



Council of the Isles of Scilly (CIOS)

Design and Access Statement

Carn Gwaval Wellbeing Centre

July 2025

Contact details

[Redacted]

[Redacted]

Currie & Brown Limited
Unit 6 Mills Bakery
Royal William Yard
Plymouth
PL1 3GE

1. Site Details

Site Name

Carn Gwaval Wellbeing Centre

Address

Carn Gwaval Wellbeing Centre, Old Town Road, St Mary's, Isles of Scilly, TR21 0NA

Grid Reference

X: 091076, Y: 010361.

Description

The Carn Gwaval Wellbeing Centre is a multi-use site consisting of general office space for Children & Family services, bookable general use meeting rooms, a health and fitness gym and Sports Hall.

2. Pre-application advice

We have not sought pre-application advice regarding this proposal.

3. Works

The works consist of minor internal reconfiguration works incorporating three new external windows, a new canopy roof over an existing external door and the removal and making good of one rooflight. Please review the following in conjunction with proposed elevation drawings "PL_4101565_CG_1_02A1 Proposed Elevations" and "PL_4101565_CG_1_02A2 Proposed Elevations".

New windows

Size:

- The new external windows are to match the head and cill heights of the existing surrounding windows. Proposed window sizes:
 - EW 01: Type A – 540 x 1180mm (WxH)
 - EW 02: Type B – 1200 x 1180mm (WxH)
 - EW 03: Type B – 1200 x 1180mm (WxH)

Position:

- The new windows are to be installed in the following locations:
 - EW 01: West Elevation
 - EW 02: South Elevation
 - EW 03: West Elevation

Materials and appearance:

- The new windows are to match the style and appearance of the existing surrounding windows.
 - White PVCU frame with double glazing. PVCU external cill in smooth Anthracite Grey.
 - Top-hung opening casement above a separate fixed pane.

New Entrance Canopy

Size:

- Dimensions of the proposed entrance canopy structure as follows:
 - 773mm height (excluding Gallow bracket), mounted approximately 2200mm from external ground level.
 - 1420mm wide.
 - 770mm depth.

Position:

- The new entrance canopy is to be installed on the South elevation, above the existing external door.

Materials and appearance:

- The proposed canopy structure will be of modular construction, fabricated from Glass Reinforced Plastic (GRP). The canopy will incorporate signage reading “Children’s Services” on the South-facing side.
 - The frame, facia and Gallow brackets will be finished in white GRP.
 - The roof covering will be smooth red GRP with a tile-effect finish.
 - The canopy roof will be finished with a waterproof flashing, neatly cut into the existing rendered wall to ensure a watertight junction.

Description

- One rooflight on the West elevation is to be removed to accommodate internal space reconfiguration. The resulting opening will be infilled and finished to match the existing roof covering, ensuring a consistent appearance.

4. Access

Access to the site

No new access routes or alterations to existing routes are proposed as part of this works proposal.



IMG 001: South elevation (external works area)



IMG 002: West elevation (external works area).



IMG 003: West elevation (external works area).



IMG 004: West elevation (external works area).



Currie & Brown UK Limited
Unit 6, Mills Bakery, Royal William Yard, Plymouth, Devon, PL1 3GE
www.curriebrown.com