



Anchor Studio, The Meadow - photo Alban Roinard

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Borlase Smart John Wells Trust

Anchor Studio, Newlyn - Repair and renovation

The Meadow, Trewarveneth Street, Newlyn, Cornwall TR18 5JJ

Replacement boundary fence and associated garden works

Design and Access Statement

May 2021

Contents

- 0 Introduction
- 1 Replacement of boundary fences
- 2 Improved access to front door
- 3 Consolidation of entrance grassed area
- 4 Planting -Thinning of shrubs and planting new hedges
- 5 Drawings

Anchor Studio - Replacement fence and garden works - Design & Access Statement

0 Introduction

Major repair and renovation works were carried out at Grade II* Listed Anchor Studio between May 2020 and April 2021. For Covid-19 and other related reasons the works described in this design and access statement had to be done during the duration of the main building contract, while the contractor was on site, and before the occupation of the first tenant artist (of the Borlase Smart John Wells Trust). Retrospective Listed Building Consent is hereby applied for.

The minor works follow on from earlier Planning Permission and Listed Building Consent, as well as the discharge of conditions:

PA18/08178 14 December 2018 - Planning Permission
PA 18/08179 14 December 2018 - Listed Building Consent
PA19/09904 19 December 2019 - Tree works

The minor works are the following:

- 1 Replacement boundary fences;
- 2 Improved access to front door;
- 3 Consolidation of entrance grassed area;
- 4 Thinning of shrubs and planting hedging.

During Covid-19 period necessary construction work has been carried out.

1 Replacement of boundary fences

For health & safety, and security, reasons the existing defective rotten timber fences had to be urgently replaced with a more robust version. The basis for the replacement design was the fence around the Tate Barbara Hepworth studio garden in St Ives. This is a 'hit and miss' timber fence. The height of the new fencing is the same as was existing. Timber hit-and-miss fencing is traditionally used in west Cornwall, where it offers less wind resistance and provides support for climbing plants.



Hepworth garden hit-and-miss fence - inside



Hepworth garden hit-and-miss fence - outside

2 Improved access to front door

The slippery, steep grassed slope to the front door of the studio was hazardous in wet and wintry weather. A new 'limecrete' exposed aggregate ramp with steps and handrail has been installed, an improvement for health and safety, as well as for Building Regulations. Surface water is taken to the new soakaway, via channels.

The improved access will benefit ambulant disabled access not only to the tenant artists but also visitors to the studio on 'open days'.

The 'limecrete' exposed aggregate ramp and galvanised steel handrails are similar to the same installed at Porthmeor Studios, St Ives. The traditional scrolled 'D' shaped handrails and square bar balusters are to be seen elsewhere in Newlyn.



Typical Newlyn handrails and balusters



3 Consolidation of grassed entrance area

The ground area in front of the studio has been consolidated with a drained permeable grass grid. The existing 'Cornish hedge' retaining walls have been repaired and new 'gabion' added. Existing and new soakaways and drainage access chambers have been renewed. The grassed area can now be used for parking.

4 Planting - Thinning of shrubs and planting new hedges

The 'meadow' garden will be made more meadow-like, as used by the original Stanhope Forbes Art School for *en plein air* painting, with the removal of clumps of bamboo and other shrubs and the planting of field grass. Part of the boundary will be hedged with native hedging.

The following is as proposed by Nicky Wharton, horticulturalist, and is as set out in the previous PA18/08178 *Design and Access Statement*, Revision C, Annex B.

Hedging - New native hedging including wild privet, hazel, cherry plum, guelder rose, blackthorn, scotch rose, elderflower, wild pear, buckthorn alder. This hedging mix will look attractive in a 'meadow' setting and produce both flowers and berries, beneficial to wild life.

Raised bed - On left-hand side as you enter the garden to be planted up with hardy perennial Chrysanthemums. This is a direct reference to Stanhope Forbes's painting *Picking Chrysanthemums*, 1903. This bed needs to be thoroughly dug over to remove perennial weeds prior to planting.

Other strong growing herbaceous recommended for this area: *Alchemilla mollis*, *Hylotelephium 'Herbstfreunde'*, **Phlomis russeliana*, *Hemerocallis sp*, *Nepeta sp*, *Anemone x hybrid*, *Anemone japonica*, *Salvia*

- Remove clumps of bamboo;
- Remove ivy from base and shape *Olearia macrodonta* (New Zealand Holly);
- Remove ivy from base and tidy up *Luma apiculata* (Chilean Myrtle);
- Remove *Sorbus aucuparia* (Mountain Ash) – will not form good specimen as root ball is unstable;
- Remove Hawthorn – it has been badly pruned in the past and is misshapen;
- Plant *Buddleja* on bank where bamboo was removed: *Buddleja 'Black Knight'* (deepest purple), *B. 'Profusion'* (large pure white flowers) and *B. 'Royal Red'* (bright purplish-red flowers). Eventual height and spread 3m x 2m. Plant in a triangle formation four metres apart, allowing room for hedge to mature. *Buddlejas* are attractive to butterflies, moths and bees;
- Levelling the grassed area at the top of steps by filling in the holes with topsoil. Sow with general purpose grass seed or wild flower seed;
- The retaining wall at the bottom of the steps on both sides, to be rebuilt to contain the soil;
- Bed on left hand side of steps – already planted with *Hedychium*, *Cynara*, *Europs pectinatus*, *Agapanthus* and self-seeded *Echiums*. Additional plants to fill out the bed – *Romneya coulteri* (Tree Poppy) (ht & spread 2m) at top left of bank. More *Agapanthus* to be planted on the lower edge of the bed (*A. africanus 'Alba'*) Introduce more groundcover plants into this bed eg. Perennial *Geraniums*;
- Bed on right hand side of steps - plant another *Euryops* at the top and *Cistus* in variety eg. *Cistus x purpureus*, *C. x purpureum 'Alan Fradd'* or *C. corbariensis* – all have similar height & spread of approx. 1 metre.
- Remove straggly *Rhododendrons* on boundary with neighbours (there is another *Rhododendron* with good shape – retain).

- Apple tree – this should now benefit from better light following removal of large Holm Oak. Avoid removing more than 25% of tree's wood in one year – it will take at least 3 years to renovate. The water sprouts (thin branches that grow straight up from the lateral branches) need to be addressed as they will not bear flowers or fruit. Cut out half of upright water shoots from their base and tip prune the remaining ones. Repeat during the second year.

- MeadowView neighbours to be approached to see if they would consider topping the bamboo to reduce height to let in more light to that part of the garden.



Stanhope Forbes's painting *Picking Chrysanthemums*, in the Meadow, 1903
Showing original path and Chrysanthemums



Life Class at Newlyn
Stanhope Forbes instructs his pupils, who come to him from all over England. This fisherman is a favourite model, his picture hangs in many public galleries.
En plein air life class, in the Meadow, Anchor Studio, Newlyn, *Picture Post*, 1938

5 Drawings

AS01 B	Site location plan	1:500 at A1
AS02 H	Site block plan	1:100 at A1
AS04 A	Site fencing plan and detail	1:100 and 1:10 at A1
AS110 A	Handrail 1	1:10 at A1
AS111 A	Handrail 2	1:10 at A1
AS112 A	Handrail 4	1:10 at A1

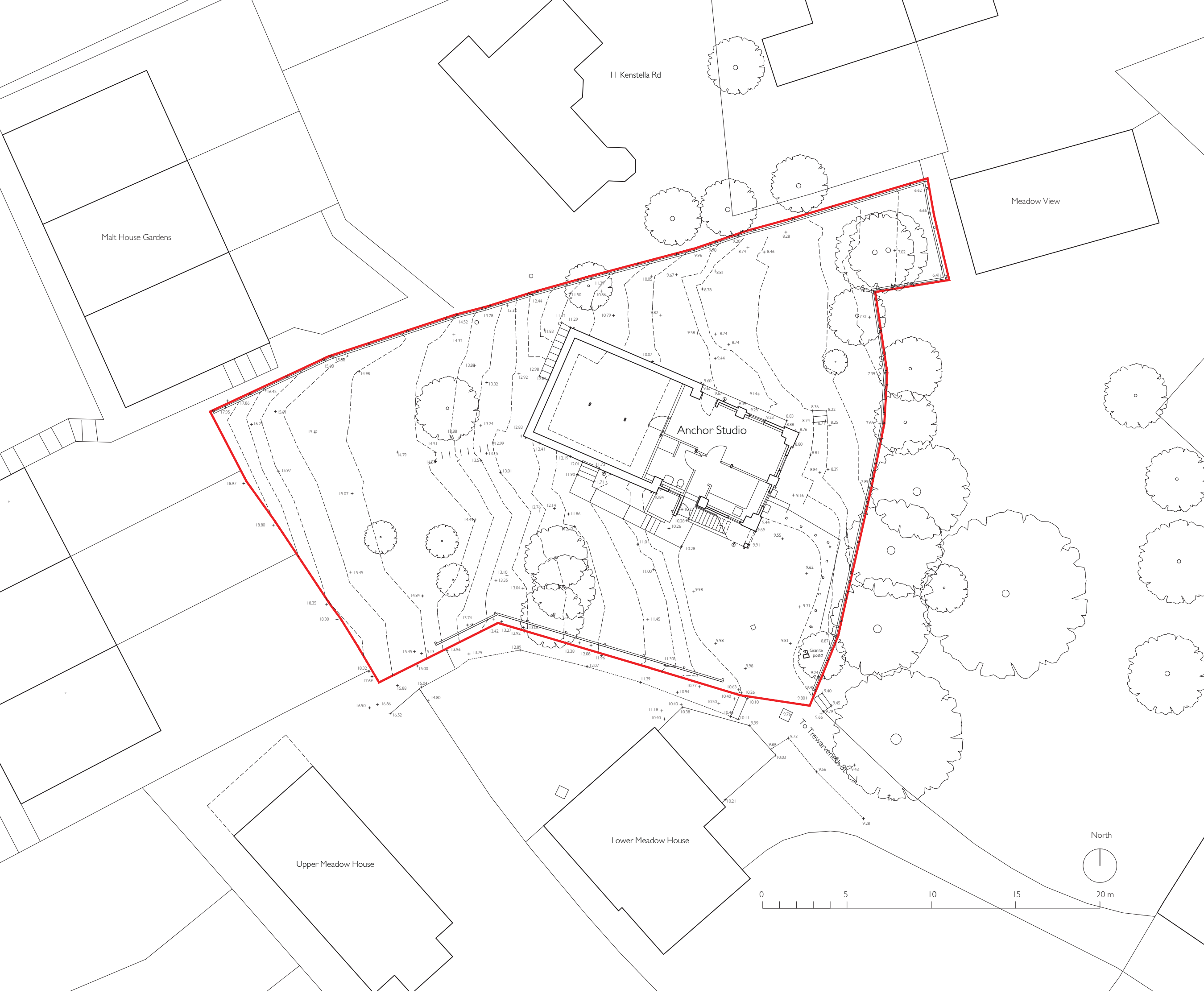


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Revision	Date	Description	Drawn
Architect			
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Project			
Anchor Studio - Repair & renovation The Meadow, Trewarveneth, Newlyn TR18 5JJ			
Drawing title			
Site location plan			
Scale			
1:500 at A1		Date	
Drawn		09/09/19	
RK		Checked	
Drawing number		Revision	
AS 01		B	





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Architect			
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**Site block plan -
Proposed**

Scale	Date
1:100 at A1	09/05/21
Drawn	Checked
RK	POF
Drawing number	Revision
AS 02	H

Notes

The total perimeter of the site, according to Nationwide's 'best fit' the survey and the OS is 130 metres. If there is no fence at the entrance and to the west precipice, the length reduces by 23 (4 plus 19) metres, to 107 metres

Proposed specification:

All timber to be cut to size before green Tanning.
 All metalwork to be galvanized, not BZP.
 Bolts and nails TBC.
 Concrete post mix depth and size TBC.

Type A - Height of fence 1000 mm nominal, more or less as existing:

Supreme Universal' UNI 152IP concrete posts, without gravel boards (as nowhere is level), as attached, at 2400 mm centres, maximum. 950 mm of fence post above ground, 1525 mm long, 100 x 100 mm. 2 rails, 88 x 38 mm (or next size up) weathered top. Halved and bolted to post with M9 galvanised bolts and washers (not BZP). Open vertical pickets 100 x 22 mm, 900 mm long, at 150 mm centres (50 mm open gap). Bottom of picket 100 mm above ground, no gravel board. Top and bottom of pickets cut parallel with rails, and radiused at some changes of slope. Double sided - hit or miss, where required.

Type B - Height of fence 1800 mm nominal, more or less as existing:

'Supreme Universal' UNI 244IP concrete posts without gravel boards (as nowhere is level), as attached, at 2400 mm centres, maximum. 1750 mm of fence post above ground, 2440 mm long, 100 x 100 mm. 3 rails, 88 x 38 mm (or next size up), weathered top. Halved and bolted to post with M9 galvanised bolts and washers (not BZP). Open vertical pickets 100 x 22 mm, 1700 mm long, at 150 mm centres (50 mm open gap). Bottom of picket 100 mm above ground, no gravel board. Top and bottom of pickets cut parallel with rails. Double sided - hit or miss, where required.

The concrete posts have a single column of 10 mm holes at 150 mm centres, as shown on the LHS of the UNIVERSAL POSTS datasheet.



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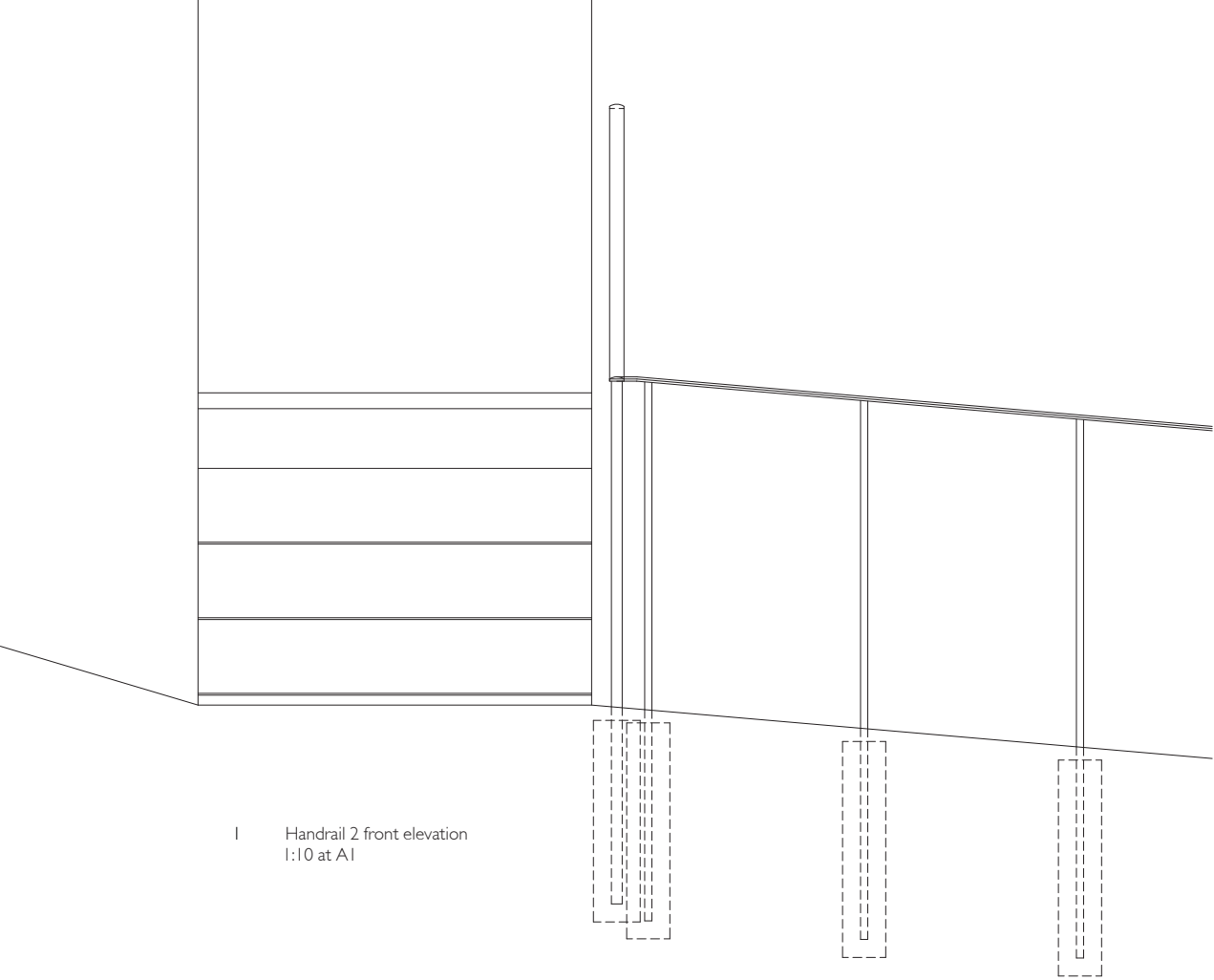
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HERITAGE FUND
 Drawing title
Site fencing plan & details

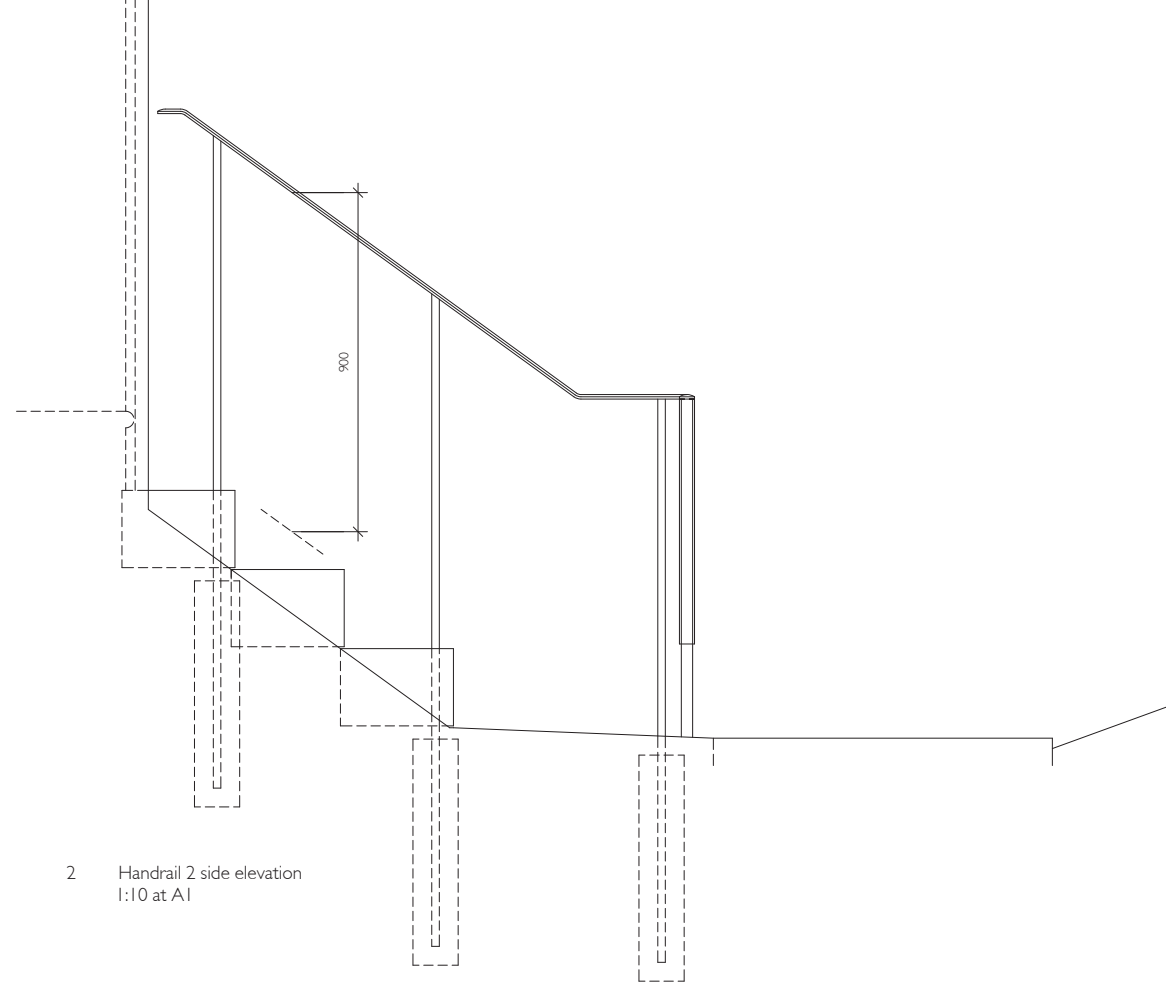
Scale	Date
1:100 & 1:10 at A1	19/11/20
Drawn	Checked
RK	POF
Drawing number	Revision
AS 04	A

Notes

- 1 All mild steel to be galvanized to BS EN ISO 1461. Grit blasted to ISO 8501-1 SA 2.5 and BS 7079 using chilled angular iron G24 grit and immediately galvanized with a 140 micron thickness coating. Coating to be carefully fettled for smooth to touch finish.
- 2 Fabrication joints and details to be confirmed with architect.
- 3 No drilling, cutting or welding to be done after galvanizing.
- 4 Foundation details to be confirmed and to avoid all below ground services and drainage.

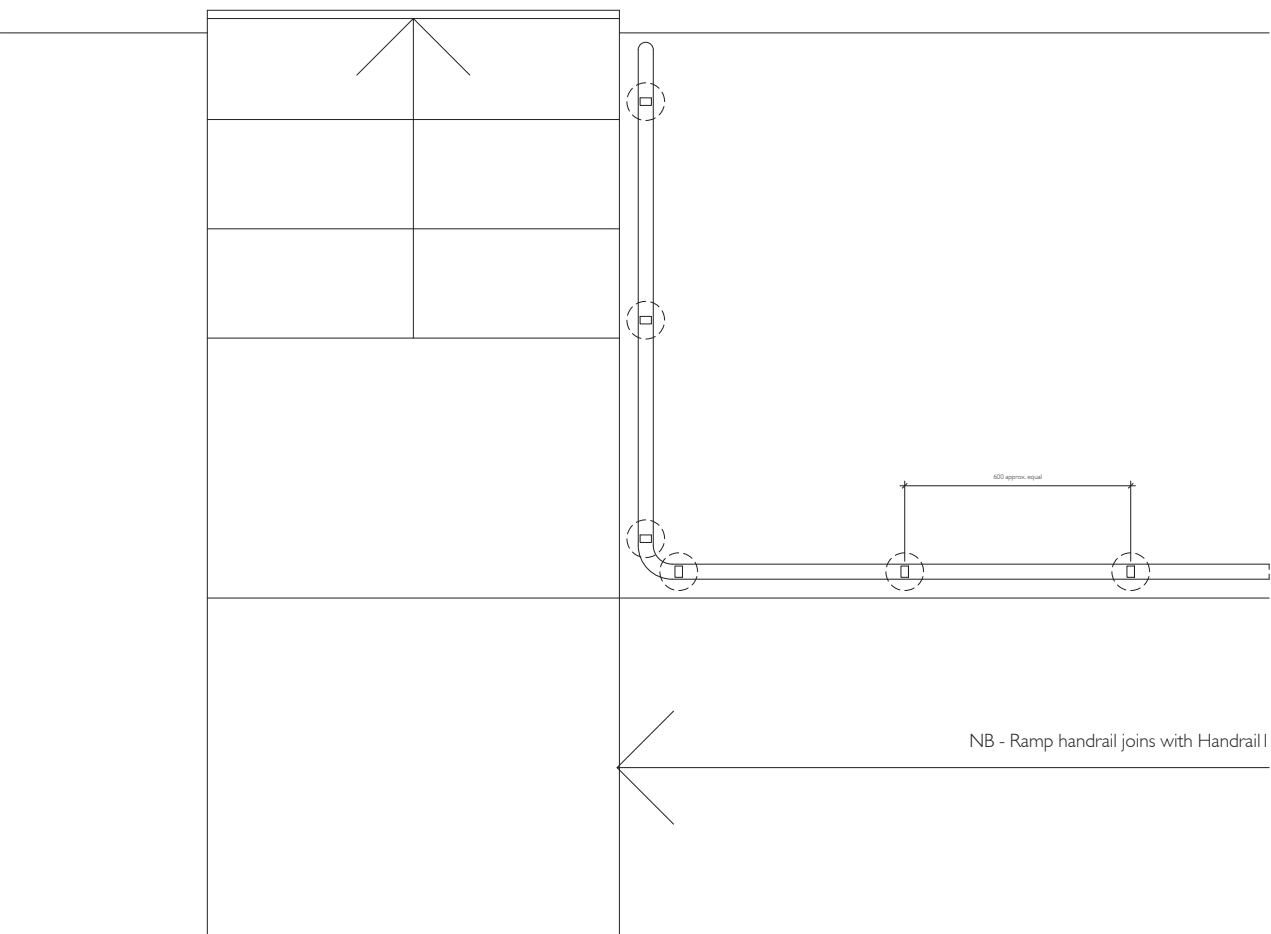


1 Handrail 2 front elevation
1:10 at A1



2 Handrail 2 side elevation
1:10 at A1

NB - BALUSTRADE POST CAST-IN POCKETS TO AVOID NEW DRAINAGE



3 Handrail 2 plan

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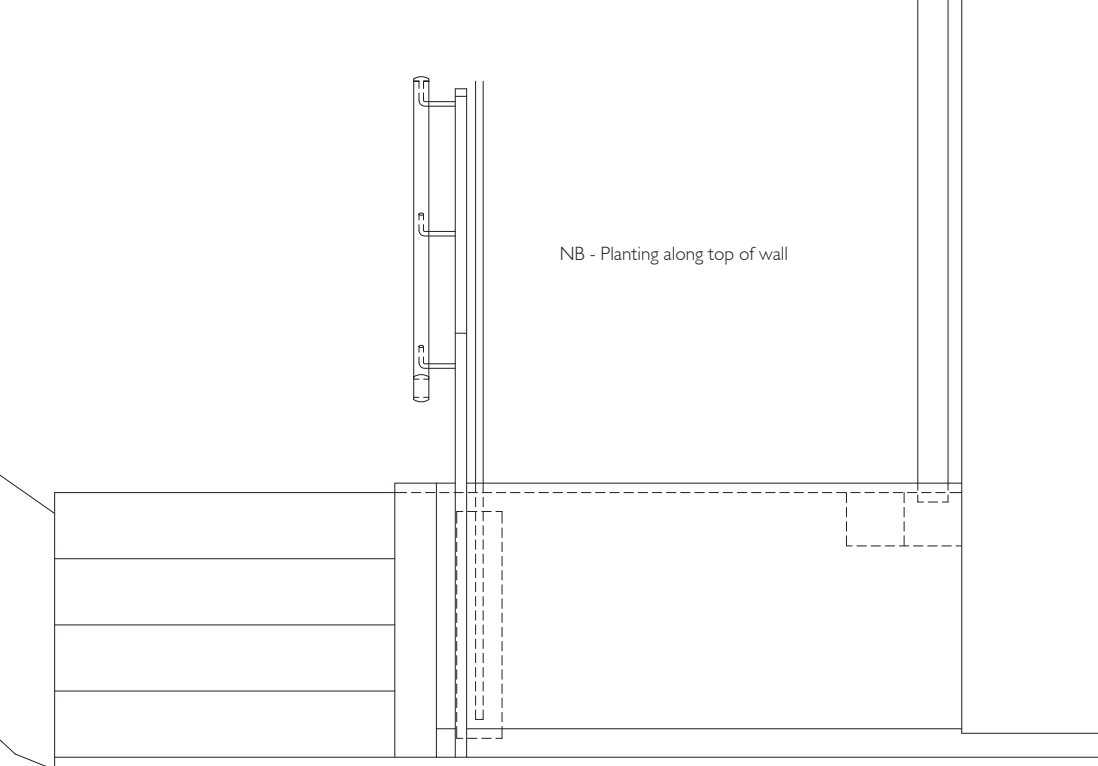
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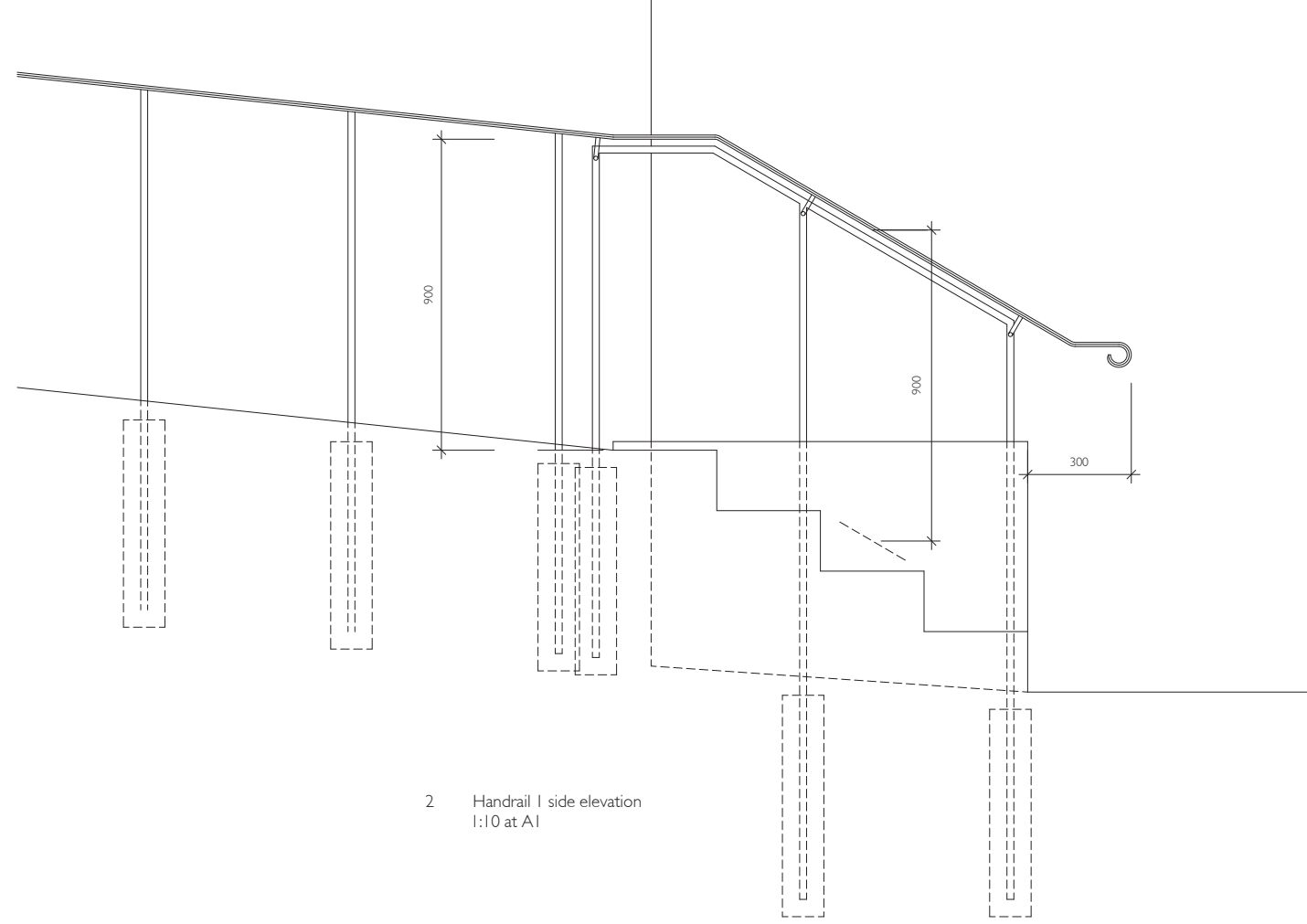
Drawing title
Handrail 2 Proposed

Scale	Date
1:10 at A1	12/03/21
Drawn	Checked
RK	POF
Drawing number	Revision

AS 111 A

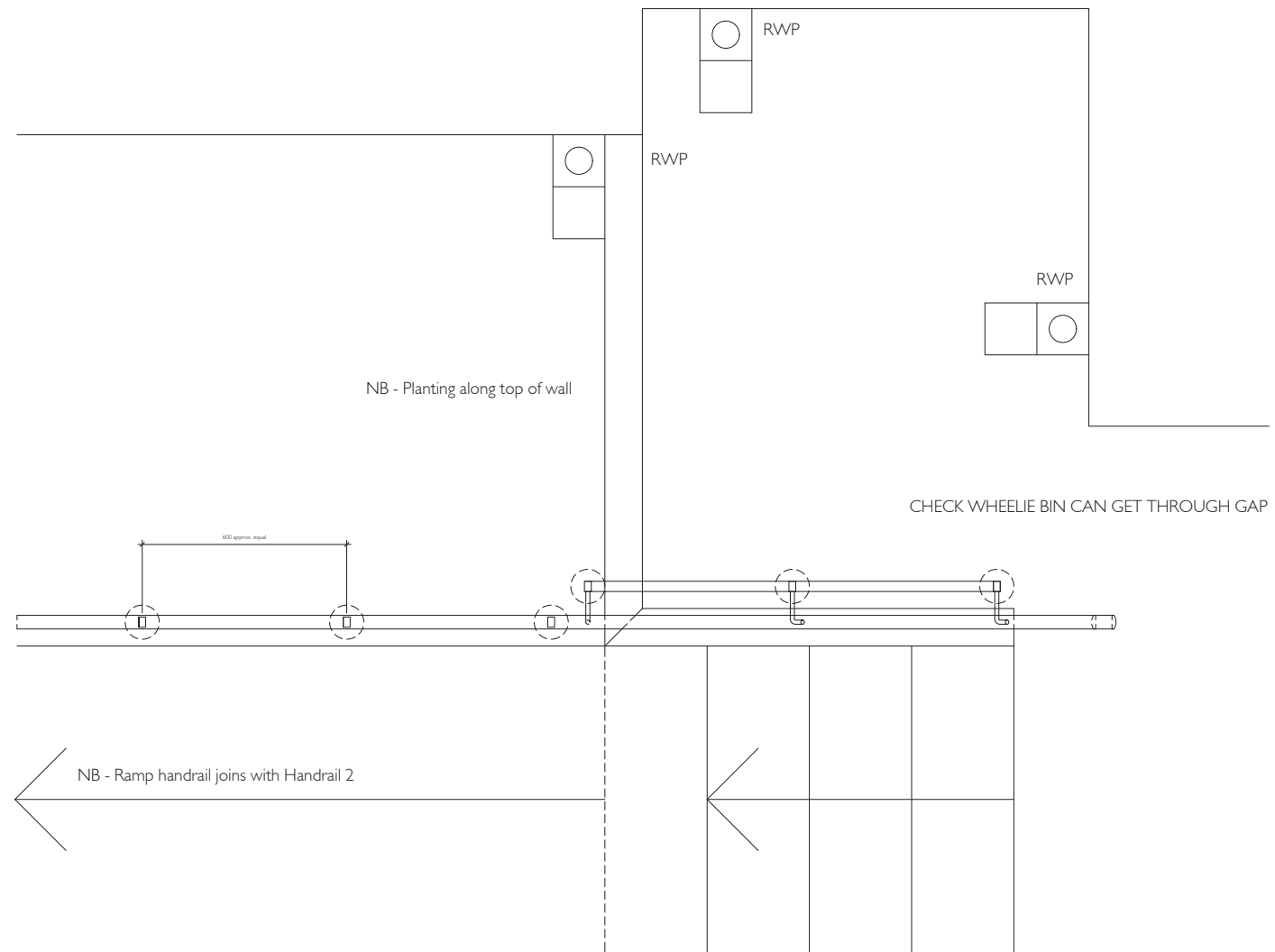


1 Handrail I front elevation
1:10 at A1



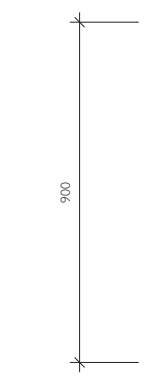
2 Handrail I side elevation
1:10 at A1

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3 Handrail I plan
1:10 at A1

- Notes
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1 Handrail
1:10 at A

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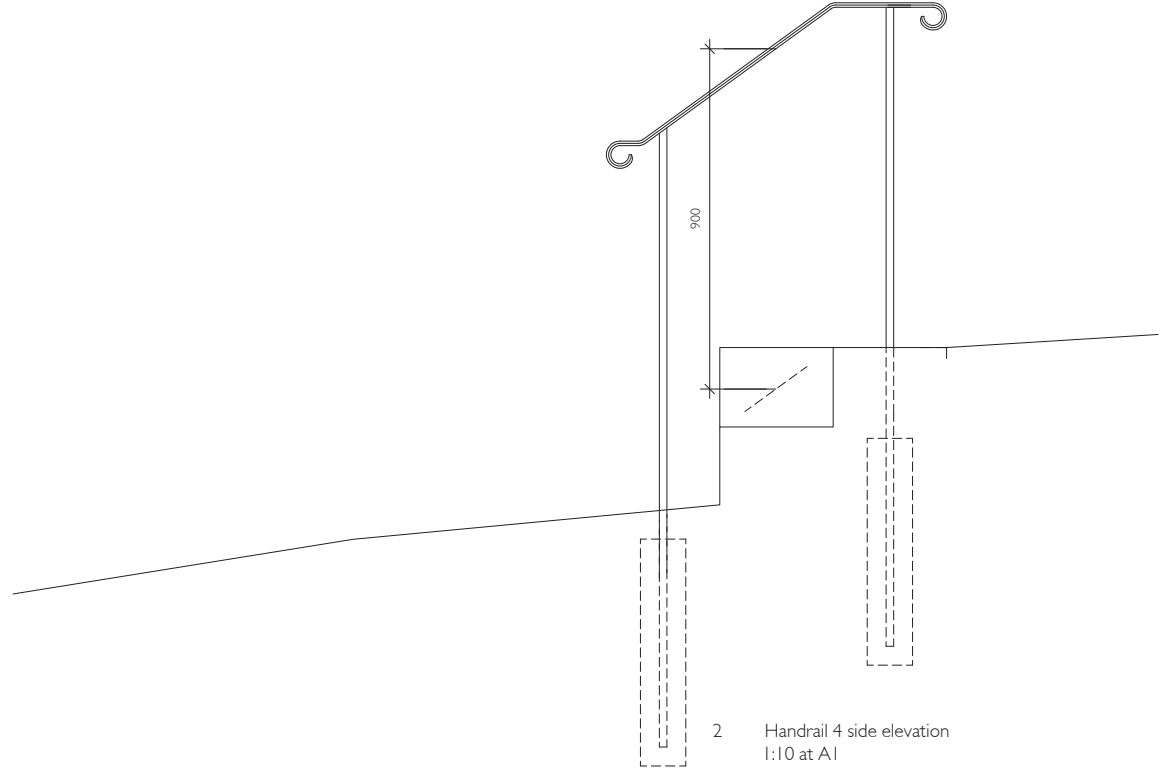
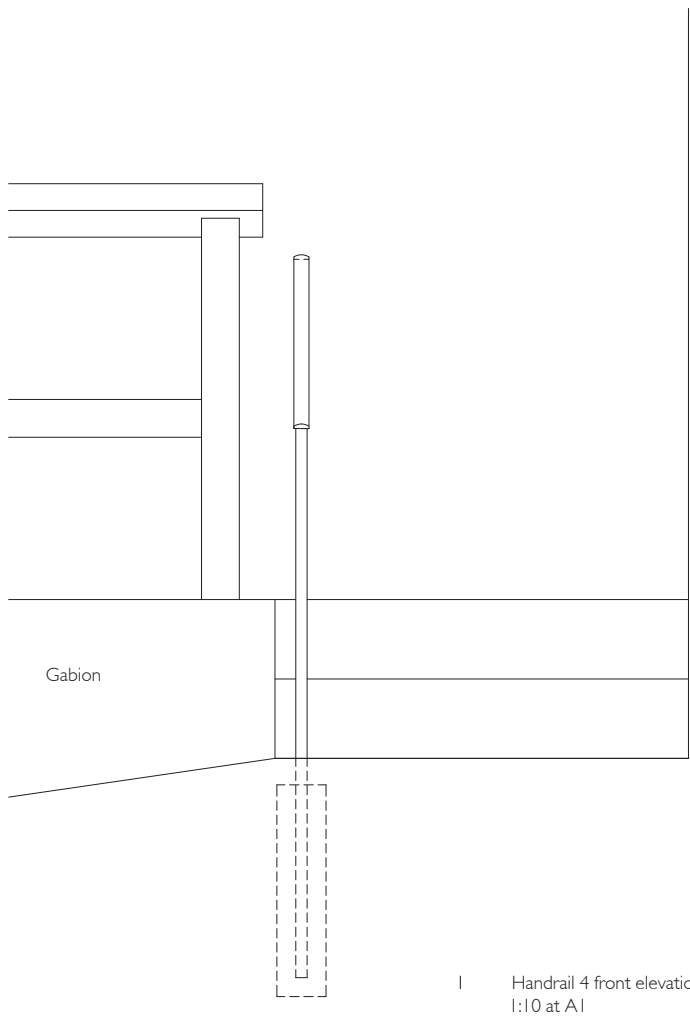
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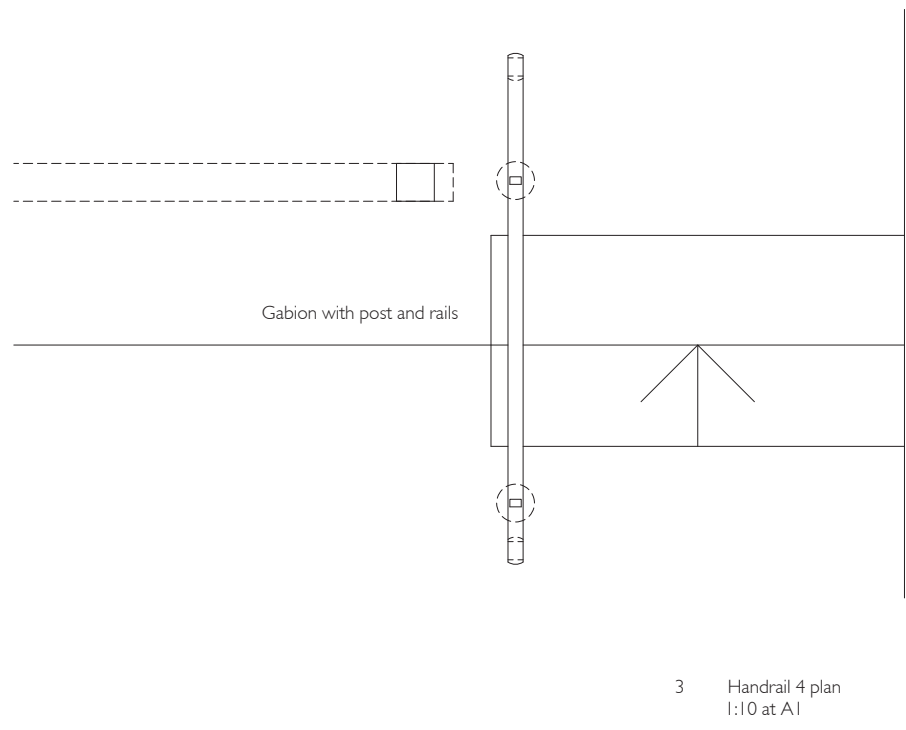
Project
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Drawing title
Handrail I Proposed

Scale	Date
1:10 at A1	12/03/21
Drawn	Checked
RK	POF
Drawing number	Revision
AS 110	A



NB - BALUSTRADE POST CAST-IN POCKETS TO AVOID NEW DRAINAGE



- Notes
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Handrail 4 Proposed

Scale	Date
1:10 at A1	12/03/21
Drawn	Checked
RK	POF
Drawing number	Revision
AS 113	-