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Design and Access Statement

PROPOSED RENOVATION OF ANCILLARY BUILDING

CANAGLAZE, ALTARNUN, LAUNCESTON PL15 7SW

INTRODUCTION

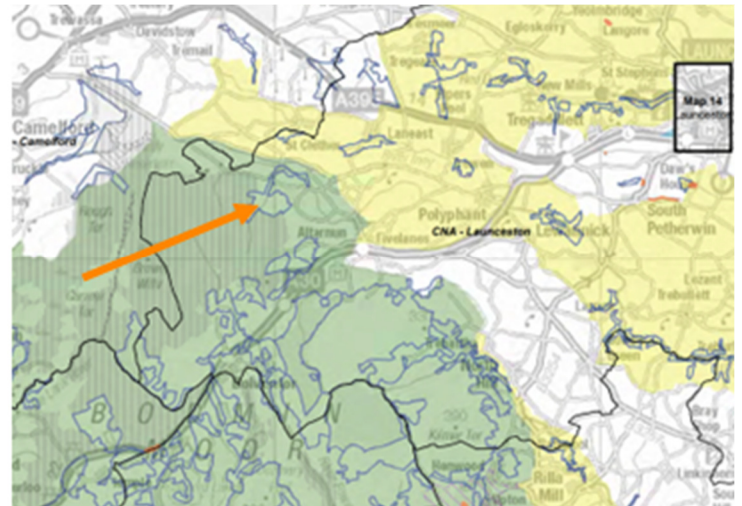
This planning, design and access statement has been prepared by NPAS Devon to support a planning application seeking approval for the renovation of existing outbuilding. The outbuilding to provide storage space and workshop which will be ancillary to the host dwelling known as Canaglaze.

This submission is to be read in conjunction with the submitted drawings and relevant reports.

SITE CONTEXT

The application site is located due west of the historic town of Launceston and East of Camelford within the Bodmin Moor area of outstanding natural beauty. The application site lies outside of the SSSI to its north and west. The site is also in an area of great historic value and great scientific value.

Access to the site has recently been laid to stone which was undertaken as part of the previously approved submission to reinstate the host dwelling.



DESIGN including LAYOUT, SCALE, ACCESS & APPEARANCE

This submission is also to be read in conjunction with pre-application response from Cornwall Council received in November 2022. Case officer Sarah Stevens was generally supportive subject to certain criteria being met. The proposal to put the structure back into use could be supported in part subject to this use being of a storage nature which would be ancillary to the principle dwelling. It was however noted that habitable space within the building would not likely meet with planning support. The proposals herewith have been provided taking due care to the comments raised in the pre-application report.

The proposal seeks to bring the building back into use, this will primarily require the roof to be newly erected. Any structural works to the existing retained walls to be under the guidance of Foulkes Jackson Fewings whom provided the structural report which accompanies this application. Windows and doors indicated on the proposed plans are inserted into existing openings with original features such as retained or reconditioned lintels.

As noted before, the site lies within the AONB and proposals will be supported where they remain sympathetic within the designation. This submission will also be read against policy 7 of the Cornwall local plan which supports the retention and conversion of rural buildings without the requirement for major extension. There is no proposal to extend the building as proposed which can be deemed agreeable to the policy. The conversion of buildings as set out in the policy must also lead to an enhancement of the immediate setting. The proposals achieve this by way of the design retaining the original character and by use of natural materials in keeping with Canaglaze.

The existing building is 'U' shaped and measures approximately 16.5m wide and 11m long. The longer North West elevation was originally 2 storey and the proposed floor is proposed to be reintroduced. The building at its highest measures roughly 5.7m high from internal slab to ridge. The roof pitch has been set using the standing North East gable to define its height and pitch. The gross internal GIA at ground floor measures 110msq.

The image below shows the existing building with Canaglaze visible in the background. This image was taken in November 2023. The second photo was from around 2018 and shows part of the roof still in place.



South East Elevation

1 : 100



The above screenshot shows the proposed layout viewed from the South East. With the photo prior it can be seen that the existing openings are being utilised and how the rooflines will mimic the original building as can be seen from the visible gables.

The internal layout will be arranged into 4 primary sections. The front 2 wings reaching to the South East are noted as being for storage. The main section of building will be split over 2 floors with a workshop on the ground floor and further storage being provided within the first floor.

There are not any landscaping proposals with this submission except to add that some areas of earth leaning against the building to be carefully banked away, this is suggested in the structural report. There will also be some areas where levels are raised to mitigate undermining of the walls. These are noted as below in the structural report.

2.6. The base of the walls should be inspected throughout to ensure that the walls are not undermined or exposed. The external ground level should not be below the base of the wall. Locally to the front elevation, voiding and low ground levels are present which will likely require infilling and the external ground level locally raised.

2.8 The level of the external ground throughout the site varies. The rear flank wall and northern walls in particular retain ground. However it is unclear if these levels are original or a result of fill material and ruin that has been grown over. In any case considerations for drainage and tanking of any wall that retains ground should be given. It may be prudent to consider removing all retained ground against the building and adopting new separate external retaining walls.

This will be done under the guidance of the structural engineer and with due care to the archaeology recommendations. This will have the benefit of reducing any retaining forces being applied to the building.

The facing materials proposed will both reflect the original style of the building but also be proposed to be in keeping with Canaglaze. Stonework will be repaired as necessary and repointed. The roof will be finished in natural slate. Windows and doors to be natural timber.

Existing stonework to be repaired as recommended by the structural engineer. New stonework to be taken locally and to match with the existing facing. Lime pointing to be used throughout. Lintels and existing stone detailing to be retained and refurbished. Natural timber joists installed with bearing to walls as per structural design. The roof will be formed in a traditional style cut roof which will be designed by specialist. It will be finished in modern breather membrane with a natural slate finish. As with Canaglaze, these are proposed to ensure that the building remains subservient yet in keeping to the setting in the AONB.

BIODIVERSITY & WILDLIFE

Reference to be made to the ecological report provided by Brookside Ecology. The building was concluded as having some low suitability for roosting bats where some deep crevices were noted. Further to this following an emergence survey no bats were found to emerge from the building. As such, relevant ecological mitigation measures had been recommended which can be found on the proposed plans.

CONCLUSION

As noted within the structural report it was concluded by the specialist structural engineer that the building is capable of conversion / restoration, this was a principal area to be addressed within the pre-application report.

Further, case officer Sarah Stevens was concerned that any conversion to residential / habitable use would likely attract domestic paraphernalia which would be deemed to have a negative impact on the AONB and wider setting. This revised proposal aims to restore the building for use as storage and basic workshop. This responded accordingly to the concerns raised.

This submission to be read with the accompanying supporting documents, namely the heritage assessment by South West Archaeology, Structural appraisal by Foulkes Jackson Fewings and ecology appraisal by Brookside ecology.