

**Extension and Conversion of
existing Garage at
Amaryllis, Buzza Hill, St.Mary's
Isles of Scilly
to create Retirement Bungalow for
Chris and June Jones**

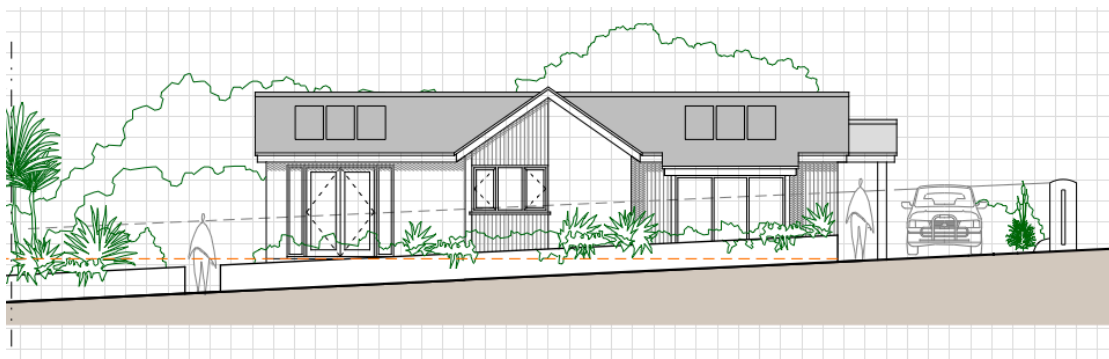
SUSTAINABLE DESIGN STATEMENT

March 2020

The applicant is committed to extending and altering their garage at Amaryllis in an environmentally friendly manner. The following measures are proposed and can be incorporated into the detailed design drawings and written specifications:

1. Solar Power

Solar panels containing solar cells for the generation of electricity can be discretely located on the South facing roof slopes on either extension. Fortunately, the new bungalow is discretely located and well screened by mature landscaping, so the roof in question will only be visible at close quarters from the applicant's own gardens. The solar panels will, however, be carefully integrated into the design and recessed into the slate roof. Two equal arrays of panels can be arranged on either side of the gable of the current garage, so they will not compromise the attractive designs



2. Rainwater Harvesting

Roof-water can be harvested from the rear roofs and collected in a series of water butts at the back of the property. The harvested water can then be used for watering plants in the gardens, window cleaning, car washing, pressure washing driveways and other general purposes. This will help in a small way to reduce water consumption

3. Improving the Public Realm

The Heritage Impact Assessment has pointed out that this property will scarcely be visible from public vantage points. However, there will be glimpse views down the driveway towards Amaryllis. As part of this development the applicant will be improving the approach and investing in landscaping work. This will help with the continuous regeneration and improvement of the site so a contribution will be made to improving the public realm, albeit through distant views

4. Building Products and Components

Building materials can be locally sourced where possible and suppliers and contractors from the local community can be used for the construction work. This will minimise transportation costs and the reliance on transport systems. Sustainable building components will be used where practical. Existing building materials available on-site will be used where possible. This includes the re-use of granite from the existing planting beds in the new planting wall in front of the bungalow. Some of the existing plants on the footprint of the new extensions can be re-located in the improved gardens

5. Insulation

The new building work will be fully compliant with the modern stringent Building Regulations requiring high standards of insulation in the building envelope

6. Construction Process

The successful contractor will be required to manage the building project in an environmentally sensitive manner. Although it will not be a requirement to sign up to the Considerate Contractors Scheme (more appropriate to larger mainland contractors) the general principles and targets of this scheme should be adopted. This will control measures such as sound levels during construction work, appropriate working hours, minimising waste, safe building procedures, etc

Michael R Bradbury RIBA
20 March 2020