
Statement Heritage

Outbuildings to the rear of 52a Chapel Street Penzance Cornwall TR18 4AF

Heritage Impact Assessment: SH Ref CHST0718
10/07/2018



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This project was commissioned by Chris Thompson and carried out by Daniel Ratcliffe BA MA MCI fA in July 2018

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.

Non Technical Summary

These outbuildings constitute an altered remnant of a much larger complex of back-plot development on historic ‘burgage plots’ behind the main buildings of the north east side of Chapel Street – probably the oldest planned street of Penzance.

Parts of the buildings for which consent is sought for works appear on the 1878 OS plan of Penzance, whilst the rest of the building is later, dating either to the close of the 19th or early decades of the 20th century.

The buildings, probably first developed as stables or coach houses, have undergone considerable change before the works at hand took place and little of historic significance or character survives, although, by virtue of their form, appearance and massing, they continue to illustrate the ongoing changing and dynamic nature of back-land development within historic burgage plots.

The assessment considers that the works for which consent is sought have been skilfully designed and executed, delivering a sustainable viable ongoing use for the buildings with minimal or no loss to historic or architectural significance. As such the works are consistent with national and local planning policies for the historic environment.

The assessment has the capacity to enhance our understanding of this designated heritage asset and as such the report will be submitted to the Cornwall and Scilly Historic Environment Record as per the requirements of NPPF P141.

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1. Introduction and Methods

- 1.1 This report has been commissioned by Chris Thompson, to assess the impacts of works undertaken within Outbuildings to the rear of 52a Chapel Street Penzance Cornwall TR18 4AF. These works are considered to the Local Planning Authority to be subject to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. An application for Listed Building Consent for the retention of these works is currently in hand at Cornwall Council ref: PA18/03235.
- 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 requirements of the 1990 Planning (Listed Building and Conservation Areas) Act have been taken into account in considering the impacts of the works. The Act requires that *“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character of a building of special architectural or historic interest, unless the works are authorised”*
- 1.4 Desk based research and analysis has involved:
 - Consultation of the Tithe Survey and Apportionment for Penzance.
 - Consultation of historic map and photographic evidence for the building.
 - Consultation of plans made of the building in 2008 supplied by the client.
 - Consultation of the National Heritage List for England entry for the building.
- 1.5 Field work was undertaken on 6th July, 2018 by Daniel Ratcliffe MA MCIfA. A basic photographic record of the building elements affected by works was made and evidence for the phasing of the components affected was identified and recorded.

2 History

- 2.1 The building is situated to the rear of 52A Chapel Street, Penzance TR18 4AF (Figure 1).
- 2.2 It consists of single-storey building accessed from the open curtilage to the rear of 52 and 52A Chapel Street. The building (see historic maps **figure 3**, plans **figure 2**, and elevations **figure 6**) comprises two conjoined single storey buildings of linear form under a mono-pitch lean-to roof. Historic mapping (**figure 3**) suggests that the buildings actually lie to the south east of the likely historic property boundary of no 52, within the adjacent plot (No 51). Without sight of a Land Registry Plan from the date of Listing of these buildings (1974) it is therefore a little uncertain whether the outbuildings fall, legally, within the curtilage of 52 (NHLE1327892) or 51 (NHLE1220698)
- 2.3 No 52 Chapel Street is described by the National Heritage List for England (NHLE) as follows:

*PENZANCE CHAPEL STREET (North East Side) Premises of Museum of Nautical Art
SW 4730 5/476
II GV*

C18. Granite rubble. Slurried slate roof with gable ends. 2 storeys 3 windows, modern fixed-light with small panes. Included for group value.

All listed buildings on the North East Side of Chapel Street form a group.

Listing NGR: SW4738030142

- 2.4 No 51 Chapel Street is described by the NHLE as follows:

PENZANCE CHAPEL STREET (North East Side) No 51 (Lyscoth) SW 4730 5/32E

II GV

Early C19. Roughcast. Slate roof with gable ends. 3 storeys. 2 wide apamd (sic) windows, sashes, no glazing bars, left ground floor and 1st floor sashes with margin lights. Central reeded doorcase, to right carriageway with same reeded casing and continuous cornice over bath. Included for group value.

All listed buildings on the North East Side of Chapel Street form a group.

Listing NGR: SW4739830132

- 2.5 The manorial survey of Alverton in 1322 refers to 29 burgesses, indicating an urban settlement, which was first accorded market privileges by a charter of 1332 (Cahill 2003, 15). The plan form of the earliest parts of the town suggests that Chapel Street was laid out, as were other medieval 'planted boroughs' in Cornwall, along the spine of a sloping ridge above a harbour (ibid, p16).
 - 2.6 Chapel Street's property boundaries indicate a classic 'burgage plot' layout, where long and narrow plots afforded the most efficient way of providing each burgher with a valuable street frontage for trade at the same time as an extensive rear plot which over the following centuries could and were used for industry, horticulture, development or the accommodation of vehicles and horses (Brunskill 1992, 38-39).
 - 2.7 The earliest detailed map consulted, the 1844 Tithe plan for Penzance (CRO 1844) shows that the north eastern side of Chapel Street was at this time largely open, in contradiction of the interpretation of no 52 given by the Listing Description as '18th century'
 - 2.8 It is clear from later 19th century historic maps **figure 3**, that in the 19th and early 20th centuries 52 Chapel Street was in fact two separate properties, separated by a narrow passage which is still reflected in the twin roof forms of the rear range.
 - 2.9 The 1878 OS 25 inch mapping (**figure 3 i**) shows the southern-most range of the outbuildings currently under consideration, at this time to the rear of a garden plot more likely to have been associated with the rear ranges of the current no 51 Chapel Street to which it was attached.
 - 2.10 By the early 20th century (**figure 3 ii**) a building, likely to be the northern end of the buildings at hand, is shown as having been developed. At this time the buildings north- eastern elevation was entirely conjoined to a much larger and now demolished further outbuilding within the curtilage of no 52 (within what is now the open yard and garden in front of the study building).
 - 2.11 The buildings now comprising no 52 Chapel St (facing the street) are understood to have been merged in the extensive works to create the 'Museum of Nautical Art' in the 1960s. The Museum was founded by Roland Morris, a diver who was also responsible for the idiosyncratic interior works undertaken to the nearby 'Admiral Benbow' public house during the 1950s and 1960s. These works included considerable modification of the south eastern elevation of the rear range (now 52A) including the infilling of openings with glass blocks (see historic photos **figure 5**), and the creation of a single roof across the two historic buildings fronting the street.
-

- 2.12 Subsequent works have been undertaken with planning permission to convert the rear ranges into the current domestic residence. It is understood from the basic planning history available via the Cornwall Online Planning Register that the antecedent authorities of Cornwall Council did not previously appear to require Listed Building Consent applications for these works.
- 2.13 **Figure 2** includes plans recording the buildings subject to the current application as they stood by 2008. At this time the southern part of the building was in use as a double garage with large, single 'up and over' door; with the northern part divided as a work room (the current bedroom) and meeting room (the current flat). The Cornwall Online Planning Register includes a planning application (ref W1/00/P/0686) approved by the former Penwith District Council for 'replacement of roof on garage with fibre cement tiles, installation of rooflights and replacement door and windows'.
- 2.14 Since 2008 further works have been undertaken to develop the buildings to their current state as described in section 3.

3 Description of Building

- 3.1 The **NW elevation** of the range is c.7.5m in length. It is divided into two separate units (now in use as a single bedroomed flat and workshop / studio by a concrete blockwork wall approximately two thirds of the way along the elevation. As per the 2000 planning consent the building's roof is covered in modern fibre cement regularly sized slate. There is a single stainless-steel flue for the wood-burner within the living room of the flat. Rainwater goods are of black PVC.
- 3.2 **To the south** of this division the north west elevation (**figure 6 ii**) is formed within the opening of the former double garage. The elevation is timber-framed, this being built from modern kiln dried structural timbers clad in wooden board simply rendered and painted grey. To the right-hand side of the elevation a panel within the framework is infilled with white painted weatherboarding; to the left are a pair of late twentieth or early 21st century half single-glazed timber doors.
- 3.3 The interior of this part of the building is subdivided by a single sided plywood partition providing two interior spaces, the first being set up as a workshop (**figure 7 i (left)**) with essentially reversible timber fittings. Above the roof structure is un-ceiled, revealing modern common rafters and underlay beneath the fibre cement slate covering. The rear wall structure is visible and of limewashed rubble construction. Traces of a pebble cobbled floor are visible, over which a cementitious screed has been poured, probably during the use of this space as a garage. The current owner has built a removable timber floor platform over part of this flooring.

- 3.4 The second interior space is drylined and in use as by the current owner as an artist's studio (**figure 7 iii**) which is well and neutrally lit by one of the skylights consented in 2000. No historic structural evidence is currently visible.
- 3.5 **To the north** of the division of the building (**figure 6 iii**) the north west elevation is formed of probable early 20th century stock brick laid in 'English bond' with some evidence of former limewashing. Internally this wall has been provided (prior to 2008) by a concrete block inner skin and cavity (*client pers. comm*). Windows are simple late 20th century or early twentieth century single glazed casement form – the half single-glazed door probably contemporary.
- 3.6 Internally the space is largely open plan (**figure 8**) and open to the eaves with a ceiled 'pod' provided to the northern end to accommodate a narrow bathroom (**figure 8 ii, ii (left)**) whilst a whilst bookshelves and a simple modern log burner (**figure 8 i**) provide informal screening for a double bedroom to the southern end of the space. Principal trusses, of halved and bolted timbers (possibly of early 20th century date) are exposed. Flooring is of timber laminate laid over a pre-existing concrete screed.

4 Statement of Significance

- 4.1 **Phasing:** The oldest surviving part of this building is probably the southern end of its rear (south eastern) wall and the flooring of this part of the building, which may have originated as a stable building for either 51 or 52 Chapel Street.
- 4.2 This building had become part of a larger complex of outbuildings spanning both plots by the mid-20th century with the principal roof structure and north west elevation of the northern building dating to this period.
- 4.3 During the later 20th century adjacent buildings to the immediate north west of the buildings were removed, which must have necessitated the considerable re-modelling of this elevation. By the early twenty-first century, when the LPA consented replacement of the roof, the buildings were in use as a double garage and commercial office space. By 2008 the current windows and doors were in place, as were the current solid floors and internal blockwork subdivision.
- 4.4 Since 2008 the double garage has been further converted to a workshop and artists studio and the remainder of the building to a single bedroomed flat.
- 4.5 **Historic Significance.** The building has very little historic significance, serving only to indicate the ongoing historic development processes acting on historic burgage plots. It is possible that the building originated as a cart house or stable.
- 4.6 **Architectural Significance.** Prior to the works to the building since 2008 it is likely that the building had already lost: its historic roof covering and superstructure; the original character of its north-western elevation (part of which may never have been designed as an external wall); and the character of any flooring and internal walls. Consequently the building's original 'as built' character is likely to have been

lost prior to the building's listing in the 1970s. Some residual low architectural significance resides within the surviving principal roof trusses and in the damaged floor surfacing of the southern end of the building.

- 4.7 The building's **archaeological interest and communal significance** is considered to be very low.
- 4.8 The building's linear plan-form and single storey massing make a minor contribution to the **setting** of the listed buildings at 52 and 51 Chapel Street by being typical of modified burgage plot back development.

5 Impact Assessment

- 5.1 The 1990 (LB&CA) Act makes clear that the 'works' subject to the Act are those that "would affect its character as a building of special architectural or historic interest" (1990 S7(1))
- 5.2 As such the schedule of relevant works for which consent is sought (set out in the table below) are those which have been involved in the change of use of the building from meeting room, office and garage, assessed against the effect they will have on the architectural and historic values identified in the above Statement of Significance.

Works	Effect on Significance
Roof covering and skylights	Granted Planning Permission by Penwith District Council in 2000 – it is assumed that PDC, who did not request an LBC application for this work was content that it did not affect the character of the Listed Building or took the view that the building was not a curtilage structure.
Replacement infill of the elevation of the former garage.	This work is understood to have replaced a metal 'up-and-over' type double garage door. The elevational treatment of the earlier structure is unknown, and as a result we judge this change to have a neutral impact on architectural and historic values.
Works to create Artist Studio and Workshop	These works are considered ultimately reversible, with a minimal impact on historic fabric of very low architectural and historic significance. The

	impacts are considered justified by the public benefits of keeping buildings within appropriate and economically viable use.
Works to create one bedroomed flat, including the creation of an internal studwork pod shower / wc, the installation of kitchen units, the partitioning of one end to create a more private bedroom area and internal decorative works including the cladding of a blockwork wall in timber.	The design of the ceiled wc/ shower room pod, which does not extend all the way to the underside of the open roof structure; combined with the open panels within the informal shelving partitioning between the living and bedroom area successfully retains the internal volume of the space and makes a feature of the historic roof timbers. The external elevation of the building is unchanged from its previous use as a meeting room and office. As such the works are considered to conserve the architectural and historic values , such as remain within the building.
Insertion of a flue for a wood-burning stove	This flue has been placed so as not to interfere with any historic elements of the roof structure, passing through non-historic modern roof tiles. The intervention is therefore considered a minimal one considered justified by the public benefits of keeping buildings within appropriate and economically viable use.
Exterior works to create a private curtilage for the flat	This has been achieved by the use of lightweight and essentially temporary trellis. As such the impact is kept to the absolute minimum required to support the appropriate and viable use of the buildings.

6 Conclusion and Policy Analysis.

- 6.1 The above assessment demonstrates that the building subject to Listed Building Consent makes a minimal contribution to the historic and architectural characteristics of the Listed Buildings of which it may form part of the curtilage.
- 6.2 This contribution has been limited by the processes of change which are themselves an inherent characteristic of the development of historic burgage plots, which historic map, and later planning history evidence indicating a process of continual alteration and renewal in what has always been an economically dynamic urban environment.
- 6.3 The works for which consent is being sought are assessed to have been carefully and intelligently designed by the applicant, who, has carefully ensured that their external appearance and internal special character has been retained with minimal impact, whilst integrating the modern conveniences expected in this kind of a unit. As such we consider that a grant of LBC would be consistent with the Local Authority's duty to 'pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (**1990 PLB&CA, s66(1)**).
- 6.4 It is now widely accepted by national heritage protection agencies and within national and local planning policy that historic buildings should be put to economic as well as social and environmental use, and that ensuring such viable use is an essential part of ensuring they are maintained and so conserved. This is represented in both **Policy 24 of the Cornwall Local Plan** and **Chapter 12 of the National Planning Policy Framework** which both give weight to 'secur[ing] the long term use' (CLP Policy 24) and 'sustaining and enhancing the significance of heritage assets *and putting them to viable uses consistent with their conservation*' (NPPF P126 *our emphasis*). It is clear from our inspection that the works undertaken and their design are entirely consistent with these policy aims.

7 Bibliography

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8 Figures

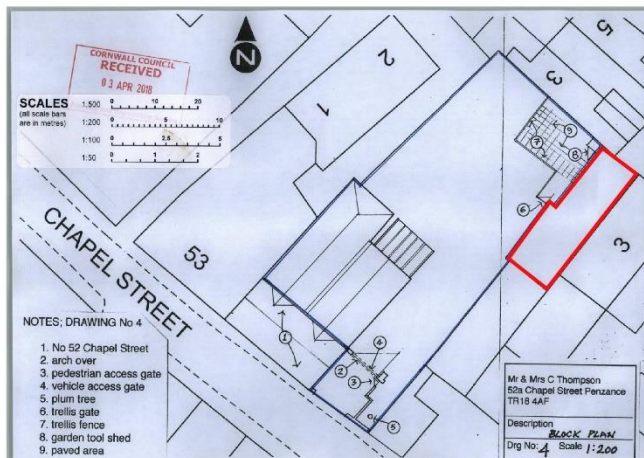
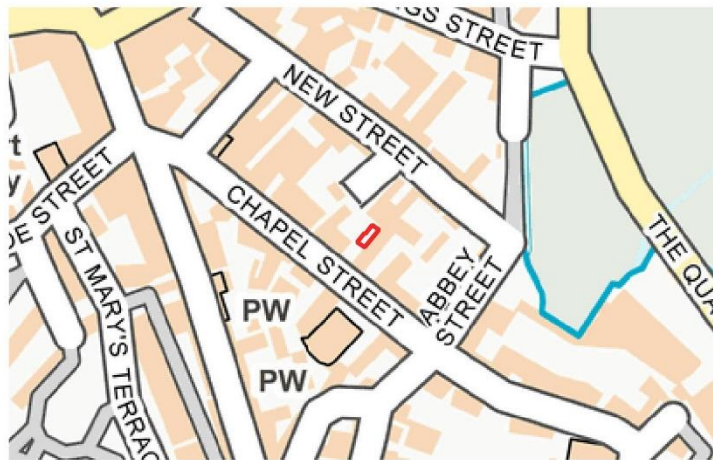
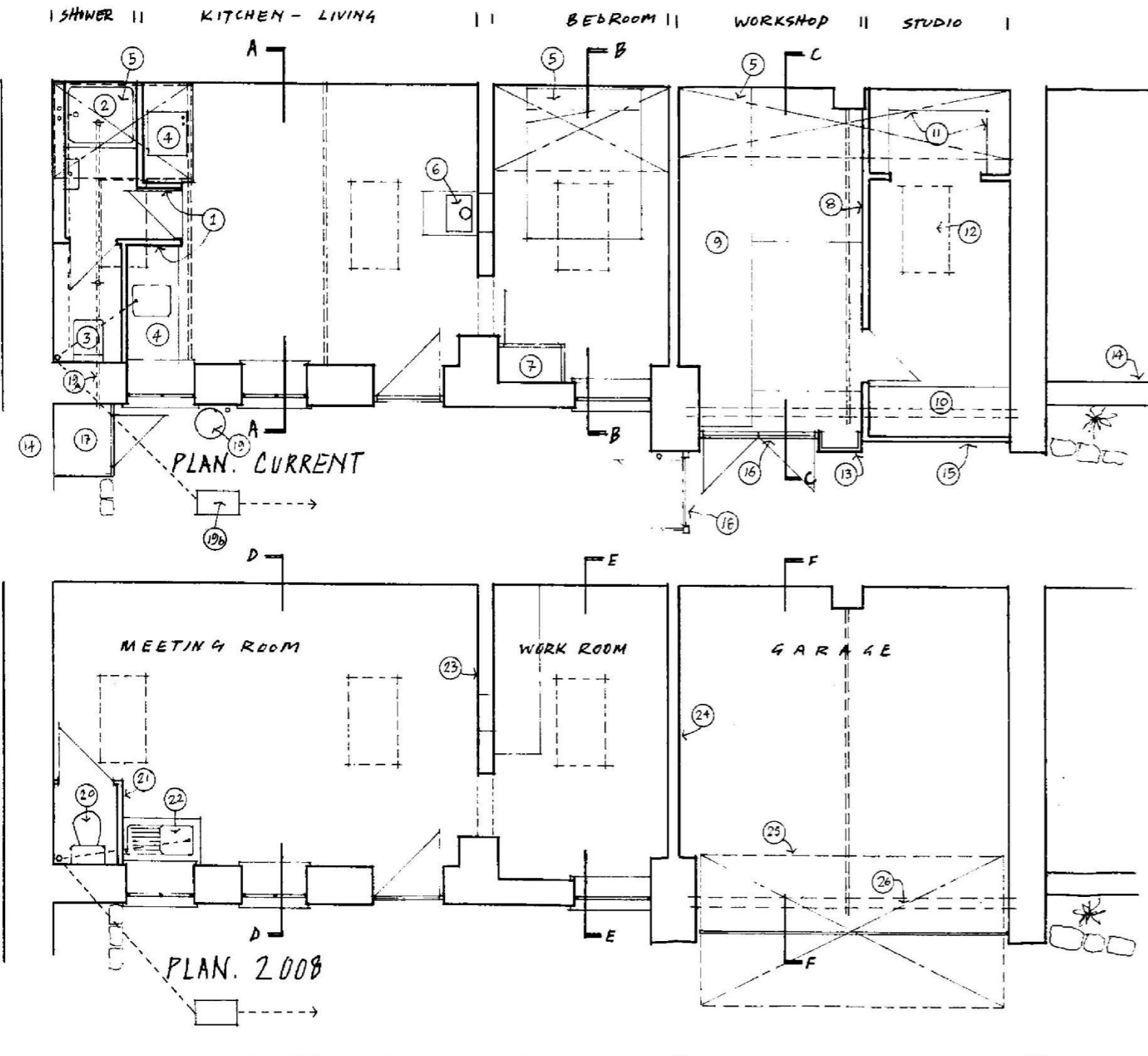


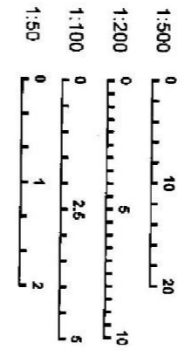
Figure 1
Location

(c) Dan Ratcliffe 2018
Project Code CHSTK0718
Project Name: 52a Chapel Street,
Penzance

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Contains OS data: Crown Copyright:
0100059271



SCALES
(all scale bars are in metres)



MR & MRS C THOMPSON
52a Chapel Street
Penzance TR18 4AF

NOTES RELATING TO DRAWING No 1

PLAN, CURRENT

- 1. new timber framed partitions
- 2. shower
- 3. w.c.
- 4. kitchen units
- 5. high level storage
- 6. wood burning stove
- 7. built in wardrobe
- 8. single sided framed ply partition
- 9. bench
- 10. desk
- 11. bookcases
- 12. new velux rooflight
- 13. timber framed pier with render finish
- 14. boundary wall
- 15. shiplap timber framed wall, painted white
- 16. pair of half glazed timber doors, painted white
- 17. garden tool shed, tanalized timber construction
- 18. gate, painted white
- 19. plastic water butt
- 19a. mechanical ventilation
- 19b. existing manhole, mains sewer.

PLAN, 2008

- 20. w.c.
- 21. framed hardboard partition and door
- 22. kitchen sink unit
- 23. timber partition
- 24. 100mm concrete block wall
- 25. steel up and over garage door
- 26. RSJ over

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Mr & Mrs C Thompson
52a Chapel Street Penzance
TR18 4AF
Description:
PLANS, CURRENT & 2008
Drg No: 1 Scale 1:50

Figure 2
Site Plan 2018 and

(c) Dan Ratcliffe 2018
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Penzance

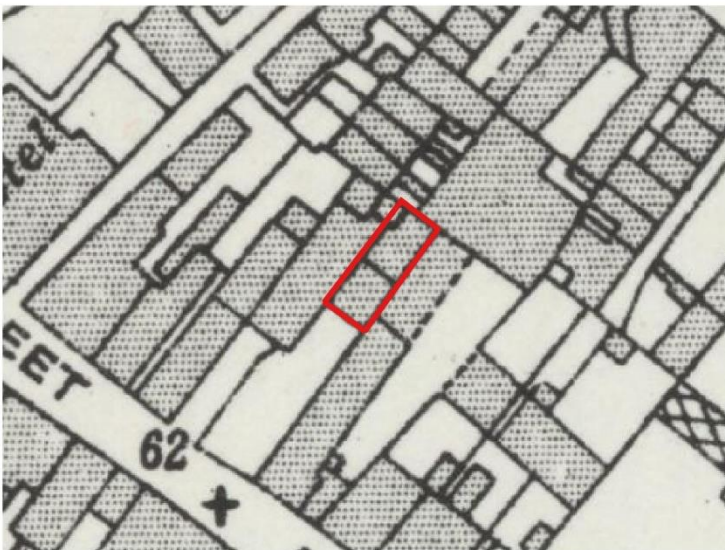
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ii) 1844 Tithe Plan



ii) 1878 OS 25 inch to the mile



iii) 1936 OS 25 inch to the mile

<p>Figure 3 Historic Plans</p>
<p>(c) Dan Ratcliffe 2018 Project Code CHSTK0718 Project Name: 52a Chapel Street, Penzance</p>
<p>Copyright Statement Heritage Drawings by client</p>

Statement Heritage: Outbuildings at 52a Chapel Street, Penzance.



i) Chapel Street looking NW. (Site to right beyond the lime-washed wall)



ii) 52 Chapel Street, elevation to street.



ii) 52a Chapel Street - converted rear ranges of main building.

Figure 4 Principal Listed Building (52 / 52a Chapel St)

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i) above - NW elevation 52 Chapel St c 1960s whilst 'Museum of Nautical Art'



ii) 52a Chapel Street, whilst in use as 'Museum of Nautical Art'

Figure 5 Historic Photos

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i) Outbuildings - NW elevation from south. Two conjoined lean-to ranges under fibre cement roof coverings



ii) The southern range. Front elevation is timber framed.



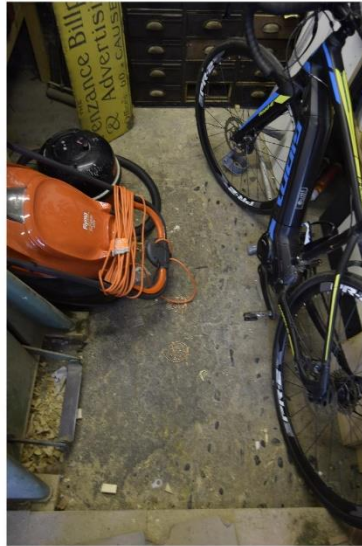
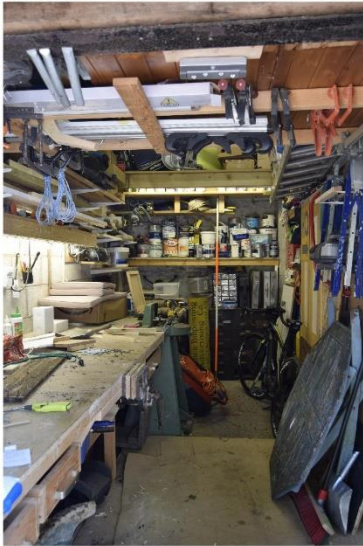
iii) Northern elevation. mass walling brick with concrete block inner skin, modern timber casements and glazed door

Figure 6: NE elevation- Outbuildings

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i) (left) Workshop: looking north east. Blockwork party wall with flat to left, modern reversible workshop fittings. (right) the floor retains historic cobbled flooring which has been levelled some years ago with concrete screed.



ii) The roof is a modern common rafter structure



iii) Artist's Studio: Modern plasterboard dry lined space - essentially a drawing office lit from above with a library formed with

Figure 7: Southern outbuilding-interiors
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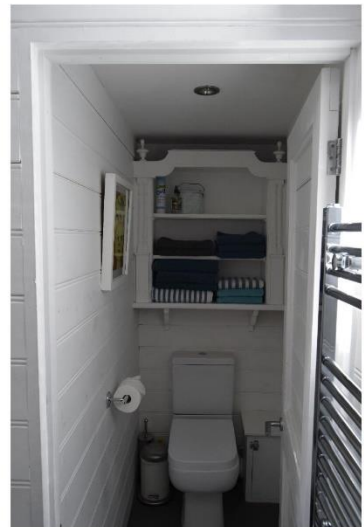
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i) (left) Flat. Looking north across living room to kitchen. (right) looking south from living room towards bedroom which has been simply partitioned with reversible timber screen.



ii) A simple boarded timber screen has been inserted in order to form a modest bathroom in the north end of the building, against which a small kitchen has been fitted.



iii) (left) w.c. (right) bedroom. Block-work wall to right has been clad in timber.

Figure 8: Northern outbuilding-interior

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