

CHARTERED BUILDING SURVEYORS

DESIGN STATEMENT P180220-DS1

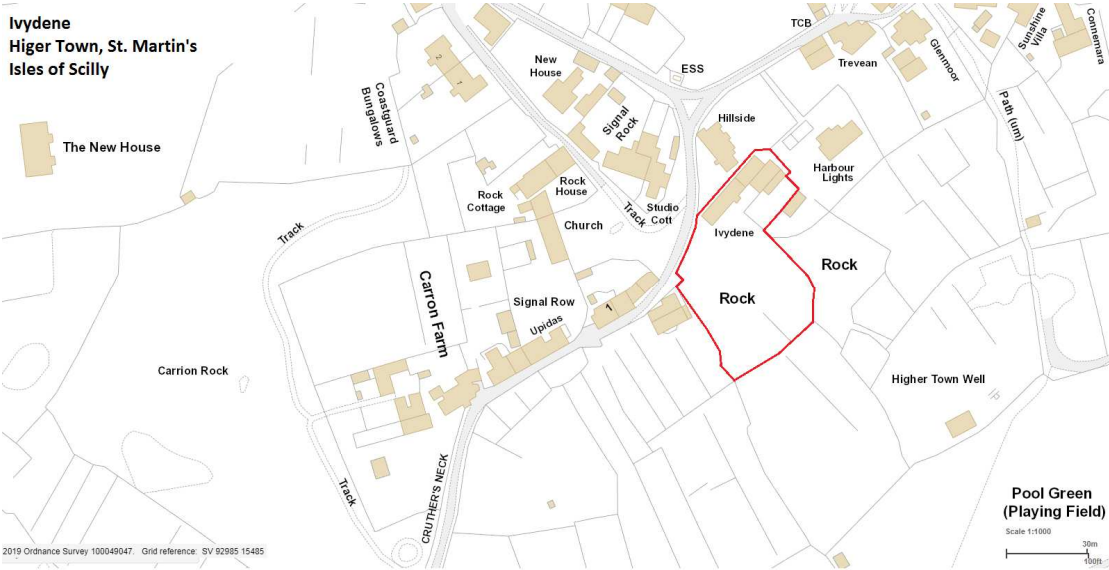
Proposed partial demolition and extension. Ivydene, St Martins, Isles of Scilly



Existing building

LOCATION

Ivydene is located in Higher Town, behind Cruthers Hill, the southern most headland of St Martins, overlooking Higer Town Bay and the Eastern Isles.



Site Location Plan

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### CONTEXT / LANDSCAPE

The house is situated on the island of St Martins with a South East seaward facing aspect. It is located in the hamlet of Higher Town. The building is a residential 2 bedroom dwelling with attached workshop, storage facilities with large established garden and grounds



### EXISTING

The existing building is originally a random stone-built currently with an asbestos slatework and black glazed ridge and hip tiles. Painted softwood windows and half glazed doors. Concrete ground floor and timber first floor construction.

The attached outbuildings are approximately 50% of the built area, with corrugated asbestos roofs onto timber A-framed trusses which in turn bear onto blockwork and timber framed walls, with concrete floors.



Photographs of existing building indicating amenity areas to be removed

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Aerial location Plan showing the site overlooking Higher Town Bay

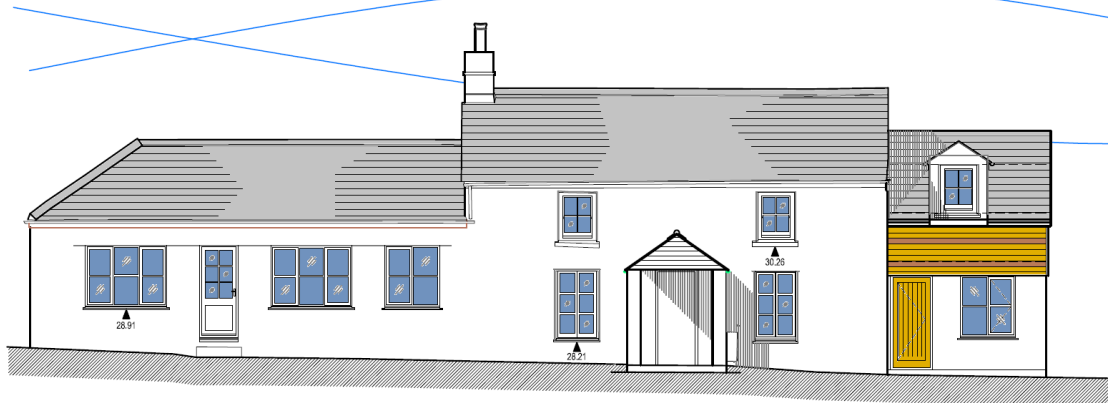
**ACCESS**

The building is approached via Cruther's Neck, which is the link to the principal island access route leads from the St Mary's St Martin's ferry dock. There are no alteration to the existing or public right of way.



Aerial Site Plan

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South East Elevations as Proposed

**DESIGN**

The proposal is for the removal of the ancillary stores and workshops and rebuilding of a 2no. storey pitched dormer roof extension to provide 1<sup>st</sup> floor bathroom accommodation and ground floor utility, sanitary and additional bedroom.

**MATERIALS**

The construction would be: a concrete ground bearing slab; rendered masonry to the ground floor with timber cladding to the first floor; a natural slate roof; timber double glazed windows and timber doors.

Services are as existing for drainage, water and electricity.

**CONCLUSIONS**

This modest cottage requires considerable maintenance and refurbishment works to bring it back to a satisfactory level of repair and the proposed extension is intended to provide the expected level of facilities in a contemporary home.

The proposed extension fits with the design guide requirements and is sympathetic to the environment and subservient to the main building. The ridge line is reduced and the development does not have an effect on public view or the buildings setting in its location.

We do not view the application as being contentious in nature.

**Tim Hudd**  
**For RTP SURVEYORS**  
Chartered Building Surveyors

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