

Our ref: P210586/RT/TR

Your ref:

**HERITAGE IMPACT ASSESSMENT**

**FOR**

**INSTALATION OF AN ELECTRONIC STAIRLIFT  
TO EXISTING STAIRCASE**

**AT**

**LOWER CRAHAN FARM,  
TREVENEN,  
HELSTON,  
TR13 0ND**

## **INTRODUCTION**

The existing property is a Grade II Listed farmhouse. It was originally refurbished several years ago to create a restaurant but has now been occupied as a private dwelling by Mr and Mrs Turner who have been residents for a number of years.

There is an extensive history of Listed Building applications relating to the property.

The applicants are now aging and there is a need for assisted access to the upper floor of the premises.

## **THE PROPERTY**

The property is a Grade II Listed building. It has a natural slate roof which overlies random stone granite walls. The premises has been the subject to substantial alteration and reconstruction in the past but still retains many historic elements within the fabric.

The staircase which is directly affected by the application is a single flight of stairs which are modern in form and are located as per the drawings attached.

## **DESCRIPTION OF THE LISTED BUILDING**

**Entry Name:** Lower Crahan Farmhouse, Including Front Garden Walls, Gate Piers and Gate

**Listing Date:** 17 June 1988

**Grade:** II

**Source:** Historic England

**Source ID:** 1309670

**English Heritage Legacy ID:** 66317

**Location:** Wendron, Cornwall, TR13

**County:** Cornwall

**Civil Parish:** Wendron

**Traditional County:** Cornwall

**Lieutenancy Area (Ceremonial County):** Cornwall

**Church of England Parish:** Wendron

**Church of England Diocese:** Truro

7/330 Lower Crahan Farmhouse,  
including front garden  
walls, gate-piers and  
gate.

Farmhouse, including front garden walls, gate-piers and gate. Said by occupier to have been built in 1857. Coursed dressed granite front, otherwise brick chimneys over the gable ends.

Plan: Double depth plan with 2 rooms at the front flanking a central entrance hall leading to stair hall between 2 service rooms. Later lean-to on left.

Exterior 2 storeys. Symmetrical 2 window south-south-west front with central doorway. Original door and windows; 4 panel door; 12-pane horizontally-sliding sashes. Lean-to on left.

Rear is also unspoiled and stair window is similar to front windows.

Interior: Not inspected.

Rubble wall adjoins at right angles to the right-hand side of the front. Gateway in this wall has granite monolithic piers and mid C20 replacement gate.

## **THE PROPOSAL**

The proposal is for a Stannah stairlift to be incorporated to the existing staircase. The lift needs to be screwed to the existing staircase and provide with electricity. There are no alterations required to the staircase and the proposed works are reversible. The staircase in any event is modern and not part of the historic fabric of the property.

Electrical power is available in the alcove adjacent to the bottom of the stairs and no alteration is needed here.

The works are required not for the enhancement of the property but for the facilitation of safe living within the premises.

**CONCLUSIONS**

The works prepared are essentially a temporary installation for the purposes of enabling satisfactory access to the first floor of the premises for the property owners who have accessibility issues.

The works are entirely reversible and would be removed upon cessation of use. In any event, the staircase within the premises is new and there is therefore no effect on the historic fabric of the property. Accordingly, there is no impact on the historic aspect of the property.



**Richard Thomas BSc MRICS RICSDipArb**  
**For RTP Surveyors Limited**  
Chartered Building Surveyors

Email: richard@rtpsurveyors.co.uk  
Direct line: 01326 213074





