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# Statement Heritage

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## 5 Tehidy Terrace, Falmouth, TR11 2SZ

Heritage Impact Assessment: SH Ref **TEHT1117HIA**

12/02/2018



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*This project was commissioned by Anthony Garner-Patel and carried out by Daniel Ratcliffe BA MA MClfA in November 2017*

*The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.*

*OASIS ID - statemen1-313947*

*A copy of our photographic archive from the project is also available online at <https://photos.app.goo.gl/Z9CA7qW46Jhk1qiT2>*

## Non Technical Summary

*Tehidy Terrace [TEHT\_0001] is situated to the immediate south west of 'North Parade', at OS Grid Ref SW8022333784. The site lies on land sloping up steeply away from the Penryn River estuary as it flows into and becomes Falmouth Harbour, commanding views across the water to Flushing [TEHT\_0065].*

*A Listed Building Consent application is being made to ensure lawful completion of works to stabilise the recently purchased property, so conserving its historic and architectural significance.*

*This assessment presents the result of photographic based assessment recording of the building; a statement of its significance; and a schedule of proposed works detailing their impact on that significance, their justification, and the documentation within the accompanying LBC application.*

*The document refers to our photographic archive for the project in the format [TEHT\_nnn]. Contact sheets of this archive are provided at the rear of this report. This report and those photographs will be deposited with the CSHER and Kresen Kernow / CRO as mitigation for the works to be undertaken per P141 of the NPPF.*

*A draft of this report was discussed with the Conservation Officer as part of an extended pre-application process in order to agree fine details and the scope of the LBC application during November / December 2017.*

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# 1. Introduction and Methods

- 1.1 This report has been commissioned by Anthony Garner-Patel, to assess the significance of 5 Tehidy Terrace, Falmouth which he has recently purchased. Urgent works carried out to stabilise structural elements of the property require Listed Building Consent. This report serves to document the heritage impacts of the works so far undertaken and to inform an application for Listed Building Consent requested by Cornwall Council.
- 1.2 The report responds to requirements in the NPPF (P128) (DCLG 2012) and Cornwall Local Plan (Policy 24) (CC 2016) to ensure that all applications for works to Listed Buildings are based on a proportionate assessment of the significance of any heritage assets affected, including any contribution made by their setting.
- 1.3 Desk based research and analysis has involved:
- A rapid map-regression using available OS 25inch / 1:2500 survey data
  - Consultation of the Cornwall and Scilly Historic Environment Record, particularly the Cornwall and Scilly Urban Survey Report for Falmouth
  - Consultation of the National Heritage List for England
  - Consultation of Archive photography
  - Discussions with builders and owners regarding the scope of urgent works undertaken thus far.
- 1.4 Site inspection was undertaken by Statement Heritage on 27/11/2017. This inspection examined the work and photographed the work undertaken, considered the state of conservation of the property and recorded evidence for its adaption since it was built.

## 2 Historical Background and Map Evidence

- 2.1 Tehidy Terrace [TEHT\_0001] is situated to the immediate south west of 'North Parade', at OS Grid Ref SW8022333784. The site lies on land sloping up steeply away from the Penryn River estuary as it flows into and becomes Falmouth Harbour, commanding views across the water to Flushing [TEHT\_0065].
- 2.2 The entire terrace is one of Cornwall's earliest 'Listings' being included at Grade II since 1949 (the listing being last amended in 1996) The List entry reads:

"FALMOUTH

SW8033NW TEHIDY TERRACE 843-1/3/202 Nos.1-9 (Consecutive) 22/07/49 and attached front and rear garden walls (Formerly Listed as: TEHIDY TERRACE Nos.1-9 (Consecutive))

GV II

*Terrace of 9 suburban houses. Early C19. Stucco and some render on rubble; original grouted scantle slate roof to No.5 and to rear wing, dry slate to Nos 3, 4, 8 & 9, otherwise asbestos slate; hipped ends; brick axial stacks. Double-depth plan plus service wings at right angles to rear of entrance bays. Semi-circular arches, plinths, moulded hoods over ground-floor windows, moulded architraves to 1st-floor windows and moulded parapet cornice. 2 storeys; each house is a 3-window range. Original hornless sashes with distinctive pattern of horizontal panes. Entrance bays are recessed with pairs of moulded round-arched doorways under 1st-floor balconies with original cast-iron railings; petalled fanlights over original 6-panel doors. Rear has many original sashes, also to wings. INTERIOR: where inspected interiors have original moulded ceiling cornices; open-well staircases, panelled doors and window shutters. In each house the ground-floor partition between the entrance hall and the linked reception rooms is articulated to provide a recessed pair of doorways to the centre and a sideboard recess in each room. There are elliptical arches to these and the wide linking doorway. SUBSIDIARY FEATURES: low road frontage walls. Rear gardens are divided by high rubble walls which, where inspected (except to left of No.1), have scantle slate copings with red clay ridge tiles. Probably the best surviving group of such walls in Falmouth.*

- 2.3 The Cornwall and Scilly Urban Survey Report for Falmouth records Tehidy Terrace as being part of 'Character Area 5 – The Terraced Suburbs' being "a large area of terraced suburbs of varying social status".
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- 2.4 Tehidy Terrace is one of three blocks of development likely to have been bought forwards by the Basset Family of Tehidy Estate, north of Pool to take advantage of the mercantile fluorescence of Falmouth at the late 18<sup>th</sup> century.
- 2.5 'Stratton Terrace'<sup>1</sup> was the first block laid out, with no's 1 and 2 built by during the 1790s, whilst the 3 storey short terraces and semi-detached houses of 'Dunstanville Terrace' dates to about 1800 (Falmouth CSUS, 29). Tehidy Terrace itself represents further development during the 1810s-1820s. The names chosen all relate to the Bassets.
- 2.6 These development plots appear to have been laid out in advance of their being 'built out'. Evidence for this includes the distinctive boundary walls [TEHT\_0114] which are a feature of the Basset developments here. These exist around both Tehidy and Stratton Terraces, extending along the east of Penwerris Terrace and down the boundary between Stratton and Dunstanville Terraces.
- 2.7 It seems likely that the Basset's were following the land lease system of speculative building established by the Earl of Southampton for his Bloomsbury Square development. They are known to have followed this model for their In this model a landowner made plots available for a short period at a peppercorn lease to builders for a limited time, in which builders would be able to build out the bare carcass of a house for sale. This benefitted landlords by passing the risk, and capital investment, of the development of their estates to the builders.
- 2.8 The layout of the area is shown on the 1880 25 inch to the mile OS plan.
- 2.9 The 1880 plan shows the current building and plot, essentially as it is today. The plan form of the terrace is repeats, with the houses built in pairs – the main range being square in plan, with each pair featuring a rear linear service wing – these being of less regular plan.
- 2.10 Of note is that no 5 is depicted as having a service wing initially of standard dimensions (for the terrace) immediately to the rear of the main house, before narrowing, at the point where it does today, and extending fully to the central division between the plots of Tehidy Terrace and the smaller lane behind, divided at this time between plots with buildings immediately behind each house, before separate plots at the top ends (south west) occupied by orchards and small buildings (which may have been stables). This extension takes in the footprint of the current outbuilding. A small glazed conservatory is shown adjacent to the French doors of the dining room – the archaeological traces of which survive today in scars above the French doors and above the kitchen door.

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<sup>1</sup> Despite the name the development form of 'Stratton Terrace' is that of large detached or semi-detached villas'

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2.11 The layout is essentially unchanged on the 1907 survey, except for changes to the rear plots, which had been amalgamated with those of the houses, with most of the small buildings at the top ends to the south lost.

2.12 Notably the 1969 survey no longer depicts the full length of the extension, showing it to the current dimensions and without any sign of the outbuilding. It is possible that this building survived as a ruin before being rebuilt more recently.



## 3 Statement of Significance

3.1 Historic England's designation selection guide Domestic 2: Town Houses notes that houses of the date 1700-1800 surviving in "anything like their original form should be listed" (p9). In regards of 'Later Georgian' terraces the selection guide notes that "[these] survive in considerable numbers, and discretion is required when assessing the more standard or more compromised examples". Based on our inspection (see photo contact sheet and section 4 below) Tehidy Terrace in general and number 5 as a representative example continue to meet these basic criteria for listing. This section uses the heritage values as described by Historic England in Conservation Principles (2017 draft) to evaluate the significance of Number 5.

### Architectural and Artistic.

- 3.2 Number 5 Tehidy Terrace displays most of the classic architectural features of a Georgian terrace of its date in an outstandingly complete and well conserved fashion. The classically influenced treatment of its external elevations, with classic copy book features such as portico'd entrance, stucco render, cast iron balcony detailing, elegant sash windows, rich string mouldings and cornices, parapet, and cast iron down pipe represent very strong design integrity (completeness) [001-007].
- 3.3 The significance of the principal elevation is heightened by the unusual pattern of the sash window glazing and the full length of the ground floor windows [006].
- 3.4 Inside the main range provides a similarly complete little altered yet comparatively restrained example of Georgian interior style. The completeness of the interior mouldings narrates the degree to which order, classification and hierarchy underpinned the Georgian aesthetic, narrating the status of each room, with the complexity and opulence of mouldings differentiating the status of the different upstairs rooms. The hallway and two reception rooms retain the richest mouldings window and door joinery and chimneypieces; whilst the grand master bedroom with less complexity apparent within bedroom 2 (either intended for guests or as an office), bedroom 3 and the bathroom – likely originally children's bedrooms / nursery.
- 3.5 The interior architectural value of the main range is particularly emphasized by the near complete survival of interior joinery, particularly the complete sets of shutters, original hinges and other shutter ironmongery.
- 3.6 The interior architectural value of the main range has been harmed by the loss of the original floor surfacing and structure and of the skirting boards and casings for the rear French doors in the dining room as a result of rot and recent remedial removal.
- 3.7 The bathroom has seen loss or concealment of original mouldings although it retains an original fitted cupboard and borrowed light.
- 3.8 The architectural values of the service range are closely related to its evidential values, in that they lie within the evidence of its 'ruder' construction (which has in no doubt contributed to its poorer survival). The architectural concealment of this part of the building (ie out of public sight, and to a large extent, the sight of residents and visitors) reflects the pretensions of the Georgian aesthetic.

- 3.9 The simpler architectural treatment of service wings in no way renders such architecture of less value, indeed largely due to its poor construction, low social status, and obsolescence in modern social life, such architectural evidence is today much rarer than that of 'higher' social classes and of great illustrative historic significance.
- 3.10 However, at 5 Tehidy Terrace, much has been lost from the service wing, including original windows, plan forms, decorative finishes, floor structures and finishes, and original kitchen fixtures.
- 3.11 The archaeological evidence of historic decorative coverings within the service range see [138 – 139] is fragmentary but noteworthy, if adequately recorded here. The presence of these fragments on principle rafters indicates no attempt was made to conceal these structural roofing timbers – indicating the lack of architectural pretension extended towards servants.
- 3.12 There is ample evidence that much of the losses of architectural value within the service range long pre-dates the current urgently undertaken works – the extent of which is documented by the survival of removed 'dot and dab' marks for plasterboarding [0095] and plasterboard screws [0139] the incompatibility of the plan form depicted on the estate agents plans with the evidence of first floor fireplaces and fenestration and blocked first floor window opening [0092] [0151] as well as the poor quality timber framed infill [0136], hung fibre slates [0120] of the south western elevation; and poor (already rotting) reproduction sash and casement windows. This evidence, taken with the historic map evidence indicates the collapse or demolition of the southern end of the service wing by no later than 1967 and its further renovation by the later 20<sup>th</sup> century.
- 3.13 The northwestern wall of the service range demonstrates the meanness of construction of the service range, much of the walling being of no more than 300mm in thickness in contrast to the substantial walling of the main range and even the now mostly demolished southernmost range of the service wing [0093]. This walling is of inadequate robustness for its otherwise vernacular materials and construction. Combined with the poor structural joinery employed in the later twentieth century works (photos supplied by client indicating this was not tied in at wall plate level and that window lintels were replaced with untreated timber of inadequate scantling) this wall is now of significant concern to builders and the structural engineer on the project. Works to renew the first-floor structure, upper storey ceiling structure, the introduction of steel reinforced window lintels and cementitious interior rendering of this wall have been intended to stabilise this wall, although may inadvertently have involved some loss of original fabric and work not to normal conservation first principles.

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## Historic

- 3.14 Georgian architecture helps to narrate the consolidation of a mercantile economy and its attendant middle class (and the status differentiations within that wage dependent economy) through the 18<sup>th</sup> and early 19<sup>th</sup> centuries.
- 3.15 Tehidy Terrace exemplifies the way the fundamental historic importance of this process to the development of Falmouth following the establishment of the packet service and its exponential growth as a mercantile, revenue and provisioning port during this period.
- 3.16 The illustrative historic value of the terrace as a whole is consolidated by the associative value of the Basset developments, legible in the naming of the terraces of the area and in the distinctive walling of the area.
- 3.17 Within the building the differentiation of social space not just within the main range, but between the main range and service ranges is significant. This differentiation is most clearly articulated by the hierarchy of architectural mouldings around the building (including the different treatment between the outside and inside door cases of lower status rooms). This value is conserved best within the main range, and does not survive well within the service range.

## Archaeological

- 3.18 Historic England's 2017 re-draft of its *Conservation Principles* notes that archaeological interest "includes above-ground structures" ... "potential for research may exist in buildings and landscapes as well as buried archaeological sites. Previous decorative schemes may be concealed by later wallpaper, for example"
- 3.19 At 5 Tehidy Place inspection at this point of the building's history allows investigation of a number of interesting research questions including:
- How was the Georgian ideal of order represented within a speculatively built but high status terrace within Falmouth?
  - How did Georgian speculative building practices translate into local 'vernacular' materials such as rubble walling?
  - What evidence survives of the treatment and form of servant accommodation?
  - How has the building's form changed through time?
- 3.20 The survival of architectural form means that the building retains considerable potential for tackling questions of social space.
- 3.21 There remains potential, not yet explored fully for examining the construction methods used within the building, although this potential would likely involve destructive investigation not warranted at this time.

- 3.22 The evidence of decorative finishes recorded within the service wing is of fairly low significance but is worthy of inclusion on the Historic Environment Record having been captured by this report.
- 3.23 This report advances knowledge of the development of the plan form of the building, identifies the survival of a basement room where the service wing has been shortened and evidences twentieth century changes to the roof coverings and service wing arrangements.

## 4 Proposed Works

This section sets out room by room a schedule of works, their justification and the associated documentation to be submitted alongside the LBC application, for the conservation and enhancement of 5 Tehidy Place. The recommendations below have benefitted from pre-application discussions with Nina Paternoster, Senior Development Officer, Cornwall Council Historic Environment Planning Team on Wed 6<sup>th</sup> November.

### Main elevation [001 –003]

#### 4.1 Significance: Very High Architectural

- Formal classical portico [006] featuring stepped base; fluted ionic pilasters headed by ogee corbels with leaf stops supporting balcony which acts as and features elaborate cast iron rail. The composition frames original 8 panel door (centrally reeded to give the impression of a double door) over which is a semi-circular fan light.
- 2 x 6/8 sashes on GF. 3 x 6/6 sashes on FF all framed in deep mouldings. As was fashionable for early 19<sup>th</sup> C GF sashes are extended nearly to floor. Panes have distinctive horizontal emphasis.
- Classical corbelled cornice hoods over GF windows deep projecting cornice below parapet hiding roof slope.

#### 4.2 General: LBC not required.

- This elevation appears to be in a good state of repair. We recommend mineral paint finishes only are applied to the stucco render in its future maintenance.
- The windows should continue to be repaired and maintained appropriately, using a traditional joiner as necessary. Correctly maintained they should give many more decades of service. This is the case for all windows of main range. Client is referred to <https://www.historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/> and <http://www.cornwall.gov.uk/media/5979310/Energy-Guide-Latest-25022014comp.pdf> in regards of the maintenance and simple ways to enhance the energy performance of these windows.
- Woodwork should be regularly repainted. The current colour schemes are appropriate.

#### 4.3 Coal Hole: LBC required in the event of replacement (not currently proposed)

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- Currently this is closed by a late 20<sup>th</sup> century manhole cover. We understand that the Conservation Officer has recommended replacement with a cast iron grate. We do not advise this recommendation is followed as we are concerned this will allow water into the basement cellar. This was also a concern for Georgian builders, and the coal hole of buildings like this was often covered by a solid cast iron cover perhaps decorated with simple lozenge or other patterns.

#### 4.4 Flashing of Balcony / main wall (LBC not required – does not affect significance, but will be included within LBC for completeness)

- The small cupboard in Bedroom 2 shows sign of water penetration at the base where some woodwork has rotted out [0077]. We have recommended a minimal lead flashing at the junction of balcony and main wall as an appropriate minimal intervention. The conservation officer has recommended painting the vertical flashing to match the surrounding stucco. **Whilst this work is essentially de-minis we have included it within the client's LBC application.**

### Hallway [009-112]

- 4.5 **Significance:** The hallway is a formal composition designed to impress. Architectural features of note include: open string stair with carved hardwood handrail ending in a volute [130] supported by simple square balusters. The stair is lit by a light above on the south wall providing a glowing effect from above. Each tread is supported by a plain tread adorned only with a simple cavetto moulding [0012]. Regency ceiling rose with fishes between leaf details [0009]. Original door to service wing hidden literally 'below stairs' [0041] – current kitchen door is later (frame moulding detail evidence [0074] (matching upstairs rooms) and [0075]). This is historically significant illustrating the concealment of domestic work from the 'gentility' of upper-middle class life.
- 4.6 **Skirting board reinstatement.** A small length of skirting requires replacement, having been removed due to decay and potential fungal rot.
- **We propose like for like replacement in a slow grown softwood or modern hardwood.**
  - **Justification / philosophy:** Restoration.
  - **Documentation:** 1:1 Profiles provided within document 'Joinery Profiles.pdf'.
- 4.7 **Conservation of ceiling mouldings, plasterwork and cornice** – the deflections within the floors above, evidenced by the cracking of this ceiling and in the sagging of the flooring within bedroom 3 (client provided photo) have already been addressed by the introduction of structural cantilevered steels within the flooring of bedroom 3. Structural
- **Justification/ philosophy:** In our opinion this work constitutes repair of the deflection and of the rectification of constructional techniques of the Georgian era limited by cost saving and a lack of structural competence. As has been often noted in documentary accounts of the architecture of

the period buildings built under the lease system were initially designed with a 69 or 99 year lifespan. Having survived for nearly 200 it is perhaps unsurprising that some gentle concealed repairs are required. In terms of the building's heritage values and conservation principles this repair has involved some **very much less than substantial harm** to the architectural value of the first floor structure by the addition of non- traditional materials but in an 'honest fashion' involving minimal loss of original material. It has delivered a substantial **benefit** to the prospective conservation of the much more significant plaster ceilings and cornices below.

- **Documentation.** Drawings and structural calculations showing the structural steel works, and illustrating the deflection caused by the first floor studwork have been provided by John Cormack Ltd, Structural Engineers.

## Front Room

4.8 **Strengthening / consolidation of existing joists.** Many of the existing joist ends are showing an advanced stage of rot to their bearing ends [154-160], whilst their light scantling and notches cut for service (gas and electricity) installations combined with modern loadings is causing unacceptable deflections, risking the transmission of vibrations and movements to historic plasterwork above and potentially the future catastrophic collapse of the front room floorboards into the cellar void.

- Following discussion with the LPA Historic Environment Planning officer it was proposed that where ends have rotted that these be repaired using traditionally scarfed joints, whilst sistered timbers be bolted to the repaired timbers along their lengths to stiffen the overall structure. Further advice on this solution was sought from Chris Hunter MSc CHE MRICS, of Scott and Co a conservation accredited practice. Mr Hunter has provided an options appraisal of three alternative solutions including 1) sistering of the joists within new adjacent pockets; 2) introduction of an additional supporting wall and 3) scarf repair. Scarf repair has now been discounted due to impacts on the floor; in the expansion of existing pockets and a failure to strengthen the floor and so reduce deflection effects. As a result we now feel that option 1) is the best justified option
- **Justification/ philosophy:** 'Honest and minimally invasive repair', retaining original structurally sound material *in situ*, which is ostensibly of some fairly limited evidential and architectural value in evidencing and illustrating Georgian construction techniques.
- **Documentation:** Detailed justification, plans and technical drawings provided within the documents "Floor Joist and Detail" and "Kitchen Wall and Door Detail" produced by Chris Hunter CHE MRICS of Scott and Co, a conservation accredited structural engineer.

4.9 **Conservation of ceiling mouldings, plasterwork and cornice** – as above see under **Hallway**.

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## Dining Room

### 4.10 Restoration of dining room floor joists in Douglas Fir – LBC Required

- **Justification/ philosophy** The client undertakes to replace the original floor structure in new Douglas Fir timberwork to the same detail and plan as original. This work serves to mitigate unconsented work.
- **Documentation:** a plan showing how these floor joists are to be set out is provided within the document “Floor Joist and Detail” by Chris Hunter of Scott and Co.

4.11 **Treatment of rear wall for damp [29;33;38].** It is unfortunate that works to remedy damp within this wall have begun without professional recording, or documentation through the LBC process and that this has included the partial loss and temporary removal of the original fabric of the door / shutter casings. This represents a loss of evidential, architectural and some limited historic significance, reducing the authenticity of this room. However it is taken on the basis of good faith within this report that the timbers were, as reported, to be exhibiting evidence of dry rot and that consequently their removal and disposal was seen as good practice in the wider interests of the building. In the case of the timberwork we would highlight that the principal heritage value of this feature is in our opinion its *architectural design value* and that it is the intention to replicate this fabric – which repeats the forms of mouldings etc elsewhere in the reception rooms. The cementitious coatings applied to the rear wall would not normally represent good conservation practice, introducing non-permeable, inflexible coverings to a wall historically characterized by masonry and lime mortar. We propose:

**Removal of the applied render, adequate ‘drying out time’ for the masonry the restoration of lime plaster finishes and redecoration as was.**

- **Justification/ philosophy** . Test removal of the current coating was observed on 11/12/2017 with the author, the result of which was that it appears feasible to remove the recent coatings to the historic stonework without obvious risk to the historic fabric. Reversal of the un-authorized works is therefore proportionate, and allows for restoration of traditional lime plaster finishes.
- **Documentation:** The only element of this work now requiring Listed Building consent is the re-installation / restoration of the timber door surround – **1:1 profile provided within document ‘Joinery Profiles’**

4.12 **Conservation of ceiling mouldings, plasterwork and cornice** – Similar evidence of deflection (cracking and sagging) to that observed in the front room is evident in the dining room above its sideboard alcove, most likely related to the installation of a bathroom above during the twentieth century. As described above

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(description of building) the Structural Engineer has diagnosed this as relating to the loadings of the bathroom above and the poor condition of the floor joists therein. The SE has developed a similar strengthening methodology for the floor using steels.

- **Justification/ philosophy:** As above for similar works to the flooring in Bedroom 3.
- **Documentation:** Drawings and structural calculations showing the structural steel works, and illustrating the deflection caused by the first floor studwork have been provided by John Cormack Ltd, Structural Engineers.

## Main Range – Upstairs

4.13 Other than structural works identified to floors (above) the only substantive works suggested upstairs within the main range are within the Bathroom.

4.14 **Reinstatement of the bathroom, creation of new plasterboard linings, waterproof membrane to floor, and new lighting within dropped, suspended plasterboard ceiling.**

- **Justification/ philosophy:** Installation of a modern bathroom replicates earlier harmful works, but allows for the possibility of providing a protective waterproof membrane to the floor (protecting historically and architecturally important finishes in the rooms below). The new linings should aim for reversibility in their installation and should be designed so as to allow retention and continued use of the existing fitted cupboard and 'borrowed light'. Most existing finishes in this room are not historic, dating from the earlier bathroom scheme (see above).

## Service Range

### Exterior

4.15 **Reconstruction of rear elevation (timber infill).** This work will replace existing poor quality structural frame woodwork, introduce modern 'celotex type' insulation, replace existing fibre slate hanging with natural slate, and be an opportunity to re-introduce new fenestration and door detailing. The elevational treatment has been developed by Scott & Co and follows the architectural language of the rest of the terrace featuring 6/6 box sash windows, within stone rubble facing at basement level with natural and traditionally fixed and detailed slate hanging above. Doors are simple bespoke timber units with traditional detailing with framed glazing bars above ledged and braced lower panels. A detailed specification for the slating work has been developed by Scott & Co of Truro.

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- **Justification** This work represents an opportunity to **enhance the architectural** values of the building.
- **Documentation:** An elevational drawing and joinery detailing has been provided by Scott and Co who have also been commissioned to produce a specification for the slating involved (separate documents uploaded to planning portal).

4.16 **Removal of existing wall coatings, repointing in lime (raking out any existing cement render) and redecoration in breathable mineral paints**

- **Justification** Non-controversial conservation led maintenance.
- **Documentation:** Not anticipated to require LBC. The following specifications have been verbally agreed. A) hand tools only to be used for removal works B) strongly adhering cement in wide (>10mm joints) should be left as is C) mineral / breathable paints only

4.17 **Re-slating of Service Range Roof.** This roof was last re-covered in the late 20C without LBC using poor quality Spanish slate. It is proposed to relay the roof in Riverstone slate.

- **Justification:** Enhancement.
- **Documentation:** Detailed Specification developed by Scott & Co of Truro supplied.

## Service Range

### Interior - structural

4.18 **Stripping out of modern decorative schemes, stud work and plasterboarding.** Photographic and archaeological evidence noted above indicates that these materials did not constitute part of the special interest of the building and indeed may have in themselves have resulted from formerly un-authorised works.

4.19 **Stabilisation of external wall, replacement of first-floor structure, first storey ceiling, internal cementitious rendering of external wall and replacement of inadequate late twentieth century timber lintels in steel reinforced concrete.** This work which may have involved the loss of some historic fabric from the first-floor structure only has taken place without LBC, being works that to the project team engaged at the time

appeared urgently necessary in the interests of health and safety and to prevent the collapse of the wall. It is acknowledged that earlier involvement of the LPA would have been desirable and beneficial.

- **Justification** Urgent works in the interests of health and safety. Advice has been sought from Building Control, from John Cormack (St Agnes) Structural Engineer and from Christopher Hunter CHE MRICS a conservation accredited Chartered Surveyor from Scott and Co, Truro. The advice and justifications for the work provided have informed the documentation and solutions submitted which propose a vapour closed internal system incorporating an impermeable 'Planton' membrane. Given the historic inadequacy of this part of the building's construction it is suggested that its conservation in its current form could be argued unsustainable – leading to the conclusion that demolition and reconstruction in a different manner would be the most obvious alternative solution.
- **Documentation:** Refer to "Statement from Scott and Co re kitchen walls" and data sheet for 'Planton' membrane product.

## Interior – fitting out

4.20 It is proposed that a simple approach is taken to interior fit out using modern materials with historic internal joinery detailing and the re-installation of the fire grate discovered *in situ* in a reproduction chimney piece matching those in bedrooms 2 or 3. Plans are awaited from client but it is suggested that this is less sensitive given that historic plan form is not evidenced, and so attempts to reconstruct it would be conjectural. It is suggested that one room should be created containing the reconstructed fireplace and the remaining historic window opening (ie reinstalling the fireplace in the other flue than it was discovered in) in order that it does not appear incongruously within a corridor. A radon sump will be fitted within the kitchen floor

- **Justification.** This work should be in appropriate style but need (and perhaps should not) attempt to be indistinguishable from genuine historic fabric.
- **Documentation:** Layout plan provided . Radon pump details provided.

## Bibliography

Ref	Description
0001	Tehidy Terrace, general
0002-3	Principal elevation
0005	GF window
0006	Portico / Door
0009	Hallway ceiling rose
0011	Hallway general
0012	Stair detail
0014	Front Room
0015	FR Sideboard Niche
0016	FR door interior
0019	FR window, box and shutters
0020	FR Window tieback (probably Victorian)
0021	FR window shutters
0022	FR shutter ironmongery
0023	FR skirting detail (50cm scale)
0024	FR cornice detail
0025	Oblique corbelled arch over interior front door
0027	Missing skirting in hallway
0029	Dining Room sideboard niche
0030	Matching cornices in DR and FR
0032	Georgian 'H' hinges on door between DR and FR
0033	French Doors in DR
0034	New DR floor structure
0035	DR / FR connecting door panelling
0036	DR ceiling rose
0037	DR moulding detail
0038	DR general view
0040	Cellar door
0041	Original kitchen door (to WC on estate agent plan)
0042	Kitchen (Service wing GF) looking S
0043	Kitchen looking N
0044	Modern Kitchen door to yard
0046	Small window GF service wing

0043	Service wing new FF structure
0050	Service wing no 6 Tehidy Terrace
0052	FF Service wing looking N
0053	FF Service wing – party wall to no 4 note ‘dot and dab’
0054	FF service wing – recently revealed flues
0056	Landing – note stair light
0058	From landing into Bed 2 – note complex frame from outside
0059	Bed 2 ?Office
0061	Bed 2 fireplace
0062	Bed 2 Fireplace - detail
0065	Window Bed 1
0066	Fitted cupboard Bed 1
0068	Ceiling rose Bed 1
0069	Mouldings note dentils
0070	Bedroom 1 shutters
0071	Bed 1 shutter ironmongery
0074	Kitchen door – original moulding detail
0075	Modern kitchen door – reproduction mouldings (diff profile)
0076	Bed 2 / Office cupboard
0077	Bed 2 Cupboard – rot due to ingress and penetration from balcony
0078	Dropped wall in Bed 2
0080	Bathroom
0082	Bathroom cupboard
0083	Bathroom window and floor struc
0084	Bathroom floor struc – note weakening from plumbing
0085	As 84
0086	Corbelled elliptical arch to bedroom corridor – note surviving Gaslamp fitting
0087	Bedroom 3 window
0088	Bedroom 3 fireplace
0091	Main range roof structure
0092	Service range roof structure and blocked window
0093	Windows southern end service range ff
0094	Timber framing and poor 20C joinery (modern) service range

0095	Flues Service Range ff
0098	Kitchen door (modern)
0099	Kitchen window (late 20C)
0101	Upper kitchen window (late 20C)
0102	Main range rear elevation
0103	No 6
0104	Stub remains of southern range of service wing
0105	Rear elevation of service wing
0106	From garden looking north (compare 2007 LBC application docs)
0107	Reconstructed section of southern service wing range (roof)
0110	No 6 and garden wall
0111	Service wing no 3
0114	Garden wall
0117	Steps to former basement of service wing southern range
0118	Southern elevation timber framing
0120	Fibre slates and poor quality fenestration
0123	Unsafe bridge over former basement
0124	Reconstructed fragment of former rear range (L20C) now a separate outbuilding
0125	Rear yard showing scar from conservatory
0126	As above
0127	Cast iron downpipe at rear
0130	Volute on banister
0131	Ff service range 6/6 modern sash
0133	No 6
0134	Ff 2/2 sash service range
0135	Kitchen door (late 20C)
0136	2/2 casement in timber framed section
0138	Principia rafter in SR; 19/ early 20C wallpaper fragments; and late 20C plasterboard nails (in that order!)
0139	As above from below
0140	?Reproduction mouldings door between service range and landing
0142	Mouldings from B2 to landing

0143	Mouldings from BR3 to landing
0145	Bathroom window
0147	Steel plate repair to principal rafter in SR
0151	Blocked window SR FF
0152	Bowing in hallway ceiling
0154	Repairs to joist by cole hole (coal cellar)
0156-160	Cellar joists
161-163	Details corbels



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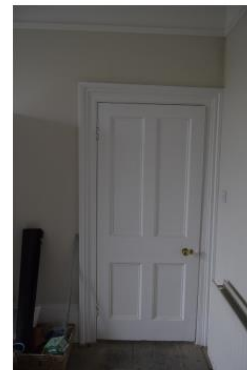
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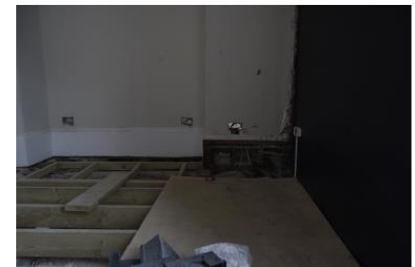
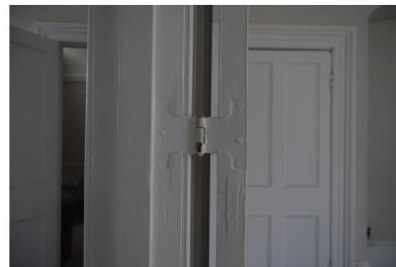
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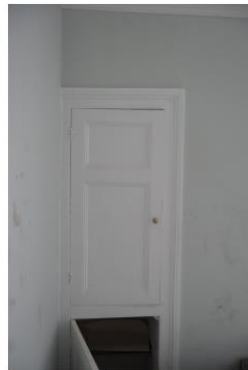
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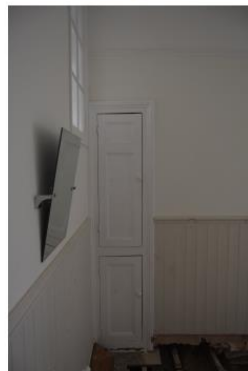
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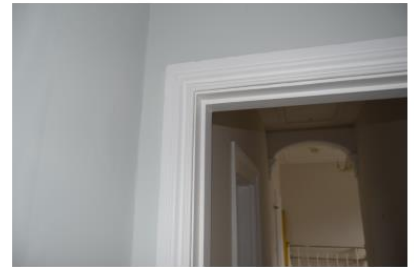
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