



# DUCHY *of* CORNWALL

## Design and Access Statement



Tamarisk, The Garrison, St Marys, Isles of Scilly

March 2016



## Design and Access Statement - Tamarisk

<b>Quality Audit</b>			
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### 1.0 Terms of Reference

#### 1.1 Applicant details:

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SW1E 6LA

#### 1.2 Agent details:

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#### 1.3 Site address:

Tamarisk  
The Garrison  
St. Mary's  
Isles of Scilly  
TR21 0LS



## Design and Access Statement - Tamarisk

### 2.0 Introduction

2.1 This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the remodelling of Tamarisk.

2.2 This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location Plan
- Site Plan as existing
- Site Plan as proposed
- Block Plan
- Existing plans
- Existing Elevations
- Proposed plans
- Proposed Elevations
- Artists impressions
- HIS report
- Ecological survey



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## 3.0 Site and Context Analysis

### 3.1 Analysis of the Site

The application site is within the historic walls of the Garrison on St Mary's, Isles of Scilly and measures 0.13 hectares. The location of Tamarisk is shown below;







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The site is rectangular in shape and gently slopes to the east, the views are in this direction also.

Tamarisk is built within a plot which is thought to relate to a historic garden first laid out in the 17th century for the Lieutenant Governor of the islands.

*[The Heritage Impact Statement which accompanies this application contains detailed information about the history of the site.]*

The current bungalow was constructed in 1964.

The dormer bungalow is constructed from block and brick with a cedar shingle roof, it is a 3 bedroom property with a gross internal floor area of 147m<sup>2</sup>.



Existing view looking from the east



Existing view towards the rear of the property

The gardens at Tamarisk are mature, well maintained and provide a great deal of privacy and screening.

There is only pedestrian access to Tamarisk which is approached from within the enclosed courtyard of Hugh House.



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Existing Boundary to the front of Tamarisk



Existing rear garden at Tamarisk



Entrance gate to Tamarisk from Hugh House



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### 3.2 Analysis of the Surrounding Context

Tamarisk is within the walls of the Garrison which is a fortification system around the west side of St Mary's. To quote the Garrison Conservation plan;

*'The Garrison, situated on a major promontory on the south coast of St Mary's the largest of the islands of Scilly, is a nationally important monument. Its importance lies mainly in the fact that it is an outstanding example of a well preserved multi-period and multiphased coastal fortification.'*

*The Garrison contains many fine examples of 17th and 18<sup>th</sup> century defensive works as well as two impressive early 20th century 6-inch gun batteries and their ancillary features. The Garrison earthworks, walls and gun batteries comprise a contiguous, mostly dual, circuit of defences that not only completely enclose the promontory but also isolate the fortification from the remainder of St Mary's Island.*

*Elements of the fortifications, including the late 16th century Star Castle that dominates the Garrison, have been constructed, occupied and enhanced in successive stages from the Early 17th century through to the mid-20th century.*

*St Mary's Garrison was until the 18th century known as The Hugh (promontory). It commands St Mary's Sound and The Road, a deep water channel that affords a sheltered anchorage and also access to St Mary's Pool the main harbour of the Isles of Scilly. The Garrison guns dominated this sheltered anchorage.*

*The Garrison not only served as the key to the defence of the Isles of Scilly but for many centuries it had a pivotal role as the cornerstone of the UK defensive strategy. It was the first fortification in the line of defences that extended from the Western Approaches to the eastern end of the English Channel.'*

The accompanying Heritage Impact Statement describes the modern development on the Garrison.

It is fair to say that Tamarisk in its current form does little to enhance the wider setting in and around the Garrison and although 60's architecture is not currently in vogue, Tamarisk is unquestionably a poor example of that epoch.





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### 3.3 Planning History

The Duchy of Cornwall sought Pre-Application advice for the re-modelling of Tamarisk towards the end of 2015.

The Duchy of Cornwall submitted draft proposals and attended a site visit along with the case officer [Lisa Walton].

Pertinent extracts of the response from Lisa Walton are as follows;

*In terms of the current planning policy framework then an application to extend on to or replace one dwelling, with one dwelling on a very similar footprint is likely to be considered acceptable in principle. The main consideration will be the impact of the proposal on designated heritage assets including the adjacent grade II listed building of Hugh House, the grade I listed Garrison Wall, which is also a Scheduled Monument. Due to these designations and significant number of Historic Environment Records (HER), Tamarisk itself being identified as a HER due to the known post-medieval origins within the garden, then it will be important that any submission includes a detailed assessment of the proposal in relation to potential heritage impacts. It is also a material consideration to consider the impact of the proposal on neighbouring residential amenity.*

*In terms of the historic environment then you would be advised to fully appraise the site in its context and provide a Heritage Impact Assessment, either submitted in addition to or as part of the Design and Assess Statement. This should include details of any ground-works proposed as part of the redevelopment, as well as an assessment of the proposed design in the context of its surrounding environment. In terms of any potential below-ground archaeological disturbance then you may be required to submit a Written Scheme of Investigation to detail how any archaeological remains, uncovered through the course of the works, will be handled. I have sought advice from Cornwall Council's Historic Environment Team and will forward any response on to you in due course. Overall you need to demonstrate and ensure that the proposal will be acceptable in terms of the wider character of the conservation area and that it does not result in loss of, or substantial harm to, any known designated heritage assets or that any harm is sufficiently justified by wider public benefits of the proposal.*

*The plans you submitted show a sympathetic and modest dwelling of a traditional design. I would expect fenestration detailing to be timber, with traditionally profiled rainwater goods, natural slate roofing materials and render should ideally be a natural hydraulic lime. It would be good to incorporate sustainable design measures that seek to reduce resource and energy consumption: grey water, low flow, low energy, insulation and other thermal improvements. If these are not submitted as part of the application then it would likely be a pre-commencement condition. The same would apply with a site waste management plan which should be submitted to explain how materials from the original building are to either be re-used on site, or disposed of. This should include details of the sourcing of all new materials for any extension or alteration. If a new means of foul drainage is required then full details of this should be included in your application. Overall I consider there is potential to make significant improvements to the existing dwelling without harming the surrounding historic environment.*



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### 4.0 The development Proposal

- 4.1 The existing dwelling is in need of significant refurbishment including replacement of a defective cedar shingle roof. Tamarisk has traditionally been used as a holiday / guest cottage and has fallen behind perceived minimum quality standards.
- 4.2 The bulk of the existing building is to remain and the footprint will continue to be the same meterage albeit slightly reconfigured. The most significant change will be to the roof whereby the ridge height will be raised in order to make better use of the 1<sup>st</sup> floor.  
The proposed remodelling will provide 4 double bedrooms [8 people]  
The proposed floor area is 200m<sup>2</sup> and the existing floor area is 147m<sup>2</sup>.



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### 5.0 Design Rationale

5.1 The design proposal is to rationalise the interior of Tamarisk to improve the layout of provision of accommodation and create a dining kitchen in a small extension to the rear of the property.

The current first floor is cramped with structural rafters interrupting the space around the dormer window. The first floor does afford the distant views but the accommodation is somewhat compromised.

By a modest raising of the ridge height the space created enables two bedrooms both with en-suite facilities.

5.2 The position of Tamarisk both within the Garrison walls and relatively close to Hugh House has led to very careful consideration to the proposed elevation treatment and our proposal seeks to resonate with the character of the historic buildings on the Garrison.

The proposed windows are of a traditional design and size unlike the existing 1960's fenestration which is unbalanced and alien to its surroundings.

The proposed dormer windows are very modest in size and the cheeks of the dormer window would be dressed in lead.

The proposed roof covering is natural Cornish slate in random width and diminishing courses.

The introduction of a granite faced porch adds to the traditional vernacular and granite is also proposed for the window surrounds, skews on the gable walls and a chimney to the south elevation.

The bulk of the walls would remain with a painted finish albeit on a render rather than the existing which is painted brick.

5.3 The visual impact of the proposed alterations to Tamarisk are fairly minimal and to some extent the raised ridge height can be offset against the more traditional form, below are some photos of Tamarisk as existing from various locations. The red line roughly indicates the increase in height.



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Photo 1 [Taken from eastern end of Church Street]



Photo 2 [Taken from eastern end of the Strand]





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Photo 3 [Taken from eastern end of the south beach]



Photo 4 [Taken from Silver street]





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Photo 6 [Taken from front of Hugh House]

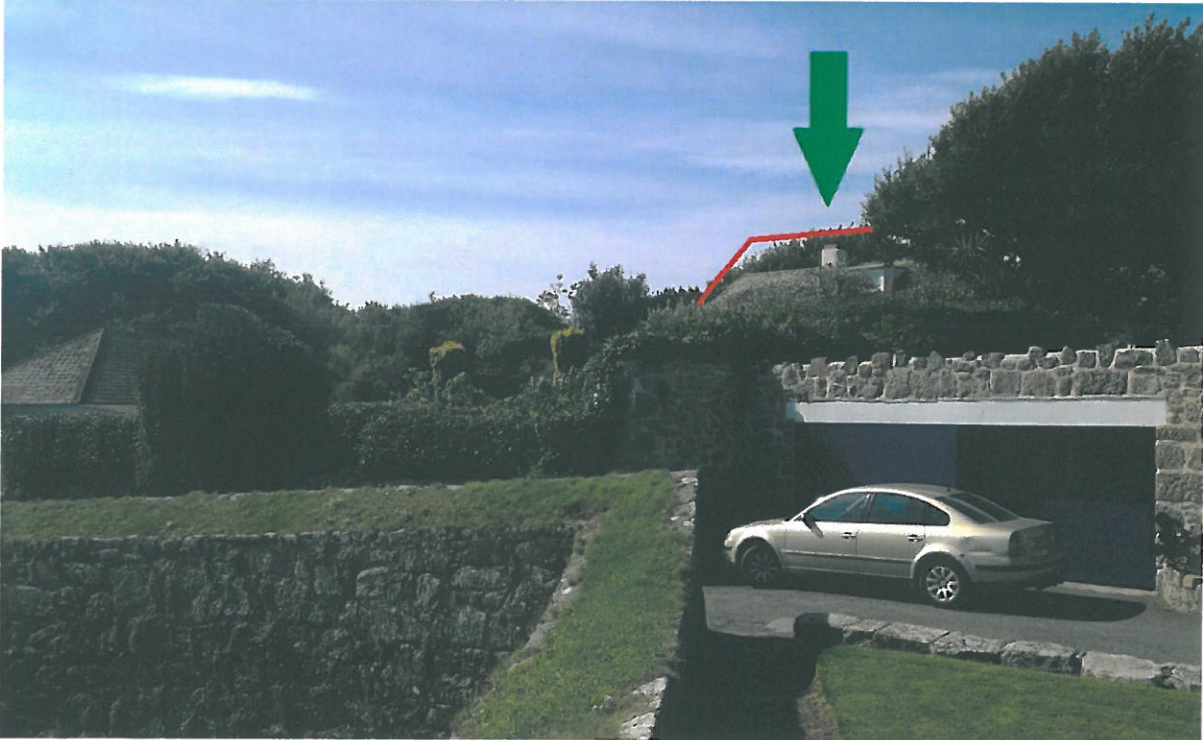


Photo 7 [Taken from front of Hugh House]



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Map of photo positions [Photos courtesy of Will Garratt, Duchy of Cornwall]

5.4 The proposed landscaping is minimal, the gardens are mature and well stocked and the intention is to create a small patio area where the existing decking is.





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### 6.0 Access and Highways

- 6.1 No alterations will be made to the existing pedestrian route from the private courtyard adjacent to Hugh House, there is also a gate into the southern field which will remain unchanged.
- 6.2 Due to the restricted access to Tamarisk via the side entrance stairs to Hugh House, it is not thought feasible to create wheelchair access to the property although we will endeavour to improve access to Part M of the Building Regulations where possible.

### 7.0 Sustainability and waste management

- 7.1 The scale of the proposed works will mean that a complete new heating system will be required and as with Duchy of Cornwall aspirations we will be specifying an Air Source Heat Pump. In order for such technology to work efficiently the fabric of the building will be upgraded to vastly improved 'U' values.
- 7.2 The existing cedar shingles have reached the end of their life and will probably be useful as kindling only.  
The existing timber rafters are in good condition and we will endeavour to reuse where possible.  
We will work closely with the chosen contractor to minimise waste and recycle where possible.

### 8.0 Summary

- 8.1 The remodelling of Tamarisk will create a more coherent building that will sit more comfortably within the Garrison landscape than the existing dwelling.