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By A King at 1:42 pm, Sep 09, 2022

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 The architecture of the building is outdated and clashes with the style and colour of the other properties on the street.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



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Glazing extras

- [Obscure Glass](#)
- [Toughened Glass](#)
- [Triple Glazing](#)
- [Georgian Bar](#)
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*Only available for opening windows

composite cladding - Search

Cedral Weatherboard Cedral Lap

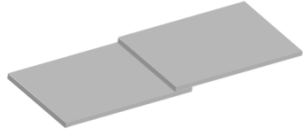
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Features & Benefits

Cedar Cladding

- ✓ Cedar cladding is a natural and sustainable product
- ✓ It reduces the carbon footprint of your building
- ✓ Cedar cladding is a very effective insulator meaning you can save money on your energy bills
- ✓ Requires very little maintenance if installed well and looked after
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- ✓ Relatively cheap to purchase- buy the best quality you can afford
- ✓ You can stain it any colour you wish but it looks beautiful in its natural reddish colour which naturally fades into a silvery grey over time
- ✓ Major potential for recycling or re-use at end of life
- ✓ Suitable for both renovation and new build projects
- ✓ It offers protective and decorative design functions



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