

Paul Osborne

Kavorna

Hugh St

St. Mary's

Isles of Scilly

Proposed Alterations to Kavorna

and

Heritage impact Statement

21, Hugh St,

St. Mary's,

Isles of Scilly.

This application is to obtain Listed Building Consent and Planning Permission to the Kavorna, Hugh St, St. Mary's, Isles of Scilly.

The application seeks to remove an existing store building located to the rear of the property, which restricts access to the rear of the property, the area that the current store sits will be reused to store refuse bins and create an area for storage of bicycles. Currently the refuse bins are stored in the narrow access path close to the rear gate, this new area will free up this congested area.

The proposal seeks to change the existing roof tiles on the southern roof area of the main building from Scantle slate which has suffered significant damage in recent storms to Natural Slate. This Natural Slate is extensively used within the islands and is also recommended within the Isles of Scilly Design Guide.

The proposed Slate will also complement the existing hanging slate fixed to the Post Office building which attaches the proposed roof tiles.

This application also seeks consent to remove two internal stud wall partitions within the rear extension of the accommodation. Removing these partitions will allow result in the reduction of a bedroom to be used as a larger kitchen diner.

The rear extension was built in the 1970's with little or no insulation, these alterations will allow the property to comply with modern insulation requirements. The walls are constructed from timber studs with plasterboard skim finished, there are no mouldings or fixtures which will alter the character of the building.

PROPOSED WORKS

Rear Store

The existing rear store is constructed from a single skin layer of concrete block with a render finish, the flat roof is constructed from fibre cement profile 6 sheets, with 3 Upvc windows and a wood panel door.

The location of the store is to the rear of the main building of Kavorna which due to its sighting restricts the access to the rear of the property and the access to the main flat above the Cafe.



Rear Store Entrance



Access to the rear of the property via steep marrow steps
Restricted by the position of the existing store.



Store showing fibre cement roof covering with recessed position within rear of property

The proposal is to remove this structure to allow better access to the rear of the property by adding a wider access steps.

The area created by the removal of the building will allow a paved patio to be created which will include a refuse bin storage area and bicycle rack.

Currently refuse bins are stored further into the garden and carried down to the rear narrow access path for collection, bikes have to be carried awkwardly up the existing narrow steps and stored in the rear garden or left in the narrow access path.

The proposal is to keep the stores south and west walls in situ to allow privacy to the neighbouring properties.

Alterations to Roof Covering

This application is to replace the existing Scantle Slate roof covering on the southern area of the building.

This roof covering runs along Well Lane which has sustained storm damage over the last few years.

The existing roof has recently suffering from more storm damage to the extent that it is time to completely re roof this area of the building.

This proposal is to change the roof tiles from Scantle Slate to Natural Slate which is widely used within the islands and is recommended within the Local Plan Design Guide.

The proposed tiles are currently used as hanging tiles on the neighbouring building on the Post Office Archway, the proposed alteration will complement these.



Natural Slate currently on the neighbouring building

Due to the narrow road way of Well Lane the roof is very difficult to see which would reduce any impact on the alteration proposed.



Damage to existing Scantle Roof

Roofing Contractor Advises complete removal to make good.



This shows the large area of the roof tiles that has slipped down and is now inly being supported by the gutter.

New Layout in Accommodation

The application proposes to alter the kitchen into a larger kitchen diner by removing the partition walls that make up the hallway and small bedroom, this alteration will make much better use of the space within this area.



This picture show the dark hallway and partition wall to be removed



This show the partition walls to be removed from the bedroom, it shows that there are no mouldings which will alter the character of the building, as this is the modern extension built in the 1970's.

The ceiling will also be removed as it has sustained water damage from the flat roof above, this will allow for new insulation to be installed bringing it into modern date building standards.

It is proposed that the alteration works to the building will not adversely effect the character of the building, this building has been altered in serval ways over the years, with the accommodation being changed several times in the past. The building does not contain any mouldings on the ceilings or walls with all the original doors having long since being changed to more modern panel doors, most likely in the 1970's and 1980's. The rear extension was built in the 1970's of concrete block with a flat roof design.

The alteration to the partition walls would not alter he character of the overall building

The removal of the rear store will allow better access to the rear of the building, by moving this building it is proposed that this would not effect the character of the building as it is sighted close to the modern rear accommodation extension. It is proposed that the removal of this building and the fibre cement flat roof would be a planning gain.

The alteration of the roof tiles from Scantle Slate to Natural Slate will change the look of the rear of the building, however this roof area is very difficult to see due to its position close to the narrow lane, and cannot be seen from the main street which is the main character of the building.

Changing the tiles from Scantle to Natural Slate has been achieved of several roofs within the islands. The proposed tiles will complement the hanging tiles which are located on the western side of the Post Office Archway, making the character of the building complement the surrounding area,

This proposed Natural Slate tile is recommended within the Adopted Local Design Guide.