

Design and Access Statement and Heritage Impact Assessment for St Erney House, St Erney, Cornwall, PL12 5EZ



The proposed method to be used for further repair work and restoration of St Erney House.

Dated: August 2021

1.0 Summary

This submission examines the further proposed repairs and renovation works required to the noted internal and external areas of the property, following the previous Listed Building Consent, reference number PA16/5325.

It seeks to demonstrate that the historic significance of the building will not be adversely affected by the proposed essential repairs and renovations.

Information presented as follows:

- Purpose and scope
- Property and its setting
- Policies and principles
- The proposals and justification

2.0 Purpose and scope

The purpose of this report is to provide a considered justification to show that appropriate repair of this heritage asset can be achieved by the repair methods chosen.

The key factor here is that the repair solutions will not harm the significance of the building and the selection of the repair methodologies have been chosen carefully and specifically, because they will minimise the loss of original fabric.

This report concentrates specifically on the following areas:

- Rear ground floor room (north east corner)
- Further windows, specifically the rear bathroom and bedroom 4
- Gutter to east elevation above bedroom 4 window.
- Outside privy/wood store
- External front canopy, supported by granite columns
- Section of east facing mono pitch roof

3.0 The building and its setting

The property is a circa late 18th Century house, situated on a quiet rural road located amongst a handful of residential properties south of the village of Landrake, sitting in its own 9 acre site with a paddock, gardens and walled garden.

The house fronts a modest courtyard which contains a piggery (listed separately NGR: SX3710059090) and to the north a barn and garden wall, (also listed separately NGR: SX3710059090).

Externally, the property is constructed of a multitude of materials including slatestone rubble, components of granite and greenstone, with elements of cob utilised, and is partly rendered. The roof consists of two span roof with principal elevation pitch covered with 20th Century roof slates and the rear pitch being asbestos slate, and gable ends with end stack. The building has been the subject of a number of additions and alterations made throughout the 19th and 20th Century. Some of the alterations have been less than sympathetic and some, albeit well meaning, repairs have been undertaken with a poor choice of materials that has ultimately led to accelerated deterioration or failure of certain parts of the house. These matters are covered in more detail later.

An excerpt of the listing description (List Entry Number: 1311442, UID: 62030, Listing NGR: SX3710359088) describes the exterior of the property as follows:

Exterior: 2 storeys, symmetrical 3-window range. Ground floor has central panelled and glazed door, portico with slender granite columns supporting a canopy in the form of an entablature with moulded cornice. 3-light casement to left and 2-light casement to right, three 2-light casements at first floor, all C20. Left side rendered, with external stack to front range; conservatory attached to left entered from inner half-glazed door with sidelights. First floor has C19 12-pane sash to left, C20 3-pane light to right. Projecting to left, the wash house, with single storey privy to end left; over the single storey range, slate roof with one hand made ridge tile remaining; rear wall of the wash house in rendered cob. At the right side, front and rear ranges rendered and lined out. Single storey C20 addition; first floor to right an C18 2-light casement with leaded lights. Rear rendered and lined out. To left, ground floor 3-light casement lighting dairy, attached at base of wall a granite pig-salting trough with heavy slate lid. At first floor, 2 C20 2-light casements. Brick stack rising from eaves to right heating original rear kitchen. To rear centre, 2-storey kitchen wing of mid C19, with gable end stack; to the left side 4-panelled door and C20 casement, at first floor 2 C19 2-light casements. Gable end has external stone stair to the apple-loft, which is a 2-storey lean-to in roughly coursed rubble, with 2 ventilation slits at ground and first floor, and door at top of stair. Curved oven at base of the kitchen stack, concealed by apple loft. To right the 2-storey wash house, with door and 2-light casement at ground floor, 2-light casement at first floor. Single storey shed to right with privy at end. Interior: In the front entrance hall, 6-panelled door to right and left. Room to right has marble chimneypiece, and cupboard with shaped shelves. Room to left has Delft tiles around the door to the conservatory. Straight stair to rear of passage with stick balusters and column newel at first floor. Dairy to rear right has slate floor and slate shelves. First floor front rooms have 4-panelled doors and C19 cast iron grates to fireplaces.

4.0 Policies, Principles and Justification

The Planning (Listed Buildings and Conservation Areas) Act 1990 states 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework requires 'conserving and enhancing the historic environment'. It is understood that Listed Buildings can be significantly harmed through inappropriate alterations or destruction of elements, and that heritage assets are irreplaceable.

Within this project, efforts have been made to seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposals. The proposals keep this in mind and the approach to the repair and renovation works is based on the following key conservation concepts:

- Minimal intervention. The proposal retains the maximum amount of existing fabric as possible and only the absolute minimum of fabric will be sacrificed.
- Honesty of repair. The introduction of the new window(s) and roof covering will be clearly distinguishable, yet aesthetically harmonious with the existing building; they are aimed at providing an honest repair, to accord with prevailing conservation principles.
- Like-for-like repairs, as appropriate.
- Respect for the significance of the building. Great care will be taken whilst undertaking both the preliminary work and the proposed repair and renovation solutions. The work will be carried out by experienced practitioners, using only traditional materials.
- Maintaining authenticity. The proposals will better reveal elements of the original house, remove a number of unsympathetic modern additions and thus preserve authenticity.

Where the proposal might involve the loss of historic fabric, clear justification has been provided. It is considered that these proposals adhere to the planning policies and prevailing conservation principles in the most appropriate manner for this project.

5.0 The proposals

The proposed repair works are based on certain assumptions at this stage, that is to say, before any opening-up work might begin. Should any unexpected findings be discovered then advice from Local Planning Authority conservation specialists will be sought where necessary.

Please refer to the following sections which explain the works and include photographs and illustrations, where appropriate.

-The outside privy and shed alongside.(Location 1)

Up until five years ago the privy was completely concealed by heavy vegetation. As can be seen from the photo below, the roof collapsed many years ago and the slate area alongside (over an open store) is in a very poor condition. It is letting in rain water onto the shillet and stone wall, which in part supports a first floor gable end. The lintel over the small window has collapsed and the parapet at the top of the lean to roof is very unstable. The lintel over the store opening is an inappropriate concrete plank lintel.

The proposed repair work consists of taking off all the roof coverings in this area. The natural slate will be set aside for re-use and the man made slate on the store south elevation will be disposed of.

New treated softwood timbers will be used to repair the roof and the broken window lintel will be replaced with seasoned oak. The concrete plank lintel over the shed opening will also be replaced in local seasoned oak. The stonework above the lintel will be repaired using a hydraulic lime based mortar in conjunction with the original stone.

New treated battens will be placed on top of the new and existing rafters, followed by locally sourced second hand Delabole natural slates, re-using as many as possible of those previously set aside.

Fixings to be in accordance with BS:5534: Part 1; rev 1990, and BS:8000 Slating and Tiling Workmanship.

Roof abutment flashings will be replaced in code 4 lead. Gutters and down pipes will be new Marley Alutec traditional black aluminium half round profile.

The restoration of the interior of the privy will be the subject to a further Listed Building application, once the area is weathertight and structural stability is insured.

Area to be restored:





View of south side:



View from inside privy:



-Exterior front canopy.(Location 2)

The canopy roof to the front of the property is in a very poor condition. The flat roof has dropped back towards the main house wall at some point and this has split the lead covering, water ingress has caused extensive rot to the supporting framework. The underside is lined with an asbestos cement type product. The supporting granite columns are currently unaffected by the damaged roof over.

The proposed works consist of providing temporary support if needed to the columns so that they remain in place whilst the canopy is restored. This will require the side and front cornice to be copied in treated softwood sections to replicate the original. All flat roof joists will be replaced in treated softwood and the roof realigned to the height of the original flashing. This will then provide an adequate fall to avoid ponding on the surface. The roof will be replaced in code 5 lead on exterior grade ply with a central rolled expansion joint. The lead will have chalk applied to the underside.

The new soffit and sides will be formed in exterior grade ply and be painted white.

Images of roof currently, with severe back fall:







View from underside showing rotting timbers and inappropriate soffit:



-Rear ground floor room, the old diary. (Location 3)

This area of the house currently suffers from high levels of damp, alongside unsympathetic restoration work, possibly intended to hold back the moisture penetration through the external wall. The walls are generally lined with timber battens, polythene and a board facing. The existing slate floor has degraded joints and high levels of damp penetration are evident.

The proposed repair works consist of carefully numbering, taking out and setting aside the slate shelves for reuse, then removing all battens, polythene and fibreboard for disposal. The existing stone walls will then be carefully cleaned of any remaining fixings and other 20th century interventions. The walls will then be lined with Newton 803 or equivalent, fixed in accordance with the manufacturer's instructions, followed by lime plaster in three layers of diminishing strength. This is a similar proposal to the work previously undertaken in the lounge under approval reference PA16/5325. The slate floor will be numbered and carefully lifted in sections. The underlying shillet will be excavated to allow blinding, radon barrier and concrete to be placed. The slate will then be placed back in the same position and at the same levels as currently. The joints will be repaired in a lime based mortar.

Detail views of current finishes:





-Further window replacement.(Location 4 and 4A)

Since the last Listed Building Consent, UPVC windows have all now been removed and replaced with single glazed hardwood framed replacements, in keeping with the original reference points and the approval. In addition to replacements careful maintenance has also been undertaken to various timber windows to prevent further decay. There are however two original windows that are considered to be beyond the point of restoration or repair.

These windows are suffering from rot and have clearly not been openable for many years. The first serves the rear bathroom (rear north elevation) and the second the rear bedroom 4 window (east elevation). The location of both is marked on the submitted floor plans.

The proposed work is to install two new opening screen casements formed in Iroko hardwood and glazed in 4mm single clear float glass. Profile and elevation of replacements to be copied off originals and manufactured to match. The opening casements to bedroom 4 will be hinged off the centre mullion as the original does.

Images of window to bedroom 4 (location 4):





Images or rear bathroom window (location 4A):





-Exterior right (when viewed from road) side addition roof. (Location 5)

This lean to roof currently has a 20th artificial slate finish, with poor quality aluminium OG profile gutter and rectangular down pipes, with a wavy surface texture.

The proposed repair works will involve complete removal and replacement with Delabole slates on treated battens. A new code 4 lead flashing will be introduced at the junction with the main house wall, with a 150mm upstand.

Defective non-original gutters and down pipes will be replaced with new Marley Alutec traditional black aluminium half round profile guttering, down pipes and hoppers. There is clear evidence from render marks that the original downpipes discharged to the rear. The proposal is to restore this arrangement, please see photo below and submitted drawing.

Slates will be sized to match those of the main house roof and be fixed in accordance with BS:5534: Part 1; rev 1990, and BS:8000 Slating and Tiling Workmanship.

Images of current roof finish:





Above photo shows line of old rainwater discharge pipe marked on gable end render.

Replacement of guttering to part east elevation (location 6)

It is proposed to remove the defective non-original gutter to the east elevation and replace with new Marley Alutec traditional black aluminium half round profile guttering to discharge to existing cast iron down pipe at northern outlet.

