

Outbuildings at Holy Vale

Design & Access Statement: August 2021

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Overview

Planning permission was approved in 2017 for conversion of three outbuildings at Holy Vale into three residential dwellings.

The 2017 planning consent for the rear outbuilding comprised a single-storey, two-bedroom dwelling. In the light of a pressing need for local housing, this property has been re-designed to allow accommodation over two floors (ground and upper (room in roof) floor, comprising one two-bedroom open market dwelling and one one-bedroom Local Needs dwelling.

Design

The over-riding principle of the original outbuildings design was to interfere as little as possible with the existing fabric of the buildings, particularly the prominent Easterly facing gables fronting the lane leading down into Holy Vale, whilst creating high-quality residential accommodation with good natural light levels.

The rear outbuilding has been selected for redesign because it is largely invisible from the public highway, and will therefore have no discernible effect on the character of Holy Vale.

The original roof structure was replaced some years ago with modern scissor trusses. These will be removed, whilst the original granite walls will be retained. The walls will be raised, and faced in local granite to complement the existing finishes. A new timber roof structure will incorporate dormer roofs to the North (garden facing) slope, with Velux roof windows to the South-facing slope. This will allow a pleasant outlook across the garden, whilst maintaining mutual privacy between the outbuildings and existing flats to the South.

The roof will be covered either in reclaimed clay tiles (if there are sufficient) or in natural slate.

Existing windows and doors will be replaced with new, bespoke timber units, of a simple complementary design to the originals, having a painted finish with a colour to be agreed.

A new, one-bedroom Local Needs dwelling is proposed, having access from the South side of the building, enjoying shared use of a paved courtyard. It will have a private lock-up storage unit in the adjacent building, for bicycles, bins, etc. The accommodation will be reverse level, having a generous reception hall, double bedroom and en-suite bathroom on the ground floor, with open-plan kitchen / dining / lounge at first floor level.

The two-bedroom open market dwelling will be reduced in size from the original permission, accessed from the North (garden side) of the property, again having reverse level accommodation. A reception hall and two bedrooms, both with en-suite bathrooms, will be situated at ground floor level, with generous open-plan kitchen / dining / lounge at first floor level. The property will benefit from a private garden area.

Off-street car parking will be provided.

Benefits of the Proposed Scheme

The property currently has consent for conversion into a two-bedroom open market dwelling. The redesign will allow the addition of a one-bedroom dwelling restricted to persons meeting a "Specific Local Need", in accordance with local planning policy.

At no cost to the public purse it will go some way to addressing the chronic local housing shortage, and provide much needed accommodation for teachers, healthcare workers and other qualifying personnel.

The proposed accommodation will be pleasant, with good natural light levels. It will provide much needed accommodation, bring into beneficial use redundant farm buildings that might otherwise fall into disrepair, and preserve the character of the rural environment.

Summary

We believe the proposed redevelopment of the rear outbuilding into two dwellings will enhance the housing stock, and contribute to the sustainability of the islands and their economy.

We thank the Planning Committee of the Council of the Isles of Scilly for giving this planning application due consideration.