

# LAND AT PORTHCRESSA DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

MAY 2021

## Introduction:

This site was developed up and until the 1950's, when two cottages and a boat store were located here. Two pieces of evidence are attached to this application to support this. At Pre-App Application stage (PA/20/042), the scheme drawn was contemporary, but following discussion with the planning officer, it was decided that a more appropriate design would reflect the style and scale of the original buildings which existed here for many years in the past. There are two critical aspects to this application; in that the scheme supports Policy LC1 and LC7.

## Planning Statement:

This application for two dwellings is not for open market housing, in accordance with Policy LC1 (2).

### Policy LC 1:

This application supports the general policy:

- *"All new homes must contribute towards the creation of a sustainable, balanced and inclusive island community by making a positive contribution to addressing local housing needs....."*
- This application is to produce two affordable two bedroom homes in what can be considered as a windfall site linked immediately adjacent the Porthcressa conurbation. As it was for many years in the past.
- This application is not for open market housing. The applicant understands that a legal undertaking will be required in the form of a Section 106 agreement to enable the scheme to be available as housing for local needs, and therefore principal residence homes only.

### Policy LC7:

This application supports Policy LC7:

- *"Proposals for new homes, including custom and self-build will be permitted" "On St Mary's where the site is within or adjoining an existing settlement...."* It is quite clear that this site is adjoining the existing settlement to Porthcressa, and the only reason it is not included within the Hugh Town Settlement boundary is because it is a site which currently does not have any dwellings on it. If the original housing was still in use, then clearly the settlement boundary would have been re-drawn, because it is beyond any reasonable doubt part of the existing Porthcressa conurbation.

### Policy LC3:

The scale and design of the two dwellings have been designed maintaining two principals, the granite cottages being the same footprint as the original cottages, and meeting the prescribed Nationally Described Space Standards for a two bedroom house. Each house providing a gross internal footprint of 82m<sup>2</sup>, which is in excess of the required standard of 78m<sup>2</sup> including storage. Both bedrooms are doubles, and meet the standard in terms of being at least 2.75m wide.

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**Design:**

The two houses have been designed to echo the typical style of a traditional Isles of Scilly granite cottage. It means that the design can maintain the scale and type of housing that once existed on this site. However, in order to meet the Nationally Described Space Standards for a two bedroom dwelling, the original footprint has had to be extended. This has been achieved by building two timber framed and cedar clad extensions. These are designed to be subservient to the main granite cottage in line with Design Guide good practice.

The materials used again echo the good design practice of repeating the accepted norm for this type of dwelling. Natural slate roof, and timber sash windows.

Granite walls that exist will be maintained, along with any natural hedge planting. A full landscape scheme has not been provided with this application, but the applicant expects there to be a condition to provide a scheme on any planning consent.

If the original two houses still existed on this site, then there would not be any discussion as to the merits of continuing development along the coast line. It would be accepted without further discussion. The planning officer will therefore find it difficult to give any valid reason why this proposal would have a negative impact upon the special character of the heritage coat of the Isles of Scilly AONB and Conservation Area. The site cannot be considered to be “undeveloped,” because for probably 100 years or more, it was developed as already demonstrated.

The houses have been designed as “upside down,” meaning the living space is on the first floor and the bedrooms on the ground floor. The first floor roof space can be opened up to provide a very three dimensional space.

The contours of this site help this development by shielding any visual impact. The street elevation attached to this application demonstrates how the dwellings sit naturally within the bowl of the site and the path to the rear rising to mask the houses.

Small timber stores will be constructed for each house to house bicycles and waste.

There is no **Preliminary Ecological Appraisal (PEA)** attached to this application. It can be produced if requested by the planning officer.

Similarly, a **Construction Management Plan** will be produced if this application is approved. In any event it is likely to be conditioned.

**Heritage Impact Statement:**

It was deemed unnecessary to provide a full report because there is no impact to the heritage of Hugh Town of the surrounding area. If the planning officer requires further information, then the applicants agent will be happy to discuss.