
Statement Heritage

Hawkey's Shop, St Mawgan in Pydar, Cornwall, TR8 4EP

Heritage Impact Assessment: SH Ref HAWK0618
20/06/2018



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This project was commissioned by Ann Rawlings and carried out by Daniel Ratcliffe BA MA MCI(A) in June 2018

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Non Technical Summary

Hawkey's Shop is a ground floor commercial unit within a Grade II Listed Building NHLE1137434 'Hawkeys' in St Mawgan in Pydar, Cornwall.

The client has recently undertaken small scale works in anticipation of gaining consent for the use of this part of the building as a cafe and is seeking Listed Building Consent for the retention of these and to carry out limited further works (LPA ref PA18/03625).

This assessment details the results of our inspection and photographic recording of the works undertaken, which has indicated the extent of works undertaken in the 1960s shortly before the building was first listed. The works undertaken demonstrably affect fabric dating to these works and as such have little or no affect on the architectural or historic interest of the building.

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 Ann Rawlings, to assess the impacts of a works undertaken and proposed at Hawkey's Shop, St Mawgan, Cornwall, TR8 4EP This proposal is subject to Listed Building and Planning Permission cases currently in hand at Cornwall Council (LPA ref: PL18/03625 [LBC] and PA18/03625 [PP]).
- 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 St Mawgan
 - Consultation of historic map and photographic evidence for the building
 - Consultation of the National Heritage List for England entry for the building.
- 1.5 Field work was undertaken on 14th June, 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 and Description of Building

- 2.1 Hawkey's Shop is located at the historic settlement of St Mawgan (Figure 1).
- 2.2 It consists of a two-storey building adjoining the 'Falcon Inn' (Figure 3)
- 2.3 The building's exterior appearance is described by the Listing Description (dating to 1988) below

MAWGAN-IN-PYDAR ST MAWGAN SW 86 NE 1/73 Hawkey's - GV II

House with shop. Circa 1840 and C20 shop inserted in the ground floor. Stone rubble, the front rendered at ground floor and slate-hung above. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: Double depth plan; the interior at ground floor is now all the shop. Exterior: 2 storeys, symmetrical 3-window front. First floor has early C19 2-light casements, of 3 panes each light with Chinoiserie margin glazing. Ground floor has central C20 2-panelled door with overlight and C20 18-pane bow window to right and left. Small narrow single light to right. Left side has two C20 doors and C20 window at ground floor, and small single storey C20 addition. First floor has 2 similar Chinoiserie margin glazed 2-light casements, one C20 2-light casement at attic level. The rear is slate-hung to left with similar Chinoiserie 2-light casement at first floor. Interior: Not inspected.

Listing NGR: SW8729965900

- 2.4 The building is adjacent to the GII Listed Falcon Inn and the Grade I Church (with a number of GII assets within its curtilage. As such the Shop makes an extremely positive contribution to the character and appearance of the St Mawgan Conservation Area.
- 2.5 The building is shown on its current footprint on the c1840 Tithe Survey of St Mawgan in Pydar (figure 3). The accompanying apportionment describes the property as 'cottage and yard'.
- 2.6 A former roof scar in the northern gable elevation indicates that the building has, at some point prior to the early twentieth century been raised from one to two storeys.

- 2.7 A 1963 photograph of the building¹ [available online](#) shows that at this time the building was rendered, with three late 19th or early 20th century sash windows at first floor level, above a late 19th century or early 20th century shopfront to the right hand side of the surviving central doorway and a further sash window matching those of the first floor to left.
- 2.8 The front door of the shop, a heavy wooden door in Victorian gothic style with late 19th century fixtures and a painted sign on its over-light (cover illustration), is considered contemporary to the fenestration and shopfront shown on the 1963 photograph.
- 2.9 The current owner's uncle, William Higham, a florist from Wigan who lived in St Mawgan from 1958, purchased the property in 1964 (John Higham *pers. comm*).
- 2.10 The building was at the time in use as a grocer's shop with accommodation above.
- 2.11 At some time between 1963 and its listing in 1988 significant works were undertaken to alter the building to its current appearance. Our client's landlord, and the style of works undertaken to the flat above the shop, both suggest a 1960s or 1970s date for these works.
- 2.12 As comparison between the historic photograph and figures 4 and 5 demonstrate the works commissioned by William Higham included the re-modelling of the front elevation to introduce slate hanging at first floor level, the replacement of first floor windows to match the 'chinoiserie' windows of the Falcon Inn, the and the installation of the wide bay windows at ground floor level.
- 2.13 It is likely that the northern elevation's two doors, outside shed and steps (figure 4ii) and the slate hanging and windows of the rear elevation date to this phase.
- 2.14 Whilst the first floor flat, which was created to provide holiday accommodation for the exclusive use of the family, lies outside the scope of this commission we were able to make a brief inspection. The building appears to have been provided with new stairs to the NE corner of the building to give separate access to the flat at this time, and very little of 19th or early twentieth century character survives in the interiors at first floor level.
- 2.15 Internally photographs supplied by the client demonstrate that the ceilings renewed in the recent works were of likely mid-late 20th century date (figure 9i) consisting of plasterboard (later covered in polystyrene tiles) over modern battens fixed to the historic first floor joists.
- 2.16 Close examination of the retained stud work ('A' on Figure 2) dividing the front and rear shows this to be of plasterboard. It is considered likely that this wall,

¹ Andrew Besley, "St Mawgan-in-Pydar, 1963," [cornishmemory.com](http://cornishmemory.com/item/BES_2_141), accessed June 20, 2018, http://cornishmemory.com/item/BES_2_141

which appears to support a longitudinal North-South beam along the length of the first floor structure, was re-lined during the same phase as the other later 20th century alterations. A further pillar, also supporting this beam was retained at 'B' on Fig 2. This pillar can be seen on the photo supplied by the client at figure 9iii (painted red).

- 2.17 In our opinion the WC to the rear of the shop was added to the plan as part of this phase of works.
- 2.18 Figure 8i shows that a pre-existing concrete floor set at two levels either side of the central partition has recently been overlain by self-levelling compound.
- 2.19 The shop is understood to have been let as a general grocery store until around the year 2000 after which it traded as an antiques dealers, this business ceasing in the year 2017.
- 2.20 The current tenant has commissioned now largely complete works to make the property fit for use as a café business.

3 Statement of Significance

- 3.1 Hawkey's Shop represents a well preserved and maintained Listed Building, which makes a positive contribution to the St Mawgan Conservation Area and to the setting of a range of surrounding buildings graded at GII and GI.
- 3.2 The building has historic significance in comprising a principal component of the character and appearance of the St Mawgan Conservation Area. The shop has a historic use as a retail space serving the local community for over one hundred years.
- 3.3 Evidentially the building's fabric suggests alteration before the early 20th century had already included the raising of the building's roof from one to two storeys, the installation of a traditional shop front, and the provision of large pane horned sash windows to the front elevation. At some point between 1963 and 1988 considerable further renovations enabled a separate access to the accommodation above the shop, and reconfigured the front elevation, introducing 'chinoiserie' style fenestration, slate hanging at first floor level and bow windows to the ground floor. The late 19th century door, internal threshold mosaic and shop sign were retained. Internally these works were extensive, resulting in new ceilings, stairs, internal walls and the installation of ground floor concrete floors.
- 3.4 Architecturally the high quality of the 1960s-1980s external works, particularly the chinoiserie windows, roof detailing and slate hanging continue to justify their GII designation, although these elements are not of historic significance. The bow windows are of little architectural value and, (subject to LBC) may provide an opportunity for new restorative works or the thermal upgrading of the property.

Internally there is perhaps more flexibility (subject to LBC) for alterations in fabric and plan-form.

4 Impact Assessment. Current and Proposed Works

- 4.1 Works have been assessed according to the questions posed by the Conservation Officer in comments made on 4th June 2018. These questions are presented below in red to structure the assessment.
- 4.2 *Re-wiring and re-plumbing does not always require Listed Building Consent (LBC) but we details to confirm this. New spot lights in the new ceiling and chasing in of wires down walls would require LBC.* We observed 4 new sockets inserted in the proposed kitchen area on rear walls (figure 6ii). We are informed by the client's builder that wiring for these sockets has been chased into the historic masonry / plasterwork behind. **This amounts to negligible less than substantial harm to surviving historic walls.** Elsewhere new sockets are either within new or non-historic plasterboard. We are informed that the non-historic ceiling batons shown at figure 9i) have been retained within the new ceiling structure, which is of modern fire retardant plasterboard. It is understood that this will have resulted in sufficient space for wiring for the integral downlighters within this new ceiling. **Installation of the ceiling lights is not considered to have impacted negatively on the special architectural or historic interest of the building.**
- 4.3 *Evidence suggests the earlier floor finish to have been concrete? If a new concrete screed has been laid over this and no DPM has been added, or historic fabric removed then this would not normally require LBC.* As noted above, our inspection has confirmed that this work has involved the installation of self-levelling compound over an existing concrete floor without the introduction of a DPM. The floor is finished in vinyl floor covering. **This work is not considered to have impacted negatively on the special architectural or historic interest of the building.**
- 4.4 *Details regarding whether the earlier ceiling has been retained beneath and the insulation are required. Although reference is made to polystyrene tiles these may have been laid over an original lath and plaster ceiling, we need to know if this was stripped out or has been retained underneath.* As discussed above and shown at figure 9i, the ceiling removed recently consisted of materials characteristic of the late 20th century integrating no work of special architectural interest. The retention of the non-historic modern battens to which new plasterboard has been fixed means that the new work will be of **neutral impact to the architectural and historic special interest of the building.**
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- 4.5 *Repainting does not normally require consent but should be approached with care, if lime plaster exists any painting should only be done using limewash or breathable paints.* Repainting has been undertaken using water-based paints. No lime plaster has been observed in situ.
- 4.6 *The party wall appears to be stone at the ground floor and does not appear to have been cut back. We will require details of how the newly exposed fireplace will be finished.* This wall is shown at figure 6ii. Our client's intention is to leave this wall exposed which is considered to comprise of minor benefit to the architectural and historic values of the building. The exposed wall appears to have evidence of two blocked former window openings either side of the fireplace, which may indicate that it is older than the Falcon Inn to the south.
- 4.7 *Clarification regarding whether a lath and plaster or modern stud wall were removed where the new internal stud wall has been inserted are needed.* The submitted drawings with the original application appeared to show the wholesale replacement of a stud wall. Our inspection has verified, as indicated on figure 2, that 1960s plasterboard 'A' has been extended towards the retained pillar B. Access to the WC has been reconfigured, in order to close access of from the former 'behind counter' shop space (which will become a food storage area) and to create access from the main shop space (which will become the café seating area). The door and frame used is of modern character, but appropriate to the date of the partition in which it is inserted. Given that the existing partition is clearly of modern construction, and evidence of any earlier fabric has been lost for some decades it is considered that these interventions are of **neutral impact to the architectural and historic interest of the building.**
- 4.8 In order to ventilate the proposed food preparation area it is proposed to retro-fit a hinged extraction fan / filter assembly detailed in supporting documentation to the Listed Building Consent application by Kevin Dunmore Refrigeration Ltd (dated 13 June, 2018). We note that this apparatus will be affixed to the existing window opening and manufactured so as to be hinged to allow it to be fixed over the open window as required, a seal being made to the frame by a rubber gasket. We note the mid to late 20th century date of this window, and note that its installation would therefore constitute only **negligible to minor less than substantial harm.**
- 4.9 In justification of these works we would note the **continued public access** which a sustainable food sales business would provide to this historic retail unit, and the **advancement in understanding** of the building's phasing which the process of investigation resulting in this report has released. In accordance with policy 141 of the NPPF this report will be provided to the Cornwall and Scilly Historic Environment Record in mitigation of the works impacts.
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5 Bibliography

- CRO (Cornwall Record Office) *St Mawgan in Pydar Tithe Survey and Apportionment*
Cornwall Council 2016, *Cornwall Local Plan Strategic Policies*, Cornwall Council, Truro
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6 Figures

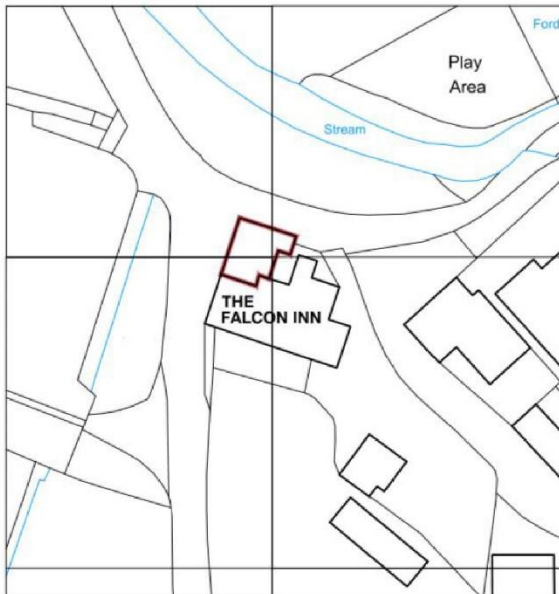
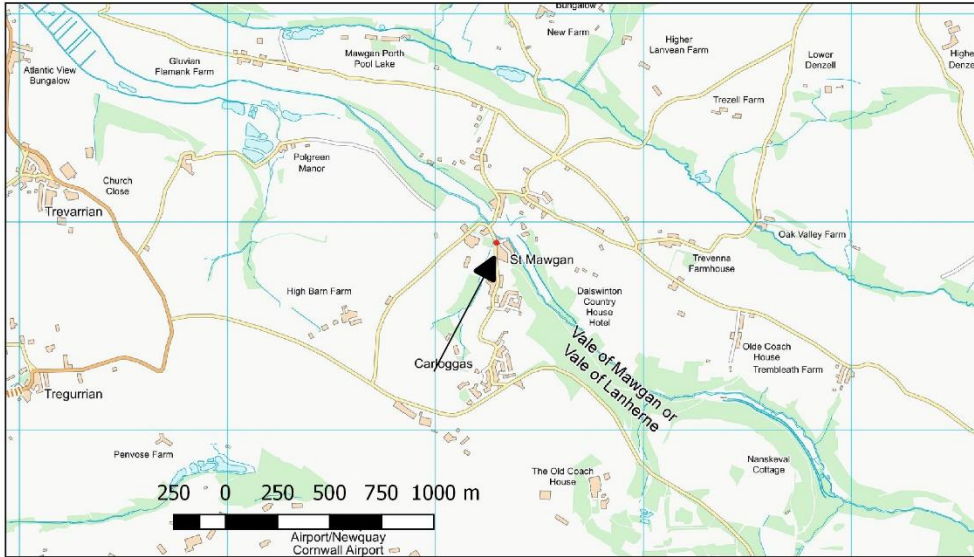


Figure 1
Location

(c) Dan Ratcliffe 2018
Project Code HAWK0618
Project Name: Hawkey's Shop, St
Mawgan

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Contains OS data: Crown Copyright:
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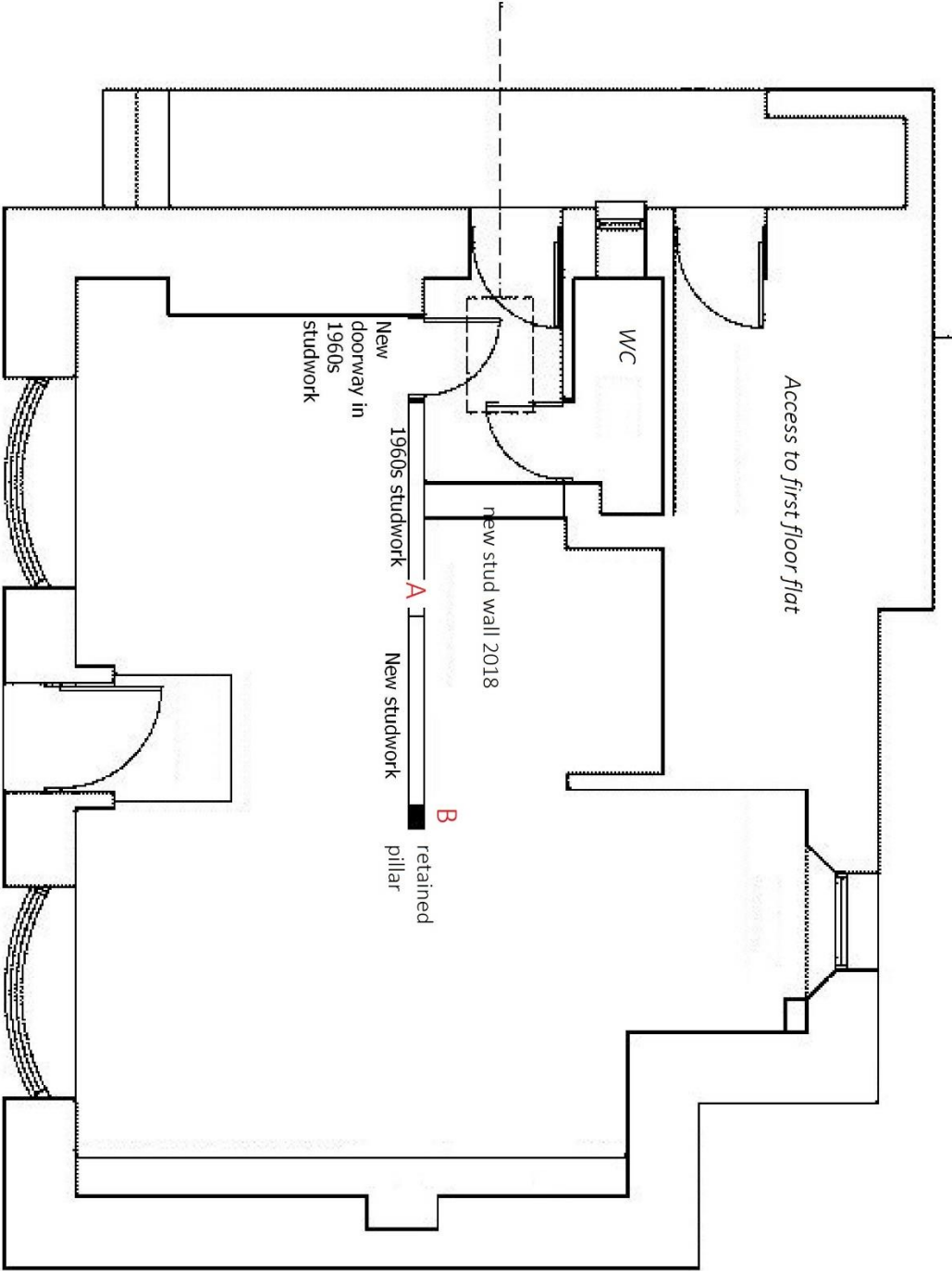


Figure 2
Plan

(c) Dan Ratcliffe 2018
Project Code HAWK0618
Project Name: Hawkey's Shop, St Mawgan

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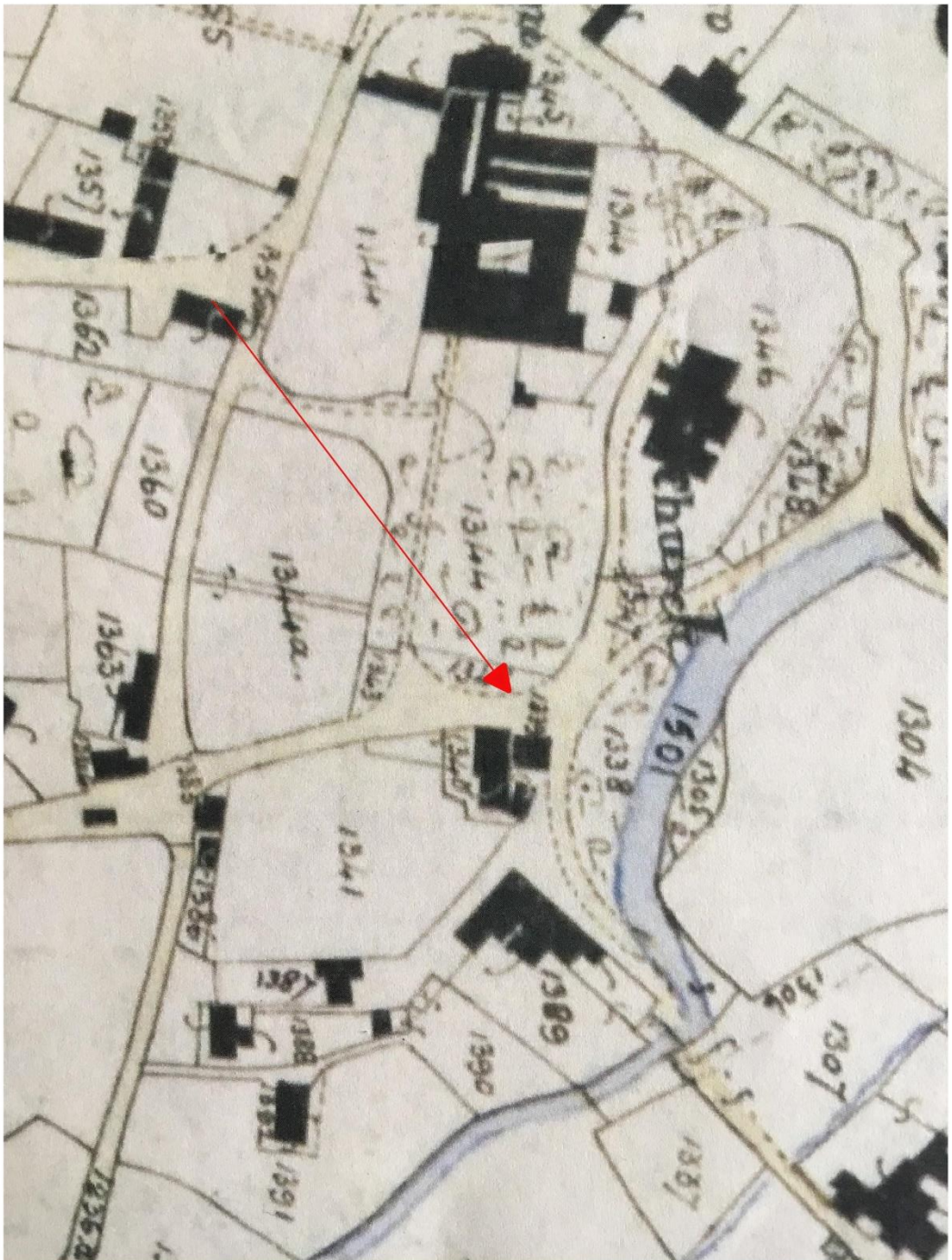


Figure 3
1840 Tithe Map

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i) Western (principal) and northern (gable) elevation



ii) detail of 1960s alterations to northern elevation facilitating separate access to shop and flat



iii) (below left) Rear, eastern elevation.

Figure 4
Elevations

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i) eastern elevation and yard currently used by Falcon Inn

ii) Below - rear window of Hawkey's shop.



Figure 5
Southern elevation-
rear window

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i) looking north through the main 'shop' space - note stud wall to the right of shot.



ii) looking south



ii) looking east into the rear of the shop / proposed kitchen - note retained wooden pillar forming end of stud wall

Figure 6
Interior

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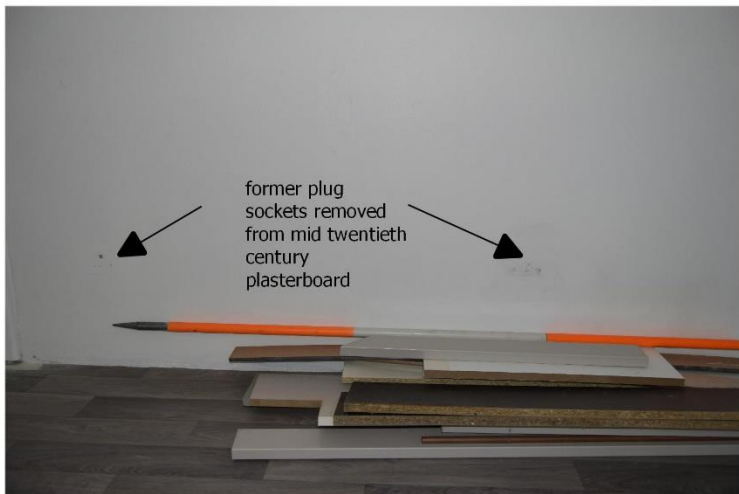
looking north along both the front and rear parts of the shop. Note central stud wall. To the rear of the food storage area the toilet area has been enclosed with new studwork as indicated

This wall created 2018



ii) new plug sockets installed 2018 into historic walling (covered in reversible plastic cladding) - we are informed the cable runs for these three sockets required 'chasing in' from above.

iii) below right, the central stud walling dividing the front and rear of the shop is formed from modern stud work formed with mid 20th century plasterboard, evidenced by the scars of removed electrical sockets as indicated. The wall has been extended in modern fire-resistant plasterboard by c1.5m to the south.



former plug sockets removed from mid twentieth century plasterboard

Figure 7 Interior
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the threshold from the newly created door from the WC to the main shop, showing how self levelling compound laid out in 2018 has been installed on top of earlier (probably mid 20th century) concrete flooring.



ii) an area of c1900 tiling retained in the shop entrance.

Figure 8
Interior works

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i) showing that the ceiling removed consisted of modern plasterboard, covered in places in polystyrene, fitted over modern battens. Historic timbers behind



ii) looking north along the shop, showing the stud wall (right) into which a door has now been inserted.



iii) looking from front to rear of the shop, showing the pillar to which the stud walling has now been extended.

Figure 9
Photos during
works
(supplied by client)

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