

Design Access and Planning Statement

relating to

TREBOETH, BUZZA ST

ST MARY'S



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 two flats, one of 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.