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By Liv Rickman at 4:55 pm, Aug 30, 2022

Design Access and Planning Statement

relating to

TREBOETH, BUZZA ST

ST MARY'S



JULY 2022



MATTHEWS JOHNS ASSOCIATES LTD

CHARTERED BUILDING SURVEYORS- ARCHITECTURAL DESIGN

17, DOWREN HOUSE, FOUNDRY LANE, HAYLE, TR27 4HD

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	Chartered Building Surveyor		<i>Date</i>	27 th July 2022
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1.0 Report Details

1.1 Report details

Date

27th July 2022

Report drafted by

Craig Johns Bsc (Hons)MRICS

For and on behalf of Matthews Johns Associates Ltd

1.2 Property Details

Address of Property

Treboeth Buzza Street, St Mary's

Age

The subject property was originally constructed mid C19 and has been provided with C20 additions to the rear.

Location

The site is located within a terrace of similar cottages

Local Authority

The Local Authority serving the area is Cornwall Council

The Local Council serving the area is The Council of the Isles of Scilly.

Occupancy & Building Usage

Domestic

2.0 Introduction

This planning application seeks full planning permission for internal alteration works and a ground floor infill extension to modernise the above property

The existing has been altered several times over its lifespan and the intention of these works are to consolidate the now poor space plan to provide four holiday apartments and one flat, which will be a full-time residence for the owners.

4.0 Planning Policy

The planning Policy Documents relevant to this application are...

4.1 Cornwall Local Plan 2010-2030

Strategic Policies 2010 – 2030 [CLP]. It was adopted by Cornwall Council on 22 November 2016, superseding most of the policies in the Penwith Local Plan (2004), and is the Development Plan.

4.2 Isles of Scilly Local Plan 2015-2030

2015 – 2030 the above document was adopted in 2015 and replaces the saved policies of the 2005 Local plan.

4.3 National Planning Policy Framework

(July 2021) [NPPF]. It contains the Government's national planning policies. The NPPF is generally-worded and not specific to this locality, but it deserves weight as another planning consideration because it is up-to-date and is continually reviewed and revised.

5.0 Design

The proposed structure has been carefully altered to avoid any adverse impacts on the subject property and its setting whilst providing for the needs of the established use of the building.

The subject building has been adapted several times over its lifespan and is currently used as a bedsit type arrangement for local workers. As a result of years of adaptation, the building has lost its way, physically and aesthetically, and requires significant upgrading to bring the property into good repair.

The principal elevation shows the historic element of the building however it has been wholly eclipsed by the application of cementitious render covering and poor fenestration choice.

The rear parts are a C20 adaptation which also provide an un-complementary building in relation to the immediate area.

It is the intention of the new owners to bring out the historic nature of the building while modernising the C90 additions in line with the nearby aesthetic.

5.1 Front elevation

The main structure to the front elevation should be separated into two distinct parts. The original structure, likely comprised a two storey townhouse which was constructed from local rubble. The second floor comprises a vertical extension which is constructed from modern concrete materials. The whole of the property has been provided with a hard cementitious render which is wholly unsuitable for the rubble substrate.

5.2 Rear C90 alterations

Looking at historic maps, it is clear that the building has always been set within the current footprint. This is confirmed by the presence of 500-600mm rubble walls to the ground floor. The building has since been extended vertically to provide a first floor with a flat roof which has, like the main frontage been provided in cavity blockwork.

5.3 Materials

The existing natural sense of place provided by the original section of the building and the associated terrace has guided the proposal.

The main superstructure will follow the vernacular construction of the main building. It is proposed to expose the existing rubble walls and repoint in a Natural hydrated lime to ensure that the superstructure can withstand the harsh prevailing south-westerly weather, while allowing the substrate to breathe naturally.

Looking at the terrace of properties holistically, the exposure of the 'likely' granite substrate will provide a balanced terrace where the row will be provided with a 'hit and miss' effect. This will provide balance to the terrace, which currently appears awkward and heavily loaded to the right on account of the higher roofline.



At second floor level, a different approach will be required. Due to the nature of the construction, it is not possible to expose a natural granite façade. As such, local modern buildings of the immediate area have been used as inspiration. The use of a natural timber rainscreen cladding is proposed to follow the theme of the area. The use of a natural timber cladding at second floor level will provide a balanced street scene, from Buzza Street, the space in front of the Library and from the slipway access road.



Windows to the historic elevations will be provided in traditional boxframes to enhance the historic nature of the street.

The rear of the property is overwhelmingly modern, although due to the circa 1980s style construction, its appearance is now extremely tired and out of place. The proposal for the rear elements is to follow the theme set by the opposite building and provide a distinctly modern appearance.



Clean render, a green roof and modern low profile aluminium windows will distinguish the old from the new to ensure that the building can be accurately read. This will ensure that there is an appropriate distinction between the new and the old, which will further enhance and consolidate the street scene.

5.4 The Proposal

Considering the above, the property is in need of significant intervention. To further illustrate the proposal, we have produced rendered images which illustrate the proposed alterations.



Front Elevation



Southwest Perspective



South Elevation

5.5 Sustainability

The designers and the client are keen to adopt a low carbon and sustainable approach to the procurement of the building. In line with our own core principles of low impact, sustainable architecture, the building has been designed with careful analysis of heat gains/ losses and the provision of low energy services installations and sustainable energy creation.

A 'fabric first' approach has been taken with regards to the energy efficiency of the property. In short, this principle relies on maximising the performance of the structure with regards to insulation and controlled ventilation. By satisfying the basic requirements of a building it is possible to provide sustainable, energy efficient buildings which will enable the occupants to live healthy lives whilst reducing their energy requirement to a bare minimum.

The thermal elements of the property will be provided with a modern insulation in excess of current Building Regulations requirements. The property will be heated via natural heat gains and ventilated as required with integral sashes.

6.0 Scale

The scale of the extensions has been lead entirely by its setting, the historic fabric and the features and style of the original building.

7.0 Access

The internal spaces have been designed in strict accordance with Part M of the Approved Documents and the requirements of the Equality Act [2010].

8.0 Risk of Flooding

The site is not within a critical drainage area nor flood zone, and, as such will not require a flood risk assessment to be undertaken.

9.0 Contamination

Due to the location and nature of the site it is highly unlikely that it will contain any sources of contamination.

10.0 Protected Species

Due to the nature of the works, a bat and owl survey accompanies this application.

11.0 Heritage Assessment

The subject property is a non-designated historic asset however the adaptations made to the building over its lifespan have been significant and comprehensive. These adaptations have left little in the way of historic record, except for the first two storeys of the main frontage and the flank elevation to the principle, rubble constructed part of the structure. All other areas are constructed from C20 concrete block construction.

Analysis of historic mapping data illustrates that the property has been in existence since the turn of the 19th Century however its specific form and any details of use for specific areas are not available on account of the mapping scale and detail. The most detailed map of the area can be found within the 1875-1901 OS data. This map illustrates that the rear form of the subject dwelling to comprise a main terraced structure which is provided with a rear courtyard and what appears to be two independent structures, although the detail does not exist to determine the actual use or style of these parts.

Looking at the existing spaceplan, the property has been entirely altered from its original form, likely in the 70's or 80's, to form a guesthouse. This conversion likely incorporated the second storey extension to the main frontage and the additional first storey, incorporating flat roof to the rear. All of these extensions and alterations are constructed in a concrete blockwork superstructure with plasterboard clad timber stud walls internally. It is suggested that the wholesale conversion and extension of the main property comprised a comprehensive 'gutting' of the property in order to incorporate a more appropriate space plan for its new use as a guesthouse. It is likely that the internal partitions etc would have originally been constructed in lath and plaster clad timber however on surveying the property, it was clear that all lath and plaster surfaces had been removed and replaced with plasterboard stud walls throughout, likely as part of the required fire resistance requirements under the Building Regulations Act at the time of conversion.

The only possible remaining historic structure internally comprises the Ground floor wall which runs from West to East although this too has been significantly altered and demolished to provide a larger window to the Kitchen area which is clearly provided with a modern steel supporting beam.

To summarise, the only remaining historic items within the property comprise the ground and first floors of the main frontage. All other areas have been either removed or changed far beyond their original form with no appropriate evidence to understand the original space plan.

11.1 Significance

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as 'the process of managing change'. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

Evidential values comprise the ability of a place to provide evidence of past human activity. Physical remains of human intervention are the primary source of information and provide us with details of the people and culture that created them. This tangible resource should be understood via physical survey, ideally non-invasive so that the evidence can remain intact and continue to provide a primary source of information for future generations.

Historic values are a more illustrative or associative element of conservation. These values underpin the link to our past through modern eyes and provide an intangible association with places; often a personal feeling or a ghost rather than a robust evidential fact. These could relate to a person, family, story or use which once lived but is now implied by the shadow of the heritage asset.

Aesthetic values relate to the sensory stimulation of a place through design, art, style and form. Visual, aesthetic values can provide information on the change of use, style or fashion over time but can also provide more evidential values on the passing of time through patina, erosion, purposeful mechanical damage or change.

Communal values identify the importance of places to individuals or groups of people. What a place means to one, will not be so for another alternative group or individual. It is important to understand the stakeholders of a place, and further understand their relationship with a place and potentially how to mitigate conflicting ideas of history or significance.

Although English Heritage identify the above values as essential ingredients of understanding significance, it is important to note that other values can be attached to places. Worthing/ Bond (2008) note 'sub-genres' of values which include but not exclusively; Scenic, Technological, Economic, Educational, Commemorative, Symbolic and Recreational. All places will hold different values which must be understood in order to manage change without adversely affecting significance.

As much as necessary, as little as possible.

When dealing with conservation principles on a physical level it important to understand the importance of the fabric. What is original? What is an adaptation? What has been lost? What will be lost? Are the adaptations as important, or even more important than the origins? These are all questions which should be asked, and understood, prior to action being taken.

In terms of Evidential values, little remains of the original structure with the exception of the front and flank walls of the main property. The proposals for this area are to uncover the historic fabric by removing the extant cementitious render to expose the rubble substrate. In the first instance it is proposed to repoint this existing structure with a NHL 3.5 mortar mix and expose the substrate, as per some of the adjoining terrace. It should however be noted that the provision of pointed rubble was, in fact, largely a Victorian fashion. Due to the nature and exposure of the structure, it may well have originally been provided with a lime wash or bag-rub finish. In addition to the above, the historic parts of the building are to be provided with traditional box frame sashes as opposed to the current PVCu windows.

Historic values are largely absent from this property on account of the loss of historic fabric. It could however be considered that the terrace as a whole contains Historic value as a heritage asset so consolidation with this theme could be considered an appropriate path to take. As such, the provision of a pointed or bag rub finish to the lower levels, along with a timber clad rainscreen cladding to the C20 vertical addition will enable a stakeholder to read the story of the building as opposed to the current position whereby the building has, dishonestly, been made to look as a single edifice.

Communal values are difficult to quantify in this context. Upon research of the street itself, little was found of its history or use within the wider setting.

11.2 Conclusion

Historic mapping comprises the principal source of information to the structure however, detail is very limited. A first-hand survey of the building has confirmed that the internal space plan and installations wholly comprise late C20 adaptations, likely as part of the last significant works to the property. The original space plan and all items of Cultural Significance have been lost.

With the exception of the lower two levels of the main front and flank elevations, little written or physical evidence of the original structure exists. As such, any attempt to renew historic features of the building will be undertaken conjecturally on account of the lack of any tangible evidence. The proposal seeks to enhance the street scene through exposure and consolidation of the existing fabric, as demonstrated in the previous sections of the main report. As such, this development will have a positive effect on the street scene while providing what is left of a historic structure an appropriate contemporary use for its location.