

**Extension and Alterations to
9 Little Porth, Porthcressa,
Hugh Town, St.Mary's
Isles of Scilly
For
Mr Robert Francis**

SUSTAINABLE DESIGN STATEMENT

November 2018

The applicant is committed to extending and altering 9 Little Porth in an environmentally friendly manner. The following measures are proposed and can be incorporated into the detailed design drawings and written specifications:

1. Solar Power

Solar panels containing solar cells for the generation of electricity can be discretely located on each of the dormer windows on the south-facing elevation. The applicant is conscious of the fact that his property is in a prominent location as it is clearly visible from Porthcressa Beach and the coastal footpath. Any solar panels therefore need to be carefully integrated into the design. If they are situated towards the back of the dormers they will be partially hidden from public vantage points. Another opportunity is to create a solar roof on the outbuilding next to the main property when it is reconstructed in the near future

2. Rainwater Harvesting

Roof-water can be harvested from the front and rear roofs and discharged into a holding tank in the small yard outside the back door. The harvested grey water can then be plumbed into the dwelling for non-critical usage such as flushing toilets. As the tank will be located externally it will also be convenient for watering the front garden thereby reducing the pressure on mains water usage

3. Improving the Public Realm

Great care has been taken at design stage to enhance the appearance of the original bungalow. This has resulted in the re-modelling of the prominent front elevation to introduce a new order to fenestration. Improvements to boundary treatment and landscaping are also part of the planning application. Some of the hard concrete surfaces can be removed and replaced with permeable finishes

Porthcressa has been transformed over the last 5 years. The Isles of Scilly Council have invested in a major regeneration scheme including the promenade and many of the Council owned buildings – such as the new library and register office. Successful private sector building projects have also contributed to the re-vitalisation process such as the Sibleys Building, ‘Dibble and Grub’ and the alteration to Peter Green’s house behind the memorial garden. The planned improvements to 9 Little Porth can continue this process at the Western end of the beach

4. Building Products and Components

Building materials can be locally sourced where possible and suppliers and contractors from the local community can be used for the construction work. This will minimise transportation costs and the reliance on transport systems. Sustainable building components will be used where practical. For example composite doors and windows with deep argon-filled double glazed sealed units can be specified such as ‘Velfac’ range. These combine the benefits of low-maintenance aluminium external finishes with the attraction and warmth of natural timber internally.

5. Insulation

The new building work will be fully compliant with the modern stringent Building Regulations requiring high standards of insulation in the building envelope

6. Construction Process

The successful contractor will be required to manage the building project in an environmentally sensitive manner. Although it will not be a requirement to sign up to the Considerate Contractors Scheme (more appropriate to larger mainland contractors) the general principles and targets of this scheme should be adopted. This will control measures such as sound levels during construction work, appropriate working hours, minimising waste, safe building procedures, etc

Michael R Bradbury RIBA
16 November 2018