

Design and Access/Heritage Impact Assessment In Respect of 30 North Street, Fowey



Street Elevation

DESCRIPTION

A period three storey semi-detached property, estimated to have been constructed circa early-19th Century. The property has been subject to some alterations since its original construction, including an extension to one side in the late 1980s. And in the interior there has been work which includes the replacement of central stairwell also completed in the late 1980s, also there are timber partitions creating bedrooms with their own en-suites. These developments were given approval within application: C2/81/00669.

From plans of the original internal layout it can be seen that the original partitions were removed when the extension was built. These works were carried out pre-listing and have removed a significant amount of the original materials from the interior of the property.

PROPOSAL

This application seeks to remove the central stairs and split the levels so that they are accessed via their own entrances. The First floor and the Ground floor is to be used for use by family and paying guests. Where as the basement to be retained as accommodation for the applicant only.



Stairs added in the late 1980s

The central stairs are to be removed and the Ground and First floor are to be reconfigured due to the lower quality build on the internals partitions and stairs. The stairs are non-compliant and made with incorrect materials. When the stairs are removed new en-suites will be installed using the existing foul drainage so there will be no need for excavation for the any additional new services. Work in the late 80s attempted to abate the ingress of damp has been carried out to the street side of the property, unfortunately the work was not completed to the specification required to work effectively and therefore during these works tanking needs to be carried out to protect any further damage to the interior of the property.



En-suite on the first floor.

The applicant also wishes to install a kitchen area within the First floor utilising the existing drainage. On the Ground floor the kitchen installed in the late 80s is to be removed and a new kitchen is to be installed again using existing drainage. Part of the wall that is between the extension and the original building is to be removed where the Agar is located, from inspection it has been discovered that this wall is not original build and is made up of modern dense block.





To the exterior, a new door is needed to the Ground floor extension and a more in keeping style is to be selected for its replacement. The existing is clearly a modern replacement and has no historic value within the context of the building. The overhang roof to the small court is currently a bituminous flat roof and the proposal is to replace this with a slate roof with a conservation grade roof light. This may not be regarded as a period configuration but we shall be using materials more in keeping with the exterior.

On the street elevation the proposal seeks to replace the red brick archway. With a granite lintel and stone quoins.



Entrance gate

METHODOLOGY

The construction of the interior will be done with modern materials such as timber stud partitions and plasterboard. The floor to cover where the removed stairs, shall be done with modern chipboard. This has been decided because the extent of the work from the 1980s changes has removed all of the original materials including the floors throughout the first and second floor which are currently chipboard replacements and have been since before the original list of the property.

The exterior changes are to be carried out in a manner more in keeping with the original building. The roof over the court yard is to be constructed and fixed in place with a timber frame roof joist and will be fixed in place with frame fixings. The slate to be used is to match the existing on the main roof. Modern fixings to be used on both sides as they are less evasive than traditional wedges which can result in dry rot. These fixings will also be used for the new front door.

The alterations to the entrance gate are to be done using local granite and the mortar to be used is to be lime, Sand 1:3 (one part lime putty and 3 parts sand) to match existing.

LIST ENTRY SUMMARY

List Entry Number: 1095994

Location

30, NORTH STREET

The building may lie within the boundary of more than one authority.

County:

District: Cornwall

District

Type: Unitary

Authority

Parish: Fowey

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Nov-2002

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 489884

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

FOWEY

868/0/10168	NORTH	STREET	29-NOV-02	30
GV		II		

House. Circa 1830s; altered and extended C20. Local stone rubble. Slate roof with hipped and gabled ends. Lateral stack at rear with brick shaft. PLAN: 3-bay house with central entrance at the front; backing onto road and built over cellar with access at front from lower level yard on harbour side. EXTERIOR: 2 storeys and cellar. Symmetrical 3-bay east front facing harbour with C19 19-pane sashes, centre first floor 12-pane sash, with cambered red brick arches and slate cills; central doorway with similar arch and C20 6-panel door; narrow terrace in front with iron railings, over cellar with stone rubble piers supporting terrace and with central doorway; rendered bay on left [south] said to be remodelling of former outbuilding with lower roof level and canted bay window at front. Rear [west] facing North Street has small sashes under eaves and original 12-pane sash on left. INTERIOR altered, but retains panelled shutter to first floor rear window and 2-panel door in same room. A good example of a small late Georgian house with a 3-bay front facing the harbour.

ACCESS

As all parts of the building are existing and there are no proposals for the alteration of the exterior, access remains the same and unchanged. The site remains to be on an extreme slot and altering access into all levels of the property remain very difficult to provide.

CONCLUSIONS

The proposed work will be done keeping the style of the original property with exception of the removal of the red brick around the street side entrance which these appear to be recent additions to emulate the surrounding areas. The modern materials to be used are to replace the materials fitted in the 1980 fit out and where the works meets with any original

materials, then the methods will be matched but currently there are no plans to alter any of the external walls, windows except the ground floor door.

Scott Pateman AssocRICS
Pateman Architectural Design