

DESIGN AND ACCESS STATEMENT

Proposed Development:

This application is for external alterations to 44 Sally Port to enhance the appearance of the building and bring it up to current building regulations standards. The architecture of the building is outdated and clashes with the style and colour of the other properties on the street.



Front Elevation



South Elevation



Rear Elevation – View from garrison wall



North Elevation – View from garrison battery

The building currently has white UPVC windows with dark green wooden shutters on the front elevation which are decorative not functional. Window and door heads are out of alignment and the proportions of the plastic windows vary considerably. The request is to replace the windows with Anthracite UPVC frames which will be set at 75mm to bring them inline with building regulations. The shutters will be removed, and the house painted. The downpipes on the front of the property, which are not used, will also be removed. Removing the asbestos-cement tiles and replacing with cedar / composite cladding, and re-roofing in natural slate, will help to transform the property and be regarded as a planning gain.

One window on the southern elevation will be removed. The Samsung air heat pump on the wall directly opposite creates a lot of noise, and there is a significant lack of privacy due to the size of the window and public right of way. The neighbouring house has also blocked up the equivalent window.

View from window



Assessment of the surroundings of the proposed development

44 Sally Port is a large four storey building visible from many aspects of Hugh Town. The building sits directly in front of the garrison wall, which is a Scheduled Ancient Monument.

We have sought pre-planning advice from the planning office. We have a local building firm, Mark Wright Construction Ltd, who will undertake the work if permission is granted.

The proposed improvements are similar to other new build / renovated properties in Hugh Town (Sea glass, Penlee Boathouse, 9 Little Porth, The Tides). The alterations would result in the property being less noticeable in views of the Garrison area, causing no impact on the defensive character of the walls and the Garrison area in general.



9 Little Porth – 44 Sally Port visible in the background



Seaglass – 44 Sally Port visible in the background



Anthracite Grey UPVC Windows

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- Internally beaded for easier installation
- Featured profile
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- Building regulations compliant

Frame extras

- [Shootbolt locking](#) (min. 470mm width)*
- [Sash bolt*](#)
- [15mm and 35mm frame extenders](#)
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- [Easy clean/fire egress hinge*](#)
- [Child restrictor latch*](#)

Glazing extras

- [Obscure Glass](#)
- [Toughened Glass](#)
- [Triple Glazing](#)
- [Georgian Bar](#)
- [Diamond Lead](#)

*Only available for opening windows

Screenshot of a web browser showing the MarleyEternit website for Cedral Lap Weatherboard. The page includes a product image, a list of benefits, and a cookie consent banner.

The browser tabs show: composite cladding - Search, Cedral Weatherboard Cedral Lap, Email - O'Hara, Liz - Oxfordshire.

The URL is: <https://smartcladdingsupplies.co.uk/cladding-profiles/cedral-lap-weatherboard.php>

Cedral Lap Weatherboard

Cedral Lap Weatherboard is a low maintenance composite cladding, and is a rot free alternative to common timber cladding. Fitted in the traditional overlapping style like traditional cladding, but with easier maintenance and a more attractive look.

Benefits of Cedral Lap Weatherboard

✓ Low maintenance	✓ Resistant to rot and insects
✓ Used just like wood	✓ Easy to install
✓ Can withstand harshest weather conditions	✓ Factory applied colour
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Got it!

