

**LAND AT PORTHCRESSA, BUZZA ROAD, HUGH TOWN,  
ST MARY'S, ISLES OF SCILLY.**

**PLANNING REFERENCE: P/21/041/FUL**

**ADDITIONAL EXPLANATION TO ACCOMPANY REVISED  
DRAWINGS  
12:12:22**

Following receipt of the Flood Risk Assessment (FRA) it became necessary to revise the scheme in order to ensure that the proposals are not too dominant or cause any harm to the local environment. The intention has always been to reflect on the fact that this site has always had two buildings, one cottage and one outbuilding in granite, up until the 1950's. (see attached photo).

The FRA dictated that the proposals, on the basis of a 1 in 200yr flood level, that the top of the defence should be 7.03m, with an additional 300mm freeboard added to that calculation. Therefore, finished ground floor level for both houses should be 7.34m. with a variance of between existing levels across the whole site, that means an overall increase from existing to finished floor level of between 1.157m and 0.46m. After plotting this level on the site, and considering any potential impact, it was decided to redesign the houses to accommodate such a change.

The design of the houses has always been to reflect the Scillonian tradition of being constructed in granite, sash windows, central front door with windows positioned in a symmetrical way. With an increase in height over the original application design, and pushing the ridge line of the roof 1.07m higher, changes were made to the design to achieve a new ridge line 250mm lower than before.

This was achieved by introducing a lower eaves level, reducing the pitch angle to 38 degrees, and introducing dormer windows. Still very much a traditional Isles of Scilly cottage.

In conclusion, despite the demands caused by the FRA, the architects have managed to achieve a solution which is not only 250mm lower than the original scheme, but also in line with the vernacular of the island. This scheme does not cause any visual harm to any surrounding areas or property.