



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

GRANTING OF LISTED BUILDING CONSENT

Application No:	P/20/084/LBC	Date Application Registered:	14th October 2020
Applicant:	Mr K & Mrs L Palmer Tideway The Bank Hugh Town St Mary's Isles of Scilly TR21 0HY	Agent:	Mr R Green Charlotte House Garrison Lane St Marys Isles of Scilly TR21 0JD
Site Address:	Tideway The Bank Hugh Town St Mary's Isles of Scilly		
Proposal:	Replacement of existing stair access and porch and re-cladding of part upper floor. (Listed Building)		

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Location and Block Plan**
- **Proposed elevation and section, drawing number: TW06, dated Oct 2020**
- **Proposed elevation, drawing number: TW05, dated Oct 2020**
- **Proposed floor plan, drawing number: TW04A, dated Oct 2020**
- **Design and Access Statement**

These are stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy OE1 and OE7(5) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C3 Prior to their installation on the building, a sample or details of all facing materials shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the porch and cladding shall be finished in the agreed materials and

be retained as such thereafter.

Reason: To ensure that the character and appearance of the approved extensions is sympathetic and in keeping with the architectural details of this as listed building and in keeping with the wider character and appearance the conservation area, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 - 2030).

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.

Signed: 

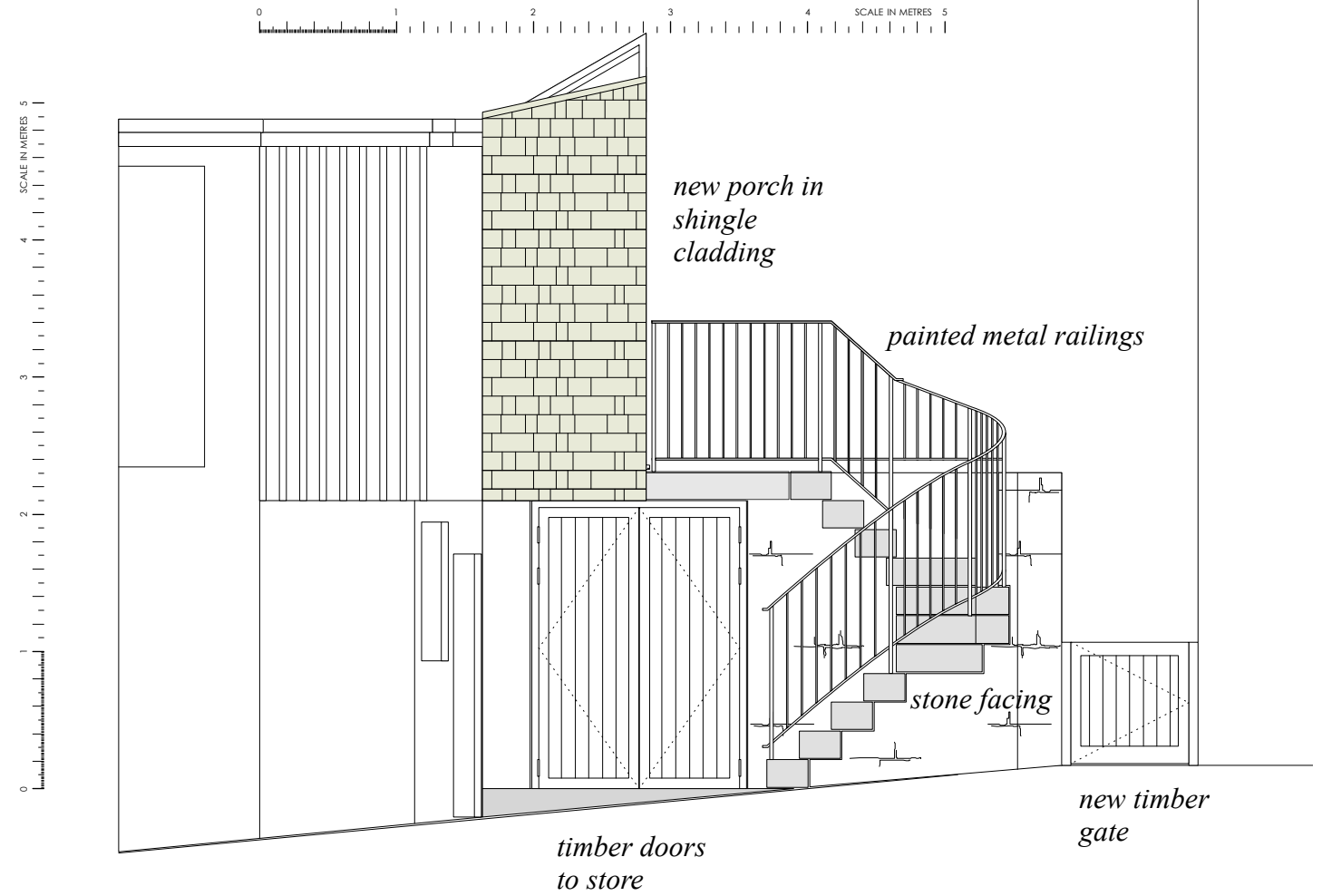
Senior Officer: Planning and Development Management

Duly Authorised Officer of the Council to make and issue Listed Building Consent decisions on behalf of the Council of the isles of Scilly.

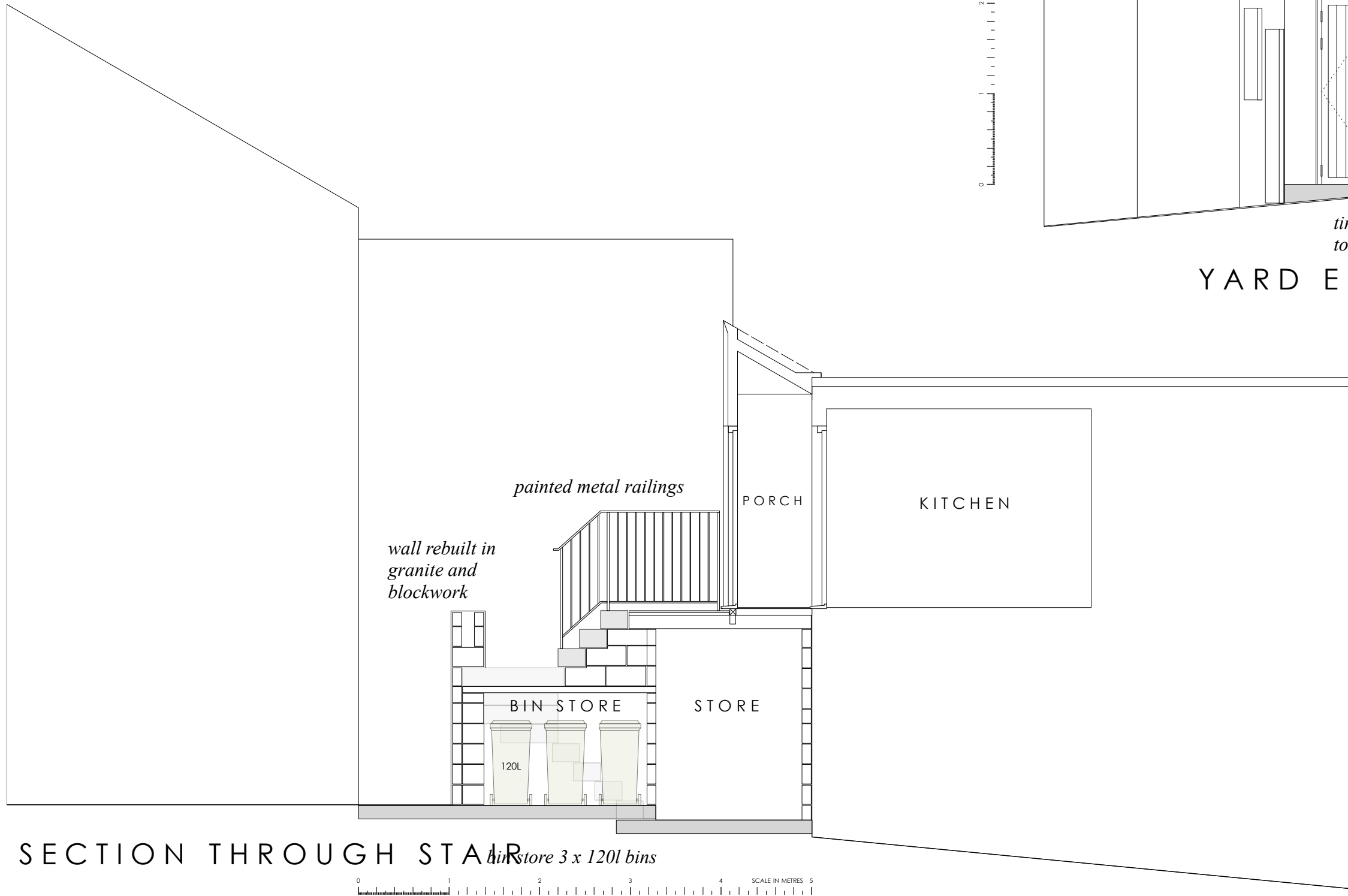
DATE OF ISSUE: 11th December 2020

RECEIVED

By Emma Kingwell at 8:35 am, Oct 14, 2020



YARD ELEVATION



SECTION THROUGH STAIR

APPROVED

By Lisa Walton at 1:32 pm, Dec 11, 2020

TIDEWAY

THE BANK, HUGH TOWN

EXISTING
ELEVATION
SECTION

DRAWING NO. TW06

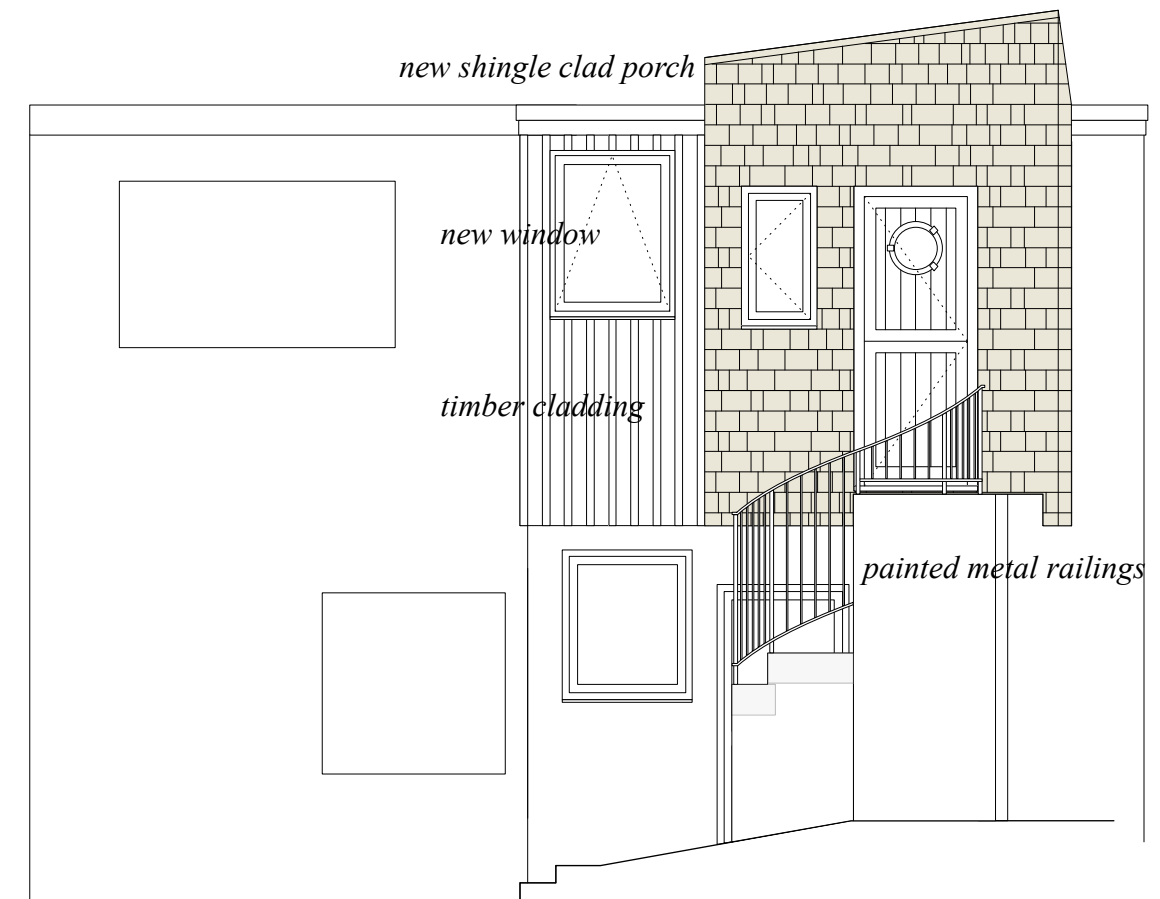
DATE - OCT 2020

SCALE - 1:50 @ A3

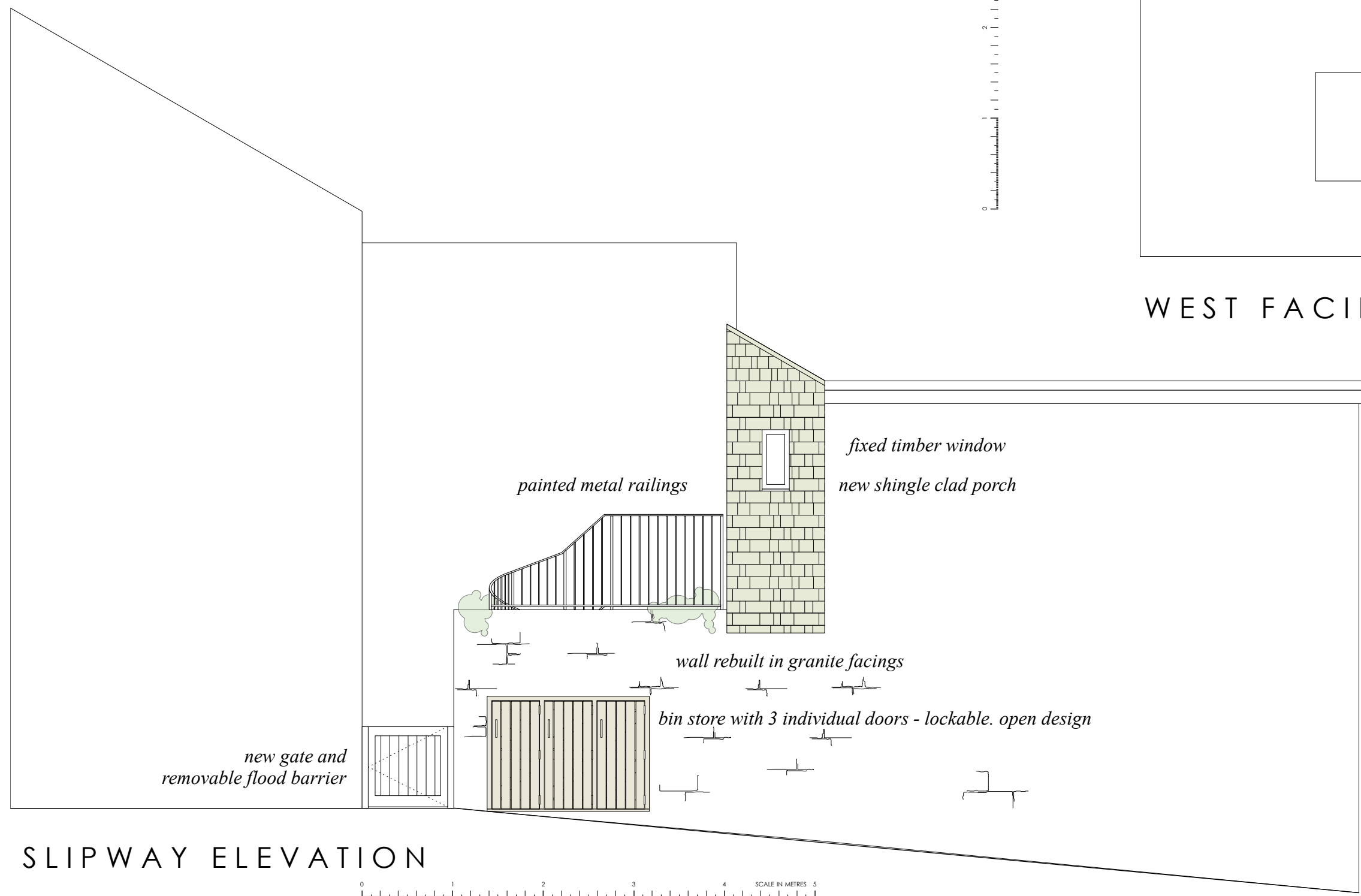
RECEIVED
By Emma Kingwell at 8:33 am, Oct 14, 2020

5 SCALE IN METRES 4 3 2 1 0

SCALE IN METRES 5 4 3 2 1 0



WEST FACING ELEVATION



SLIPWAY ELEVATION

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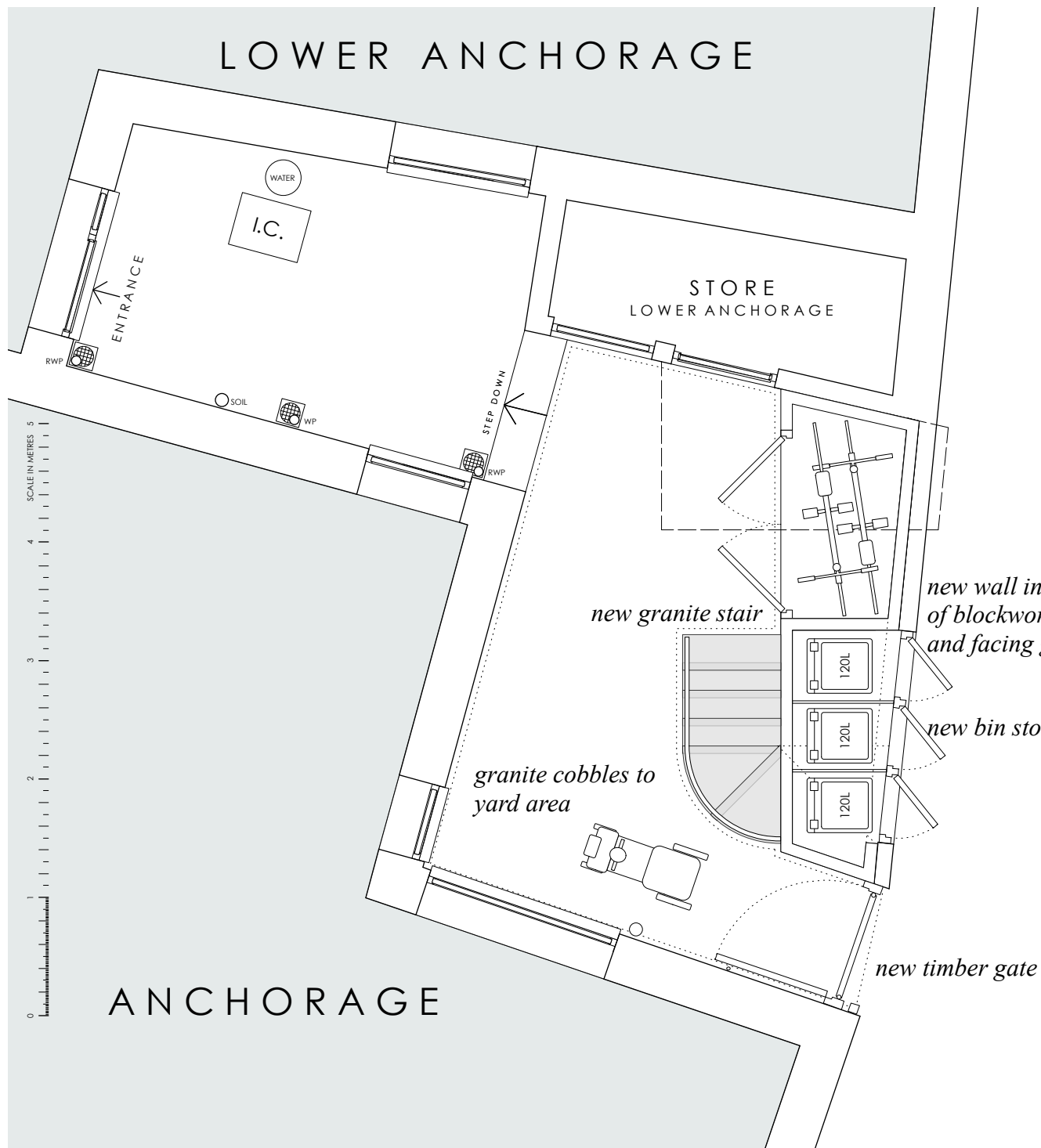
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APPROVED
By Lisa Walton at 1:32 pm, Dec 11, 2020

TIDEWAY
THE BANK, HUGH TOWN

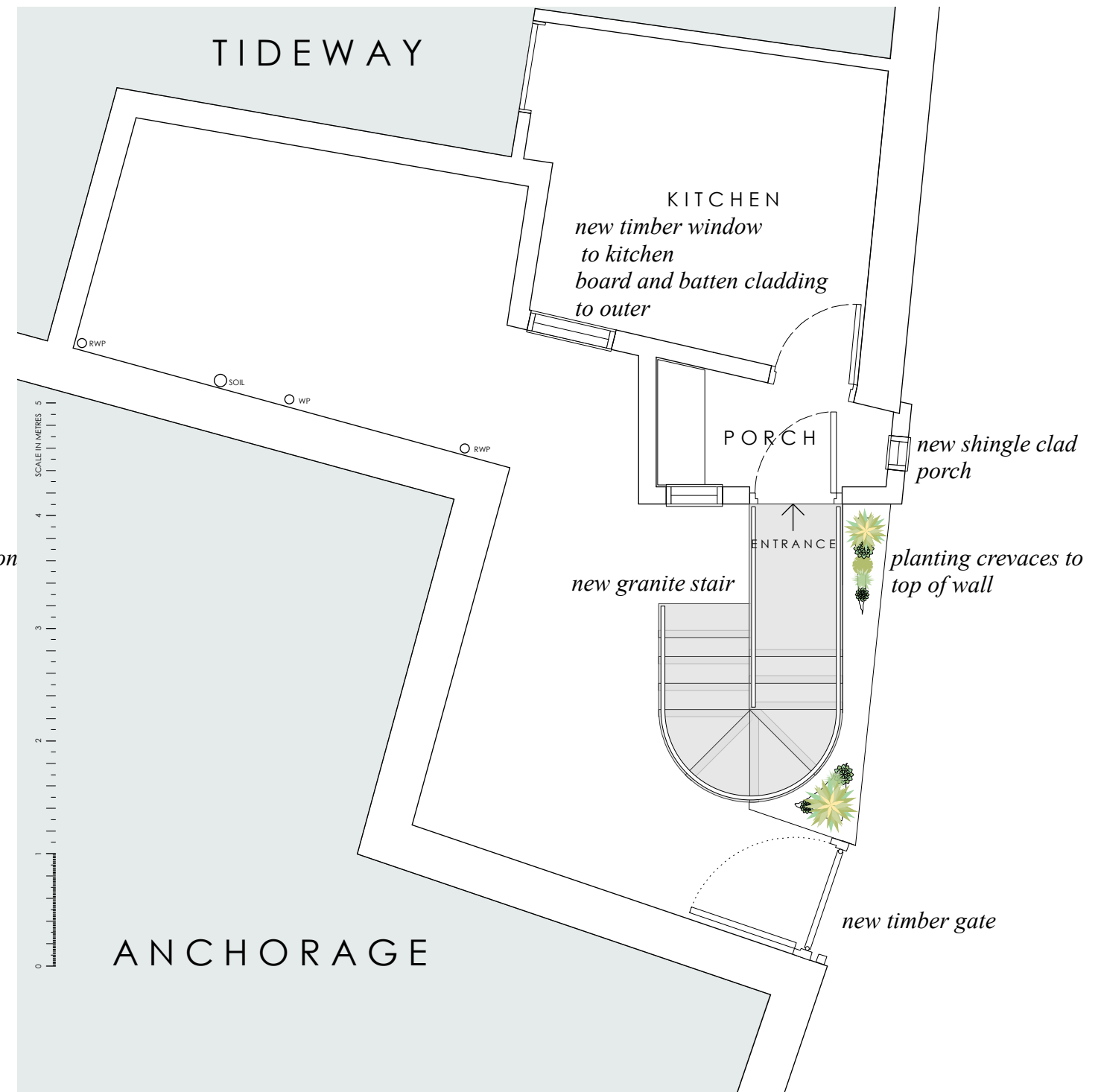
PROPOSED ELEVATIONS

DRAWING NO. TW05
DATE - OCT 2020
SCALE - 1:50 @ A3



GROUND FLOOR PLAN

RECEIVED
By A King at 4:02 pm, Oct 19, 2020



FIRST FLOOR PLAN

APPROVED
By Lisa Walton at 1:33 pm, Dec 11, 2020

REVISION A
INCLUSION OF TIMBER WINDOW TO SIDE OF PORCH.
SHOWN ON ELEVATION BUT ORIGINALLY OMITTED FROM PLAN

TIDEWAY

THE BANK, HUGH TOWN

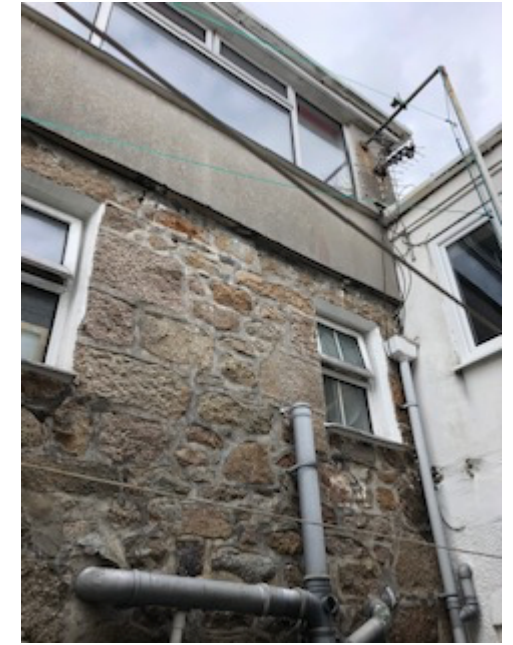
**PROPOSED
PLANS**

DRAWING NO. TW04A
DATE - OCT 2020
SCALE - 1:50 @ A3



existing porch and rear cladding in UPVC

mixture of timber and UPVC windows to rear of The Anchorage



THE BUILDING

TIDEWAY is a first floor apartment situated within the rear yard of the property known as The Anchorage

The Anchorage is a Grade II listed property as described below.

ST. MARY'S SV9010 HUGH STREET, Hugh Town 1358-0/8/64 (North side) 12/02/75 The Anchorage GV II House.C18. Coursed and squared granite; gabled slate roof; granite end stacks. Double-depth central entrance plan. 2 storeys with attics; symmetrical 3-window range. Granite lintels over late C19 horned 2/2-pane sashes and early C20 half-glazed door. Large mid C20 flat-roofed extension to rear. Interior not inspected.

The apartment known as LOWER ANCHORAGE is situated below TIDEWAY. Both apartments are built using granite facings with UPVC windows to the beach elevation. They have rendered walls and UPVC glazing and cladding to the yard elevations. Both apartments share access over the rear yard. There is an open bin store for both apartments which is shared with the main building. Both apartments are Leasehold with the Freehold interest with the owner of The Anchorage, and therefore sit within the curtilage of the listed building.



existing slipway elevation

EXISTING CONDITION

The access stair and lobby to TIDEWAY are in a very poor state of repair, and also do not comply with current building regulations in relation to PART B, Fire, and PART K, Stairs. Understairs storage is unsightly, as is the bin store. The clients wishes to improve access to the upper floor to meet current building regulations and rebuild the external lobby and reclad the existing upper floor area to provide a more robust and user friendly design.



RECEIVED

By Emma Kingwell at 8:35 am, Oct 14, 2020

APPROVED

By Lisa Walton at 1:31 pm, Dec 11, 2020

TIDEWAY

THE BANK, HUGH TOWN

DESIGN AND ACCESS 1

DRAWING NO. TW07

DATE - OCT 2020

SCALE - 1:50 @ A3

LOCATION

TIDEWAY is situated facing directly onto Town Beach, adjacent to the slipway. The building is situated in Flood Zone 3 which signifies a danger of inundation from the sea.

The proposal will have no impact on the current flood situation. The granite boundary wall being demolished will be rebuilt to be equally as effective as the current situation with the addition of a removable flood gate. The design also allows for the addition of a step to prevent water ingress at a later date as required.

THE PROPOSAL

The client would like to rebuild the stair access and porch into the apartment. As you can see from the existing plan, the site is a myriad of different angles. There is no strong alignment or 90° angles in the yard. This has led to the development of an irregular rectangular shaped plan for the porch, rather than try to fit a standard parallel box onto the site as this would feel incongruent.

With that in mind, the first thing to consider is the staircase. As previously mentioned with regard to building regulations, a landing is required at the top of the steps before entry into the porch, this will make the entrance porch safer to access, but it does mean that it will need to extend into the current yard space. By pushing the stairs further towards The Anchorage and creating a dog leg stair, a refuse store can be created underneath for all 3 properties to use. This is accessed from outside the yard which makes it easier for removal by the refuse team.

Building this lower section in a solid material means we can also include a removable flood gate at the entranceway, together with a new half height entrance gate in timber. The remainder of the understair area is for the existing storage requirements of the client.

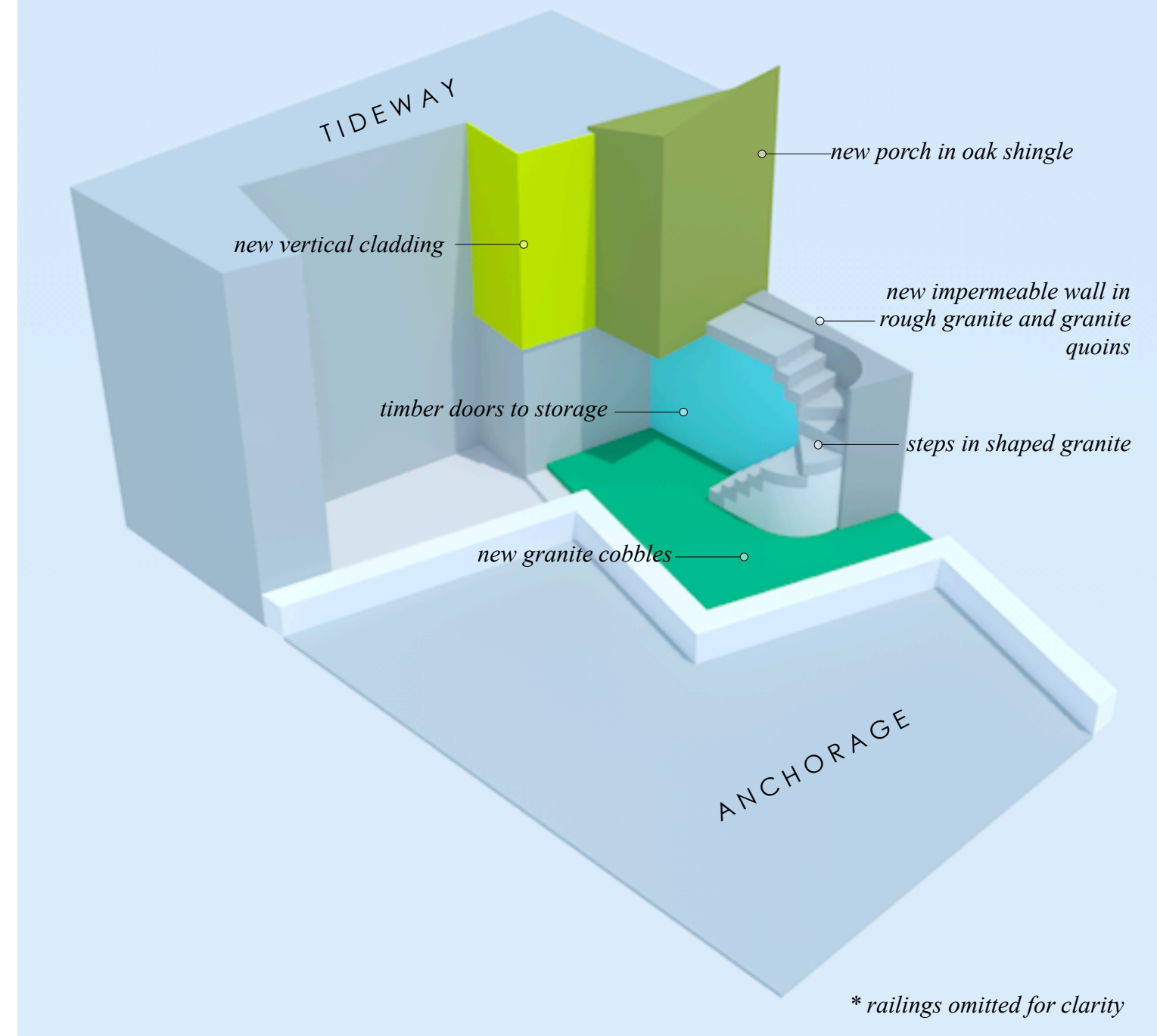
The new porch overhangs the store door below and extends at an angle back to the kitchen wall. This means there is a smaller window in the kitchen but a much larger and more usable porch area. The new window will be in timber and the UPVC wall cladding will be replaced with vertical timber boards. This existing waste pipes will be hidden within the cladding.

The porch takes the form of an irregular quadrangle, thinnest point being at the edge of the site thus reducing its impact. The roof would be pitched back to the wall and slightly higher than the existing main roof to enable water run off. The door will be a solid barn style door with a vintage porthole detail. The porch is clad in timber shingles to provide a neat and clean finish. Slate was considered as an alternative but it is felt that the detail could be cumbersome and unappealing.

Ultimately, the idea is to create an interesting modern addition that looks like it has happened organically in response to the site, while using traditional / natural materials to give the impression that it has always been there.

The new steps will be made from solid granite with the structure and facings being a mixture of faced granite, granite quoins and rough faced granite salvaged from the demolition of the existing boundary wall. The upper level of the yard will be refaced with granite cobbles.

3D MODEL SHOWING ELEMENTS



HISTORIC IMPACT

The proposal is situated within the rear yard of The Anchorage. This is Grade II listed, though it has seen a number of alterations and additions that do not fall within the historic remit of the building. Being part of the mid C20 later additions which could be considered detrimental to the character of the main building, the proposal aims to enhance and improve on the current state of the property with the use of local granite and timber, rather than UPVC, additions. Supporting a sense of place through the use of materials more grounded in the vernacular.

TIDEWAY

THE BANK, HUGH TOWN

DESIGN AND ACCESS 2

DRAWING NO. TW08

DATE - OCT 2020

SCALE - 1:50 @ A3