

Design & Access Statement – September 2017

Shearwater

Background

Shearwater is an early 19th century, mid terrace house, listed under entry number 1141194. The property is described as follows:

House. Early C19. Roughly coursed granite rubble with pebbledash render front; gabled slate roof; brick end stacks. Double-depth plan with central entry and staircase. 2 storeys with attics; symmetrical 3-window range. Trellis work porch to front of C20 door with overlight. Ground floor has 2 slightly-bowed tripartite sashes with glazing bars, of c1900; first-floor 6/6-pane sashes; 2 hipped attic dormers with similar sashes and slate-hung cheeks. Interior: panelled dados to bay windows, with reeded cornices and moulded wood architraves; ovolo-moulded joists to first floor; iron-bolted A-frame trusses, typical of C19 Scillonian construction. Subsidiary features: mid C19 decorative cast-iron railings to front.

For many years the property has been used as a guest house for seasonal holiday visitors to the islands, with self-contained owner's accommodation at the rear in a mid 1990's timber-framed extension. Now in new ownership, the property is occupied as a private dwelling and for self-catering holiday accommodation as a single unit.

The house has been extensively altered internally over the years internally, consistent with its use as guest house accommodation. This includes the conversion of one of the reception rooms into a ground floor bedroom with en-suite facilities, and the addition of dado rails, skirting boards, architraves & fireplace inconsistent with its original period.

Proposals

The current owners wish to sympathetically renovate and improve the accommodation, to provide family accommodation suitable for the 21st century, whilst retaining the character of the property. The applicants consider the changes detailed below will have no detrimental effect on the character of the property, whilst bringing substantial user benefits for occupants of the accommodation.

The principal changes pertinent to the application comprise:

Interior

1. Removal of the internal wall between the lounge and bedroom within the original ground floor section of the dwelling to create an enlarged living room capable of accommodating up to 12 persons (the sleeping capacity of the house). This will

necessitate removal and making good of the existing bedroom door, and removal of the en-suite shower room.



Wall to be removed (lounge side)



Wall & door to be removed (bedroom side)

It is the owners' agent's opinion that no original skirting boards, architraves, covings or doors will be affected by the proposals. Original ceiling joists will be retained, to be supported by a new lightweight structural beam and columns; the exact design to be agreed following opening up of the building fabric. Wall and ceiling surfaces will be made good with a painted plaster finish, with replacement timber skirtings and architraves as necessary.

2. Removal of the decorative arch between the front and rear sections of the dining room within the original ground floor section of the dwelling. This arch is not considered to be

original. Again, original ceiling joists will be retained. Wall and ceiling surfaces will be made good with a painted plaster finish, with replacement timber skirtings and architraves as necessary.



Decorative arch in dining room

3. Within the dining room, removal of the rear sliding sash window (and fitted shelving / section of wall below) to create a door opening through to the newly enlarged kitchen / day room. This is not believed to be an original sash window, and fulfills no useful function, opening as it does onto an internal utility corridor.



Exterior

1. Removal of the asbestos slate covering from the two mis-aligned roofs over the single storey extension at the rear of the property. Re-structuring to provide a single roof with natural slate covering.

The roofs are currently joined by a sand /cement mortar fillet, with bitumen band over. The join between the roofs has been leaking for some years. A single replacement roof will not only look better but will provide a watertight covering.



Single storey extension showing mis-aligned roof structures

2. Removal of two uPVC windows on the ground floor of the 1990's extension, to be replaced with French doors and a new opening casement window. Replacement fenestration to be in timber, with a painted finish externally.



Overall view of rear extensions



Windows to be replaced

3. Replacement of the rear stable door with a modern timber unit of identical design.



Heritage Statement

Probably as a result of its use as commercial (guest house) premises, many of the alterations carried out at Shearwater over the years have been out of character and completed to a poor standard.

We have carefully considered the proposals detailed in this application, and have concluded that none will adversely affect the heritage and integrity of this attractive listed building. Indeed, we consider the proposals will enhance the quality and character of the dwelling. By way of example, we highlight the following:

1. Removal of plastic framed windows and replacement with timber units.
2. Removal of asbestos slate and replacement with natural slate.
3. Removal of inherent weak point between rear extension roofs will prevent water ingress and consequent damage to the fabric of the building.