

DESIGN & ACCESS STATEMENT

PENLEE BOATHOUSE

PORTHCRESSA, ST MARY'S, ISLES OF SCILLY

BACKGROUND TO THE APPLICATION

'Penlee Boathouse' is a rather uninspiring, terraced town house, situated within the Porthcressa Regeneration Area, constructed we estimate approximately forty years ago. The dwelling is of cavity block construction, surmounted by a pitched roof with man made slate covering. It is arranged over three floors, and currently comprises: - Reception Hall and Garage on the Ground Floor, Two bedrooms, office & kitchen on the First Floor & a further bedroom on the Second Floor. A small walled garden is situated to the rear of the property.

Charlotte & Truan Hicks are a local couple, born & bred on Scilly. They have one toddler at present - Nancy. Charlotte is employed as the islands' midwife and Truan is a self-employed electrician providing essential services to both commercial & domestic clients. The administrative function of T A Hicks Electrical is carried out from 'Penlee Boathouse', as well as storage of tools and equipment.

The existing property is poorly arranged & in need of a comprehensive refurbishment & re-modelling. The dwelling is virtually uninsulated, draughty, and access and headroom to the second floor space is both dangerous & poor. In addition, the majority of ceilings & walls are of timber framed construction with a 'tintest' covering. This is incredibly flammable & an inherent fire risk.

It is Charlotte & Truan's intention to rationalise the existing space and at the same time bring the dwelling up to current Building Regulation standards. This will involve inter alia the following works: - redesign & replacement of the existing internal staircases from Ground Floor to the attic rooms, removal of all flammable surfaces and replacement with plasterboard, removal of the existing 'cut' roof & replacement with a raised roof constructed of 'room in the roof' trusses, recovering the new roof in natural slate with dormer detailing, replacement of windows & doors, addition of larch or cedar vertical cladding to the front elevation, introduction of adequate insulation & a re-wire.

On completion of these works, the dwelling will offer, an energy efficient, warm, well-designed home, fit for bringing up a young local family. The property will complement, and in deed, enhance the regeneration works already undertaken in Porthcressa square and it's surrounding area, and will sit very comfortably alongside the recently completed rebuild by Peter Green (which also included a raising of an existing roof) and that planned by Robert Francis.

ENVIRONMENTAL & LIGHT POLLUTION

'Penlee Boathouse' is virtually un-insulated and an incredibly inefficient home to run. The majority of the existing uPVC windows and doors are faulty and exhibit 'blown' double glazed units. There are several areas where poor construction has led to 'cold bridging' which are evidenced by large patches of mould.

It is Charlotte & Truan's intention to take the opportunity during this project to introduce high levels of insulation to the roof space in the form of 'Celotex' or 'Actis' insulation, as well as between the battens on the front elevation.

Existing heating is via wall-mounted convector heaters. These inefficient units will be replaced by an environmentally sound alternative. A feasibility study is currently exploring the possibility of installing an air source heat pump within the rear garden space. All lighting will be replaced by low energy LED units and kitchen appliances will be 'A' rated.

Care has been taken to ensure that the roof works protect Scillies proposed 'Dark Sky Reserve'. The use of 'Velux' style roof lights has been kept to an absolute minimum with essential head room and ventilation being provided by two, modest, carefully designed dormer windows.

PROJECT DESCRIPTION

The existing Second Floor accommodation is extremely pinched, with low headroom & poor access. To solve these physical problems, it is proposed to remove the existing roof & increase its height by approximately 800mm using 'room in the roof trusses' & timber wall plate sections. In order that this increase in height is kept to a minimum, two, modest pitched dormer windows have been introduced to provide head room to the staircase & a space for a shower room. It was felt that a small increase in ridge height and the addition of pitched roof dormers would be more aesthetically pleasing than trying to achieve the same accommodation with unattractive flat roofed dormers. Notwithstanding the increased ridge height, Penlee Boathouse will continue to sit considerably lower than adjacent properties in Porthcressa Road.

The front (Southern Elevation) is currently fairly uninspiring. Careful consideration has been given to this area, and it is proposed to redesign the position of existing fenestration to achieve a more contemporary & pleasing elevation. Focus has also been paid to enhancing the 'Boathouse' feel of the property. To this end, it is proposed to introduce a Cedar or Larch cladding to the FF & 2F as well as a 'Porthole' window.

ACCESS

There will be no changes to the existing access arrangements from Porthcressa Road or to the foul & surface water drainage.