

# Historical building survey and impact statement

## 1. Intro

This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the repair and renovation of the grade 2 listed farmhouse known as Polanguy (No. 1310216, 17/6/88). The proposal has been discussed at various stages with both the senior planning officer Matt Doble and the historic building officer Colin Buck. It has been through a preplanning application which included listed building advice (PA18/02618/PREAPP), and a separate historic building pre-application (PA19/01052/PREAPP).

In adhering to the advice provided in Paragraph 189 of the National Planning Policy Framework (NPPF 2019), the remit of this document is to survey the building in the context of its historical significance, and to present a clear justification for a programme of work. As such, the document should be read in conjunction with the attached plans and design statement. The objectives of the document are to detail existing building specifications; assess their significance; and provide any justifications and mitigation measures for their renovation or replacement (NPPF 2019). The overall aim is to provide documented evidence that the proposal will lead to an overall enhancement of the heritage asset.

## 2. Historical development of the site

The 1840 Tithe map shows the parent farmhouse, the two storey barn featuring animal housing and hayloft, and a single storey lincay, both to the north. By 1880 the site had been expanded to the east with other single storey animal housing barns (OS 1880, see fig 1). By 1908 another single storey building probably designed to house an increasing dairy herd had been added to the east, whilst a new piggery had been constructed adjoining the single storey lincay to the north and running north to south. Within the last century the two animal housing barns were extended further. The current plan of the site can be seen in fig 2.



Figure 1. Showing development of the site in 1888 (Reproduced with the permission of the National Library of Scotland)

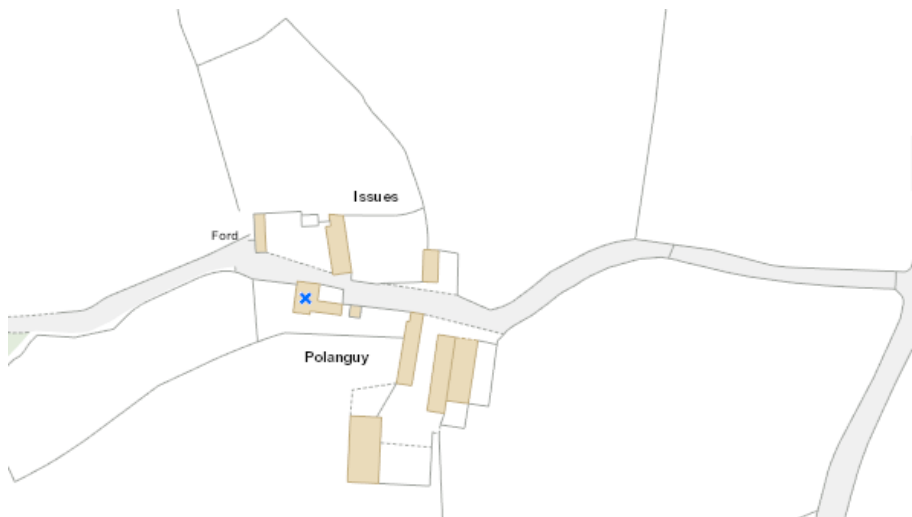


Figure 2 Polanguy in the present day. Farmhouse marked with a cross

### 3. Development of the farmhouse

The farmhouse was extensively described when listed in 1988. The text of which is below:

*“Farmhouse. C17 with an early to mid C19 extension. Granite rubble with squared granite dressings. Grouted scantle slate roof with gabled ends. Gable end stacks to early-mid C19 extension with red brick shafts and gable end stacks to C17 rear wing. The massive stack at the junction of the two ranges is of dressed granite with granite weathering and capping. Plan: The original C17 house survives on the rear (east) service wing of the existing house. The C17 house had a 2-room plan and faced north, its lower west end to the right was the hall/kitchen with a gable end stack and a projecting stair turret at the rear; the smaller left hand room was unheated. There was probably a cross-passage between the two rooms; alternatively there may have been a lower end third room to the right with a cross or through passage which would have been demolished when in the early to mid C19 the house was reorientated and extended by the addition of a cross-wing at the right (west) end facing west and relegating the original house to a rear service wing. The early to mid C19 extension has a symmetrical 2-room plan with end stacks and a straight flight of stairs between the two rooms rising from an entrance lobby. The internal plan of the C17 wing was re-arranged when it was reused as the service wing, the original hall/kitchen remaining as the kitchen. The interior was not inspected, therefore the precise internal arrangement cannot be described. In the C20 an outshut was built in the angle of the two ranges. Exterior: 2 storeys. Symmetrical 3-window west front with early to mid C19 16-pane sashes; central doorway with C19 4-panel door and rectangular overlight; all the windows and doorway have dressed granite lintels and the windows have granite cills. The back of this early to mid C19 range has one small C19 16-pane sash on the first floor to right. The north front of the rear wing (original house) has three 2-light 12-pane casements on the first floor and two C20 metal frame casements on the ground floor with a doorway between with a C20 door; a rendered C20 outshut in the angle to the right. The south elevation of the rear wing which is the back of the original house has a rectangular projecting stair turret in the left hand angle with the early to mid C19 extension, one central chamfered granite single-light window frame on the first floor and on the ground floor a central doorway, which may be a later insertion, flanked by two C20 metal frame casements. The east gable end of the rear wing has a window on the ground floor, its chamfered granite lintel is possibly a doorway jamb which has a pyramid stop. There is a small chimney stack*

covered in ivy on the gable above. Interior: was inaccessible, but the left hand room of the early to mid C19 extension has panelled cupboards on either side of the fireplace, which has a bracketed shelf to its chimney-piece. The rest of the interior was not seen. Henderson states that "In the house is preserved a piece of wood with the initials TMC and date 1660. These stand for Thomas Cocke, yeoman and Mary his wife, who appear as resident at Pellanguy in poll-tax of that year". Pellanguy was a farm of 60 acres and part of the manor of Tuoys, the only manor in Constantine mentioned in the Domesday Book. Source: Charles Henderson, A History of the parish of Constantine in Cornwall, page 156. Pellanguy was formerly in Constantine parish before the parish boundary changed."

Fig 3 shows the northern elevation of the C17 farmhouse, with C20 block and render extension. The windows are a mixture of wooden 12 pane casements to the first floor and metal framed windows to the ground floor, and are all glazed with 4mm single pane glass. The front door is fibreboard. All lintels are timber and sills are slate. Guttering is a mix of plastic, cement, and profiled iron. The stone is pointed in cement and lime with patches of cement around the openings.



Figure 3 Showing the northern elevation of the C17 farmhouse



Figure 4 Showing the Southern elevation of the C17 farmhouse

The southern ground floor elevation (Fig 4) features a redundant timber vertically planked door and two C20 metal framed window, all with timber lintels. The door is plastered over on the inside, with ground level ~600mm above the sill on the outside. The lefthand window features a cement rendered sill, while the righthand window features a repurposed granite lintel as a sill. All three openings have been altered in relatively recent history; the door has brickwork on the returns, with the righthand window previously being a door opening (see fig 5 and 6). Repairs/alterations to the stonework above the openings are with cement mortar.



Figure 5 Infilled stonework and reused lintel below window on southern elevation



Figure 6 Cement render inside the infilled door opening on the southern elevation



Figure 7 Window on eastern elevation and bag rubbed granite rubble walls

The first floor features an opening with granite pillar returns. The opening however is unlikely original as the lintel and sill feature the remains of mismatching mullions (fig 4). The Eastern elevation features a 9 pane sliding sash with chamfered granite lintel (fig 7). The external finish is a mixture of lime and cement pointing and bag rub.

The C19 extension has gable end stacks with red brick shafts (fig 8). The western elevation has symmetrical early to mid C19 16-pane sashes (fig 9) and a central doorway (missing door) with rectangular overhead. All the windows and doorway have dressed granite lintels and the windows have granite sills. The back of this early to mid C19 range has one small 16-pane sash on the first floor to right. A C20 rendered block extension has been built in the northern return between the buildings. The massive stack at the junction of the two ranges is of dressed granite with granite weathering and capping. The roof, while collapsed in large sections, is scantle with patches of grout (fig 10).



*Figure 8 West Elevation of the C19 extension*



*Figure 9. 16 pane sash windows on west elevation*



*Figure 10 Scantle roof and main stack*

The main entrance to the house is currently through the door on the north elevation of the C17 house, and opens to a small hallway. Immediately to the left a door opens to the kitchen. To the right is a doorway leading to the living room, with the stairs immediately to the left of this. Previously open to the living room, the stairs have been closed off with fibreboard. Opposite the entrance door exists a door which has been boarded over with hardboard from the inside. This would have opened to a third ground floor room. However, this space is now accessed by way of a walkthrough knocked through from the kitchen. A doorway leads from the living room to a toilet and separate bathroom located in the C20 block extension. Another opening leads through to the C19 extension.

The southern external door to the C17 house has been plastered over with gypsum plaster (fig 11). The current position of the staircase also partially blocks this opening. A small fireplace on the south wall of the left-hand room has been filled in and plastered over. The walls are primarily lime plaster, with patches of cement. All internal subdividing walls are lathe and plaster throughout both the C17 and C19 parts of the house. The C17 kitchen also has the remains of a lathe and plaster ceiling, while the living room has had exposed painted softwood joists covered with fibreboard (partially collapsed). The ground floor ceilings are noticeably high (~2400mm). All floors are concrete with the remains of lino and carpet. Doors are four panelled painted softwood. The large hearth in the living room has a white tile surround (fig 12).



*Figure 11. C17 living room, showing the plastered over external door.*



*Figure 12. C17 living room, showing main hearth and passage to C19 house*

The first floor consists of a small landing accessing three bedrooms. Wooden floorboards throughout with lathe and plaster partitions and a lathe and plaster ceiling following the contours of the raised tie trusses (collapsed in many places, fig 12). The eastern room has a plastered over fireplace on its eastern wall. Roof trusses are simple nailed raised tie construction. Access to the C19 extension is through a walkway above the historic turret staircase on the SW corner. The stairwell has been infilled and covered with floorboards. On removal of the floorboards and some digging a section of slate tiled floor was discovered ~300mm lower than the existing floor (fig 14).



*Figure 13 Collapsed first floor ceiling in C17 house*



*Figure 14. Slate floor tiles around old stairwell in C17 house*

While little remains of the internal structure of the C19 extension, it appears to have had a two plan layout on the ground floor. The main entrance on the western ground-floor elevation leads to a small vestibule open to the right hand room, with the stairs offset to the right and running straight west to east. The left hand room (fig 15) is accessed through an internal door opening (4 panelled wooden painted with rectangular over light). The walls in the left hand room are a cement render and plaster on the ground floor with a wooden panelled partition with sections of fiberboarded separating the stairs (fig 16). Another 4 panelled door with overlight provides access to the C17 house passing under the first floor landing (fig 16). From markings on the walls, the ceilings looked to have had exposed beams (fig 17). The walls in the right hand room are lime plaster with lathe and plaster internal wall separating stairs. The room is open to the passageway adjoining the original house. From markings on the walls, the ceilings looked to have had plastered ceiling in the righthand room. The angles of the returns around openings on the western walls feature a wooden beading (fig18). The first floor had three rooms which were accessed from a corridor running along the eastern wall. Timber floorboards and lime plastered walls. The ceilings and internal walls look to lathe and plaster. Roof trusses are simple strutted construction (fig 19).



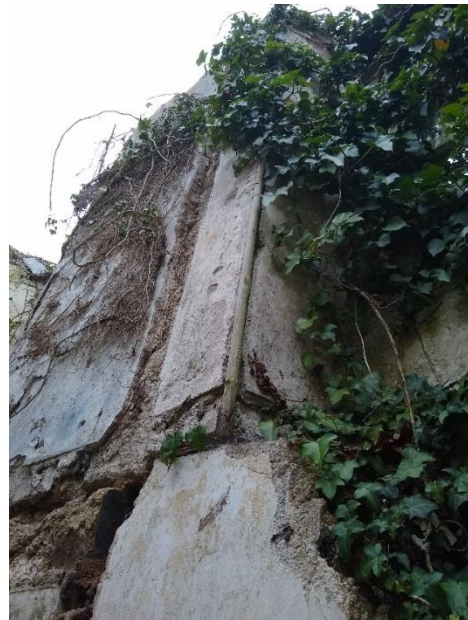
*Figure 15 Left hand room in C19 extension*



*Figure 16 Boarded partition partitioning stairs in left hand room*



*Figure 17 Evidence of exposed beams in left hand groundfloor room of C19 house.*



*Figure 18 Evidence of plastered ceiling and wooden beading in right hand room of C19 house*





*Figure 19 Showing the remains of the roof and first floor ceiling in C19 house*

#### Historical development and alterations

Despite the description of the farmhouse plan in the listing, it is obvious that the building has been through considerable renovation in the more recent past. Historic OS maps suggest that up until the early to mid C20, there was a substantial building adjoining the C19 extension immediately north of the C17 wing (c.f. fig 1 and 2), which would have obscured at least the extant ground floor doors and windows on the north elevation of the parent house. This suggests that these openings may be later additions. The existence of two disused doorways and the use of cement renders around the window and door openings on both elevations, suggests that the house may have, up until the early C20th century, faced south. All of the openings on the south elevation appear to have been altered at some point, and there are several chamfered granite lintels, matching the existing lintel on the eastern elevation, built into the wall on this side (fig 20).



*Figure 20 Chamfered lintels inbuilt into walls of farmhouse*

The plastered over external door on this side however, was likely not the original door, as the opening to its immediate right appears to also originally also have been a doorway. It is possible that alongside the removal of the structure to the immediate north, the renovation included the opening up of new windows and doors on the north elevation. The reorientation would have necessitated the erection of new internal walls and stairs (which currently obscure the disused doorway on the south side. The height of the current ground floor ceilings, along with the lower floor level around the filled in stair turret, suggest that during this time the first floor may also have been raised. The upstairs raised ceiling may also date from this time, and have been in response to the raising of the floor levels. The historical maps, the glazing, and the use of cement in making good the openings and the concrete groundfloors suggest that the renovation are early twentieth century. The discovery of a penny dated 1920 in the rubble below the floorboards covering the suspected old stair turret also supports this. Information from the previous owner, whose family purchased the farm circa 70 years ago, confirmed that no major work had been carried out post circa 1950.

While there is little left of the internal subdivision of the C19 extension, there is no evidence to suggest that the proposed position of partitions, based on the survey, do not represents the original layout (see existing plans). However, the concrete floors and cement render in the downstairs left hand room suggest at least partial renovation in the twentieth century.

### Significance

English Heritage (Now Historic England) issued conservation principles in 2008 to explain the approach to significance and identified 4 main aspect of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels (English Heritage, 2008).

The farmhouse as a structure; the remains of the scantle roof; the sash windows in the C19 extension, and east elevation of the C17 house; and the internal lime plaster and beading framing the interior returns of the C19 openings, are likely either original or at least pre C20, and such of high significance: "A designated asset important at a local to regional level, including Grade II Listed Buildings and conservation areas." In this regard the NPPF advises that substantial harm should be exceptional (The Ministry of Housing, Communities and Local Government, 2019). The proposed layout of the C19 extension may also be original. However, it is likely that much of the internal layout and features in the C17 house are C20 alterations and arguably of less significance. This includes the windows, most of the existing door and window openings, the floors, as well as the internal walls.

### 4. Summary of proposal

Planning permission is sought for:

1. The renovation and repair of the farmhouse based on the historic building survey. Including the repair and reinstatement of original features.
2. Minor alterations to the internal layout; involving the opening up of the kitchen in the C17 house
3. The erection of a conservatory on the south elevation.

The scheme aims to enhance the house through a programme of restoration and repair, with the minimum of alterations which might affect the significance of the building. The house is currently in a state of severe disrepair and the proposed works are necessary in securing the future viability of the building.

## 5. Programme of work including impact and mitigation

The proposal aims to repair and preserve the historic fabric of the building. The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below. The description below should be read in conjunction with the attached plans and design statement.

### *External work*

The farmhouse is in an advanced state of disrepair. The proposed works are designed to enhance the asset through the repair and reinstatement of significant features, and ensure the longterm viability of the house. Externally the roof will be repaired where possible, but will in a large part need replacing. This will be done on a like for like basis as per Historic England guidance (English Heritage (2008), with the scantle being replaced with locally available slates on site. The walls, while in generally a good state of repair, will need significant repair work on the south west and north west corners, where two large trees have caused movement. It is likely that these are repairable with the use of helibars to stitch to joints. It is likely that most of the stonework will need repointing. Areas of blown bag rub on the south and east will also be removed and pointed. Although the current grout is a mixture of cement and lime in different colours, there are areas of yellow lime pointing on the north face. A good match for this will be a CLS28/11 blend in a 3:1 mix with natural hydraulic lime, which will be used throughout the building.

The original C19 sash windows on the west elevation will be repaired where possible. Many parts will however need to be replaced, and these will be done so using the existing windows as template. The external door on this elevation will be a new 4 pane (upper panes glazed) to match the existing door which is badly damaged. The windows on the C19 east and south elevations and C17 east elevation will be repaired where necessary. The remaining C20 windows will be replaced with grey blue painted wooden casements based on the 12 pane existing windows on the C17 upper north elevation. All of the existing sash windows will be reglazed with appropriate single glazed panes where they are missing, while the new casements will be 10mm slime-lite. This is in line with guidelines issued by Historic England (Historic England, 2017).

The previously stoned in doorway in the south elevation will be reopened, and fitted with a handmade 16 pane wooden narrow patio door. The external door on the south elevation will need replacing, and will be modelled on the existing vertically clad door. The missing door on the north elevation will match the 4 panelled door with overlight on the west elevation. The door to the block extension will be replaced with a simple vertically clad door, and this building will be painted off-white to imitate a simple limewash. All windows and doors will be painted grey blue in keeping with the existing colour scheme. All timber lintels and fascias will need replacing, and will be done so on a like for like basis. All existing guttering and downpipes will be replaced in half round steel, to match section of the original guttering found around the building. It is proposed that these external works (including the repair of significant features, and replacement of modern windows of low significance) will greatly enhance the aesthetics and significance of the building.

The proposed conservatory has been carefully designed to minimise its impact on the original house. Situated on the south elevation, and matching the existing Georgian features of the C19 house, the structure has also been designed to protect this exposed elevation from the worst of the Cornish weather. The structure will be timber, with a direct glazed roof. Hand built, the glazed units will be modelled on the existing Georgian windows in the C19 houses western elevation. The floor will be slate tile.

### *Internal work*

Internally the C19 building will be rebuilt to match the original layout. Despite the total loss of the internal structure in this part of the house, there is existing evidence as to where the subdivisions were. The ground floor will feature a kitchen to the north and a living room to the south. The first floor will consist of two bedrooms with bathroom in-between. Internal partitions and first floor ceiling will be lathe and lime plaster, painted with a breathable paint, while external walls will also be replastered with lime and painted where necessary. Where necessary this will involve the removal of the existing cement render in one of the groundfloor rooms. The new first floor joists will be painted and left exposed to the ground floor. The first floor will be floorboards, while the groundfloor carpet (over concrete) will be replaced with a wooden floor over new underfloor heating. Upstairs will feature traditional column style radiators. New central heating will be provided by the a back boiler on the main stove in the C17 house.

The current layout of the C17 building will also be retained, apart from the proposed removal of the wall currently partitioning the existing kitchen and dining area and small hallway at the eastern end. This partition is of low historical significance, and is mitigated through the reorientation of this section of the house to its original southerly perspective. This work, will also allow the stairs to be replaced with a dogleg into this room; allowing for a more gentle pitch. The staircase is not original and most probably a C20 addition. The reopened door to the south will become the primary entrance to the house, and open into the enlarged living area. Access to the second groundfloor room, toilet, and C19 extension will remain via a short cross passage to the north side of the stairs. The first floor will remain the same, with the middle room converted to a bathroom.

Despite the damage caused through the loss of sections of the roof, it is expected that most of the extant walls can be repaired rather than replaced. All repair work and any new sections will be on a like for like basis (lathe and lime plaster). Many of the first floor joists will need replacing, and the groundfloor ceilings will be left with exposed joists, plastered in-between. Much of the first floor will need replacing; this will be like for like with matching wooden floorboards, left exposed. On the groundfloor, the carpet and lino (over concrete) will be replaced with wooden boards, except for in the bathroom, and utility, which will be slate tile. This will allow for the installation of underfloor heating throughout the groundfloor of the building. While this will raise the floor level by ~120mm, this is compensated for by the relatively high ceilings created during the previous renovation. Upstairs will feature traditional column style radiators.

The hearth in the existing C17 living room will be taken back to its original form and fitted with a large log burner. The blocked up fireplace in the kitchen will be reopened. All of the fireplaces upstairs will be reopened, even if not utilised.

### *Outbuildings and immediate surroundings*

The outbuilding to the east of the house will be reinstated, so adding to the setting of the farmhouse. It will be repaired and repointed in lime and CLS28/11 to match the house. New vertically clad wooden doors with top glazed sections (for natural light) will be installed. The galvanised roofing sheets will be replaced with natural slate. The floor, which is currently a tar based product will be replaced with a concrete slab.

Originally the ground level on the south side of the house would have been much lower, allowing access to the external doors on this elevation. This ground will be re-lowered, with a retaining stone

wall built just to the north of the existing hedge. All existing boundary walls will be retained and repaired where necessary.

## 6. Conclusion

The farmstead is in an advanced state of disrepair, and the proposed work is aimed at securing the long term viability of the building. The scheme is designed to enhance the historical significance of the farmhouse through the restoration of many of its original features.

Changes to the historic fabric have been kept to an absolute minimum, with the proposal looking to utilise the existing layout, and restore this where it has failed. The design of the conservatory has been carefully considered in the context of the relevant national and local planning policies, and has been designed to be of minimal impact while also helping to protect the exposed face of the original building.

The impact of the proposal has been minimised through a design approach based on a solid understanding of the historic development of the site, and the use of local materials to compliment the aesthetic. This has included working on a like for like basis and replacing existing modern materials with more traditional features. The proposal has been developed through careful formal and informal consultation with the Cornwall planning team, including Historic Environment. Overall it is concluded that the proposal represents a significant enhancement of the heritage asset and its setting

## References

English Heritage (2008). CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT. Historic England.

Historic England (2017). Traditional Windows Their Care, Repair and Upgrading. Historic England

The Ministry of Housing, Communities and Local Government (2019). National Planning Policy Framework. Available at: [www.gov.uk/government/publications](http://www.gov.uk/government/publications)