**Roswarne House, Camborne.**

Summary of works included in the Listed Building Consent application





**Proforma 0 Schedule**

**Proforma 1 Overall Strategy**

Listed Building Consent (PA13/02843) was granted on 22nd January 2014 to repair and convert Roswarne House, Camborne to 10 residential units (6 apartments in the house and 4 units in the converted stable block), including the demolition of a twentieth century extension to the rear and the removal of some recent partitions. This Listed Building Consent application covers additionally required structural and repair solutions to serious issues discovered during preliminary investigative work. These complement the previously approved scheme. Historic England were made aware of these issues and agreed that the proposed works could proceed in line with a series of proformas which form part of this application. It was agreed that this Listed Building Consent application include all submitted proformas could then be submitted retrospectively.

The overall strategy proforma summarises problems encountered, and measures carried out to renovate this nationally important grade 2\* listed building to make it structurally safe and weathertight. These works have taken over eight years with considerable expenditure. The Listed Building application relates to the following works identified in individual proformas.

**Proforma 2 Structure (including steelworks and any load bearing elements)**

Zone 1

* Upgrading central spine wall
* new steel beam on new steel posts
* Reinstating previously removed internal truss members
* Strengthening vulnerable truss connections with plywood gussets or re bolting
* replacing existing first floor joists where required

Zone 2

* Strengthening load bearing partition wall and supporting structure with concealed steel beams and posts
* Replacing or strengthening distressed timber floor beams with steel members running alongside
* Repairing and replacing timber floor joists as necessary

Zone 3

* New Steel beams to first floor
* Salvage and reuse existing timber joists where necessary

Zone 4

* Install new floor joists in Library
* Install new steel beams to Ballroom and roof trusses

**Proforma 3 Ground Floor Floors-block and beam**

* Removal of defective timber flooring and insertion of concrete block and beam floor with dark oak boarding over (Dining/Ballroom, Library, Blue Room, Drawing Room and Music Room).

**Proforma 4 Plasterwork-walls, ceiling and fancy plasterwork**

* Removal of decorative plaster and timber supports where evidence of dry rot. Replacement with hand made decorative detailing to original design from silicone moulds.
* Replacement of all rot infested laths on internal walls with dry lining on built in steel framework.
* Treatment in situ of timber structural posts behind Scagliola columns to hallway. Repair/reinstatement of Scagliola capitals.
* Painting internal walls in chalk paint.

**Proforma 5 Joinery**

* Repair and repainting of all internal doors inserting new carefully selected ironmongery
* Inserting two blank secret doors to blocked up dooorways between Flat 6 (nursery) and bedroom and in Flat 2 between Ballroom and Library.
* Repair, re glazing in crown glass in status rooms (where required) and repainting of 88 original windows.
* Repair and overhaul of all original timber shutters
* Opening up three blocked fireplaces on ground floor tom assist ventilation.
* Replacing all 1967 replacement windows with new windows matching exactly original design.
* Replacement timber skirtings to original profile in all areas where defective
* All repainting in microporous Earthborn paint

**Proforma 6 Services-water, gas, electricity, ventilation and phone**

* Creation of central Plant Room to minimise service runs.
* Installation of mains water to all rooms from separate meters in driveway to central plant room.
* Repairs to mains drainage, extra manholes where required, cast iron soil pipes to match downpipes and gutters
* New cast iron or lead rainwater goods, new lead hoppers and ventilation cowls
* New gas central heating system with traditional cast radiators.
* New electric cables, antique brass sockets and switches, antique light fittings.
* Opening up existing fire chimneys in status rooms (Hallway, Drawing Room, Ballroom and Library.)
* Installation of central fire alarms and video entry system.

**Proforma 7 Final finishes to walls and floors**

* Polishing white and green marble floor to Entrance Hall.
* Removing later vinyl and tiling to Orangery and polishing.
* Insulating above and below concrete floors to old Kitchens and back corridor area.
* Replacing all rot infected timber flooring in new dark oak wide boards.
* Repair and replacement of missing sections to hallway helical staircase. insertion of steel structural supports, new wrought iron balustrading.
* New cast iron fire escape.

**Proforma 8-Landscaping and exterior details**

* Undergrowth clearance to grounds.
* Clearance and revealing original paths in Magnolia Lawn, planting 7 magnolias, fig tree and 4 acers.
* Establishing formal garden around house and Mediterranean raised stone bed outside stable block.
* Creation of Paradise Garden to south.
* New electrified entrance gate with side gate
* New oval bed turning circle and gravel surface to front of house
* New parking area on free draining SUDS system.
* New griselinia hedge between car park area and house.
* Repointing of inner courtyard walls in lime based mortar, rendering one wall in lime render.
* French drains to north of house to protect against rising damp.
* Power washing south and west faces of house to remove graffiti
* Low level bollard streetlights to car park area.
* Resurface existing road in tarmacadam.

**Room by Room analysis**

Also included in the Listed Building Consent application are a room by room analysis of the following:

1.Entrance Hall, Hallway and Staircase

2.The Ballroom

3.The Drawing Room

4. The Library

5.The Music Room

6.The Blue Room

7.The Anteroom (to Orangery)

8. The Orangery

9. The Landing

10. Apartment 5 (The Terrace)

11. Apartment 4 (South View)

12. Apartment 6 (Nursery)

13. Apartment 3 (The Old Kitchens)

14. Service Corridor

15. The Laundry

16. Cellars

17. The Service Courtyard

18. The Exterior