

**Alterations to 25 Sallyport,
Hugh Town, St. Mary's
Isles of Scilly
TR21 0JE
for
Mike and Jen Bradbury**

DESIGN AND ACCESS STATEMENT

March 2023

Background

25 Sallyport is a mid-terraced former Council House overlooking Porthcressa Beach on St. Mary's. It was originally a 3-bedroom conventional house with living and dining rooms on the ground floor and a kitchen to the rear. The previous owners loosely converted the property into two flats for members of the same household but, in planning terms, it is still a single dwelling. A detached outbuilding to the rear was also connected to the main dwelling with a flat-roofed ground floor link. Planning permission was obtained for these alterations in 1999 – the reference number is P4654.



Mike and Jen Bradbury purchased No. 25 in January 2023. They would like to use the property as a single dwelling in the spirit of planning condition number 4 on the above planning approval. They would also like to carry out a number of improvements and repairs to raise the standard of the property. Some of the repairs (e.g. replacing chimney flashing) and internal alterations (e.g. new kitchen and bathrooms) do not require planning approval. However, the main changes to the outside of the cottage do. This report accompanies a set of planning drawings (numbers 2023-P01 to P05 inclusive) and explains the rationale behind the proposed alterations.

Summary of Changes to 25 Sallyport

Looking at 25 Sallyport from the front and rear, the cottage currently appears to be the poor relation to its immediate neighbours. The original windows on numbers 23 and 27 on either side

have been replaced with new white UPVC windows with 'Georgian' small panes. Both properties have solar panels that apparently perform well. Mike and Linda at number 27 have created a lovely front garden well stocked with Scillonian plants. They have also painted their house a pale cream colour so this is a welcome break from the white 'Weathershield' on the rest of the estate. At the end of the terrace, number 21 has invested in a large projecting conservatory.

Each house in the terrace therefore has its own quality and identity. Number 25 differs from its neighbours as the original gabled roof entrance porch was reconstructed in 2000 and a lean-to sunroom was added at the same time. The latter has a natural slate roof. However, the glazing is rather disappointing with window heads out of alignment with the top of the door and the scalloped lead flashings below the sills are hardly a Scillonian feature (see below).



Existing front elevation

The design changes to the exterior of number 25 can be summarised as follows:

1. External Walls: The white painted external walls are to be cleaned and re-painted in pale blue high-performance external masonry paint.
2. Windows and Doors: All of the existing windows are failing and some do not open at all. They are therefore to be removed and replaced with new marine grade white UPVC units.
3. Relocating Front Door: The door is to be re-positioned from the sun lounge into the gabled lobby, replacing the existing window.
4. Sun-Lounge: The existing door and window combination is to be replaced with a simple sliding patio door.
5. Back Door: One of the redundant back doors serving one of the previous flats is to be replaced with a window

Proposed Designs

1. External Walls

The existing walls at the front and rear are in need of redecoration. On the south facing high party wall the previous decorator was presumably unable to safely access the top of the wall so there is a scar where the old meets the relatively new. As the property needs a new decorative coat, there is an opportunity to give No. 25 a slightly new look with a subtly different paint colour.

The intention is to select an appropriate pale blue colour after carrying out test sample panels and agreeing the preferred choice with the planning authority.

There are many examples in Cornwall where colours of terraced houses vary and the street elevation is improved as a result. An example, illustrated below, is on Falmouth Road in Truro where the subtle palette of colours works really well together. No.25 Sallyport is on the most prominent seaward terrace on the estate and is obvious from the new Porthcressa promenade. The 'facelift' created by the new exterior decoration, combined with other improvements, will make a positive contribution to the townscape.



Looking down Falmouth Road in Truro towards the city centre

2. Windows and Doors

All of the double glazed UPVC doors and windows at 25 Sallyport are in poor condition and in need of replacement. The surface of some windows has discoloured, opening windows are hard to open and close, hinges are failing and some of the windows leak. Security is also an issue at present.

On the front elevation, the most prominent item on the door and window schedule is probably the front door where the intention is to replace the plastic door with a new traditional timber one. This will have a hardwood level threshold so the clumsy step up over a plastic section of door framing will be avoided. Other doors and windows are to be replaced with high quality white UPVC units suitable for a marine environment. Technical advances in recent years mean that components should now last for up to 35 years so the replacement units should be in place for the foreseeable future. The original proportions for the windows have been shown on the drawing matching the terrace behind numbers 21/23/35/27. On the rear elevation the current design with small top fanlights has been replaced with traditional 'sash window' proportions.



Above: Looking back to number 25 from the back lane. Note the unattractive landing and bathroom window proportions and the discoloured top kitchen window

3. Alterations to the Front Elevation

The intention here is to re-locate the front door where it logically needs to be – in the gabled reconstructed entrance lobby. When the original porch was demolished in 2000 the new extension replicated this feature with an added lean-to sun lounge. However, the gabled structure no longer serves its original function and the front door is in the centre of the sun lounge – see the image on page 1. There is then a rather tortuous route into the house through the sun lounge, then into the living room before reaching the other principal rooms.



From Porthcressa

An attractive feature of all of the houses on the estate are the traditional gabled entrance porches. They serve a practical purpose as they check winds and draughts in bad weather – and are also somewhere to greet a visitor without allowing them to enter the main dwelling. By projecting from the main terrace with a roof at right angles to the main roof, they provide interest on what would otherwise be an uneventful straight terrace. In the morning and mid-day the sun casts a shadow over the front external walls to accentuate the three dimensional form of the porches.



The images above are traditional Cornish cottages sharing the same gabled entrance porch feature. The front door in each case is very obviously in the centre of the cottage. The alterations at 25 Sallyport will also clearly define the front door and approach to the property. The decking in front of the doorway will be extended to provide a safe and easy entrance. In the adjacent lean-to, the uncomfortable arrangement of door and windows will be replaced by a simple sliding patio door. This will be a neater architectural solution and will also help to create a useful indoor sitting area taking advantage of the views over the beach and coastline.

4. Back Door

There are currently two back doors to the property serving each of the flats. These are situated in the flat-roofed link constructed in 2000 when the outbuilding was joined to the main dwelling. Only one of these is now needed so the plan is to replace one with a window and retain the door on the North side. The wall below the window will be constructed from timber stud-work, insulated and smooth rendered on the outside face. The wall will be painted pale blue to match the rest of the house.

Internally, a useful space will be created here for a washing machine under a new worktop. This will move the existing washing machine out of the kitchen and further away from habitable rooms.



South Elevation

Extract from planning drawings showing back door

Summary

The applicants are conscious of the importance of respecting the environment on Scilly and building in a responsible manner. The following principles will be adopted in carrying out the alterations described in this report:

- Local building contractors will be engaged to avoid bringing tradesmen over from the mainland
- The timber door will be locally made in Cornwall using sustainably sourced timber from managed plantations
- High quality products are being specified to ensure the longest possible life and avoid further replacements in the near future
- Existing building materials will be salvaged where possible. For example, when relatively new timber from the front extension is removed, it will be re-used in the building works
- Neighbours will be kept informed of the building programme – in particular if scaffolding is required to access high level walls for re-painting or replacing first floor windows
- Work will be carried out during normal hours and weekend working will be avoided

Any feedback from the planning authority during the planning process is welcomed and will be addressed. The applicants have every intention of using No. 25 as a family home for many years to come and are committed to carrying out all of the described improvements and more to the highest possible standards.

Michael R Bradbury RIBA
Mike Bradbury Design
Studio St.Ives, 4 Gabriel Street, St.Ives, TR26 2LU

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