PARKVIEW II, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

JUNE 2019

INTRODUCTION

Parkview is a Grade II listed property which, with it's neighbouring property Madura, forms part of the protected streetscape facing onto the park between Lower Strand and Church Street. It has a rear yard which extend through to Town Beach in a narrow 5 meter slot between The Scillonian Club and Harbour View Mansions. Both these neighbouring buildings are 3 storey's tall, to a height of approximately 9.4 meters

Park View is a Grade II listed building. The listing is primarily for its importance to the group value of the streetscape overlooking the central park area.

The proposed project will be situated in this rear yard and will infill the space between The Scillonian Club and Harbour View Mansions.

EXISTING USE

The rear yard is currently undeveloped with a concrete base sloping towards Town Beach. There is a granite wall at the boundary approximately 2m tall with an opening onto the beach. This yard is rather shaded for a majority of the day with the exception of approximately 11am - 1:30 pm through the thoroughfare with daylight from SE to WSW and from 6pm onward from the West . The bathroom windows facing into the yard from the Harbour View Mansions do not receive any direct sunlight with the possible exception of the upper most floor.
High level windows in the flank wall of The Scillonian Club overlook the rear yard.

PROPOSALS AND OBJECTIVES

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and The Scillonian Club infilling the vertical opening between the 2 buildings. This will be a 3 bedroom property with a ground floor undercroft for boat storage and beach access, The main habitable rooms will face onto Town Beach with ancillary accommodation and additional bedrooms to the rear.

In light of the buildings proximity to the beach, the majority of the living accommodation will be raised at least 1.2 meters above ground level in order to futureproof the building against the impact of low pressure spring tides and potential future sea level rises.

It is anticipated that the main building , Park View, will be used as a holiday rental during the summer months.

Access to the new building will be via the rear gate entrance, which will be shared with Park View. Timber screening may separate these zones and some stage but there is no intention to legally separate the site into 2 plots.

MATERIALS AND APPEARANCE

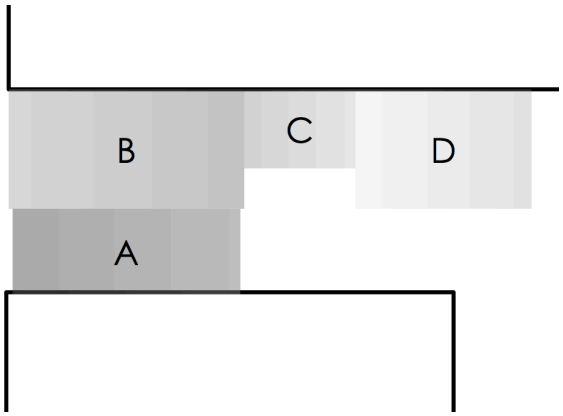
The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan that separates into a series of zones. Zone A+B - Main living accommodation, Zone C - Circulation and Zone D - Ancillary / Bedrooms. Being relatively small zones or blocks allows for a simple timber frame construction with small spans.

From the initial feasibility studies a concept developed that takes design cues from the historic net stores in Hastings, East Sussex. These tall thin wooden sheds, up to 3 storey's high were used to stow fishing nets, ropes and canvas sails to protect them from rotting in the wet.
These 17th century buildings received Grade ii* status in 2010, and although they are of a considerable age, they are quite unique and unusually contemporary in style.

With the current preference in construction for timber framed buildings, the shiplap clad style is quite prevalent and although there is no specific local vernacular to which it relates the materials used and coastal influences sit well in the Town Beach setting.

The properties along Town Beach sea front vary considerably in style and age, and with a few exceptions are quite poor in terms of aesthetic. Heights vary from 1 to 4 storey's, with a range of flat, mansarded and pitched roofs. No particularly cohesive style can be garnered from this collection of buildings.

E L E V A T I O N S

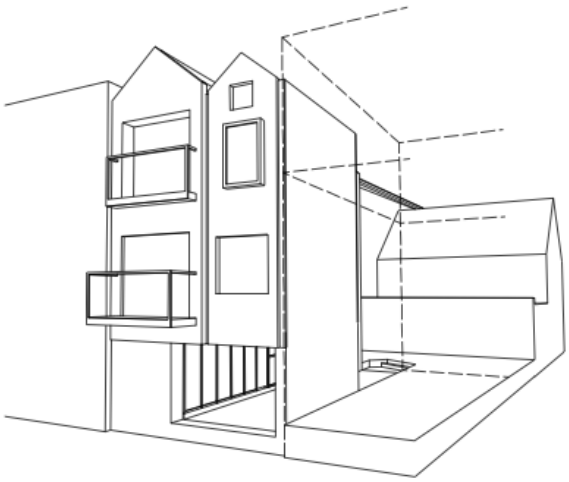


Beachside, Zone A+B. Rear, Zone A+B

Zone A splits into 2 elements reflecting the influence of the hasting net sheds. This form also allows for 2 pitched roofs which keep the overall height of the building low. One pitch is in line with

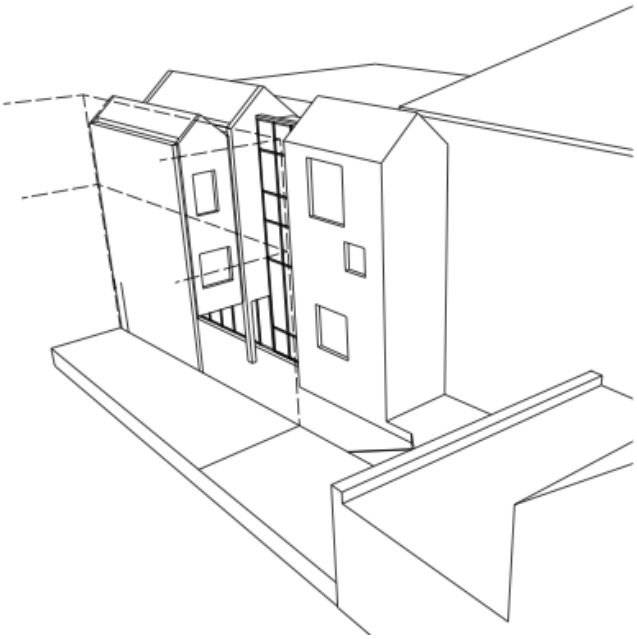
Harbour View Mansions and the other slightly higher than the pitched roof of The Scillonian Club. Wide concealed gutters travel the depth of this Zone and recessed rainwater pipes discharge onto the beach. The main living room and bedroom have large glazed openings with sliding doors. In order to provide a less formal look, the upper floor is recessed and the steel balcony is set back. Other windows in the facade are either in line with the facade or slightly protruding. These windows are of different sizes to create a more heterogeneous effect.
Slim profile powder coated aluminium frames will be used and all metal work will be black or very dark grey.
It is proposed to use a traditional wood burning technique known as *Shou Sugi Ban* for the shiplap cladding. This technique makes the timber more resistant to weather, rot, fire and insects, and is relatively maintenance free.

The ground floor will be constructed of local granite. The storm doors will be multi-folding timber doors. The inner doors will be glazed timber doors.



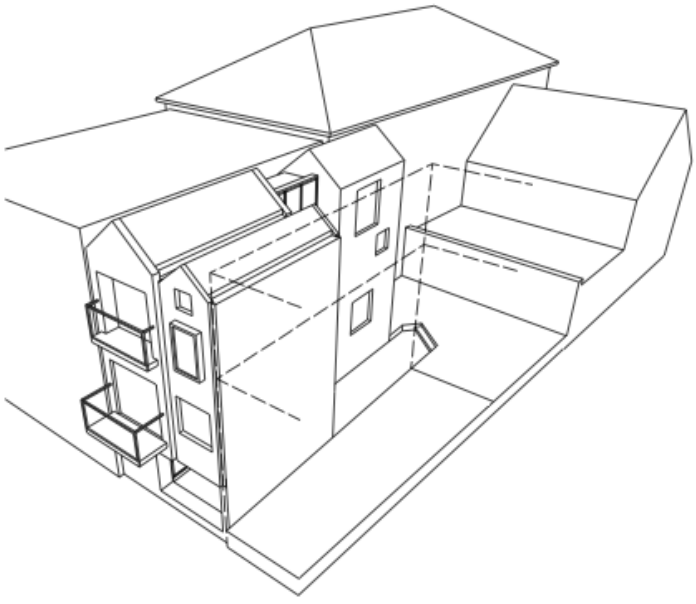
Staircase, Zone C

The staircase zone is a simple construction of solid timber framing using wide chunky timbers. Infill is either clear toughened glass double glazing, some with internal timber louvres, or shiplap infill / solid panels. There is an accessible rooflight to access the main roof space for maintenance of gutters. Fall arrest anchors will be included in the design. The use of low tech fan assisted ducting is being investigated to transfer excessive heat from the Stairwell to other parts of the building in order to reduce energy usage.



Rear, Zone D

The design of the rear section is identical to Zone A with the exception of the cladding treatment. this will be untreated western red cedar cladding which will fade to a mid grey colour over time.



G A R D E N D E S I G N

As part of this application we have submitted a contextual plan which shows a proposal for the garden design. This is included to provide an impression of the intentions for the design of this area but does not constitute part of the planning application.

S U S T A I N A B I L I T Y

Investigations have taken place into the use of sustainable / low energy power sources for the building with the following conclusions.

Photovoltaics.

To run a 3KW hot water storage tank, ie - megaflo eco 170 litre, would ideally require a 3KW PV array that would require 12 solar panels, assuming use of 250W panels. Each panel is about 1.6 x 1m and would require approx 20m2 of roof space.
We could fit a maximum of 8 - 9 panels if we used both roof spaces.
Ideally you would also need to be facing South or South West yet the most appropriate roof space faces West South West.

Conclusion - insufficient space and orientation is not ideal.

Air sourced heat pump.

The Isles of Scilly are ideal for this type of heat generation due to the temperate climate and provide on average 4 x heat output per KW than any other heating source.
Ideally it would be used for both hot water heating and either radiators or underfloor heating.
It doesn't seem practical to utilise ASHP for hot water heating only.
The underfloor heating would need to be a wet system.
Alternatively radiators would be wall mounted, though this becomes a space issue.

A wet underfloor heating system with hot water tank doesn't give us any particular design problems as the system is relatively slim so will not affect room heights greatly. It is trickier to install and I would recommend an approved installer. There is additional kit, ie the ASHP and a control manifold and piping to the various floors and ductng routes could be troublesome. An electrical back-up for hot water will still be required.
There are cost benefits over time.

An electric underfloor heating system is simpler and quicker to install though it will ultimately be more costly to run.

Costs for materials are approximately twice as much for a wet system, Installation and maintenance is also more expensive.

Client conclusion - Too costly and noise levels for the ASHP are troublesome in the confined space of the yard

It has been decided that while both options have their merits they are not suitable for either the orientation or the broken up nature of the floor plan. The client will endeavour to utilise increased insulation, triple glazing, especially to the beach facade, and low energy light sources to compensate.

I M P A C T O N N E I G H B O U R S

There will be a slight impact on the light levels to the bathrooms overlooking the clients yard. These rooms are not habitable rooms and therefore the impact is minimal.

A C C E S S

Though there will be no alterations to vehicular or pedestrian access to the property the boundary wall forming access to the rear garden area will remain as existing.
Due to the nature of the site and the requirement to raise the habitable rooms above ground level the building has not been designed with disability access in minds.