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# Design and Access Statement

Water Meadow Barn

St Mary's

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**JANUARY '23**

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DUCHY *of* CORNWALL

# Introduction

The proposal is to convert a barn previously used as a workshop to a residential dwelling.

Water Meadow Barn is a 46m<sup>2</sup> vacant building. The most recent use was a workshop. The building fabric is in good structural condition with much of the roof timbers and covering renewed around 20 years ago and the walls were refurbished. A new concrete floor has been installed internally and services to the building include a septic tank for drainage and mains water and electricity.

The Council of the Isles of Scilly declared a housing crisis in January 2022 and the Duchy of Cornwall has been identifying buildings in the short term, medium term and long term which could be converted to homes. Water Meadow Barn has the potential to be converted into a dwelling within a relatively short period of time due to the limited nature of the construction work required. Externally there would be a desire to increase the glazing to the entrance double doors to improve natural light, and the roof lights would need to be replaced with Velux conservation style roof windows for longevity. Internally, the external walls would need to be thermally insulated and the accommodation formed through partitioning. A domestic kitchen and bathroom would need to be installed and connected to existing services.

***“The Water Meadow Barn has the potential to be converted into a dwelling within a relatively short period of time...”***

# The Site

The site is serviced, accessible and has amenity space.

The site is located approximately 280m from the local services found in Old Town, St Mary's which include a shop and a pub whilst other services including an airport and the main school on St Mary's remain within walking distance. There is already vehicular access to the site with good visibility and there is no intention to amend this as part of the proposal.

The plot has amenity space and as part of the proposal a bin store less than 1.2m tall to avoid being too intrusive would be located on the site.

The plot has a 3 phase power supply which would support technologies such as air source heat pumps and car charging and there is mains water already provided to the building. A septic Tank is already serving the property and has capacity to continue to do so.

The orientation of the existing fenestration affords adequate privacy for the occupants and occupiers of nearby buildings and dwellings.



# Scale

The proposal will not increase the scale of the current development.

The scheme provides a 1 bedroom, 2 person dwelling which is principally inline with the technical space requirements internally. The exceptions are shown on the table below:

Water Meadow Barn - Technical housing standards - national described space standard:  
compliance table

Space Standards	Requirement	Provision with application
Bedroom 1 (Double)	11.5m <sup>2</sup> of Area	11.5m <sup>2</sup>
Bedroom 1 (Double)	Internal Dimension of 2.75m or greater	3.6m
Bedroom 1 (Double)	Internal Dimension of 2.55 or greater	3.2m
Storage	2.0m <sup>2</sup>	0.75m <sup>2</sup> .
Floor Area	50m <sup>2</sup>	43

Usable loft storage over 1.5m height not included in total floor area = 6.51m<sup>2</sup>

Whilst the floor area is under the prescribed standard for a 2 person 1 bedroom dwelling, a generous loft provision is provided. This would be the proposed location for plant and hot water cylinders. The accommodation is at ground floor level and as such the space standard requirement of only 50m<sup>2</sup> of floor area is almost met for a single storey home. The main living areas will have vaulted ceilings which would add to the feeling of space. In places the existing head heights are lower than 2.3m but still habitable. There is a need to insulate the floor and this will have an impact on ceiling heights. It is understood though that this is an existing building with constraints, but there is value in compromising to achieve the provision of an additional dwelling for the Isles of Scilly.

## Landscaping

The existing landscaping is domestic in nature.

The low wall boundary to the eastern boundary with the road is to be retained to give visibility when exiting the site. The north boundary is the external walls of the existing building and the western boundary is dry stone walling and foliage. The southern boundary is not as clearly demarked but consists of trees, shrubs and foliage. None of this is to be amended with the proposals however it may become a more tended garden.

The surface finishes are gravel and grass which both give good percolation of surface water and this will remain unchanged.

# Trees

The existing trees will remain.

The site plan identifies the trees within 15m of the building and on the site. There is a tree on land to the rear of the property. This will not be effected. There are no new excavation work to be carried out on the site with the current proposal.

Smaller self seeded trees are found on the western corner of the site will remain and can be protected during the course of the works.

# Occupation Restriction

The dwelling is to be converted to alleviate the local housing crisis.

It is expected that this property will be occupied to fulfill a local need and/or key workers and we would expect that this be a condition of the approval and would enter in a planning agreement if required.

# Access

The existing building already offers inclusivity to all regardless of ability.

Level access to the main entrance is provided. Doors are of a width to accommodate ambulant disabled who may use walking aids as well as wheelchair users. The internal layout of the dwelling includes ground floor sanitary facilities and the accommodation is on the ground floor with level access throughout.