

Design and Access Statement

Application to Install 3no Conservation style Roof Lights in the South facing elevation of Camelia Cottage Holy Vale

This application is to install three roof lights into the slate roof reinstating natural light to the second floor. Camelia Cottage is part of a granite terraced building at the rear and to the west of Holy Vale Farm house and adjacent to the recently converted Holy Vale Barns and Greenhouse which have also utilised conservation roof lights in their conversion from agricultural buildings. The roof windows will be flush with the slope of the roof, are black framed and designed to be in keeping with the style of the slate terraced roof in a similar way to the west facing roof light on the adjoining slate roofed property to the east of Camelia. The roof lights are proposed to restore natural light to a second floor which has evidence of previous dormers that were subsequently roofed over during a re-roofing believed to have been over 40 years ago.

Photos of existing roofed over windows to be re-instated with Velux style roof lights



Waste Management

The windows to be installed will be 2x 780mmx1400mm and 1x 550mmx980mm. They are timber framed with aluminium flashings. The glazing is double glazed glass with argon filling. They will be supplied by Rooflite, a sister brand to Velux. They will be delivered to Penzance and then transported to the islands by freight ship via the Steamship Company.

The installation of the dormers will create very little waste. Approximately 1.7 square metres of tiles will be removed. Slate tiles that are removed will be crushed on site and re used as garden mulch at the beginning of the next growing season 2024. Any pieces of timber removed will be re used in the re modeling of the interior rooms which is due to complete by January 2024. Small amounts (around 1.7 square metres) of removed roofing felt will be either re used to

create the bat roost specified in the PAS survey or taken by myself in my vehicle to the Recycling Centre at Porthmellon, this will be done by January 2024.

Sustainable Design

The windows are manufactured to be highly energy saving from double glazed glass providing high thermal insulation parameters of $U_w = 1.3 \text{ W/m}^2\text{K}$. They are also resistant to the most adverse weather conditions, including heavy rain and strong winds. The toughened outer pane is resistant to hail and branches.