

# Chy Carn, Hospital Lane, St Marys, Isles of Scilly TR21 0LQ

## Design & Access Statement, January 2024

2401/03/DOC

The subject property comprises a modern, 5-bedroom detached property situated in generous gardens. It has painted rendered elevations with a natural slate roof covering and painted softwood fenestration. The property is used as a second home, and for holiday letting purposes. Providing high quality guest accommodation for ten persons, it therefore contributes to the economy of the islands.

To comply with:

The Regulatory Reform (Fire Safety) Order 2005 (FSO);

The Fire Safety Act 2021 ;

The Fire Safety (England) Regulations Fire Safety (England) Regulations 2022, and;  
Section 156 of the Building Safety Act

it is necessary (amongst other measures) to re-configure the property to provide a protected means of escape from all bedrooms.

The proposal therefore includes the following:

1. Installation of non-structural fire compartment walls, and reversal of the winder on the main staircase, to provide separation between bedrooms and living accommodation;
2. Removal of a ground floor cloakroom to allow use as an escape corridor;
3. Replacement of cloakroom window with a new external door opening onto a galvanised steel platform, with half flight of steps down to the garden, and;
4. Replacement of a lower ground floor bedroom with sliding doors, again to provide an means of escape in the event of fire.

The visual impact on the building and its surroundings is negligible. The alterations are on the rear elevation, which is screened from neighbours by hedging and is not visible from the road.

It is proposed to replace the existing white-painted softwood fenestration with modern uPVC units to reduce maintenance and to reduce the chance of doors jamming shut in period of prolonged wet weather (this has been an issue with other timber units at the property). The replacement units will also have far superior u-values compared to the old timber units they are replacing, thereby improving the thermal efficiency of the building.

The platform and stairs will be in galvanised steel, again to reduce maintenance requirements and to provide a robust means of escape.

We trust these proposals will be supported by the Local Planning Authority.

