

Design and access statement for The Anchorage, 23 The Warren, St Ives, TR26 2EA



The site

The anchorage sits within the St Ives conservation area and the property is grade 2 listed, List Entry Number:1143274. The details of the listing are *Early C19. Coursed granite. Two storeys. Two windows, sashes with glazing bars. Glazed door with plain rectangular fanlight. Passageway on left. Slurried slate roof.*

Group value. The listed buildings from Nos 15 and 15A to The Anchorage form a group. Listing NGR: SW5196140364t

The building is a mid-terrace house, it is set out over 3 floors and has timber doors and windows to the front elevation and UPVC fascia, gutters and downpipes to the front and rear elevations. The rear elevation has UPVC windows installed in 2012.

The current accommodation offers 1/2 reception rooms, 3/4 bedrooms, 2 bathrooms, 2 kitchens and ground floor WC.

The building has had several alterations over the years including:

- Replacement of timber windows with double-glazed UPVC windows on rear elevation Ref. No: PA12/02011 | Status: Approved with conditions 9th March 2012
- Replacement windows to rear of property Ref. No: PA12/03080| Status: Approved with conditions 30th March 2012
- Replacement roof using dry laid Spanish slate Head No(s): 31354 8th December 2000 Ref. No: W1/02/P/1066 | Status: Approved
- Replacement roof using dry laid Spanish slate Head No(s): 31354 25th November 2002 Ref. No: W1/02/H/0121 | Status: Approved
- Erection of extension to dwelling house Head No(s): 31354 23rd April 1971 Ref. No: W1/71/P/33498 | Status: Approved with conditions
- Alterations to dwelling Head No(s): 31354 19th August 1970 Ref. No: W1/70/P/31354 | Status: Approved with conditions

Introduction

The aim of the proposed work is to preserve the heritage asset and sympathetically improve the existing facilities to provide comfortable accommodation for the inhabitants.

The scope of work covers the following:

- Removing and relaying the existing roof covering, replacing broken and missing slates with like for like, reuse existing hip and ridge tiles replacing with like for like where missing, bed and mechanically fix slates.
- Replace missing chimney pots with cowls.
- Replace existing white UPVC gutter and down pipes with black UPVC cast iron effect gutters and down pipes.
- Replace 2 existing cast iron pavement lights with light wells, the adjoining neighbours property still has the original light well from when the building was constructed.
- Fit new gas boiler to replace existing and relocate to ground floor hall cupboard, flue to exit through roof to avoid any changes to front elevation.
- Rewire entire dwelling.
- Reconfigure first floor layout to include en-suite bathroom relocating and replacing all existing sanitary ware.
- Remove contemporary partition between kitchen and living room on the ground floor.
- Reconfigure basement level replacing kitchen and sanitary ware.
- Repair existing joinery where possible.
- Lower the level of the rear terrace to 150mm below the finished floor level of the basement
- Increase the depth of the rear base window and door to the finished basement floor level.
- Replace window to rear of third bedroom (currently the bathroom) with similar UPVC window and replace two small windows on the north west elevation with similar UPVC windows.

Access

Access from the front will remain unchanged. Rear access to the terrace will be improved by the reduction in the height of the sill to the finished basement floor level.

The overall impact on the asset.

The front elevation facing The Warren will remain unchanged with the exception of repairs to joinery, replacement of guttering /down pipe and replacement of pavement lights. The replacement of the white UPVC down pipes and guttering with black cast iron effect gutters and down pipe will enhance the appearance of the front elevation along with the painting and repairs to the joinery.

The rear elevation will be improved with the reduction in height of the rear extension which is believed to have been added in 1971 (under Ref no;W1/71/P/33498), reducing its visual impact. The area remaining will become an external store and the replacement of the lower ground floor UPVC window/door with a similar product more in keeping with the aesthetic of the building will further improve rear elevation.

Internally the first-floor changes will remove some of the partitions that were erected c1970's and all original joinery will be retained where ever possible. The changes will balance the bedroom sizes closer to the original layout.

On the Ground floor the contemporary partition between the kitchen and the living area and a further partition near the stairwell (that was erected c1970's) will be removed. All original joinery will be retained where ever possible. The original staircase will become a feature of the ground floor once again.

Lower ground floor all modern partitions will be reconfigured to provide similar facilities with an improved layout.

The roof which was recovered in 2000 with Spanish slate under approval Ref. No: W1/02/P/1066 is now in very poor condition with many slipped slates and wind damage to the rear elevation threatens the asset with further water ingress. The relatively short life span of the roof is due to poor detailing and workmanship. The proposal is to re-lay the existing slate replacing where necessary, bedding and mechanically fixing ridge and hip tiles to resist future wind damage. Replacing missing chimney pots with cowls will further enhance the appearance of the roof.

Policy compliance

The proposals for the front and rear elevation will meet the requirements of the local plan overall objectives by preserving the distinctive character of the building and reducing the visual impact of some of development and improvements works that have been carried out in the late 20th century. The reduction in height of the poorly designed out of proportion rear extension and replacement of the missing chimney pots will improve the view of the property from the seaward side and harbour. The replacement of the white UPVC guttering will improve the appearance of the dwelling from The Warren. These details will recognise the importance of individual components of character and distinctiveness seen throughout the historic environment and conserve and enhance these in accordance with the local plans' objectives to reinstate character and improve the quality of the built environment.

Conclusion

The proposed work maintains the fabric of the building for the future and adds back elements of the building that have been lost over time. One alteration affects only an existing opening and this is only the sill which is lowered, the height and widths remain the same.

There is no increased risk of flooding of the site or nearby residential properties in accordance with Planning Policy Statement 25: Development and Flood Risk.

Further information on proposal with pictures on the following pages

Details of existing and proposed

Chimney pots detail



Front 3 pots are property of adjoining property

Proposed

To reinstate rear 3 pots with below:



2 pots with pepper pot cowl and 1 pot with half round hood top



Current roof finish



Proposed

Strip and relay existing slate, replacing broken slate ridge and hip tiles with like for like, bed and mechanically fix ridge and hip tiles.

Guttering

Existing (below)



Proposed (below)



Existing white plastic to be replaced with black plastic cast iron effect guttering.

Light wells to basement

Existing Pavement lights



Proposed

Remove 2 existing pavement lights and covert back to light wells with grill as neighbouring property, capable of carrying vehicle load should it mount the kerb. Reinststate basement window to light well with upvc tilt and turn window. **Note** we would maintain existing kerb line to ensure no obstruction to highway.



Neighbours light well built at the same time as applicants property (above)



Internal window to be fitted to basement (above).

Partitions

Remove contemporary partitions

Images of partitions to be removed:



Partition between kitchen and living room.



Glazed door and partition at bottom of stairs to be removed.



Partition between bathroom and bedroom to be reconfigured to form bedroom and main shower room (please refer to floor plans).



Basement to be reconfigured (please refer to floor plans).

Replacement of windows



Replace window to rear of third bedroom (currently the bathroom) with similar UPVC flush sash window and replace two small windows on the northwest elevation with the same.