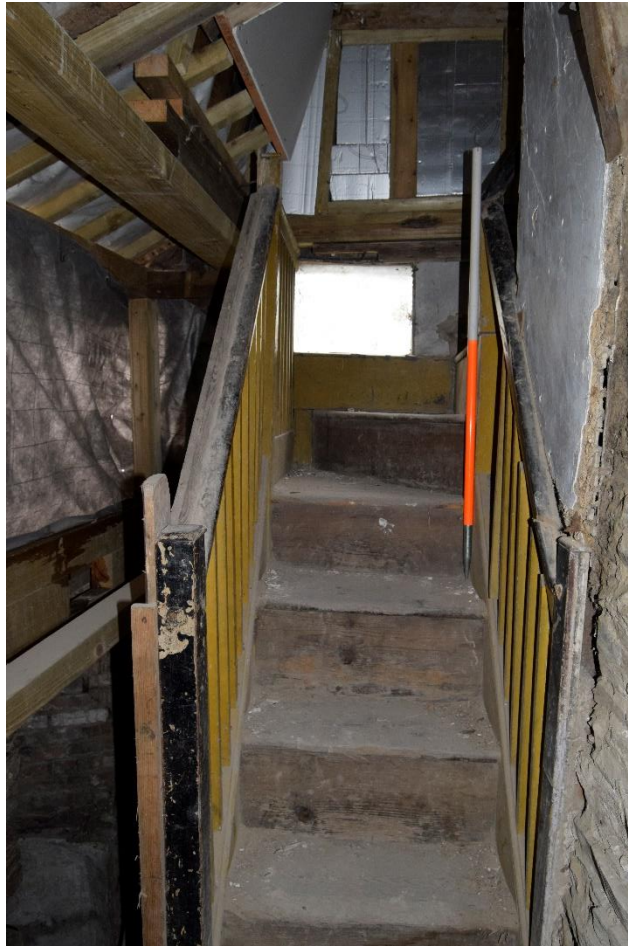

Statement Heritage

8 Bank Street, St Columb Major, TR9 6AU

Heritage Impact Assessment: SH Ref BASC0418 Report v2
12/04/2018



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This project was commissioned by Kevin and Helen Lambert and carried out by Daniel Ratcliffe BA MA MCI(A) in September 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.

In addition to the clients we would like to thank Tammy White of Cornwall Council for advice and Eric Berry, Historic Building Consultant for advice regarding the roof trusses of Building 1.

OASIS ID: statemen1-314723

Non Technical Summary

8 Bank Street is a Grade II Listed Georgian townhouse within the Conservation Area of St Columb Major.

It was previously assessed by the Cornwall Archaeological Unit (CAU) in 2016 in advance of proposed conversion to 6 flats.

Our clients wish to conserve and restore the building and put it to use as their family home a proposal which involves very much less harm to the building than would conversion to multiple occupation.

Like for like repair works currently being carried out by the clients have provided an opportunity to clarify the provisional phasing of the building by the CAU and provide evidence to inform an understanding of its significance and the impacts of the current scheme as required by P128 of the NPPF. 4 phases of development have been identified, of 2 or possibly 3 original vernacular post medieval buildings, progressively extended, amalgamated and re-organised through the 18th, 19th and 20th centuries.

The assessment has made recommendations for the works to be undertaken, which if followed will result in significant enhancement in the understanding, presentation and conservation of this important building.

The report has been prepared at pre-application stage to inform pre-application discussions with the LPA.

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1. Introduction and Methods

- 1.1 This report has been commissioned by Kevin and Helen Lambert , to assess the impacts of works requiring Listed Building Consent at 8 Bank Street, St Columb Major, TR9 6AU. It has been produced at pre-application stage and informs both client and LPA conservation officer decision making.
- 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 development are based on a proportionate assessment of the significance of any heritage assets affected, including any contribution made by their setting.
- 1.3 The key elements of work undertaken are
- Updating and expansion of the heritage impact assessment produced by the Cornwall Archaeological Unit (CAU) in 2016 in support of an extant consent to convert the building into 6 flats (Taylor and Sturgess 2016). The reference of this extant LBC is PA16/04598.
 - Photographic and visual survey and recording of the property in its current state – works undertaken pursuant to the extant consent having provided an opportunity for clarification of the building phasing
 - Attendance at a pre-application site meeting with Tammy White, Principal Development Officer, Cornwall Council, to clarify the scope of this assessment and the requirements for Listed Building Consent.
 - Recommendations to client regarding the design of works and their impact.

1.4 Recent case law has developed a principle that ‘less than substantial harm’ (the threshold identified by NPPF P134) does not necessarily amount to a less than substantial objection to the grant of planning permission (Barnwell Judgement [2014] EWCA Civ 137 p29). In such cases it is incumbent on decision makers to ensure an informed balancing exercise is carried out, taking account of the public benefits of the proposal, the degree of harm and the statutory and policy weight to be accorded to designated assets. Assessing the degree of harm to a heritage asset typically involves a balance between different heritage values and a degree of professional judgement is always involved. To ensure that the judgements given in this report are as clear as possible the assessment uses the following definitions to develop a four step grading of harm.

Substantial Harm	The change seriously affects a key element contributing to the significance of the asset, going to the heart of its significance
Moderate Less than Substantial Harm	A major element of the heritage value of the asset or its setting is harmed, whilst enough value is retained to continue to justify identification as a heritage asset
Minor Less than Substantial Harm	Some heritage values are harmed but these do not constitute a major element of the significance or its asset, and / or the change is offset by enhancement or revelation of other heritage values
Negligible Less than Substantial Harm	Minor negative harm to the heritage values of a place that are neither substantive or primary to its overall significance

2. Background

- 2.1 An initial site visit, by Statement Heritage including a walk-over of the entire property, took place in the company of Tammy White and the Client on 11/04/2018 to establish the scope of works that are likely to require Listed Building Consent.
- 2.2 The property benefits from extant LBC for conversion into 6 flats (PA16/04598) granted to the previous owner. The client purchased the building in 2017 with a view to restoration as a single family home. In order to progress these works details for roofing and slate were submitted by the client (PA18/00917), on the basis of like for like repair and replacement.
- 2.3 Conditions 3 and 4 (window repair details); and 5 (roof, internal and external finishes) were discharged by the LPA on 21st February, 2018.
- 2.4 Like for like repairs are underway throughout the building, concentrating on the renewal of failed plasterwork using traditional lime plaster and carpentry repairs. These were viewed on the site visit and Mrs White expressed satisfaction with the quality of these works. Stripping out of modern finishes has been undertaken, allowing an opportunity to inspect evidence of the phasing and construction of the building unavailable to the CAU in 2016. A scaled, archival, photographic record has been made of this evidence, which forms the basis of the illustrations of this report.
- 2.5 At the conclusion of the site visit the following **draft** scope of works yet to be undertaken was agreed as requiring Listed Building Consent. This scope may need to be revised following formal pre-application advice from the LPA. 'Building numbers' relate to the numbering of the plan-form elements in Taylor and Sturgess (2016) and are shown on Plan 1.
 - i. Restoration or partial removal of render from the front of Building 2.
 - ii. Removal of the 20th Century blockwork kitchen and blockwork extension (labelled 'Kitchen' and 'Shed'), and the restoration of a length of slate topped cob garden walling.
 - iii. Within 'Building 4' the creation of rooflights and of a window seat.
 - iv. Removal of two short lengths of stud walling, currently forming the south west wall of Building 4 and a service passage within Building 3, and the moving of its access door.
 - v. Restoration of the decorative scheme of the main 'parlour' room within Building 1 to the details revealed by stripping back of modern coverings, and the repair of the bay window of this space
 - vi. The restoration of a timber floor within the main ground floor room of Building 2 over a cellar which has been recently emptied and the provision of a tanking system to address the damp within this room.

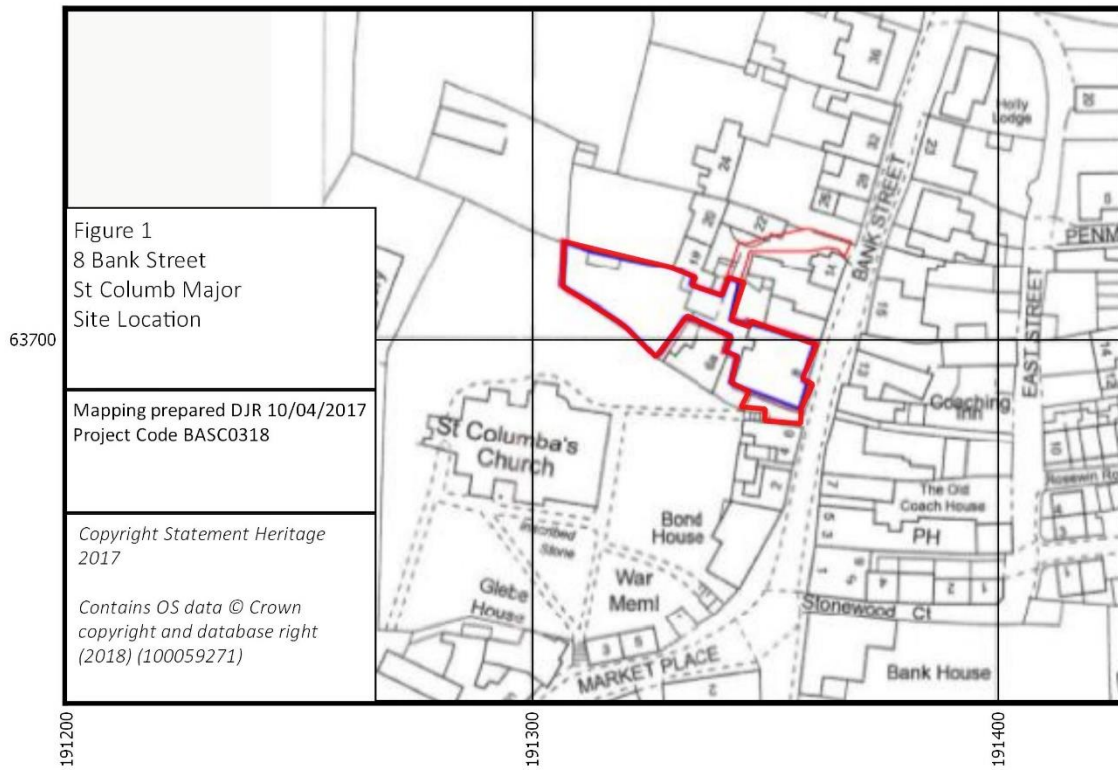
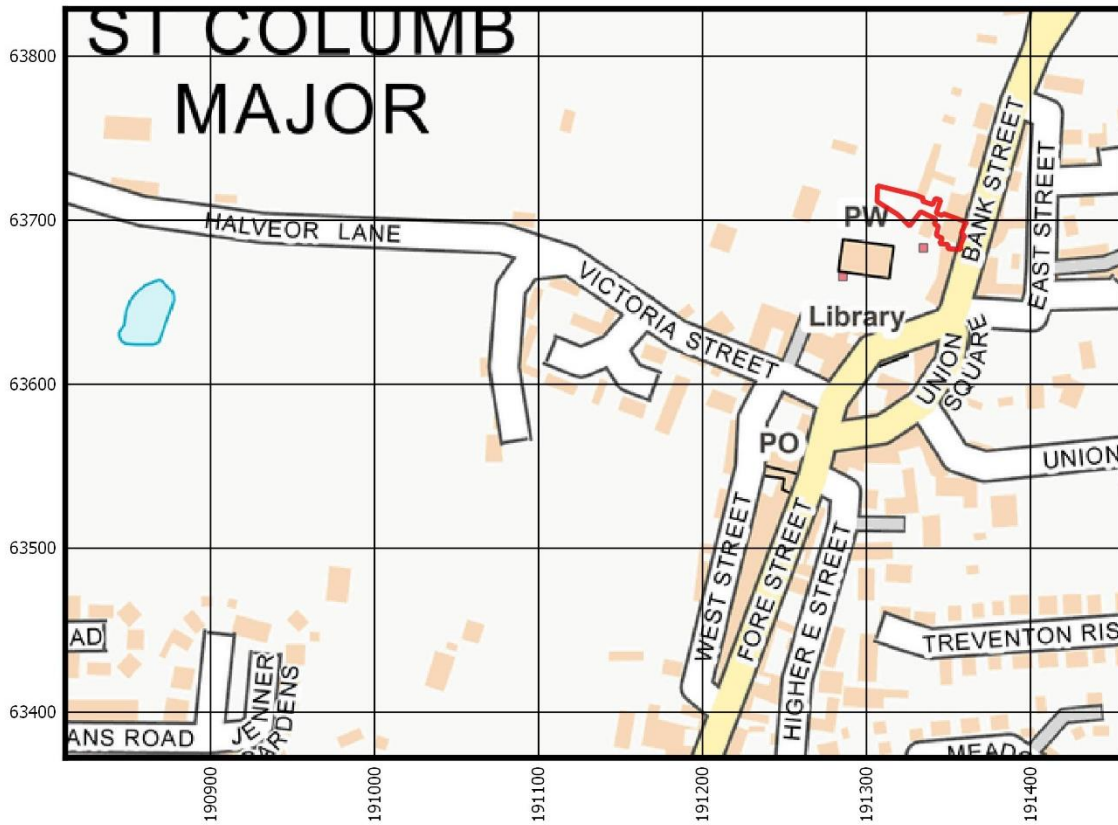
- vii. Subdivision of Bathroom 1 and Bathroom 2 (as shown on Plan 1 below) to create an additional 'dressing room' to Bathroom 1 and an additional *en suite* to the bedroom of Building 2 along with all necessary internal and external pipework.
- viii. Restoration of the service stairs from Building 3 to the first floor of Building 1

3 Description of Site

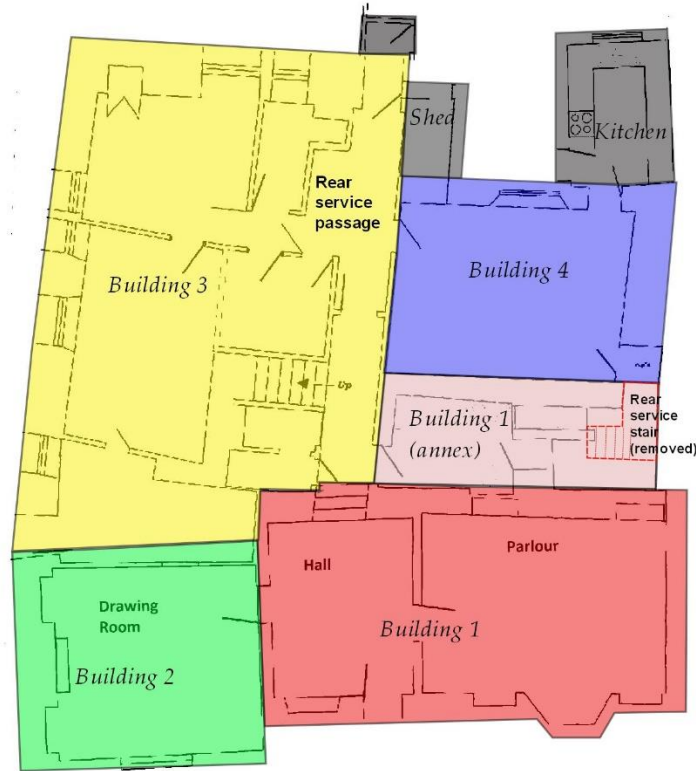
3.1 The building is located at 8 Bank Street, St Columb Major, TR9 6AU (OS NGR SW9153 63694 (Fig 1)

3.2 The property, which lies within and makes a positive contribution to the St Columb Conservation Area, was Listed at GII in 1988, the List description reading:

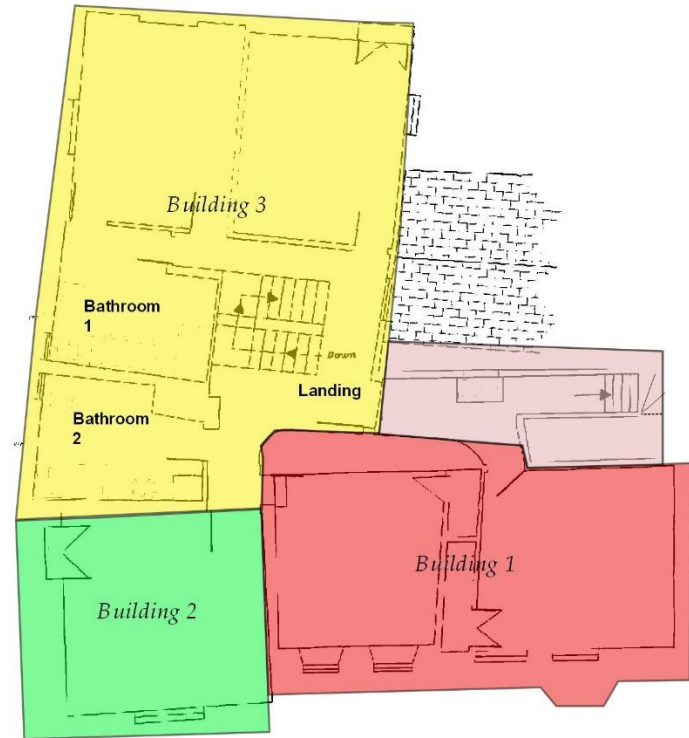
House. Circa mid - late C18, with alterations of mid C19 and few later alterations. Stone rubble, rendered and lined out. Partly slate-hung. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: 2 room plan, with large room to right, with entrance hall and large room to left in shallow front wing. Rear wing to left containing service rooms. Exterior: 2 storeys, asymmetrical front with one bay advanced to left as a shallow front wing. Entrance and 2 bays to right. Recessed doorway with pilasters, cornice and flat hood, panelled reveals and panelled and glazed C19 door. Ground floor to right has C19 single storey canted bay with hipped lead roof, 12-pane sash to front and 8-pane sashes to sides. First floor has four C19 12pane sashes, with similar sash the left of the door. The bay to left is slate-hung at the inner side and has C19 12-pane sash with sidelights at ground and first floor. The left side has stone rubble gable end. Rear wing of 2-room plan, 2-storey, heated from an axial stack with a corrugated asbestos roof. Ground floor has two C19 4-pane sashes and C20 plank door. First floor level slate-hung with 2-light C20 casement. The end of the wing has two 4-pane sashes at ground floor and one at first floor; hipped roof. The rear of the wing has two 2-light casements at ground floor, slate-hung at first floor.



Existing layout



Ground floor plan



First floor plan

Plan1 (showing items noted
in the text)
8 Bank Street
St Columb Major
Site Location

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4 Description of Building

Phase 1 (buildings 1 and 2 – built pre c.1750)

- 4.1 8 Bank Street lies within the historic core of St Columb, within one or possibly two typical ‘burgage plot’, a well recognised plot unit arising along the main roads of medieval planned towns (Brunskill 1993, 38-39). Such plots are long and narrow and represent the original land divisions of towns established from the 11th to 15th centuries, each plot being allocated a street frontage and a rear plot for the growing of food or on which to conduct small scale manufacturing, trade or storage. Taylor and Sturgess (2016) identify that Bank Street was probably established by the 11th or 12th centuries, and conclude, entirely reasonably, that it is likely that the current house lies on a medieval site.
- 4.2 Taylor and Sturgess 2017 identified 4 principal plan units and the following chronology. Stripping out of superficial and modern wall coverings has enabled closer phasing of the structure of the building, informing the following paragraphs.
- 4.3 Building 1 and 2, which form the frontage of the property (see fig 2i, 2ii) were identified as probably originating as separate buildings.
- 4.4 Building 2 addresses the street as if a projecting bay or gable end. First and ground floor contain early 19th century tripartite sash windows.
- 4.5 Removal of internal finishes has revealed that building 1 and 2 are separated by a timber framing originally constructed from distorted and hand finished timber see (fig 8i, fig 13 i).
- 4.6 Clearance work has revealed that Building 2 was originally cellared (see Figure 9 i)
- 4.7 Stripping out of the attic storey has revealed the roof trusses of Building 1 (see Figure 13), not available for inspection to Taylor and Sturgess. Four hand finished principal trusses are visible, with through purlins (the purlins are set on top of, rather than set into the principals) (Brunskill 2000, 84). The principals are crossed and morticed, with one truss retaining double pegs (fig 13ii). The trusses are potentially of pre 1700 date (Eric Berry, pers.comm)
- 4.8 A relict transverse chimney stack is situated to the south end of the rear wall of Building 1. This is likely to belong to Phase 1, as is the doorway, blocked at the time of the Phase 2 Georgian decorative scheme. This doorway may have originated as one end of a ‘cross passage’ layout.

Phase 2 (Re-configuring of buildings 1 and 2. Addition of Building 3 Mid-late 18th century to mid-19th century).

- 4.9 Probably during the mid-late 18th century buildings 1 and 2 were subject to architectural gentrification. A stucco (external render incised so as to give the impression of fine ashlar stonework) was applied to the street frontage of building 1 and possibly building 2, which was re-fronted in brick, and it is likely that the windows of both buildings were reconfigured with sliding sash windows. The current tripartite hornless sash windows of B2 probably date to Phase 2, as does the recessed panelled and pilastered doorway. The 6/6 horned sash windows of Building 2 are later 19th century in date and have probably been renewed.
- 4.10 Internally stripping out works have revealed evidence of an original Georgian interior design scheme within the parlour of Building 1. This is illustrated in detail at figure 7 and 8 and includes the formal elements of simply moulded skirtings, horizontal squared profile boarding forming a simple undetailed wainscot, a moulded chair rail below lath and plastered walls into which are set regular symmetrical panels and basket arched bookcase recesses. A deeply moulded cornice completes the composition.
- 4.11 Any 18th century decorative scheme in the main room of building 2 is less well preserved. Wainscot and chair rail are absent, although a simpler and possibly later cornice and picture rail survive, in addition to bookcase recesses of a slightly different shape.
- 4.12 Building 3 was probably added to the rear of buildings 1 and 2 at this time, potentially involving the demolition of the original rear of building 2. It is possible that this building replaced an earlier building or wing. The two hornless sash windows at the first floor of the northern elevation probably date to this phase.
- 4.13 Building 4 is interpreted by Sturgess and Taylor as either a pre-existing building, or the stables of this phase. Since they examined this building stripping out works have revealed more of the very large stone hearth (set in its northern gable) and flagged floor that it possesses. It is suggested that this room, which features a large and handsome 8/8 sash window of this period is indeed an earlier building which was re-purposed as the 18th century kitchen.

Phase 3 – 19th century modifications

- 4.14 This phase included the infilling of most of a courtyard, previously in existence between buildings 1 and 4, under a two-storey lean-to rear extension of building 1. This new element facilitated the construction of a narrow dog leg service staircase between Building 4, the first floor of building 2 (connecting into the landing of building 3) and also providing access to an attic storey above buildings 1 and 3.
- 4.15 The windows of the southern churchyard elevation were evidently renewed late in the 19th century or during the early twentieth century, these being mostly of 2/2 horned sashes.
- 4.16 Sturgess and Taylor note that late 19th century mapping depicts no 8 as two separate properties during the late 19th century.

Phase 4 – 20th century additions

- 4.17 By the late 20th early 20th century it is our understanding that the property was in multiple occupation (client pers.comm.). It is evident from early and mid-20th century door patterns and mouldings, in parts of Building 3 in particular, that some areas of this part of the building were substantially re-organised and re-subdivided during this period, probably as the use of domestic servants waned and the rooms provided were re-purposed.
- 4.18 Evidence of this period of refurbishment is evident in the door moulding of the doorway between Building 4 and the service passage, by the doorway separating the rear service passage from the corridor from the main staircase, and by the 20th century hardboard ceilings of the bathrooms and hallways of Building 3's first floor.
- 4.19 Blockwork repairs to the bases of stud work between Building 3 and 4; and between Buildings 2 and 3; and the blockwork kitchen and shed to the rear of the property fall within this phase, as does the abandonment of the service staircase to the rear of Building 1 and of the attic bedrooms.

5. Assessment of Significance

5.1 Significance of the building

- 5.1.1 **Architectural** : The principal elevation of the building articulates the application of a Georgian architectural order to an older vernacular building (evidenced by the survival of historic carpentry elements including the roof trusses of Building 1 and the timber framing between Buildings 1 and 2), indicating the high status occupants of town centre plots and the economic growth of St Columb at this time. The arrangement of the openings to this treatment, the surviving Georgian door case, the surviving tripartite sash windows of building 2 and the stucco finish to building 1 all contribute strongly to this. . The late 19th century replacement windows of Building 2 are appropriate in style as is the bay window, which articulates the continuing status of this building through the 19th century. The elevation to the churchyard retains a locally distinctive hung slate finish, probably over a timber framed first storey of late 18th or 19th century date. Internally the survival and completeness of a damaged 18th century decorative scheme is of significance, as is the plan-form resulting from the extension of the building via Building 3 and the absorption of Building 4. There is evidence of the subdivision of these 'service' buildings changing over the course of the 19th and 20th centuries, some of the subdivisions being later and of less significance. The building's roof coverings have all been removed and are of less value. Future re-roofing in slate using traditional techniques would be an opportunity to enhance the locally distinctive contribution of the building.
- 5.1.2 **Historical**: The building's Georgian and Victorian phases illustrate the economic growth of St Columb through the 18th and 19th centuries, whilst the Georgian design features illustrate the aspiration of an emerging middle class to display their appreciation of classical order and decoration. The service wings, whilst more altered, help to illustrate the working conditions of servants in the 19th and 20th centuries.
- 5.1.3 **Archaeological**: The exposure of the decorative panels in the ground floor of Building 1, of the cellar of Building 2, of the internal timber framing and roof of Building 1, and of the disused rear service staircase between building 4 and 1 have all allowed a richer interpretation of the building's dating and phasing to be recorded. Potential may remain within this fabric to learn more with closer analysis or absolute dating techniques. Within the curtilage of the property the building retains some original boundary walls (not subject to proposed works) at present) which should be considered listed by curtilage and may well include medieval fabric in their lower courses. The potential of the garden plot to contain evidence of rubbish pits, or older as yet unknown buildings should be noted.

5.2 Significance of the setting

- 5.2.1 The building's external elevations and materials make a positive contribution to the character and appearance of the St Columb Conservation Area.

6. Assessment of Impact and Mitigation / Design Recommendations

Policy Summary

- 6.1 Section 66 of the 1990 Planning (Listed Building and Conservation Areas) Act requires the LPA to-
‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 6.2 Further policy is set out by the [Cornwall Local Plan Policy 24](#) and [Chapter 12](#) of the NPPF.
- 6.3 Under these policies and the Statutory requirements our advice would be that all harm to the significance of designated heritage assets should be justified, and demonstrably mitigated, and that it is reasonable to expect the LPA to put ‘great weight’ (NPPF P132) on the effects of applications on the significance of both assets and their settings.
- 6.4 Local and National policy explicitly recognises two levels of harm to designated assets. ‘Substantial harm’ to a Grade II listed building should be allowed only in ‘exceptional’ circumstances. ‘Less than substantial harm’ ‘harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’. This remains a high test. ‘Less than substantial harm’ should still be justified and minimised, and in coming to the planning balance involved ‘great weight’ must still be accorded to the conservation of the asset involved.

Proposed philosophy of intervention.

- 6.5 In our opinion the special architectural and historical significance of this building lies within fabric of Phases 1-3, with the alterations of Phase 4 generally serving to either obscure or remove evidence from earlier phases.
- 6.6 Phase 4 includes alterations made to adapt the building to multiple occupation.
- 6.7 Our clients aspiration is the use of the building as a single family dwelling. Therefore broadly we have assessed proposed interventions against the degree to which the interventions address and remove Phase 4, and restore, conserve and enhance the legibility and interest of phases 1-3.

i) Restoration or partial removal of render from the front of Building 2.

i) Building 1 SE Front Elevaton



ii) 'Building 2' SE elevation



iii) Building 2 - SW elevation from St Columba Churchyard



Figure 2
8 Bank Street
St Columb Major
Principal Elevations

Images
prepared DJR 10/04/2017
Project Code BASC0318

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- 6.8 The client has expressed a wish to remove the render of the front elevation (see figure 2) of building 2 at ground floor level.
- 6.9 This would expose the underlying brick which local oral tradition (client pers.comm.) suggests has been previously exposed within living memory. In our view, and subject to an appropriate method statement from a lime plaster specialist, either removal or restoration would be appropriate. An incised 'stucco effect' is now not clearly visible on this section of the building, and so little would be gained from the restoration of the incised pattern on this section in isolation. Should restoration be considered we would advise that advice is sought from a suitably experienced craft professional in advance of restoration of this section only in plain render, taking care to use breathable materials. Similarly the paint / limewash finish to the rest of the front elevation would benefit from renewal in a breathable finish such as a mineral paint.

ii) Removal of the 20th Century blockwork kitchen and blockwork extension (labelled 'Kitchen' and 'Shed'), and the restoration of a length of slate topped cob garden walling.

6.10 The two rendered blockwork extensions to the rear of the building (see figure 1, 3 and 4) are of mid 20th century date, although the kitchen may represent the rebuilding of a structure on a similar footprint identified by the Taylor and Sturgess (2016) on late 19th century mapping.

6.11 The buildings have been inspected and recorded to 'Level 2' as defined by Historic England (2016).

6.12 In our opinion these buildings detract from the special interest of the Listed Building, being of poor architectural and material quality with no relationship to historically or architecturally important phases of the building's development. With appropriate reinstatement of limework finishes to the host building demolition will be of **minor benefit to the significance of the listed building**.

6.13 The client intends to rebuild the slate capped cob wall (see fig 2iii) which abuts the rear wall of the kitchen along the footprint of the north wall of the kitchen to form the boundary with the adjacent property. This should be undertaken in either fresh cob or cob-block by a suitably experienced professional and capped in slate and re-used ceramic ridge tiles to match the existing section. Advice is sought from the LPA on appropriate supporting documentation.

i) Rear Kitchen: NW elevation. Note blockwork construction, modern fenestration and felted flat roof



ii) Rear Kitchen: SW Elevation and relationship to Building 4.



iii) Cob Wall: Cut by Rear Kitchen



Figure 3 8 Bank Street St Columb Major Rear Kitchen
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i) Rear Kitchen: Interior facing N



ii) Rear Kitchen: Interior facing SE.
Note Early C 20 4 panel door and
modern glazed exterior door



iii) Blockwork Shed Extension



Figure 4
8 Bank Street
St Columb Major
Rear Kitchen and Rear Shed
Extension

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iii) The creation of rooflights and a window seat within 'Building 4'.



i) Building 4 looking NE. Note chimney / range stack. Access to service staircase is to the right of the stack. Double collar-trusses are likely C19 replacement of an earlier roof as there are filled truss sockets evident on the SE wall.

ii) Right: Building 4 Roof looking NE



iii) Building 4 Roof looking SW



Figure 5 8 Bank Street St Columb Major Building 4 Roof structure
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- 6.14 Stripping out works in this area have revealed a large hearth and chimneystack to its northern end of late 18th or early 19th century date (figures 5i and 5ii), a probable 19th century roof (figures 5ii and 5iii) and a blocked window in the east wall of this building and evidencing that the areas between buildings 1 and 4 was originally open.
- 6.15 The roof structure principals are three trusses of lapped and nailed sawn timber each with two original raised collars. Evidence in the masonry walls supporting these trusses indicates filled joist pockets indicating an earlier roof has been replaced. This roof structure is of only modest significance and has evidence of repairs to the ends of two principal members and two common rafters on the western slope. Structural advice should be sought on the capacity of the common rafters to accommodate rooflights, which would in our view cause **negligible impact as long as low profile conservation rooflights are used.**
- 6.16 The clients would like to remove modern blockwork below the large 8/8 hornless sash window that is situated within this room. This will be of **no impact** to significance.
- 6.17 Retention of the large hearth in the north gable, and of the exposed flagstone floor in this room would **enhance its significance** facilitating the legibility of the original form of the kitchen

iv) Removal of two short lengths of stud walling, currently forming the south west wall of Building 4 and a service passage within Building 3, and the moving of its access door.

i) Building 3 - Service passage partition. Looking S from Building 4. Note C20 moulding detail around door and existing blockwork under studs



ii) Right: Building 3 rear service passage looking SE, showing mid C20 plasterboard finish to studs / blockwork



iii) Building 3 Passage way doorway detail. Mouldings are C20 as is glazed panel above.



Figure 6
8 Bank Street
St Columb Major
Building 3 Rear service
passage

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prepared DJR 10/04/2017
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- 6.18 The clients would like to remove the stud walling forming the southern end of building 4, moving the doorway from which the passage formed is accessed further to the east of the building, approximately level with the eastern wall of Building 4.
- 6.19 This partition is shown by fig 6i, the shot facing south from within building 4. It lies directly beneath the northern timber framed wall of building 2, and the structural adequacy of the timber beam directly above it to support this structure should be assessed by a chartered structural engineer. Should this be judged to form a supporting wall then the LPA will be likely to require full details of the adequacy of any steelwork required to ensure the integrity of the structure at this point.
- 6.20 The studwork is formed by 2x4in 'scant' timbers at 12in centres, the 4th 7th and 8th studs (from east) missing. The base of the partition is formed of concrete blockwork indicating rebuilding or insertion of this partition in the 20th century. The studs have been most recently lined with plasterboard of early or mid twentieth century date (see figs 6i and 6iii). This plasterboard provides dating evidence of the sequence of construction being stratigraphically later than the blockwork (see 6i) to which it is fixed and earlier than the door frame forming the access to the 'service corridor'. This door frame which separates the eastern end of the service corridor and the main house, from the rear parts of the service wing, and the door frames of the other rooms leading off this corridor area (see figs 6i, ii and iii) all feature simple 20th century round moulding details, with two featuring obscured glass of 20th century character.
- 6.21 In our opinion the archaeological evidence points to the current plan-form of this part of the corridor as dating to 20th century re-organisation of the service wing (Phase 4).
- 6.22 This phase does not contribute significantly to the architectural or historic significance of the service wing, and consequently, **conditional on the opinion of a structural engineer, removal of this partition, and repositioning of the door to the service passage would have a neutral impact on significance.**
- 6.23 This report, and that of a structural engineer should constitute adequate heritage impact assessment for the determination of this element of the LBC, the proposed alterations should be clearly documented on existing and proposed plans.

v.) Restoration of the decorative scheme of the main 'parlour' room.

i) Building 1 - Ground floor interior scheme. Looking NE. Skirted Wainscot is formed of solid one inch thick boards laid horizontally, below chair rail, below lath and plaster walls into which is set 3/4 inch beading to take nailed wooden panel mouldings (lost), all beneath plaster cornice

Figure 7
8 Bank Street
St Columb Major
Building 1 Ground floor Main
Room- Georgian interior
scheme

Images
prepared DJR 10/04/2017
Project Code BASC0318

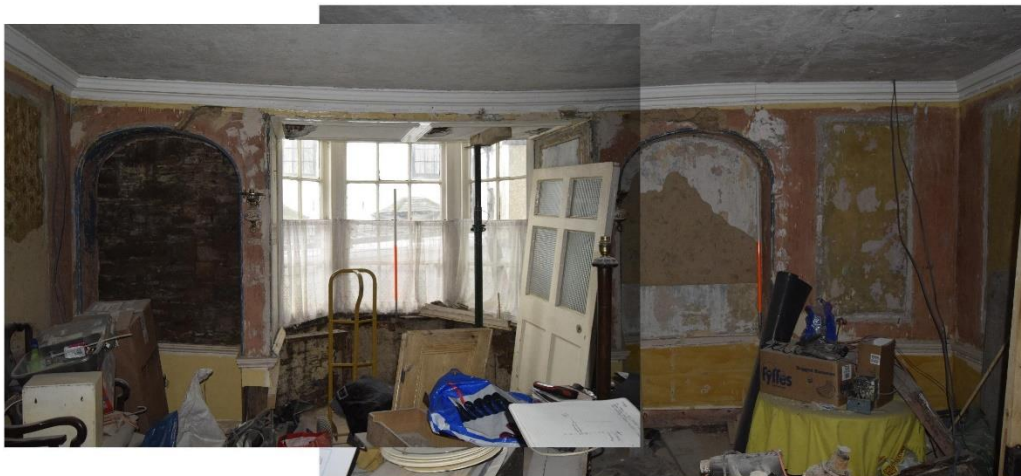
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ii) Front (SE) and Back (NW) walls feature basket arched insets. That to the left of the door may be set in the original cross passage rear door. Fireplace, set in a transverse stack likely to pre-date the C18 reconfiguring of the house has had lintel replaced mid C20.



iii) Below: Recess to the right (of shot) of 19C bay window may be set in the opposing (front) door of original cross passage.



i) Detail of panel on north wall of B1 showing the pattern of a previous wallpaper which has seeped into a plaster skim within the panel. Note also the wooden bead embedded in the wall plaster to take the (probable bolection) mouldings which formed the frame. Credit card scale divisions in cm. Colours balanced to reference.



ii) Cornice Detail. Height is approx 60mm, Depth approx 60mm.



iii) Moulding Details

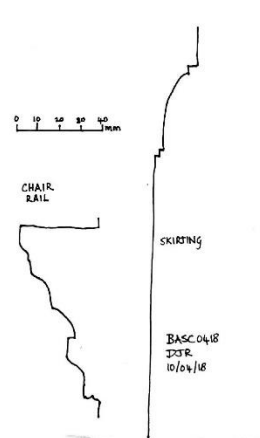


Figure 8
8 Bank Street
St Columb Major
Building 1 Ground floor Main
Room- Georgian interior
scheme (details)

Images
prepared DJR 10/04/2017
Project Code BASC0318

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- 6.24 Section 4.10 of this report and Figures 7 and 8 document evidence of an original Georgian formal decorative scheme concealed until recently by later wallpapers.
- 6.25 It is proposed to restore this scheme 'like for like' by the restoration of wall surfaces and wainscoting using tradition materials to the original specifications and profiled beads to form the panel effects on the upper walls (it is recommended that the profiles of these beads should match the surviving originals within the bay window).
- 6.26 This restoration will improve the interpretation of the Georgian gentrification of the property, drawing on archaeological evidence, and should be seen as **a significant enhancement of its architectural and aesthetic values.**

vi) The restoration of a timber floor within the main ground floor room of Building 2 over a cellar which has been recently emptied and the provision of a tanking system to address the damp within this room.

i) Looking into Building 2 from Hallway of Building 1 showing cellar



ii) NW wall of cellar within Building 2



Figure 9 8 Bank Street St Columb Major Cellar in Building 2
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- 6.27 This room, appears to have suffered significant and longstanding damp impacts, evidenced by the loss of the wainscoting level of the internal walls, of repairs to the timber frames that form its northern (very significant Phase 1 or 2 fabric) and western (less significant Phase 3 or 4 fabric) [see figure 9]. Works by the clients have demonstrated the presence of an infilled cellar, probably of Phase 1 date. It is possible that infilling of this cellar and provision of a concrete floor in the 20th century intensified the capillary action of damp into its walls.
- 6.28 The clients propose to retain the excavated cellar, and a 'Newlath' type tanking system on the lower walls in addition to the re-introduction of a suspended timber floor in this space.
- 6.29 In our opinion these actions represent appropriate remedial action which should be accompanied by the diagnosis of intrusive damp currently entering the newly excavated cellar. Should these actions successfully address any residual damp problems (which would ultimately threaten the important fabric of the timber partition to building 1) **they would constitute safeguarding of the architectural value of the building.**

vii) Subdivision of Bathroom 1 and Bathroom 2 (as shown on Plan 1 below) to create an additional 'dressing room' to Bathroom 1 and an additional *en suite* to the bedroom of Building 2 along with all necessary internal and external pipework.

i) Building 3, Bathroom 1, showing plaster laths. Looking E



ii) Building 3, Bathroom 1. Looking North towards door proposed to be blocked



iii) Building 3, Bathroom 1. Looking from landing towards door proposed to be blocked / closed.

Figure 10
8 Bank Street
St Columb Major
Bathroom 1

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i) Building 3, Bathroom 2, Facing S



ii) Building 3, Bathroom 2. Showing like for like mortice and tenon jointed carpentry repair.

iii) Building 3, Bathroom 2. re-opened hearth in central chimney to be retained with reclaimed fire inset.



Figure 11
8 Bank Street
St Columb Major
Bathroom 2

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- 6.30 Stripping out works have revealed a hearth within the chimney breast in Bathroom 1.
- 6.31 Whilst we have not been supplied with layout plans at this point, we understand from the plumber on site that It is proposed to subdivide Bathroom 2 to provide a dressing room and block the doorway from the landing, making this bathroom *ensuite* to the bedroom in the south west corner of the building overlooking the Church via an existing connecting door.
- 6.32 Bathroom 1 will be subdivided to form an additional *ensuite* accessed through a doorway formed in the studwork between buildings 1 and 2.
- 6.33 The impact of this change lies principally in the design and execution of the works required. We would advise that the doorway proposed for blocking retains 19th century mouldings, therefore providing evidence of the original plan-form. This door would be best fixed closed *in situ* rather than removed.
- 6.34 Internal partitioning in these rooms, which do not retain cornice mouldings could be achieved in a reversible way and should constitute no more than **negligible less than substantial harm**.
- 6.35 The ceilings of both rooms, and of the landing, are formed of 20th century hardboard at the end of its design life. It is advised that **replacement of these ceilings with plasterboard would constitute a neutral impact**.
- 6.36 New plumbing works must be designed to maximise the use of existing service runs. The LPA are likely to request a plan of these works.
- 6.37 Externally the waste water goods related to the existing bathrooms comprise two cast iron spoil pipes and a narrower very corroded iron waste water pipe and cast iron hopper of 19th century date which is in better condition. Waste water currently enters the hopper via a tangle of lead pipework. The works provide an opportunity to rationalise the pipework entering the hopper, and replace downpipes in cast iron or aluminium. PVC is unlikely to be accepted by the LPA. The cast iron hopper should be retained and reused if possible.

ix. Restoration of the service stairs from Building 3 to the first floor of Building 1.



i) Building 1: (left) First floor corridor, access door to attic stairs.
ii) (right) this simple plank door can be dated by its hinges and 'norfolk latch' to the later nineteenth century (see Gloucestershire example dated to 1885 in Hall 2005,57).



Beyond the door lies a narrow corridor within a rear lean to extension to Building 1 which houses a currently abandoned dog leg service stair case of later 19th century style which runs in two flights.
iii) left: a straight flight with winder from first floor to attic storey
iv) right: a straight flight from the rear of Building 4 to the first floor.



Figure 12 8 Bank Street St Columb Major Service Stair, buildings 2 and 4.	Copyright Statement Heritage 2018 Images prepared DJR 10/04/2018 Project Code BASC0318
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i) Building 1, Attic space showing historic roof trusses with replaced tie beams. Looking SW towards the timber framing which divides B1 from B2. This is a 'through purlin' truss (Brunskill 2000, 84) with crossed blades at ridge. The principles have been worked 'green'. The squared seasoned collars are later and have been fixed with iron pins, possibly in the 19th century to provide headroom when the



ii) Building 1: (left) Detail of apex of second truss from north showing wooden fouble pegged jointing technique



Figure 13 8 Bank Street St Columb Major Building 1 Attic space and roof trusses	Copyright Statement Heritage 2018 Images prepared DJR 10/04/2018 Project Code BASC0318
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- 6.38 Figures 12 and 13 document an attic bedroom and a rear service stair, neither of which are believed to have been used for many years. The CAU does not record the lower level of the stair, which is thought to have been closed off by the conversion of the doorway from which it was accessed from building 4 by the creation of a cupboard in the 20th century. This lower flight is missing (fig 12iv) but it is probable that this stair provided service access to first and attic storeys from the 18th/19th century kitchen (building 4) independently of the stairs and areas used by the family of the main house.
- 6.39 It is likely that the attic space within the (probably Phase 1) trusses of building 1 was converted to use as a servant's bedchamber when this stair was created, within the lean-to inserted between buildings 3 and 4 (probably during Phase 3).
- 6.40 Restoration of this staircase should be informed by the evidence of the surviving first – attic flight (fig 12ii) and the surviving string which can be seen from the building 4 doorway (fig12iv). The restoration of the use of the attic storey and of the original plan-form of Phase 3 using archaeological evidence would constitute enhancement of the architectural and historic values of the building.

7. Conclusions and further mitigation.

7.1 The impacts of the proposed works are described in detail above and summarised assuming that recommendations made above are followed and summarised below:

- Restoration or partial removal of render from the front of Building 2: **Minor enhancement.**
- Removal of the 20th Century blockwork kitchen and blockwork extension (labelled 'Kitchen' and 'Shed'), and the restoration of a length of slate topped cob garden walling. **Minor enhancement**
- Within 'Building 4' the creation of rooflights and of a window seat. **Neutral.**
- Removal of two short lengths of stud walling, currently forming the south west wall of Building 4 and a service passage within Building 3, and the moving of its access door. **Neutral.**
- Restoration of the decorative scheme of the main 'parlour' room within Building 1 to the details revealed by stripping back of modern coverings, and the repair of the bay window of this space. **Major enhancement of the understanding and appearance of the asset.**
- The restoration of a timber floor within the main ground floor room of Building 2 over a cellar which has been recently emptied and the provision of a tanking system to address the damp within this room. **Safeguarding of very significant fabric and so an enhancement in conservation.**
- Subdivision of Bathroom 1 and Bathroom 2 (as shown on Plan 1 below) to create an additional 'dressing room' to Bathroom 1 and an additional *en suite* to the bedroom of Building 2 along with all necessary internal and external pipework. **Negligible harm enabling the optimum viable use of the building as a single family home.**
- Restoration of the service stairs from Building 3 to the first floor of Building 1. **Significant restoration of the historic plan-form of the building and helping to deliver the optimal viable use of the building.**

7.2 The above summary clearly demonstrates that the changes proposed can be delivered in line with statute, national and local planning policy.

7.3 Should the LPA require archiving of the records made of the property in the preparation of this report in mitigation of the work this can be arranged with Statement Heritage for a small fee.

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