

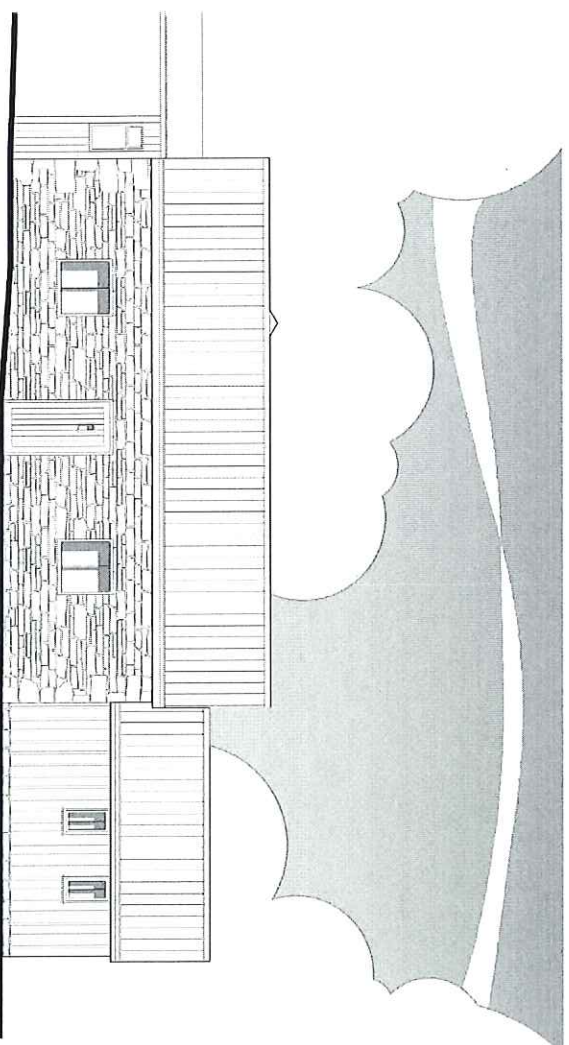
DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

Carn Friars Farm

Isles of Scilly

TR21 0NZ



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1. Introduction, Client brief and outline

This statement has been prepared in support of a full application for planning permission for the reconstruction and conversion of a redundant and fire damaged barn at Carn Friars Farm.

The redundant Barn is part of a number of buildings that make up Carn Friars Farm, which is owned by Mrs Angela Jenkins.

The building forming the subject of this application, was gutted by fire from an adjacent barn, which was demolished in the blaze.

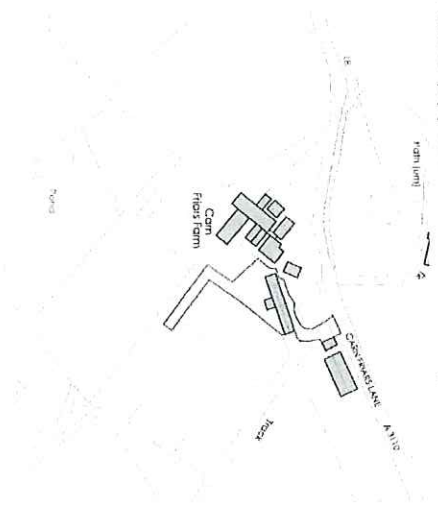
Out of the problems caused by the fire, the opportunity is being taken with these proposals to improve the services the farm has to offer to the economy and help stabilise its financial future.

The brief is for the creation a 2-bedroom high quality holiday let/ winter period farm staff quarters.

This statement illustrates the considered assessment and evaluation of the site and its context, and outlines the processes leading to the sensitive design for the conversion of the redundant barn to a high-quality holiday let.

2. Location, site setting and Context

Carn Friars Farm is situated approximately 1.4 miles from Hugh Town and approximately 0.7 miles (approx. 14 minutes' walk) from Old Town.



The dilapidated barn that is proposed for renovation comprises a long open fronted timber barn, the rendered stone barn in the centre, and a rendered concrete block lean-to.

The front (North elevation) was badly damaged by a fire 2 years ago that destroyed a barn directly in front. The rubble from this has been largely cleared, with a replacement barn built further away to the East.

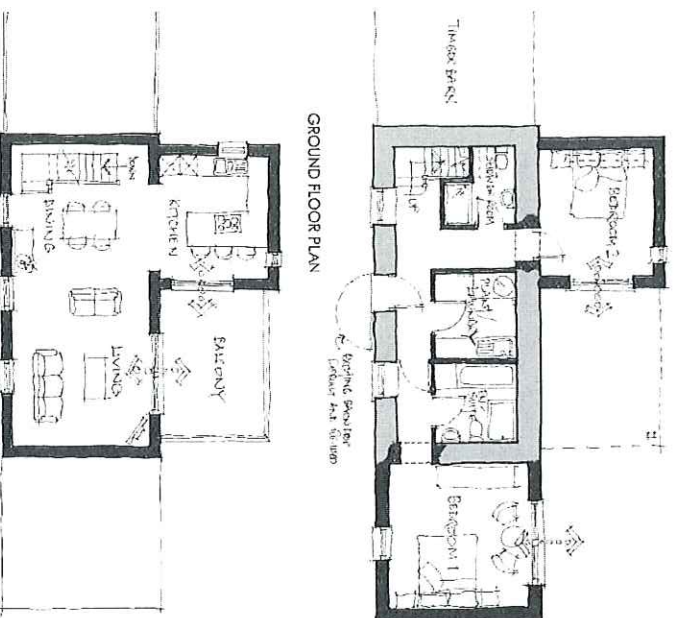


The opportunity is being taken with this application to renovate the barn as a holiday let/ farm staff winter quarters.

3. Design development

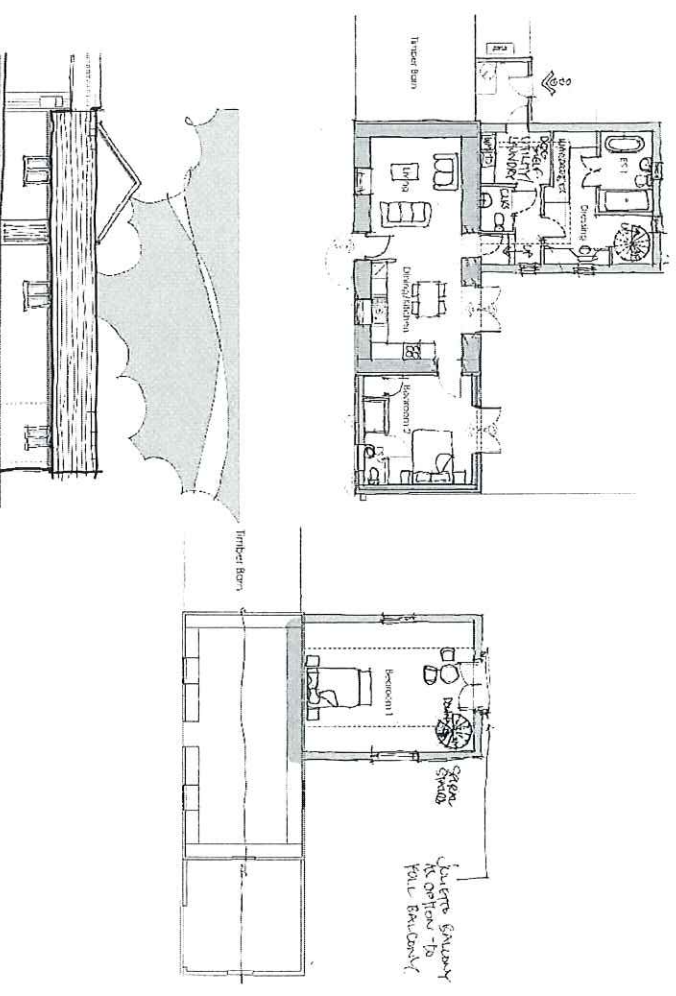
The brief was for a sustainable two-bedroom two-bathroom high quality holiday let.

The initial designs produced were for an 'upside down' house to take advantage of the views.



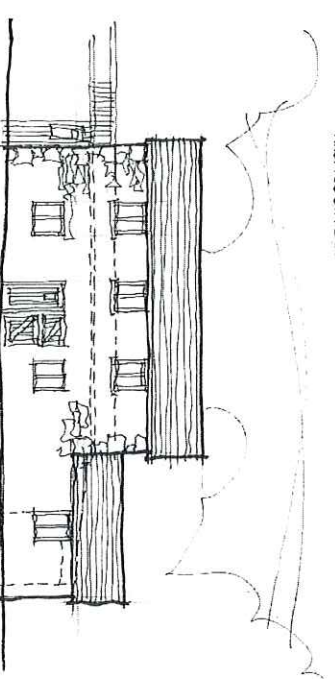
The increase in height was considered to be not appropriate for the existing single storey building, and the upper floor living could not be easily made accessible and inclusive.

The scheme was then further developed for ground floor living with one of the bedrooms on the ground floor.



The stone front walls were lowered to window head height to enable the roof line, which is higher due to the steeper pitch required for tiles, to be closer to the existing low-pitched ridge line.

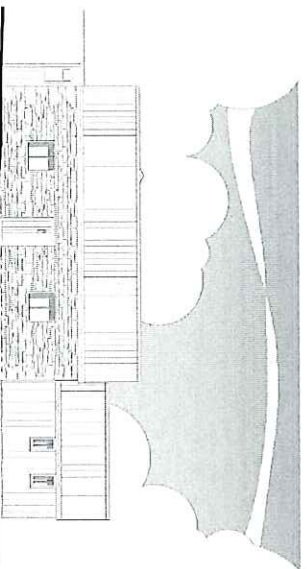
This resulted in a bland and uninteresting elevation and the rear extension being too visible from Carn Friars Lane



4. Final development proposals

The final scheme submitted retains the walls of the stone barn at their existing height, and accepts that the new ridge line, due to the pitch required for roof tiles, will be higher than the existing by approximately 1 metre. The concrete block lean-to is rebuilt in a more sustainable construction, with the roof being as low as possible. This provides clear visual interest to the front elevation, with the different materials and roof lines, and identifies the different elements that make up the complete barn.

The rear extension that replaces the redundant water tank has had its floor level reduced to bring its ridge as close as possible to the new roof over the barn.



5. Public consultation

All of the relevant neighbours have been consulted, and are fully supportive of the proposals.

Names and addresses can be supplied if required.

The Duchy of Cornwall have also been consulted, and are supportive.

They have made certain recommendations regarding materials and appearance, which have been incorporated in the final scheme.

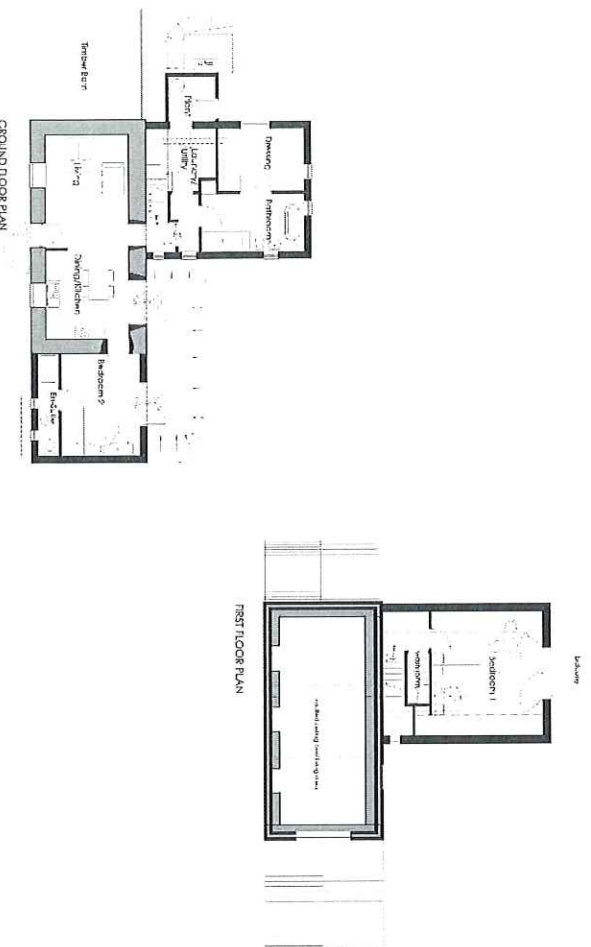
6. Refuse

There are existing arrangements for Carn Friars Farm and the cottage which are sufficient for the additional use.

7. Drainage

Foul drainage will be to an existing 5700 litre (24-26 person) tank with an existing soakaway/ drainage field.

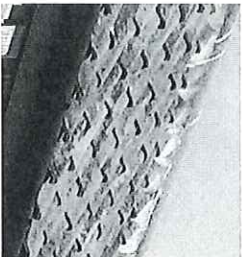
The surface water will be connected to an existing sw drainage collection point which is taken to an existing 14000 litre storage tank that is used for irrigation around the farm



8. Materials

Roof:

Orange/red pantiles to match adjacent farm buildings



Walls:

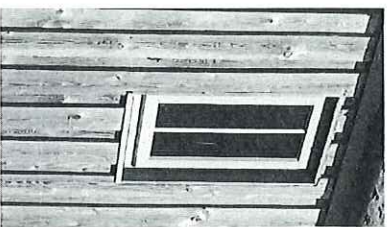
Stone barn - Existing render to be removed, existing stonework cleaned and repointed

Lean to – poor quality concrete block walls demolished.

Walls rebuilt with a stone base to match barn and

vertical timber boarding to match adjacent cottage.

Rear extension vertical timber boarding.



Windows and Doors:

Timber painted in grey to

match adjacent cottage

Black gutters and Cast-Iron downspouts

9. Sustainability

The conversion will be constructed to exceed current building regulations with low U-value double glazing and high levels of insulation.

The heating will not be from fossil fuels.

The proposal is for an air source heat pump, with the hot water output being supplemented by solar thermal panels on the new roof.

The inclusion of photo voltaic panels purely for this element of the farm has been considered, but in terms of economics and efficiency, it was considered that a whole farm scheme would be more effective, and this will be reviewed at a later date.

As with most properties on the Island, walking and cycling are normal ways of 'getting about', and all facilities are readily accessible by these means.

10. Summary

The proposals are for the conversion of the dilapidated and redundant barn.

The barn conversion will not be visible from the East and South, and the coastal path, because it is shielded from and lower than the surrounding trees.

Its excellent sustainability, together with the re-roofing of the attached timber barn, will improve the visual appearance of the farm and provide high quality accommodation for visitors to the island, or farm staff in the off-season period.