

**Re-construction of Chalet at
6 Bayview Terrace
Porthmellon, St.Marys
Isles of Scilly, TR21 0NE
for
Mike Green and Hannah Barclay**

DESIGN AND ACCESS STATEMENT

October 2022

1. Background

Mike Green and Hannah Barclay own number 6 Bayview Terrace overlooking Porthmellon Beach on St.Mary's. The property is on the far right of the aerial photograph below. Their land stretches down to Telegraph Road at the front and includes a strip of the sloping hillside behind the cottage. This land at the rear incorporates a residential chalet in a row of outbuildings that are detached from the main terrace.



The chalet benefits from an established Certificate of Lawful Use as residential accommodation dating back to 2019. The reference number for this is P/19/015/CLE. However, the internal area falls far short of the National minimum space standards for dwellings so there would be a real benefit in re-configuring the chalet to improve living conditions.

This written statement supports a full planning application to extend and alter the chalet to improve these space standards. It follows a Pre-App enquiry to the Isles of Scilly Council in June 2022 and has been informed by the 19 July 2022 Pre-App Report (PA/22/039). It should be read in conjunction with drawings 2018-P01 to P07 inclusive, extracts from which are included in this document.

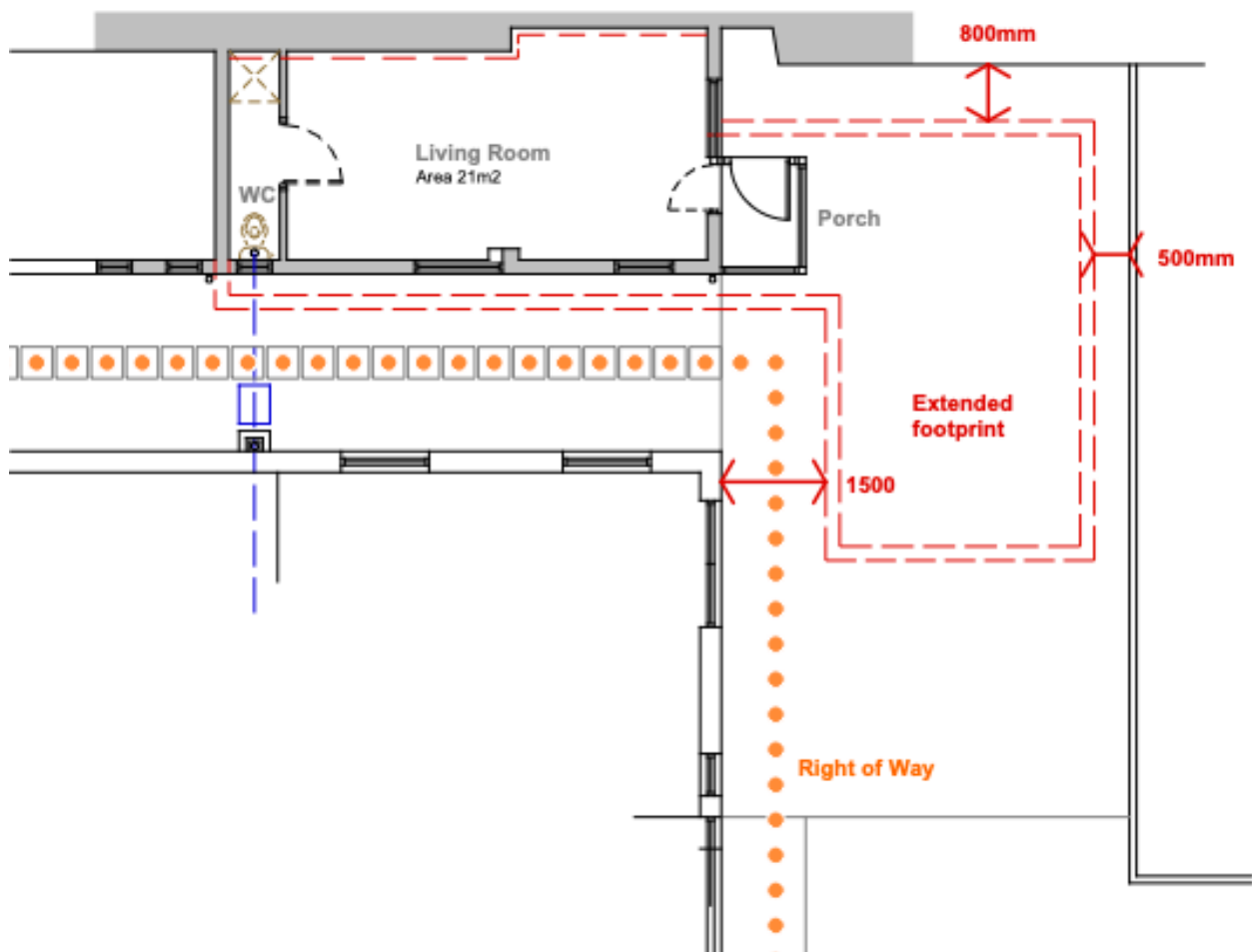
2. Existing Property

The existing chalet is a single storey flat-roofed building constructed from single-skin concrete blockwork. Unlike the main terrace of six houses, the row of flat-roofed outbuildings at the back of the houses have no real architectural value. They nestle into the hillside with the rear wall of the main living space also serving as a retaining wall. Internally, there is a small entrance lobby, a large open-plan living space and a former shower room and toilet to the rear.



As the top photo above shows, there is a wide pathway separating the chalet from the back of 6 Bayview Terrace.

The internal floor area of the chalet measures 23m². This is well below the National Space Standards for housing that stipulate that single bedroom homes should have a minimum of 50 - 58m² of accommodation (also see Design Brief section below). The floor plan on the following page was submitted to the Isles of Scilly Council with a 'Pre-App enquiry' and illustrates the cramped existing internal space. The red dotted lines show the intended increase in footprint.



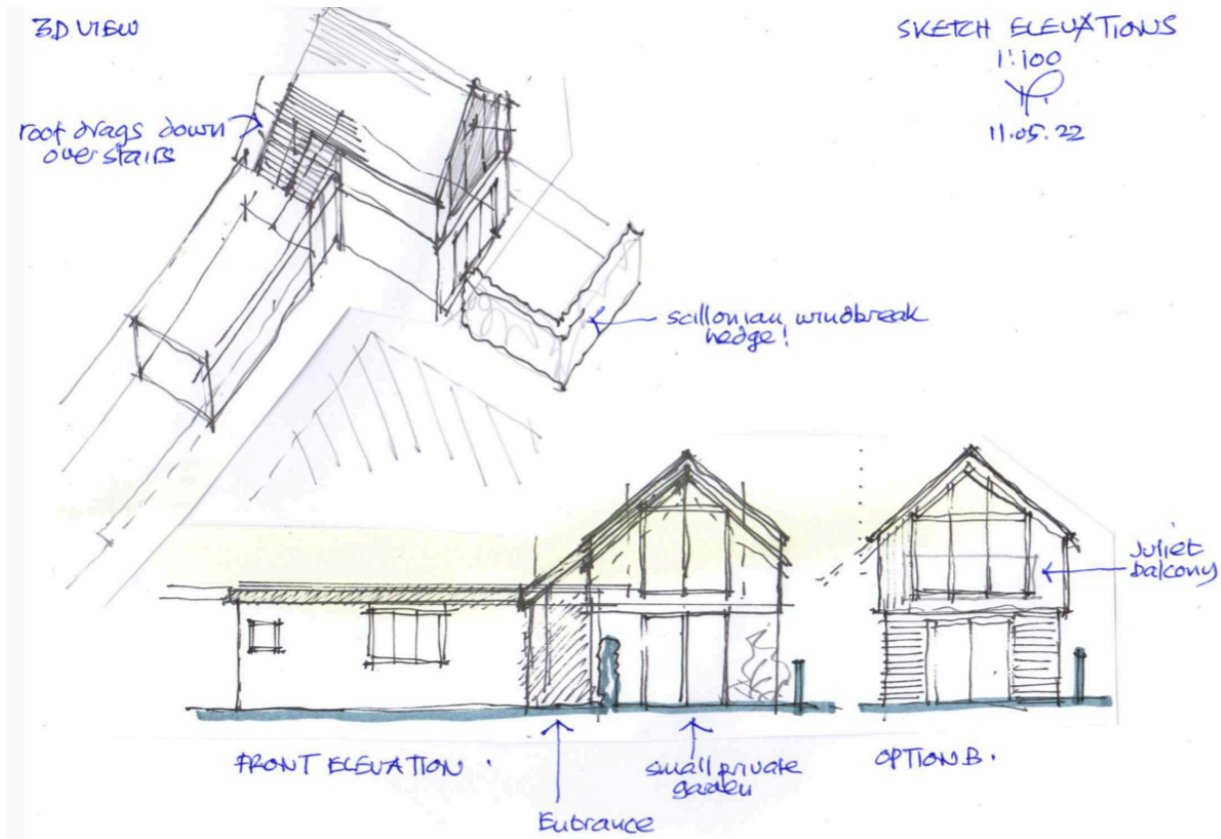
Above: Existing floor plan with intended layout Indicated in red

3. Pre-App Planning Enquiry

In June 2022, sketch designs for a 2-storey chalet were submitted to the Council's Planning Department for pre-planning submission advice (Ref PA/22/039). The enquiry was dealt with by Lisa Walton who gave an informative and generally positive report. The main outcomes of the planning advice can be summarised as:

- Visual Impact: The planning submission would need to demonstrate that there is no adverse impact on privacy or amenity of existing properties
- Scale / Standard of Accommodation: These should meet Nationally Described Space Standards or improve on them by no more than 30%
- Enhancing the Conservation Area: The relationship with the existing terrace should be carefully considered and the wider Conservation Area. 'Scale, design, orientation and materials' are key issues
- Building Regulations: Can the chalet designs meet prescribed standards?
- Rights of Way: Existing rights enjoyed by neighbouring properties should be preserved
- Flood Risk: Although the site is not susceptible to flooding, risks should be considered
- Sustainability: Sustainable Design Measures should be incorporated
- Waste Management: Management of waste should be controlled through a Site Waste Management Plan
- Water usage and Drainage: Detailed designs must ensure that water usage is limited to 110 litres per person per day. Mains drainage should be utilised if possible

- Historic Environment: Impact on nearby monuments (such as Harry's Walls) or archaeology should be considered, and any relevant Historic Environment Records should be checked
- Ecology: As the project involves works to an existing building, a bat survey will be required



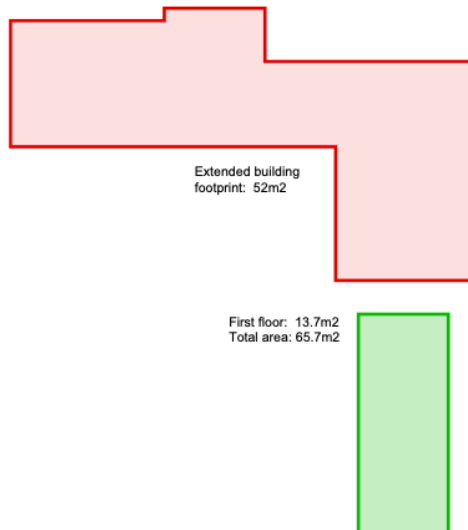
Above: Sketch Designs submitted to the Isles of Scilly Council in June 2022 with a pre-app enquiry

4. Design Brief

The objective is to extend and upgrade the existing chalet to provide a sustainable, low energy accommodation, meeting or exceeding current Building Regulations standards. A number of site constraints were identified at the outset that influence the design possibilities. For example, a right of way exists from the back of neighbouring properties in the terrace around the gable of 6 Bayview Terrace. This pedestrian access clearly needs to be preserved. A development 'plot' exists in the existing courtyard, but a decision was taken to inset any extension slightly from the boundary with 7 Bayview Terrace. At the back of the chalet site there is an existing retaining wall and it is clearly sensible to avoid building right up to this. The front of the extension cannot extend too far as this could have an impact on daylight entering the patio doors of the 1970's house extension. As a result of the footprint constraints it quickly became apparent that the new designs should include some first-floor accommodation.

National housing standards specify a minimum area of 58m² + storage (say 60m²) for two storey dwellings, well in excess of the existing 23m² (including the lobby and toilet). Mike and Hannah felt that this minimum level of accommodation would meet their needs perfectly. As the 'plot' for the extension faces South, the prime spaces in an extension should be devoted to the

new living areas. The kitchen / dining space should ideally be located at the ground floor with access to a small garden. A living room above in room-in-the-roof space would have good views towards Hugh Town and the surrounding landscape. The current living space in the flat-roofed chalet overlooks the shared pathway and would be suitable for a bedroom. The existing shower room at the far end is already connected to mains drainage so this is the perfect location for an en-suite bathroom. The final design requirement was for a utility room with shower on the ground floor.



Above: Initial spacial analysis of chalet. Finished designs have slightly improved accommodation to 66m2

5. Proposed Designs

Extracts from the planning drawings are included in this report. The plan below shows the new construction work coloured in orange and the relationship with the existing end-of-terrace house. The extension creates an 'L' shaped chalet with the entrance at the end of the existing footpath in the corner of the building. This produces a very efficient plan-form with minimal internal circulation.



The lobby leads into the ground floor kitchen dining space to the right, the double bedroom to the left within the existing building and also the utility / laundry room. There is a back door providing access to the external lightwell for maintenance of the rear garden retaining wall. There is also a staircase leading to the first floor and access to a small under-stair cupboard.

The staircase arrives in the perfect position upstairs, directly below the ridge of the vaulted pitched roof where there is maximum headroom. The entire upper floor is seen as a quiet living space with a main picture window facing the harbour, and a smaller glimpse window looking back to the green bank behind the chalet.

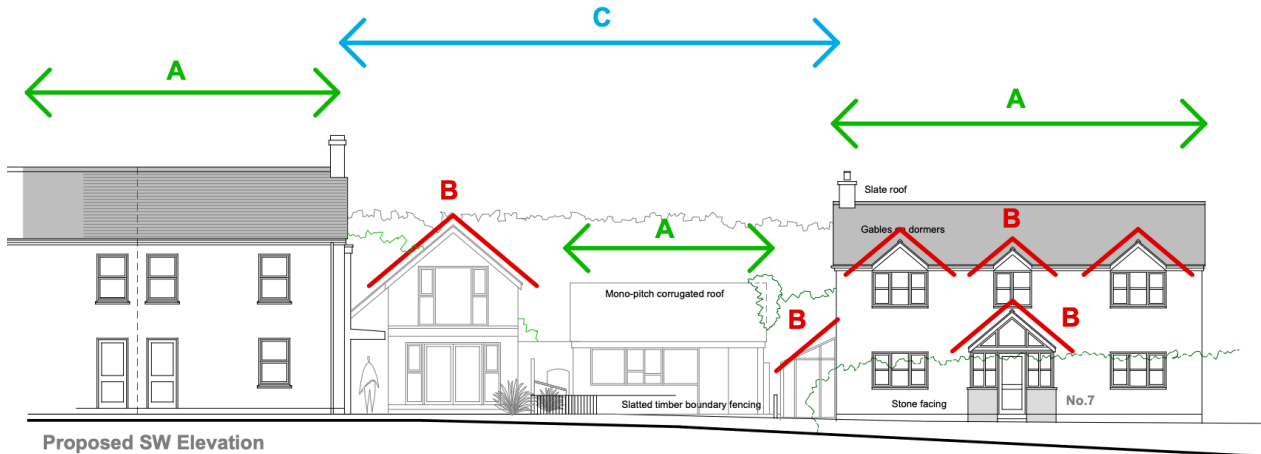


The proposed elevations show the three-dimensional form of the extended chalet with a pitched roof spanning from side to side of the two-storey element. This is the practical way to construct the roof using the shortest wall-to-wall span and keeping the ridge height as low as possible. The traditional roof pitch at 40 degrees is similar to that on the existing terrace. The proposed external wall finishes are grey horizontal composite weather boarding for the external walls and grey fibre-cement tiles for the pitched roof. The weather boarding will match the 'Cladco' cladding on the rear extension to no.6 and a stock of existing roof tiles will be used for the pitched roof, avoiding the need to import roofing materials from the mainland. The existing extended flat roof hidden from public view behind the terrace will be finished in grey liquid applied fibreglass.

The front-facing gable of the extension was questioned at pre-app stage and it was suggested that this element of the design should be explained in a Design Statement. To help to illustrate the design logic a contextual elevation has been prepared to show the chalet sitting next to its' neighbours. The diagram on the following page shows the long ridge lines of the main terrace and neighbouring detached house running parallel with the front elevation (A). Both of these buildings have pitched gable ends – there is not a hipped roof in sight! The gable on the new extension has been rotated through 90 degrees to face the front elevation (B). This reflects pitched roof dormers and entrance porch on no.7 Bayview next door. These features were

deemed to be acceptable in 2009 when Terry Hiron designed the new house and obtained planning permission.

The drawing below shows that there is a clear break of approximately 15.6 metres between the terrace and the new detached house (C). These buildings are clearly the dominant architectural forms and neither the new chalet nor the mono-pitched roof workshop detract from them. The fact that both structures are set back from the main houses also helps to preserve the character of the host buildings.



6. Other Planning Considerations

Impact on Conservation Area: The extended chalet will have a negligible impact on the wider Conservation Area. Telegraph Road is the obvious vantage point running in front of Bayview Terrace. The photo below shows the end of the terrace and neighbouring house from the centre of the main road in front of the application site.



From here the tall Scillonian boundary hedge obscures the ground floor of both properties so only the roofscape and upper storeys are really visible. The top of the neighbour's workshop is

scarcely visible behind the hedge (orange dotted line). The top of the gable roof of the chalet will just nudge above the hedge-line but it will hardly be a prominent feature. It is also worth noting that it will sit well below the skyline of trees on the tall bank to the North of the properties.

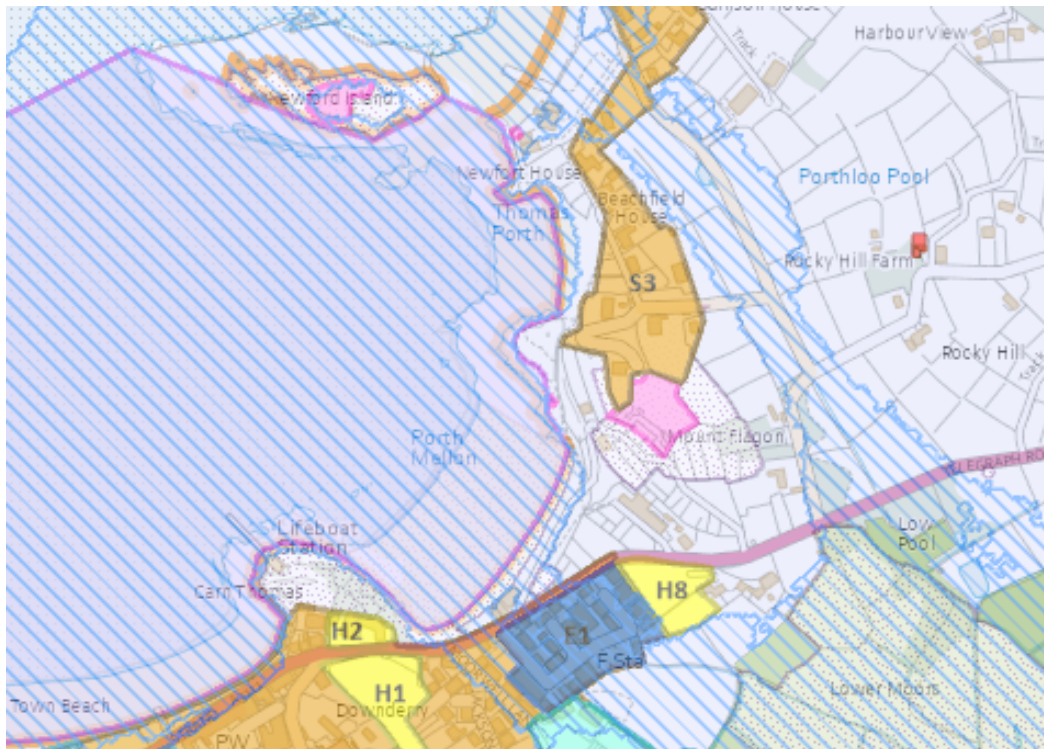
Building Regulations: The new element of the extension will fully comply with the latest edition of the Building Regulations. Where the existing structure is to be retained it will be upgraded. For example, uninsulated concrete block walls will be tanked internally and lined with an inner insulated wall. Insulation will also be introduced for the first time on top of the concrete ground floor and the flat roof will be upgraded to a compliant 'warm roof' by adding PIR insulation board to the top decking. A full Building Regulations application will be submitted to Cornwall Council Building Control in due course once the planning application has been processed.

Rights of Way: Before submitting this application, Mike and Hannah carefully checked their deeds and Duchy of Cornwall records. Rights of way run in front of the terrace over their land, and also around the rear. The latter right of way is shown on the existing plan in section 2 of this report. These rights have informed the design process and we confirm that they will be uninterrupted as a result of this planning development. During the course of construction, the rights of way will be maintained and made safe at all times.



Above: View from Western end of Bayview Terrace showing the right of way in front of the houses that must be preserved

Flood Risk: The Pre-App report notes that 'Although close to land that does flood, it does not appear that the site is susceptible to flood risks'. The government website dealing with flood risks states that 6 Bayview Terrace is at 'very low risk' from either the rivers and sea or surface water. The Isles of Scilly Interactive Map provides the most detailed information on potential flooding. The extract from the map on the following page clearly shows Bayview Terrace sitting outside the blue shaded 'St.Mary's Flood Prone Land'. The elevated position clearly puts the entire terrace and outbuildings at an advantage. Despite this it is proposed that the ground floor of the new chalet is slightly elevated at 300mm above surrounding natural ground level.



Above: Extract from Isles of Scilly Interactive Map. Bayview Terrace is situated immediately above the yellow H8 zone, outside the flood risk area

Sustainable Design Measures: Mike and Hannah are hoping to be self-sufficient in terms of energy uses. A planning application has already been submitted to the Council for an array of 10 solar panels on the bank at the back for the exclusive use of the chalet. This array will be connected to a solar battery so any surplus energy can be stored for use outside sunlight hours. Mike has past experience with solar power generation and has already invested in one solar battery at Bayview Terrace. High levels of insulation will be used, beyond Building Regulation requirements if possible, to avoid heat loss through the structure in winter and heat gain in summer. Sustainable building materials will be used. For example, the composite weather boarding specified is manufactured from 60% recycled hardwood fibres and 40% recycled plastic. It is a low maintenance product and insect and rot resistant. Part of the existing concrete yard will be turned into a landscaped garden with a small perimeter wind-break hedge, creating a green outdoor space.

Waste Management: The applicants are keen to salvage any possible material and re-use any existing building products available. This is a sustainable approach to construction and also helps to keep capital costs to a minimum. A planning condition is welcomed requesting a pre-commencement Site Waste Management Plan.

Water and Drainage: The existing chalet is already connected to mains water and drainage – the latter shown on the existing and proposed plans. The capacity in the new development will not increase as this will be a single bedroom chalet. Sanitary fittings such as basins with spray taps and dual flush toilet cisterns will be fitted to ensure that water consumption is kept to a minimum – and no more than 110 litres per person per day. In accordance with Part G of the Building Regulations, it is a legal requirement that Water Efficiency calculations shall be carried out on completion using the Part G Water Calculator. A water butt will also be provided externally for plant watering and outdoor maintenance.

Historic Environment: The closest scheduled monument to the application site is Harry's Walls Battery, two artillery bastions and a length of curtain wall forming part of an unfinished

Tudor Fort (see extract from Register Plan below). The structure, now heavily robbed of its dressed stone dates back to 1551. Behind the fort, a standing stone is clearly marked on the historic maps. The southern point of the fort is approximately 80 metres from the application site. It is also significantly higher than the chalet and completely hidden from view by the hillside, existing trees and shrubs and the gardens that separate the old and new constructions. The row of outbuildings also serves as a physical barrier so there is no possibility that the proposals can have an impact on this historic site. In terms of archaeology, a planning condition is welcomed stipulating that a programme of archaeological monitoring should be put in place before any excavations are carried out.



Above: Extract from historic Register Plan

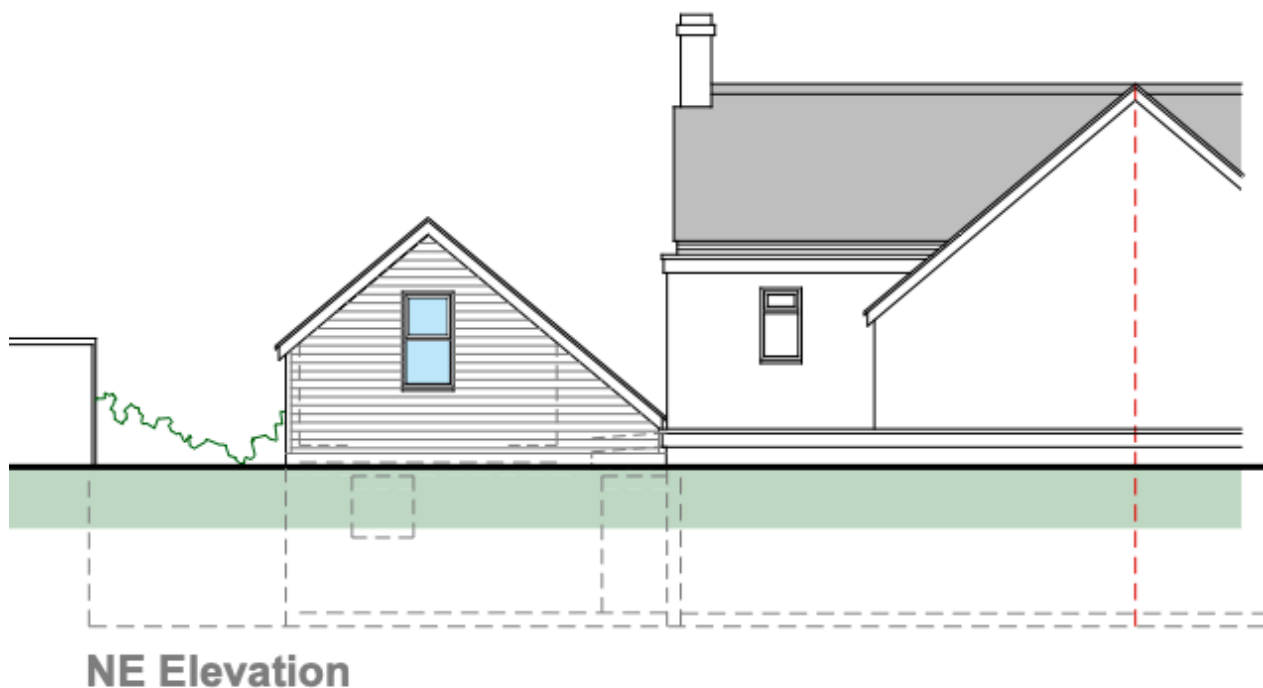
Ecology: A Preliminary Roost Assessment has already been carried out by James Faulconbridge of IOS Ecology. His report is included with the planning application pack. In the executive summary section, it explains that there is negligible potential in the existing structures for use by bats and that no further surveys are recommended. The report did, however, identify nesting sparrows and recommended that replacement nesting boxes are incorporated in the new project. These are shown on the application drawings. If any work is undertaken in the nesting season the contractors are to ensure that nesting birds are not disturbed.

7. Access

The majority of the chalet is at ground level with only the upper floor living space at first floor reached by a straight staircase. The increase in floor space will transform the current very cramped accommodation. Internally it will therefore be a much more accessible building. The utility room has an outward opening door so it will classify as an accessible toilet under Part M of the Building Regulations. New doorways will be wide enough to accommodate a wheelchair. Large windows will floor the property with natural light in the daytime making it suitable for anyone who is visually impaired. The location of the chalet is also good – close to the main house and a short walk from the town centre.

8. Summary

The Pre-App report acknowledges that the chalet benefits from a Certificate of Lawful Use so this project does not involve a net gain in residential accommodation. Designs have been carefully prepared in close collaboration between the applicants and their architect. The result is a well-considered design for a re-modelled property that will make a positive contribution to the immediate neighbourhood and Conservation Area. Feedback from the Isles of Scilly Council Planning Department has been taken into account and has informed this planning application.



Rear view showing back gable – extract from drawing number 2018-P05

Michael R Bradbury RIBA
Mike Bradbury Design
Studio St.Ives
4 Gabriel Street, St.Ives, TR26 2LU
Tel 01736 798427 / 07968 824045

06 October 2022
(Revised 12 October and 25 November 2022)