



Design and Access Statement

PROPOSAL

Demolition of ground floor extensions.
Proposed replacement ground floor extension.
Proposed first floor dormer and roof terrace.
Internal alterations.

At

7 Buzza Street, St Mary's, Isles of Scilly, TR21 0HX

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1. INTRODUCTION

Living Designs has been appointed by Mr Tony Fleming to prepare and submit a planning application to seek permission for:

Demolition of ground floor extensions. Proposed replacement ground floor extension. Proposed first floor dormer and roof terrace. Internal alterations.

At

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This document sets out our design process that has led to the submitted proposal. It should be read in conjunction with the following information:

KB0489.1 LOCATION PLAN AND BLOCK PLAN

KB0489.2 EXISTING SITE PLAN AND ROOF PLAN

KB0489.3 EXISTING GROUND AND FIRST FLOOR PLAN

KB0489.4 EXISTING NORTH WEST AND SOUTH EAST ELEVATIONS

KB0489.5 EXISTING SOUTH WEST AND NORTH EAST ELEVATIONS

KB0489.6 PROPOSED SITE PLAN AND ROOF PLAN

KB0489.7 PROPOSED GROUND FLOOR AND FIRST FLOOR PLAN

KB0489.8 PROPOSED NORTH WEST AND SOUTH EAST ELEVATIONS

KB0489.9 PROPOSED SOUTH WEST AND NORTH EAST ELEVATIONS

KB0489.10 EXISTING AND PROPOSED SECTION A-A

Flood Risk Assessment

Site Waste Management Plan

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2. SITE LOCATION



3. SITE ANALYSIS

Address of Property

7 Buzza Street, St Mary's

Age

The subject property was originally constructed mid C19 and has been provided with C20 additions to the rear.

Location

The site is located within a terrace of similar cottages

Local Authority

The Local Authority serving the area is Cornwall Council

The Local Council serving the area is The Council of the Isles of Scilly.

Occupancy & Building Usage

Domestic

No 7 Buzza Street is a two-storey, two-bedroom mid-terrace residential dwelling. Currently, the dwelling includes two flat-roof single-storey extensions at the rear that accommodate a bathroom and kitchen. There is a central dining area with a living area located at the front of the property providing access to Buzza Street. There are two

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bedrooms at first floor and a pitched slate tile roof with a small dormer to the rear. There is a small walled courtyard garden with an outbuilding containing a WC.

4. PLANNING HISTORY

A search of the planning register revealed no previous applications.

5. DESIGN PROPOSAL AND PRICIPLES

The proposed structure has been carefully altered to avoid any adverse impacts on the subject property and its setting whilst providing for the needs of the established use of the building.

The subject building is in need of full renovation throughout.

As a result of years of adaptation, the building has lost its way, physically and aesthetically, and requires significant upgrading to bring the property into good repair.

The principal elevation shows the historic element of the building however it has been wholly eclipsed by the application of cementitious render covering and poor fenestration choice.

The rear ground floor extensions are an adaptation which also provides an un-complementary building in relation to the immediate area.

It is the intention of the new owners to bring out the historic nature of the building while modernising in line with the nearby aesthetic.

SUMMARY OF PROPOSAL

Ground Floor:

- Demolition of the two existing rear flat-roof extensions.
- Construction of a single ground-floor rear extension to create a third bedroom and lobby area, connecting to an open plan central kitchen and dining room. The existing living room will remain at the front.
- Relocation of the stair access to the first floor within the new kitchen area.
- Minor alterations to existing openings

First Floor (no increase in floor space):

- The existing rear bedroom will become the principal bedroom 1, with French doors opening onto a new roof terrace above the ground floor extension. An ensuite/dressing area will be created within this bedroom.
- An ensuite/dressing area will be created in bedroom 2.
- Removal of the existing stair and the creation of a new stair and landing
- A new access point into the principal bedroom 1 and bedroom 2.

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Roof Over Ground Floor Extension

- A flat roof (forming a roof terrace for the principal bedroom) over the living area is proposed.
- Slate copings will be installed at the top of all parapet walls
- Glazing to be installed to provide natural light into the central kitchen and dining area below

Existing Roof Alterations

- Bedroom 1 will have a new enlarged dormer to replace the smaller dormer

Other:

- Removal of the render on the front elevation to expose and restore the original stonework, with repairs as needed to bring it back to its original condition.

PRINCIPLES

The main goal of these changes is to create a more open-plan living style, provide access to outdoor recreational spaces, and take advantage of the views. The proposed design and alterations will introduce natural light and optimize the existing layout. The proposal maintains the mass and scale of the existing property. The use of traditional materials and forms will complement the primary structure, while the introduction of modern materials will provide a fresh and contemporary feel.

6. SCALE

The scale of the development has been determined in accordance with the client's design brief. It is both relative to and in keeping with the site's scale and context.

The existing dwelling's footprint is 86.22m²

The proposed ground floor extension will increase the existing footprint by 108.54m².

7. SUSTAINABILITY AND MATERIALS

My clients are committed to sustainability. The design will prioritize locally sourced materials and insulated in excess of the minimum U-value standards. Energy conservation will be a key consideration throughout the design and construction process.

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To achieve this, we will incorporate high levels of insulation in the roof, walls, and floors, and ensure an airtight structure. High-quality double-glazed windows with energy-efficient glazing will be installed to enhance internal air quality and provide good ventilation.

We will also extend and improve the existing renewable energy systems and install water-efficient fixtures, such as dual-flush toilets and efficient taps and showers. The lighting installation will utilize LED and low-energy lamps where appropriate, reducing energy consumption by up to 80% compared to standard halogen and filament fittings.

Finally, we will engage local contractors and subcontractors for the work.

8. LANDSCAPING AND PLANTING

The proposals will not affect the existing landscaping of the site.

9. ACCESS AND PARKING

****VEHICULAR ACCESS AND PARKING****

N/A

****PUBLIC RIGHTS OF WAY****

There are no recorded designated public rights of way across the site.

10. FLOOD RISK ASSESSMENT

The proposed development falls within Flood Zone 3. As such, it is subject to the Environment Agency's Flood Risk Standing Advice. Please refer to separate Flood Risk Assessment

11. GEOTECHNICAL REPORT

Following our preliminary investigations, we have found no evidence of historical instability on this land. Additionally, we have not identified any special circumstances or features that would impact geological conservation.

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12. ARCHAEOLOGY

Following our assessment, we have found no evidence to suggest that the land in question holds any archaeological significance

13. SURFACE WATER DRAINAGE STRATEGY

All new downpipes will discharge into the existing soak-away.

14. FOUL DRAINAGE

Foul drainage will be directed to the existing chamber within the site and will discharge into the mains public sewer

15. CONCLUSION

We believe that the proposed design successfully integrates the client's requirements while respecting the site and its context. It will not adversely impact neighbouring properties and will create a traditional, energy-efficient dwelling with finishes and features that reflect the local area's character. The property's design will further respect the local character through its scale and massing, ensuring it is in proportion with its surroundings.

For these reasons, we respectfully request that this planning application be approved.

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