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By A King at 6:48 pm, Oct 18, 2023



Council of the Isles of Scilly

3 Ennor Close Accessibility Improvements

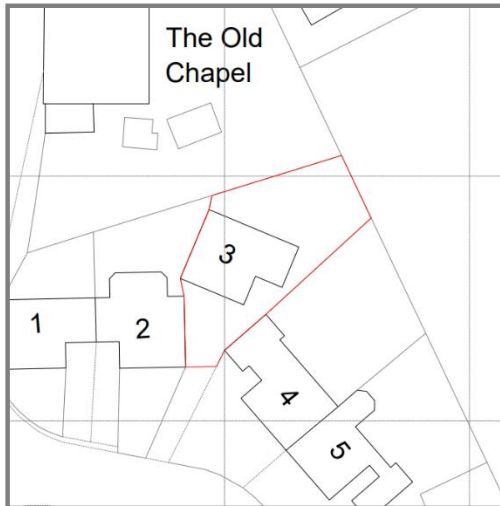
Design and Access Statement

October 2023

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Features of the site

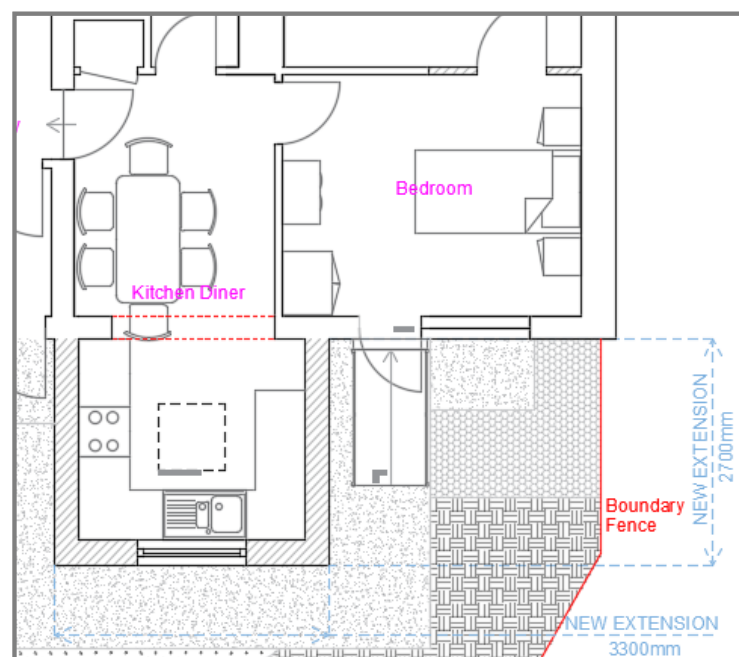
3 Ennor Close is a detached house located in Old Town, St Mary's, Isles of Scilly. The house is set back from its adjacent neighbouring residential properties.



Works Proposal

Isles of Scilly Housing are committed to facilitating works required to improve accessibility at 3 Ennor Close for a tenant with limited mobility. These works will ensure the tenant has ground floor access to all basic necessities to live independently. Works towards this overall project objective has commenced with works previously undertaken to provide a ground floor accessible shower room in place of the previous water closet and entrance.

A new ground floor bedroom will replace the existing family dining room. Therefore, it is proposed a new extension is constructed to the rear of the property to create a new kitchen-diner, to replace this important lost space. An extract from the proposed ground floor plan is shown below.



Layout

The ground floor consists of a utility, kitchen, dining room, lounge and accessible shower room. The first floor consists of four bedrooms and a family bathroom.

It is proposed the existing dining room to become a new bedroom and the existing kitchen is to be extended and create a new kitchen diner.

Access

The property's main access is provided through the side utility entrance following previous works to create a ground floor shower room in place of the previous main entrance and water closet.

The new bedroom will be accessible from the lounge and kitchen. From the bedroom a new modular ramp structure is to be installed with wheelchair accessible external surfacing around the new extension.

The approach into the new kitchen extension will be level to the existing floor.

Scale

The proposal is relatively small in scale and has been designed to suit the existing kitchen layout requirements.

The GEA of the proposed extension is 8.9m².

The proposed height of the abutting roof apex is 2.9m

Appearance

The new extension is to match the existing building finishes with the exception of the new proposed flat roof.

Roof

Glass Reinforced Plastic (GRP) flat roof system – Grey. In keeping with other low-rise flat roofs in the local area.

Rooflight

VELUX – flat roof light.

Roof joinery

White uPVC fascia boards to match existing building.

Rainwater goods

White uPVC rainwater goods to match existing building.

Windows

White uPVC double glazed windows to match existing building.

Walls

Masonry external walls with rendered finish. Pastel green to match existing building.

Heritage Assets

The building is not subject to any listed status. Whilst the site is located within a conservation area and area of outstanding natural beauty, we do not anticipate the works will have any negative effect of the character of the area.

Ecological Impact

The works are deemed to be of low impact to local ecology.

Waste Management

The waste product for the items listed within this planning application will be small in nature predominantly consisting of the following materials; earth spoil, masonry rubble and existing kitchen units. Materials will be re-used wherever possible.

All waste will be segregated for recycling and disposed of at a licensed tip. Where waste is disposed, a competent contractor will be employed with copies of waste transfer notes kept on site.



3 Ennor Close - Rear elevation photo



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