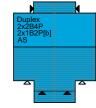
## - Carn Thomas, Isles of Scilly

House Type Schedule			Unit GSA		Total GSA	
House Type Ref	Description	Quantity	m2	sq ft	m2	sq ft
1b2p (Type 1)	182P - 15	2	50.00	538	100.00	1,076
1b2p (Type 2)	182P - 15	6	50.00	538	300.00	3,229
1b2p (GF)	182P - 15	1	52.10	561	52.10	561
1b2p (FF)	182P - 15	1	56.20	605	56.20	605
1b2p (GF)	182P - 15	1	52.70	567	52.70	567
1b2p (FF)	182P - 15	1	50.70	546	50.70	546
2b4p	284P - 25	10	83.30	897	833.00	8,966
3b5p house	385P - 25	5	93.20	1,003	466.00	5,016
<i>4</i>	Total	27			1,910.70	20,567
Schedule summary					Total GIA	
Accommodation type		Quantity	%		m2	sq ft
1 x Bedroom		12	44		611.70	6,584
2 x Bedroom		10	37		833.00	8,966
3 x Bedroom		5	19		466.00	5,016
	Total	27	100		1,910.70	20,567
Site Density			Density			
		1	Area Ha	Area Acre	t -	
Gross Site Area			0.583	1.442	0	
Open green space	6		0.129	0.319		
Solar farm			0.052	0.129		
Net Developable Area			0.531	1.312		
Coverage		1	38,725	Sq ft/H	15,671	Sq ft/Acre
Net Density			51	Units/H	and the second se	Units/Acre

## House type designs



Three storey arrangement comprising of either one or two single aspect 1no. bedroom flat(s) accessed from street level with two 2no. bedroom duplex flats over. Non-habitable rooms (WC, kitchen, bathroom) on entrance side with bedroom facing internal raised access deck utilising roof lights for privacy

the ground floor and living areas on the first floor opening out onto private terraced rear gardens

Two storey house split level with single aspect sleeping accommodation on



One storey flats at ground and first floor accessed from street level

comprising 1no. bedroom with combined living/kitchen/dining areas

One storey flats at ground and first floor accessed from both street level and first floor at the rear. 1no. bedroom with combined living/kitchen/dining areas

## Approach

Units positioned on an east-west axis to follow existing topography in two rows separated by a communal landscaped green corridor allowing access to higher level flats and dwellings located further into the site. Ramped and stepped paths serve the higher parts of the site including the solar farm with flatter areas given over to public open space and potential play areas. Shared bays for car and other vehicle usage are predominently accessed from the existing junction into the site. This junction and area of hard-standing separates the dwellings creating a green vista into the site forming the principal landscaped route.

An active street frontage is created with ground floor flats accessed directly off the public footpath. The 2no. bedroom duplex flats over are accessed from the landscape corridor at the lower side of the sloping topography with the 3no. split level houses set further up the slope. A series of steps configured over the communal bin store serves the multiple levels. All dwellings are designed through their sectional arrangement to work with the existing site gradients.

General Legend			
	Site boundary		
DUPLEX 2b4p	House type reference refer to house type drawings for details		
AS/OPP	Handing demarcation		
1	Plot numbers		
rs	Refuse store communal		
CS	Cycle store communal		
ma	Materials store		
eV	Electric vehicle charging spaces		
1	Parking numbers		

lce Cottage school, Cottage Hillside



0 5 10 25

Project itle: lient ate ACHITEC' Drawn by: Checked by: Scale: Drawing No.: 21024 / L01

Carn Thomas, Isles of Scilly Site Layout Livewest Sep 2021 RIA DMA 1:500 @ A 2 Rev.:D

21.07.22 D Refuse store under central external steps, new flats type introduced, 5no. houses in higher part of site 17.06.22 C Work in progress issue

date

25.05.22 B Work in progress issue

09.12.21 A Historic data added - demolished buildings in plan and section rev comment

LiveWest