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# Design and Access Statement

## Carn Tagre

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

## **Proposed Conservatory and Porch**

Carn Tagre is a modern timber frame bungalow built in the 1990's with sand cement painted renders walls with concrete tiled roof. The doors and windows are softwood stained brown.

The existing dwelling consists of 3 bedrooms bathroom, lounge and kitchen diner.

This application is to add a conservatory to the south eastern side of the dwelling which will incorporate a rear porch, the design is to be in keeping with many existing conservatories within the islands.

The conservatory will be linked to the kitchen diner by double doors, with the porch area linked with a single door way to the kitchen.

The construction of the conservatory is to be softwood painted white with Low E Glazing on a 600mm high timber frame dwarf wall, rendered and painted to match the existing building.

The porch area will have a glazed roof to match the conservatory with timber frame rendered walls painted to match the existing building.

Gutters and down pipes will be white Upvc to match the existing building . all rain water is collected in the existing large water harvesting tank situated under the patio area.

The area of the proposed conservatory and porch is 24.5m<sup>2</sup>

The existing Building has an area of 147.5m<sup>2</sup>

The proposed conservatory will be 17% of the existing foot print.

Access to the conservatory will remain as existing to the rear of the dwelling, via the garden path, and will meet will Part M of Building Regulations.

## Protected Species

Works to the existing roof will be minimal by the use of a “U” Beam to connect the new conservatory roof to the existing fascia.

This “U” Beam will fix on to the existing rafters and fascia, which will then also act as a gutter to direct rain water to the existing down pipes.

The existing roof structure will not be disturbed, however if there are signs of any roosting Bats etc these facts will be directed towards the Local Wild Life Trust for further clarification.

Currently this area is not known for roosting Bats.