

**TMS5  
DESIGN AND ACCESS STATEMENT**

**2 Matthews Field, Church Road, St Mary's, Isles of Scilly TR21 0NA  
MR and MRS STEVENS**

**REAR STORM PORCH TO BE ADDED TO REAR EXIT DOOR**

**GROUND FLOOR ALTERATIONS** - ADDING A SMALL PORCH JUST UNDER 3 m<sup>2</sup> TO THE REAR EAST ELEVATION.

The application site comprises of an existing residential house with gardens front and rear.

**HISTORY**

The current family have lived here for circa 3 years.

**USE**

The existing use of the property is primarily residential with informal B&B which has been run within it since April 2021

**OBJECTIVE**

The proposal is to formalise the building of a small porch to the rear of the property on an existing concrete pad.

**AMOUNT OF DEVELOPMENT**

Ground floor alterations: A small amount of ground floor alterations - of adding a porch.

**LAYOUT**

The layout is illustrated on the accompanying plans.

**SCALE**

There will be a minor increase of under 3m<sup>2</sup> in the footprint of the existing property.

**FLOOR SPACE CALCULATIONS**

Current total internal floor space of house is 300 m<sup>2</sup> and the internal floor space of the porch is 2.6 m<sup>2</sup>.

**APPEARANCE**

The existing west elevations will remain unchanged. The porch added to the east elevation has a flat roof so is obscured from every direction except the North East (Ref Block Plan).

**LIGHT ASSESSMENT**

There be one low every LED light fitted inside the porch which will have no impact of light levels on neighbouring properties. No external light will be fitted.

**ACCESS**

No changes are proposed to the vehicular access. The pedestrian access into and within the property is in accordance with the relevant approved documents of the Building Regulations.

#### **DRAINAGE**

The roof surface water is discharged into existing soakaway.

#### **HERITAGE STATEMENT**

The proposed works will not change or affect the existing original fabric or appearance of the rear principle elevation.

#### **SITE WASTE PLAN**

Site waste ie plasterboard and render materials left over were disposed to the Council's recycling centre. We do not foresee any further build waste.

#### **CONCLUSION**

Other than the adding of a small porch to the rear of the ground floor there are will be no alterations to the original existing fabric of the building. The proposed alterations will have no adverse impact on neighbours or their amenity.