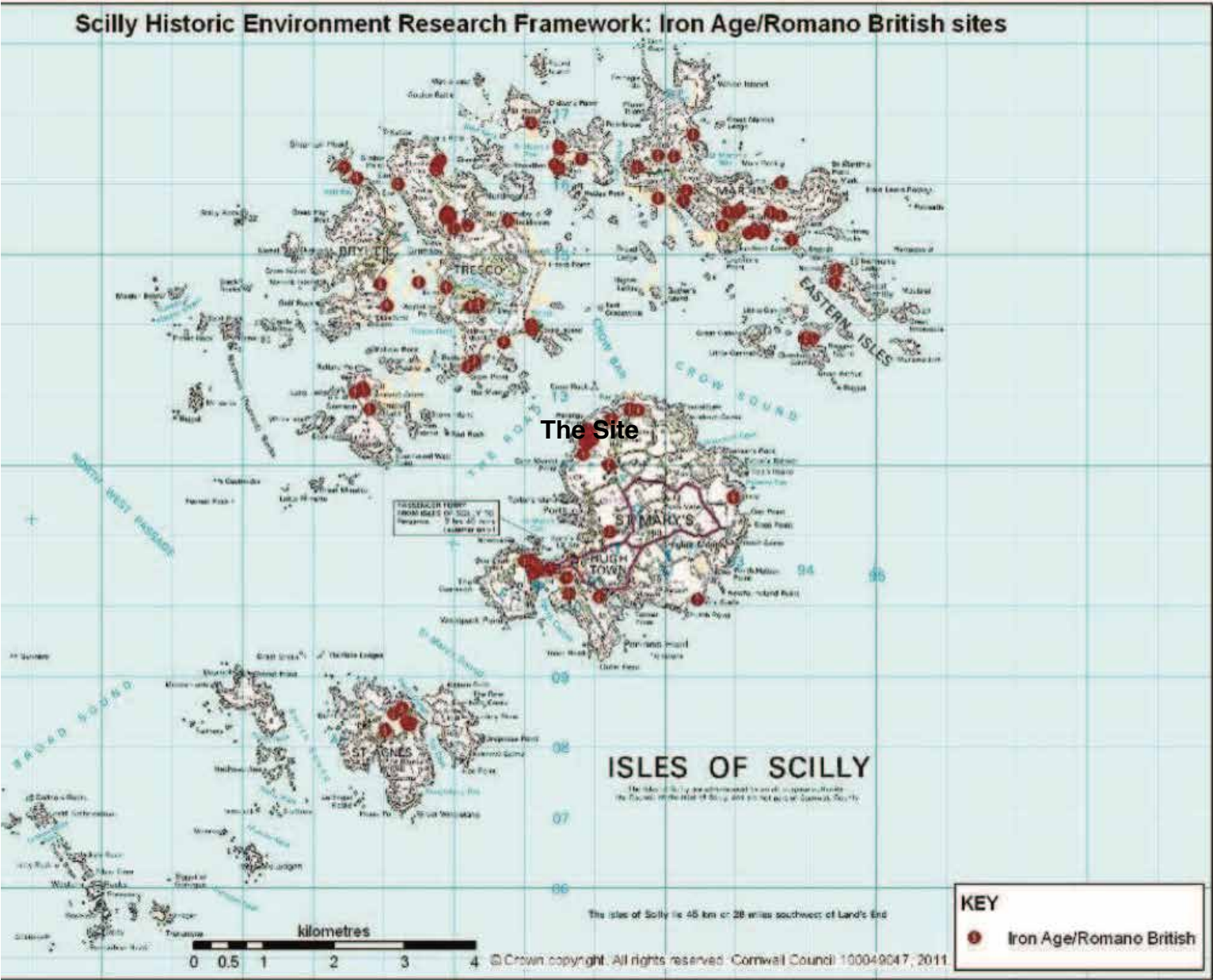
The existing property known as the Wendy House is located on Mcfarlands down, St Mary's, Isles of Scilly. The dwelling is accessed from the private track onto a turning/parking area to the front elevation. The property provides 4 bedroom accommodation with adequate living space to the rear elevation. The circulation is slightly compromised and would benefit from re-planning. The site generally is level with a raised deck to the rear elevation. The existing dwelling fenestration is contemporary in style however is in poor condition due to the use of timber in its coastal location.

Client brief

Mr Sibley was injured in a work-related accident last year which resulted in amputation of his limb. As a result of the injuries sustained, Mr Sibley has spent a period of time fully within a wheelchair following his operation and now uses a prosthetic limb to aid his mobility. Mr Sibleys previous property was located at the top of a very steep hill and was laid out on various levels. This layout was significantly compromised and did not suit his and his families needs hence the purchase of the Wendy house. The Wendy house, due to its level access and opportunity to adapt provides a viable and suitable accommodation subject to alterations.



2.0 - Local map information



The site is located within the Isles of Scilly.

3.0 - Historical information



1890 OS map.



1891 OS map.



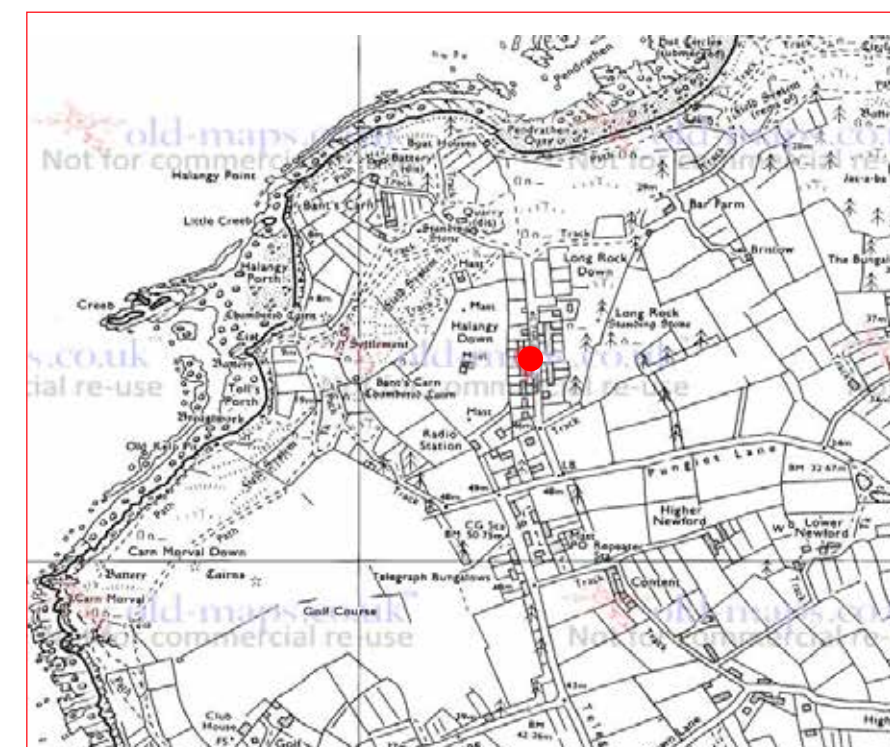
1908 OS map.



1963 OS map.



1981 OS map.



1985 OS map.

4.0 - Site panaramas

01



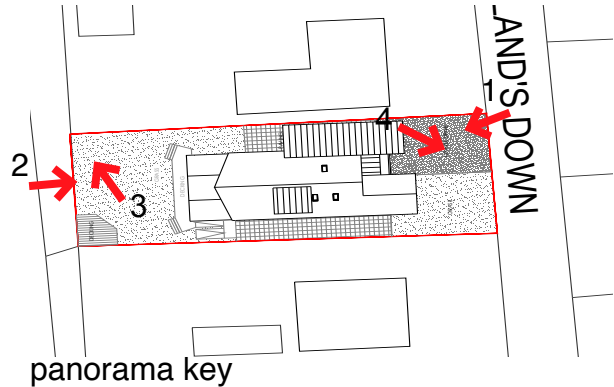
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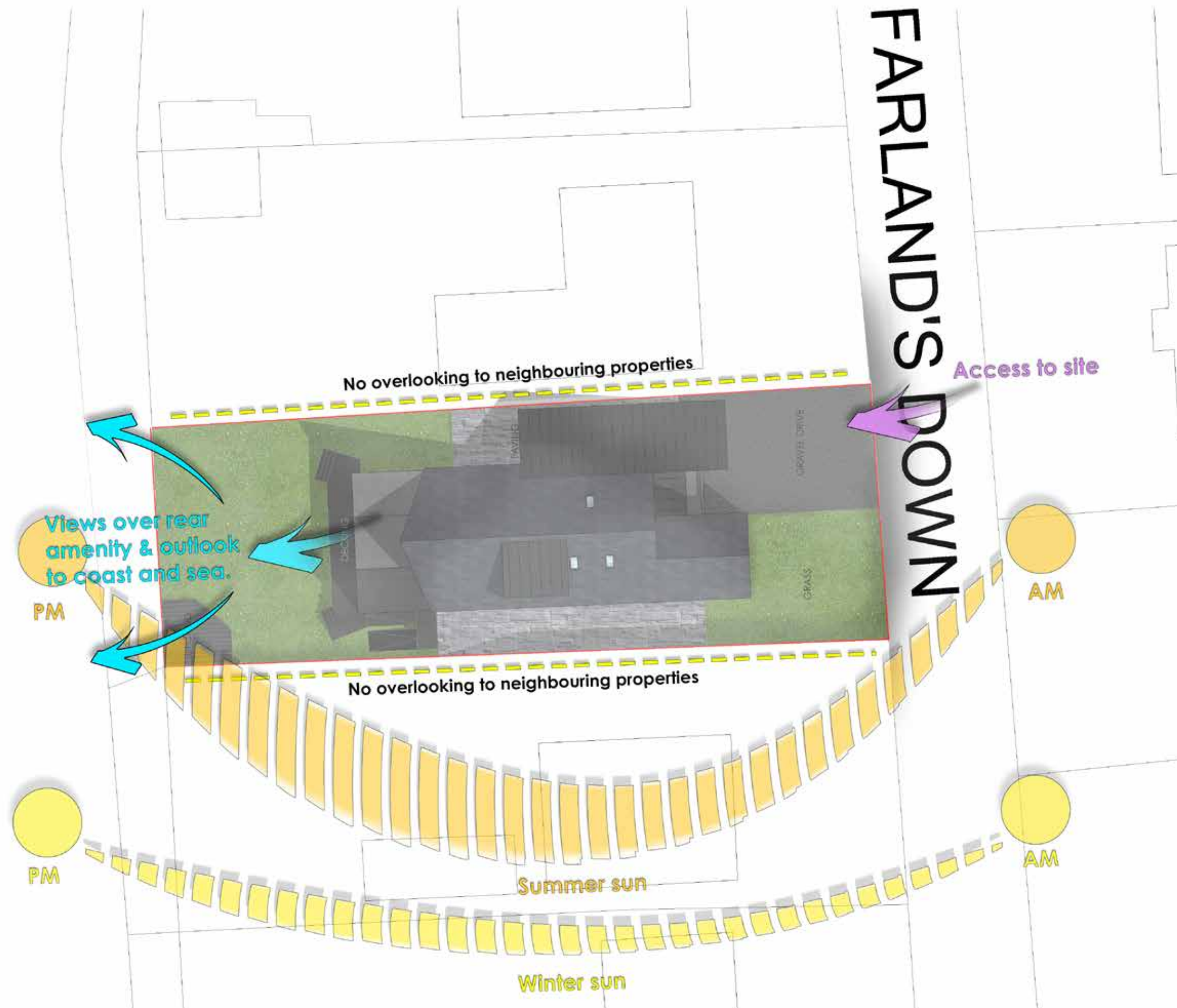
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04



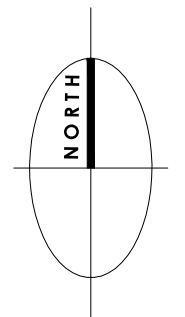
5.0 - Site analysis



The site is located in St Marys, Scilly isles off McFarland's Down. Access to the site is via a driveway off McFarland's Down.

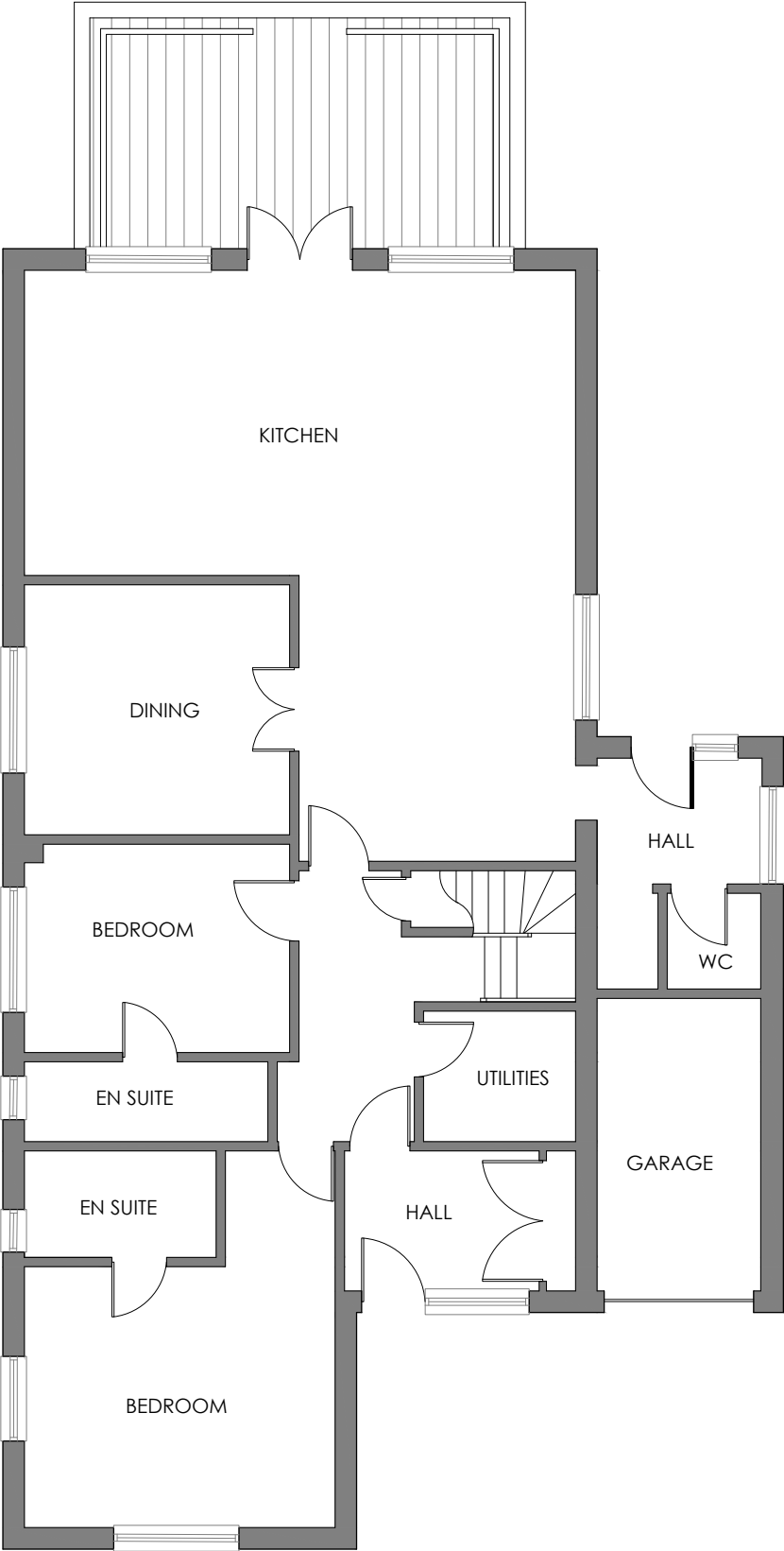
McFarland's Down borders the site to the east. To the south and north of the site are existing residential properties. To the west of the site is the main aspect views to the coast and sea views. There are no mature trees and bushes that surround the sites boundary.

The site has no falls and is prodominatly flat, with the exception of raised hard surfacing of external landscaping to the rear of the dwelling house.

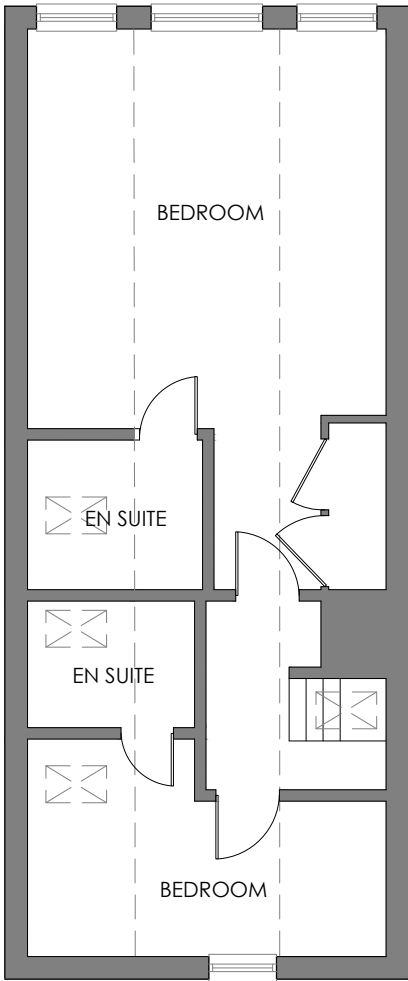


Site Analysis

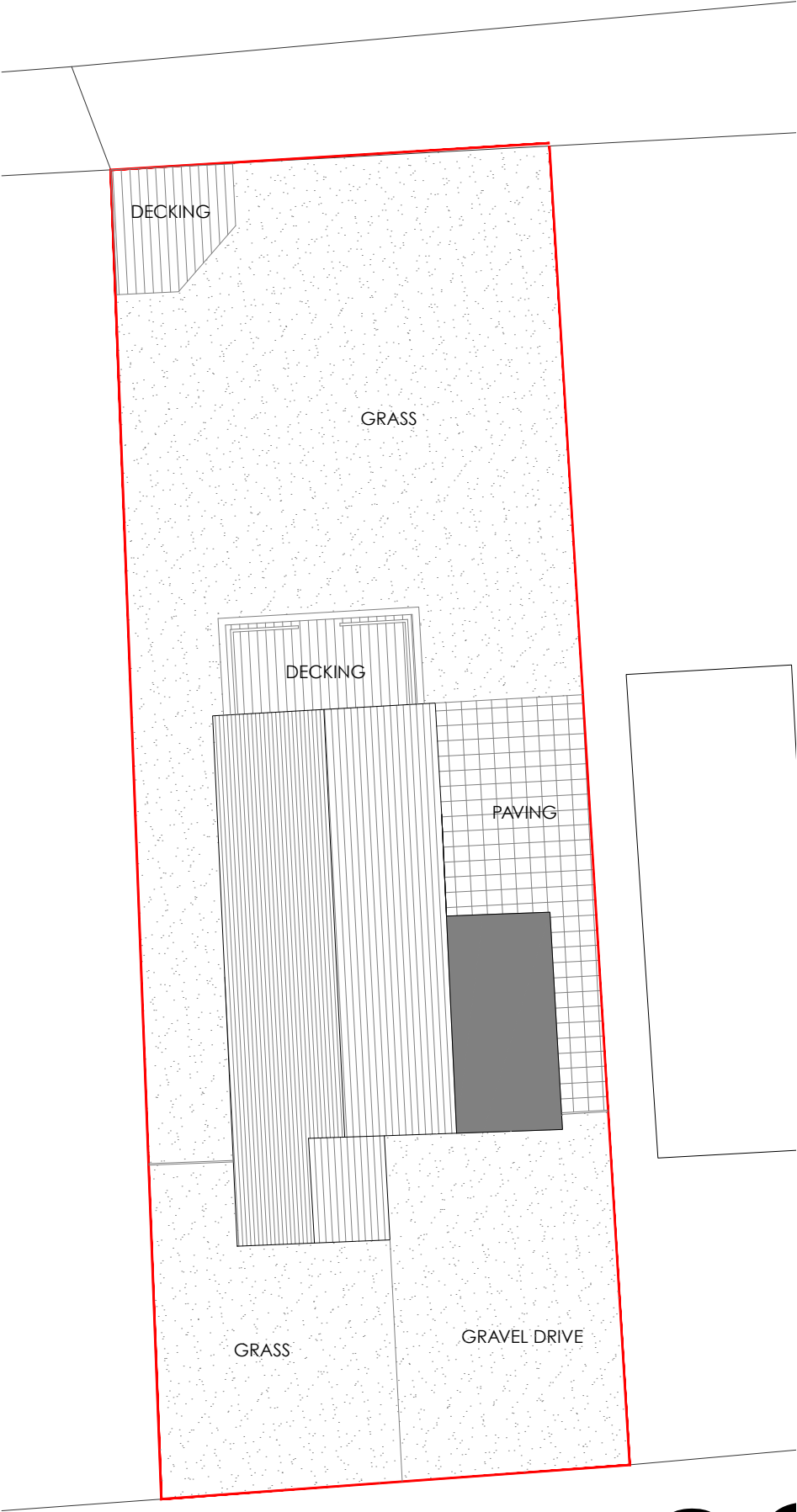
6.0 - The Existing



GROUND FLOOR PLAN



FIRST FLOOR PLAN



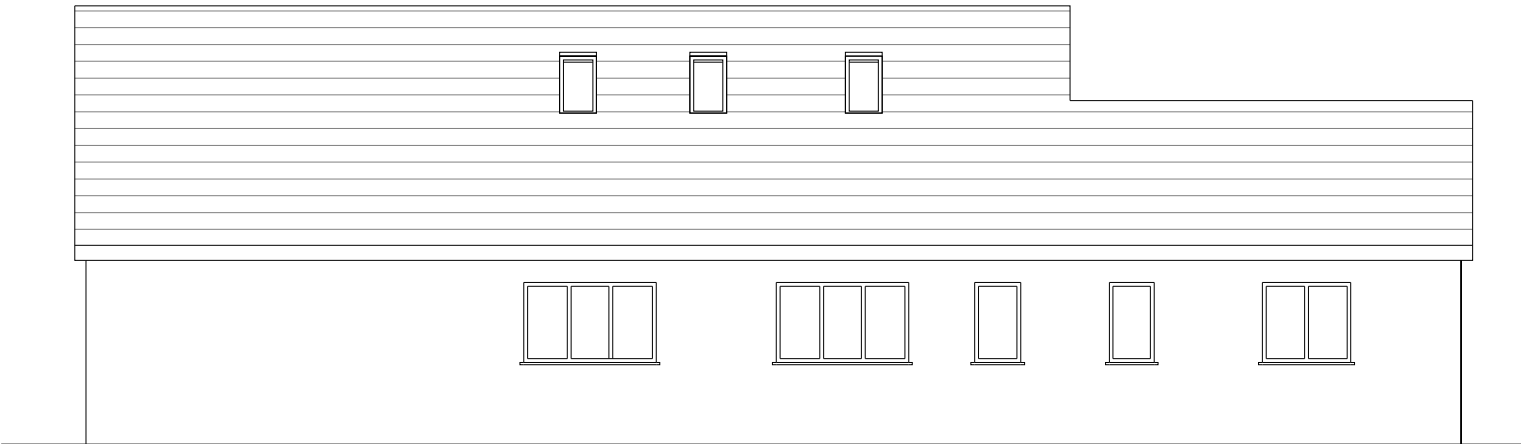
SITE PLAN | EXISTING



LOCATION PLAN SCALE 1:100



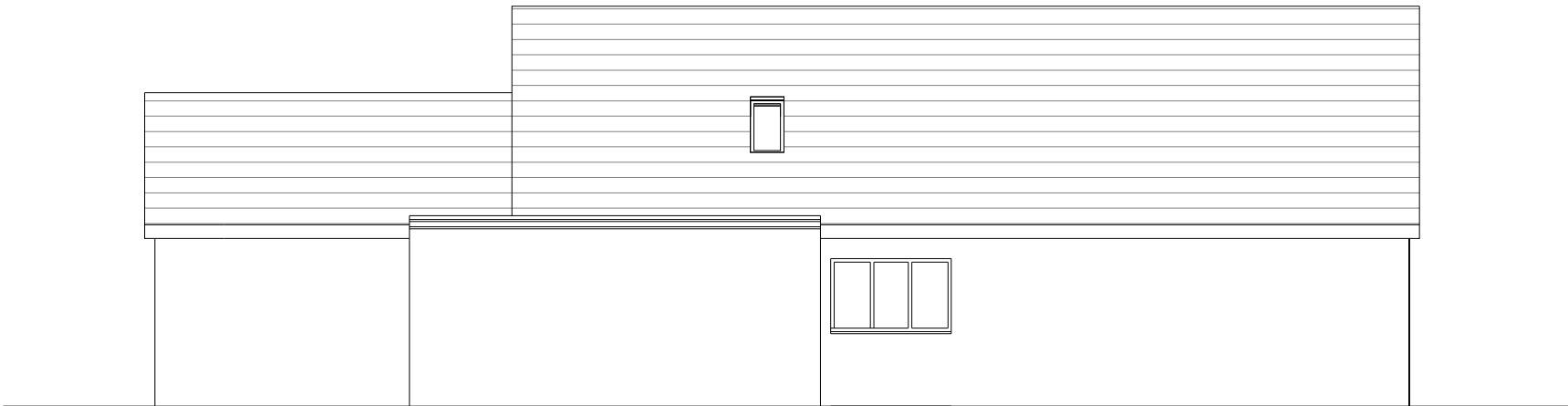
FRONT ELEVATION | EXISTING



SIDE ELEVATION | EXISTING

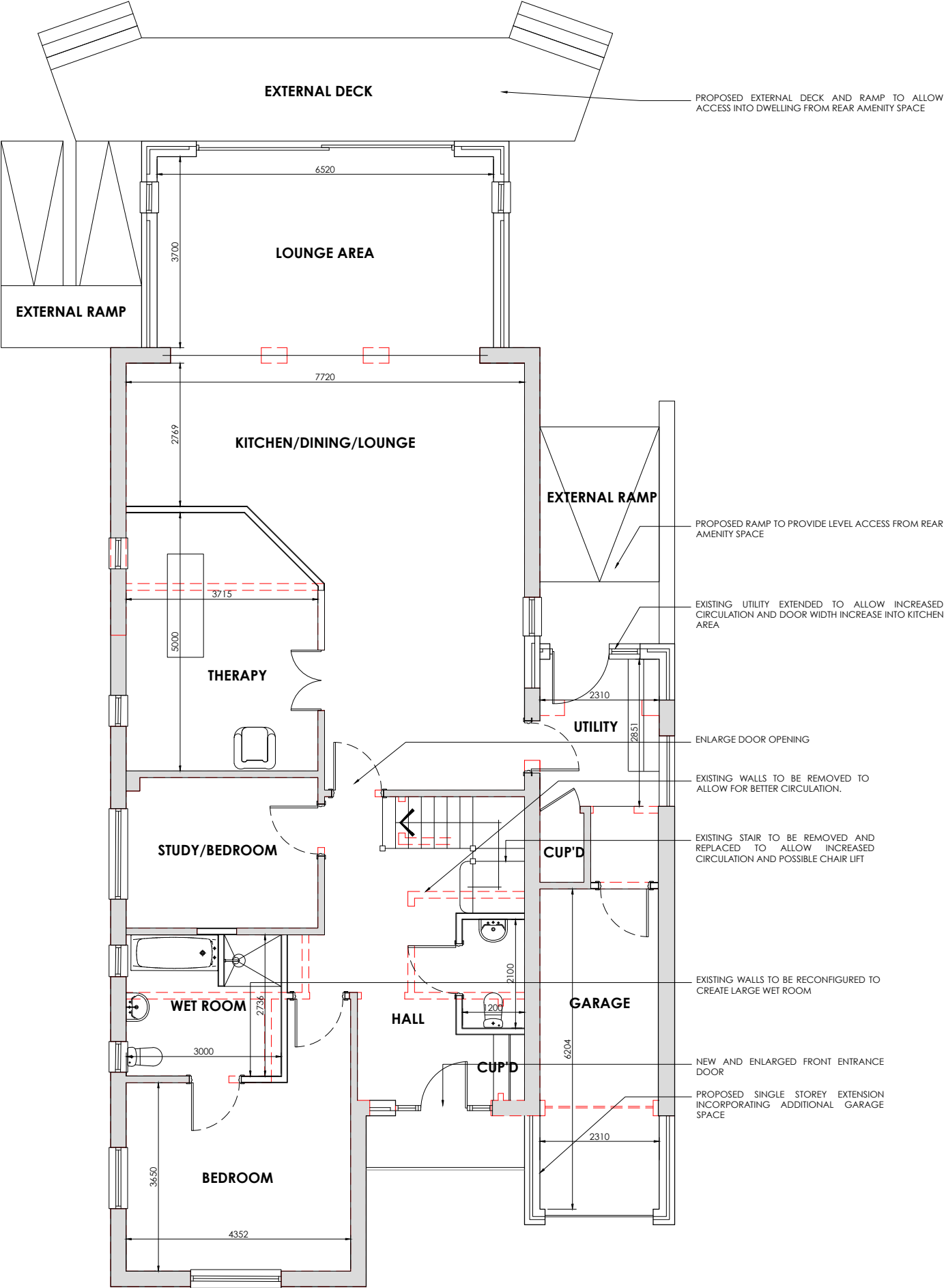


REAR ELEVATION | EXISTING

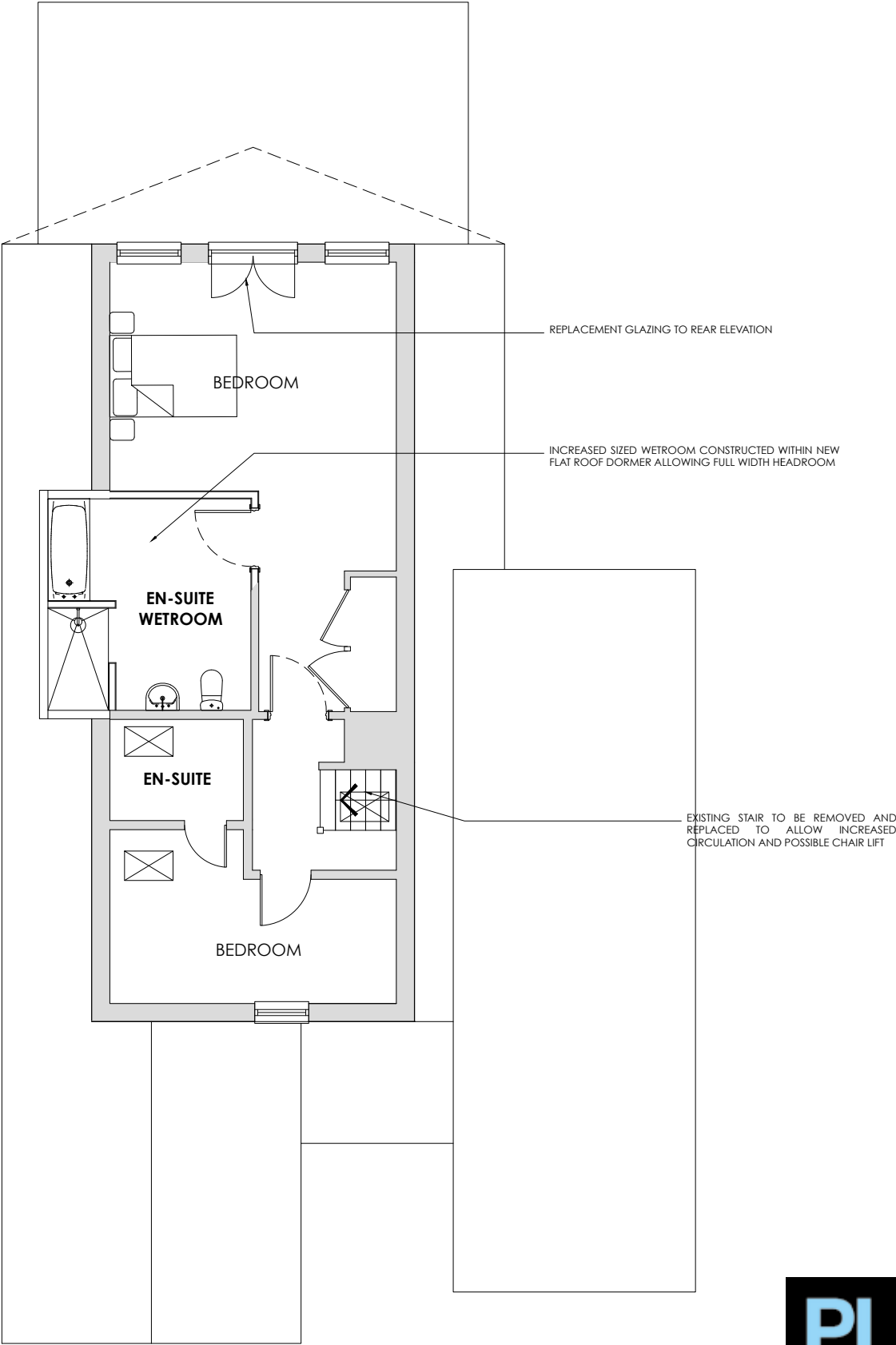


SIDE ELEVATION | EXISTING

7.0 - The Proposal



GROUND FLOOR PLAN



FIRST FLOOR PLAN



The proposals as illustrated derive through extensive consultation and discussions with Mr Sibley and his professional team. Having analysed the existing property and the requirements of Mr Sibley and his family, it was felt adaptations and alterations were required to provide the level of accommodation required. The main elements of the proposal is to provide increased circulation at ground floor which includes the widening of all doors, new wider staircase to aid access to the first floor, ground floor accessible wet room and bedroom facilities, therapy room, level access to both the rear amenity space and front entrance.

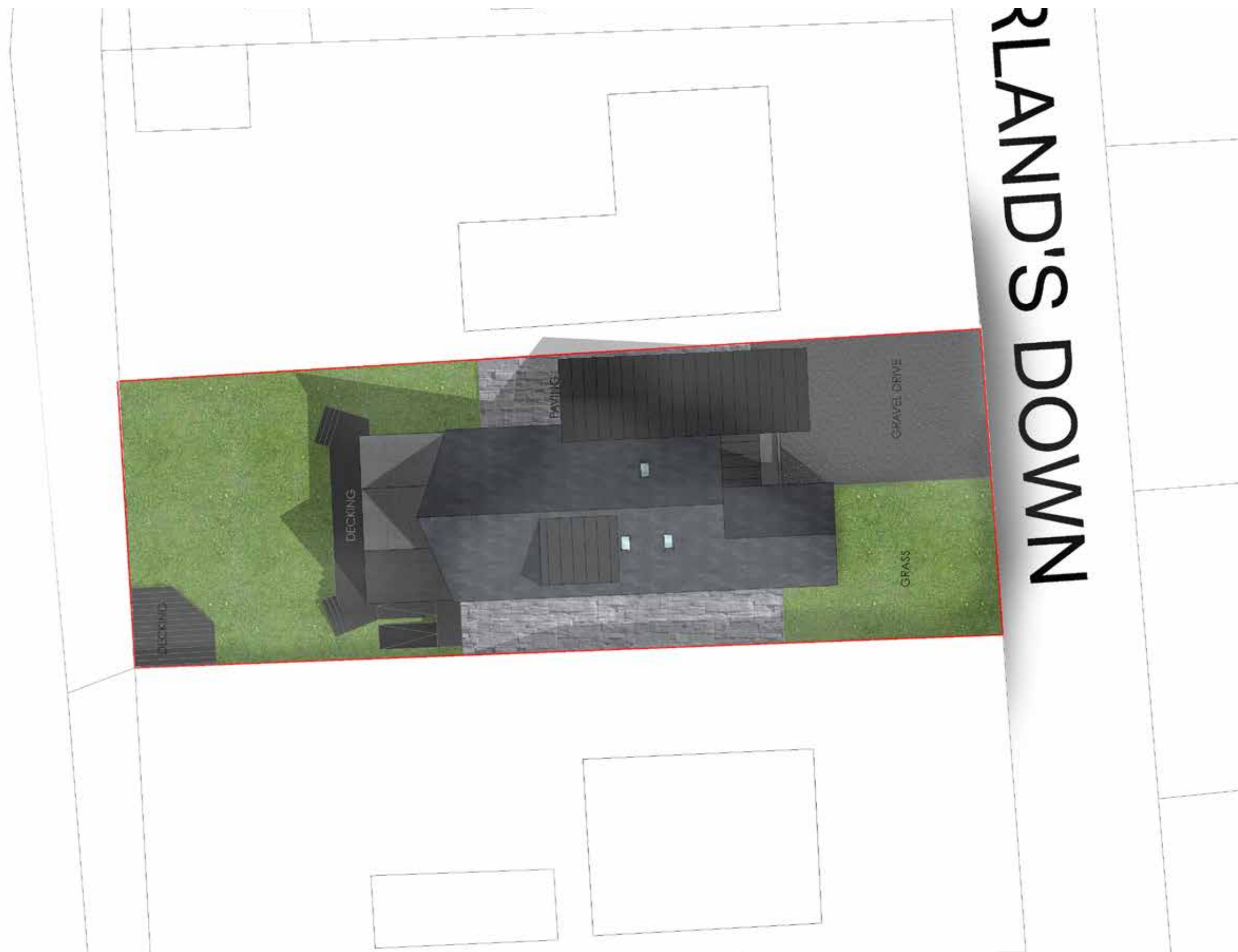
Due to the spacial requirements and equipment required within a therapy room, the existing bedroom will be required to be increased in size and taken from the main lounge area to the rear to provide this. Because of this and to provide adequate lounge/living areas, a contemporary styled single storey extension is proposed to the rear elevation.

To the first floor the existing bathroom accommodation does not provide the level of space and circulation required. The proposal is to erect a flat roof zinc clad dormer in a contemporary style. This provides full height areas at the proportion and dimensions required to allow circulation in a wheelchair. The zinc clad dormer will have no overlooking windows to the side elevation and will have frosted glazing to the front and rear glazed ventilation openings to ensure the adjoining properties amenity is retained.

In terms of materials, all of the existing timber windows will be replaced with powder coated metal and timber (Interior) windows/doors. In addition to this, the roofing material for both the rear extension, garage extension and dormer construction will be clad in a high quality zinc finish. The rear extension is to be clad within a cedral cladding board which incorporates horizontal recessed joints giving linear emphasis. All materials proposed on the project are maintenance free and are contemporary in application. All other external walls will be rendered to match the existing finish.

We believe that the contemporary alterations whilst being functional in practical terms for Mr Sibley and his family will enhance the conservation area and provide a striking addition to the somewhat tired exterior.





SITE PLAN | PROPOSED

7.0 - Precedent



The following images show a suggestion of the style and appearance the proposal looks to achieve.

