

DESIGN, ACCESS & HERITAGE STATEMENT

(INCORPORATING RAPID APPRAISAL)

FOR: PROPOSED REFURBISHMENT AND ALTERATIONS TO A GRADE II LISTED HOUSE

AT: 2 THE PARADE, MALPAS ROAD, TRURO. TR1 1QE.

ON BEHALF OF: LIZ BRYANT

DOCUMENT REF NO: 2925 - 2 The Parade - Design Access & Heritage statement v2.docx

ISSUE DATE: 10 September 2021

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Fig 1: View of existing front elevation

INTRODUCTION

CAD Heritage are acting as the agent for the proposed works at 2 The Parade, Malpas on behalf of the applicant, Liz Bryant. The applicant wishes to undertake works to refurbish and alter the existing building to resolve present defects and improve the general condition of the existing building to provide a comfortable dwelling and maintain its condition for the foreseeable future.

SITE APPRAISAL & PLANNING HISTORY

The existing site is located within the Conservation Area attributed to Truro, but is outside of any Areas of Outstanding Natural Beauty and designated World Heritage Sites. The site is also outside of any flood risk zones 2/3/3B, but within the critical drainage area attributed to 'Truro - Kenwyn, Allen, Tregolls Rd'.

A planning history search was undertaken with Cornwall Council in May 2021 – this search identified a number of past works to the dwelling and wider context, but a limited amount of drawings and details relevant to these applications were available on file:

- 17th January 1973 – (C1/C7247330H) 'Conversion of house into 2 flats 2 the parade pt 7550 h m herdman os reference: SW8244 8344 sites:031259,'.
- 4th February 1997 – (C1/LB03/1612/96/N) 'Repair & replace timber floor & partition to kitchen & hall & remove plastic covering & replace with glass panels sites: 031259'
- 10th October 2000 – (C1/LB03/0173/00/N) 'Installation of velux type window to rear roof of house sites: 031259,' (Withdrawn).
- 4th September 2008 – (C1/PA03/1395/08/R) 'Refurbishment & reinstatement of front railings and entrance gates sites: 033394,'
- 4th September 2008 - (C1/LB03/1396/08/R) "Refurbishment & reinstatement of front railings and entrance gates sites: 033394,'
- 29th March 2021 – (PA21/01034) 'Listed building consent for repair and refurbishment of 11 sash windows and 2 casement windows and for replacement of damaged rear gate with identical design'
- 5th August 2021- (PA21/02162/PREAPP) An historic building advice pre-app was registered with Cornwall Council to assist discussions relating to the scope of works.

The building has been occupied until recently, but subject to limited maintenance over recent years. As a result, the building is requiring of a substantial phase of refurbishment to address ongoing defects and inappropriate/ low grade past repairs to the building.

PROPOSAL – LAYOUT, AMOUNT, SCALE & APPEARANCE

The proposal will constitute the following points:

- Investigation and resolution to moisture ingress within the property.
- Subsequent making good works including structural, joinery and internal finish repairs.
- Upgrading of insulation and ventilation to existing subfloor voids to maintain condition of existing suspended ground floors.

- Repair and replacement of any damp & defective solid floors to incorporate insulation and damp proof membranes.
- Repair/ replacement of existing defective windows/doors, substandard secondary glazing (which appear to provide a weatherproofing function) and associated sub-cills.
- Timber treatment and repair to the building throughout.
- Repair to damaged/ cracked plaster within the building – including associated investigations, replacement where beyond practical repair.
- Assessment of existing roof finishes, weatherings, fascias, rainwater goods, roof lantern/ roof windows & chimneys to implement localised repairs (or more substantial replacement).
- Installation of weather cowls to chimneys and vents to blocked flues/ fireplaces.
- Replacement of rear porch canopy roof and general repair and redecoration to supporting brackets.
- Inspection and removal of any hazardous materials, such as asbestos.
- Review of existing lintels with any investigation and remedial works as required.
- Repairs/ replacement of existing defective slate cladding including required ventilation space, breathable membranes and insulation.
- Repairs/ renewal of existing rendered external wall finishes including replacement mouldings around windows.
- Replacement of existing modern glazed canopy veranda glazing bars and glass.
- Improving the relationship between existing kitchen (former parlour) and past scullery (now bedroom).
- Providing a kitchen more proportionate to the scale and architectural qualities of the existing dwelling.
- Removal of redundant walls to maximise efficiency of building layout.
- Replacement fixtures and fittings including new bathrooms and kitchens.
- Replacement/ renewal of existing M&E including electricity, fire/ carbon monoxide alarms and plumbing provisions.
- Enhancements to existing on site drainage.
- Removal of existing modern first floor shower room to provide link to rear range bedroom accommodation.
- Removal of second staircase (understood to post-date the original building)
- Installation of a roof hatch to rear range for ongoing maintenance and inspection of rear range roof.
- Provide new bathroom to lowered accommodation in existing rear range.
- Alterations to existing loft room to provide useable accommodation and provision of replacement staircase. Works to include removal of existing modern linings, structural/ thermal & ventilation upgrades to existing building fabric, the provision of natural light via a dormer or roof windows and any required remedial works encountered following investigation.
- General redecoration and installation of new/ replacement wall and floor finishes (such as tiling) & any associated fixtures, shelves & cupboards.
- Repairs to existing outbuildings, boundary structures and external finishes as required or as a result of the works.
- Re-landscaping of the existing gardens.

ENVIRONMENT & SUSTAINABILITY

By maximising the use of an existing building the proposals are inherently sustainable. Additionally, technical improvements to the building fabric including; eliminating moisture ingress, improving drainage, ventilation improvements, thermal improvements and additional fire protection will help to both reduce operational energy use and provide additional protection to safeguard the occupants and ongoing condition of the building fabric.

ACCESS

There will be no change to any existing pedestrian and emergency accesses to the site which will remain as existing. By improving access within the dwelling, the proposals are considered beneficial in respect of access.

HERITAGE RAPID APPRAISAL:

HERITAGE DESIGNATIONS

The existing building achieved Grade II listed building status on 29th December 1950, a copy of the list text is included below for reference.

*"SW8344NW MALPAS ROAD 880-1/8/183 (East side) 29/12/50 (Consecutive) Nos.1-18 The Parade
GV II*

Terrace of 18 houses. Early C19. Stucco on masonry except No.10 which is render; No.9 has original grouted scantle slate roof; No.7 has dry Delabole slate and roof dormer, as does No.5, others are asbestos slate; Nos 11-15 have steeper roofs; No.10 has 2 roof dormers, all have deep eaves over moulded wooden brackets; cast-iron ogee gutters to most. Double-depth plans. 2 storeys; row of similar houses. Nos 12-15 have 2-window fronts, others have 3-window fronts. All have round-arched doorways with spoked fanlights except Nos 12-15. Original hornless sashes with glazing bars except No.3 which has later 4-pane horned sashes; margin panes to ground-floor sashes; all openings within moulded stucco architraves except Nos 13 & 15 which have long and short work and keyblocks. Original panelled doors except No.14. Nos 1 & 2 have C19 ornate cast-iron verandahs; Nos 6 & 7 have late C19 wooden verandahs each with 5 bays of elliptical arches; Nos 8-10 have C20 verandahs. INTERIORS not inspected but said to retain most of their original features.

Listing NGR: SW8304044645"

The front garden walls and railings on the site are subject to a separate Grade II listing, granted on 30th July 1993.

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MAP REGRESSION

1848: Symonds Map of Truro [Figure 2]

- No Tithe Map records available for The Parade- The Symonds Map notes the earliest recorded mapping data of the site.
- It is evident the terrace is undergoing construction and not fully complete.
- A number of buildings along the terrace include rear ranges and separate outbuildings which are suggestive that the No's 1-11 The Parade are complete and occupied.
- Alongside the 1847 reference to John Hernaman occupying the property- the mapping data appears to suggest the dwelling was originally built without a rear range which is of particular interest.

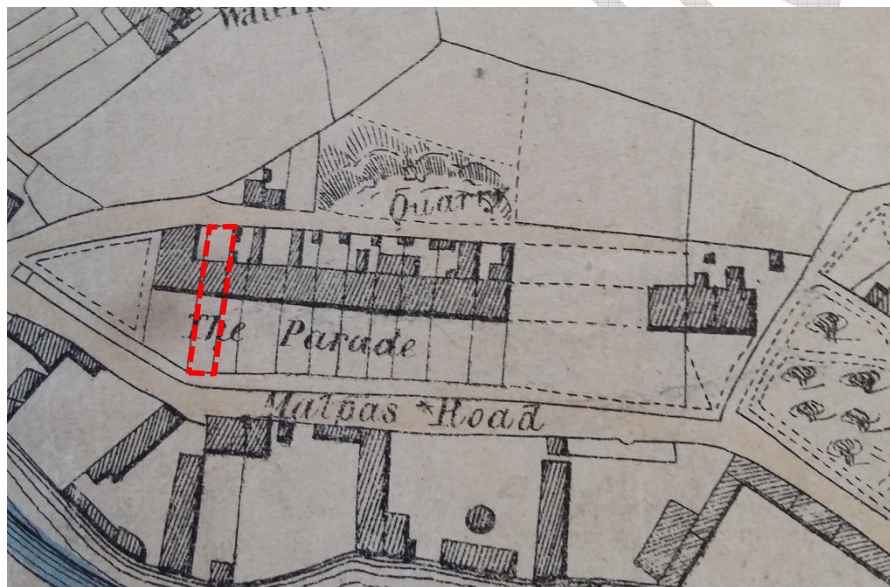


Fig 2: 1848 Symonds Map of Truro – site indicated in red.

1880: Truro Town Plan

- By 1880, the rear range of the building appears complete, including the provision of an outbuilding and water tank to the north western boundary with No1.
- The courtyard is also enclosed with a gate in the same position as existing. There is no variation between rear and main range which suggests these buildings were linked by this point.

HISTORIC CONTEXT AND DOCUMENTARY RESEARCH

- **1847:** Reference to John Hernaman at No. 2.
- **1851:** Census records John Hernaman (33) at 2 The Parade occupying the property with his wife Emma (31), cousin Octavious James Williams (2) and a house servant Catherine Anne Blewett (26). No. 1 is occupied by William Henry Vice, 7 family members and 2 servants.
- **1861:** Census records unfortunately do not record house numbers, but a record remains for John Hernaman, his wife Emma, sister Ann Chapman (38) and servant Catherine Anne Blewett.
- **1871:** census records John Hernaman (53) Assay Master with his wife Emma (51), William H Tucker (60, visitor) and Maria Morris (28, servant). Robert Blee is recorded at No 1 The Parade.
- **1873:** 26th June edition of the West Briton and Cornwall Advertiser records 'wanted good general servant – apply at No 2 Parade, Truro'.
- **1880:** The 13th February edition of the Carmarthen Journal notes John Hernaman (assayer) as occupant of 1 The Parade. (As 1881 census records did not provide house numbers this record cannot yet be validated – it may however indicate a freehold ownership by John Hernaman?).
- **1881:** census records John Hernaman (63) occupying a property at The Parade with his sister Anne L Chapman (57) and domestic servant Elizabeth Webb (22). There is no record of a Blee family occupying a property on the parade (from 1871), but the entry before John Hernaman is noted as 'Parade Cottages' occupied by Thomas Raparn (46, mariner) which may indeed be No.1 although no servants reside in the 'cottages' at this time.
- **1885:** 23rd January edition of the Royal Cornwall Gazette records a 'H Lowry' of 2 Parade Truro, hatter as a shareholder of Dolcoath West Mine Limited.
- **1891:** census records John Hernaman (Assay master) at 2 The Parade with his sister Ann Chapman (68), servants Edith Cheen (20) and Eliza Spargo (36)
- **1895:** John Hernaman recorded as occupant of 2 The Parade
- **1895:** March 29th death of John Hernaman of 2 The Parade (assayer). Probate to John Hernaman James (assayer) on 23rd May - effects £6555 13s 7d.
- **1901:** census records an Ann Lilly Chapman occupying a property at The Parade with Hannah Maria Lowling (52 visitor), Edith Maud Dastain (32- servant) and Emma Brown Cowling (27- servant)
- **1901:** The 12th April edition of the Cornubian and Redruth Times notes the death of Anne Lilly Chapman (78) of 2 The Parade on 5th April. (The date of birth looks remarkably similar to the Ann Chapman recorded in the 1861 census)
- **1901:** 18th April edition of the Royal Cornwall Gazette advertises the auction sale of furniture and effects as part of Mrs Chapman's estate including 'oak and walnut staircase fittings'.
- **1901:** 25th April edition of the Royal Cornwall Gazette advertises the sale of furniture and effects in further detail (room by room).
- **14th May 1901:** freehold of 1 & 2 The Parade advertised for sale (Past link between 1 & 2 suggestive of a retained freehold, possibly by John Hernaman, enabling their joint sale?)
- **1902:** 27th March edition of the West Briton and Cornwall Advertiser records an advert for a good general servant – Apply Mrs Worth , 2 The Parade.

- **1903:** 17th September edition of the Royal Cornwall Gazette advertises 'wanted good general servant, age about 18 or 20 – apply Mrs Worth No 2 Parade, Truro'.
- **1911:** Census records John Lukey (47) at 1 The Parade alongside his wife, son, two daughters, mother in law and Servant. 11 Rooms are noted in the dwelling (within this census kitchens are counted as rooms, but any scullery, landing, lobby, closet, bathroom, warehouse, office or shop are not counted).
- **1911:** Census records Ruth Worth (74- widow) at 2 The Parade alongside her sister Henrietta Pearce (62) and daughter Henrietta Worth (38). 8 Rooms are noted in the dwelling (within this census kitchens are counted as rooms, but any scullery, landing, lobby, closet, bathroom, warehouse, office or shop are not counted).
- **1928 & 1934:** aerial imagery for the building appears to illustrate the two-storey rear section was in place at this point, although this was already expected.
- **1939:** Register records Henrietta Worth (incapacitated) as the occupier of No 2 The Parade. Also occupying the property was a Louisa Vincent (housekeeper)
- **1940:** The Wednesday 23rd October Western Morning News records the freehold sale of 2 The Parade (unoccupied). The number of rooms are listed including a 'servant's bedroom with separate staircase'.
- **1959:** 25th May edition of the West Briton and Cornwall Advertiser records a public notice for a 'Friends of Rosewin' garden fete including stalls, side-shows and teas at 'Blue Haze', 2 The Parade on 30th of May.
- **1973:** 17th January – Planning Application Refused for the conversion of house into 2 flats. The applicant was noted as Mr H M Herdman.
- **1988:** 7th January edition of the West Briton and Cornwall Advertiser records the death of William Herbett Argall of 2 The Parade Truro d 14/05/1987.
- **1996:** Planning and Listed Building Consent Approved (ref: LB03/1612/96/N) for works to: 'Repair & replace timber floor & partition to kitchen & hall & remove plastic covering & replace with glass panels. The applicant is recorded as Mr & Mrs R Fergus.
- **1998/9:** Works to building carried out with grant assistance (as summarised on LPA letter dated 15th May 2003, including:
 - Veranda roof glazing bars, support timbers, replacement glazing and redecoration
 - Repairs to external window surround/ architrave mouldings & cills
 - Repairs to external render and redecoration.
 - Repairs to window joinery.
- **21st May 2001:** Replacement roof finish encouraged by the LPA (by letter) without the need for listed building consent.
- **15th May 2003:** Letter confirming works to the building permissible without the need for listed building consent, including the items listed below. A photographic record is requested of the works.
 - Limited render repairs and redecoration to match existing.
 - Window repairs involving no complete sash replacement

BUILDING RANGE PLAN & HISTORIC EVOLUTION

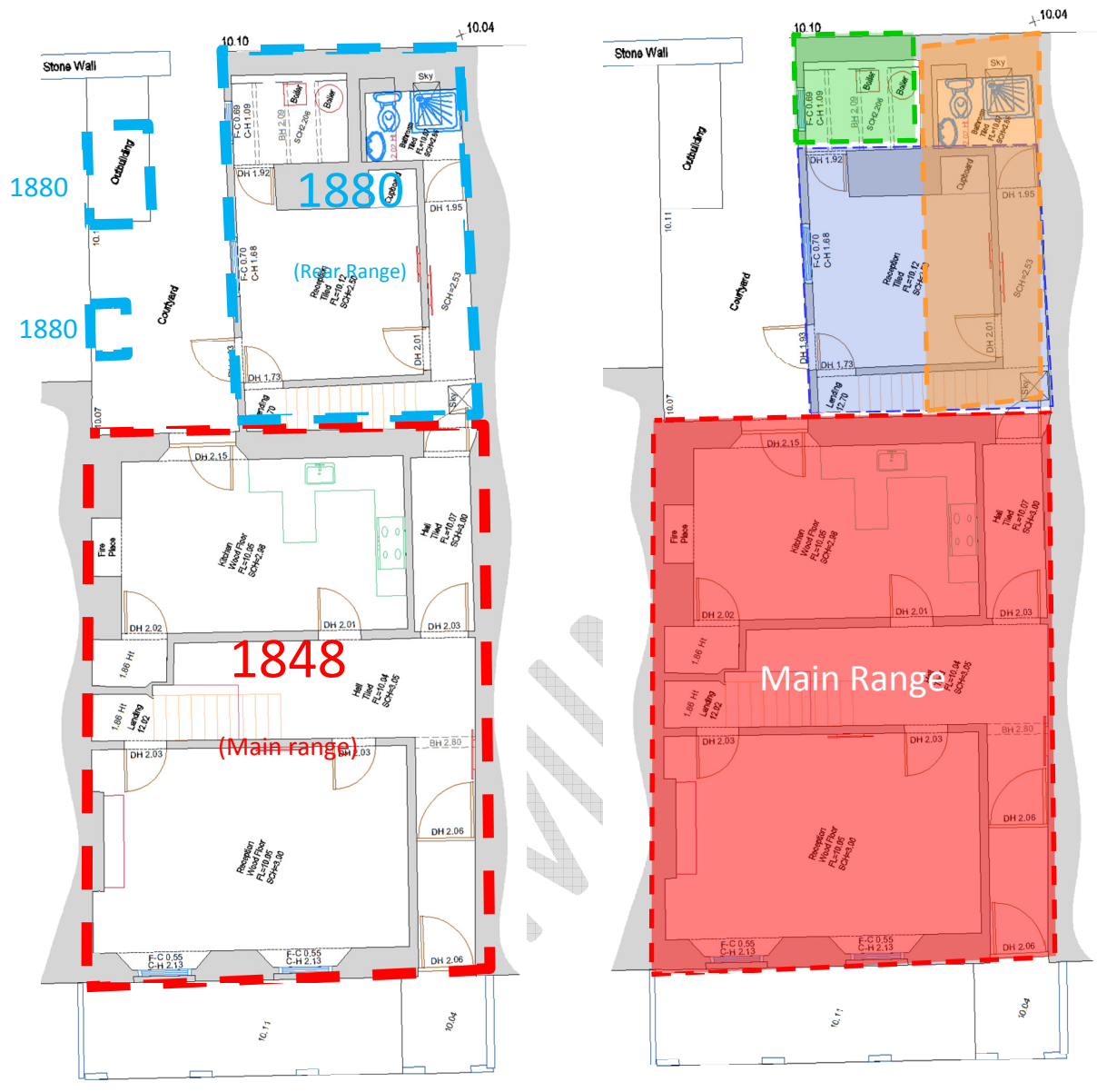


Fig 3 (left): 'Existing' survey drawing illustrating ranges by historic mapping

Fig 4 (right): 'Existing' survey drawing illustrating interpreted evolution of earlier ranges of the building.

Range Assessment

- Red hatch illustrates main range. Blue hatch illustrates later rear service range. The angled door reveal between ranges suggests an 'ad-hoc' adaptation rather than an 'originally' formed opening. Green and orange hatches illustrate potential later or earlier separate ranges which now colloquially form the rear service range. Other dwellings at The Parade previously included narrower rear ranges- the orange hatch represents the potential for a past link to an outhouse from the main range prior to 1880.
- Additionally, the rear range which appears to have been subject to a separate vertical range extension which further adds to its complex historic evolution to suit socio-economic pressures of the time.



Fig 5: Existing building as viewed from rear access point.

Rear Range Analysis

- Layering of rear ranges evident in building forms and materials changes.
- The potential for a narrower link to an outhouse is suggestive of the separate vertical extension of the blue rear service range.
- A further vertical extension which is presumed to relate to a recorded 'conservatory' which may have occurred in two separate phases as marked by the yellow and purple hatches.

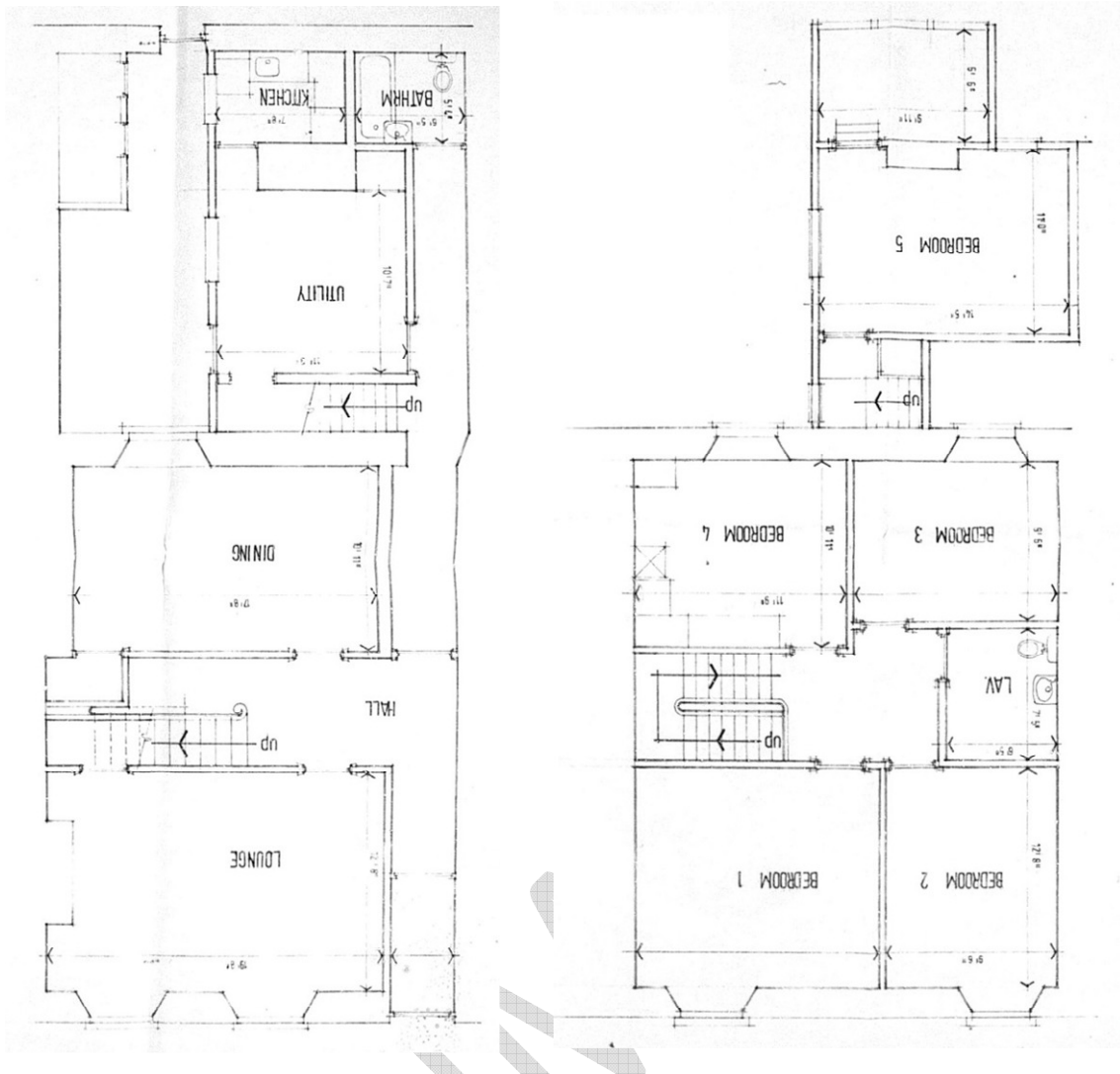


Fig 6: 1970's 'Existing' survey drawing.

1970's Survey Assessment

- Lavatory evident at first floor level- the area presently forms part of the landing with an archway which appears to represent the former wall line.
- The layout appears to match the 1940's sale description of the property with the lavatory presumably a former 'box room'. Given the lack of 'original' servant range this room potentially provided servant accommodation or a link to the loft where this may have been located in the earliest phase of the building.
- The position of the bedroom & bedroom 2 separating wall is indicative the central window was once a blank.

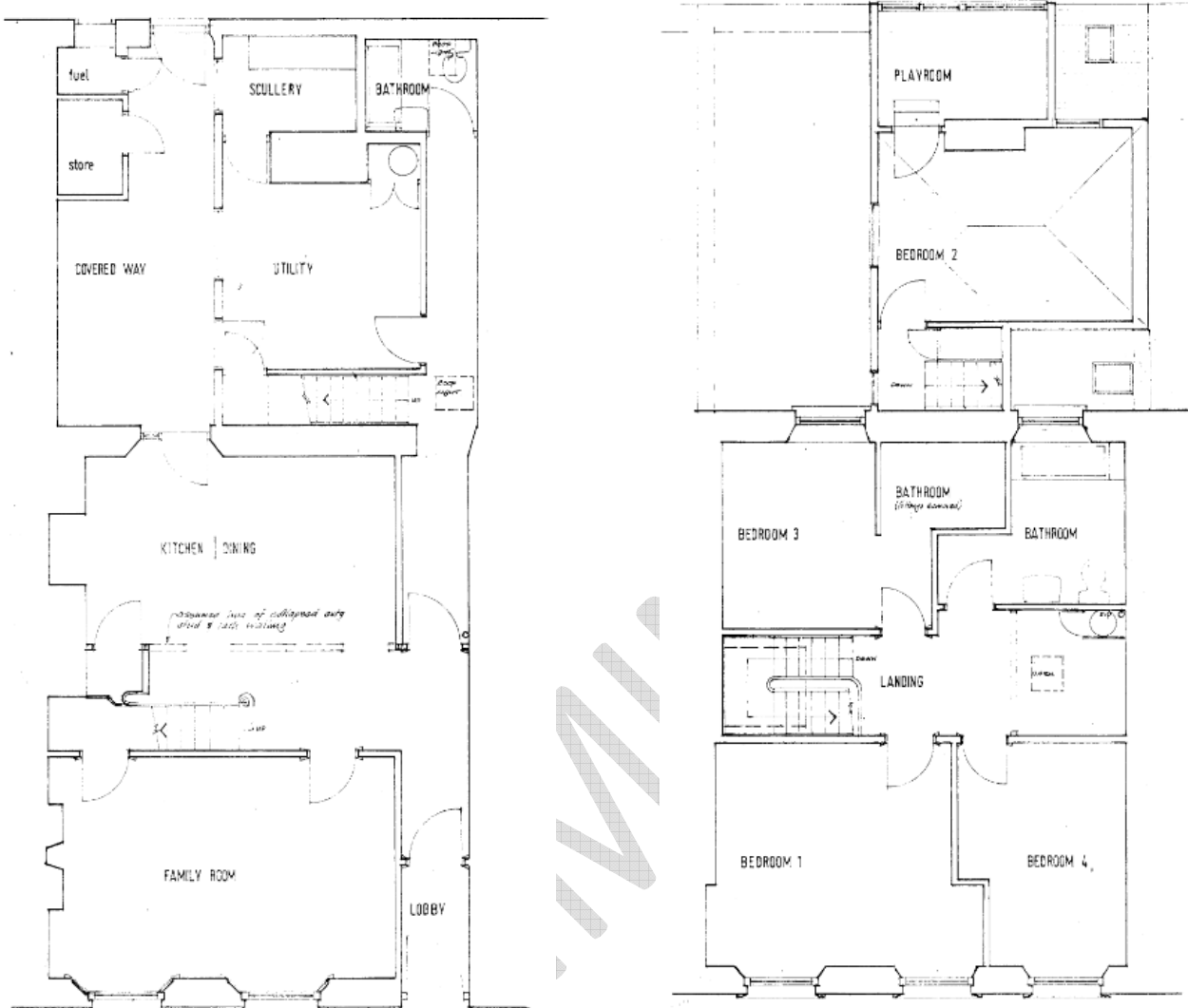


Fig 7: 1990's 'Existing' survey drawing.

1990's Survey Assessment

- Courtyard noted as 'covered way' with consent granted for glass roof.
- Rebuilding works to kitchen/ hall wall evident with works to renew floor in this area also.
- Lavatory removed at first floor level with dash indicating former wall line and archway.
- Bathroom moved to former rear bedroom position with ensuite added to 'bedroom 3' involving the removal of an earlier wall line.
- Central window installed/ reinstated between main bedrooms on front range. Partition adapted to suit window position.

HERITAGE IMPACT SUMMARY

The heritage impact of the proposals can generally be summarised as:

- Sympathetic refurbishment, maintaining the condition and use of the existing dwelling for the foreseeable future.
- Reinstatement of historic wall position in bedroom overlooking courtyard.
- Reversal of inappropriate modern works/ installations including poorly positioned bathrooms, cement fibre roof finishes and materials inappropriate for the character of the existing building.
- Limited alterations to improve the efficiency and use of the dwelling which limit the removal of significant historic fabric.

As a result of the above, the proposals will be considered beneficial to the existing building and resultantly are not considered to exceed the NPPF threshold described, as 'less than substantial harm' which would otherwise be considered unacceptable.

Prepared by

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SITE PHOTOS



Fig 8: Existing loft room- traditional timber floorboards evident & linings disguise potential signs of historic use as additional dwelling/ servant accommodation.



Fig 9: Existing access to loft room- archway & cornicing suggestive of past partition position and potential for box room/ servant accommodation or historic loft stair position.



Fig 10: Existing main bedroom window. Window propped, secondary glazing installed and moisture ingress noted. Timber decay evident in skirting.



Fig 11: Existing roof over stair and roof window in rear range. Issues to flashings around window noted.



Fig 12: Existing roof window over stair- water ingress noted.



Fig 13: Significant deterioration to existing joinery noted.



Fig 14: Modern veranda support timbers against existing wall significantly rotten. Abutment to wall covered by ad-hoc flashband repair.



Fig 15: Modern veranda glazing bars in poor condition. Render mouldings around windows cracked and windows in poor condition.



Fig 16: Significant defects and missing slates to rear range wall cladding.



Fig 17: Defective slate cladding & defective modern porch canopy fitted with cement fibre roof slates.



Fig 18: Significant defects to existing outbuildings.



Fig 19: Significant moisture ingress to outbuilding and deteriorated roof.



Fig 20: Drone imagery from front of site.



Fig 21: Drone imagery from rear of the site.