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Castle Farm Workshop Proposed Development

Design and Access

Existing: The building (Castle Farm Workshop) is a concrete block and timber structure outwardly featuring 2 sets of wooden entrance doors, vertically clad in T & G boarding. The front (south) wall is concrete block to the height of the roof sole plate. Then cedar shingle on timber framework above. It is attached to Island Gin on the eastern side by concrete on ram infill to create a gully. Castle Farm Apartment joins and extends to the north. The east is Castle Farm Apartment garden. Internally is a central partition of concrete block and timber frame above along the length of the building to apex height. The floor is split level, the west side being ¾ metre higher and extending 1.2 metres into the east side. East and West walls are 150mm concrete block. The rear (northern) wall is concrete block from ground to apex on the eastern half and timber frame stud partition on the west half. There is a mezzanine floor covering 2/3 of the eastern half. Access is to the south, to the right of Castle Farmhouse and is shared with Castle Farm Apartment and Castle Farmhouse (parking).

Proposed: To the access (south) there will be ground works along the length of the east boundary fence, for provision of sewerage soil pipe to connect in the road.

Building Works Plan: Removal of the roof structure and front south wall. Removal of timber stud frame partition in one piece to be fixed to the ~~eastern~~ western internal wall. The concrete block partition base to be removed and reused (80%) to increase the height of the eastern block wall. Excavate the full width of the south front wall to 300mm depth x 400mm width for foundation. Build new front wall from 100mm block to new wall plate height. The top of the south frontage will be 150mm timber frame faced with horizontal cedar cladding. The bottom block will be faced in granite. There are double front entrance doors, giving access to both sides of the workshop and upstairs. Fenestration as shown in CFW 1:1 to similarly resemble next door. The east and west walls will increase in height by 800mm. There will be the same height timber frame stud walls internally alongside east and west block walls. The rear wall will have a new timber frame stud wall fixed to it across the whole width and up to new apex height. Pitch new roof with 6 oak A-frame trusses, purlin, rafter, breather felt and batten. Cover in terracotta double roman tile. Velux roof windows 3 on each side with top hung skylights below giving light to the workshop. The velux on the eastern side will be obscured glass. Build new 150 mm ~~timber stud~~ concrete block partition along centre of the building from the rear wall to within 2 metres of the front wall, ~~sheathed in 1 hour fire board~~. Lay first floor joists 200mm x ~~75~~ 75mm x 4.8m timbers lapped over central partition and bolted together. 1 hour fire board under, rockwool insulation

between and weyroc flooring over. Outside the cedar cladding facia, barge board and soffits will be painted white. Oak exterior joinery will be neutral clear finish.

Planning Statement: The proposed building provides 1 bedroom living accommodation for whoever works the space below. Currently myself, ie: staff accommodation.

Floor Space: Intended use is 1 bedroom 1 person (myself). However internal living and storage space complies with 1 bedroom 2 person criteria.

Heritage Impact Assessment: I think I have shown that the visual changes from the proposed development are more sympathetic to the surrounding buildings than the existing. It is of no visual consequence to Ennor Castle as it cannot be seen from the eastern side and nobody is permitted to visit the privately owned site.

Site Waste Management:

Existing tiles (concrete) and concrete block front wall will be taken to the quarry and crushed for aggregate and hard core (Ned Rogers has agreed to this).

150mm x 50mm roof timbers will be re-sawn and used for 50x50mm rafters.

The top half of the existing central partition timber frame will move alongside the internal eastern wall.

The bottom block partition will be cleaned and reused for increasing the wall height, 80% recovery.

Bat Survey: The Bat Survey has been completed and I believe you have already received Darren's report. No further action required.

Archaeological Assessment

Trenching for the foundation of the south wall (front entrance): the existing foundation is inadequate and needs to be increased by 200mm in width and 150mm in depth. Only half of this, the west side, falls within the 15m limit.

Infrastructure

I need a sewage connection to mains in the road (see Q.S block plan). The workshop needs a W.C. and washing facility now. Previously I used the facilities in my Castle Farmhouse Flat before I sold it. The Q.S. map also shows the rainwater soakaway installed by R Chiverton on construction of the now Island Gin building.

There is adequate electricity connection which will need separating for domestic use

There is existing water supply fed by the tank on the carn above. I will need to change to South West Water supply.

Light Assessment

There is some minimal light restriction to the south-west roof light of Castle Gin Flat for approximately 2 hours between 3-5pm for 2 months in mid-summer. Due to the tree line on the carn to the west, the sun is obscured at other times.

Sustainable Design

The use of ½ flush toilet and eco-function on my washing machine is the limit of my water saving.

I have incorporated a heat source pump in the under-stairs cupboard for underfloor heating to the flat and hot water support.

Amenity Issues

The only possible issue to affect the community is noise from the wood working machines which will now be reduced due to the new construction. There has never been a noise issue or complaint in the last 24 years I have been there.