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01 Planning

Planning

PA24/08990

Planning approval was submitted to Cornwall Council in 2024 and decided in 2025.

The application sort the approval for:

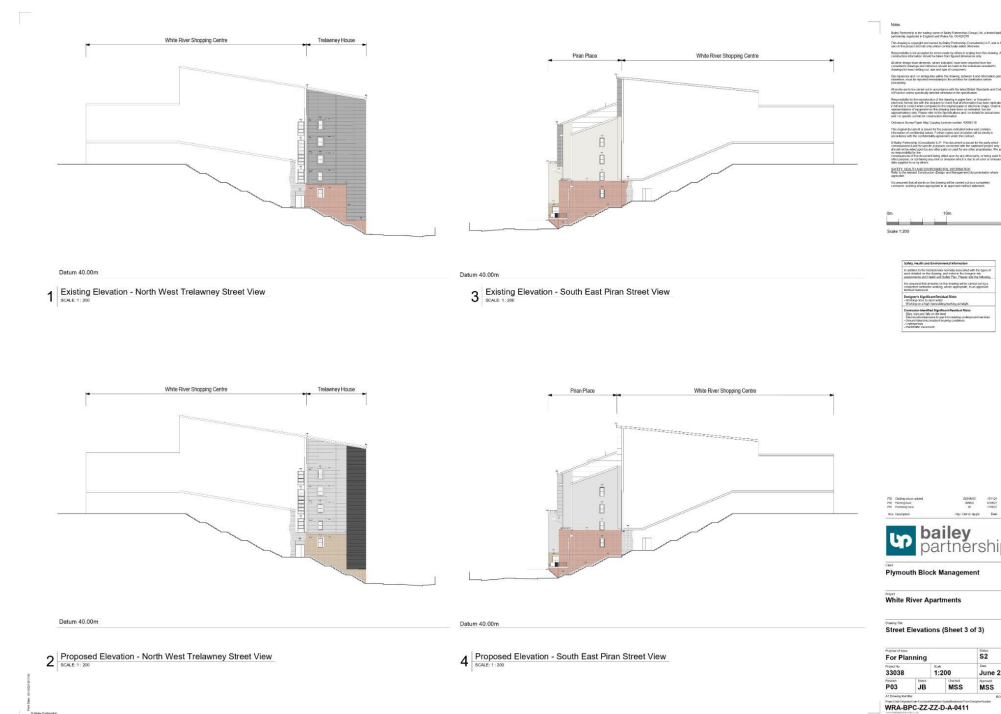
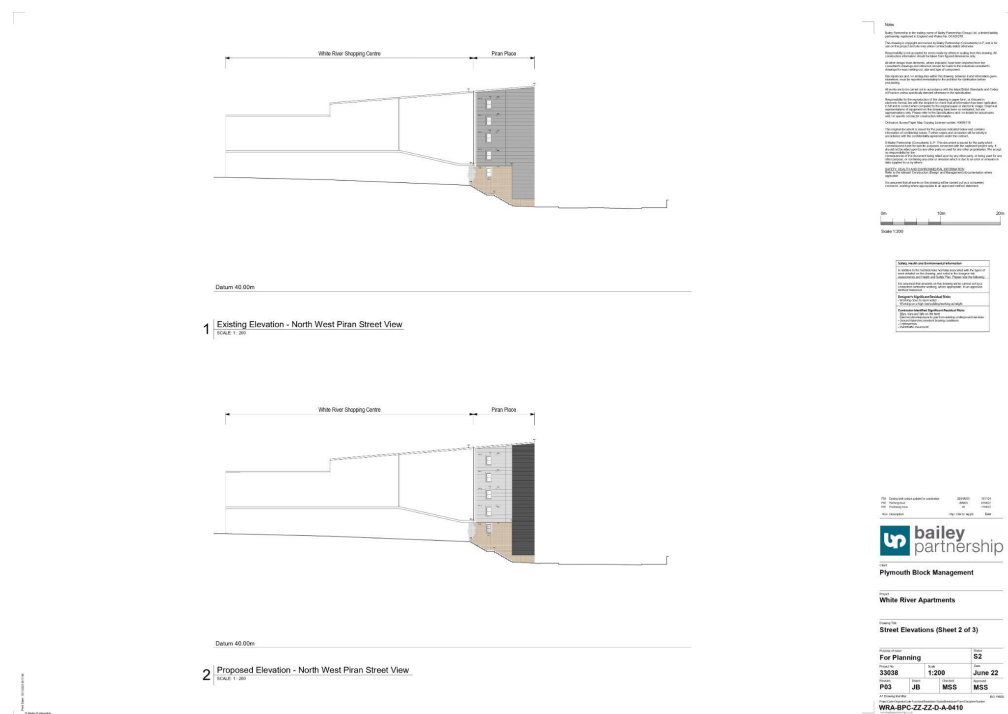
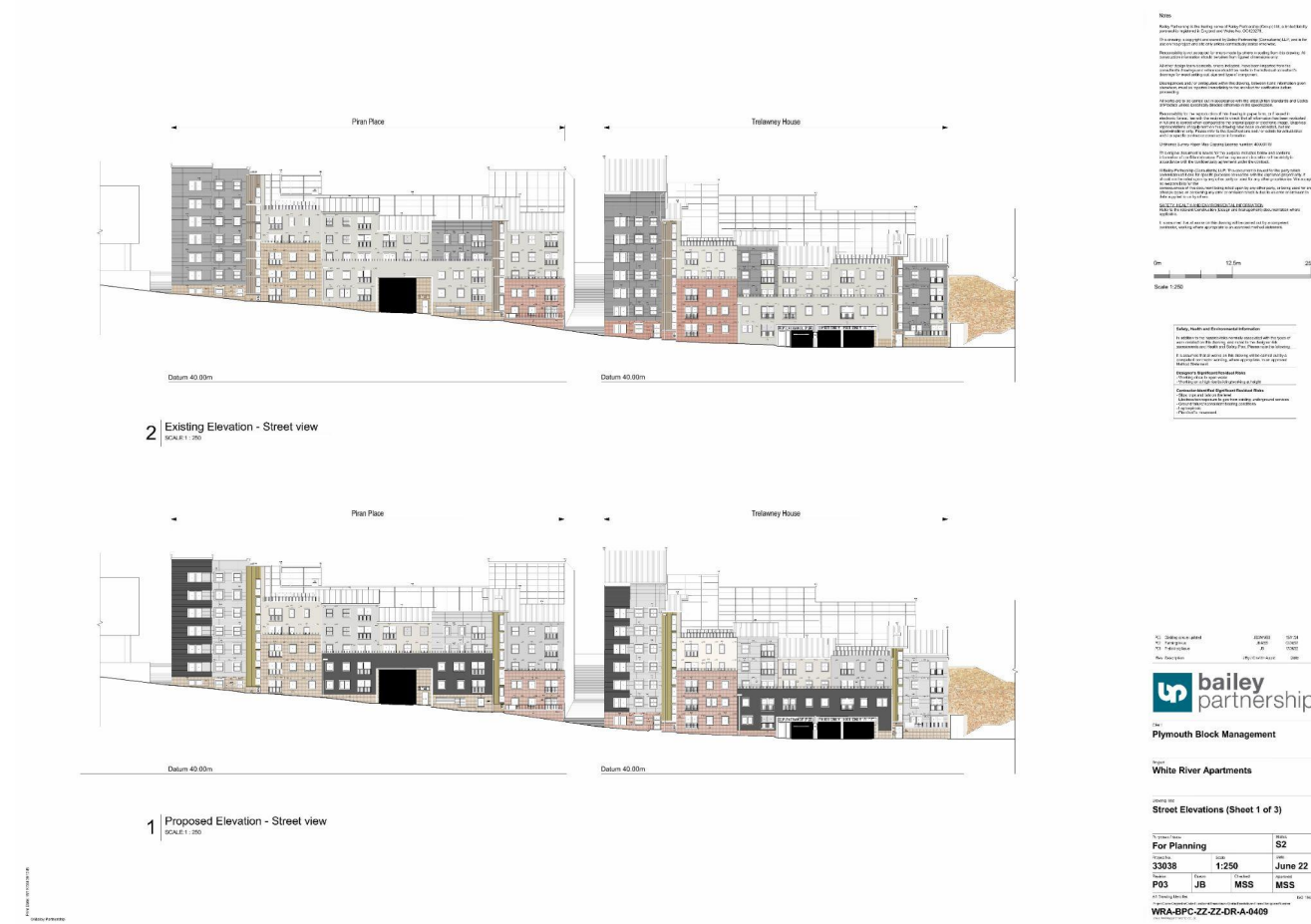
“Upgrade external wall finishes to improve the EWS1 (external wall fire review form) rating without compliance with condition 2 in respect of decision notice PA22/07340 dated 27.09.22”

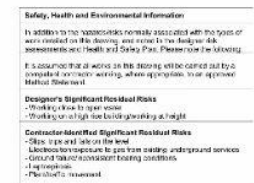
All information is available to view on the Cornwall Council website:

<https://planning.cornwall.gov.uk/online-applications/>

The basis of the application was for:

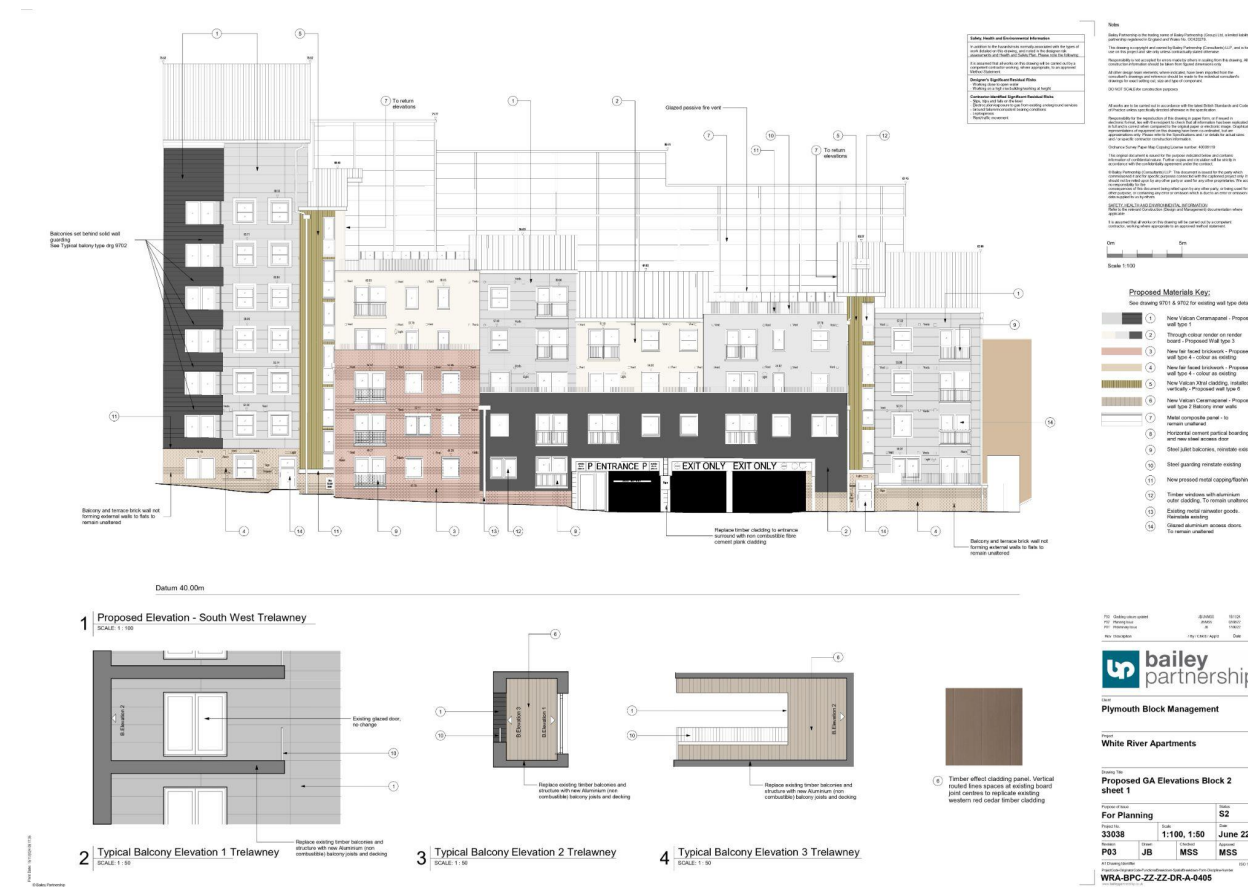
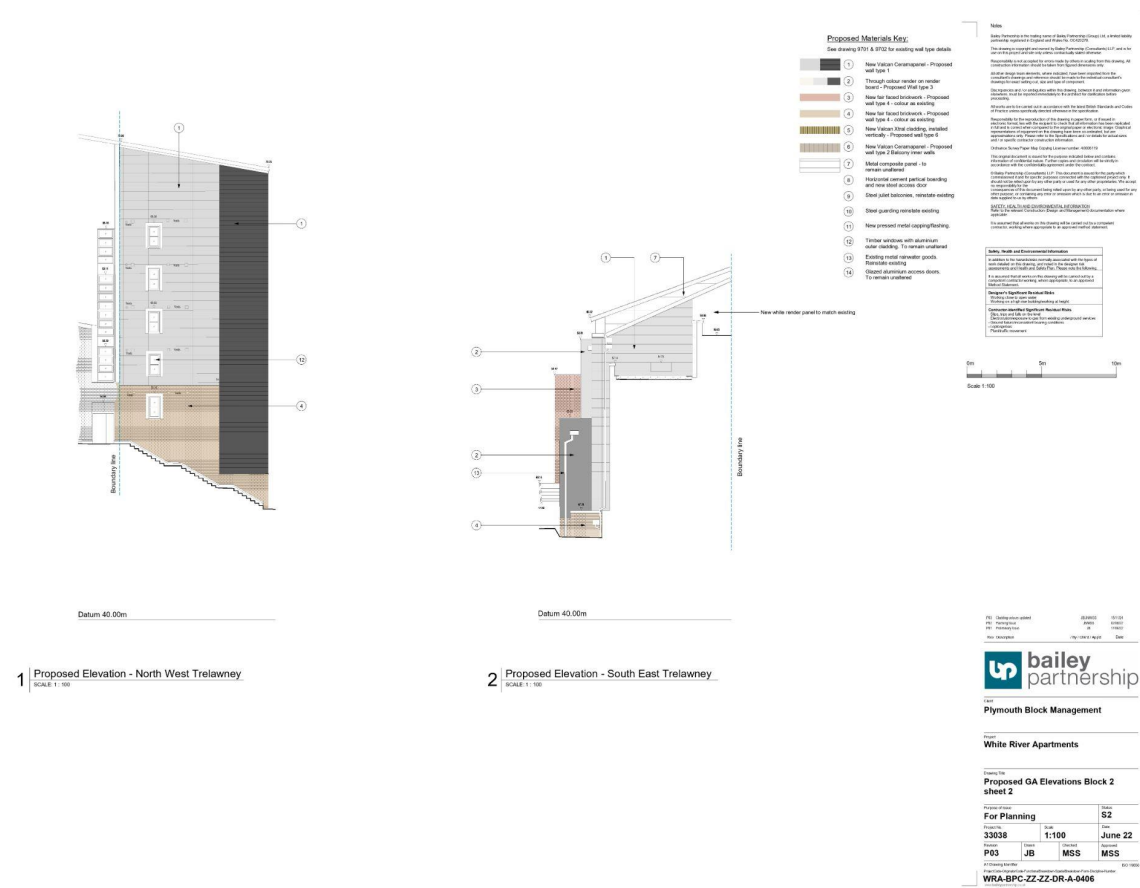
1. Removal of combustible materials from the wall build up
2. Approval of the facade materials and colours





AT Drawing Description: BSC 150000
Project Name: Department of Defense - Joint and Interagency - Special Operations - Joint and Interagency - Special Operations
WRA-BPC-ZZ-ZZ-DR-A-0409
Date: 10/10/2010 10:00 AM

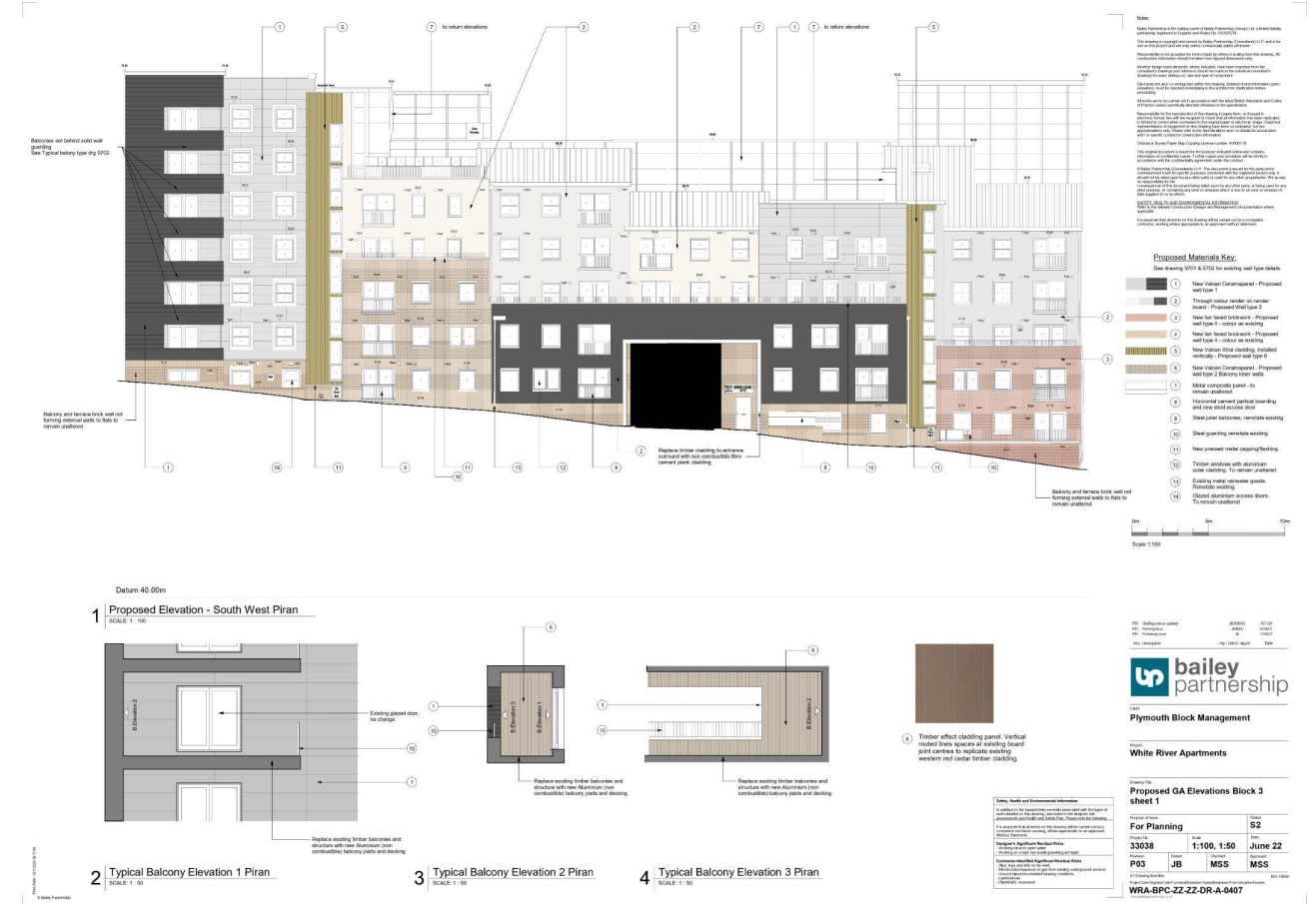
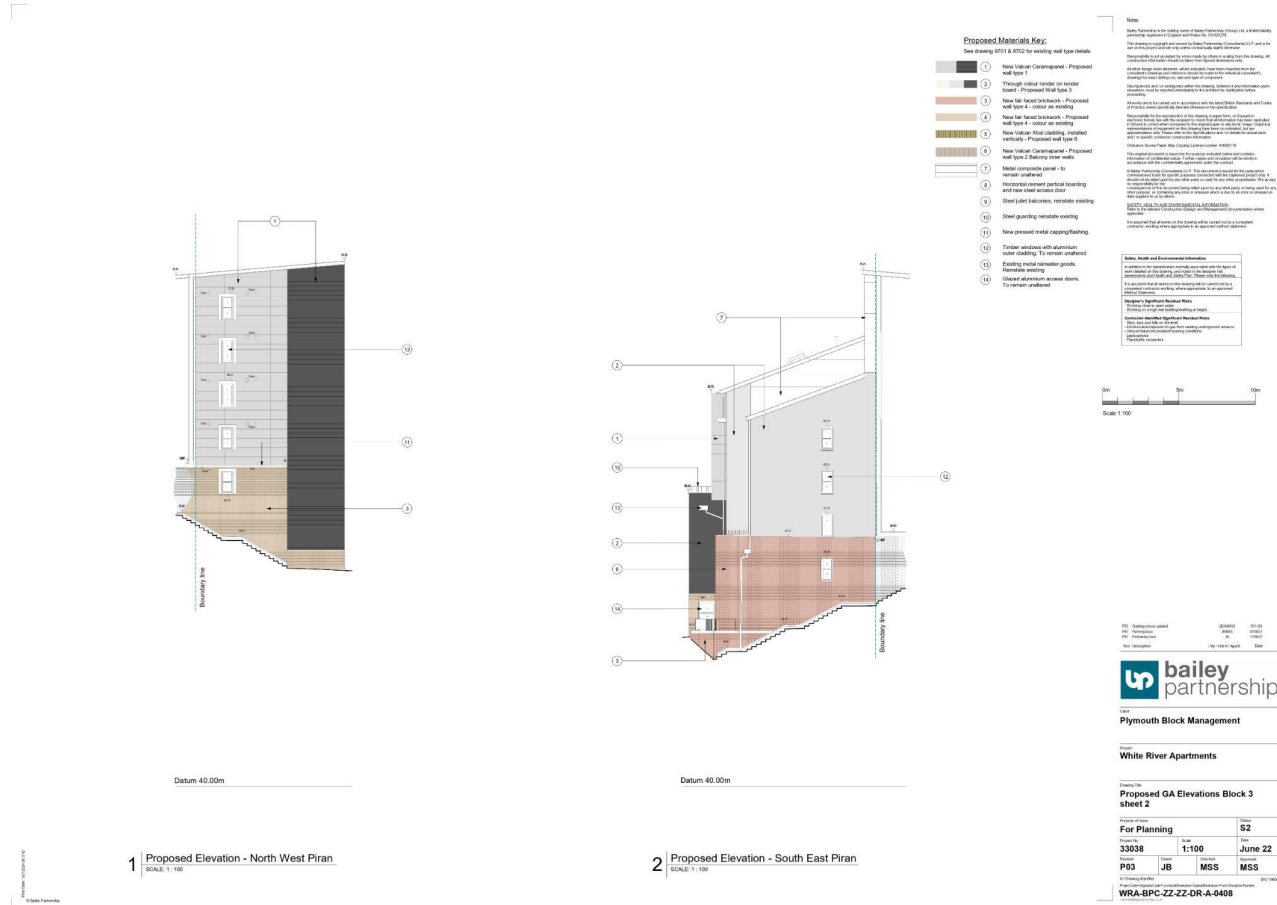
Detailed Elevations



Trelawney House - South West Elevation

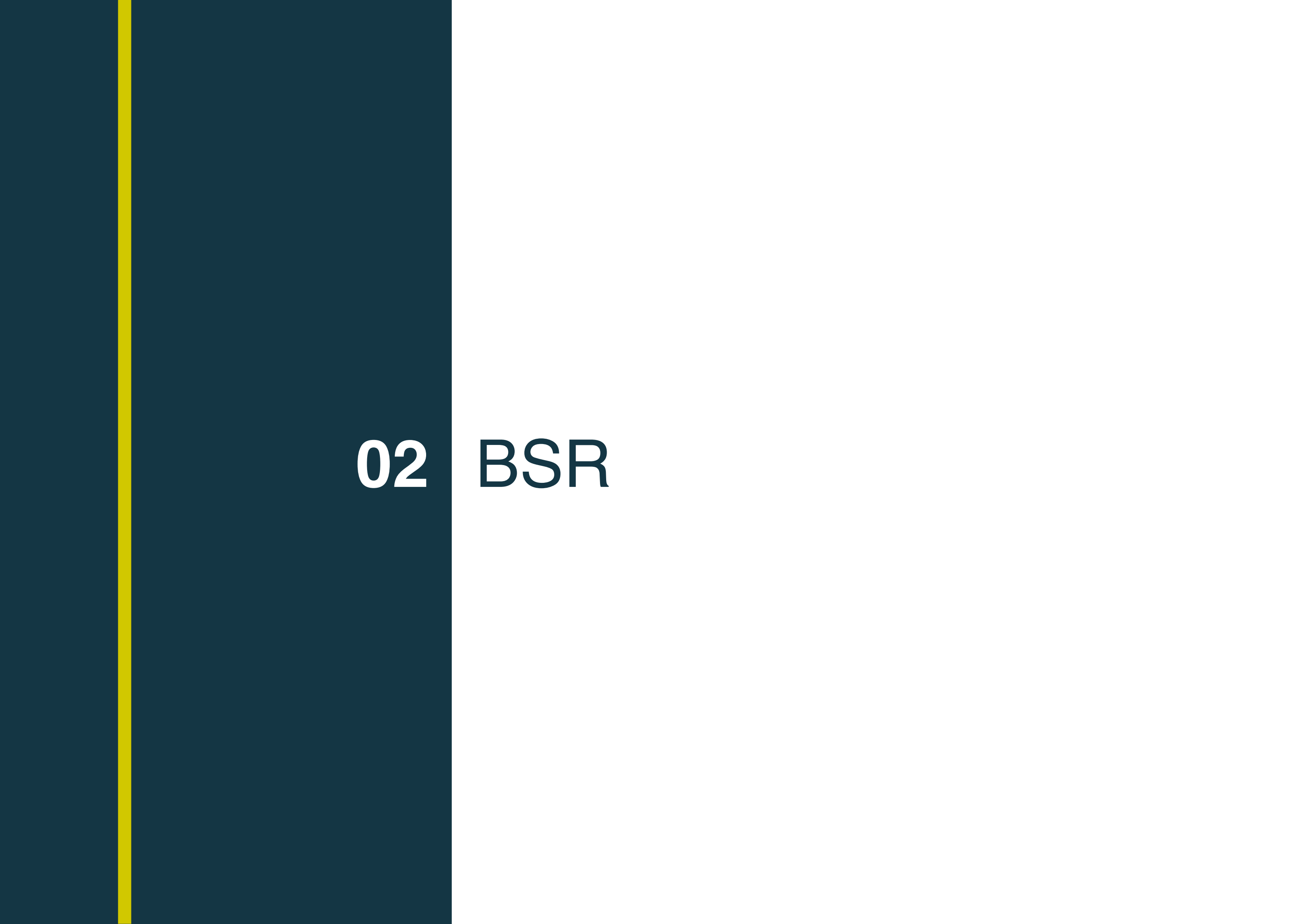
Trelawney House - South East and North West Elevations

Detailed Elevations



Piran Place - South West Elevation

Piran Place - South East and North West Elevations



02 BSR

Building Safety Regulator (BSR)

The BSR application was submitted to the HSE to seek approval for the technical design of the works.

Approval granted this year:

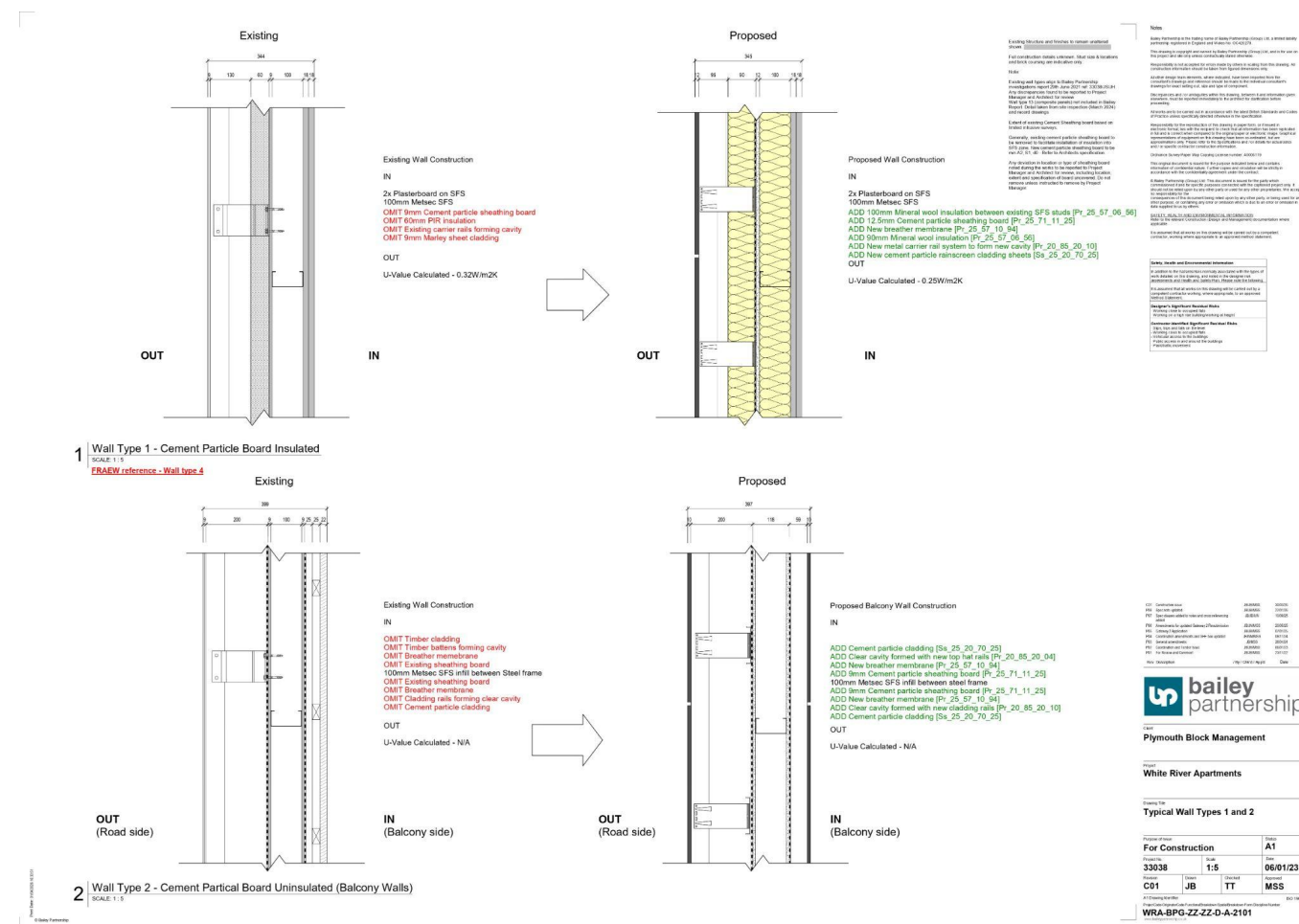
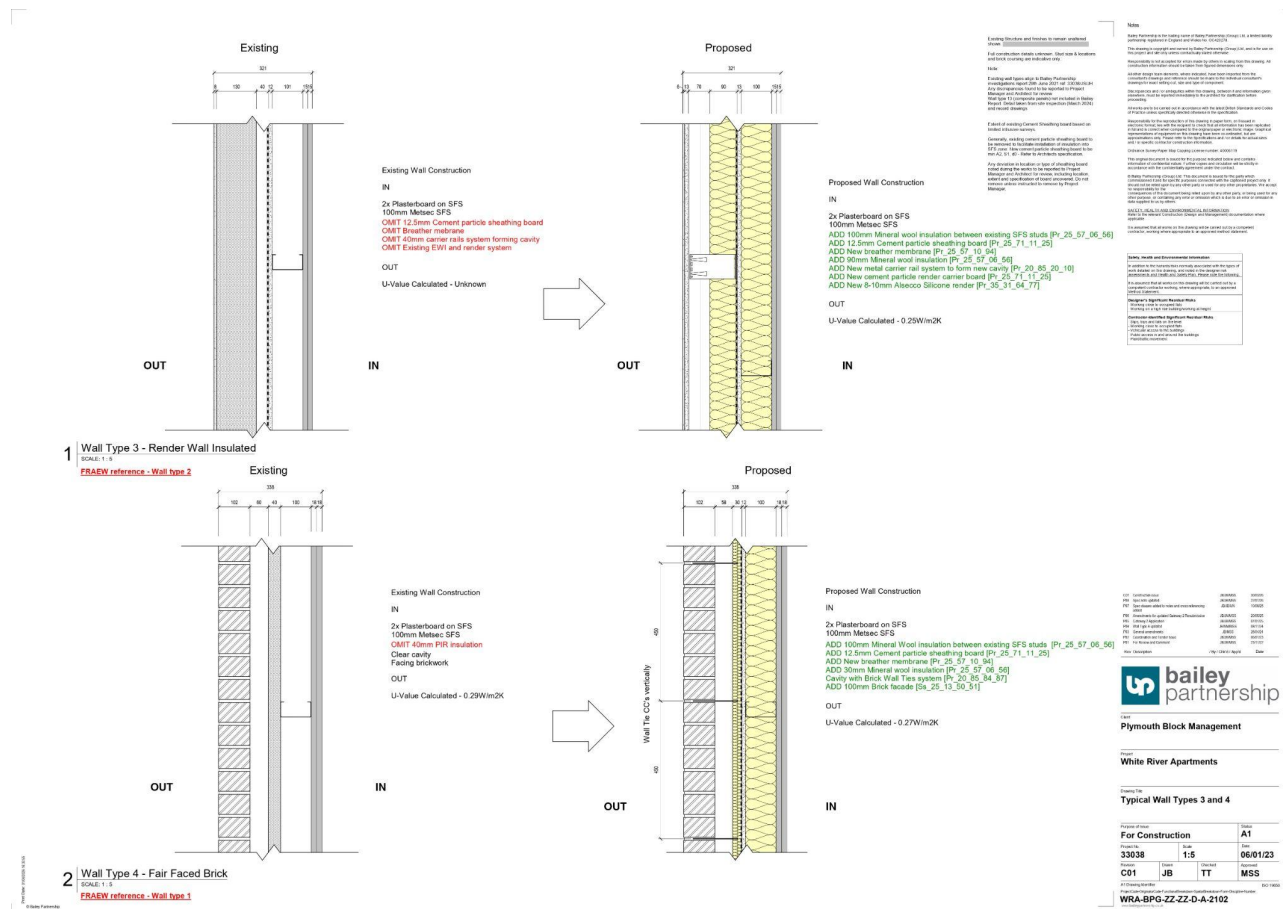
Trelawney - Feb 2026

Piran - March 2026

The approval and technical design covers the remediation of the wall types that are highlighted with in the FRAEW produced by Bailey Partnership.

This includes removal of combustible materials:

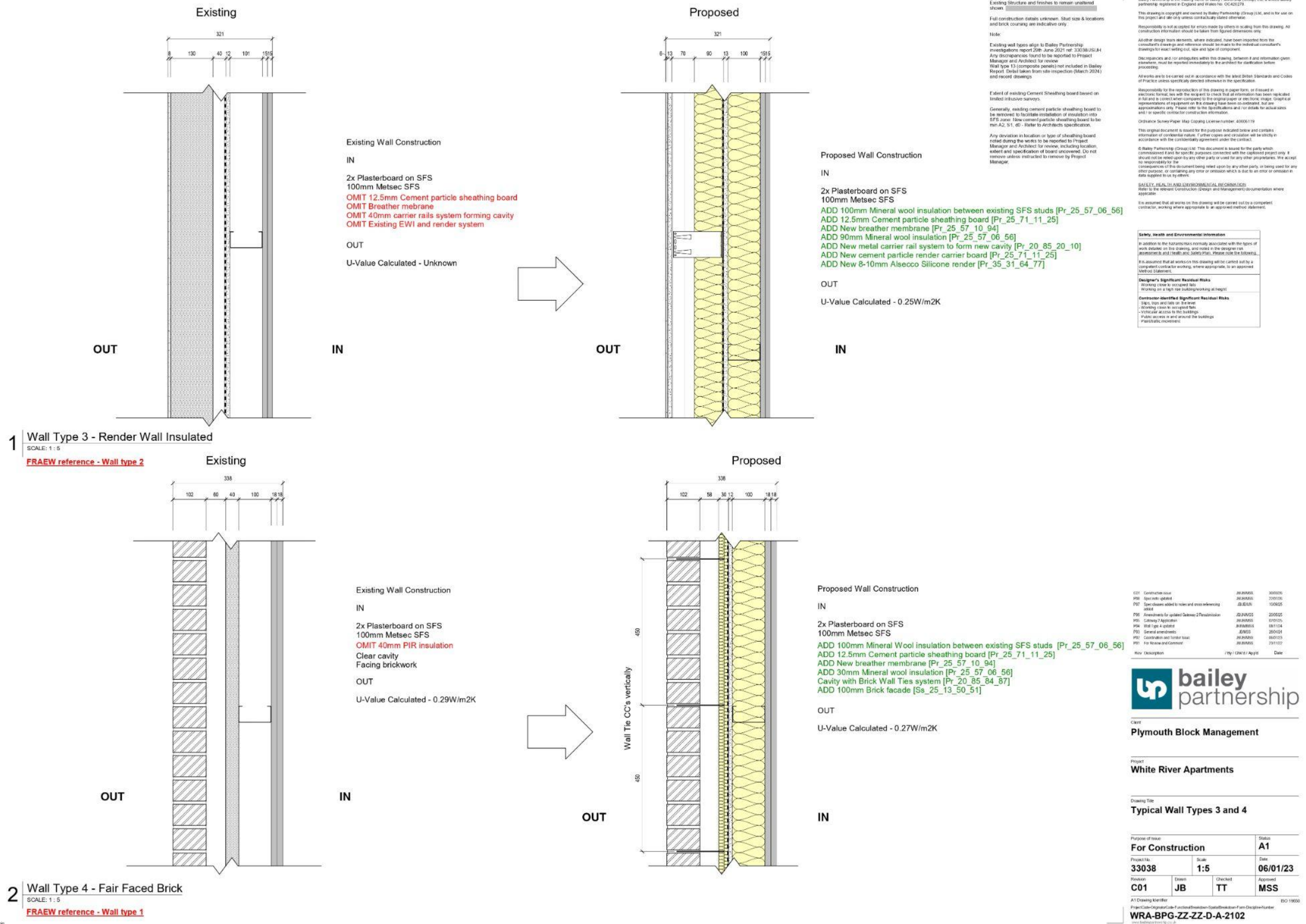
- PIR (Polyisocyanurate) insulation and replaced with Mineral wool insulation
- Combustible breather membranes and replaced with non combustible breather membranes
- Timber cladding and replaced with aluminium cladding

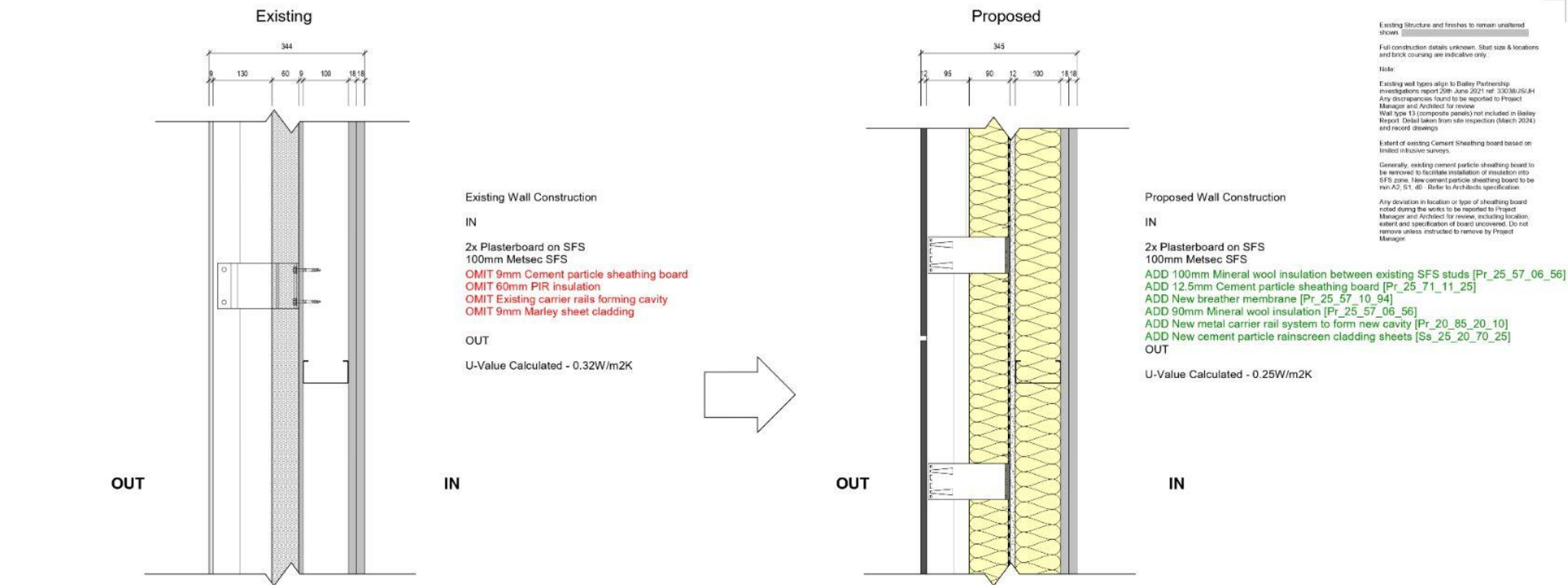


Technical improvements and methodology

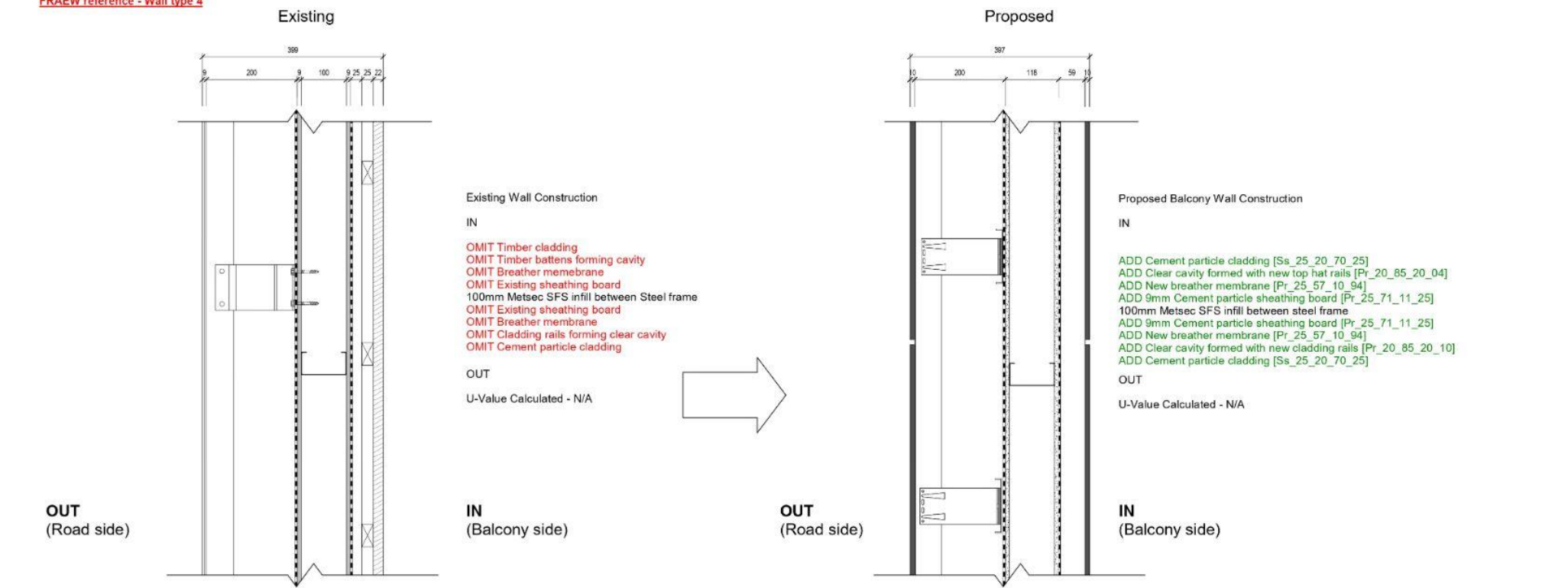
1. Remove combustible insulation and building membranes
2. Remove existing sheathing board
3. Remove existing mineral quilt insulation
4. Install new higher performing mineral wool insulation between the structural studwork
5. Install a new sheathing board
6. Install new building membranes and insulation that are non combustible
7. Install new non combustible cladding

For all wall types installation of new vertical and horizontal cavity barriers





1 Wall Type 1 - Cement Particle Board Insulated
SCALE: 1:5
FRAEW reference - Wall type 4



2 Wall Type 2 - Cement Partical Board Uninsulated (Balcony Walls)
SCALE: 1:5

Notes

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SALTY, HEALTH AND ENVIRONMENTAL INFORMATION

Note to the relevant Construction Design and Management documentation where applicable.

It is assumed that all work on this drawing will be carried out by a competent contractor working where appropriate to an approved method statement.

Safety, Health and Environmental Information

In addition to the hazards normally associated with the types of work detailed on this drawing, and noted in the designer risk assessments and Health and Safety Plan, please note the following:

It is assumed that all work on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Designer's Significant Residual Risks

Working close to occupied flats
Working on a high rise building/working at height

Contractor Identified Significant Residual Risks

Sign. Work and falls on the floor
Working close to occupied flats
Vertical access to the building
Public access in and around the building
Handicraft movement

C01	Construction notice	JL/BNMS	200506
P01	Specification update	JL/BNMS	200506
P02	Spec changes added to notes and cross referencing sheet	JL/BNMS	100605
P03	Amendments for updated Gateway 2 Documentation	JL/BNMS	200505
P04	Gateway 2 Application	JL/BNMS	020105
P05	Construction specification and BEM file update	JL/BNMS	081104
P06	General information	JL/BNMS	200404
P07	Construction and tender pack	JL/BNMS	060103
P08	For Review and Comment	JL/BNMS	201102

Rev: Description: P/ty: C/ty: A/pt: Date:



Client:
Plymouth Block Management

Project:
White River Apartments

Drawing Title:
Typical Wall Types 1 and 2

Purpose of issue:	Status:
For Construction	A1
Project No:	Scale:
33038	1:5
Date:	06/01/23
Revised:	Drawn:
C01	JB
Checked:	Approved:
TT	MSS

A1 Drawing Identifier:
Project Code/Client Code/Functional Description/Specification/Revision Form Designation Number:
WRA-BPG-ZZ-ZZ-D-A-2101
www.baileypartnership.co.uk

SECTION TITLE

Building Safety Regulator (BSR)

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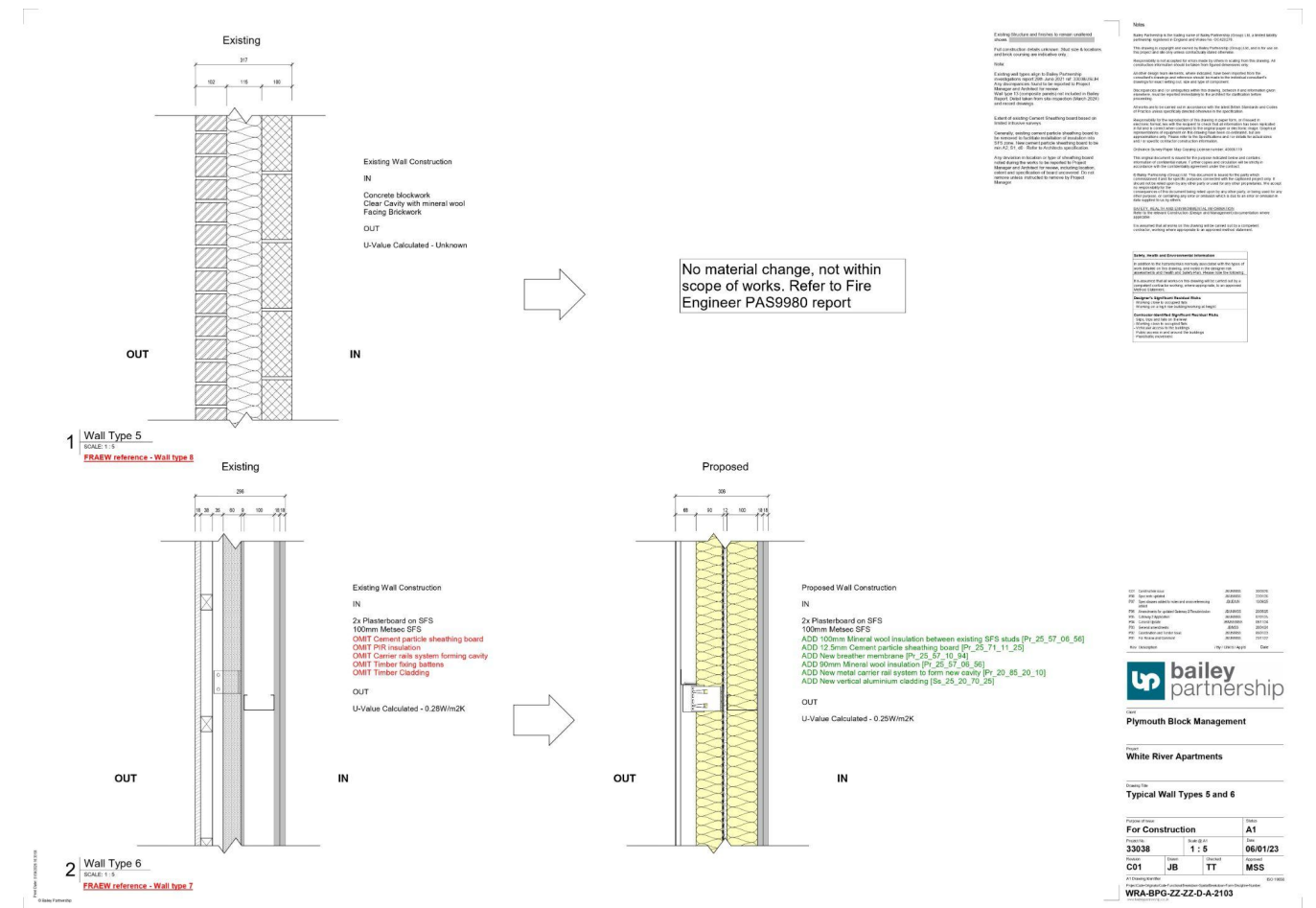
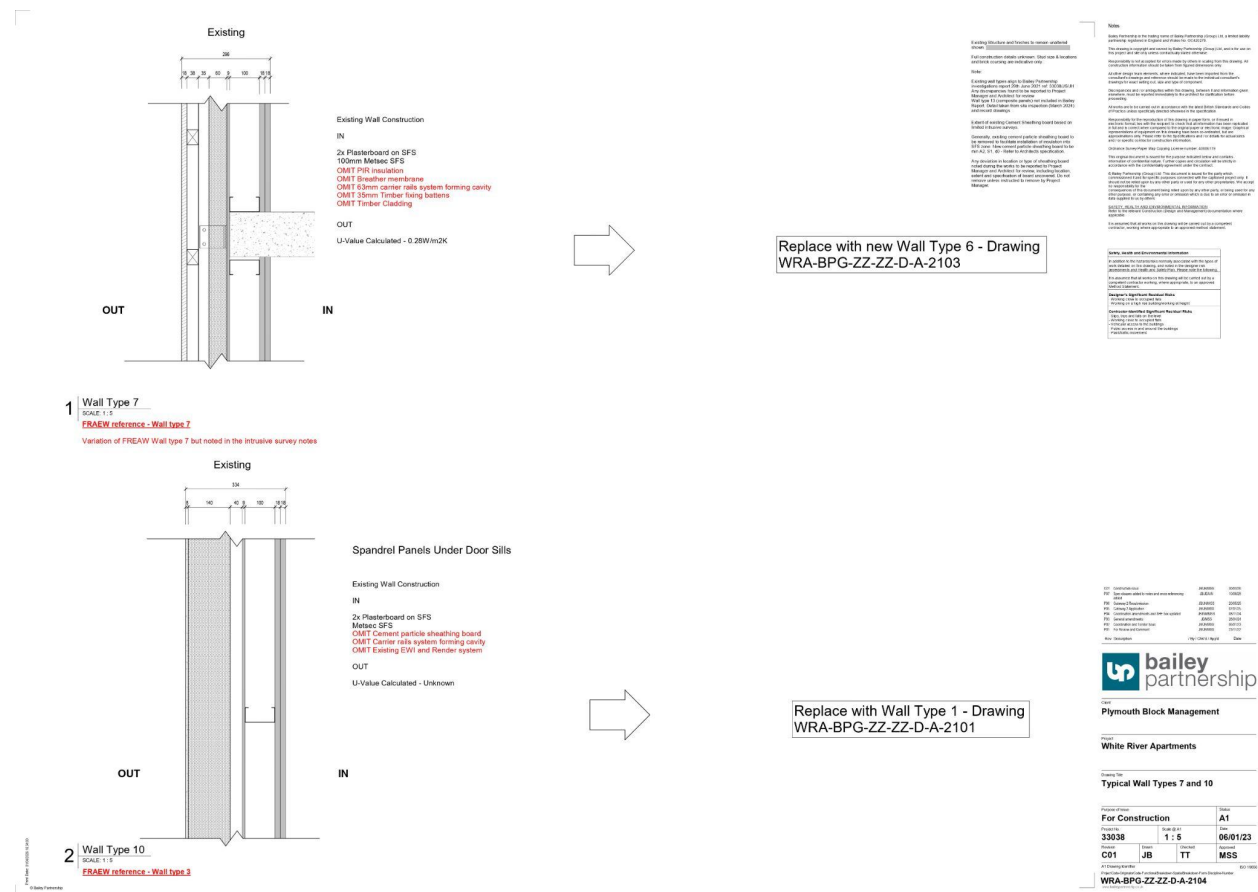
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- Timber cladding and replaced with aluminium cladding



Technical improvements and methodology

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3. Remove existing mineral quilt insulation
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5. Install a new sheathing board
6. Install new building membranes and insulation that are non combustible
7. Install new non combustible cladding

For all wall types installation of new vertical and horizontal cavity barriers