

St Clare Flats St Clare Penzance Flat Number 1-56 TR18 2PR
Description/schedule of existing uses on the site

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REMOVAL OF A NUMBER CHIMNEYS STACKS FROM ST CLARE FLATS AND RE ROOFING.

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for permission to remove the chimneys stacks to all elevations and replace the roof coverings to St Clare Flats St Clare Penzance.

The works are urgently required due to the water penetration through lack of lead trays in the stacks. None of the chimneys are in use but regulation 8 will be checked to make sure that there are no live flues or access to use the existing flues.

The roofing works are required to all areas (with exception of one block carried out in **2019 planning reference PA18/08126**) with 400x200 Brazilian grey/green nail fixed slates similar to existing as per previous planning application and approval, along with the replacement of the old cast iron gutters with new plastic OG rainwater goods.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

HERITAGE

CONTEXT

Historical Context. A review of documented histories is that the flats were built in 1958 as part of Penwith District Council housing stock.

Aesthetic Context. The property has a number of stacks constructed of brick to a ridge height. These stacks were built without lead trays and are leaking into the flats below. Some elevations can not be viewed from the main road frontage.

Communal Context. The flats form the main road frontage of St Clare. Penzance but the majority of the removal of the chimney stacks would not be visible from the main road frontage and therefore would not adversely affect the roof scape of the buildings.

THE PROPERTY

History and Development. The flats have had new windows and roofs over the rears but mainly the flats remain as built in 1956. There are 56 Flats with 5 leasehold flats the remaining 51 flats are general needs rented accomodation.

External Features. The chimneys are considered not to be a main architectural feature of the building so their loss is not felt to be signifant for the surround area or the building.

Interior Features. Not applicable.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Whilst the chimneys are built of brick and are quite large in appearance it is not considered that the removal of the chimneys would harm the conservation area appearance.

DESIGN PROPOSALS

The aim of the proposed work is to remove the chimneys to below the roof line and slate over to match the existing slate roof as the chimneys are no longer functional or required for the building. At the same time, the entire roof covering will be replaced with new 400x200 Brazilian grey/green nail fixed slates.

INVOLVEMENT / CONSULTATION / POLICY

The works will be overseen and specified by Chris Matthews working on behalf of Livewest who has carried out similar project for both the THI and HERS schemes in Penryn, Falmouth and Camborne. I have a post graduate in Building Conservation from The College of Estate Management in Reading

AMOUNT

The proposal is for the removal of all chimney stacks and all roof coverings, with the exception of one section of roof, which was re-placed in 2019.

LAYOUT

There is no change to the current layout of the site.

SCALE

There is no change to the scale.

LANDSCAPING

The landscaping will remain the same.

APPEARANCE

The removal will alter the roof line to the rear elevation.

ACCESS

Access requirements are set out in Part M of Building Regulations, "Access to and use of Buildings". The applicability of Part M is limited: there is no intended change of use and whilst the general principle is that nothing should be made worse.



