



## 107 Charlestown Road, St Austell

Design, Access & Heritage Statement and  
Validation Checklist

GUILDSMAN

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## Introduction

This Design, Access & Heritage Statement and Validation Checklist is written in support of an application to Cornwall Council for planning, conservation area and listed building consent for alterations to and extension of **107 Charlestown Road, St Austell**.

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## Validation Requirements

### **National Validation Checklist**

1. Application Form and Ownership Certificates.
  - Submitted
2. Fee.
  - Submitted
3. Design & Access Statement.
  - This Document.
4. Heritage Statement.
  - This Document.
5. Location, Site Layout, Existing & Proposed Plans, Sections and Elevations with levels.
  - Submitted
6. Roof Plans.
  - Submitted

### **Local Validation Checklist** *(Cornwall Council Validation Guide 2019 2-1)*

1. Air Quality Assessment.
  - Application is not for a major development: Not required.
2. Within AQMA or AQAC.
  - Householder application: Not required.
3. Affordable Housing Statement.
  - Householder application: Not required
4. Agricultural Land Classification Assessment.
  - Application is not on a BMV: Not required.
5. AONB Assessment of need.

- Application is not for a major development; Not required.
- 6. Archaeological Assessment.
  - Application is not on land known to have archaeological interest: Not required.
- 7. Aviation and Telecommunications Statement.
  - Application is not for a wind turbine: Not required.
- 8. Biodiversity and/or Geodiversity Survey.
  - The application does not meet any of the listed triggers for a survey: Not required.
- 9. Biodiversity Net Gain:
  - The application is not for a major development: Not required.
- 10. Land Stability Assessment.
  - There are no known, indicated nor suspected land stability issues: Not required.
- 11. Contaminated Land Assessment.
  - The application does not fall within potentially contaminated land: Not required.
- 12. Design Statement.
  - This Document.
- 13. Rural Business Justification.
  - The application does not relate to a rural business: Not required.
- 14. Flood Risk Assessment
  - The development is neither in FZ 2, FZ3 nor a CDA within FZ1: Not required.
- 15. Foul Sewage Assessment.
  - The development uses existing mains drainage: Not required.
- 16. Landscape and Visual Impact Assessment.
  - The proposed development is not listed within Schedule 1 or 2 of the TCP (EIA) Regulations 2017: Not required.

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## Heritage assessment

107 Charlestown Road is one of a pair of buildings jointly listed Grade II by what is now Historic England on 11th March 1974, the other being 109 Charlestown Road: List entry 1327311. The pair form part of a group as nos 93-109 (odd).

The details of the listing are as follows:

*CHARLESTOWN 1. CHARLESTOWN ROAD 1584A (West Side) Nos 107 & 109 SX 0351 NE 4/24 II GV*

*2. Early C19. Stone rubble with red brick window dressings. 2 storeys. 3 sash windows with glazing bars. Central modern glazed door, with plain rectangular fanlight. Slate hipped roof. Right hand wing projecting, one sash window and door.*

*Nos 93 to 109 (odd) form a group. Listing NGR: SX0364851926*

The historical development of the corner of what is now known as Charlestown Road and Eleven Doors, on which 107 Charlestown Road sits, can be traced back at least to the 1840 Tithe Maps. These are somewhat vague, but 107 Charlestown Road shows on plot 2021. At this time, what is now known as 109 Charlestown Road (on the corner of Eleven Doors) does not appear to be complete, either in width or with its current forward projection.

In later years the original shape appears to have been masked by a variety of infills and extensions:

Epoch 1 maps (1875-1901) suggest a significant full-width rearward extension, together with narrower extensions to both front and rear. The distinctive projecting shape of 109 Charlestown Road also appears on these maps.

Epoch 2 maps (1906-1908) suggest a reduction in both front and rear extensions, although these also show an unlikely encroachment by 107 into 109. There are a number of additions in the garden of 107 against the Eleven Doors terraces, as well as a triangular addition to the rearmost extension.

Epoch 4 maps (1934-1939) appear to show the building in much its current form, albeit without detail.

Examination of timbers in the catslide roof infill between the right hand rear projection of 107 and the rear facade of 105 suggest that this element has been rebuilt in relatively recent times (see *Site Photographs* below).

## Site Photos



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## Historic Fabric and Design Approach.

The wall thicknesses of 107 Charlestown Road suggest that the original and primary building was 'L' shaped; a rectangular form with projecting rearward wing to the West. The area between the projecting wing and 105 Charlestown road is of separate and later construction, with examination of the roof timbers showing that this has been rebuilt several times with a catslide roof that attaches below the line of the primary and original hips. The absence of bonding between the infill and the thicker walls of the original house support this interpretation, as does the ramshackle collection of windows and lintels.

In approaching the project, the design team took the decision to make minimal alterations to the original fabric, focussing building work on the roughly built and poorly maintained infill and keeping this clearly separated from the original to allow the latter to be clearly read. To add clarity, the rebuilding of the infill is proposed in a contemporary manner, using traditional materials (stone, slate, lead) but in a modern form. The catslide typology is retained, allowing the extension to be clearly subservient and an addition to the original, whilst still referencing the built elements that it replaces. To gain first floor floorspace a new dormer is proposed; a shed form with traditional lead roll details, of which early examples can be seen in the area.

Removal of original fabric is restricted to the creation of new doorways into the bathrooms at first floor, and the creation of a through lounge at ground floor level (marked in red on the *as existing* plans).

The overall loss of historic fabric is therefore minimal, and rather than detract from the heritage value of 107 and the group of which it is a part, the new work helps to reinforce this value.

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## Design & Access

The design approach is led by consideration of the building's heritage value and is described in the section above.

The design seeks to resolve the current access difficulties of the plan by improving transition between the living areas and kitchen at ground level, caused by the current larder position, lowered headroom and level changes in the floor. The proposals ease the connection between the living areas and kitchen, raise the headroom beneath the current first floor bathroom and level the floor between the two areas.