

# Heritage Impact Assessment

## Cobble Cottage, Lerryn

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## **1.0 Introduction**

### **1.1 Background**

Atlantic Building Consultants have been engaged by the owners of Cobble Cottage, Lerryn to prepare a heritage impact assessment which will be used to support a planning application. The application relates to external alterations to Cobble Cottage, which is located within the Lerryn Conservation Area.

This statement should be read in conjunction with the associated application documents, which will be prepared and submitted by Hone Architecture Ltd.

### **1.2 Aims & Objectives**

The report has been prepared in accordance with the *2019 National Planning Policy Framework (NPPF)*. More specifically, section 16 has been closely referenced, which relates to conserving and enhancing the historic environment. Reference has also been made to the document *Historic England: Managing Significance in Decision-Taking in the Historic Environment, July 2015*.

The aim of this document is to bring together guidance from various sources to deliver a concise and impartial assessment on the potential impact the development has on the heritage asset associated with Cobble Cottage.

In order to achieve this, the report aims to:

- Investigate and outline the historical and cultural significance of the cottage and its wider physical context.
- Investigate and outline the physical status of the existing physical structures onsite.
- Outline and describe the proposed works.
- Assess the impact of the proposals on the significance of the heritage asset and seek to justify where necessary.

### **1.3 Extent**

This report has been commissioned to accompany a planning application and the extent of the report is limited to the extent of the proposals. This extent of the proposals is outlined in section 3.0 of this document.

## 2.0 Significance

### 2.1 Physical Description

Cobble Cottage is a residential dwelling located in the Lerryn Conservation Area. The building comprises a C18 terraced cottage which has been extended to the front north side in the C20. Main upper roof coverings are formed in fibre cement slate with a large box dormer added to the northern slope above the front extension. The dormer has a bitumen asphalt covered flat roof with natural slate cladding to the cheeks and fascia. Main walls are formed in rendered masonry with painted textured finishes at ground floor level. The render to the north elevation has been rusticated to create an imitation stone finish. There is an undercroft at lower ground floor level which is clad in white painted natural stone. Windows, doors and rainwater goods are all formed in uPVC and windows are double glazed with imitation glazing bars.

The adjacent buildings along the terrace are in a mixture of generally pitched roofs with stone clad walls and uPVC or painted timber doors and windows. There are balconies to some of the neighbouring adjacent buildings with a mixture of glazed and metal balustrades.

The building looks over the creek at Lerryn although has a separately owned boathouse/store directly to the front. Photographs are included within the appendix.

### 2.2 Listed Buildings

Cobble Cottage is not listed. There are listed buildings nearby including the early C19 grade II listed disused lime kiln located some 60m to the east on St Veep School Road. Prinz House on Fore Street is also grade II listed and is a mid C19 former farmhouse located some 30m to the south of Cobble Cottage.

The setting of the nearby listed buildings will require consideration in developing these proposals. However given the distance and separation, the conservation area location is considered to carry greater weight in this context.

### 2.3 Non Designated Heritage Assets

A brief study of the Historic Environment Record for the surrounding area reveals a number of relevant records for surrounding buildings and points:

**HER Number:** 26908

**Name:** LERRYN - Medieval settlement

**Summary:** The settlement of Lerryn is first recorded in 1284 when it is spelt "Leryon".

**Grid Reference:** SX 1401 5699

**Parish:** St Veep, Caradon, Cornwall

**Conservation Area:** LERRYN

**Monument Type(s):** SETTLEMENT (First mentioned, Medieval - 1066 AD to 1539 AD)

**Full description:** *The settlement of Lerryn is first recorded in 1284 when it is spelt "Leryon". Lerryn is a Cornish stream name. Lerryn is now the name of a village built upon both banks of the River Lerryn, a tributary of the River Fowey.*

Some 13m to the west is another former limekiln:

**HER Number:** 168991

**Name:** LERRYN - Post Medieval lime kiln

**Summary:** Extant limekiln alongside Lerryn Quay

**Grid Reference:** SX 1395 5696

**Parish:** St Veep, Caradon, Cornwall

**Conservation Area:** LERRYN

**Primary Record No. (1985-2009):** 168991

**Monument Type(s):** LIME KILN (Post Medieval - 1540 AD to 1900 AD)

**Full description:** *Two pot lime kiln alongside Lerryn Quay. Likely to have been owned by Zephaniah Job till his death in 1822. Not marked on Tithe Map, although it is known to have stood at this time, but marked on 1st Edition 1:2500 OS map. Today it has a house built above it.*

Approximately 15m to the north east there is reference to a boathouse/granary:

**HER Number:** MCO60073

**Name:** LERRYN - Post Medieval boat house, Post Medieval granary

**Summary:** *A 19th century boat house is recorded on the quay at Lerryn is recorded by the Fowey Estuary Historic Audit. The building was recorded as a granary on the c1840 Tithe survey.*

**Grid Reference:** SX 1398 5700

**Conservation Area:** LERRYN

**Monument Type(s):** BOAT HOUSE (Post Medieval - 1540 AD to 1900 AD)

GRANARY (Post Medieval - 1540 AD to 1900 AD)

**Full description** *A 19th century boat house is recorded on the quay at Lerryn by the Fowey Estuary Historic Audit. The c1840 St Veep Tithe Apportionment records the building as a granary, although it has a slightly different footprint.*

*It is a detached, single-storey building of three bays, constructed of random stone rubble under a hipped roof, mostly re-clad with artificial fibre-cement slates, and modern ridge and hip tiles. A lean-to addition, built of stone with a slate roof, wraps around the east and north sides. The front (south) elevation onto Fore Street has a wide opening with a modern garage door and, to the right, a pedestrian entrance, both under modern lintels.*

*The left return is blind except for a pair of timber doors to the lean-to at the left-hand end. The north elevation (lean-to) has a wide entrance with a pair of timber doors, while the east elevation (lean-to) has three single doorways. The upper sections of walling to the lean-to have been largely rebuilt in concrete block, faced externally with stone rubble. Although masked by the lean-to, the north elevation of the*

*boathouse has a blocked window and a larger boarded opening, possibly a doorway. The interior has a concrete floor, and there is evidence of some partial rebuilding, with a blockwork skin to the south internal wall. The boathouse roof comprises three principals; the central one has been renewed, and there are tie beams and two rows of purlins, and modern timbers have been added to strengthen the roof structure.*

*The lean-to is sub-divided into five separate rooms which can only be accessed from outside and much of its rafter roof has been replaced.*

## **2.4 Lerryn Conservation Area**

Cobble Cottage is located within the Lerryn Conservation Area, which represents an important aspect in defining the wider historic context of the heritage asset.

The Lerryn Conservation Area does not have a specific conservation area appraisal. However a useful concise summary of the area is provided by Beacham & Pevsner in the 2014 edition of *Cornwall, The Buildings of England*:

*A former port on the upper reaches of the Fowey, active until the early C20. Two C16 bridges, both of two arches, the one at the head of the creek originally of three, mentioned by Leland in 1535 and rebuilt in 1573. **Modest cottages**, a few former shops with unaltered mid-C19 shopfronts, and a large early to mid C19 rectangular top loaded limekiln by the roadside, built into the hillside.*

## **2.5 Historic Maps**

The historic footprint of Cobble Cottage can be determined by viewing old maps and using map regression in order to assess the general historic development of the site.

The 1803 OS drawing (figure 1) shows the street plan around Lerryn in a similar configuration as found today. However a bridge runs across the creek in a more westerly location at this time. There is evidence of development along the lane where Cobble Cottage is located and it is possible that Cobble Cottage would have been built by this time.

The 1839 tide map (figure 2) shows a similar developmental status with the spelling *Lerren*. Plot 525 referred to as a cottage, owned by William Rashleigh and occupied by Henry Rowe. This is presumed to relate to Cobble Cottage and the remaining terrace giving way to the lime kiln to the east is in place.

The 1881 OS map (figure 3) shows the terrace and its footprint in a more complete form and the lime kiln to the east is clearly labelled. The footprint of Cobble Cottage is evident without the front extension found today.

The 1905 OS map (figure 4) again shows Cobble Cottage with a small front projection which has presumably since been replaced. The Ship Inn is also identified to the south within this map.

The satellite image (figure 5) shows the situation as found today with the large dormer to the north side of Cobble Cottage evident with its imposing flat roof design. It is assumed that the front projection was added at some point in the mid C20.



Fig 1: 1805 OS Drawing



Fig 2: 1839 Tithe Map



Fig 3: 1881 OS Map



Fig 4: 1905 OS Map



Fig 5: Modern Satellite image

## **3.0 Works Description and Impact Assessment**

### **3.1 Balcony**

It is proposed that a balcony structure will be added to the north elevation at first floor level. This will be designed to take advantage of views up and down the creek which is considered to generally improve the desirability of the property.

The additional of the balcony might be considered damaging to the wider conservation area. However the existing situation must be carefully considered when drawing conclusions. The front elevation of the property has been extended in the C20 which has given it a somewhat cumbersome and unsympathetic design within the wider conservation area. The proportions in their current configuration could be considered damaging, given the tiered appearance of the front elevation. The addition of the balcony is considered to break up the elevation and generally improve its aesthetic. Whilst the balcony materials would not necessarily be considered traditional or vernacular, the proposals are considered appropriate in the context of the existing extension, which is essentially a modern C20 section of the building. The use of glazing to the balcony will generally soften the visual impact and avoid the completed finish from becoming overbearing and obstructive within the wider surroundings. The presence of the boathouse directly to the front of Cobble Cottage will also obscure views of the balcony from across the creek and Creekside.

The building also has relatively limited external amenity space, which would also be significantly improved by the addition of the balcony. The proposed balcony is therefore considered justifiable in this context.

### **3.2 Dormer Cladding**

It is proposed that the slate cladding to the upper dormer will be removed to allow for insulation to be installed. Flat roof coverings will also be replaced with GRP, with additional insulation added. The slate cladding will be replaced with unpainted timber boarding.

The upper dormer on the north elevation is currently clad in natural slate. The scale and proportions of the dormer are somewhat out of keeping with local vernacular design, making the building appear somewhat top heavy. Furthermore the natural slate used is a dark imported slate which does not bear resemblance to the traditional light grey Delabole slate used on some of the historic cottages within the conservation area.

The proposed timber boarding will grey off as it weathers forming a soft patina. This is considered to reduce the impact of the dark and top heavy dormer window and generally improve the visual aesthetic of the building. Consideration has been given to retaining or replacing the slate hanging, although the timber is found to be a lower maintenance material which will avoid excessive costs in accessing this high level area. Replacement with timber cladding is therefore considered appropriate for this C20 extension within the conservation area.



The proposed roof coverings will involve upgrading from a C20 material to a C21 material. This will be largely hidden when viewed from within the conservation area and is not considered harmful in this context. Upgrading insulation will also improve the buildings energy efficiency.

### 3.3 Replacement Upper Window

The upper window is formed in uPVC split into 3 casements with false glazing bars. It is proposed that this will be replaced with a similar 3 casement design. However the false glazing bars will be removed. These are considered to detract from the conservation area as they give a somewhat false appearance. Whilst glazing bars to traditional timber windows would be considered a desirable addition, these false plastic glazing bars are considered more harmful as they do not bear any resemblance to traditional timber bars.

The design of the replacement window is somewhat modern within the conservation area. However in the context of a C20 extension to a historic building, this is considered an appropriate alteration.

### 3.4 Sliding Door

The existing uPVC window at first floor level on the north front extension will be replaced with a balcony door, to access the proposed balcony. This will be largely masked by the balustrading and it is proposed that a powder coated aluminium finish will be installed. Powder coated aluminium gives a similar appearance to high quality painted timber. However due to problems with timber doors bowing and degrading, the material suggested is considered to provide more longevity and quality to the development. Given the similarity to the vernacular timber alternative, the proposed balcony door is considered appropriate in the context of this modern C20 extension.

### 3.5 Solar Panels

It is proposed that a solar PV array will be added to the south facing roof slope and laid flat to the flat roof dormer. These will be visible from within the garden at the rear of the Ship Inn, as well as being partially visible when walking along the back lane. The PV array could potentially be harmful to the visual amenity of the area, due to its clearly modern physical characteristic.

However the current roof coverings are a mid C20 fibre cement slate which is not a traditional vernacular material. The addition of the PV array will allow microgeneration of electricity within the property, which will reduce its reliance on fossil fuels and assist in the reduction of carbon emissions associated with climate change. Whilst the visual impact of solar PV may be considered detrimental to the conservation area, the rear south facing roof is not considered to be a key viewpoint and any impact can be mitigated by the addition of these energy efficiency measures.

## 4.0 Conclusion

This heritage impact assessment has been developed during the design process for external alterations at Cobble Cottage, Lerryn. Given the conservation area location, it would generally be required that minimal intervention be made on the external appearance of historic fabric, whilst upgrading the building as required. The proposals have been carefully considered to ensure a viable and sustainable ongoing use for the heritage asset.

The general purpose of the proposals are to upgrade the existing building whilst improving the external amenity space. The existing garden space is largely unusable, being located at street level to the front. The external fabric is also largely based around C20 alterations and is now somewhat dated and considered harmful to the conservation area. The building would generally benefit from an overhaul.

Whilst the proposals involve the addition of modern materials, the areas where alterations are proposed have been identified as existing C20 additions and alterations. The proposals have been designed to improve the aesthetic appearance of what is essentially a C18/19 cottage which is hidden behind C20 alterations. The significance of the building within the conservation area is therefore very much diminished with the current situation. Furthermore the installation of PV panels at the rear and additional insulation to the dormer will also increase the buildings energy efficiency, thus contributing to the reduction in carbon emissions and battle against climate change.

The proposed scheme is generally considered to provide a sustainable and environmentally responsible improvement to the building as a whole and will ensure the viability and protection of the heritage asset moving forward. Above all this proposal is considered to accord with paragraph 7 of the NPPF; the proposals will meet the needs of the present without compromising the ability of future generations to meet their own needs.

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## 5.0 Appendix - Photographs



Front elevation from road



Front elevation from road



**Front Elevation from Creekside**



**Rear roof from Ship Inn**



Rear elevation from lane