

## HERITAGE IMPACT STATEMENT

### 1. Identification of heritage assets & their setting

Listed detail for nos 10 & 11 Morrab Place, Penzance listed grade II

*Early C19. Stucco. Slate roof with gable ends, wide eaves soffit. 2 storeys & attic. 5 windows, 2 blind. Sashes with blazing bars, in recessed architraves. Open porches with Tuscan columns & entablatures. 3 hipped dormers.*

*Nos 1 to 7 (consec) form a group.*

This heritage assessment has been based on section 12 of the NPP & policy 24 of the Cornwall Local Plan.

But it is difficult to follow the format as we are only proposing a little bit of new works (replacement of part of the back roof from a wet laid roof to a dry laid roof) & the retention as detailed

This is for the retention of the following:-

With certain of the items noted it is unclear whether the works were carried out before the building was listed on 8/4/7, or whether due to the works being replacement like for like any permission would be required.

However for clarity & to ensure all complies with listed building & planning approval we have included all items whether relevant or not.

Note listed building consent 99/H/0023 for the blocking up of an external door & alterations to the single storey extension including the fitment of a pyramid roof light (all done)

- Change of front elevation main roof including the dormer windows from wet laid natural slate to dry laid natural slate.  
There is a cement fillet separator with the adjoining no 10



SE elevation



NE elevation



NW elevation

- Retention of top hung single glazed timber dormer windows on SE elevation.
- Retention of UPVC rainwater goods on SE elevation
- Retention of replacement single glazed timber windows (like for like) on SE elevation
- Retention of galvanized traditional railings to SE elevation
- The ground floor kitchen was originally a conservatory. It has been opened up into the dining area.  
Listed building consent has been obtained for alterations including fitting of a pyramid roof light, thus also the retention of the kitchen window & the felt flat roof.



Showing kitchen window, felt flat roof & traditional railings.

- Retention of brick chimney (like for like) at the NE elevation
- Retention of the opening up of the dining to the hall.

Though there is no evidence that there was a wall there originally



View from dining to hall

This is also seeking listed building consent & planning approval for the following:-

- Repair/replacement of entrance portico lead roof to the SE elevation (like for like)



View of porch



- Replacement of bituminous felt flat roof to the single storey kitchen extension with grey fibreglass (different material but otherwise like for like)



View of flat roof

The existing external render to the SE elevation of the single storey flat roofed kitchen has become of poor quality & hollow. It is proposed to render (like for like)  
See as proposed drawing 4244/2



SE elevation of single storey kitchen

- Replacement of poor quality wet laid roof to rear NW elevation at 1<sup>st</sup> floor & roof level

We note the listing includes 1 to 7 & 10 to 17 (consec) form a group



Looking East from Morrab Road at nos 1-7 in front & 12 -17 behind.

It can be seen that nearly all the roofs are either dry laid natural slate or dry laid cement fibre slate.

As the listing is a group & all the properties are terraced we can see no reason why dry laid slate in lieu of the poor quality wet laid slate to the NW elevation of no 11, which is to the rear would not be acceptable.  
See proposed drawing 4255/2

- The rear ground & 1<sup>st</sup> floor on the NW elevation is only 100mm thick brickwork which is inadequate.

We are proposing to waterproof & insulate on the inside.

This system has been accepted under listed building consent ref PA19/00666

See as proposed drawing 4255/2.

No. 11 is semi detached with no.10 situated at the North end of the street.

The front elevation faces SE & the land slopes down from North to South.

To each side of Morrab place is a row of similar listed town houses.

All the properties were built at the same time in the early 19<sup>th</sup> Century & have elegantly proportioned Georgian style windows, with stucco wall finish & recessed window surrounds with raised dado rails.

The 2 storey rear extension was probably built at a later date as it is in brick, but will still be more than 120 years old.

To the NE corner is the single storey kitchen which may originally have been a conservatory & a yard before that.

The only external change proposed is the rear 1<sup>st</sup> floor roof & rear main roof pitch (which cannot be seen from anywhere) from wet laid slate to dry laid slate.

Apart from that the external integrity of the building & its historic value is maintained.

Again internally the only proposed change is the waterproofing of the inside face of the rear 100mm thick brick external wall.

The proposed system of waterproofing has already been accepted for a listed building. Thus again the integrity of the building has been retained.

## 2. Assessment of the significance of the heritage assets & their setting.

As stated the properties in Morrab Place were constructed in the 19<sup>th</sup> Century, & in all probability were built in the same era as they are all similar in massing, design & finish.

They are all 2 story high, with rooms in the roof & dormer windows all under dry laid natural slate or cement fibre roof tiles.

The windows are elegant single glazed Georgian & the walls of a stucco finish.

Of course apart from being listed Morrab Place is within the Penzance Conservation area.

No. 11 has maintained itself as when it was first built & thus is in keeping with the other houses in Morrab Place.

By retaining the SE elevation roof in dry laid natural slate, as the other properties in Morrab Place, & allowing the rear roof to be in dry laid natural slate, would be in keeping & thus not disturb the asset or its setting.

The existing dormer windows on the properties in Morrab Place are a mish mash of design, the only common theme being they have hipped roofs, the windows are white timber & single glazed. The proposal to retain the top hung dormer windows thus are in keeping & do not affect the asset or its setting.



2<sup>nd</sup> floor dormer window

By the retention of the existing heritage features internally on all floors, this has kept the integrity of the building intact.



### 3. Assessment of impacts & harms

This includes all the items listed in the “identification of heritage assets & their setting”

All the alteration/repair/maintenance has been carried out throughout the years to a standard to ensure there is no impact on the fabric & integrity of the building, & by the high standard & an eye to the keeping to traditional standards that no harm has come to the building or the setting.

The retention of the traditional assets in this fine old building should be commended.

At the end of the day the alteration/repair/maintenance & proposed have or will ensure this heritage asset will remain as a high standard, yet still retain what has been there.

### 4. Mitigation strategy

The standard of the work carried out has been exemplary & the proposed will follow the same course.

When the roof was coming to the end of its life, along with the dormer windows, it was replaced with dry laid slate as the other properties in Morrab Place.

When the dormer windows, other windows, & the main windows were coming to the end of their lives, they were either replaced to a similar standard or like for like, single glazed, elegant & white painted timber.

The original railings had been taken away as part of the war effort in 1940, & is now replaced with traditional galvanized, like the others in Morrab Place & all in keeping.

All the internal rooms with their traditional features have been retained.

We are of the opinion that the works which have been carried out, & are proposed to be carried out, are of a minor nature & have not affected this heritage asset or its surroundings.