

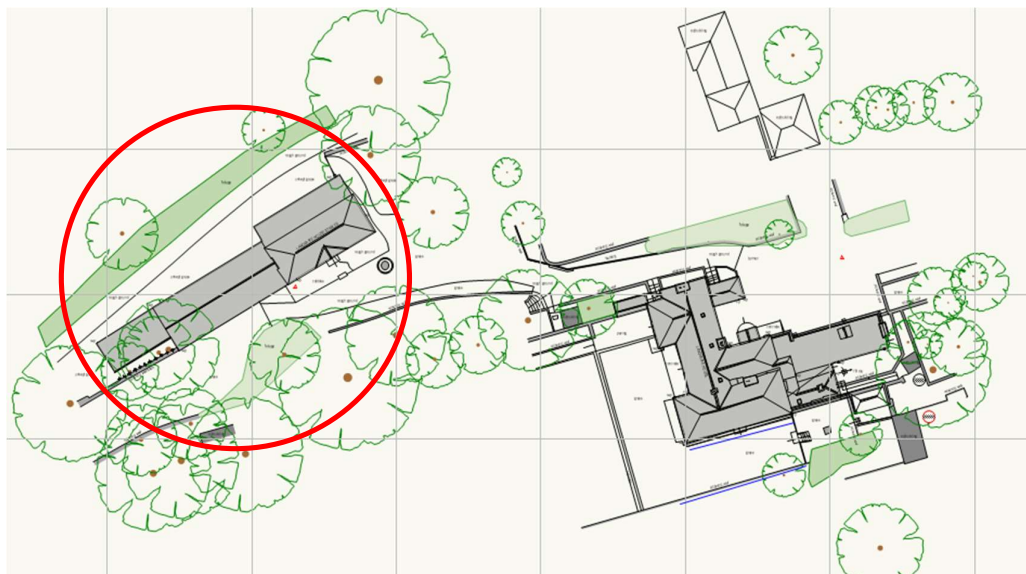
HERITAGE DESIGN AND ACCESS

Lancarffe Stable Block, Bodmin, Cornwall, PL30 4HU



1.0 SETTING

- 1.1 The stable block at Lancarffe is situated approximately 35m west from the main house. It consists of local grey coloured sandstone which is coursed along with granite dressings. The roof is slated with Cornish rag-slate and mitred hips.
- 1.2 Other assets nearby include a 15th century lantern cross and the early Christian memorial stone, both of which are Scheduled Ancient Monuments.
- 1.3 The stable block is located along a single track to the west of Lancarffe as shown on the map and photograph below. It makes up part of the historic farmyard and former agricultural buildings to the north.





2.0 SIGNIFICANCE

- 2.1 The building demonstrates an example of a smart stable block which was used for the more expensive riding horses/hunters for the adjacent minor gentry house and not for the working farm horses.
- 2.2 There are a number of historical intact features still remaining including the smart rubble stone masonry on the south façade with decorative chamfered plinth. Other decorative features include the carved granite trefoil finial on the front gable as well as the chamfered granite window surrounds and mullions.
- 2.3 The presence of archaeology, including the memorial stone and lantern cross, indicates a site of possible high-status. The stable blocks' relationship to the traditional farmyard to the north of the house is also legible which also demonstrates a setting of high significance. As the size and scale of Lincarffe is of a minor gentry house it is of historic significance that a building of high quality and detail is present alongside the main house.
- 2.4 Please see draft Historic Building report by Keystone Consultants- August 2022.

3.0 LIST DESCRIPTION

- 3.1 Stable. List Entry Number:
1143120
Date first listed:
06-Jun-1969
Date of most recent amendment:
15-Apr-1988
List Entry Name:
Stable about 35 metres west of Lincarffe
Statutory address 1:
Stable about 35 metres west of Lincarffe

Coursed slatestone rubble. Hipped slate roof with crested ridge tiles. Plan: Rectangular plan stable with central entrance and integral outshut to rear ; attached at the left side, a short range of C19 stables, largely rebuilt in C20. Exterior: 2 storeys, symmetrical 3-bay front on plinth, with central

pedimental gable. Ground floor has central granite doorway with segmental arch, chamfered granite window with casements to right and left at ground and first floor. First floor has central loading door, 9-panelled studded C19 door in granite surround. The granite doorframes and mullion windows may be re-used. Right side has a blocked door. Left side has a skewed doorway, concealed by the single storey addition at the left side. Rear has 2 C20 windows in the outshut, and central blocked doorway. Interior: the stable has no stalls remaining at ground floor. Loft above, with 7-bay roof, principal rafters halved and pegged at the apex, chambered, chamfered collars halved and pegged to the principals ; trenched purlins.

4.0 PLANNING HISTORY

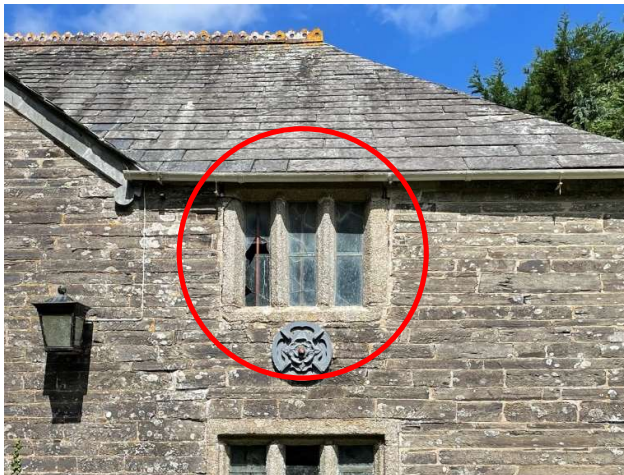
- 4.1 Past ownership of Lancarffe house:
 1932-1956- Rawlins Family
 1960- Mr and Mrs Gilbert
 2021- Mr and Mrs Neville (Daughter and Son-in-law of Gilberts)

No recorded planning history on existing stable block, however applications in existing historic setting are shown below:

- 4.2 **App. No.:** PA21/01310 **Site Address:** Lancarffe Bungalow Bodmin Cornwall PL30 4HU
Description: Single storey extension
Received Date: 05/02/2021 **Decision Date:** 06/05/2022

5.0 NEED

- 5.1 Staircase/floor hatches- Since the first floor will be used for storage, it is likely that larger items will need to be transported upstairs. A new staircase will allow this to be undertaken a lot easier and safer compared to the existing provisions.
- 5.2 Log Burner/chimney- the ground floor of the stable block will be used for private social gatherings/events a few times a year meaning it will not need to be constantly heated. A log burner will be a suitable source of heat on these occasions.
- 5.3 New WC- enables guests who attend private social events to use the facilities without having to go back into the main house.
- 5.4 New Kitchenette- will enable water and temporary cooking facilities when there are private social gatherings/events without using main house.
- 5.5 Leaded lights- The current plain glazing is cracked and broken allowing water to get into the building. Whilst preserving the granite mullions and wrought iron bars and replacing the plain glazing with leaded lights prevents water ingress and issues with damp and reinstates the high quality character of the original building.
- 5.6
- 5.7 Concrete floor levelled- the current concrete floor is uneven in some places which could be a trip hazard when used by a lot of people. The floor is to be levelled before a new floor finish of granite slabs is introduced.



Due to the possibility of power shortages/power-cuts a renewable power source of PV is proposed to act as a battery backup.

6.0 PROPOSALS

6.1 Stable Block

- 6.2 New staircase to replace current ladder up to first floor level. New floor hatches to be introduced above staircase.



- 6.3 New log burner and external stone chimney to be installed on north elevation. Chimney to be constructed out of blocks to match existing stonework with lime mortar. Chimney shoulders to be finished in Cornish slate.

- 6.4 Install leather covered rope draught-proofing around 19thC folding plank-and-ledge front door.

- 6.5 Existing concrete floor to be levelled and new granite slabs introduced.

- 6.6 New leaded lights with fixed metal frames and 1 opening casement per window throughout to replace existing plain glazing. Existing granite mullions and wrought iron bars to remain in place.

6.7 Adjacent mid-20thC garage block.

- 6.8 New WC with 2No. toilets to be installed in adjacent 20thC extension. New internal partitions to be formed out of blockwork and positioned where existing stable partitions currently reside.

- 6.9 Kitchenette with running water and electrical provisions installed in adjacent 20thC building to stable block.

- 6.10 New PV introduced on the roof of the adjacent 20thC building. PV panels to be flush with existing roof, to be non-reflective, have black surround frames as per example. PV to be positioned on the area of roof furthest from the historic stable block.



7.0	DESIGN
7.1	Main Historic Stable Block
7.2	Alterations to the main stable block include the addition of a permanent timber staircase with floor hatches, log burner with stone chimney, replacement leaded lights and draught-proofing the main door. The proposed materials are to be in keeping with the existing and should not detract from the historic importance of the building.
7.3	The proposed alterations contribute to the new usage of the stable block which will be to accommodate private events and gatherings of guests. A space which is safe to use, warm and watertight will be created without affecting the historical significance yet ensuring the building can continue to be used for present day activities.
7.4	Adjacent mid-20thC building
7.5	The introduction of foul plumbing/drainage to accommodate toilet and sink facilities has been introduced into the 20 th century building adjacent to the main stable block which is of lesser importance.
7.6	The PV is to be flush and installed on the existing modern roof and therefore will not detract aesthetically.
8.0	HERITAGE IMPACT
8.1	The new timber staircase to replace the existing ladder will have a minor heritage impact due to the slight loss of fabric when creating the new staircase opening in the intermediate floor. Part of 2No. joists will need to be removed to allow for the new staircase. The floor boarding will remain over the new floor hatches. The benefits of the new staircase will however outweigh the negatives as it will create much safer access to the first floor.
8.2	The new flue will penetrate the existing modern roof. This has a neutral effect on the heritage impact due to the amount of material lost which will be minimal.
8.3	The modern plain glass is to be replaced with leaded lights and will have a positive impact on the significance.