

# Design, Access & Heritage Statement

## Conversion of outbuilding west of 8 Bank Street, St Columb Major

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## 1.0 Introduction

### 1.1 Background

Atlantic building consultants have been engaged by the owner of the outbuilding to the west of 8 Bank Street, St Columb Major to prepare a combined design and access statement and heritage impact assessment.

The document will be used to accompany a planning application for conversion of the existing outbuilding to form a residential dwelling. The designs and application will be prepared and submitted by Atlantic Building Consultants Ltd. This document should therefore be read in conjunction with the associated documents and plans submitted with the application.

### 1.2 Aims & Objectives

The report has been prepared in accordance with *2021 National Planning Policy Framework (NPPF)*. Section 16 of the NPPF 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 *St Columb Major Town & Country Parish Plan 2012-2022* and the *St Columb Major Conservation Area Character Appraisal & Management Proposals March 2010* have also been referenced.

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 proposed development has on the heritage asset at 8 Bank Street, St Columb Major. In order to achieve this, the report aims to:

- Investigate and outline the historical and cultural significance of the site and its wider physical context.
- Investigate and outline the physical status of the building.
- Outline and describe the proposed works.
- Assess the impact of the proposed works 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 this report is limited to the extent of the proposed works. This extent of the proposal is to convert the existing outbuilding at 8 Bank Street into a single residential dwelling.

## 1.4 Planning History

A search was made on the Cornwall Council planning website which showed the following planning history for 8 Bank Street, none of which relate to the outbuilding:

### Planning Applications (10)

- Proposed metal modular cabinet  
Ref. No: PA12/00609 | Status: Prior approval not required
- Conversion to six self contained flats. Repair and replace windows. Replace slate roof. Paint exterior.  
Ref. No: PA16/04362 | Status: Approved with conditions
- Listed building consent for repair and replace windows. Replace slate roof. Paint exterior. Convert to six self contained flats.  
Ref. No: PA16/04598 | Status: Approved with conditions
- Submission of details to discharge conditions 3, 4 and 5 relating to decision notice PA16/04598.  
Ref. No: PA18/00917 | Status: Discharged
- Demolition of a flat-roof extension, relocation of kitchen and internal alterations.  
Ref. No: PA18/02129 | Status: Approved with conditions
- Listed Building Consent for demolition of a flat-roof extension, relocation of kitchen and internal alterations.  
Ref. No: PA18/02130 | Status: Approved with conditions
- Listed Building Consent to form a walk-in wardrobe and en-suite bathroom from an existing en-suite bathroom  
Ref. No: PA18/02133 | Status: Approved with conditions
- Pre application advice for installation of steel doors/windows in place of existing sash window  
Ref. No: PA18/00674/PREAPP | Status: Closed - advice given
- Forming of new retaining and tanking walls for cellar. Installation of new suspended wooden floor and access hatch for stairs to feed cellar.  
Ref. No: PA18/08266 | Status: Approved with conditions
- Listed Building Consent to form new retaining and tanking walls for cellar, installation of new suspended wooden floor and access hatch for stairs to feed cellar.  
Ref. No: PA18/08267 | Status: Approved with conditions

### Building Control Applications (2)

- Removal of wall and installation of RSJ  
Ref. No: BC18/01604/PH | Status: Building Work Started
- Refurbishment of Travel agents. A  
Ref. No: C2/0329/00 | Status: Received

## 2.0 Significance

### 2.1 Historic Environment Record

The outbuilding to which this application relates is considered to fall outside of the curtilage associated with the neighbouring Grade II listed building at 8 Bank Street, St Columb Major. However alteration to the outbuildings has the potential to affect the setting of the nearby heritage assets and wider conservation area, and will therefore require careful consideration.

The listing for 8 Bank Street is dated 12<sup>th</sup> May 1988 and the text states the following:

*ST COLUMB MAJOR BANK STREET (west side), SW 9063-9163 St Columb Major 17/187 No 8 -*

*GV II*

*House. Circa mid - late C18, with alterations of mid C19 and few later alterations. Stone rubble, rendered and lined out. Partly slate-hung. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: 2 room plan, with large room to right, with entrance hall and large room to left in shallow front wing. Rear wing to left containing service rooms. Exterior: 2 storeys, asymmetrical front with one bay advanced to left as a shallow front wing. Entrance and 2 bays to right. Recessed doorway with pilasters, cornice and flat hood, panelled reveals and panelled and glazed C19 door. Ground floor to right has C19 single storey canted bay with hipped lead roof, 12-pane sash to front and 8-pane sashes to sides. First floor has four C19 12-pane sashes, with similar sash the left of the door. The bay to left is slate-hung at the inner side and has C19 12-pane sash with sidelights at ground and first floor. The left side has stone rubble gable end. Rear wing of 2-room plan, 2-storey, heated from an axial stack with a corrugated asbestos roof. Ground floor has two C19 4-pane sashes and C20 plank door. First floor level slate-hung with 2-light C20 casement. The end of the wing has two 4-pane sashes at ground floor and one at first floor; hipped roof. The rear of the wing has two 2-light casements at ground floor, slate-hung at first floor. Interior: Not inspected.*

*Listing NGR: SW9135063698*

There are also surrounding listed buildings including 10 & 12 Banks Street to the east and the grade I listed St Columba Church to the south west. 18 Bank Street attached to the north of the outbuilding and 6a Bank Street immediately to the south are not listed.

### 2.2 Conservation Area

8 Bank Street and the associated outbuilding are located in the St Columb Major Conservation Area. The St Columb Major Conservation Area was designated in 1976 by Restormel Borough Council. The *St Columb Major Conservation Area Character Appraisal & Management Proposals March 2010* has been closely referenced during preparation of these proposals. The character appraisal document provides a useful outline of the historical development within St Columb Major:

*Pre-Conquest to 17th century*

*St Columb Major has a street pattern that is typical of deliberately planned settlements laid out from the 10th century and on into the 13th century, with the church at the head of a long street (Fair Street and Fore Street) and properties running back from the main street to back lanes. An early medieval date for the foundation of the church would suggest that the street plan was laid out by the time of the Norman Conquest, though not every plot would necessarily be developed – it being the common practice of the time to lay out a larger area than was actually needed for the population of the parish to allow for expansion.*

*No mention is made of St Columb Major in Domesday because the whole area was subsumed under the district of Tollscat (now the Dutchy manor of Tollskidy). The first documentary record of St Columb Major is found in an inquisition of 1294 made into the value of Cornish benefices. By this stage, St Columb Major was part of the extensive manorial holdings of the Arundell family, whose manor house survives in the neighbouring village of St Mawgan.*

*In 1333, Sir John Arundell was rewarded for his support of Edward III in his wars against the Scots with the grant of a Royal Charter, giving St Columb Major market town status. The charter, dated 23rd July, enabled Arundell and his heirs to hold a weekly market on a Thursday and a yearly fair lasting for three days on the eve, the day and the morrow of the Feast of St Columba the Virgin (13th November). Often such charters were granted to regularise what had already been going on for centuries, so it is possible that Fair Street had long served as the location for a market, with the Arundells, as lords of the manor, deriving an income from the rents generated by the letting of stalls and pitches, as well as from any shops established within the town.*

*The Arundells used some of their wealth to contribute to the enhancement of the church and, in 1427, the already large church (described by Pevsner as ‘one of the major churches of Cornwall’) was extended by the addition of the Arundell family chantry, or Lady Chapel, endowed by Sir John Arundell with a college of five priests, employed to say daily mass for the family. Not long afterwards, in 1433, Sir John gave £20 for the construction of the tower and to pay for its bells. Space to build the tower could only be found by allowing a right of way to the members of the College through the tower: hence the tower was built with the unusual feature of a passageway, wide enough to allow a way through for carts.*

*It is probably about this time, in the mid to late-15th century, that the plan of the town became fixed at roughly its present boundaries. **The existence of the College and the glebe land (owned by the church) to the west and north of the town is one of the factors limiting the spread of the town in this direction. Instead the town spread in a linear fashion, from the hilltop site down into the valley. Bank Street probably forms an early expansion of the town, possibly as early as the 11th or 12th centuries because, like the main part of the town, it too has linear plots running to a back lane.** Bridge Street represents a further extension of the town down into the valley of the Menalhyl river, where Town Mill is located, being one of four mills of medieval origin located on the river between St Columb Major and the coast.*

*After the Dissolution the College served as the local school, but later became a malthouse and then was demolished at some time in the 1840s (the buildings are shown on the 1840 tithe map but have gone by the time of the First Edition of the Ordnance Survey map in 1880).*

### 18th and 19th centuries

*St Columb Major began to gain its present appearance in the Regency period (1780s to 1830s), marking the beginning of a late period of prosperity for the town. Local historians have argued that St Columb Major did not fulfil its true potential as a market town at an earlier date because it remained a manor, and hence a private possession of its lord, well into the 19th century. The Arundells made little investment in the town because, being Catholics and Royalists, their fortunes suffered through fines and property confiscation under various monarchs during the 16th and 17th centuries.*

*The increased wealth of St Columb Major from the early 19th century onwards relates to the increased income which was mainly derived from agriculture. Some small-scale iron and manganese mining took place in the south and west of the parish during the 18th and 19th centuries, and there were stone quarries to the east (mainly fulfilling local demand for building stone) but these do not appear to have been a major source of income or employment for the people of the parish, nor was it a major factor in St Columb Major's later development. Instead, the town derived its prosperity in the 19th century because it was an important regional centre of trade and commerce, its market, banks, shops, solicitors and magistrates serving a predominantly agricultural community.*

*The town's status and prosperity were marked by the building of the Town Hall in 1848. In the 1850s, the medieval Old Rectory was rebuilt as a possible Bishop's Palace when St Columb Major was one of several Cornish towns considered as the location for a Cornwall's new cathedral. This eventually went to Truro and another blow to the town's status was the decision not to route the Newquay railway through the town, because of the difficulty of the terrain. Even so the town continued to prosper, with the opening of the Miner's Bank (now Barclay's) in 1873 and the Cornish Bank (now Lloyd's Bank) in 1893.*

### 20th century

*A number of important changes took place in the 20th century. In 1906, the Cattle Market was built, and this had an immediate impact on the annual St Columba's Fair, which, by 1910, had been reduced to a one-day pleasure fair. Post-war, perhaps the most notable event in the town's history was the opening, on 3rd June 1977, of the A39 by-pass, resolving decades of summer nightmares suffered by townspeople and motorists from the town's notorious traffic jams. Today, there are two notable annual events - the hurling games which take place soon after Shrove Tuesday, and the street carnival which takes place in August.*

*An industrial estate on the south side of the town provides important local employment, and further new housing has been approved close by. The Retreat, the former workhouse, was converted into smart residential units a few years ago, as has Town Mill. Competition from Newquay and St Austell has resulted in the closure of many shops in the town centre, which nevertheless remains the centre of a strong local community.*

8 Bank Street is located in *Character Area 1 - Bridge (south)* of the conservation area. The following associated features are identified in the character appraisal:

- **Bank Street is built up with terraces of variously detailed cottages and houses lying on the back of the pavement;**
- **Bank Street and East Street represent an early, possibly 12th century, expansion of the town;**
- **13 listed buildings set amongst mainly positive buildings which step down Bank Street with varied rooflines;**
- *Penmellyn is the principal building, set back from the road behind a stone wall;*
- **Vernacular details: stone; slate hanging; roofs and chimneys;**
- **Walls – white painted render; brown stone, roughly coursed; grey slate hanging;**
- **Roofs – grey slate, either natural or artificial; decorative ridge tiles and carved bargeboards;**
- *Boundaries – granite copings, eg no.24 Bank Street;*
- *Some traditional paving including granite kerbs, eg Ashleigh House, no.36 Bank Street – slabs of granite, with steps down to street at northern end; granite setts; ope to side of no.9 Bank Street; slate in ope to side of The Old Coach House PH;*
- *Some good quality cast iron street gutters; five rows of granite setts at East Street junction with Bank Street;*
- **Some discreet modern development set well back from road (nos.38 and 40 Bank Street).**

Negative features in Bridge (south) character area are identified as:

- *Obtrusive telegraph poles;*
- *Empty shops near the town centre;*
- **Poor condition of outbuilding at end of Rosewin Row lane;**
- **Use of artificial slate or “Turnerised” roofs (examples in Bank Street);**
- **Use of plastic or modern wooden windows and modern doors;**
- *Satellite dishes on front elevations;*
- *Obtrusive signage to Ring O’Bells Public House;*
- *Concrete pavior pavements, often damaged, in Bank Street;*
- *Streetlights – tall modern steel standards;*
- *No pavements beyond East Street junction;*
- *Use of dominant double yellow lines and street signs;*
- *East Street – poor quality and neglected surfaces with no weed control.*

### 2.3 Historic Maps

The historic footprint of the building and site around the outbuilding at 8 Bank Street can be partially determined by viewing historic maps, using map regression in order to assess the historic developmental phases of the building.





Fig 1: 1811 OS Drawing



Fig 2: 1840 Tithe Map



Fig 3: 1878 Ordnance Survey Map



Fig 4: 1895 Ordnance Survey Map



Fig 5: 2019 Site Plan



Fig 6: Modern Satellite Image

The 1811 OS drawing (fig 1) shows the layout of St Columb with the church to the north west of the town. Development is shown along Bank Street and it is likely that some development was in place to 8 Bank Street at this time including parts of the existing house. It is possible that parts of the outbuilding were also constructed although the map does not provide adequate detail to draw any conclusions.

The 1840 tithe map (fig 2) shows an approximate footprint of the outbuilding similar to what is found today, although with the portion to the north east corner missing. The apportionment to the 1840 tithe map indicates gardens owned by the Glebe at plot 1291. Associated apportionments for the surrounding plots were not available at the time of research, although were presumably also part of Glebe land given their location adjacent to the church.

By 1878 in the ordnance survey map (fig 3), the existing situation is largely replicated with the footprint of the outbuilding showing and divided into two sections as per the existing situation. This continues into the 1895 OS map, although a further covered area to the east appears. There is little evidence of this today and it is assumed to represent a temporary structure.

## 2.4 Historic Photographs

Viewing old photographs also gives an opportunity to track the developmental status of the site.



**Fig 7: Britain From Above 1932 photograph showing the outbuilding**

The Britain From Above 1932 photograph gives a likely indication of the original form of the outbuilding at the rear of 8 Bank St. This indicates a taller building in proportion with the surrounding 2 storey dwellings. The roof pitch is steep than what is found today and appears to be slated in natural slate as per the vernacular style.

### 3.0 Pre-Development Description & Analysis

The existing outbuilding has a shallow asymmetric pitched roof with a ridge running east to west and covered in asbestos cement sheeting. This is built over a timber rafter and purlin structure supported by the masonry walls, with a wall running beneath the ridge. Walls comprise sections of natural stone which have been largely altered and adjusted. This includes infilling with sections of concrete block there is also a section clad with asbestos cement above the main entrance to the east.

Internally there are single storey spaces and it is considered likely that the original 2 storey stone outbuilding with pitched slate roof has been adjusted in the mid C20 to be used as a single storey garage. However the narrow vehicular access from Bank Street would unlikely accommodate larger modern vehicles.

Internal spaces include a large workshop, smaller store to the north east and WC to the south west. Access is along the east elevation with separate access to the WC on the south elevation.

The north east store has double timber doors. This shows signs of having previously had an intermediate floor with joist ends visible within the walls. The upper floor would now be unusable due to the lower pitched roof provided. The main workshop has an open front and the WC enclosure at the south-western corner is formed in concrete block. The western elevation is largely built in concrete block with a single steel crittall window. This gives way to stone at the boundary where the neighbouring building 18 Bank Street has a two-storey section with monopitch roof.

Photographs of the outbuilding are appended within section 7.

## 4.0 Heritage Impact Assessment

It is proposed that the outbuilding will be converted into a one bedroom residential dwelling. The proposal to convert the outbuilding to a residential dwelling has the potential to impact on the neighbouring heritage assets and listed buildings. As such it is important that the designs are carefully considered to conserve and enhance the wider setting.

The outbuilding is currently in poor condition and the proposed conversion would provide an opportunity to refurbish the building and generally improve its outwards appearance. The building is largely considered hidden from the wider conservation area and its conversion is considered unlikely to have any detrimental effects. The existing use of the building as a garage is considered largely obsolete due to the vehicular access from Bank Street being restricted due to limited width.

Consideration has been given to raising the roof height as per the original building shown in figure 7 on the 1932 image. This would also allow the use of slate, being the vernacular roofing material. However this may have a detrimental effect on surrounding housing by blocking light and decreasing views. It has therefore been agreed to retain the existing roof height and pitch.

The roof coverings would have to be a flat roof type material. Unfortunately whilst a slate roof would be a visual improvement, using slate to a shallow pitched roof such as this would be impractical as slating requires a pitch in the region of 30° to ensure robust waterproofing in an exposed location such as Cornwall. The selected roofing material is grey liquid plastic with standing seams to provide the appearance of lead. This is considered an improvement on the existing asbestos cement sheeting.

Historic stone walls to the outbuilding would generally be retained as part of the proposed scheme, as these are considered to have character and give an indication of the original building which has been heavily adjusted. All concrete block walls will generally be removed and replaced with new concrete block and sections of timber cladding showing areas of infill.

The outbuilding is currently used for storage which is considered unnecessary given the size of the adjacent garden serving 8 Bank St. The proposed conversion to a residential dwelling will help to meet local housing needs. The St Columb Major town plan indicates a shortage of one bedroom houses and housing in general.

The significance of a historic building is considered largely to have been depleted by the mid-20<sup>th</sup> century alterations and conversion into a garage. Its conversion into residential accommodation is therefore considered to have a negligible heritage impact on the surrounding heritage assets and wider conservation area.

Although the outbuilding is not considered to be curtilage listed, these historic outbuildings are considered to contribute to the setting and significance of the grade II listed heritage asset at 8 Bank Street. The proposed scheme has been designed sympathetically and is considered overall to enhance the setting of listed building and historic site.

## 5.0 Conclusion

This Design & Access Statement has been developed to aid the design process and ensure that the setting of the adjacent listed building at 8 Bank Street, and wider conservation area are not adversely affected, whilst improving and converting the redundant outbuilding to provide a viable and sustainable ongoing future use.

The proposals include retaining the existing form of the building, to provide a modest but comfortable one bedroom dwelling. An opportunity to increase the height to provide a larger dwelling may be justified, given the historic 2 storey form of the outbuilding. However at this stage it has been decided to retain the single storey form, albeit changing the roofing and cladding materials as appropriate to upgrade to domestic standards.

The proposed scheme is generally considered to provide a desirable improvement on the existing situation, where the outbuilding is falling into disuse and disrepair. Converting the redundant outbuilding to residential use is considered to accord with local and national planning policy.

Finally this proposal is considered to accord with paragraph 7 of the NPPF. The designs will meet the needs of the present without compromising the ability of future generations to meet their own needs.

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CHARTERED BUILDING SURVEYOR

## 6.0 Appendix - Photographs



**Fig 8: East elevation**



**Fig 9: East elevation**



**Fig 8: East elevation**



**Fig 9: East elevation**



**Fig 8: East elevation**



**Fig 9: East elevation**



**Fig 8: West elevation**



**Fig 9: West elevation**



**Fig 8: West elevation**



**Fig 9: South elevation**



**Fig 8: South elevation**



**Fig 9: South elevation**



**Fig 8: Interior**



**Fig 9: Interior**



**Fig 8: Interior**



**Fig 9: Interior**



**Fig 8: Interior north east**



**Fig 9: Interior north east**