

DESIGN AND ACCESS STATEMENT

CONVERSION OF PART AGRICULTURAL BUILDING INTO RESIDENTIAL HOLIDAY LET ACCOMODATION

HILLSIDE FARM, SOUTHARD, BRYHER APPLICATION NO: P/22/012/COU

INTRODUCTION:

The existing buildings were constructed in the 1980's by the Duchy of Cornwall and their tenant at the time. The applicant understands that a part residential has been in use from when the barn was originally constructed. This has been confirmed on the lease details received by Mr and Mrs Eggins, the applicant for this application.

The current application drawings have been approved by the Duchy of Cornwall just prior to this planning application submission.

The proposal is intended to be used as a residence for the applicant. The applicant are residents on Bryher, and have written a supporting statement as part of this application.

DESIGN:

The integrity and design of the existing building is retained. The external changes are restricted to fenestration, and a contemporary detail around the entrance to the new accommodation, linked in design to the boxing around the east elevation. The proposals result in a cohesive and restrained design with good detailing prevalent on other recent schemes on Bryher.

External walls to retain the existing timber cladding detail. However, the existing roof maybe retained, if adequate insulation to current Building Regulations U values can be achieved. If that is not to be the case, then a new corrugated metal roof sheets. In which case an Ecological Survey will be required.

The external decking creating a seating area will be constructed in timber, with stainless steel railings utilising halyard cables.

ACCESS:

Because this is an existing building, the access for disabled people is not necessarily ideal. A few steps are required to access the building from the front door because of the levels.