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PARKVIEW 2, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

FEB 2021

INTRODUCTION

Parkview is a Grade II listed property which, with its 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 extends through to Town Beach in a narrow 5 meter slot between The Scillonian Club and Harbour View Mansions. Both these neighbouring buildings are 3 storeys 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 2 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 an additional bedroom to the rear.

In light of the buildings proximity to the beach all the living accommodation is set above 6.749m AOD which is 0.569m above the Upper End flood limit.

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 with an L shaped floor plate.

With the current preference in construction for timber framed buildings, the open boarding cladding style is quite prevalent and is used extensively in coastal areas and will 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.

ELEVATIONS

Beachside

The elevation is clad in 150 x 20mm vertical butt jointed timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time. Recessed rainwater pipes discharge onto the beach. The main living room and bedroom have large glazed openings with hinged doors.

Slim profile powder coated aluminium frames will be used and all metal work will be black or very dark grey.

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.

The pitched roof will be in Cornish slate and will be hipped in order to bring down the perceived height of the roof to be in line with the neighbouring properties.

Yardside

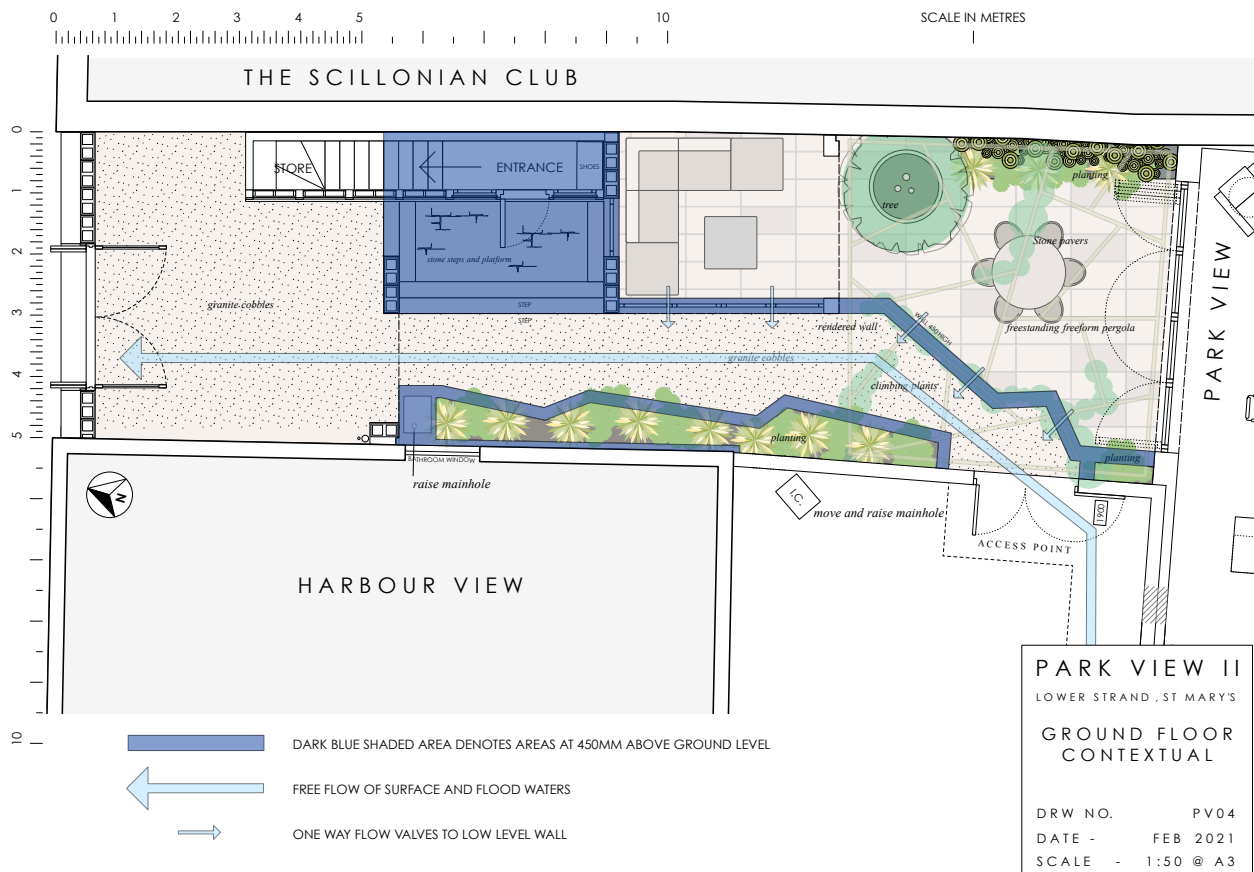
The elevations are clad in 150 x 20mm horizontal shiplap timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time.

Undercroft / Main first floor structure

The intention is to use a green oak frame for the first floor structure with exposed beams and utilizing traditional oak framing techniques. This detailing will be carried through into the external wall structure for the entrance lobby and store.

GARDEN DESIGN AND FLOODING

This plan 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. The intention is to maintain the current ground level throughout the yard area. The entrance lobby is raised to AOD 4.315 along with the dividing wall between the new building and the existing house. Manholes will be raised to reduce risk of overflowing during flood events.



SUSTAINABILITY

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 ducting 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 roof plan. The client will endeavour to utilise increased insulation, triple glazing, especially to the beach facade, and low energy light sources to compensate.

IMPACT ON NEIGHBOURS

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. Drawing No PV11 shows the relationship the building has to the neighbouring bathroom windows which are all opaque glazed.

ACCESS

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 mind.