

DESIGN AND ACCESS STATEMENT

Land r/o Ropewalk, Porthloo, St Mary's **Proposed demolition of chalet** **With S106 controlled 'Local Need' dwelling**

Introduction – Proposals and Objectives

When I purchased this land in 2004 there was a small timber chalet on this site which was occupied in the summer months by Mr. & Mrs Williams, the owners of White Cottage. This enabled them to let out White Cottage for holiday accommodation.

In 2011 my daughter and husband replaced the old chalet and let it out to young local residents. It was let from 2012 to local people and was used for this purpose until 2016 when an Enforcement Notice was issued to stop the use. This notice became effective on 24.3.2017. An Appeal was made against this action but unfortunately it was refused. This meant that the chalet could not be used for a separate residence but the building could remain and be used ancillary to Ropewalk, presumably for guests, family etc. As this could not now be used as a residence for a local couple it has been left empty and has become seriously dilapidated.

It is now my proposal to demolish the chalet and this present application is to replace it with a more substantial building. It is proposed that the new building will be used to house local residents in need and we propose that an S106 Agreement be drawn up to allow its' use for 'Specific Local Need' and 'Essential Workers'.

Site

This is an unused site as described above which is gradually becoming overgrown and unsightly. It is gradual sloping site down towards Ropewalk and is deep sand so it will be ideal to cope with any soakaway system needed for surplus water. The site is totally enclosed by pittosporum hedging on three sides and mature shrubs along the vehicular access lane. The White Cottage whole site has become a much needed small estate with all permanent local residents and this is the last virtually vacant plot remaining. There is soil drainage already in existence which served the chalet for over four years. As the new building will not house more residents, this system is perfectly adequate to cope with the new building.

Materials and appearance

The nature of the site, being almost surrounded by high hedging will mask any major impact that any new building would have on any of the surrounding properties.

It is proposed to erect a timber framed building which we feel is most attractive and fitting for this site, although does not fit with the notion of 'traditional Scillonian cottage design'. It will be light and airy with large front windows and doors and we feel this would be another welcome modern innovation for Scilly. It will be clad in shiplap style pine or cedar boarding which will 'weather' to a fine grey finish and be a halfway house between cottage and farm building contemporary style.

Apart from the original White Cottage which was probably built in the late 18th century, the other houses have modern twists to the older designs to allow for modern materials and tastes. As this is intended for a permanent residence it should be looking towards 'tomorrow's designs and requirements' and we hope you will agree that this does fit these criteria.

Local Need

Central Government are at present advocating far more housing to be erected and presumably because of this policy our new proposed Local Plan is allowing for many new houses to be erected on Scilly. These will be mainly controlled but with many 'open market' units to be allowed.

We suggest that this proposal could be considered a 'windfall site' and it can only assist in the future housing development which is proposed.

Sustainability

This building will be erected to be thermally efficient in excess of the requirements of the existing Building Regulations. We are proposing to install solar panels plus 'ground source' heat exchange. This, together with energy efficient lighting, should make this building almost free from any additional demand on local services. There will also be provision for rainwater storage for use in toilets, showers, etc.

Access

Access to this site, both vehicular and pedestrian already exists so there is no additional roadway or paths required. Parking will be made available on site.

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