

DESIGN AND ACCESS STATEMENT | *Full Application*

Incorporating Heritage statement.
Rev 03/03/2014

Project

Well Cross Hugh Town
St Mary's
Isles of Scilly

Client

Cornwall Rural Housing Association
1 Dreason Barns
Bodmin Road
Bodmin
Cornwall
PL30 4BG

Prepared by

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1.0 INTRODUCTION

This Design and Access Statement is prepared using guidance and advice in the DCLG Circular 01/2006, issued in June 2006 with headings and criteria broadly following the advised format with additional information where applicable.

2.0 PROPOSALS / OBJECTIVES

The proposal is to convert the existing single storey shed/barns into two small affordable dwellings for rent.

3.0 APPRAISING THE CONTEXT

ASSESSMENT

Existing Use

The site is currently owned by Cornwall Rural Housing association. Formerly the site was owned by Isles of Scilly Council and is used for occasional storage, prior to the Council's ownership it is likely the sheds were used at some stage for horticultural use and prior to that possibly a gig shed?

Existing Buildings

The existing buildings on the site consist of a small complex of barns and sheds, arranged in three separate sections, all being single storey.

The site is accessed via an existing double timber gate in a high granite wall. Immediately to the left hand side of the entrance gate is a small barn with hipped natural slate roof (hipped both ends) with a central doorway and windows on either side.

Beyond this barn is a wider spanned but lower eaved building formerly used for horticultural use and maybe an earlier gig shed. This building at present has corrugated sheeting to the roof.

Beyond this building and forming a 'T' shape at the end is another small single storey barn running north/south with a gabled pitched corrugated sheeted roof.

These roofs currently are built off of the boundary wall to Lemon Hall.

Existing Built Environment

The site is in the centre of Hughtown and therefore has built environment on all sides. Immediately to the north of the site is a range of former cottages facing The Strand and Holgates Green, these buildings are now shops with accommodation above and have been much altered on the south elevation facing the site. Immediately to the south of the site is the back garden of Lemon Hall. Lemon Hall is a Listed Building, however it is anticipated the proposed conversion will not affect or compromise the setting.

To the west is the rear garden of the adjacent property on The Strand and to the east is the short road known as Well Cross with residential properties on the eastern side.

Existing Landscape Environment

The site is entirely urban in context and the only significant landscape feature in the immediate vicinity is Town Beach to the north and the harbour beyond.

Topography and Orientation

The site is virtually level with no issues over gradients. The main range of buildings runs east/west with the end barn having a north/south gable.

Boundaries

The site is entirely bounded by existing walls with a 2.4 metre high existing granite wall to the east onto "Well Cross". The external walls of the existing barns wrap around the south and west elevations and back wall of the shops off The Strand form the northern elevation.

The boundary wall between the proposal and Lemon Hall is a listed structure and consists of a granite wall with blockwork sections and in varying states of repair.

Constraints

The constraints to conversion are the requirement to convert the existing buildings rather than rebuild. This requires careful consideration to internal layouts and external appearance to minimise changes.

INVOLVEMENT

Planning Department

Prior to submitting a Detailed Planning Application pre-application consultation has taken place with the Isles of Scilly Council Planning Department and any comments made have been incorporated in the proposals.

EVALUATION

All the above information has been assimilated when evolving the layout and design principles, as set out below.

4.0 DESIGN PRINCIPLES & CONCEPTS

*This design and access statement intends to explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the **amount, layout, scale, landscaping and appearance** of the development.*

AMOUNT

The proposal consists of 2 No. self contained single storey dwellings for rent with a two bedroomed 4 person unit at the western end and a smaller 1 bedroom 2 person unit at the eastern end.

LAYOUT

Site Layout

The layout is constrained by the re-use of the existing buildings and the existing pedestrian point of access.

The proposal is to form the single bedroom unit at the eastern end of the site with a small private area immediately in front and the larger two bedroom unit at the western end, again with a small area of private space. The area in between will be an open courtyard with storage and bin stores for communal use and access.

Building Layout

The internal layout of the units is as indicated on the floor layout plans with both units having direct access into hallways with all rooms leading off.

Both units also have open plan living kitchen/dining areas.

With regards to providing safe access the detailed application should consider the following;

From 'Safer Places – the Planning System and Crime Prevention', an ODPM/Home Office publication

- 1. Access and movement – places with well defined routes, spaces and entrances that provide for convenient movement without compromising security*
- 2. Structure – places that are structured so that different uses do not cause conflict*
- 3. Surveillance – places where all publicly accessible spaces are overlooked*
- 4. Ownership – places that promote a sense of ownership, respect, territorial responsibility and community*
- 5. Physical protection – places that include necessary, well-designed security features*
- 6. Activity – places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times*
- 7. Management and maintenance – places that are designed with management and maintenance in mind, to discourage crime.*

SCALE

The scale of the proposal is entirely single storey. The proposed scheme has been moved away from the wall to Lemon Hall and the foot print of the first barn extended.

APPEARANCE

Building Form

The form of the buildings is generally dictated by the existing structures which do not substantially alter with the exception of the first barn which is partly demolished and a new timber frame structure clad in stained timber boarding constructed.

Materials

It is proposed to retain the majority existing granite walling and re-point in lime mortar. As mentioned above, where new walls are formed, these are to be in timber frame and timber clad and stained finish.

All doors and windows will be in timber work in dark ebony stain. The existing corrugated sheeting will be removed and the roofs re-timbered and re-covered in natural slate throughout.

The listed boundary wall between the site and Lemon Hall currently supports part of the roof to the existing buildings. The proposal is to remove the roof and recap to match and build a new timber frame wall to support the roof to the newly created dwellings and create a 500mm corridor for maintenance.

Colour Scheme

The colour scheme is intended to respect the historic nature of the buildings and is basically dominated by the natural materials of the existing granite walling and proposed new natural slate roofs. All timber work will be in ebony stain.

Impact on Neighbours

The proposed conversion has been designed where possible to minimise impact on neighbours with all roof lights on the south and west elevations being high level and obscured glass.

The existing windows and new roof lights on the north elevation generally look into the existing private courtyard.

It will be noted that there are existing windows in the rear (south) elevation of the buildings to the north of the site, however, these are not domestic properties at ground floor level and the windows indicated are generally store rooms etc at the back of shops.

Landscaping

The scope for landscaping is extremely limited and generally any planting will be restricted to the tenants planting tubs etc. Footpaths etc will be laid with riven grey paving and low level timber fencing will be dark stained to match other joinery.

There is an existing Lime tree which falls outside of the application site and in the curtilage of Lemon Hall. The roots are likely to not fully extend under the existing wall and into the site as the opportunity for air and nutrients are limited. Therefore, the tree will be unaffected by the proposal.

5.0 HERITAGE STATEMENT

Description

Part of the site boundary is a wall which forms the boundary to Lemon Hall which a Georgian grade II listed property constructed in the 1820s. The wall is mainly constructed of granite in a traditional manner with a smaller section of block work which currently forms the end gable to the proposal. The wall is in a poor state of repair and has had various openings poorly in filled over the years. The wall can only be viewed from either the garden of Lemon Hall or the proposed site therefore there is no impact on a street scene.

Currently, the roofs to the existing structures are supported on the boundary wall.

Proposed works.

The existing structure currently sits on or forms part of the boundary wall between the site and Well Cross yard. The proposal seeks to remove the structure from the wall and form a new external wall with a 500mm service/ maintenance corridor.

The listed boundary wall will be made good in the following manner.

- 1. Recap the wall to match with rounded concrete. This detail was used to cap the wall by the previous owners along the length highlighted in blue on the submitted drawings.*
- 2. The wall from the proposal side is to be re pointed as required using recessed lime mortar the extent of this is highlighted green on the submitted drawings.*
- 3. Block work gable to be reduced to eaves level and capped as above. The remaining concrete block wall is to be tied into the existing stone walls, details of which are to be fully agreed in the party award.*
- 4. Poorly in filled opening to be repaired using reclaimed stone from the site.*

Conclusion

The proposal removes the structures from the wall and ensures that the wall is correctly capped to avoid moisture ingress and repointed on the site side. This has a positive effect on Lemon Hall as its boundary is clearly defined and improved and positively conserves and protects the history of this boundary. Maintaining the block work element of the wall is important as it tells part of its history.

6.0 SUSTAINABILITY

OBJECTIVES

Environmental sustainability is fundamental to the objectives of Cornwall Rural Housing Association in general and the development of this site in particular. The proposed new building will be of the highest Energy Conservation standards, and will be built in excess of current Building Regulation requirements in respect of thermal insulation and sound/fire separation.

SECURED BY DESIGN

As part of the design process, Cornwall Rural Housing Association always consult the local Architectural Liaison Officer, whose comments are incorporated in the proposals. These requirements include the highest specification of windows and doors to meet Secured By Design standards and careful detailing of fencing and private communal areas to discourage casual intruders.

7.0 ACCESS

STATEMENT OF INTENT

It is intended to fully comply with all current Regulations and Good Practice and make the scheme accessible in line with Local Planning Policy and Disabled Discrimination Act 1995 (DDA) requirements.

SOURCES OF GUIDANCE

Advice has been taken from the following sources:-

- *Building Regulation Approved Document M (2004)*
- *Building Regulation Approved Document B (2000)*
- *British Standard BS 8300 (2001) on Access for Disabled People*
- *Planning & Access for Disabled People 'Good Practice Guide' (ODPM)*
- *Disability Discrimination Act 1995.*
- *DRC Codes of Practice*

PEDESTRIAN APPROACH

One of the principle advantages of converting these buildings into residential accommodation is a completely level approach into the site itself and beyond the site into the centre of the town with easy access to all facilities.

VEHICLE APPROACH

The site is immediately adjacent to the existing road known as Well Cross making access for emergency vehicles very straight forward.

PARKING PROVISION

Because of the constraints of the existing site and limited available space it is not intended to make any provision for on-site parking.

ENTRANCE

The individual entrance to each dwelling will have a level approach with level thresholds to meet current Building Regulation and Housing Corporation requirements.

INTERNAL LAYOUT

The internal layout of the buildings is based on much research with the relevant user groups including those with mobility problems. All internal doors have a clear opening width of at least 800mm, to ensure mobility access to all rooms and all dwellings have ground floor WC's as required under Part M of the Building Regulations.