

Design and Access Statement

Project	Proposed Roof Covering and Associated Accessories Replacement and Additional Secondary Glazing, Causeway Cottage, St Germans
Client	Stuart Anderson
File Ref	2323

PRE-AMBLE

This planning application is for the proposed roof covering and associated roofing accessories replacement. Together with additional secondary glazing to a dwelling in a conservation area.

SITE AND CONTEXT

The application site area is 541m² and is located at Causeway Cottage, Fore Street, St Germans, Cornwall PL12 5NR. The site is situated in a conservation residential area close to the centre of St Germans. The adjacent dwellings are generally two storeys with a traditional Cornish cottage aesthetic.

DESIGN

The dwelling will continue to be used as a private residence in keeping with many of the buildings within the local context.

The existing roof tiles and eaves contain asbestos. This application is to replace the existing tiles with natural slate, in keeping with the conservation area. In addition, it is proposed to replace the existing asbestos soffit and fascia with a composite material and the replace the UPVC rainwater goods to match existing.

Due to the existing front timber windows providing poor thermal performance, it is also proposed to add internal secondary glazing. The existing timber windows will remain insitu on the front elevation of the original dwelling in order to maintain the character of the cottage.

The accommodation layout will remain as existing.

LANDSCAPING

The site levels and access to the rear gardens will remain as existing. The property exceeds the amenity space guidance set out in the Cornwall Design Guide, which states that the rear gardens should be a minimum of 50m².

APPEARANCE

The dwelling echoes the architectural character of the neighbouring properties and remains as existing with the exception of the natural slates, composite eaves material and rainwater goods to match existing.

ACCESS

The principles of the vehicular and pedestrian access to the site are unaltered from existing.

NATURAL INFRASTRUCTURE

From our site analysis there is a very low risk of a protected species being present, due to no soft landscaping being present on site and therefore we understand the application will not require a Preliminary Ecological Survey or Ecological Mitigation and Enhancement Strategy to be carried out.

STRUCTURAL ENGINEERING REPORT

By Faraj Consulting Ltd
Dated 17th January 2024

We refer to various telecons and our inspection of 15th December 2023 and report the following:

Our brief is to inspect the existing roof over the property and assess its capability in supporting the new natural slates covering.

There two types of roofs over the building. An older roof over the original building and a more recent roof over the link building

The roof over the original building is constructed using traditional high collar main trusses with purlins and jack rafters (100x50 SW rafters @ 460mm). This roof has been extended to create a rear dormer by spanning rafters from the old roof to the new dormer walls. The new rafters (100x50 SW @ an average of 470mm) span a maximum 2.9m. Most of the timber in the roof are original but some rafters and purlins have been added over the years. Our assessment of the main roof concluded that it is capable of supporting the new slates and it is very likely that the original covering was in natural slates. The dormer rafters however are adequate in bending but will have excessive deflection. It would be prudent to provide props down to the masonry wall below to reduce the span to say 2m. The props can 100x50 Timbers placed either be vertically or diagonally.

The new roof over the link building is constructed using high collar trussed rafters employing 100x50 SW timbers @ an average of 460mm spacing. We have assessed the trusses and found the timber sizes to be adequate. However, we could not verify the connection between the rafters and the collars and this detail is crucial to the performance of the trusses. We would therefore recommend that an allowance is made for adding nails/screws (say 2no. 12 Gauge screws 100mm long) to these connections to enhance the trusses.

HERITAGE STATEMENT

This statement has been prepared by space design architecture ltd on behalf of Mr Stuart Anderson with regard to the property at Causeway Cottage, Fore Street, St Germans, Cornwall PL12 5NR. It has been prepared regarding the replacement of the roof covering materials.

The house is not listed but is situated in the St Germans conservation area. It was built circa 1850 and was part of the Port Eliot Estate Housing stock. Around 1950, it was sold off from the estate and has then had a succession of private owners. It was extended in the 1970s

with the 4th Bedroom/Garage arrangement and then again in the 1990s with the kitchen to the rear. The applicant purchased the dwelling in 2013 and have occupied the property since, being used as a family home.

The property has been altered and modernised over the years, it has a concrete floor, central heating and driveway laid with parking for 3 cars.

The client is looking to enhance the property with the removal of the existing tiles and install slate tiles. They also wish to use composite facias etc due to health and safety reasons involving maintenance from the roadside.