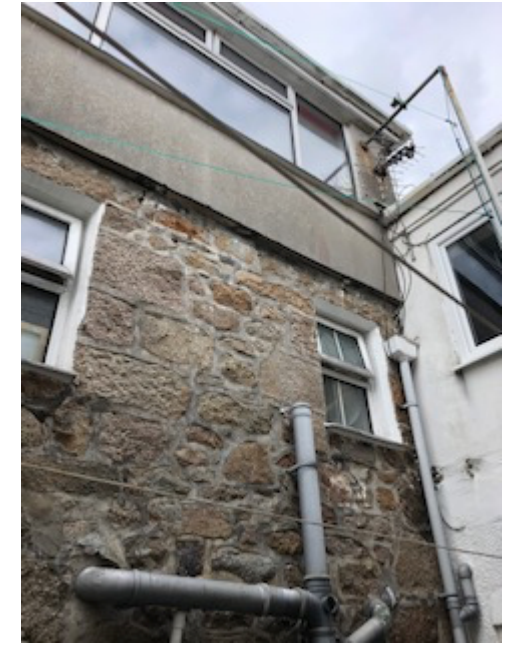




existing porch and rear cladding in UPVC

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

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.

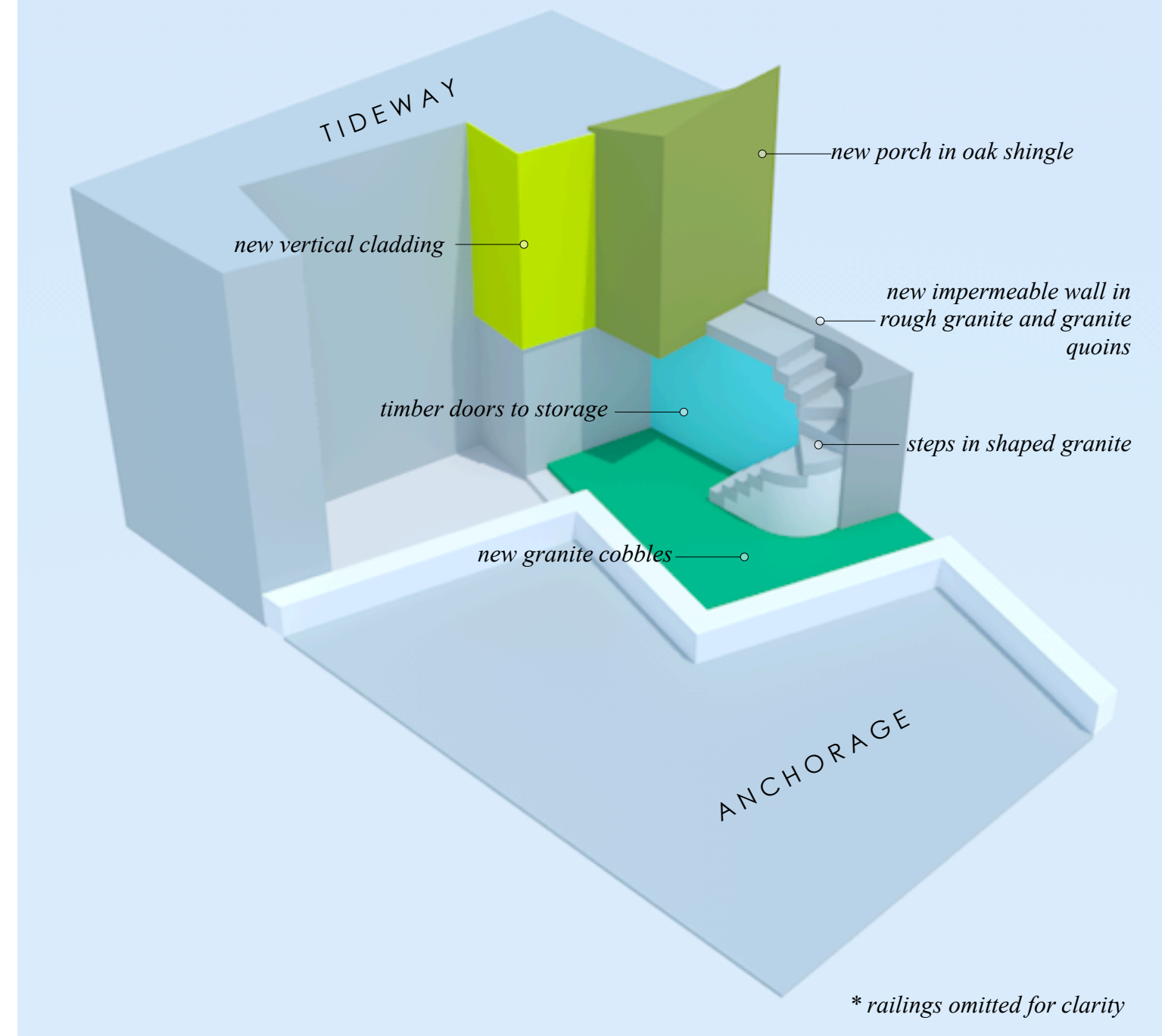
The new porch overhangs the store door below and extends at an angle back to the kitchen wall. This means there is a smaller window in the kitchen but a much larger and more usable porch area. The new window will be in timber and the UPVC wall cladding will be replaced with vertical timber boards. This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