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# Design and Access Statement

## TREVEAN

Higher Town St. Martin's, Isles of Scilly.

## **Non Material Amendments to Planning Approval P/20/039**

Trevean is a two bedroom dwelling located at Higher Town, St. Martin's Isles of Scilly.

There is currently a Green House and Store room which also contains the dwellings water tanks, which is located on the site to the west of the main dwelling.

Planning Permission was granted for alterations to the Green House and Store into a Studio with the addition of a Workshop and Garage on the Western end of the building.

The approved plans were to allow the new extension's exterior walls to be constructed from Timber frame with a wood cladding "Hit and Miss' Style Boarding.

The existing finished floor level of the green house and store is uneven with the existing garage floor level 450mm lower than the main building. The original planning application was to raise the garage floor level to that of the main building, with windows and doors to be set at a height from this level.

This application seeks permission to bring the finished floor level down to that of the existing garage floor level 450mm lower than the existing floor level of the building.

This amendment to the plan would allow and increase in height at the front and rear of the building from 1650mm to 2100mm.

The windows and door on the South East and North East Elevations will be lowered to fit this new level.

Works are required to underpin the existing granite walls of the Store and Greenhouse which would result in excavation of the internal floor level so as not to obstruct the main road to the North of the building, the application would be to remove the remaining floor level allowing the building to be insulated to a much higher standard without the loss of height in the building.

Lowering the floor level of the building would also reduce the amount of steps between the different buildings that currently exist on the approved plan.

This application also seeks to amend the exterior wall detail of the garage and Workshop to the western side of this building from Hit and Miss Boarding to Granite Stone, which would be in keeping with the existing buildings on the site.

The addition of the granite wall detail would extend the extensions dimension from 4x7.49m to 4.3x8.45m.