

**First Floor Extension
Bishop View, Porth Loo Lane
Hugh Town, St.Mary's
Isles of Scilly, TR21 0NF
for
Mark Wright**

DESIGN AND ACCESS STATEMENT

April 2025

Background

Mark Wright purchased Bishop View at the end of 2022. This is his 'permanent residence' where he lives with his partner, Ruth (and dog, Clara). Mark was born and bred on Scilly and the acquisition of Bishop View fulfilled his ambition to create a 'forever home' on Scilly set in reasonable grounds, away from the bustle of Hugh Town. He has recently carried out a programme of improvements and the refurbished property has received many favourable comments from local residents and visitors.

Mark and Ruth have large families either on Scilly or in Ruth's home town of St.Ives in mainland Cornwall. From time-to-time, family members stay at Bishop View so the three bedrooms are in regular use.



Above: View of Bishop View from the main road. The roadside boundary belongs to Bishop View. Note the establish backdrop of mature trees behind the bungalow

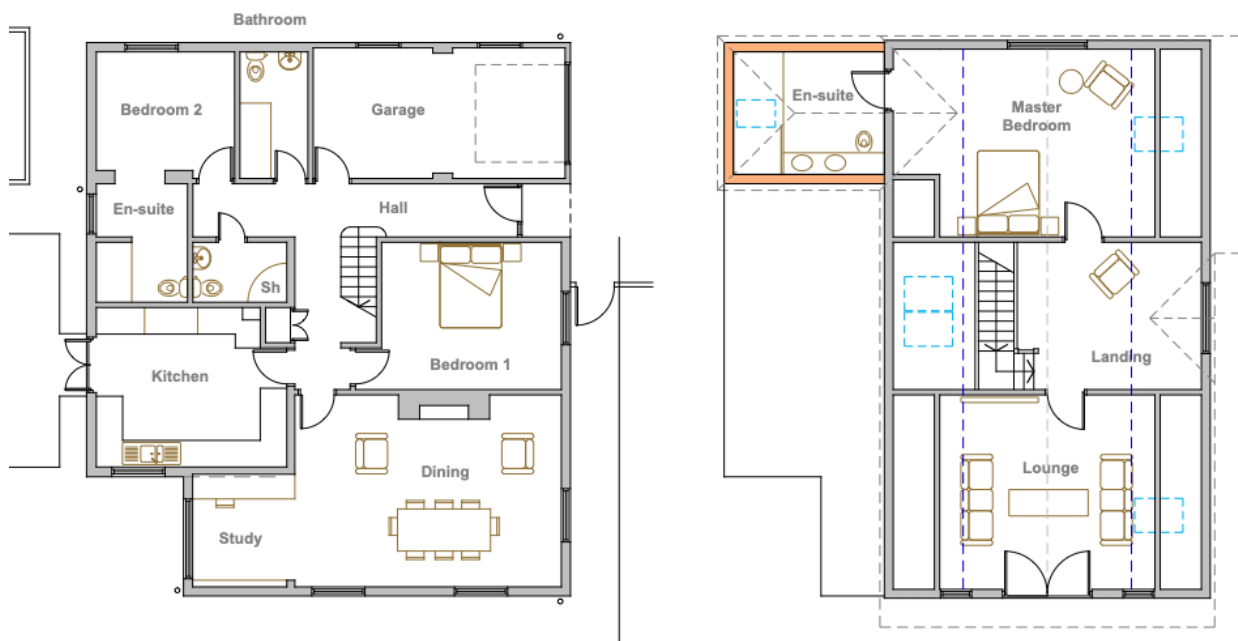
Design Brief

Bishop View sits in 0.19 hectares of ground close off Porth Loo Lane and provides 153m² of internal accommodation on two floors (excluding the garage). At ground floor there are two

bedrooms, a kitchen and dining room. The lounge is at first floor (taking advantage of the south-facing sea views – see photo above) – and the master bedroom is at the back of the property.

The design brief is a simple one to provide an en-suite shower-room off the master bedroom. Mark has worked as a building contractor all of his life and constant physical activity has unfortunately taken its toll. Mark suffers with hip problems so he has to take care when walking up and down stairs. An en-suite shower room with toilet will save Mark the challenge of going downstairs to the loo in the middle of the night. The en-suite can be discretely located so that it is hidden from view from the main road. Plumbing can neatly connect into the ground floor wastes and water supplies serving the bathroom below.

Proposed Designs



Extract from planning drawing 2024B-P04 showing walls to the existing property shaded in grey and proposed new construction in orange

The plans above and elevation on the following page illustrate this modest proposal. On the mainland this would possibly be classed as permitted planning development as the extension is relatively small and is located at the back of the property. The ridge line of the new pitched roof will be lower than the main roof and there can be no issues about overlooking. However, there are no 'PD' rights on Scilly so this proposal clearly requires householder planning consent.

Building materials will be consistent with the existing property and as sustainable as possible. For example, wall cladding to the timber framed external walls will be natural cedar weatherboarding. The hipped roof will be clad in natural slate – again to match the main roof.

The Isles of Scilly Local Plan, adopted in 2011 contains a number of relevant policies for extending and adapting existing homes. Under clause 96 of the plan, in the Sustainable Scilly section, it explains that any extensions should be 'subsidiary' to the main building. This is certainly the case with the small extension to Bishop View. The Local Plan also explains that a design approach does not necessarily require traditional construction methods and materials – but should ensure that 'designs and materials are otherwise sustainable in a complimentary and appropriate manner'. Policy LC8(1) of the local plan states that any changes resulting in an increase in size of the dwelling should not exceed the minimum space standards plus 30% - **unless clear justification can be provided**. Even though the existing property (using room-in-the-

roof space) slightly exceeds the minimum standards for a 3-bedroom home, we believe that clear justification is provided here on health and safety grounds. It should also be noted that the national standards are 'minimum' ones and not necessarily the most comfortable or appropriate ones.

The Isles of Scilly Design Guide gives more detailed planning advice on extending and altering existing housing. It stresses the importance of 'massing and scale' and creating developments of appropriate proportion. Having studied the guide, we consider that the approach for Bishop View is in keeping with the recommendations.



West Elevation

The proposed West elevation above is an extract from planning drawing 2024B-P05. Beyond the prominent West gable, the extension can be seen on the left with its pitched hipped roof and West facing roof window. The ridge will be lower than the main ridge and in line with the landing dormer on the front elevation. The hip, rather than a gable, will soften the impact of the extension – although this will only be visible from the neighbouring golf course. The bank of established conifers on the East side provides effective screening all year round so views of Bishop View from this side will be little more than glimpses through the vegetation.

The dotted line on the drawing above shows the existing pitched roof height above bedroom 2. The new ridge is approximately 2.2m above this ridge. So, although the floor area of the en-suite is 9.4m², the additional volume created beyond the existing roof space is relatively small. Also, it should be noted that the extension will create a 'canopy profile' section so the floor area above 2m in height will be reduced. The overall result is a compact and discrete extension that will have a negligible impact on the surroundings.

Building works will be carried out by the applicant who runs a construction company on St.Mary's. Mark will ensure that materials will be sourced locally and waste will be kept to an absolute minimum. Local tradesmen will be engaged to carry out the building works.



Above: This early photomontage view shows the effect of the natural screening provided by the group of conifers beyond the Bishop View boundary managed by the Duchy of Cornwall. The extension is just out of sight to the right of the Eastern gable of the property

Summary

This planning proposal is for a small, unobtrusive extension to Bishop View that will have minimal impact but a big improvement on living conditions for the applicant. In terms of a percentage of the existing home it equates to only 6.1% of the current internal floor space (excluding the garage). Accessibility and Safety are the driving forces behind the project – both of which will be improved. By using identical building materials in the construction, the addition on the rear elevation will blend seamlessly with the existing building. The applicant welcomes any feedback during the planning process and looks forward to a successful outcome to the application.

Michael R Bradbury RIBA
 Mike Bradbury Design
 Porthmeor View
 Carthew Way
 St.Ives, TR26 1RJ

April 2025