

**Tregarne former Methodist Chapel, St Austell
Historic Building Record,
(Oasis Number: statemen1-402656)**



**By Eric Berry
April 2020**

Cover photographs: Tregarne former Methodist Chapel from SE (top); interior from SE (bottom)

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By Eric Berry

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1 Summary

The subject building (Ref. 9893) received Planning Consent on 09 February 2017, revised 10th March 2017 to convert the building to 8 flats. One of the conditions of the consent was to produce a Historic Building Record.

2 Application Information

Date: Report completion date: April 2020

Address: Tregarne former Methodist Chapel, Tregarne Terrace, St Austell, PL25 4 BE

Grid Reference: SX 01472 52576

Owner/Applicant: R.C.W. Church, MA DipArch (Cantab) RIBA, Tretharrup, Treskillig, Luxulyan BODMIN, Cornwall, PL30 5EL, Tel: (01726) 73103, RCWC/rc/9893

Agent (application): R.C.W. Church, MA DipArch (Cantab) RIBA, The Bazeley Partnership, Chartered Architects

Case Officer:

Historic Environment Advice Officer: Senior Development Officer (Historic Environment) – Archaeologist, Cornwall Council, County Hall, Treyew Road, Truro. TR1 3AY, 07484 925888 | HEP.Arch@cornwall.gov.uk

Local Authority: Cornwall Council

Web: <http://www.cornwall.gov.uk> - planning@cornwall.gov.uk

3 Planning Background and Introduction

Prior to the construction of the present building, the former Zion Methodist Chapel now known as Tregarne Chapel, the site was occupied by domestic gardens. It is therefore to be accepted that there is no sub-surface archaeology to be investigated. Relevant historical maps will be included in the report.

Following a long period of disuse as a Methodist Church the subject building at Tregarne, St Austell gained consent for conversion to 8 flats. This Historic Building Record is in response to a Condition attached to the consent dated 10th March 2017.

It is therefore proposed that the following work should be carried out, all in accordance with current Historic England guidance and standards for recording historic buildings and for digital image capture and file storage:

A the preparation of floor plans and elevations of the building to a scale of a minimum of 1:100,

b the taking of both black and white and colour photographs of all four external faces of the building and the preparation of copies of these photographs both digitally and at a minimum size of 200x150mm,

c the taking of both black and white and colour photographs of the extant internal features of the building, including the two stained glass memorial windows, the plaster ceiling, the balcony balustrade, the cast iron columns and radiators and the provision of copies of these photographs both digitally and at a minimum size of 200x150mm,

d Any other investigation and results as may be requested by the Cornwall Council Historic Environment Planning (Archaeology) Service through the Planning Officer.

To satisfy the above condition it is appropriate that a level 2 recording be carried out.

PPS5 *Planning for the Historic Environment* (DCLG 2010) states that where the Local Planning Authority decides that a loss of significance is justified by the merits of a scheme requiring consent, then planning obligations should be imposed to *record and advance understanding of the heritage*.

The applicant, their agents and any subcontractors should note that where there are conditions requiring satisfaction in advance of the commencement of works on site; it is the responsibility of the applicant to liaise with the planning officer concerned to ensure that the timetabling of these works is managed.

Standard practice with recording conditions is that a Written Scheme of Investigation (WSI) is submitted and approved before work commences. The WSI is a document which sets out the proposed methods and scope of the historic building record. This was then submitted to and approved by the Local Planning Authority. Following approval of the WSI the historic building survey can start.

The WSI was written according to a standard brief that sets out the minimum requirements for archaeological recording at Tregarne Chapel.

The recording work was carried out by Eric Berry, who is well qualified, well known to HEP Archaeology Cornwall and has long experience in this field. His relevant historic building experience and qualification includes the following:

1962-65: Bath Academy of Art, Corsham (Fine Art course including architecture and photography and survey of medieval tithe barns; selected photographs published in 'Nuns, Monks and Monasteries' by Sacheverell Sitwell; Certificate in Education

1977-84: recording projects include: **Survey of Penryn**, an Exeter University Extra Mural Project; Kensey Tannery, Launceston (CBG rescue survey); Worker's Housing Project (Trevithick Society); Bosigran (former house), Zennor (CCRA for the National Trust); Abbey House, Padstow (CCRA); buildings subsequently demolished in Pydar Street, Truro (CCRA)

1984-88: Resurvey of Listed Buildings in Devon and Cornwall (one of a team of fieldworkers with Architecton of Bristol, supervised by English Heritage)

Early 1990s: List Review of Towns (English Heritage Listing Branch) all towns that were reviewed in Cornwall, and Plymouth and Tiverton in Devon

English Heritage (Listing Branch): Thematic Survey of Nonconformist Chapels in Cornwall, resulting publication: 'Diversity and Vitality'; spot-listings; survey of selected nonconformist chapels; Survey of Farmsteads in Cornwall, Devon and Somerset

English Heritage (Properties in Care): photography, recording and analysis projects include: Pendennis Castle; Cromwell's Castle, Isles of Scilly

1988-: Historic Buildings Consultant and Photographer (ongoing self-employment)

Early 1990s: Buildings at Risk (BAR) surveys (for EH via Carrick District Council)

1995-2006: Conservation Officer (Carrick District Council)

Archaeological Recording Conditions: in collaboration with CAU (later HES, now CAU again) include: City Hall, Truro; No. 20 Lower Bore Street, Bodmin; Burdenwell Manor, Week St Mary; Town Mills, St Columb; Poughill Mill, Bude-Stratton; High Cross Farm, Tregoose; Higher Penquite; Tregoid; Lee Barton Farm, Morwenstow; Predannack Farm, Mullion; Lanivet Wesleyan Sunday School; Trenewen Chapel, Metherell Chapel; Gulval Chapel; Western Farm, N Petherwin; Tregarton Barn, St Goran; Kellygreen Mill, St Tudy; Keiro Veor, St Minver; Old Rectory, Lezant; Treswarrow farm buildings, St Endellion; Trevela farm buildings, Perranarworthal; Glebe Farm, St Enoder; Hillhead Farm Cottage, Stratton; Hayle Brewery; Newquay Wesleyan Chapel; site at Lower Boscawell, St Just; Tremail barn, Tremail; Trevaney farm buildings, Constantine; Carnkie School; Park Hill Barns, St Stephens by Launceston; Reeve Barns, Week St Mary

Conservation Statements: Mariners Church, St Ives (with HES); St Austell Station Signal Box

Parish churches (recording and analysis): St Day; St Martin-by-Looe; St Mary, Callington; St Veep; St Materiana, Tintagel; Lansallos; Withiel

Archaeological Recording Conditions: funded direct by developer include: Webb's Hotel, Liskeard; 36 and 38 Fore Street, Bodmin (with Exeter Archaeology); Castle Farm, Lostwithiel; Bread Street, Penzance; barn and farm buildings at Bodrugan Manor; No.2 Fore Street, Lostwithiel; Clay Dry, Lower Bostraze; Trebrea Lodge, Tintagel; Old Vicarage barns, St Erth; Lower Bodwen, Lostwithiel; Meeks, Penzance, Gwithian Farm, Gwithian; Trevore farm buildings, Crows-an-Wra; Tregarthen Stables, Ludgvan; Old Theatre, Penzance; Porthmeor Studios, St Ives; Trematon Castle, Trematon; Kirthen Farm, Townshend; Old Barge House, St Michaels Mount; Cotehele House (NT); Duck Street Stores, Mousehole; Morrab Library, Penzance; Maer Barn, Bude; Old School, Shortlanesend; Glen View Farm barn; Trewerry Mill, Newquay; Trelean Farm, St Erth Barn C; Trelean Farm, St Erth Barn E, Carines Farmhouse; Coswinsawsin Barns, Barripper; Bradstone Mill, Devon; Higher Wadfast Barn, Whitestone, Bank barn, Cartuther Barton Farm, Liskeard; Catchfrench Manor, St Germans; Rosevine Farm, Seworgan; Anchor Studio, Newlyn.

Historic Building Reports/Heritage Impact Assessments include: Stuart House, Liskeard; Bokelly, St Kew; Old Manor House, Wadebridge; Kenhendra, St Minver; Porthmeor Studios, St Ives (with the Cahill Partnership); Penzance Harbour (with the Cahill Partnership); Perran Foundry, Mylor (to inform repairs); Duchy Palace, Lostwithiel; Whimble Farmhouse, Gunnislake; Harrowbeara (Old Farmhouse), Harrowbarrow; Bodinnick Farmhouse, St Stephens; Samson Buildings, Isles of Scilly (EH); Tean Old Farmhouse, Isles of Scilly (IOSWT); Timbrelham Farmhouse, Greystone Bridge; Woodknowle Farmhouse, Marhamchurch; Samson Buildings, Isles of Scilly; Tregidgeo, Grampound; Sandershill Farm, near Bodmin; Newton House, Calstock; Yellowmead Farmstead, Sharptor, Dartmoor; Truro City Hospital; Badash Farm, Launceston; Court Cocking, St Ives; The Cottage, Marazion; Cable and Wireless Museum, Porthcurno; Trelowarren Home Farm (shared project); Old Standard, Mousehole; Pandora Inn, Restronguet; Trenethick Manor, Helston x 5; Trevear House, Alverton Street, Penzance; West Lodge, Alverton Street, Penzance; Radford Farm, Werrington; Maer Barn, Bude x 3; Corner Cottage, Gurnick Street, Mousehole; Amberley House, Truro; Victoria Gardens, Truro; Selected chapels for EH; Carines Farmhouse, Cubert; Catchfrench Manor, near St Germans; Tuckingmill Farmhouse, Helston; Great Trewirgie Farmhouse, Probus; Remedies, Falmouth; Norway Stores, St Ives; Engravers Yard, Penzance; Cobland Mill, Portwrinkle; St Cadix, St Veep; Esplanade, Fowey; Jopes Mill; Riverside, St Just in Roseland; Old Standard, Mousehole x 3; Carines Farm; 41 Woodlane, Falmouth; Penryn Street/Station Hill, Redruth; 23 North Street, Lostwithiel; Higher Newham, Truro; 5 Trafalgar Square, Fowey; Trewerry Mill; The Villa, Ventongimps; Tall Trees, Mevagissey x 2; Trewince Manor, Gerrans; Penfound Manor Poundstock; Trafalgar Square, Fowey x 2; Scawswater Mill, Truro, Kestle FH x 2; Trevivian, Davidstow; Dodman Watch House; St Cadix x 2; 11 Coinagehall Street; 4 Wesley Square, Mousehole; Forge Cottage, Manaccan; Landrake (cottages); Whitewater Farm x 3; St Austell Church; Trewan Hall, St Columb; Trerice attic floor; Trevelyan House, St Veep; Harmony Cottage, Mithian; Kestle Barton, Manaccan; Linkinhorne Farmsteads; Kitts Cottage, Carn Marth; Cusgarne Manor (advice); Italian Pavilion, Tehidy; Catchfrench Manor (HIA), St Germans x 2; St Basil's Manor, St Clether; Botallack Manor, St Just; Tremayne House, St Martin; Bosigran Count House, Bosigran (unfinished); Tinnars Public House, Zennor (x 2 ongoing); No. 1-3 Jamaica Terrace, Mousehole; Mill Cottage, Mousehole; Anchor Studio, Newlyn; Chapel at the Downes, Hayle; Hillside, St Agnes; Trungle Farmhouse, Paul; Pool Old School, Pool, Redruth; St Day Old Church, St Day; 6-7 Fernlea Terrace, St Ives; Newhouse Farmhouse, Tywardreath; Smugglers Cottage, St Agnes (x 2); 2 Carn Topna, Mousehole; Pool Old School Annexe, Pool; Riverside, St Just in Roseland; Calenick House, Calenick; Trenethick Manor Coach House;

Cornwall Archaeological Unit (CAU), later Historic Environment Service (HES), now CAU again: photography, recording and analysis involvement in projects (principal funding bodies, if known, in brackets) include: Launceston Castle (EH); Restormel Castle (EH), Crab Quay Battery, Pendennis Castle (EH); Survey of Samson Buildings, Isles of Scilly (EH); Hall Chapel, Bodinnick (EH); St Thomas Priory, Launceston (EH); St Just Town Survey; Farmsteads Survey in West Cornwall (Countryside Project); Charlestown Historic Appraisal; Tintagel Church (EH), Bridge assessments (CC); Holy Wells at Ruan, Trellil and Roche; The Causeway, St Michael's Mount (NT); Mount Edgcombe; Carrancarow Historic Settlement and Greensplat Chapel; Saltash Railway Shed; Week St Mary historic town assessment (developer); Scawswater Mill retaining wall; Trerithick, Polyphant; Treludick: The Old Post Office, Tintagel (NT); Cotehele House (NT); St Michael's Mount (NT); Trerice House (NT); Well Farm, North Tamerton; Ellis Brewery, Hayle; Restormel Manor (Duchy of Cornwall);

Lostwithiel Characterisation; Duchy Palace, Lostwithiel; Tor Royal, Princetown (Duchy of Cornwall); Restormel Castle finds analysis; Isles of Scilly post-medieval buildings; Radar Station, Poltesco Mill, Grade-Ruan; 20 acre Plantation, St Keverne; Woolgarden Farm near Launceston; South Crofty Mine, Sylmar, Pool, Redruth; King Edward Mine; Liskeard Castle; Penzance Pier; Trelean Farm, St Erth Barn D; Buildings at Risk pilot project; Farmsteads reports for Cornwall, Devon and Somerset; Ennor Castle, Isles of Scilly; St Piran's Oratory (advice)

Computer: Word documents, internet research, and Photoshop editing

Current committees: Cornish Buildings Group (CBG), Director, Cornwall Buildings Preservation Trust (CBPT), St Day Historical and Conservation Society; Director, St Day Community Interest Company (CIC) relating to St Day Old Church

Former committees: Diocesan Advisory Committee (DAC); Kerrier Groundwork Trust; Redruth 2000; Pengersick Castle Education Trust

Design projects include: Caskair Cottage, Gwennap (CBG Award Winner); Glebe Cottage, Philleigh; Much in Little, Trevalga; Wheal Prussia Dry, Redruth

Falmouth Conservation Area Appraisal (1998) for Carrick District Council

Illustrations for 'House Restorer's Guide' by Hugh Lander

Photographic competence and equipment availability in all film formats (35mm-4x5) and extensive range of focal lengths and specialist lenses, experience with perspective control and difficult lighting conditions, and black and white printing (including to scale) on formats 35mm-6x9 and 4x5; digital photography with wide range of lenses, and considerable editing experience with Photoshop (also Theatre Photography: Kneehigh; Miracle; Bedlam; Acorn)

National Trust (independent commissions): Trerice, An Analysis of its Architectural Development 1998; Trerice attic floor analysis; St Michael's Mount Causeway; vernacular building surveys; Cotehele House (recording in advance of wiring works, and works associated with dendrochronology)

Victoria County History: Mousehole Village Report including Keigwin Manor and the Old Standard; 8 x selected parish churches

Lectures: organisations include: University of Plymouth, School of Architecture; University of Exeter Extra Mural Department; Royal Town Planning Institute; Society for the Protection of Ancient Buildings; the National Trust; Cornwall Association for Local Historians; Cornish Buildings Group; Cornwall Buildings Preservation Trust; Cornwall Archaeological Society (CAS)

Evening Classes (Historic Buildings): Mylor; St Keverne; the Lizard

Contributions to Publications: Cornish Buildings Group journals; Victorian Society Journals; Victoria County History; Pevsner Buildings of England, Cornwall (launched June 2014)

Talks for many societies and organisations including: Cornwall Old Cornwall Societies (many); school groups; the Carn Brea Mining Society; The Tamar Valley Protection Society; The Camel Valley Protection Society; Friends of Penryn; Friends of St Ives; Falmouth Civic Society; Falmouth College of Art; St Day Conservation and Historical Society (x 3); Truro Civic Society; Falmouth Civic Society; Launceston Civic Society; Town and Parish Councils; Cornish Buildings Group; National Trust (talks and guided tours); Royal Institution of Chartered Surveyors (x 2); U3A; Cornwall Archaeological Society (x 3)

4 Location

The subject building is situated at SX 01472 52576.

5 Aims

The aim of the Historic Building Record (HBR) is to make a permanent record of the building prior to approved works, so the results can be made available to interested parties through the local HER. The HBR exercise was achieved through a combination of an archive standard photographic record together with a written report that incorporates evidence for the date and phasing.

The building that will be affected by the approved scheme was recorded to Historic England (HE) Level 2 (descriptive record) standard. Guidance on the scope and content of different levels of record are set out in the document: *Understanding Historic Buildings: A guide to good recording practice* (EH 2006a).

This record is produced in response to a planning condition. A Written Scheme of Investigation (WSI) written by Richard Church was submitted and approved by the local authority, Cornwall Council. The WSI sets out the standard for the recording and analysis of the building and its context. The purpose of this record is to produce a detailed analysis of the building in its context and to record it with black and white photography; also, to use digital photography to produce coloured images for report production.

The principal aim of the Heritage Statement was to record and analyse the building in its historic context, to explain phases of its development (if any), and to identify features that define its character and interest. The results should achieve a Level 2 standard of recording and should satisfy the requirements of the WSI.

Below is a brief explanation of the planning process and content of a level 2 historic building survey:

Different levels of historic building records are defined by Historic England (formerly English Heritage). A level 2 survey would include the following tasks:

Desk-based historic research, to include:

- Study of historic maps any published material and a search of Cornwall Historic Environment Record.
- Fieldwork, to include a comprehensive photographic record including all elevations and relevant interior room spaces
- Annotation of existing measured plans and elevations to show historic development, changes in build, alterations and any other visible features
- Detailed description of the building, to include a phased historic development, interpretation and identification of previous functions.

Post-fieldwork has included:

- Archiving of photographs etc.
- Annotating drawings from fieldwork observations
- Production of a report includes, building description, interpretation and identification of historic development over time and historic map regression.

The content of the approved WSI is in accordance with Standards and Guidance from the Institute of Field Archaeologists (IFA).

6 Methods

The recorder has considered the following:

1. Available history of the building (historic maps only)
2. Context of the building
3. Date of the building
4. The materials and methods of construction
5. The plan form of the building and any phased development
6. External elevations and features
7. Internal layout and features
8. Significant fixtures and fittings
9. Record and diagnostic photography
10. Close-up photography of important detail/features
11. The local and regional importance of the building (significance)

Fieldwork: A site visit was carried out to record the buildings. The fieldwork was aided by the availability of architect's drawings. An existing plan copy was annotated to indicate distribution of archive photographs, and analysis of the building was carried out.

Digital colour photography was used as an aide-memoire for writing up and for report illustration. This was carried out using an interchangeable-lens camera with resolution of 16 or more megapixels and using lenses of appropriate focal length.

Black and white archive photography was carried out using a 35mm single lens reflex camera with appropriate lenses for the subject matter involved.

The methodology of the photography set out to achieve the following objectives and in the following ways:

Many of the photographs were taken straight on to the subject with the back of the camera vertical (or at right angles to the subject matter).

Some photographs were taken diagonally to show spatial relationships.

Converging verticals were generally avoided or corrected using Photoshop software.

No electronic flash was used.

Post-fieldwork has included: collation of evidence; editing and captioning digital photographs using Photoshop Elements software; compilation of report including selected photographs with captions; annotation of the plan for archive photographs, plus appendices with supplementary information.

The report incorporates the findings of the building analysis, an annotated plan, relevant historic maps, plus a selection of photographs with informative captions.

The archiving comprises the following:

1. The WSI (appendixed to the report), a single paper copy of the report, together with an electronic pdf copy of the archive on DVD, stored in an archive standard (acid-free) document holder or as supplied by Kresen Kernow
2. Archive standard negative holders to be stored, together with other archive material.
3. The black and white photographic contact sheets to be archived using a captioned label, annotated versions of plan supplied by the architect). Schedule of photographs with written captions and subject to appropriate batch archiving to be held in safe archival storage to be agreed.
4. Archive deposition. The full archive will be deposited at Kresen Kernow in accordance with their deposition guidelines within 3 months of the completion of the fieldwork
5. Further electronic pdf copies on CD ROM should be supplied to the Case Officer, Cornwall Council and to the National Monuments Record (NMR)

6. The Historic England/ADS OASIS online archive index has been completed, the OASIS-ID number is included in the project report and that a digital copy of report has been deposited with Archaeology Data Service, via the OASIS form.
7. The report will be made available for public viewing within the Cornwall Historic Environment Record (HER)

Contact details of the above depositories are as follows:

Local Planning Authority via the Case Officer

The Archivist, Kresen Kernow, Redruth (the complete archive including the black and white negatives and contact sheet.

The Archivist for Archaeological Recording, National Monuments Record Centre, NMRC, Kemble Drive, Swindon, SN2 2GZ

The Historic England/ADS OASIS online archive index has been completed, the OASIS-ID number is statemen1-402656 and a digital copy of report has been deposited with Archaeology Data Service, via the OASIS form.

7 Building description

7.1 Building Type

Tregarne Chapel was built as a Bible Christian Chapel to replace an earlier Bible Christian Chapel to its south that subsequently became a schoolroom.

7.2 Date evidence and history

Map evidence is an important part of the evidence that explains the evolution of the site. The building site is shown on the circa 1840 Tithe Map as gardens, also shown similarly on the 1878 OS Map. The recorded building date is 1892 and the building is first shown on the circa 1907 OS Map. Except for the installation of two memorial windows there appears to have been little change during its period of use as a place of worship. Subsequently, many of the fittings including pews have been removed. At the time of the approval of the 2011 Planning Application, almost all the interior fittings and fixtures had been removed by the Methodist Church prior to purchase of the building by the Applicant

7.3 Historic Maps



Fig 1: Circa 1840 Tithe Map (site of subject building outlined)



Fig 2: 1878 OS map (site of subject building outlined)



Fig 3: 1878 OS map (subject building outlined)

7.4 Materials

Tregarne Chapel is constructed from dressed granite brought to course with granite dressings including plinth, string courses, doorway jambs, sills, arches and pediment detail. Roof covering is Delabole slate.

7.5 Plan and plan development

The subject building retains its original plan with front entrance hall with gallery flanking stairs, large auditorium beyond with first-floor gallery of rare oval plan plus a rear wing containing organ loft over probable schoolroom with entrance/stair lobby to east side and single-storey presumed former vestry to west side.

7.6 Exterior (Figs 8-15 and Appendix 2)

The exterior is almost complete and unaltered since built.

South wall is a 3-bay entrance front with the central bay surmounted by a raised pediment. There is a pair of doorways approached by a flight of steps and a tripartite window above plus window over window to left and right-hand bays, all openings with semi-circular arches, original doors and windows.

West wall and **East walls** of the main part of the building are similar, each with 4 windows to each floor, all with semi-circular arches. Original horned sashes with margin panes except for two memorial windows to ground floor left and right of centre.

North wing contains an entrance/stair hall with doorway to its east side, a central organ loft over presumed schoolroom and a single storey presumed vestry or possible boiler room to the east side. The entrance doorway is constructed from dressed granite; the other openings have brick dressings.

7.7 Context (Fig 16 and Historic Maps)

The immediate context of Tregarne chapel includes the earlier Bible Christian Chapel to its south and Tregarne Terrace, a late 19th century planned terrace. The building is close to St Austell Station and the parish church is visible from the subject building.

7.8 Interior (Figs 17-41)

The walls of the interior of the building are plastered as is the ceiling with a decorative central rose. There is an oval gallery with cantilevered panelled front carried on slender fluted columns with approximate Corinthian capitals. Former pitch-pine pews were removed over 20 years ago before the building was sold off from the Methodist Church. There are original gallery stairs to the SW, SE and NE corners. The presumed former NW stairs have been removed, or possibly never existed. It is not clear where a boiler once existed to serve surviving cast-iron heating radiators.

8 Statement of Significance

Tregarne chapel is located within the St Austell Conservation Area. It is an externally complete example of an architecturally accomplished Italianate style Bible Christian Chapel. The significance of the building is enhanced by its proximity to the 1828 Bible Christian Chapel built for James Thorne (son in law to William O'Bryan, founder of the Bible Christian movement) that subsequently became the Sunday School. Also, its context close to the heart of the town with visible access to the parish church and other important buildings adds to its interest. Internally, much has already been removed but a rare oval gallery and good quality ceiling rose survive.

9 Sources

Historic maps

Heritage Gateway

Diversity and Vitality (The Methodist and Nonconformist Chapels of Cornwall) by Jeremy Lake, Jo Cox and Eric Berry

10 Historic Building Archive ()

10.1 Black and white film schedule

(Edited versions, frame numbers as per negatives, some cropped to fit)



Frame 1: From south



Frame 2: From south



Frame 3: From SW



Frame 4: From SE



Frame 5: Former BC from NE



Frame 6: From east



Frame 7: From NE



Frame 8: From NW



Frame 9: From NW



Frame 10: S wall left



Frame 11: From south



Frame 12: From north



Frame 13: From north



Frame 14: From south



Frame 15: From west



Frame 16: From west



Frame 17: From south



Frame 18: From southeast



Frame 19: north



Frame 20: from east



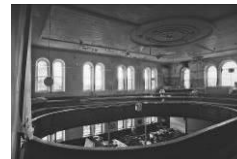
Frame 21: From SE



Frame 22: From NE



Frame 23: from SW



Frame 24: from NW



Frame 25: SE stairs from NE



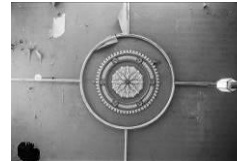
Frame 26: SW corner



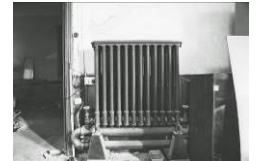
Frame 27: E wall right



Frame 28: E wall left



Frame 29: Ceiling rose



Frame 30: Radiator N wall



Frame 31: Rear room from E



Frame 32: Rear room E end



Frame 33: NE stair hall



Frame 34: S entrance lobby



Frame 35: W wall, left



Frame 36: Gallery column



Frame 37: SW cornice

Fig 4: Captioned black and white photos (edited versions)

10.2 Existing plans annotated with photo directions (edited from architect's plan)

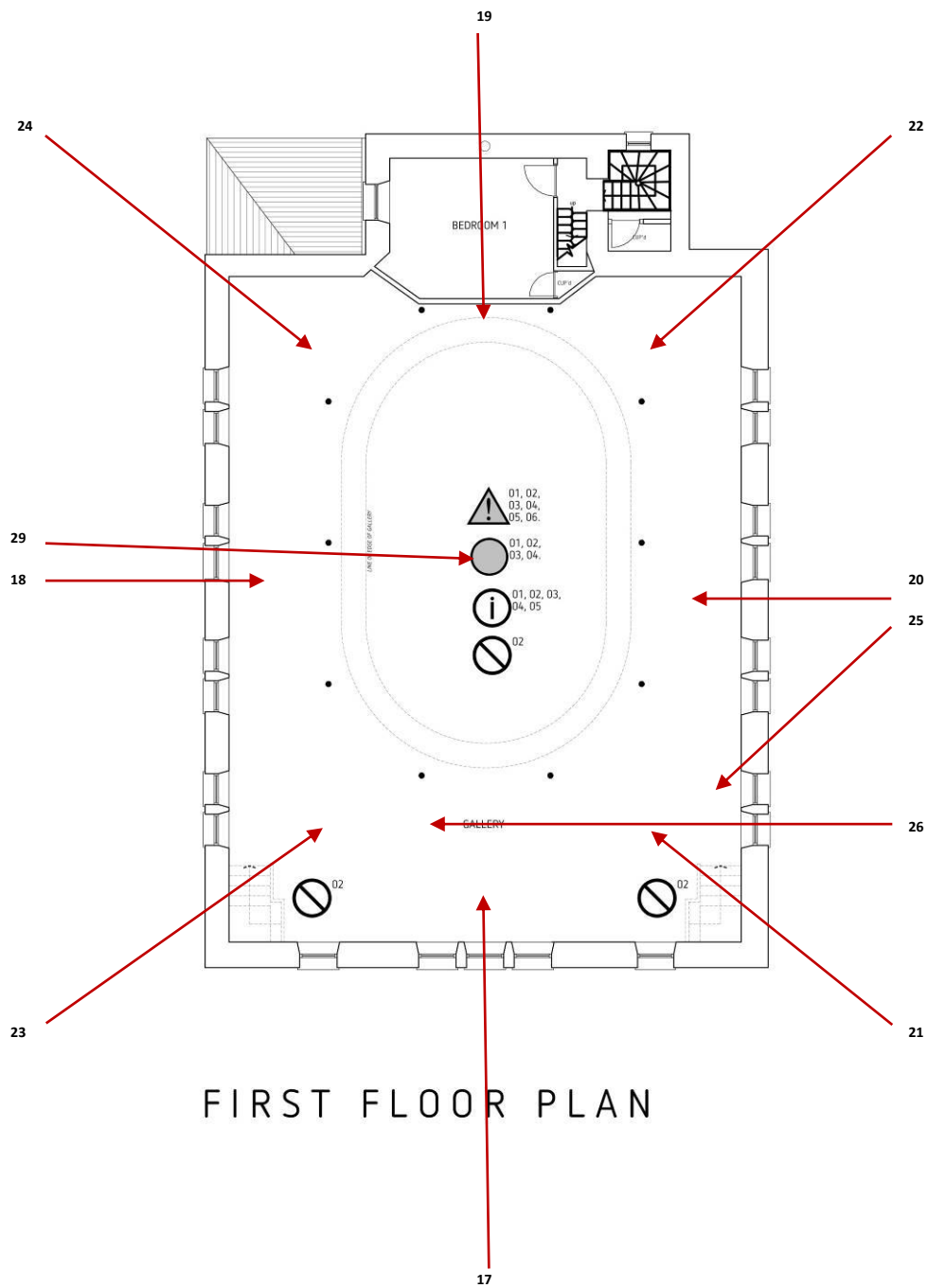


Fig 5: First-Floor Plan

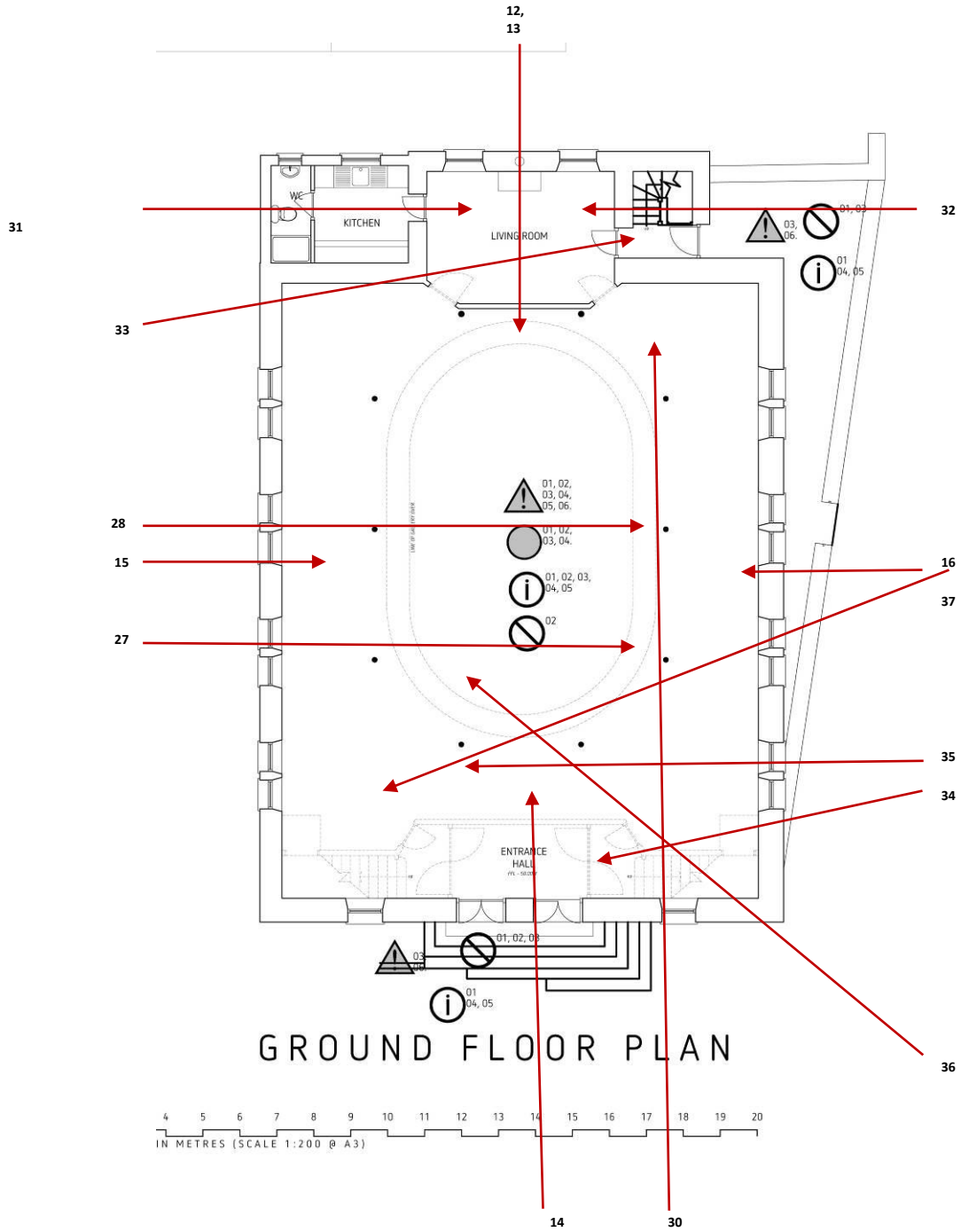


Fig 6: Ground-Floor Plan

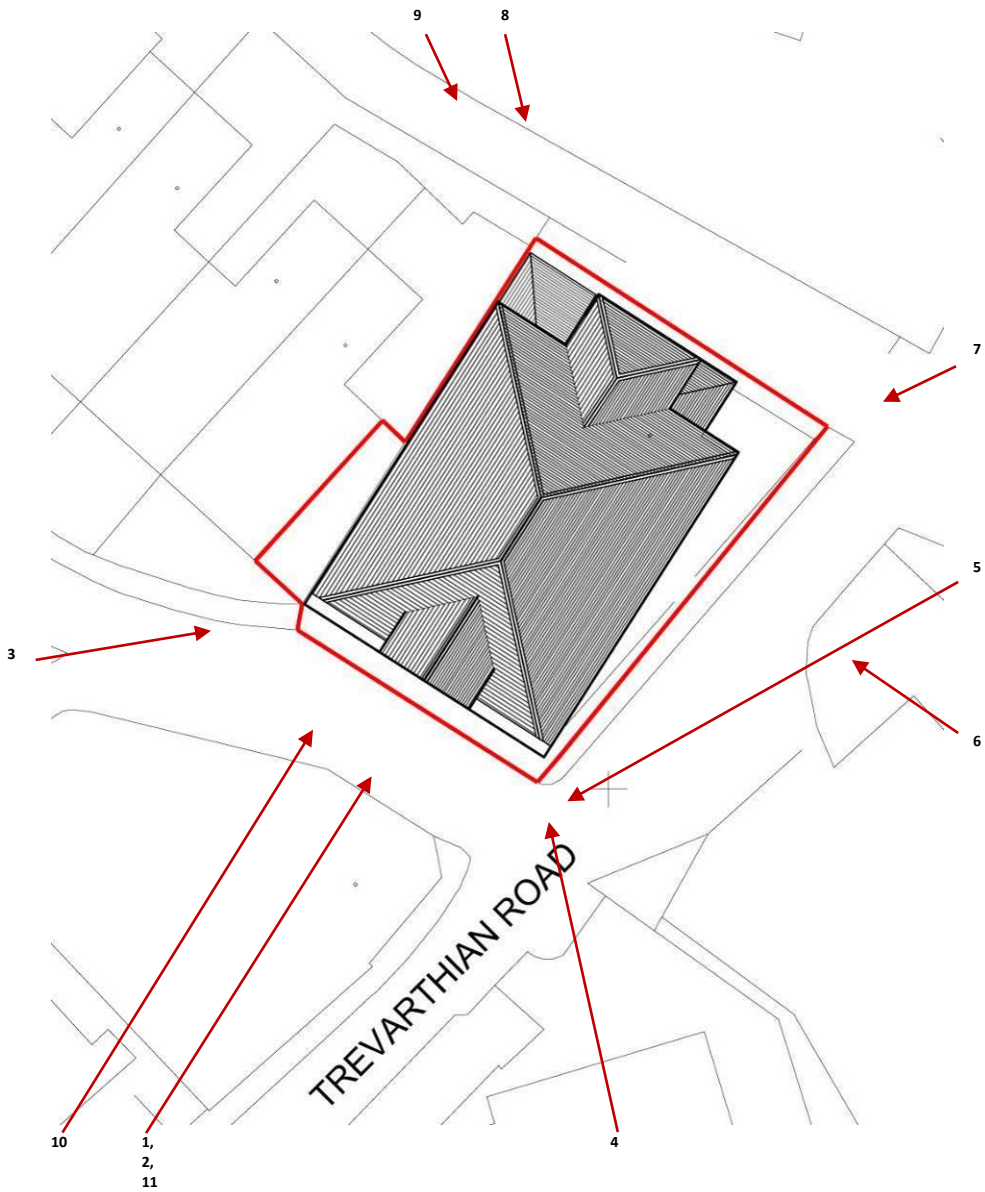


Fig 7: Block plan (crop)

11 Photographs

11.1 Exterior image selection



Fig 8: Tregarne former Methodist Chapel from south



Fig 9: Tregarne former Methodist Chapel from SE



Fig 10: South doorways



Fig 11: Inscribed stone left of doorways

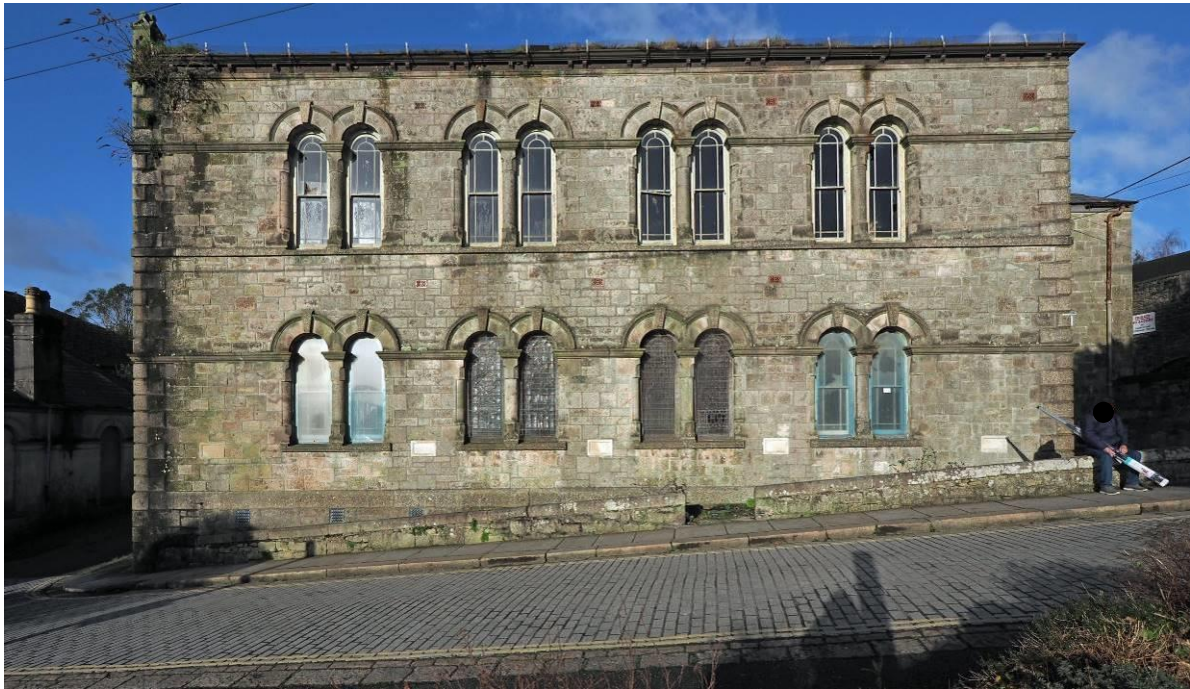


Fig 12: East elevation



Fig 13: North elevation



Fig 14: Subject building from NW



Fig 15: Subject building from NNE

11.2 Context image



Fig 16: Former Bible Christian Chapel from NNE

11.3 Interior image selection



Fig 17: Interior from north



Fig 18: Interior from south



Fig 19: Interior from west



Fig 20: Interior from west



Fig 21: Gallery from south



Fig 22: Gallery from west



Fig 23: Gallery from north

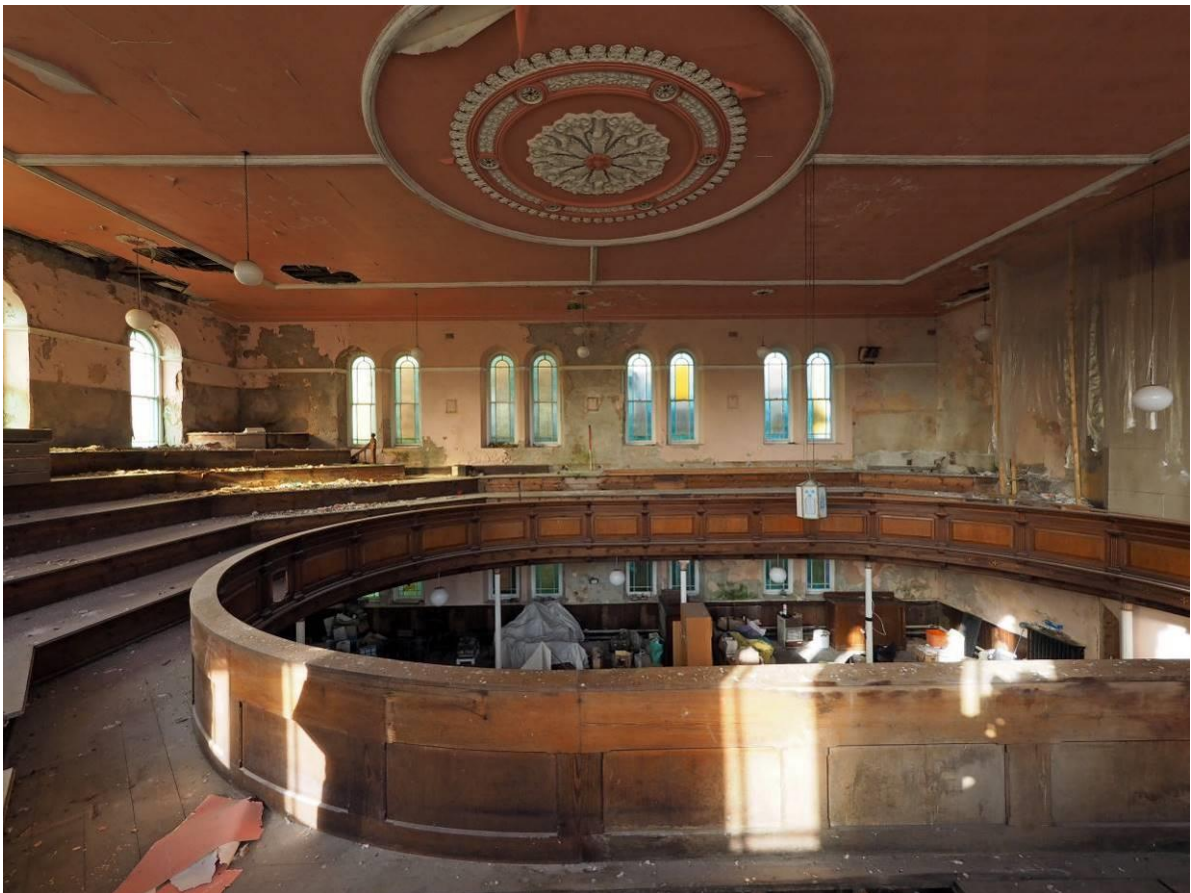


Fig 24: Gallery from east



Fig 25: Gallery from SE



Fig 26: Gallery from NE



Fig 27: Gallery from SW

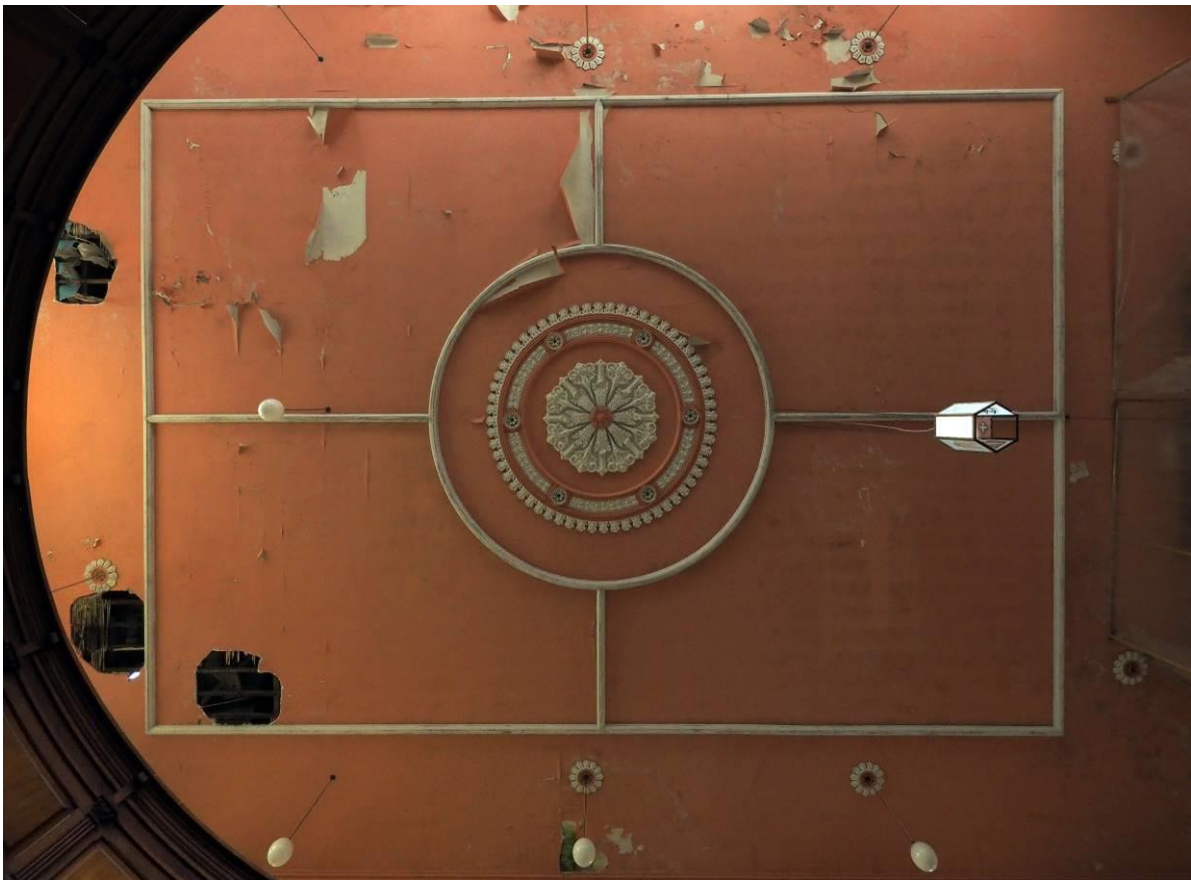


Fig 28: Ceiling

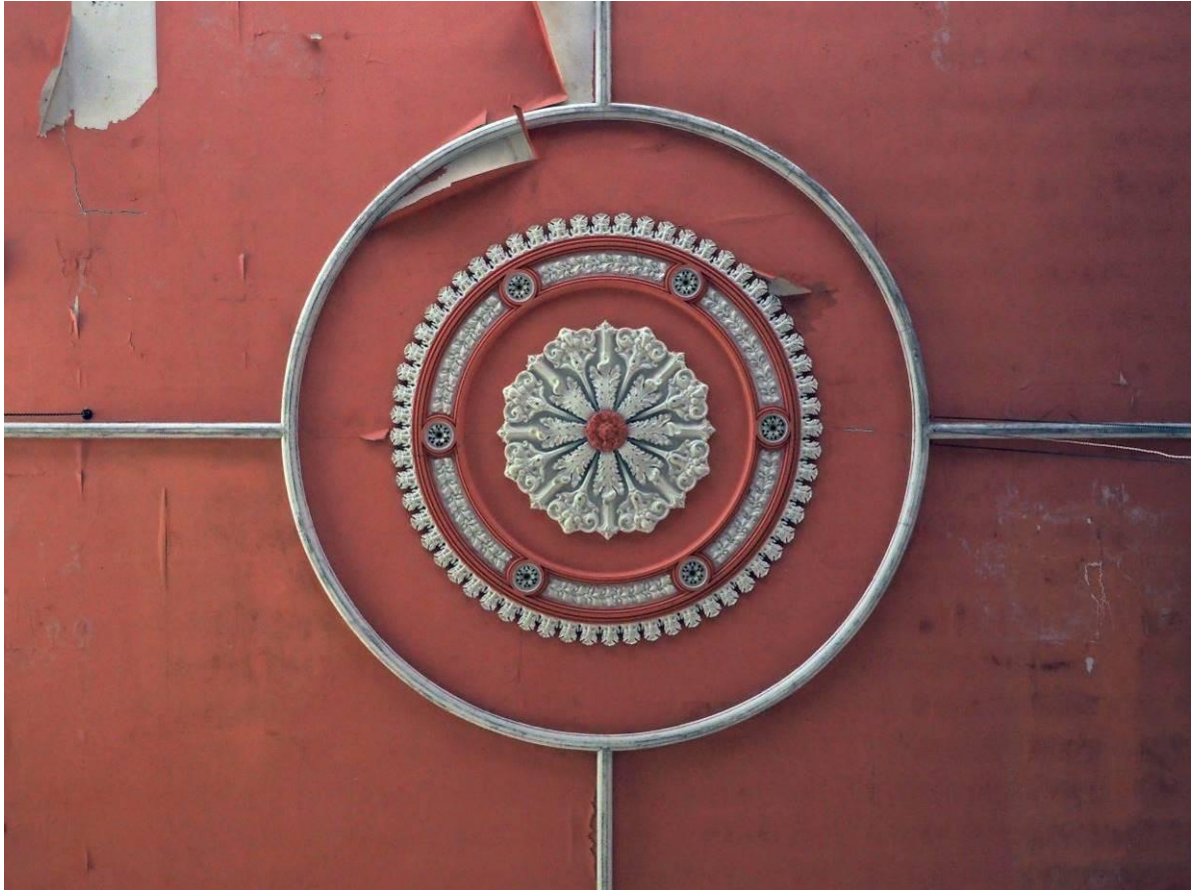


Fig 29: Ceiling rose



Fig 30: SE stairs from NE



Fig 31: Vestry from east



Fig 32: Vestibule from ENE



Fig 33: west wall by SW corner

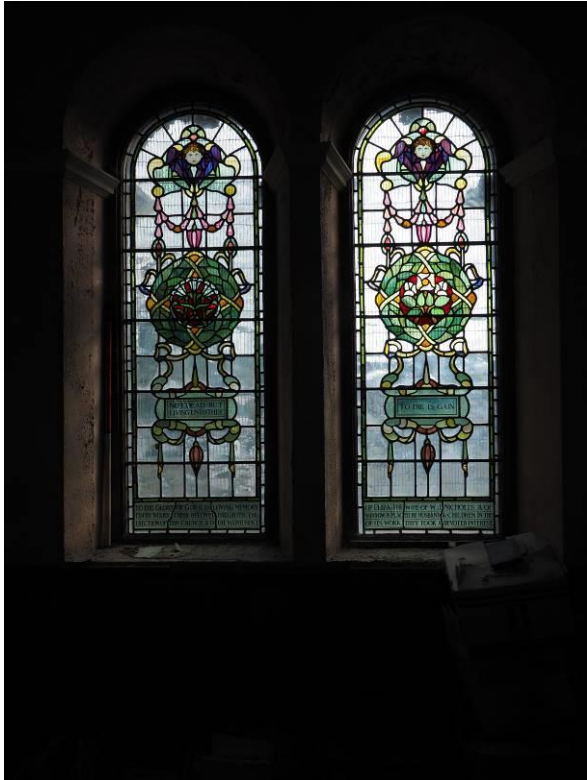


Fig 34: East wall RH Memorial Window

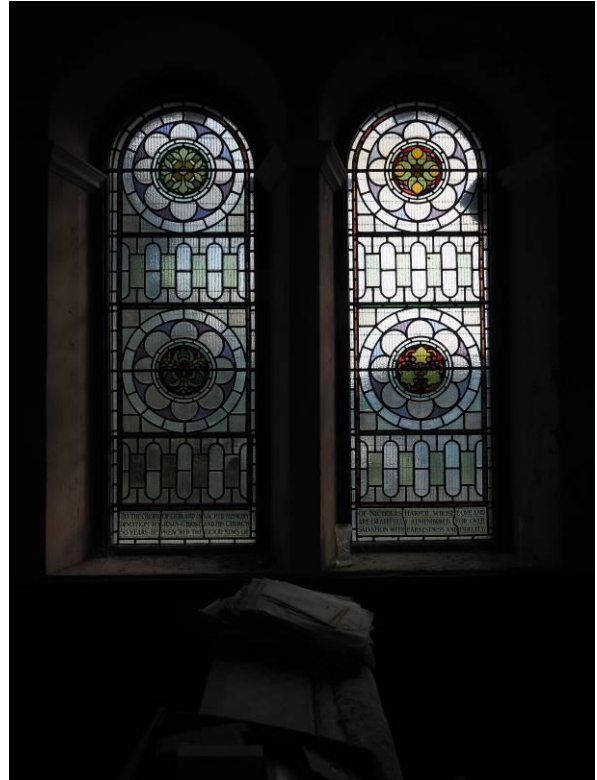


Fig 35: East wall LH Memorial window



Fig 36: NE entrance hall and stairs

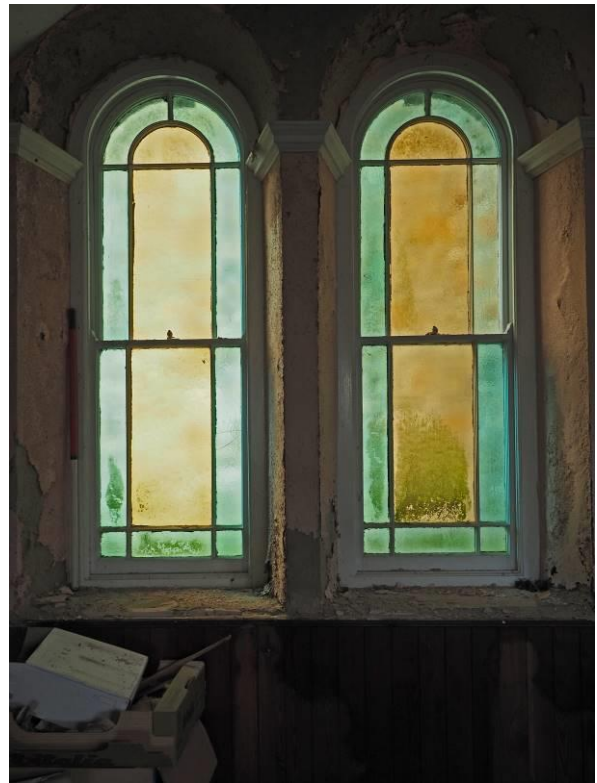


Fig 37: West wall windows at far left



Fig 38: Gallery front from SE

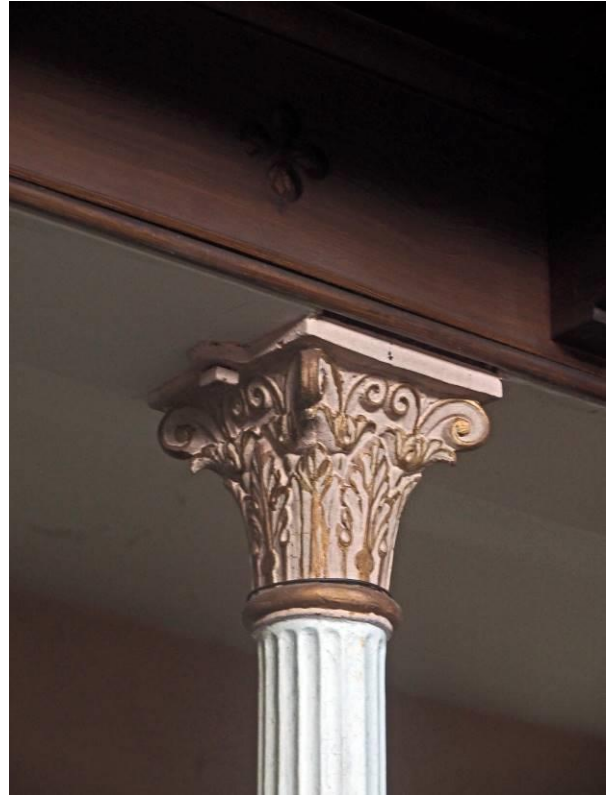


Fig 39: Gallery column from SE



Fig 40: Ceiling cornice to SW corner

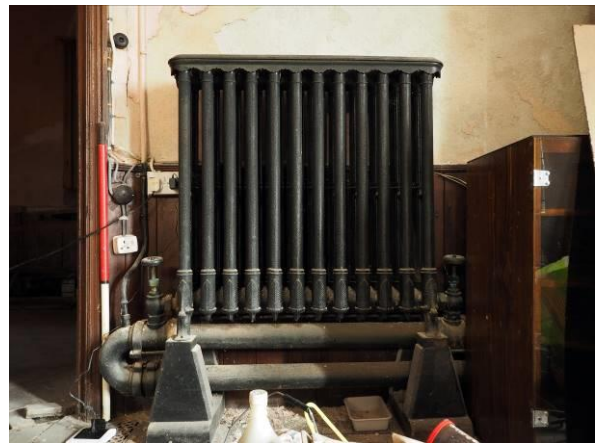


Fig 41: Radiator to north end



Fig 42: Vestry from east



Fig 43: Vestry from east

Appendix 1
WRITTEN SCHEME OF INVESTIGATION

TO ACCOMPANY APPLICATION PA17/01225
FOR THE DISCHARGE OF CONDITIONS

REVISED 10 MARCH 2017

10 March 2017
Tretharrup
Treskilling, Luxulyan
BODMIN Cornwall PL30 5EL
RCWC/rc/9893

R.C.W. Church, MA DipArch (Cantab) RIBA
The Bazeley Partnership
Chartered Architects
Tel: (01726) 73103

01 BACKGROUND

Prior to the construction of the present building, the former Zion Methodist Chapel now known as Tregarne Chapel, the site was occupied by domestic gardens. It is therefore to be accepted that there is no sub-surface archaeology to be investigated. Relevant historical maps will be included in the report.

02 PROPOSAL

It is therefore proposed that the following work should be carried out, all in accordance with current Historic England guidance and standards for recording historic buildings and for digital image capture and file storage :

- a the preparation of floor plans and elevations of the building to a scale of a minimum of 1:100,
- b the taking of both black and white and colour photographs of all four external faces of the building and the preparation of copies of these photographs both digitally and at a minimum size of 200x150mm,
- c the taking of both black and white and colour photographs of the extant internal features of the building, including the two stained glass memorial windows, the plaster ceiling, the balcony balustrade, the cast iron columns and radiators and the provision of copies of these photographs both digitally and at a minimum size of 200x150mm,
- d Any other investigation and results as may be requested by the Cornwall Council Historic Environment Planning (Archaeology) Service through the Planning Officer.

03 TIMESCALE AND PERSONNEL

The above work is to be carried out before the commencement of any development which would affect the relevant parts of the building.

The work will be carried out by Eric Berry, who is well qualified, well known to HEP Archaeology Cornwall and has long experience in this field, or other suitably qualified person to be agreed with HEP Archaeology Cornwall, bearing in mind the Historic England statement that "The requirement to record and advance further understanding is to be proportionate to the nature of the significance to be harmed or lost and the importance of the asset." and that, contrary to the understanding of the Historic Environment Advice Team Leader (Central) at the time of the approval of the 2011 Planning Application, almost all the interior fittings and fixtures had been removed by the Methodist Church prior to purchase of the building by the Applicant.

An entry for the recording will be completed on the Historic England/Archaeology Data Service OASIS online archive index, and the OASIS number will be included in the report.

03 COMPLETION

A brief report will be prepared covering the history of the building and the results of the photographic record, to include the camera positions of all the photographs.

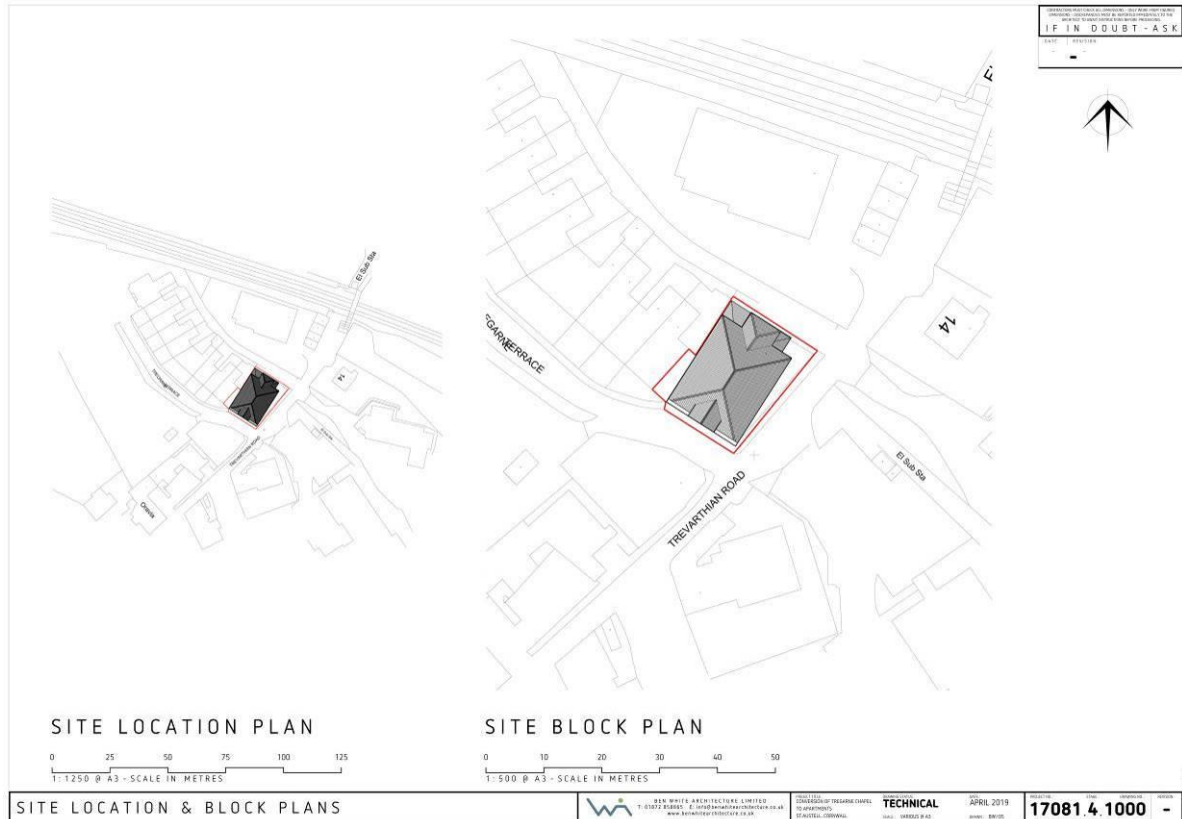
The completed record of the building will be compiled in a suitable document box to be agreed with HEP Archaeology Cornwall and deposited with the Cornwall County Records Office or other suitable depository as may be agreed.

10 March 2017
Tretharrup
Treskilling, Luxulyan
BODMIN Cornwall PL30 5EL
RCWC/rc/9893

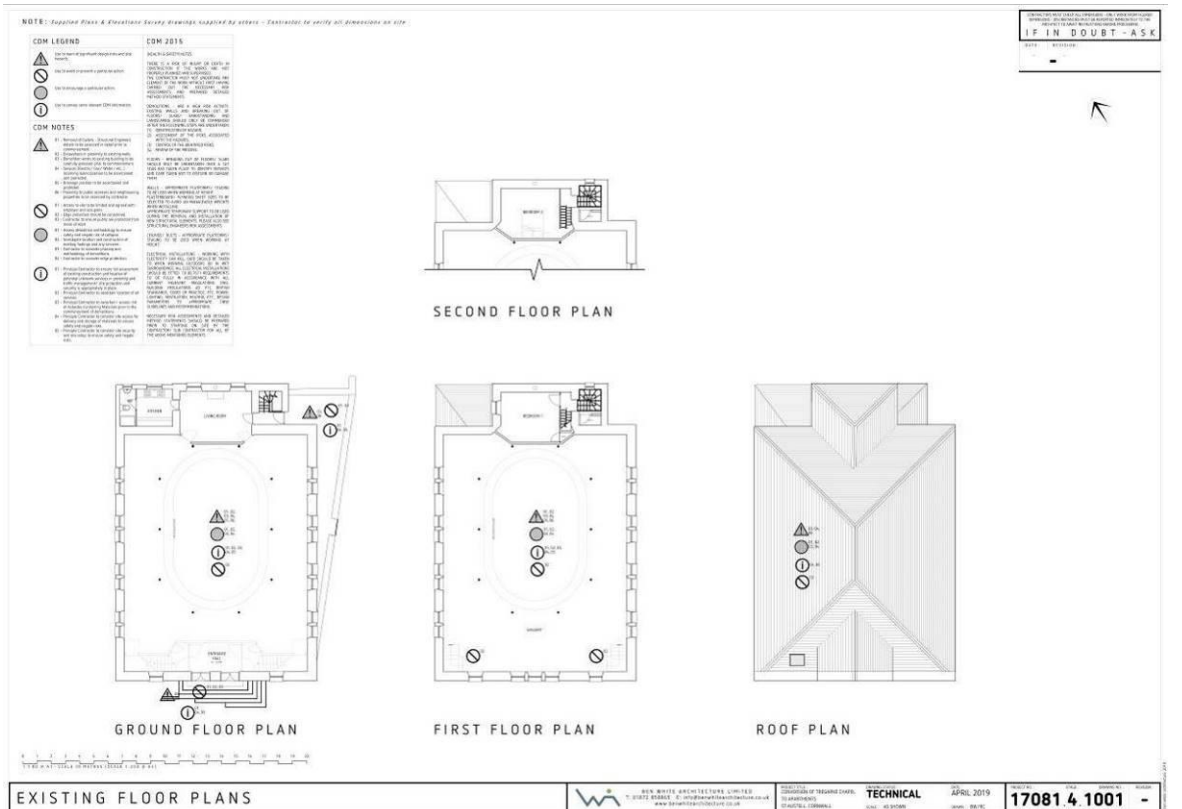
R.C.W. Church, MA DipArch (Cantab) RIBA
The Bazeley Partnership
Chartered Architects
Tel: (01726) 73103

Appendix 2: Existing and Proposed Drawings

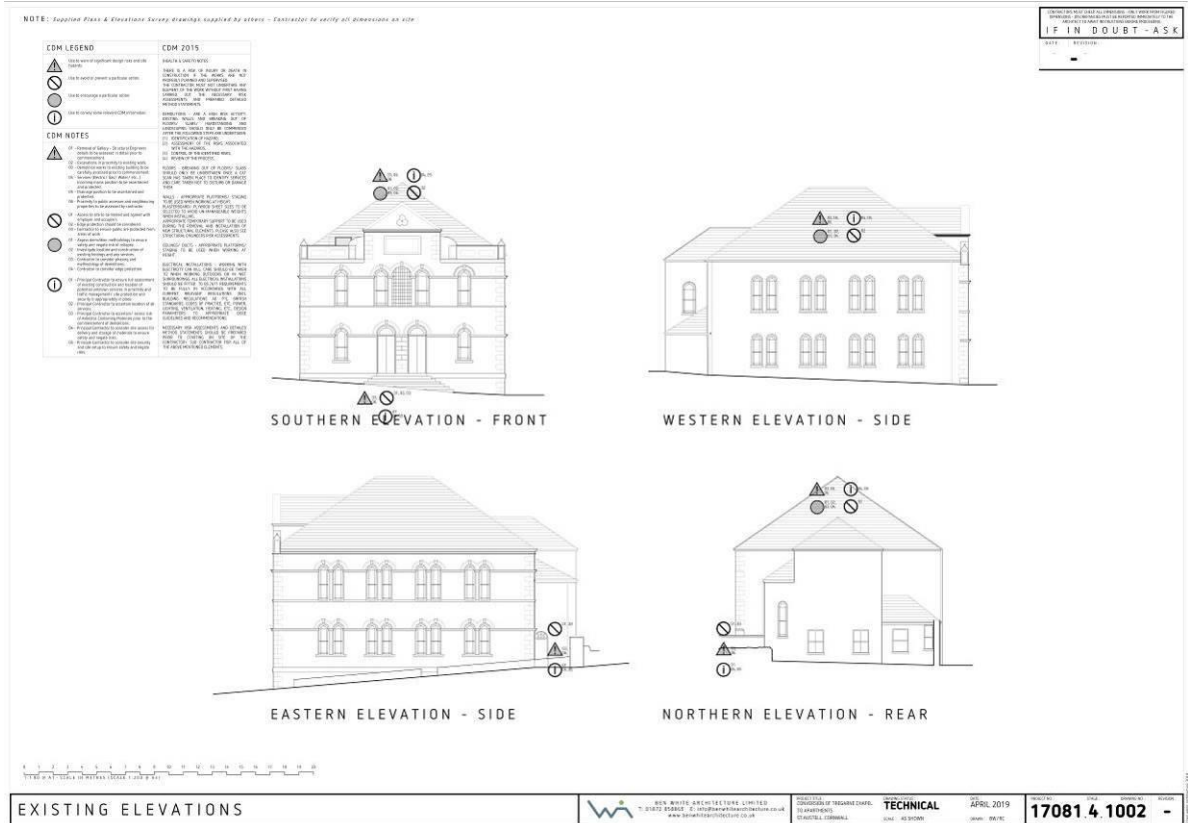
(For illustrative purposes only - compressed to achieve emailable document size)



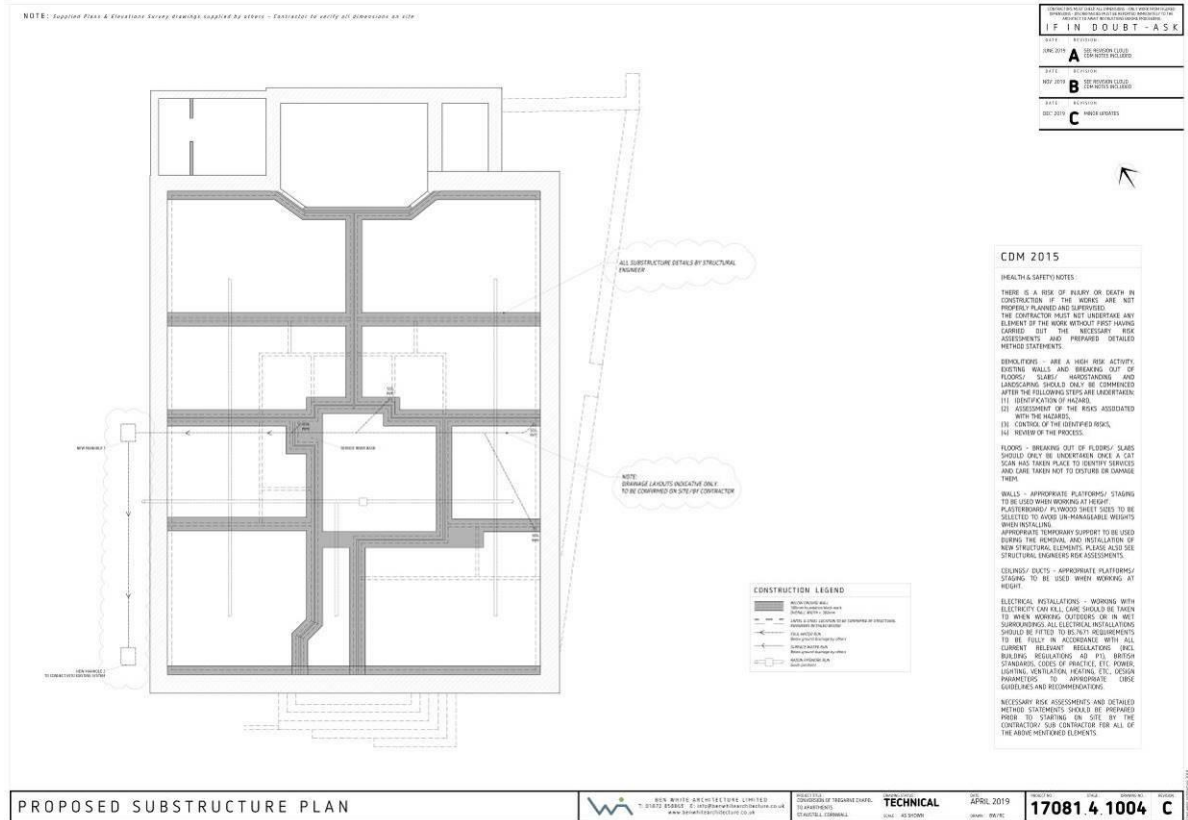
Location and Block Plan



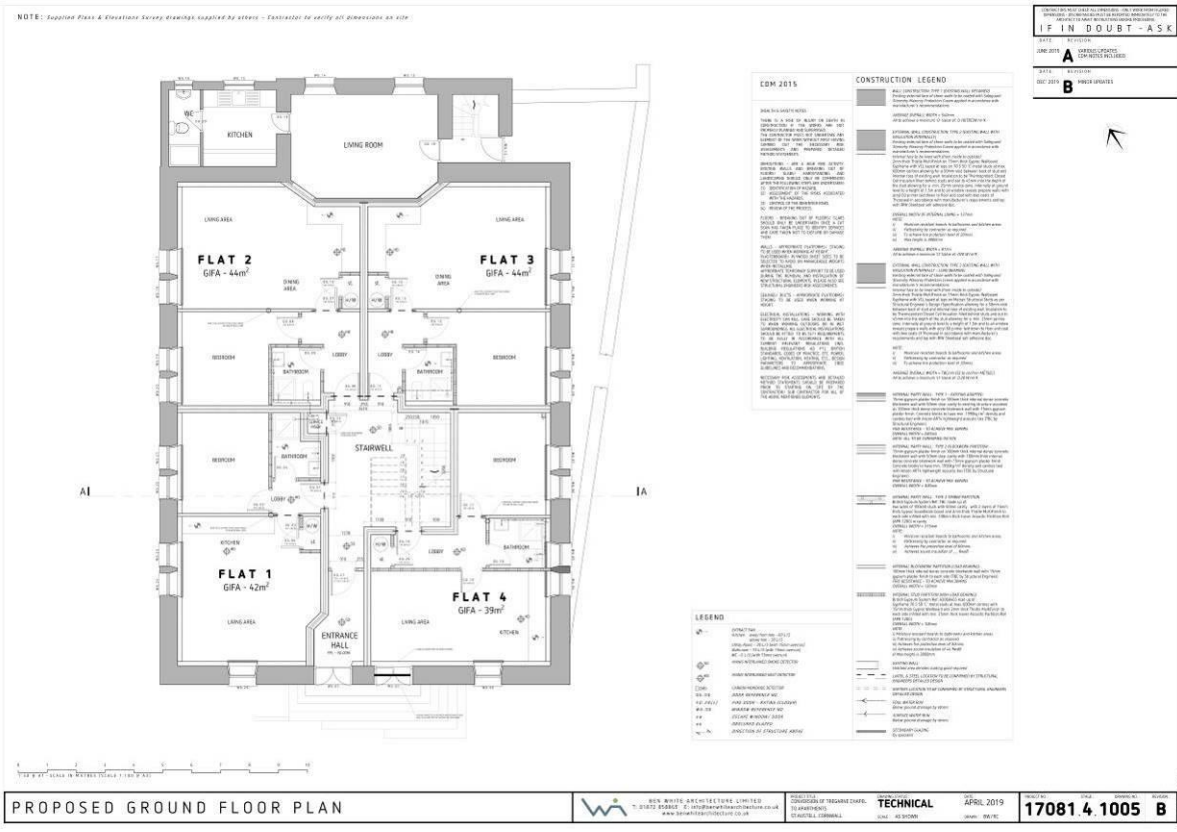
Existing Floor Plans



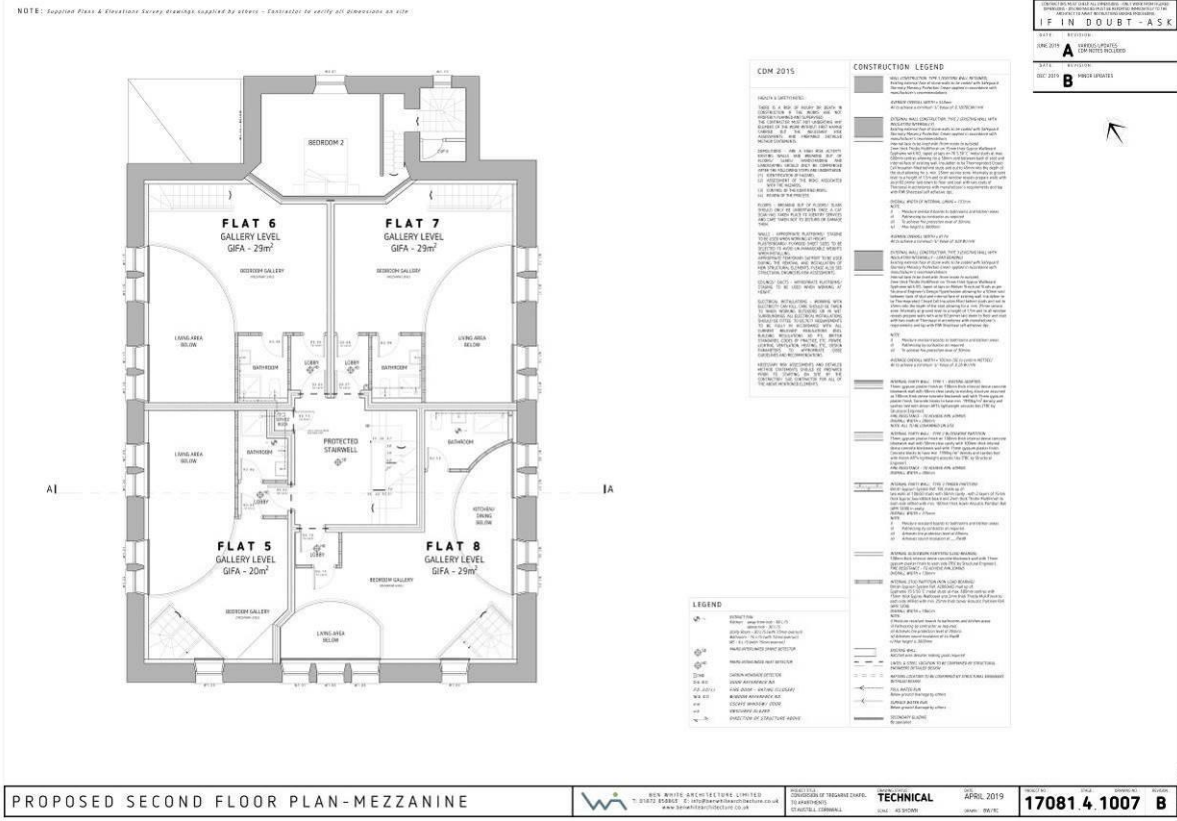
Existing Elevations



Proposed Substructure Plan



Proposed Ground-Floor Plan



Proposed First-Floor plan

NOTE: Rappings Plans & Elevations Being Drawings supplied by others - Contractor to verify all dimensions as shown.

COM 2015

CONSTRUCTION LEGEND

LEGEND

SECTION

PLAN

PROPOSED

EXISTING

REMOVE

NEW WALL

NEW FLOOR

NEW ROOF

NEW CEILING

NEW STAIR

NEW BALCONY

NEW TERRACE

NEW GLAZING

NEW DOOR

NEW WINDOW

NEW LIGHTING

NEW ELECTRICAL

NEW PLUMBING

NEW MECHANICAL

NEW FURNITURE

NEW DECORATION

NEW FINISH

NO.	DESCRIPTION	DATE	BY	APP'D BY	SCALE
1	PROPOSED ROOF LEVEL PLAN	APR 2019	BD	BD	1:100

IF IN DOUBT - ASK

100% COMPLETE
COMMENTS INCLUDED

100% COMPLETE
100% COMPLETE

PROPOSED ROOF LEVEL PLAN

<p>BEN WHITE ARCHITECTS LIMITED T: 01472 238888 E: info@benwhitearchitects.co.uk www.benwhitearchitects.co.uk</p>	<p>PROPOSED ROOF LEVEL PLAN</p> <p>TECHNICAL</p> <p>APRIL 2019</p> <p>SCALE: 1/100</p> <p>DATE: 04/19</p>	<p>17081 4 1008 B</p>
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Proposed Second-Floor Plan

NOTE: Rappings Plans & Elevations Being Drawings supplied by others - Contractor to verify all dimensions as shown.

CONSTRUCTION LEGEND

LEGEND

SECTION

PLAN

PROPOSED

EXISTING

REMOVE

NEW WALL

NEW FLOOR

NEW ROOF

NEW CEILING

NEW STAIR

NEW BALCONY

NEW TERRACE

NEW GLAZING

NEW DOOR

NEW WINDOW

NEW LIGHTING

NEW ELECTRICAL

NEW PLUMBING

NEW MECHANICAL

NEW FURNITURE

NEW DECORATION

NEW FINISH

NO.	DESCRIPTION	DATE	BY	APP'D BY	SCALE
1	PROPOSED SOUTHERN & WESTERN ELEVATIONS	APR 2019	BD	BD	1:50

IF IN DOUBT - ASK

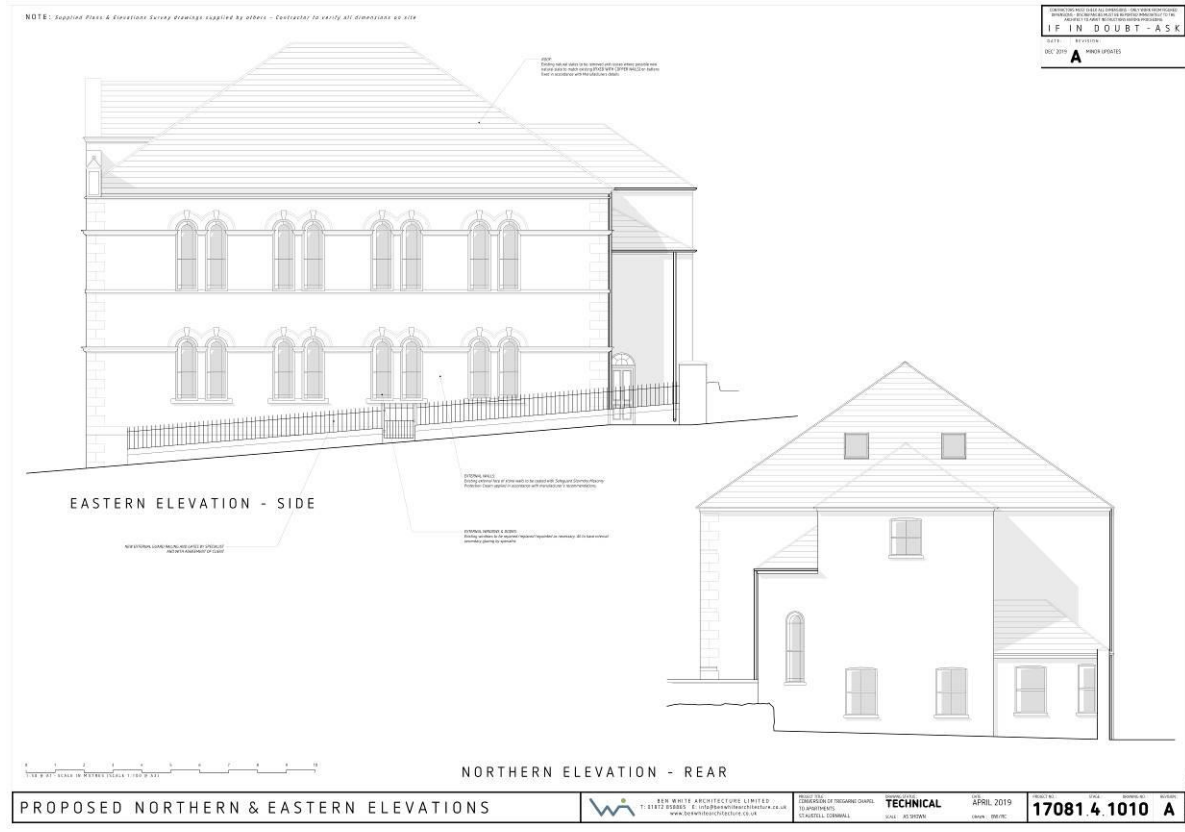
100% COMPLETE
COMMENTS INCLUDED

100% COMPLETE
100% COMPLETE

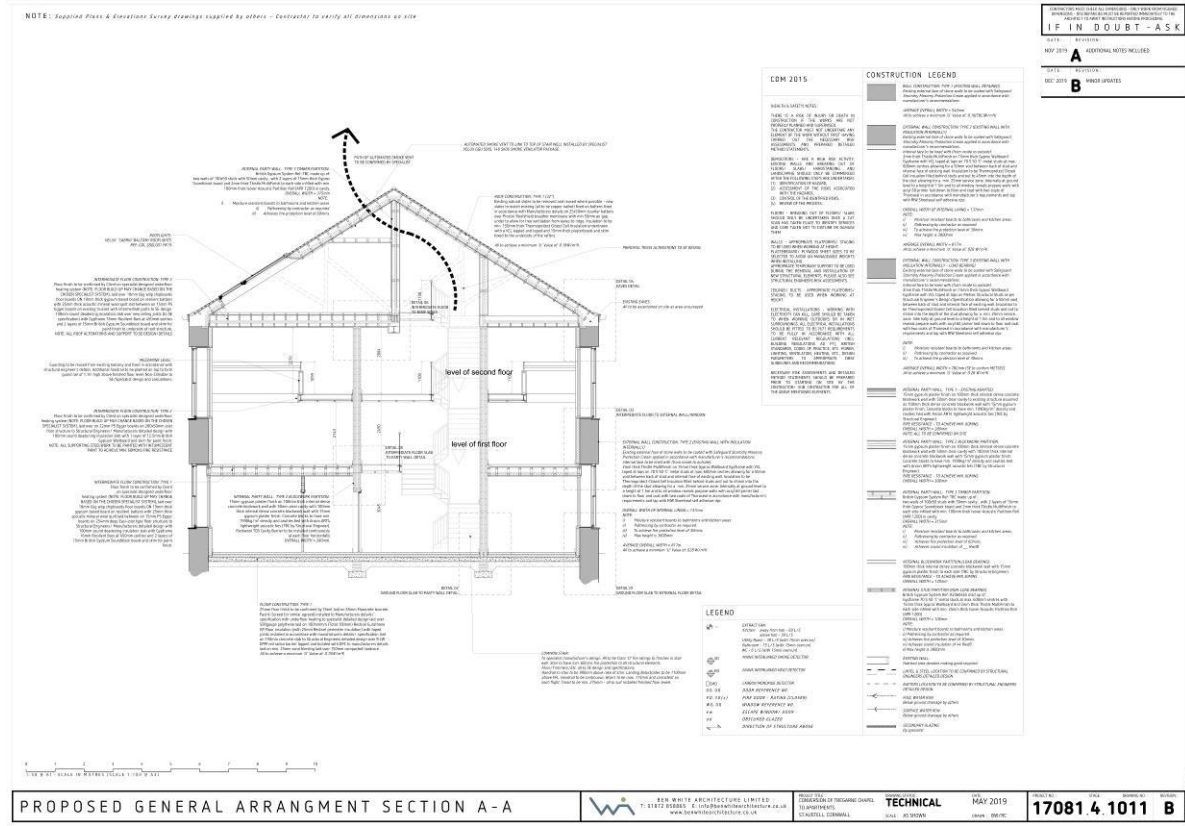
PROPOSED SOUTHERN & WESTERN ELEVATIONS

<p>BEN WHITE ARCHITECTS LIMITED T: 01472 238888 E: info@benwhitearchitects.co.uk www.benwhitearchitects.co.uk</p>	<p>PROPOSED SOUTHERN & WESTERN ELEVATIONS</p> <p>TECHNICAL</p> <p>APRIL 2019</p> <p>SCALE: 1/50</p> <p>DATE: 04/19</p>	<p>17081 4 1009 A</p>
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Proposed South and West Elevations



Proposed North and East Elevations



Proposed General Arrangement Section A-A