

DESIGN AND ACCESS STATEMENT

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PROJECT: Signal Rock Stables, St Martins, TR25 0QL
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Prepared by Koha Architects Ltd



Figure: 01 Photo Of Signal Rock Stables From Signal Rock



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This statement is to support the planning application for Signal Rock Stables, St Martins, TR25 0QL

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SUPPORTING & REFERENCE DOCUMENT

This Design and Access Statement is to be read in conjunction with:

- *Drawing No.s: 236/001, 002, 003, 004, 005, 006, 102, 103, 104, 105, 106*
- *Structural Survey Report by Douglas Cawley & Associates Ref: DRC/23/114*

1.0 JUSTIFICATION OF CHANGE OF USE

1.1 ST MARTIN'S WATERSPORTS

St Martin's Watersports was started in 2018 with assistance from the Isles of Scilly Voucher Scheme, to hire out paddle-boards and kayaks to visitors. The business was awarded Commended in 2020 in the Cornwall Tourism Awards, Best New Business. It operates from April to October, Sunday to Friday.

Anna works on the beach five days a week and also has a role of Quality Scientist with South West Water. This involves working one day a week in the summer rising to two days a week in the winter. Robin has a role with South West Water, operating the water treatment facilities on St Martin's. This role is part time, one week on one week off. Robin is able to cover the beach work on the day that Anna works on St Mary's. However, if there is a water emergency this would be his priority. As the business has grown so has the requirement for staff.

In the past, the business was fortunate enough to be able to

provide work for those working at Adam's fish and chips, providing employment during the day to supplement their evening hours. Adam's fish and Chips provide accommodation for their staff.

However, with the current staff situation, especially with those who work both jobs, the remaining 2:30 hours to reach the closing time of 5pm are unable to be covered. This time is required to allow them time off between roles. This provides a requirement for a second full time member of staff at St Martins Watersports.

Converting the Stable into staff accommodation provides a guaranteed accommodation for the extra full-time staff. This will ensure the continued success of St Martin's Watersports therefore, benefiting the visitor experience for those not only staying on St Martin's but also visitors to the other islands.

1.0 JUSTIFICATION OF CHANGE OF USE

1.2 NEIGHBOURING EXAMPLES

Within close proximity of Signal Rock stables are two examples of a similar conversions.

POLREATH'S STAFF ACCOMMODATION

Signal Rock Stable's party wall barn has been previously converted, and now is accommodation for Polreath's staff. The exterior has been kept as close to the original as possible, with only the addition of gutters and original main entrance has been kept the same, opening out towards the Concrete paved lane adjacent from Rock Cottage (figure: 03).

STUDIO COTTAGE BARN

The Barn outbuilding at Studio Cottage was recently developed by the Duchy of Cornwall.



Figure: 03 Polreath's Staff Accommodation

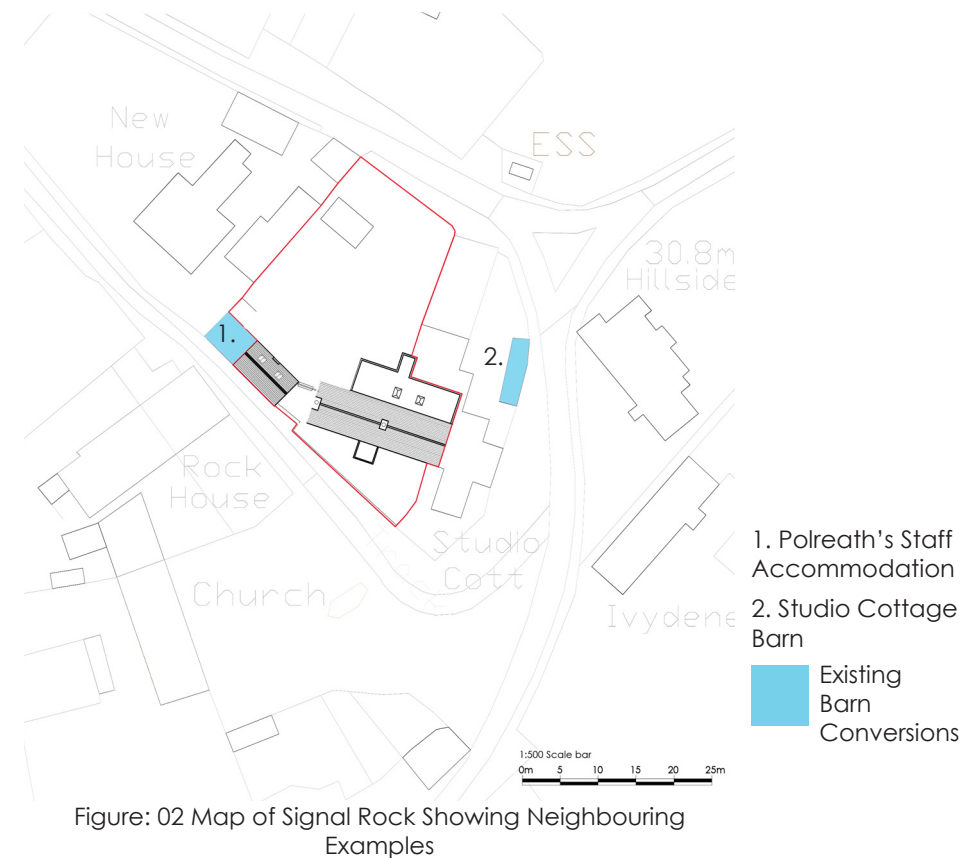




Figure: 05 View From The Front Garden Of Signal Rock Showing The Rock That The Property Is Named After, With Views Across The Bay Towards The Eastern Isles.

2.1 SITE CONTEXT

Signal Rock shares a boundary with Polreath to the west and Studio Cottage to the east. The property boundary to the south is a partially concrete paved lane that leads to St Martin's Post Office towards the Northwest. The north boundary is the main road between Higher Town Quay and Lower Town Quay.

2.2 SITE ACCESS

As with most of the Scilly Isles, the predominant mode of transportation is pedestrian. As seen in figure: 06, the property is situated between the main access road and a small concrete track. Access to the beach, from the property is down the main road south, while access to Signal Rock Stables is via the rear garden of signal rock, accessed from a gateway onto the main road.



Figure: 06 Map of Signal Rock Showing Main Access Routes

2.3 SITE HISTORY

Located in within a cluster of buildings that have a high historical significance, some of which have been given a Grade II listing, the site has originated from a farmstead and is now part of a cluster of buildings that forms a U shape, opening up views across the bay towards the eastern isles.

ROCK HOUSE

Built in c.1822, Rock House is a Traditional double fronted granite cottage, sporting, sliding sash windows, opened beamed ceilings and a large granite inglenook fireplace (figure: 08). This was first given a Grade II listing on the 14-Dec-1992 (List Entry Number: 1141208).

METHODIST CHURCH

Built in c.1845 to serve its neighbouring property around Signal Rock. The Methodist Church is of a Stucco blocked out as ashlar over granite rubble construction, with a hipped scantle slate roof (figure: 09). This was first given a Grade II listing on the 14-Dec-1992 (List Entry Number: 1218371).



Figure: 07 Map of Signal Rock Showing Nearby Grade II Listed Buildings

2.0 SITE



Figure: 08 Rock House



Figure: 09 Methodist Church



Figure: 10 Signal Rock House



Figure: 11 Signal Rock Stables

2.3 SITE HISTORY

SIGNAL ROCK (BUNGALOW)

Originally a two-storey granite cottage, similar to Rock House and estimated to be built around the same period, Signal Rock has had extensive modifications, alterations and extensions over its lifespan, to turn it into the large bungalow it is today (figure: 10).

SIGNAL ROCK STABLES

Estimated to be built within the same period as the cluster of buildings, Signal Rock Stables was built as an out building to serve Signal Rock. Currently used to store domestic goods for the property owner. This is believed to be of the same purpose as the previous occupant for at least 20 years. (figure: 11).

3.0 PROPOSAL - REFER ALSO TO DRAWINGS

3.1 SUITABILITY FOR CONVERSION

PROPOSED CHANGE OF USE

The change of use proposed in this planning application is to change the existing Stables, currently used as a domestic store for Signal Rock House (class C3a), into a separate dwelling house, occupied seasonally, between April to October (a C3a in its own right).

STRUCTURAL

Upon interest in conversion, Signal rock Stables has had a structural survey carried out to inspect the condition of the walls, roof and floor to determine the suitability for change of use (appendix: 01). The conclusions to the report are as follows:

"It is fair to conclude that the roof coverings and supporting roof timbers are waterproof and in a sound condition."

(Figure: 12)

"It is fair to conclude that the walls are in a sound structural condition. As stated there is no excessive bulging or cracking and no viable sign of any subsidence." *(Figure: 13)*

"It is therefore fair to conclude that The Stable at Signal Rock, St Martian's, IOS, Cornwall TR250QL are in a satisfactory structural condition for a change of use to a residential unit."



Figure: 12 Internal View Of The Roof Structure Of The Barn.



Figure: 13 External View Of Barn Wall Build-up.

3.0 PROPOSAL - REFER ALSO TO DRAWINGS

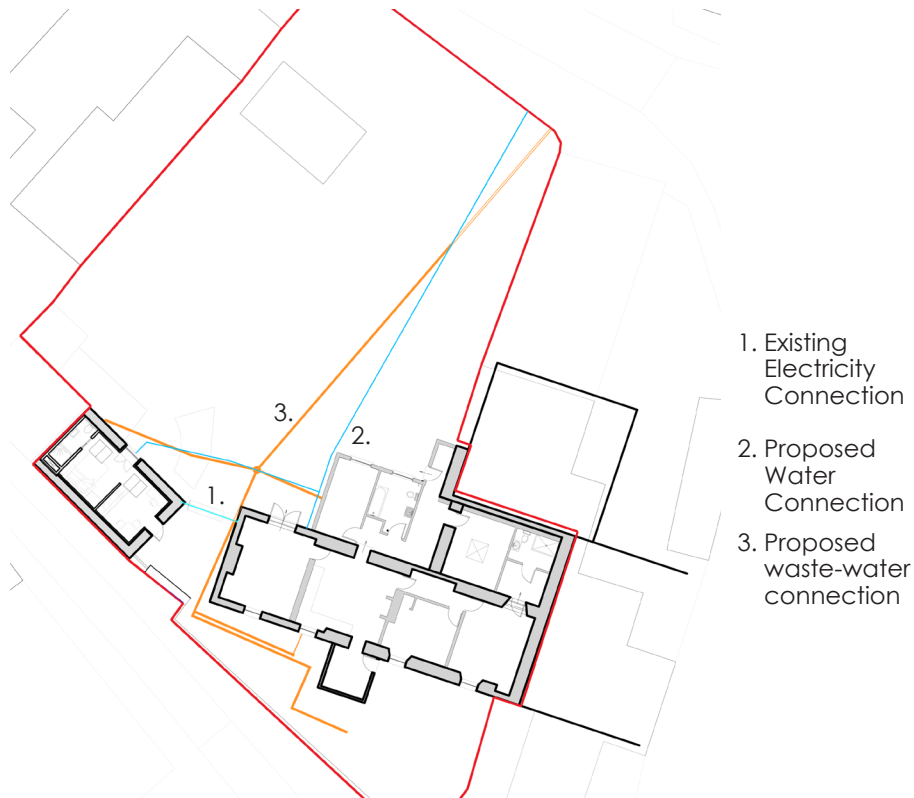


Figure: 14 Site Block Plan Showing Proposed And Existing Connections

3.1 SUITABILITY FOR CONVERSION CONNECTIONS

Please refer to Figure: 14 for the position of the proposed connections.

The Stables has been already connected to electricity via Signal Rock, which currently is being used for the purpose of spacial lighting, and a double socket located within the outbuilding (figure 12).

Freshwater is proposed to be connected via a junction from the existing house supply. This junction is then ran into the Stables through the existing door under the proposed floor construction.

Waste water is proposed to join Signal Rock's drainage system via a new connection into an existing IC. This system ends in a septic-tank shared by multiple properties.

3.0 PROPOSAL - REFER ALSO TO DRAWINGS

3.2 LAYOUT CONSIDERATIONS

Due to the small scale, two main decisions defined the internal layout (Figure:15), the position of the door and the position of the kitchen.

The reason of the decision to relocate the door was twofold, the lack of head clearance of the existing door at the side of the property and the organisational layout issues that it provided. By enlarging the existing window at the gable end of the Stable, to create a door, produces both a private entranceway, separating Signal Rock's rear garden from the stable, and a more practical organisation of spaces by removing the need for dedicated Circulation space.

Furthermore, using the kitchen as a partition separating the living and studio bedsit spaces allows for a soft decision of spaces as well as solving the head clearance issue, only exaggerated by the fit out works required to turn an outbuilding into a habitual space. The position of the kitchen was determined with the consideration of allowing as much light as possible to penetrate from the proposed window seat.

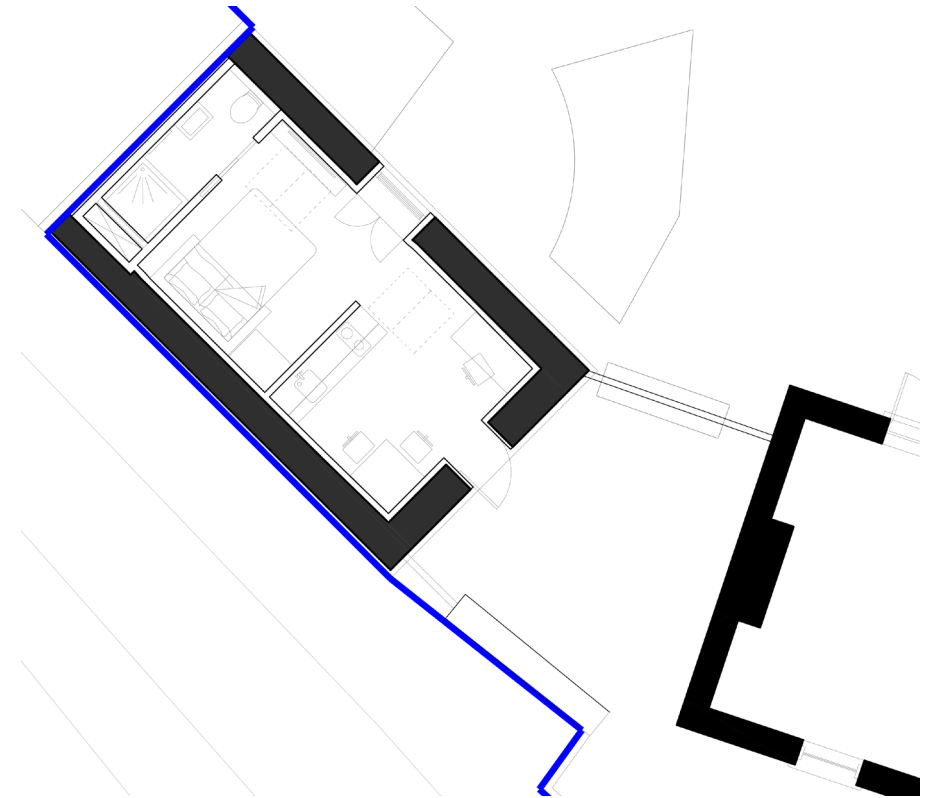


Figure: 15 Proposed Ground Floor Plan

3.0 PROPOSAL - REFER ALSO TO DRAWINGS



Figure: 15 Site Block Plan Showing Proposed Access Routes.

3.3 PROPOSED ACCESS

A small section on the boundary is proposed to be demolished to make provision of a pedestrian access gate. This gate will service the converted Stables, providing dedicated access, as well as distancing it from Signal Rock, reducing the chance of staff movements disturbing the occupier of the main house. Furthermore, the relocation of the gate also reduces the journey time to the beach (work location), allowing for a more efficient use of time.

3.4 MATERIALITY

The existing external materiality of the Stables was aimed to be kept as original as possible, especially on the side adjacent to the Listed buildings. To do this, the interior spaces are to be studded out and dry-lined. Furthermore, any alterations to the roof, such as the provision of skylights and vents are to be placed on the north western, (garden side) of the property.



Figure: 16 Proposed Street Elevation Showing Access Gate

3.0 PROPOSAL - REFER ALSO TO DRAWINGS

3.4 MATERIALITY

- Walls: Natural Stone as existing
- Roof: Concrete Tiles as existing
- Guttering: Black uPVC to match adjoining barn conversion
- Glazed Door: uPVC/glass
- Windows: uPVC/glass (some with composite panel below window)
- Roof-lights: Velux in grey.



Figure: 17 Natural Stone Walls



Figure: 18 Concrete Tiled Roof



Figure: 19 Vellux Roof-lights



Figure: 20 Font Door

3.0 PROPOSAL - REFER ALSO TO DRAWINGS

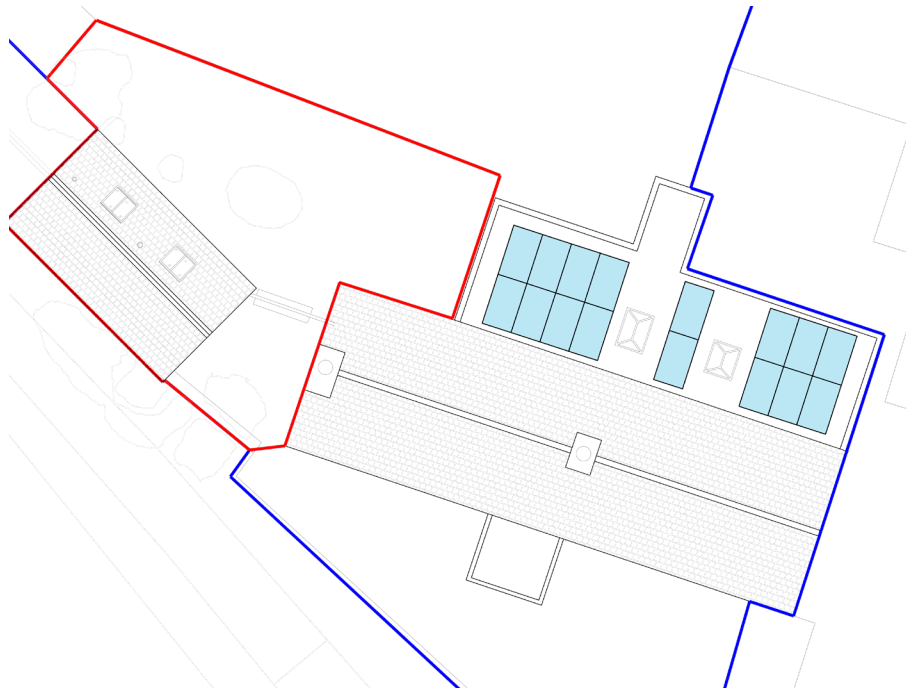


Figure: 21 Proposed Site Plan With Location Of Proposed Solar Panel Array Position.

3.5 ENERGY

Despite the creation of more habitable space, the additional total energy consumption after Signal Rock after the Stables conversion will be minimal. This is due to the seasonal nature of the properties use (April to October), the nature of which, produces a low heating demand, further reduced by the efficient insulated makeup of the proposed construction, as per building standards.

This energy demand is met via the use of electricity produced via the addition of a proposed solar array on the flat roof of Signal Rock (Figure: 21). The addition of a solar array on the barn itself is not feasible due to the close proximity of the Grade II listed buildings on the southern side, as well as the inefficiency of the panels on the sloped north eastern roof slope.

