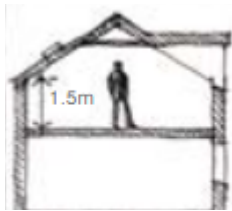


BUILDING DESIGN CONTINUED

management costs. The lean-to porches fronting Telegraph Road therefore all serve single storey flats whilst to rear the steep topography of the site has been utilised to create dedicated individual entrances serving each of the duplex flats over.



To help reduce the visual mass of the two and a half storey terraced blocks when viewed from street level along Telegraph Road the top floor of the duplex flats (HTC) have been designed to be located in the 'roof' with the intersection point between external wall and pitched roof reduced to just 1.5 metres above finished floor level (as shown in the image above) which is considered to be a suitable way to achieve a low profile for modern buildings as illustrated in the IoS Design Guide. This has resulted in a modest ground to eaves level measurement of 6.75 metres which when considered in combination with the proposed 2.4 metre set back (from back of existing footpath) and the variable width of the Telegraph road of between 13 metres (in front of Plot 7) and 18.25

metres (in front of Plot 1) gives rise to a height to width street ratio ranging from 1:1.9 to 1:4.6. This in accordance with the Urban Design Compendium (Section 5.1.3) is well within the recommended height to width street parameters of 1:1.5 and 1:3 even if any future proposed development on the allocated (H2) former Primary School site to the north opposite was built right up to its southern boundary ignoring also its established building line.



The photomontages and perspective views submitted in support of the application showing the proposed scheme in situ, clearly demonstrate that the scheme does not have an overbearing nature or can be regarded as having an uncharacteristically high built form, especially when there are similar examples of higher 3 storey buildings in close proximity to the site.

Design Elements

4.22 Design Elements

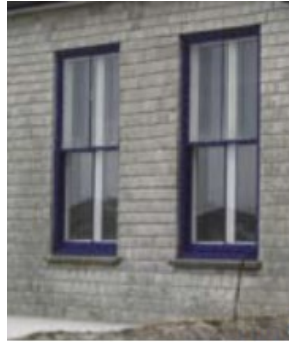
Design elements are generally acknowledged in the IoS Design Guide to be subservient to issues associated with layout, scale and proportion. They are however recognised to be important in creating a coherent design if carefully handled, properly detailed and well constructed. Architecturally due to the simple and frugal nature of vernacular buildings on the Islands the correct and appropriate treatment of key building elements therefore takes on a greater degree of significance

4.23 Windows & doors

As previously mentioned, buildings on the Isles of Scilly generally have a high solid to void ratio typified by small openings surrounded by large areas of wall. This gives rise to the strong and sturdy appearance of vernacular buildings whose windows and doors would have been constrained traditionally by the materials available to form lintels, namely granite and reclaimed timber (often sourced from ship wrecks). Although today there are many modern materials and components that enable larger structural openings to be formed, if not properly proportioned according to the IoS Design Guide they can result in an inappropriate appearance especially when viewed in context with other traditional buildings in larger historic settlements.

Traditional windows tend to be portrait in

Building Design continued



format (especially in buildings that formed the later C19 expansion of Hugh Town) although landscape (casements) are also commonly found, however both usually have symmetrical patterns of sub-division either vertically or horizontally.

The use of good quality timber windows engineered to high standard is considered important because this compliments the Council's ethos of using natural materials that can be being easily repaired or replaced.

Most (timber) windows are recessed in stone or rendered walls and also likely to have sub sills of slate, stone or large sections of timber.

Lintels over structural openings are sometimes expressed using granite, timber or even concrete of appropriate dimensions.

Timber windows are also usually painted rather than stained or varnished.

Doors on the Islands are boarded in most locations. Panelled doors are prevalent in Georgian and early Victorian contexts.



At Carn Thomas the windows along the Telegraph Road frontage are all proposed to be portrait in format whereas those towards the centre and rear of the development will be casements to emphasise a change in character. Both formats will however be symmetrically divided, have solid slate sub-cills and comprise of an aluminium clad composite construction with triple glazing. All doors are proposed to be of GRP construction and to be either panelled or boarded in accordance with the styles shown.



4.24 Porches

Porches are commonplace on Scilly, they provide a refuge from the weather by functioning as a thermal buffer zones and therefore remain relevant for contemporary houses.



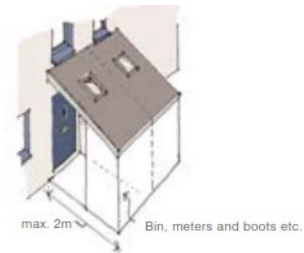
Porches therefore have two functions:

- In line with good sustainable energy efficient design practice they form a transition from the outside to the inside, aiding draught protection and reducing heat loss.
- Create greater variation, rhythm and interest in the front elevation of a building. They can also incorporate bins, meters, bicycles and storage.

According to the IoS Design Guide the most successful porches compliment the main building along its front elevation by following the pitch (angle of slope) of the roof and being neither too small or too dominant in relation to the façade. Storm porches also should not

BUILDING DESIGN CONTINUED

project any higher than the underside of the first floor window sills.



At Carn Thomas the guidance relating to the use of projecting mono-pitched storm porches has been followed closely in respect all house types except HT D and the first floor flat of HT E, which have been designed with a recessed overhang and catslide canopy respectively in combination also with internal draft lobbies.

4.25 Roofs

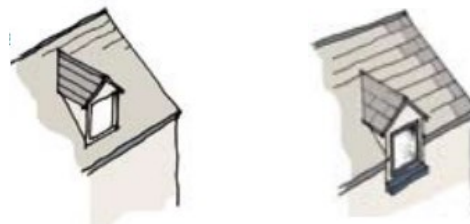
Roofs on the Scilly Isles tend to be a combination of simple shapes; pitched, hipped gabled and mono-pitched, and generally sloped between 30-55 degrees with the occasional mono-pitched falling as low as 20 degrees. Generally clad in natural slate there are also examples of terracotta pantiles used particularly along the upper reaches of the Strand.

Hipped and half hipped roofs although less common according to the IoS Design Guide

should only be used where there is an established pattern of use within sight of the proposed building.

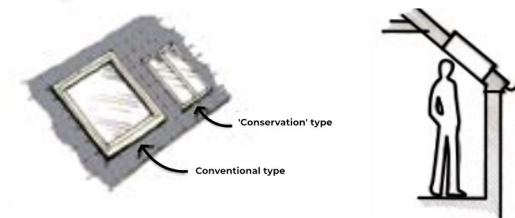
At Carn Thomas most proposed roofs are simply dual pitched. However to not only bookend the scheme but to also reduce the visual mass of gables, particularly those of the two and half storey blocks fronting Telegraph Road, the proposed use of half hips can be justified by the existence of similar roofs located on the promontory nearby.

4.26 Dormers & Rooflights



Whilst dormer windows are not regarded to be a significant feature of traditional Scillonian

cottage buildings, they are much more commonplace in later buildings built from the 19th Century onwards. Dormers are also seen a useful architectural device where a new building requires a low eave height in order to achieve a sympathetic scale in relation to adjacent buildings. Dormers can according to the IoS Design Guide also take different forms (as illustrated below) but should they break the eaves line, the provision of 3 or more downpipes per dwelling is to be avoided in order reduce the possibility of creating a busy and cluttered roofscape.



Rooflights according to the IoS Design Guide can be used as an alternative to dormers, where it is important to maintain an uninterrupted roof line.

Where they are acceptable, roof lights should be set out in line with each other and relate to the windows in the wall below to avoid create a haphazard appearance. "Conservation" roof lights are regarded to be more sympathetic as they are constructed

flush with the roof surface and also usually have a vertical glazing bar which helps visually reduce the scale of the roof light.

At Carn Thomas the proposed use of rooflights is mostly limited to the rear (south facing) roof slopes of the blocks fronting Telegraph Road in order to reduce to a minimum any overlooking and of the bedroom spaces from the second terrace of family houses (HTD) located on the upper slopes of the site.

4.27 Chimneys

Traditionally, chimneys on the Isles of Scilly act not only as a functional feature but also as an important contribution to the roof line of buildings providing a punctuation to otherwise long stretches of horizontal roof ridges particularly in the denser 'urban' character areas of Hugh Town.

Chimneys therefore are regarded in the IoS Design Guide to be important design element even if no longer serving open fires.

Indeed for Carn Thomas and other new development where chimneys may not be required, some form of vertical element projecting above the ridge line can be justified to:

- Provide ventilation for rooms,
- Accommodate ventilation for the foul waste water system.
- Provide a flue for a heating system or

- Accommodate a 'sunpipe' type rooflight.



4.28 Walls

Wherever possible the traditional use of local granite for walls is positively encouraged in the IoS Design Guide. However it is also recognised that due to cost and insufficient stone quality and quantity it is more expedient to reinforce local vernacular through the repair or construction of stone 'fence' boundary walls or the use of stone (plinths) up to ground floor sill level.

The use of render, as previously mentioned is widespread on the Scillies. Whilst roughcast render is seen as being preferable, especially in the off islands, smooth render, with a more stucco-like finish is considered more appropriate in Hugh Town where it's use is more prevalent.

The relatively recent use of rough sawn softwood fixed to vertical battens to create a horizontal clapper boarded rainscreen is quickly becoming an established alternative elevational vernacular because of its maritime connotations.

4.29 Use of Colour

The main source of colour according to the IoS Design Guide should be that of the materials, of the local vernacular buildings namely stone, slate and pantiles.

As previously mentioned the emerging tradition of staining vertical timber boarding either in a clear stain or in a more widespread grey-blue colour is however regarded to be a positive and acceptable compliment to the visual palette of the Scillies.

Although the use of white render is widespread the introduction of natural, or earth tinted hues, rather than brilliant white, is considered preferable. Strong colours, traditionally used sparingly for nautical purposes (lighthouses, daymarks and fishing boats) is also deemed suitable for highlights (of windows, doorframes and gates) complementing other more subdued tones of larger areas of walls.

At Carn Thomas to adhere both to the recommendations of the project's LVIA and IoS Design Guide the use of soft tonal colours of light blue, pale yellow, cream and off-white to compliment areas of vertical slate hanging and horizontal boarding is being proposed. For more details please refer to the External Materials finishes plan submitted in support of this application.

DESIGN PROPOSAL MATERIALS

Building Design: Proposed Materials

4.30 Materials

To achieve a cohesive architectural language whilst also creating interest and relief to assimilate the proposed development into the Carn Thomas /Buzza Hill & surrounding character areas, design elements have been used in different combinations across the development. These include:

- Window and door styles.
- Render, weatherboarding and slate hanging elevational treatments.
- The use of Architectural elements & details such as roofs, chimneys, dormers, rooflights, walls, quoins, sub-cills, window, doors and porches.
- Black rainwater goods together with anthracite barge and fascia boards plus soffits.

4.31

Interpretation of the local use of materials has informed the strategy across the site as follows :

- Stone is not only to be used to ground the scheme but also to provide accents to key buildings along leading edges.
- Smooth cast render to be the predominant material used along the Telegraph Road frontage to accord with its more formal urban character.

ROOF MATERIALS



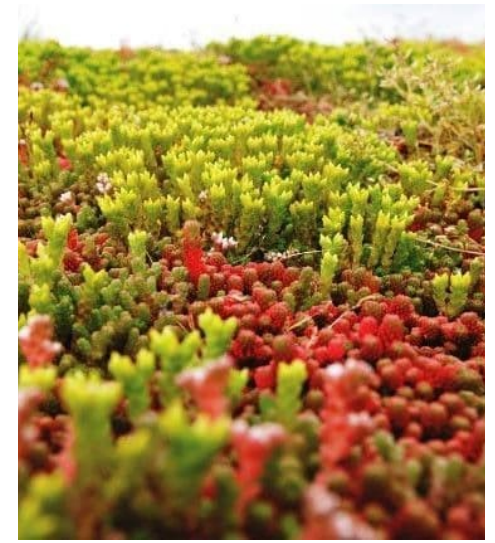
20.

NATURAL SLATE

Image 20. (above)

Natural grey roof slate

Intended for use on all new proposed pitched roofs to help integrate the scheme into the surrounding landscape.



21.

SEDUM TURF

Image 21. (above)

Sedum extensive roof

Intended for use as the roof finish to the communal cycle and refuse stores thus not only providing additional amenity value but also contributing towards the significant proposed Bio-Diversity Net gain associated with the scheme.

WALL MATERIALS



22.

SLATE HANGING

Image 22. (above)

Vertical natural grey slate hanging

Intended for use to create, rhythm, relief and interest in the elevational treatment of the new proposed buildings fronting Telegraph Road as well making all exposed gables appear more recessive when viewed from the wider landscape.



23.

WEATHERBOARD

Image 23. (above)

Shiplap horizontal weatherboard (light grey colour shown).

Intended to not only invoke the maritime heritage of the Scillies but used also to create relief and interest in the elevational treatment of most new porched entrances.



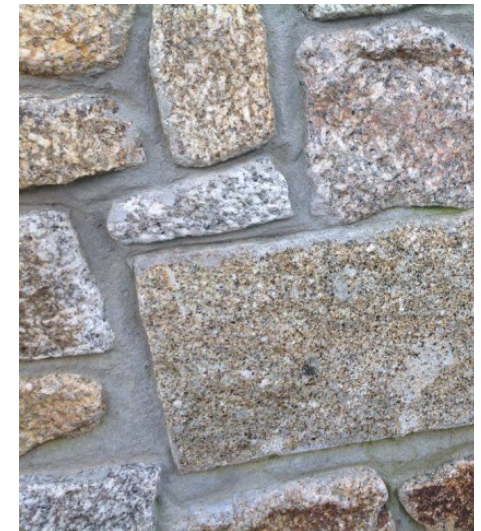
24.

RENDER

Image 24. (above)

Smooth cast sand & cement render (off-white shown).

Intended to be used as the main wall finish across the whole of the development to be painted used soft muted colour tones to help blend the proposed development seamlessly into the townscape of Hugh Town.



25.

STONE

Image 25. (above)

Large format random rubble granite

Intended for use primarily in the construction of the proposed low level defensive walls fronting the development along Telegraph Road in order to 'ground' the scheme in to the landscape. Stone walls and quoins also proposed for use key buildings fronting Telegraph Road.

BUILDING PRECEDENTS

Examples of local vernacular used in proposal



Half hipped 2.5 storey dwelling – Carn Thomas



View from Buzza Hill looking over Church Street & The Strand showing 2.5 & 3 storey terraced buildings with dormers



View from Church Street showing 2.5 & 3 storey terraced dwellings



View from the parade showing 2.5 storey buildings with dormers intercepting the eaves



View from the garrison showing 2.5 storey buildings



Modern style terraces with lean to porches



Terraced housing with horizontal , Dukes Field



Low level defensible boundary wall – Carn Thomas



Slate hung gable end with half hipped roof



Rendered terrace housing painted soft pastel tones



Painted/render stone building with slate sub sills, Carn Thomas



Photograph of Telegraph Road frontage of former (now demolished) Secondary School viewed from the upper reaches of the Strand at the junction with Church Road..



Photomontage of proposed Telegraph Road frontage from the upper reaches of the Strand at the junction with Church Street.

Site Comparison Photomontages



View of former secondary school from Porth Mellon beach



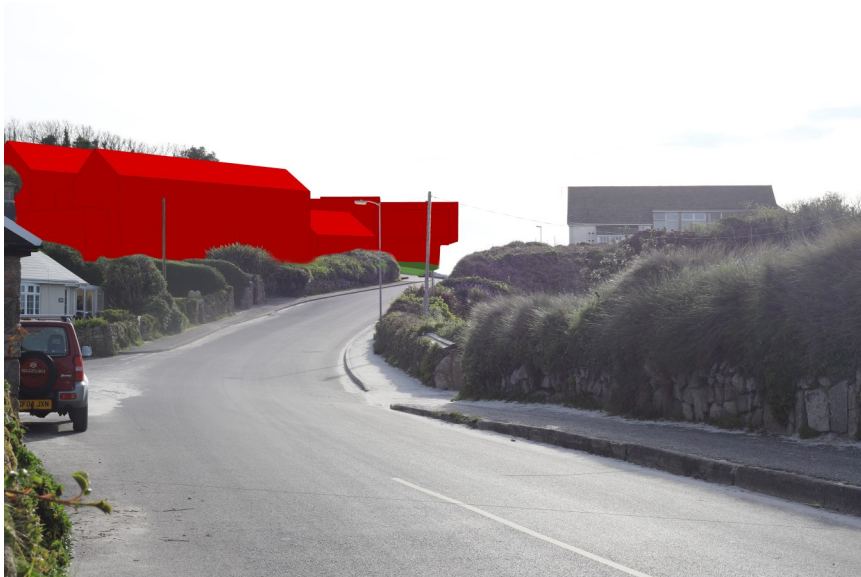
View of proposals from Porth Mellon beach



View of former secondary school from public footpath near Porth Mellon beach



View of proposal from public footpath near Porth Mellon beach



View of former school from telegraph hill looking West



View of proposal from telegraph hill looking West



View of former secondary school from quay looking SE



View of proposal from quay looking SE