



Heritage Statement

Remedial works to the existing Dormer windows including splice repairs and component replacement

The Keep, Bodmin Cornwall, PL31 1EG

On behalf of Amey Defence

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Prepared by	ND			
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1. Introduction

- 1.1. This Heritage Statement has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of Amey Defence (the applicant) in support of a Listed Building Consent application for:

“Remedial works to the existing Dormer timber windows including splice repairs, component replacement and full renewal”

- 1.2. The following supporting documents that should be read in conjunction with this statement:

- **Application form**
- **Drawings;**
 - **Site Plan and Location Plan**
 - **Elevations**
 - **Typical Window Terminology**
 - **Typical Window Details**
- **Schedule of Works**

- 1.3. This statement provides a description of the site and proposed development and analysis of the main planning and heritage issues raised by the proposals. It contains reference to both local and national planning policy and provides a succinct overall assessment of the proposal.

2. Site Description and List Entry

- 2.1. Bodmin Keep, also known as Victoria Barracks is a regimental museum displaying army memorabilia and artifacts to secure the history of the Duke of Cornwall and light infantry which was founded in 1925. Based within Bodmin, Cornwall and housed within 'The Keep', this original Victorian building was constructed in 1859 and has been maintained through Cornwall's Regimental Museum CIO, crowd funding and Amey Defense Services.
- 2.2. The Barracks, with entrance parking off Castle Canyke Road and rear access off Lostwithiel Road was originally built for the headquarters of light infantry as part of a government programme designed to enhance recruitment and provide regimental homes for particular regiments. Behind the Keep originally comprised a Parade Ground which now accommodates modern domestic housing.
- 2.3. A copy of the Historic England listing bound to the The Keep (the regimental museum, dcli), st nicholas street has been included below:

Name: The Keep (The Regimental Museum, DCLI)

List entry Number: 1195282

Grade: II

Date first listed: 26-SEP-1984

Legacy System Information

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

Legacy System: LBS

Legacy System Number: 368047

Details

Bodmin

Listing NGR: SX0742466334

SX0766 ST NICHOLAS STREET 629-1/3/106 The Keep (The Regimental Museum, 26/09/84 DCLI)

Former militia keep of Duke of Cornwall's Light Infantry. 1859, incorporated into the depot barracks as main entrance and housing the Quartermaster's department in 1881 under the Cardwell reforms. Coursed squared local rubble with granite dressings; steep Welsh slate hipped roof with projecting eaves; central roof dormer with original paired 12-pane hornless sashes on steep pyramidal roof with finial to each elevation; 2 tall brick axial stacks and

2-stage corner stacks; iron gutters on large brackets. Rectangular double-depth plan. French Renaissance style. 3 storeys plus attic over basement; symmetrical 2:3:2-bay entrance front. Original 12-pane hornless sashes and central segmental-arched doorway with similar parade ground elevation and unaltered side elevations. INTERIOR: very plain but virtually unaltered. Features include a granite staircase.

- 2.4. A copy of the Historic England listing bound to the perimeter wall, gate and former stables to the keep, st nicholas street

Name: PERIMETER WALL, GATE AND FORMER STABLES TO 'THE KEEP'

List entry Number: 1187180

Grade: II

Date first listed: 26-Sep-1984

Date of most recent amendment: 04-Feb-1999

Legacy System Information

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

Legacy System: LBS

Legacy System Number: 368048

Details

Bodmin

SX0766 629-1/3/107 26/09/84

BODMIN ST NICHOLAS STREET Perimeter wall, gate and former stables to
The Keep

Courtyard wall, gateways and stables of former militia keep of Duke of Cornwall's Light Infantry. 1859. Tall local rubble walls with granite dressings including hog's back copings and musket loops; Welsh slate hipped roofs to stables. Rectangular perimeter wall with rounded front corners, wide central front entrance to carriageway between parallel stable blocks and perimeter wall returned in line with rear (parade ground front) wall of Keep and with 2 rear gateways. Single-storey stables with original openings, doors and windows.

Segmental-arched gateways: the front gate with narrow steep gable resembling a pediment above and with central regimental coat of arms;

narrow musket loops at regular intervals. INTERIOR: former stables not inspected.

- 2.5. A site plan and location plan are enclosed within the application.

3. Proposed Development

- 3.1. Essential minor maintenance in the preservation of the asset in line with conservation best practice to ensure that the building is kept in good working order and poses no health & safety risks.
- 3.2. All windows associated with this application are referenced within the submitted drawings.
- 3.3. Only the replacement of 1nr finial is required to the four dormer windows.
- 3.4. Only conservative timber repairs shall be applicable to the four dormer windows and their surroundings with 1 other repair to 1nr finial. The nature of the works to each window vary in nature and scale, please refer to the Schedule of Works contained within this application.
- 3.5. Associated works involve the replacement of all ironmongery which appear to be a modern replacement and (re)decoration of all dormer windows. During these works, the dormer windows will be eased and adjusted to ensure that all elements are brought back to operational use.
- 3.6. Generally, the aim of the proposed works is to allow repairs to stop the ingress of water and continued damage to the historic building fabric both internally and externally.

4. Relevant Planning History

- 4.1. The planning history at the site is set out below (most recent application first):
- 4.2. E1/2009/00662 | Listed building consent for the replacement of cctv system, including replacement of internal system and the provision of new external cameras, poles and cables [card 2614 bod] | Bodmin Keep Military Museum, Bodmin GRANTED 01 June 2009.
- 4.3. PA16/04407 | Listed Building consent for Capping of a well shaft within the Bodmin Regimental Museum | Regimental Museum Castle Canyke Road Bodmin Cornwall PL31 1EG - GRANTED 04th Jul 2016.
- 4.4. PA12/10389 | Consent to dismantle one Common Lime (Tree Number 3.001), Crown Lift to 2.5m, clean out by removing deadwood and thin crown by 10% to two Common Lime trees (Tree Number 4.001 and Tree Number 5.001) in a Conservation Area | The Rifles Office The Keep Victoria Barracks Bodmin Cornwall PL31 1EG - GRANTED 27th November 2012.
- 4.5. PA11/02580 | Works to trees within a Conservation Area namely T1 - Lime - crown lift to 6 m to provide clear view of security camera sweep; T4 - Lime - prune off epicormic growth from base; T5 - Lime - prune off epicormic growth from base | The Keep Regimental Museum Castle Canyke Road Bodmin Cornwall PL31 1EG - GRANTED 18th April 2011.
- 4.6. PA11/00690 | Application for Listed Building Consent for the replacement of fibre cement slate roof finish with natural slates, replacement of leadwork with new to match, introduction of insulation between and below rafters, remove length of redundant metal flue within roof space and replacement of asbestos cement soffit | Duke Of Cornwalls Light Infantry Museum The Keep Castle Canyke Road Bodmin Cornwall PL31 1EG - GRANTED 18th March 2011.
- 4.7. In summary, there have been 5 planning and listed building applications registered for The Keep, Bodmin. The majority of these applications relate to external and internal repairs to prevent detrimental deterioration of the Grade II listed buildings. All applications have been granted permission, which highlights the Council's reasonable approach towards accepting maintenance and compliance works to be undertaken on the building.

5. The Adopted Development Plan (DP)

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise. In this instance the Cornwall Local Plan Strategic Policies 2010-2030 (adopted November 2016) (CLP) provides the adopted DP.
- 5.2. The relevant DP policies are as follows:
 - Policy 24 - Historic Environment
- 5.3. The above policies are dealt with in Section 7 of this report.

6. Other Material Planning Considerations

National Planning Policy Framework 2019 (Framework)

- 6.1. The Framework sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant policies of the DP.
- 6.3. Section 16 of the Framework “Conserving and enhancing the historic environment” sets of the guiding principles for the historic environment.

7. Heritage Statement

Planning (Listed Buildings and Conservation Areas) Act 1990

- 7.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.2. In this instance it is clear that the proposals are consistent with the aims and requirements of the primary legislation and planning policy and guidance. The proposals would not have an unacceptable impact on the listed building or its setting and would preserve the significance of the designated heritage asset.
- 7.3. Accordingly, this assessment considers the impact of the proposal on the significance of the properties, known under the listing description as The Keep (The Regimental Museum, DCLI).

Impact Assessment

- 7.4. The Planning Practice Guidance (PPG) adds further clarity on assessing whether a proposal is likely to have a substantial impact upon the heritage asset as follows:

*“... In general terms, **substantial harm is a high test, so it may not arise in many cases** ... It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting” [Bailey Partnership bold and underline].*

- 7.5. Accordingly, it is clear that there that “substantial harm” would therefore not arise as a result of the proposals. The proposals would result in “less than substantial harm”.

- 7.6. Paragraph 196 of the Framework states:

*“Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal **including, where appropriate, securing its optimum viable use**” (Paragraph 196, the Framework) [Bailey Partnership Bold].*

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- 7.7. The premises has 2 listing descriptions, for Bodmin Keep. The Perimeter wall and The Keep are Grade II Listed and therefore it is of particular importance.
 - 7.8. The external alterations proposed are modest and amount only to conservative timber window repairs to the dormer windows which have been limited to areas of deterioration present. The proposed works will remediate the deteriorated components and prevent the windows from becoming obsolete and ensure that the building can continue to be used for its optimum viable use.
 - 7.9. Internal works are limited to making good works associated with the window repairs and renewal.
 - 7.10. In regard to Policy 24 of the DP the proposals help to conserve the listed building and is therefore consistent with the policy intent.

Significant Benefits

- 7.11. The proposal shall ensure the historic fabric can be maintained and preserve the historic character of the site. The works proposed are limited to conservative works rather than wholesale replacement throughout, to ensure that the heritage assets are retained while providing a safe and usable space for the general public.
- 7.12. The proposals will allow the continued use and continue to make a positive contribution to the immediate area
- 7.13. and the heritage asset itself.

8. Conclusion

- 8.1. This statement has explained the proposed development and provided an assessment of the heritage issues that are raised by the proposed development. No negative impact upon the Conservation Area or surrounding townscape is anticipated and the proposed development will see an existing building improved without detriment to its external appearance.
- 8.2. The proposal has been carefully considered against the relevant legislation, policies and guidance. As a result the proposals are sympathetic and result in less than substantial harm to the setting of the heritage asset. The proposal is therefore considered to be in accordance with paragraph 196 of the Framework.
- 8.3. The proposed development is plainly in accordance with the adopted DP. Considered against the statutory provisions under the Planning (Listed Buildings and Conservation Areas) Act 1990, and against national and local policy, the proposals preserve the character and appearance of the conservation area. The historic significance of the Grade II building is also preserved while allowing it to continue to function as a public museum.
- 8.4. No substantial harm will result to the designated heritage asset by the proposal and should therefore be supported.
- 8.5. The proposal would result in significant benefits as set out in paragraphs 7.11 - 7.12.
- 8.6. For the reasons set out above, the applicant respectfully requests that the application is approved without delay.

Appendix A - Historic Mapping and Conservation area



