

Old Post Office, Bryher, Isles of Scilly TR23 OPR

Design & Access Statement, October 2021

SCS/IS/OPOB/002

The subject property comprises a modern detached property rebuilt approximately 20 years ago on the site of a traditional granite cottage. The house is built to a traditional design, having granite elevations, wooden fenestration and a slate roof covering.

A simple alteration is proposed to the front elevation, as follows:

1. Replacement Conservatory.

The current conservatory is of softwood timber-frame construction, built to a “lean-to” design on the front elevation of the property, adjoining the entrance porch. It is built to a poor standard, and has proved to be unsuitable for such an exposed elevation. Leaks have developed and it is now deemed unfit for purpose.

It is proposed to replace the existing conservatory with a new timber-framed addition, utilising the existing ground floor slab. To clarify, there will be no increase in floor area.

The replacement will be built to a similar design, no higher than the existing, of high quality air-dried oak, with modern high-efficiency low u-value double glazing. The design will be slightly modified, with fewer (but wider) windows and a generally simpler appearance - in keeping with the appearance of traditional Scillonian glasshouses.

The existing rendered block dwarf walls will be replaced with granite walls, finished to frame level with solid slate cills. These will be of superior appearance and will match the front elevation of the house.

Glazing bars on the roof will be capped with aluminium to provide an aesthetic and weather-tight seal, allowing the conservatory to be enjoyed year round.

The replacement conservatory will enhance the appearance of the Old Post Office and improve the quality of the streetscape, with no negative impact on the amenity of neighbours.

