



COASTAL VULNERABILITY ASSESSMENT REPORT

**SITE: PROPOSED NEW BOATHOUSE AT
HIGHWOOD, RESTRONGUET POINT, FEOCK.**

Issue Record			
Issue	Date	Reason	Prepared by
Rev0	10/08/2023		Tim Green

Our Ref: TJG/CVA/004.Restronguet Boat House.Rev0

10th August 2023

This report is confidential to the named recipient (H. Ralston & Dr P. Unwin). No assurance should be extended, or legal liability accepted by Slope Stability Southwest (SlopeGeo Ltd), to any parties not named on this report.

Re: Coastal Vulnerability Assessment (CVA)

Proposed new boathouse development at Highwood, Restronguet Point, Feock, Cornwall, TR3 6RB

Introduction

Slope Stability Southwest (SSSW) have been requested to undertake a Coastal Vulnerability Assessment for the proposed development of a new boathouse, within an existing boat storage area and slipway at Highwood, Restronguet Point in Feock. A site inspection was undertaken by a Chartered Engineering Geologist on Wednesday 2nd August 2023.

Highwood (the property) is located on the eastern side of Restronguet Point, located to the south of the village of Feock. Restronguet Point is formed as a spit of land at the entrance of Restronguet Creek and the Carnon River which discharge into the Carrick Roads body of water via Restronguet Passage, which is at the southern end of Restronguet Point. The property comprises a detached residential dwelling sitting at the western end of an elongate plot of land approximately 2550 m² in size, with a large garden area that extends to the east towards the Coastline with the Carrick Roads. The property is at an approximate elevation of 4.0 metres above Ordnance Datum (aOD) and 25 metres aOD on the eastern and western boundaries respectively.

Proposed development

The proposed development is to develop an existing open boat storage and maintenance area with a new boat house and studio structure. It is understood the new boat house structure is to be suspended on the existing stone walls of the boat storage area, which is to remain in-situ. The floor level of the new structure would then be approximately co-incident with the top of the existing stone wall (ground level), leaving space below (approximately 2.5 metres in height) for the ongoing storage and maintenance of boats.

The proposed new structure will contain a studio space, with new stairway access (replacing the existing concrete steps), and a pitched zinc roof. The structure is cut into the prevailing slope on the rear elevation to minimise the profile of the proposed new development. The proposed development is to be accessed via the existing footpath, no vehicular access is proposed.

Please refer to Figure 1a and Figure 2a and 2b for the location plan and details of the proposed development.

Objectives

The objective of this report is to demonstrate the proposed development is in accordance with The Cornwall Council Climate Emergency Development Plan (February 2023), so as to demonstrate the proposed development:

Is consistent with policy statements for the local policy unit in the current Shoreline Management Plan,

Will not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate,

Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences,

Provides safe access and egress for the site and its users,

Would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere, and

Where applicable makes provision for coastal access and the Southwest Coast Path.

Report limitations

This report is based on desk study information from a variety of published sources and a walkover inspection of the site. This methodology is non-intrusive and does not include ground investigation works (digging or drilling) which may be necessary to make a definitive assessment of ground conditions. Evidence of deep-seated global instability may not be visually evident within the areas inspected as part of the walkover. The potential for such is considered low and has therefore not been considered further in this report.

Readers of this report should be aware of the limitations of this report as presented at the end of this document.

Desk Study

Published geology

Published geology indicate the prevailing geology underlying the property to be interbedded sandstone and argillaceous slates (mudstone) of the Portscatho Formation to the north and interbedded sandstones and siltstones of the Mylor Slate Formation and the Porthleven Breccia Member to the south¹. The contact between the geological formations is presented as a fault striking approximately northwest to southeast and recorded to run approximately along the southern boundary of the garden to the property.

¹ British Geological Survey dataset – Sheet 352 Falmouth 1:50,000 (Ver 8.24 2017)

There are no recorded superficial deposits underlying the property or along the eastern edge of Restronguet Point, the nearest recorded superficial deposits comprise Tidal Flat Deposits (clays silts and sands), which are recorded along the western coast of Restronguet Point, within Restronguet Creek.²

The faulted contact recorded striking along the southern boundary of the property is recorded as the Carrick Thrust Fault, with the Mylor State Formation and Portscatho Breccia deposits forming the footwall and located stratigraphically below the Portscatho Formation deposits located to the north.¹

Historical records: Landslides

According to the BGS Landslides Database³, there are no recorded landslide events in the vicinity of Tresillian. The nearest recorded landslide event is at Malpas, and located approximately 5.9 km northeast of the site.³

Historical records: Ordnance Survey

Historical Ordnance Survey (OS) maps indicate that prior to 1878 the site of the property was used as open agricultural land to the west and adjacent to the road, with woodland or plantation within the eastern half of the plot adjacent to the coastline. Restronguet Point is extensively undeveloped as open agricultural land, with the hamlet of Harcourt the only residential development, located at the landward top of Restronguet Point and approximately 170 metres north of the property.⁴

The Historic OS dataset from 1908 remains extensively unchanged in the vicinity of the property, though there is some residential development annotated as 'Laundry Cottages' located approximately 70 metres south of the property.⁴

Historic rates of coastal erosion

An inspection of the historical OS maps and satellite aerial photography has enabled an approximation of shoreline erosion and regression to be made from 1880 to the present day. The distance was measured from the coastline along the eastern boundary of the property.

The historical OS maps indicate a negligible (<1.0 metre regression) recorded extent of erosion and regression of the shoreline (since 1880) of along the eastern boundary of the property.

² British Geological Survey dataset – Sheet 352 Falmouth Superficial1:50,000 (Ver 8.24 2017)

³ <http://mapapps2.bgs.ac.uk/geoindex/home.html> (accessed 03/08/2023)

⁴ National Library of Scotland. Cornwall (LVIII.SW Truro)—Published 1878, 1880, 1906, 1908



Figure 03: Historic rates of coastal erosion, Ordnance Survey dataset from 1880 overlaid onto mc satellite imagery (property outline in green).

Cornwall and Isles of Scilly Shoreline Management Plans

The Shoreline Management Plan for Cornwall and the Scilly Isles⁵ is a non-statutory policy document for coastal defence planning and sets out the recommended approach to managing the shoreline over the next 100 years. This is done by considering location, time and policy. The SMP 2 document was adopted by Cornwall Council in 2011 and is the current shoreline management plan (inclusive of a midterm review in 2016⁶).

The property falls within Management Area MA11 (Policy unit 11.1 and 11.4) which covers the Lower Fal as part of Policy Development Zone 5, (PDZ-5)⁶. The specific policies for MA 11.1 and 11.4 are 'No Active Intervention (NAI)' to 2105 (epoch 3).

The SMP2 report makes the following statement regarding the ongoing and future flood risk management at Restronguet:

*'Some increasing flood risk is expected to develop in line with sea level rise' and 'Although NAI is preferred at Restronguet, in line with the rest of Restronguet Creek, this should not preclude the localised maintenance and upkeep of the low masonry walls and slipway structures which enable the community to maintain the leisure craft access.'*⁵

⁵ Cornwall Isles of Scilly SMP2 – Final report (Feb 2011)

⁶ Cornwall Isles of Scilly SMP2 – Mid Term Review (2016)

National Coastal Erosion Risk Mapping

The National Coastal Erosion Risk Mapping (NCERM) was published in 2018, and is intended to provide an up to date and reliable benchmark dataset indicating estimated erosion extents and rates, around the coastline of Cornwall, for three time periods:

Short term (0 – 20 year),
Medium term (20 – 50 Year), and
Long term (50 – 100 year).

The dataset shows the 2018 coastal baseline in sections which show consistent characteristics based on the geology, topography and shoreline defences. The dataset provides the estimated erosion rate based on a 'No Active Intervention' (NAI) policy scenario.

For the site, the NCERM (assuming a NAI policy) may be summarised as follows:

*Shoreline feature / type: Erodible,
Defence type: Natural,
Short term erosion extent (5th percentile confidence): 0.4 m retreat distance,
Medium term erosion extent (5th percentile confidence): 1.0 m retreat distance, and
Long term erosion extent (5th percentile confidence): 2.0 m retreat distance.*

Estimated sea level rise

In accordance with the recommendations set out in the Planning Practice Guidance – Flood Risk and Coastal Change,⁷ SSSW have used the EA Guidance on Climate Change Allowances (Table 1)⁸ to predict net sea level rise due to climate change.

The predicted cumulative sea level rise due to climate change in the southwest is 1.45 metres based on the conservative 'upper end' scenario.

Site Inspection

A site inspection was undertaken by a Chartered Engineering Geologist on Wednesday 2nd August 2023. The weather at the time of the inspection was cool and overcast with rain showers and wet weather in the preceding days.

The boat storage area

The existing boat storage area comprises an open structure set into the prevailing easterly slope of the garden. The structure has walls on the side and rear elevation and is open to the front and seaward

⁷ Ministries of Housing, Communities and Local Government (DCLG). April 2015.

⁸ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

elevation, where a concrete slipway gives access to the foreshore area for boats and leisure craft. There is no roof to the structure, the floor of the structure is concrete and the floor level is accessed from garden level via a set of concrete steps on the southern elevation. It is understood the existing boat storage area was constructed at the same time as the main dwelling in the 1960s.



Figure 04: The existing boat storage area, from the beach looking west.

The existing boat storage area is approximately 4.0 metres in width and 3.5 metres in depth, the walls of the structure are approximately 2.5 metres in height. The walls are believed to be constructed of concrete block and masonry with 100 mm diameter drainage weepholes towards the base to facilitate drainage. The walls are approximately 350 mm in thickness and are stepped up to the rear elevation to accommodate the sloping garden. The floor of the structure is concrete and the slipway is constructed of mass pour concrete. At the time of the inspection the structure including the walls, concrete floor and slipway were observed to be in a good state of structural repair, with no observation of structural damage such as cracking, that may be indicative of structural failure of ground movement.

The shoreline and sea walls

The existing boat storage area incorporates masonry fronted walls that extend along the shoreline frontage of the property, with the exception of the open slipway access to the boat storage area. The walls are constructed of concrete and masonry, they are approximately 2.5 to 3 metres in height, they incorporate an enclosed storage area to the rear (part of the boat storage area) and a paved area at the top. The walls were observed to be founded at the base on mass pour concrete foundations which we observed to be installed directly onto bedrock, the walls feature 100 mm diameter drainage weepholes at the base.

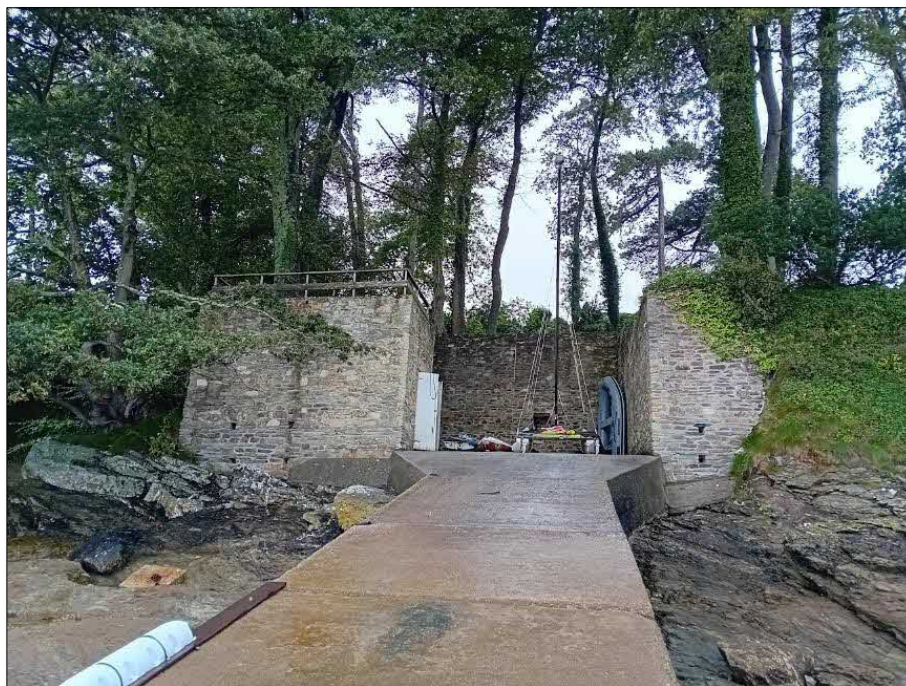


Figure 05: The existing boat storage area with sea walls along the shoreline, from the beach looking west.

At the time of the inspection the sea walls were observed to be in a good state of structural repair, with no observation of structural damage such as cracking, that may be indicative of structural failure or ground movement.

The surrounding shoreline on the immediate adjacent properties was observed to be in a natural state with no sea walls or coastal defensive structures. On the northern boundary of the property, the sea wall is keyed directly into the earth bank of the adjacent property, which is approximately 2 to 3 metres in height. The earth bank was observed to comprise natural deposits of very dense, clayey sandy GRAVEL, with angular and destructured clasts (likely Head deposits), overlying bedrock.

No differential erosion was observed between the sea walls and the adjacent shoreline and there was no sign of flood staining or tidal inundation observed to the seawalls, boat storage area or any other adjacent structures along the shoreline.

The beach and intertidal area

The existing boat storage area opens directly onto the beach and intertidal area, and the eastern boundary of the property follows the shoreline to the rear of the beach. The beach at this location is narrow, approximately 25 metres from the Mean High-Water Mark (MHWM) to the Mean Low Water Mark (MLWM). The beach comprises a rocky ledge with patches of sand and shingle towards the waterline. The rocky ledge is comprised of grey brown and pale grey, medium strong metasedimentary mudstones, finely bedded with a prevalent bedding structure dipping to the north

east and a variable dip of between 20 and 30 degrees. There are numerous degraded quartz seams visible throughout the bedrock, varying in thickness from a 20mm to 300 mm.

The walkover inspection was undertaken at low tide, however the high tide mark was observable as the rock ledge was discoloured and covered with intertidal flora and fauna. The high tide mark was observed to be approximately 1 to 3 metres to the east (seaward) of the sea walls and the shoreline.



Figure 06: The beach and intertidal area, with MHW and shoreline adjacent to the property north).

The dwelling and garden area

The dwelling (Highwood) was observed comprise several of single and dual storey structures located towards the western end of the plot, adjacent to and accessed directly via the Restronguet Point access road. The dwelling is understood to be constructed of concrete block construction, with single and double pitched tiled roof. It is understood the dwelling was constructed in the 1960s. At the time of the inspection, the dwelling was observed to be in a moderate to good state of repair, with no observation of structural damage that may be indicative of ground movement or bearing failure.

The garden to the dwelling is elongate and extends down to the shoreline. The garden is approximately 80 metres in length and 30 metres in width and extends down to the shoreline with a regular fall to the east. The garden is lawned and interspersed with large mature trees.

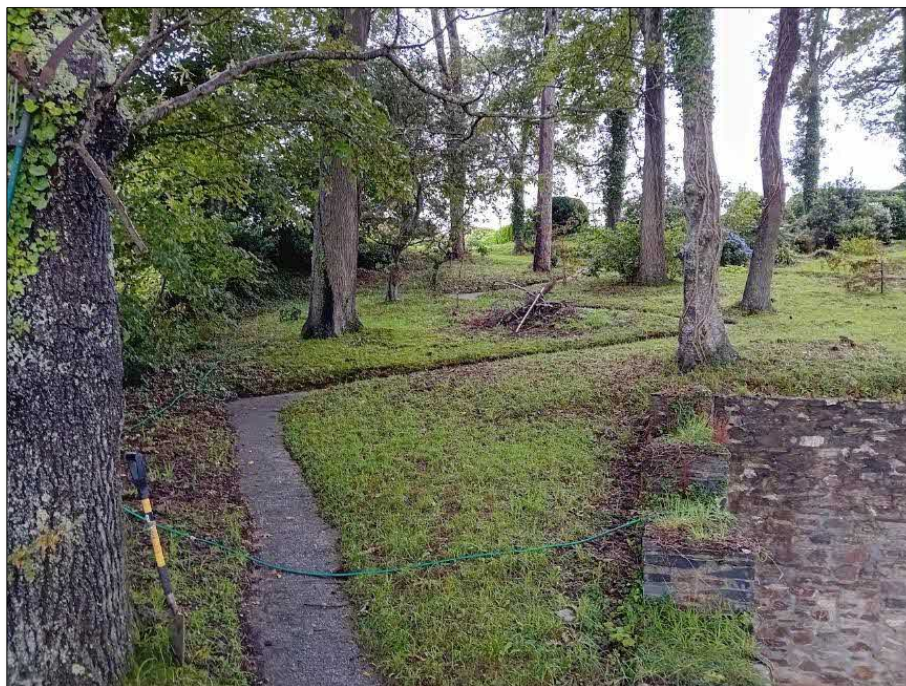


Figure 07: The garden area behind the existing boat storage area.

Observations of groundwater

The property and shoreline were observed to be extensively dry at the time of the walkover inspection. Despite heavy rainfall within the preceding days, there was no observation of surface or groundwater emanating from the garden or shoreline either within or adjacent to the property, and there was no observation of running water on the beach or shorefront area.

Coastal Vulnerability Assessment

This report is intended to demonstrate the proposed development is in accordance with The Cornwall Council Climate Emergency Development Plan⁹, so as to demonstrate the development:

- 1. Is consistent with policy statements for the local policy unit in the current Shoreline Management Plan?*

The property falls within Management Area MA11 (Policy unit 11.1 and 11.4) which covers the Lower Fal as part of Policy Development Zone 5, (PDZ-5)⁵. The specific policies for MA 11.1 and 11.4 are 'No Active Intervention (NAI)' to 2105 (epoch 3).

The SMP2 report makes the following statement regarding the ongoing and future flood risk management at Restronguet:

⁹ Cornwall Council Climate Emergency Development Plan. February 2023.

‘Some increasing flood risk is expected to develop in line with sea level rise’ and ‘Although NAI is preferred at Restronguet, in line with the rest of Restronguet Creek, this should not preclude the localised maintenance and upkeep of the low masonry walls and slipway structures which enable the community to maintain the leisure craft access.’⁵

Discussion

The planned redevelopment is effectively the renewal and refurbishment of an existing boat storage area which has existed on that site since the 1960s. The proposed redevelopment comprises the construction of a suspended structure onto the existing walls, the floor level of which will be approximately 2.5 metres above the existing floor level of the structure. The proposed redevelopment will therefore be well clear of the water level even under the worst-case projected sea level rise scenario.

The existing boat storage area does incorporate sea walls and a concrete slipway structure which has also existed on that site since the 1960s and which are to be retained. However, the maintenance and upkeep of such sea walls and slipway structure are specifically allowed for within the Shoreline Management Plan. The proposed redevelopment does not include any additional sea walls or coastal defences which may impede or affect the process of coastal realignment. Therefore the proposed redevelopment of the boat house is considered to be consistent with the policy statements within the Shoreline Management Plan.

2. Does the development impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate?

The principal impacts of changing climate to the community of Restronguet Point and Feock and the natural environment are considered to be:

- Increased storm activity,
- Flooding of low-lying areas around Restronguet Point and adjacent shoreline,
- Disruption of the natural coastal processes of erosion and deposition, with the risk of sediment starvation and / or accretion (accumulation of sediment), and
- Loss of habitat within the coastal environment.

The priorities of a coastal community such as Restronguet Point and Feock in the sustainable management of a changing climate are likely to include:

- Protection of private property and community assets along the shoreline, including slipways to maintain and ensure access to the water for leisure craft.
- Access to riverside and coastal areas, and
- The maintenance of coastline sustainability.

Discussion

The planned redevelopment is effectively the renewal and refurbishment of an existing boat storage area which has existed on that site since the 1960s. The proposed redevelopment comprises the construction of a suspended structure onto the existing walls, the floor level of which will be approximately 2.5 metres above the floor level of the existing structure. The proposed redevelopment will therefore be well clear of the water level even under the worst-case projected sea level rise scenario.

The proposed development plan does not include for additional coastal defences or any additional infrastructure to the coastal frontage, the impact of the development on natural coastal process is therefore considered to be negligible.

There is no net change in land use and no net impairment of access to the coastline or coastal areas, the impact on the community or natural environment is therefore considered to be negligible, other than the proposed redevelopment represents investment in the community and surrounding area.

3. Will the development be safe through its planned lifetime (100 years) without increasing risk to life or property, or the requirement of new or improved coastal defences?

The principal risk factor to the proposed development is considered to be coastal erosion as a result of projected sea level rise in line with climate change. The desk study component of this assessment report has highlighted the following:

The measured rate of historic shoreline erosion over the preceding 140 years, as recorded from the historic OS dataset is negligible (< 1.0 metre shoreline erosion / coastal regression).

The National Coastal Erosion Mapping dataset indicates (based on 5th percentile data), projected < 2.0 metres net erosion over the 100-year design life of the property, (this projection does not account for the presence of existing coastal defences).

Estimated sea level rise over the 100-year design life period, published by the Environment Agency gives a predicted cumulative sea level rise (due to climate change in the southwest) of 1.45 metres (based on the conservative 'upper end' scenario).

Discussion

On the basis of the available information, the proposed development (with the suspended floor construction) is considered to be well clear of projected sea level rise.

The site is located within the Carrick Roads, and as such is regarded as within a sheltered waterway with significantly reduced wave and tidal energy. The projected erosion and regression of the shoreline along Restronguet Point in the vicinity of the property is projected to be < 2.0 metres under worst case scenario projections, however this projection is based on no active intervention to the coastline. Given the ongoing maintenance and utility of the protective sea walls and slipway structure for the proposed

development, the projected erosion and regression of the shoreline along the property frontage is likely to be negligible.

On the understanding that the sea walls should be maintained and utilised, the proposed development should therefore be considered safe through its planned lifetime (100 years) without increasing risk to life or property, or the requirement of new or improved coastal defences.

4. Will the development provide safe access and egress for the site and its users?

Access and egress from the site and the proposed development is via the western boundary and the existing dwelling. There is existing footway access to the site which is to be maintained. No vehicular access to the proposed boathouse development is planned.

5. *Will the development affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased elsewhere?*

The planned redevelopment is effectively the renewal and refurbishment of an existing boat storage area which has existed on that site since the 1960s. The proposed redevelopment comprises the construction of a suspended structure onto the existing walls, the floor level of which will be approximately 2.5 metres above the existing floor level of the structure. The proposed redevelopment will therefore be well clear of the water level even under the worst-case projected sea level rise scenario.

The proposed development plan does not include for additional coastal defences or any additional infrastructure to the coastal frontage, the impact of the development on natural coastal process is therefore considered to be negligible and the risk of the proposed development interfering with natural coastal processes so as to affect the natural balance and stability of the coastline, are also considered to be negligible.

6. Where applicable makes provision for coastal access and the Southwest Coast Path.

Not applicable.

7. *Proposed development 'end of life plan'.*

At the end of the design life of the proposed development (100 years), or in the event that the development or part of the development has become structurally compromised for any reason, then the property owner shall acknowledge a duty of care to ensure the structure, or any part of the structure deemed at risk of collapse, be safely dismantled and removed from the site.

The 'end of life plan' should be undertaken in accordance with the guidance and recommendations provided in *Planning Policy Statement 25 Supplement: Development and Coastal Change Practice Guide*¹⁰.

Coastal Vulnerability Assessment – Conclusion

On the basis of the findings of this report, it is the opinion of Slope Stability Southwest that the proposed development is in accordance with Planning Practice Guidance. The proposed development may be considered sustainable and safe within the prescribed design life, and in taking appropriate account of the anticipated effect of climate change.

The risk of the proposed development impacting on coastal processes is considered negligible.

Yours faithfully

for **Slope Stability Southwest**

Tim Green – Chartered Engineering Geologist. BSc, MSc, FGS, CGeol, APMP.

¹⁰ Planning Policy Statement 25 Supplement: Development and Coastal Change Practice Guide. Dept for Communities and Local Govt. March 2021. ISBN 978 1 4098 2323

Limitations

1. This report has been produced in compliance with the agreed scope of works between Slope Stability Southwest (SSSW) and the client (H. Ralston & Dr P. Unwin).
2. This report is confidential to the client(s) named on the report and the client's solicitor and/or mortgage lender and/or agent(s) and does not confer or purport to confer any benefits or any right pursuant to the Contracts (Rights of 3rd Parties) Act 1999. It may not be reproduced or further distributed without the permission of Slope Stability Southwest. We shall not be under any liability to any undisclosed party who has not been named on the report. The report may be reassigned to a new client by ourselves, on payment of an appropriate administration fee).
3. The scope of this report is limited to the current property boundaries. No assurances may be extended outside of this area and SSSW accept no responsibility for the use of this report for any purpose or any project except that for which it was commissioned and prepared.
4. The conclusions and advice provided in this report are based on:
 - a. Current best practice and legislation (SSSW accept no responsibility or liability for any change in best practice guidance or statute). In the event of additional information becoming available, improved practice or changes in legislation, then amendment and re-interpretation of this report may be necessary.
 - b. Sound engineering judgement by qualified and experienced engineers. This does not take into account the perceptions of other involved and interested parties.
5. Any information and data supplied by third parties has been interpreted in accordance with guidance notes and limitations provided by those third parties. Although this information has been reviewed and is considered relevant, no guarantee can be given to its accuracy and SSSW can give no assurance to the accuracy of data supplied by third parties. In addition, interpretation of historic datasets should be considered as indicative only.
6. The findings of this appraisal report are advisory and based on a visual site inspection undertaken on a specific date. Should conditions on site change as a result of further development, severe weather conditions, animal activity or other activity or circumstances, then Slope Stability Southwest should be notified, and a re-appraisal of ground conditions may be required.
7. The findings of this report are based on a walkover survey and inspection of the site. The works undertaken are extensively non-intrusive and do not represent (nor are they intended to represent) a full and comprehensive investigation of the nature and state of the ground conditions or bedrock underlying the site (should such works (intrusive ground investigation) be required, it may be undertaken under a separate scope of works). The findings of this report should not be used for design or construction purposes.
8. Unless otherwise stated, comments made relating to groundwater are based on observations made at the time of site assessment. Groundwater may vary as a result of seasonal effects or other variable factors.

Figures:

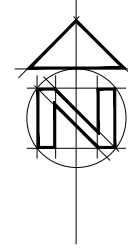
Figure 1: Site Location Plan

Figure 2a: Studio & Boat House – Floor Plans

Figure 2b: Studio & Boat House – Elevations

Figure 1: Site Location Plan

Ref: Drawing No 3803/100 RevA. Date June 2023. Shaun Tanner Ltd (STL) Architecture and Planning



A	Site Area included.	03/07/23
REV	COMMENTS	DATE


SHAUN TANNER
 ARCHITECTURE & PLANNING
www.stlarchitecture.co.uk studio@stlarchitecture.co.uk 0118 989 0808

CLIENT Ms H. Ralston & Dr P. Unwin
PROJECT Highwood
 Restronguet Point, Feock, Truro - TR3 6RB
DRAWING Proposed Block Plan

STATUS Planning **DATE** Jun 2023
SCALE 1:1250 **DRAWN** RC **CHECKED** NO 3803/100 **REV** A

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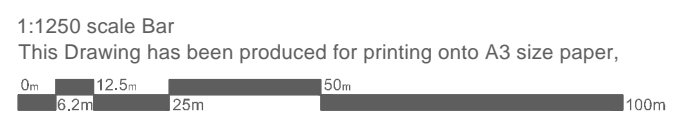
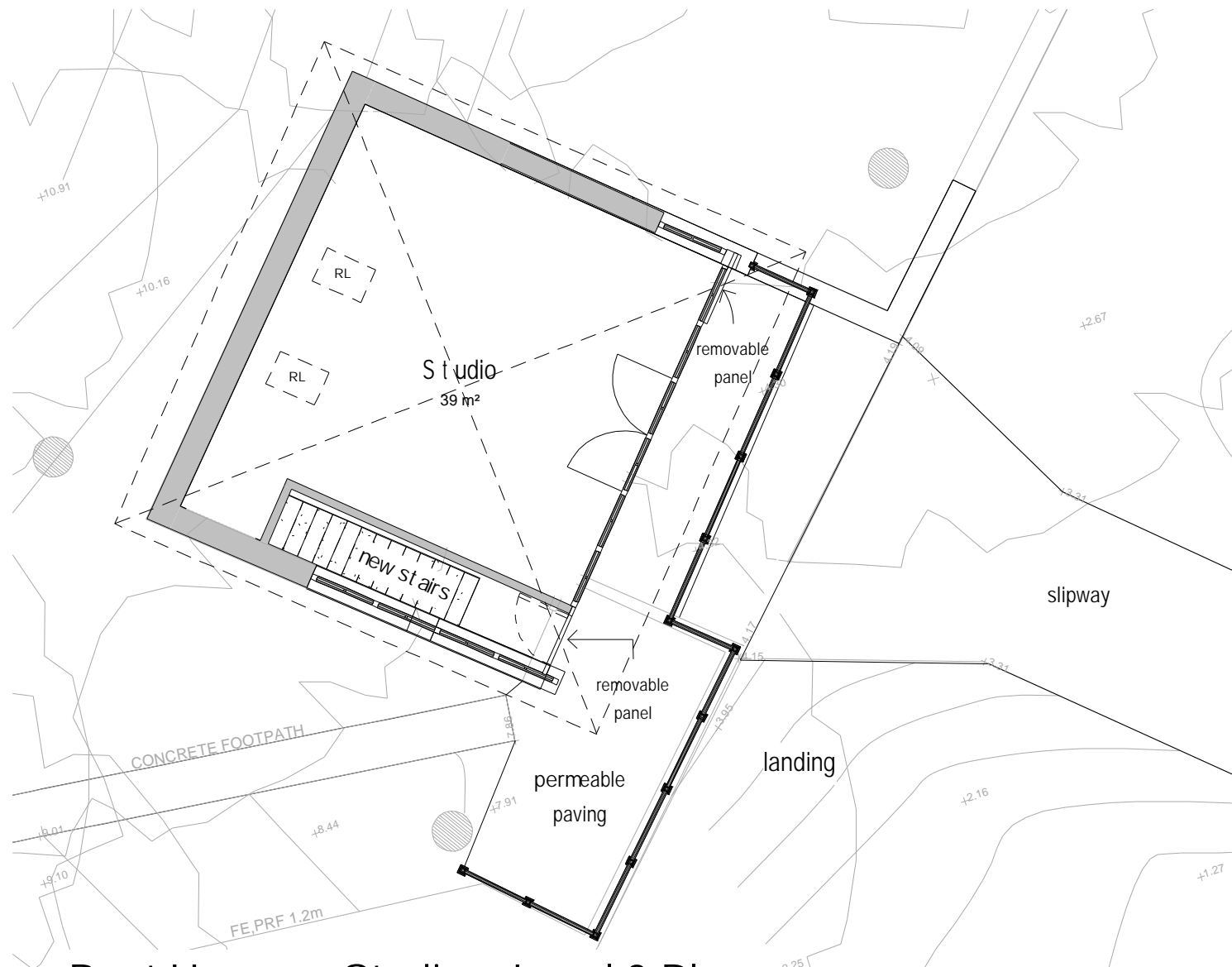
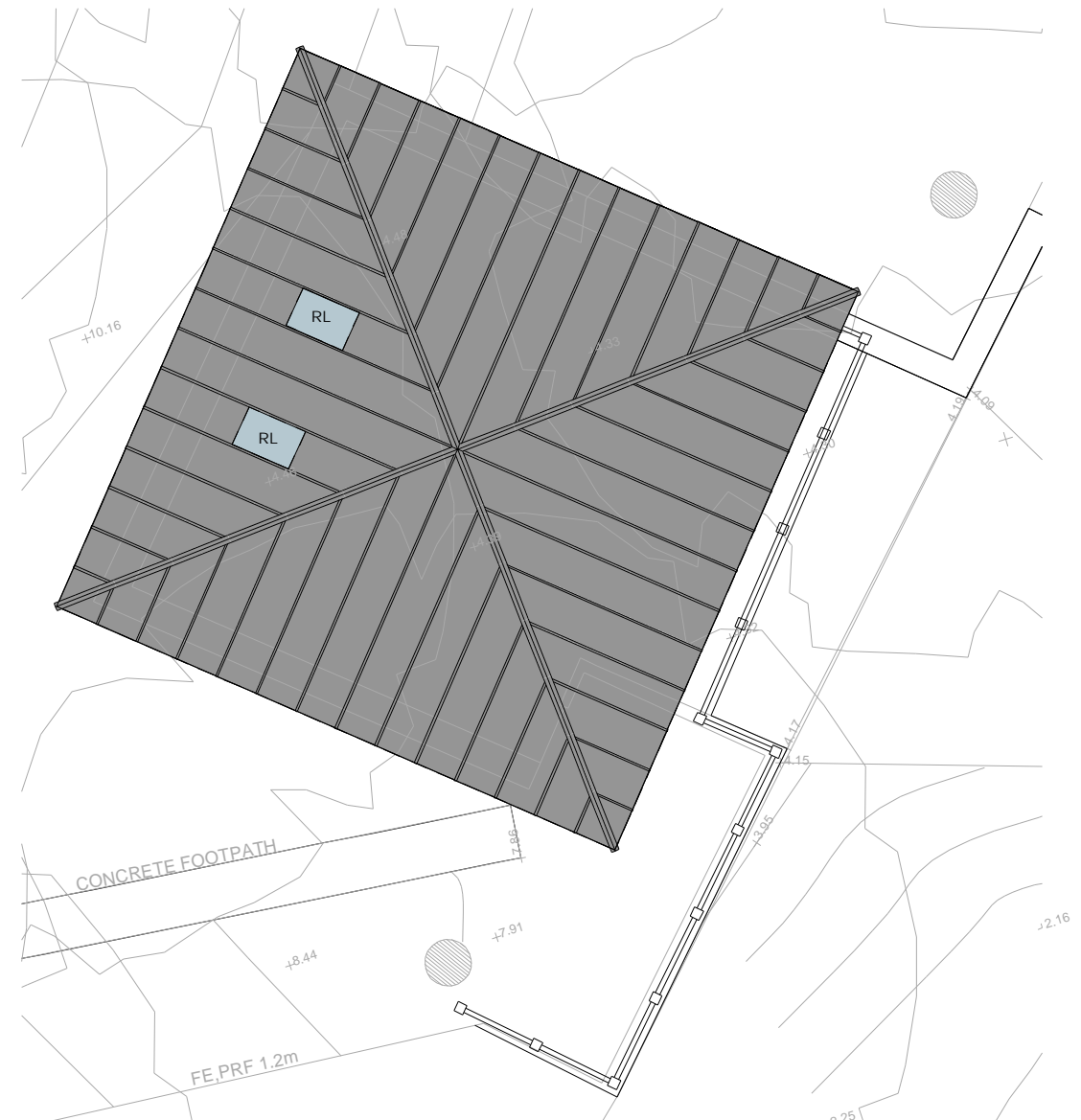


Figure 2a: Studio & Boat House – Floor Plans

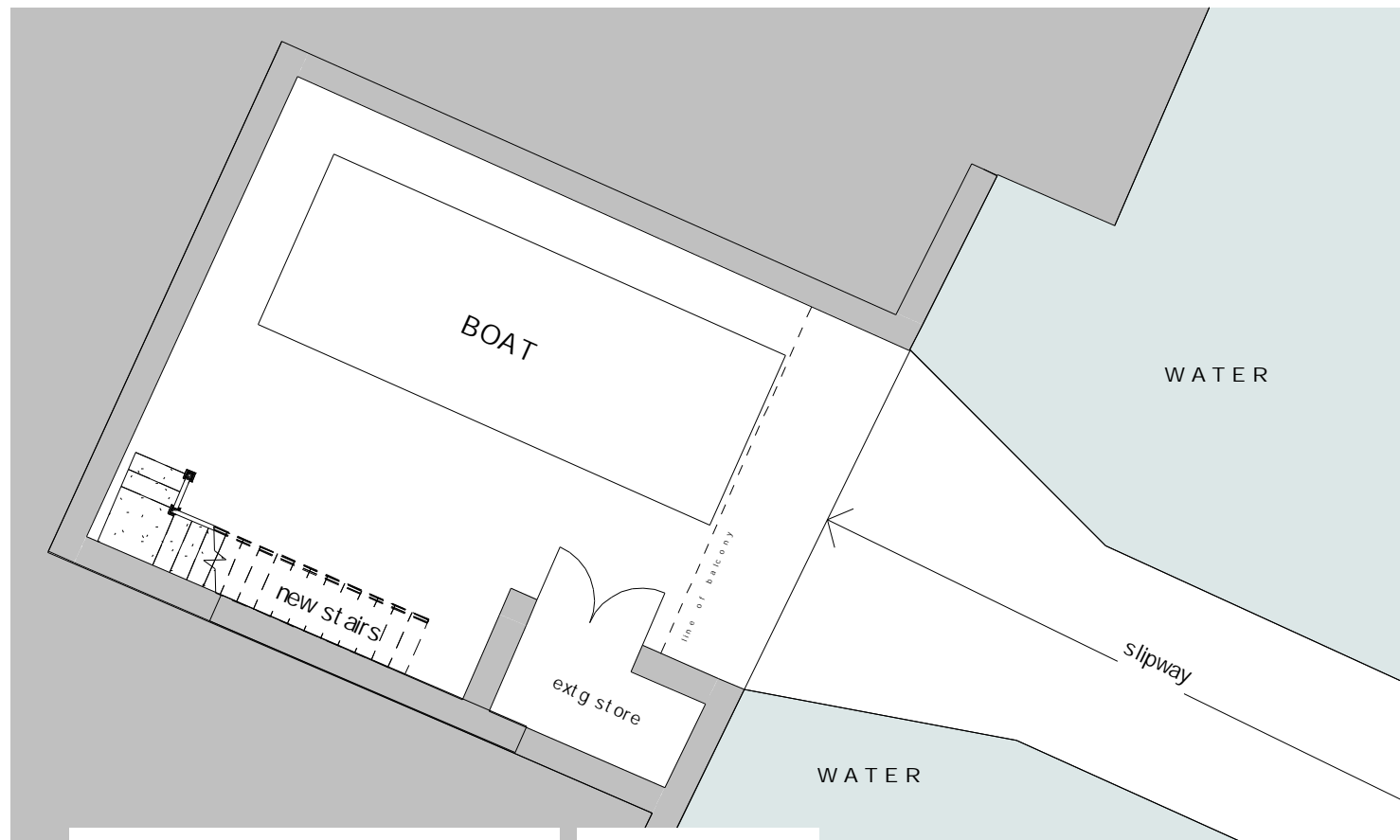
Ref: Drawing No 3803/207 RevD. Date Feb 2022. Shaun Tanner Ltd (STL) Architecture and Planning



Boat House + Studio - Level 2 Plan 1:10 0



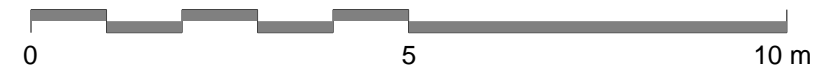
Boat House + Studio - Roof Plan 1:10 0



Boat House + Studio - Level 1 Plan 1:10 0



1:100 scale Bar
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D	Proposed Drawings revised.	06/06/23
REV	COMMENTS	DATE

SHAWN TANNER
ARCHITECTURE & PLANNING



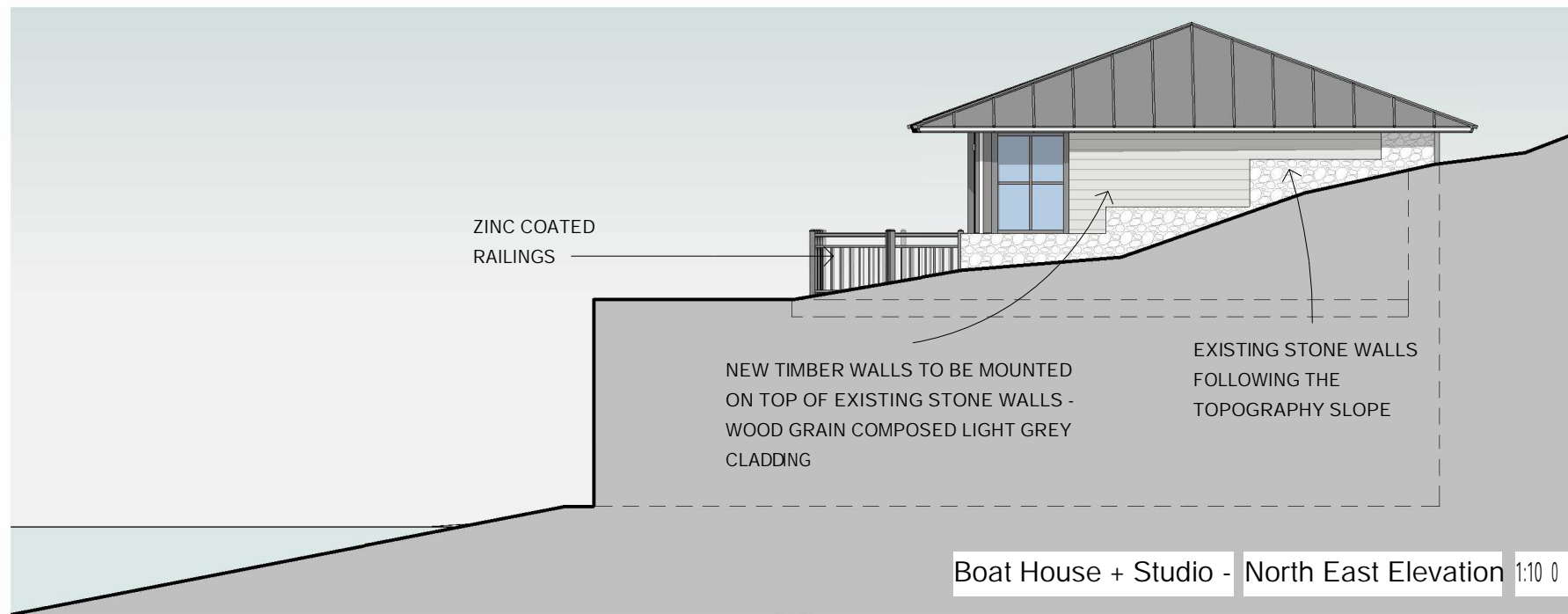
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CLIENT Ms H. Ralston & Dr P. Unwin
PROJECT Highwood
Restronguet Point, Feock, Truro - TR3 6RB
DRAWING Studio + Boat House - Floor Plans
STATUS Planning
SCALE 1 : 100 DRAWN RC CHECKED NO 3803/207 REV D
DATE Feb/2022

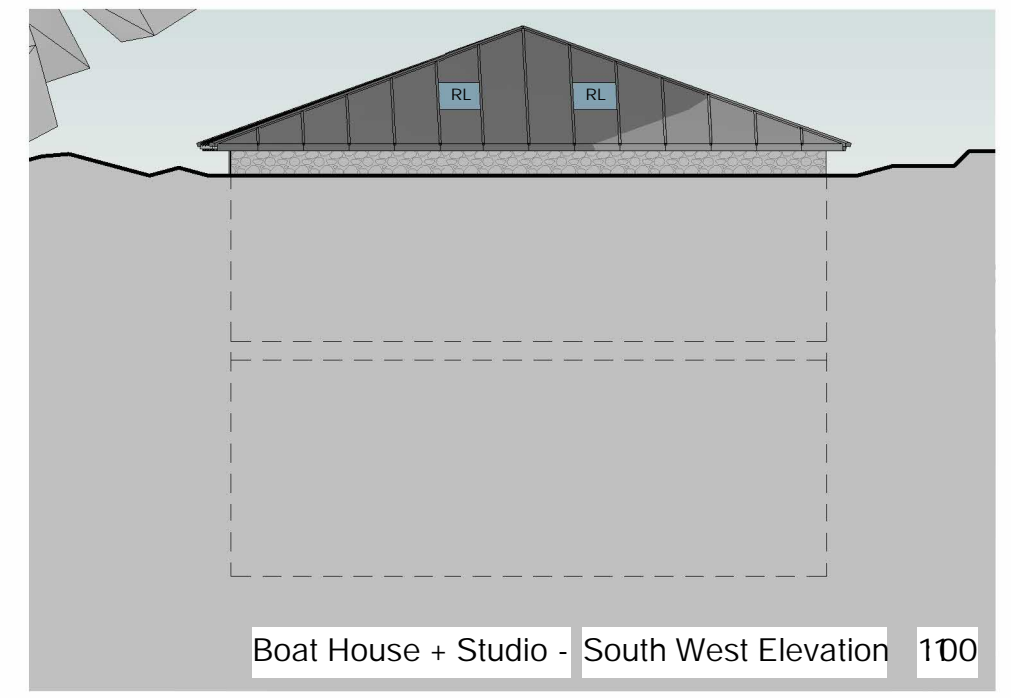
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Figure 2b: Studio & Boat House – Elevations

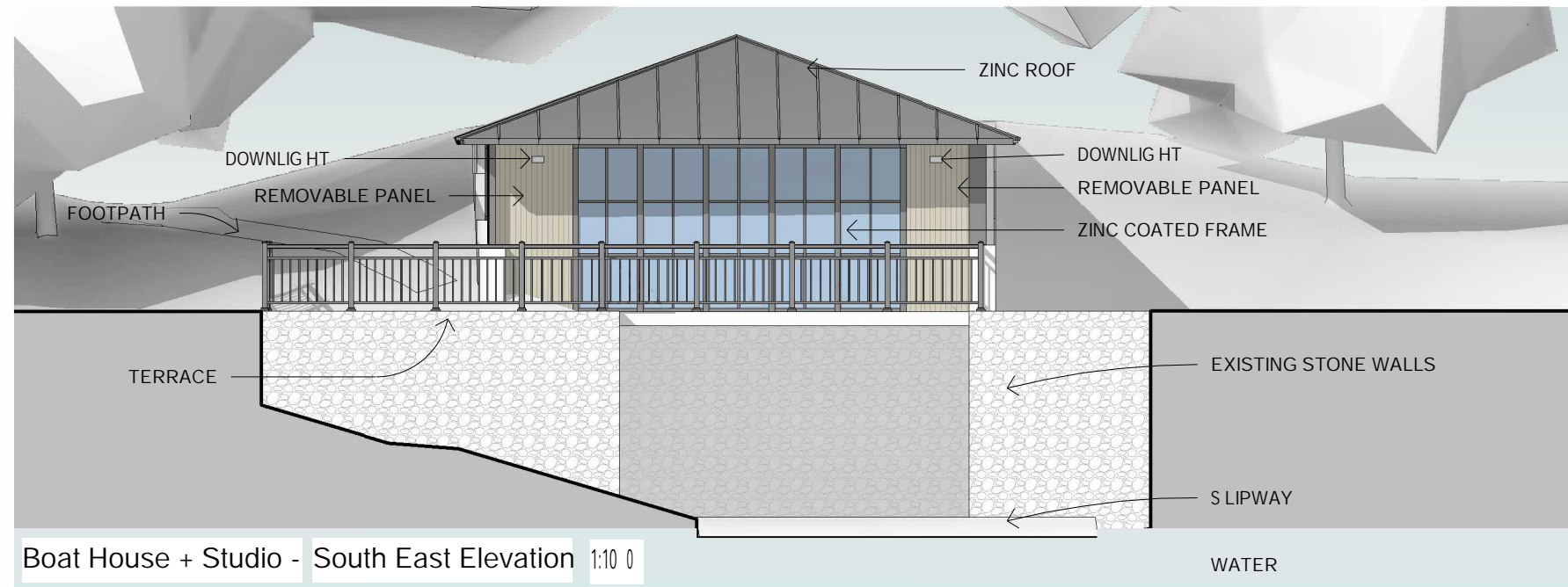
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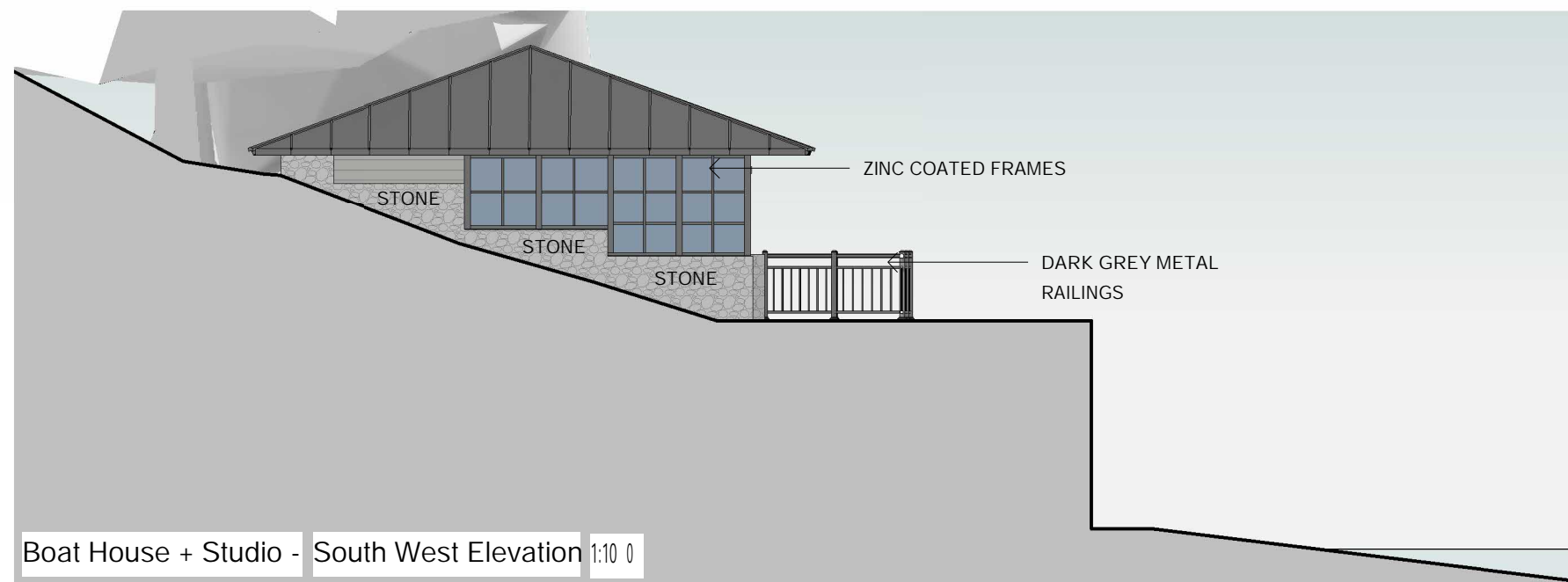
Boat House + Studio - North East Elevation 1:10 0



Boat House + Studio - South West Elevation 1:10 0



Boat House + Studio - South East Elevation 1:10 0



Boat House + Studio - South West Elevation 1:10 0

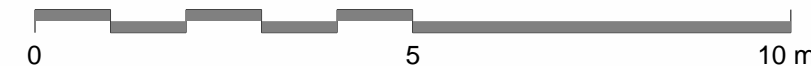
ACT3A-32 LED Wall mounted downlight with frosted diffuser, set 2m above FGL to restrict light emission CCT: 3000K Light distribution 60° Wireless controls and monitoring.

All light to be downlights only.

NEW STOREY ABOVE BOAT HOUSE TO BE USED AS A STUDIO ROOM



1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper



REV	COMMENTS	DATE
E	Proposed Drawings revised. Details for downlights included.	28/06/23

SHAWN TANNER
ARCHITECTURE & PLANNING

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CLIENT Ms H. Ralston & Dr P. Unwin
 PROJECT Highwood
 Restronguet Point, Feock, Truro - TR3 6RB
 DRAWING Studio + Boat House - Elevations
 STATUS Planning
 SCALE 1 : 100 DRAWN RC CHECKED NO 3803/208 REV E DATE Feb/2022

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