

NOS 14-15 NORTH PARADE, PENZANCE. TR18 4SH

HERITAGE IMPACT STATEMENT

1.PLANNING HISTORY

Planning permission & listed building consent has already been granted for nos 14 & 15 “change of use of office space to dwelling & associated minor works to convert building to its previous state of 2 terraced houses”.

- PA20/10455

Grant of conditional planning permission 13/5/21

- PA20/10462

Grant of listed building consent 13/5/21

With conditions 3,4 & 5 to be lifted

However:-

- PA23/00450

Application for discharge of conditions 3,4, & 5 in respect of decision notice PA20/10462

Was withdrawn 27/3/23.

Planning & listed building consent was refused.

“Continued use of office as two dwellings & retention of associated works”

“Retrospective listed building consent for alterations to existing building”

- PA23/02577

Notice of refusal of planning permission 23/5/23

- PA23/02578

Refusal of listed building consent 29/5/23

-Pre-app advice + consultee comments.

Ref PA23/01044/PREAPP dated 12/10/23

This application is for planning permission & listed building consent for:-

“continued use of office as two dwellings & retention of associated works (revised scheme)”

The notice of refusal (PA23/02577 & PA23/02578) under the officers report delegated detailed what was unacceptable as follows:-

- Roof covering
- Sun pipes on South elevation roof
- UPVC windows on South & West elevations

- Doors/porticoes on South & West elevation
- Globe lamps on South elevation
- Rooflights on the North elevation
- Railings/gates & landscaping
- Internal doors

In simple terms this application is to address all the above items satisfactorily.

2.IDENTIFICATION OF HERITAGE ASSETS & THEIR SETTING

The entry on the National Heritage List for England is as follows:

1.1498 PENZANCE NORTH PARADE Nos 11 to 15 (consec) SW 4750 5/62G 8.4.70.11 GV2. Early C19. Stuccoed. Nos 12, 13 & 14 have been rough rendered. 3 storeys. 2 windows, sashes, some with glazing bars. No 11 has good 3 storey segmental bowed bay window. No 14 has 2 1st floor restored segmental bays. Plain semi circular headed doorways. Nos 11 & 13 have shallow wood lattice porches. Slate roof. Nos 12, 13 & 14 included for group value. Nos 1 to 27 (consec) together with Nos 1 to 6 (consec) Parade Passage & Nos 2 to 12 (consec) Park Corner form a group. Listing NGR: SW4711130220 Type & date: early C19 HOUSE. Date: from 1800 to 1832 . Main material: stucco main material: render covering material: slate



South & West elevation

The building is within the Penzance Conservation area.

The principle of the conversion from office space to 2 dwellings & associated minor works to convert the building to its previous state of 2 terraced dwellings has been approved (PA20.10462 & PA20/10455) & carried out.

So the identification of heritage assets & their setting is not in question, it is only the retention of associated works (revised scheme) which would now enhance & preserve in detail the character & appearance of this listed building.

ROOF COVERING

Officers report – delegated for refusal of planning permission ref PA23/02577 states incorrectly that the replacement slate for the original cement fibre was Brazilian. However Mr Broomheads letter dated 5/7/23 states

“I accept that the natural slates used are not Brazilian as stated above, however this information was taken from the slate specification document submitted with your applications. In view of the previous slates on the roof the current natural slates are acceptable. However, I cannot support the use of clips & would suggest you consider amending the proposal to the use of copper nails, I respect you & your roofer have a different view, however, I do not accept that the exposed nature of the site is an overriding factor that outweighs the harm to the listed building. Please see attached appeal below.”

See attached information on Cupa natural slate used on Tregenna castle (listed grade II)

See attached geographic category of Cupa slate showing that the existing 400 x 200 at 30° slope is acceptable for severe conditions

Thus it is proposed to retain the Cupa slate as even coursed, however to have copper nail fixing, all as manufacturers detail.

SUN PIPES/ROOFLIGHTS

The existing sun pipes set in the roof on the South elevation to be replaced with conservation rooflights, 550 x 780 with flush flashings.



Typical conservation rooflight.

Note adjoining nos 16 & 17 already have similar conservation rooflights

This is in conjunction & agreement with the pre-app consultee comments.

UPVC WINDOWS & DOOR ON WEST ELEVATION



West elevation showing 3 single pane double glazed UPVC windows

It is proposed to amend the windows to be timber with heritage slim line double glazed sash windows as shown on attached approved drawing 735/3C under approval refs PA20/10455 & PA20/10462. Plus all as detailed

UPVC WINDOWS ON SOUTH ELEVATION



South elevation showing basement UPVC double glazed windows.

It is proposed to amend the windows to be timber with heritage slimline double glazed sash windows as shown on attached approved drawing 735/3C under approval refs PA20/10455 & PA20/10462 plus all as detailed.

DOORS & PORTICOS

The existing front doors on the South elevation to Nos 14 & 15 & the existing side door on the West elevation to No 15 to be replaced to be as approved on the attached drawing 735/3C & as detailed.

The colours to remain as existing dark blue.

The porticoes to both front doors on the South elevation as shown on attached approved drawing 735/3C plus as detailed.

GLOBE LIGHTS

Adjacent the front doors on the South elevation to be replaced by heritage style as shown



ROOFLIGHTS ON THE NORTH ELEVATION



Showing 2 existing rooflights + 2 new rooflights

These will be retained but flush flashing will be allowed for as detailed

RAILINGS/GATES & LANDSCAPING

There is no proposed change to the railings & gates as fitted.

But a soft landscaping scheme is proposed as detailed.

However it must be remembered that this is an in town site & the front yards to the South elevation is very small, has to cater for the basement light wells, the entrance foot paths, the electric meter boxes & the storage of bicycles etc.

INTERNAL DOORS



Showing solid timber constructed doors with rebated smoke seals.

See attached drawing 736/6

There are no changes proposed, & these doors will be retained

3.ASSESSMENT OF THE SIGNIFICANCE OF THE HERITAGE ASSETS & THEIR SETTING

The heritage assets & the setting of these two dwellings is not changing as the alterations from offices to 2 new dwellings has already been carried out, & this application is solely for the retention of associated works (revised scheme)

The only changes are superficial externally as detailed above.

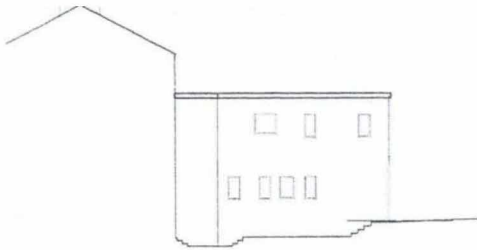
Planning & listed building consent for these items was refused, & it has been laid out & detailed by the HEO & the planning officer what is required to ensure the heritage assets are retained & consequently enhanced.

This is what is proposed & detailed.

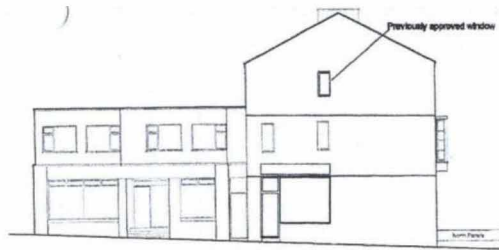
4.ASSESSMENT OF IMPACTS & THEIR HARM

The alteration from office to 2 new dwellings has already been approved & carried out & this application is solely for retention of associated works (revised scheme) in conjunction with the pre-app advice as given by the HEO & the planning officer.

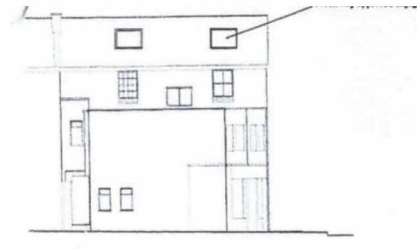
Consequently the impact can only be an improvement, & the harm of the original associated works eliminated.



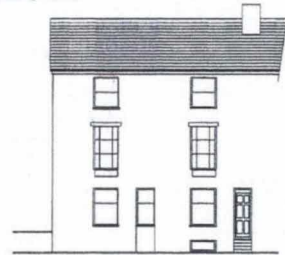
East elevation existing 1:100



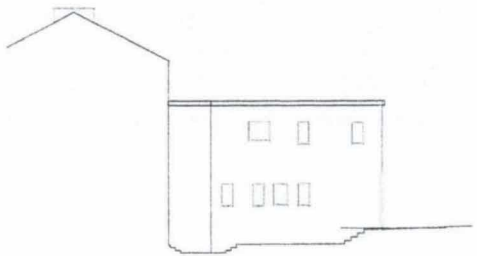
West elevation existing 1:100



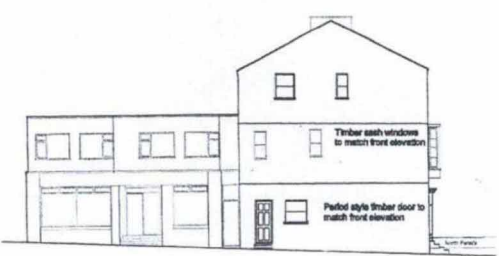
North elevation existing 1:100



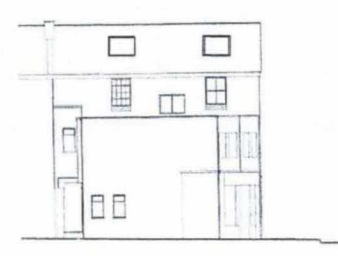
South elevation existing 1:100



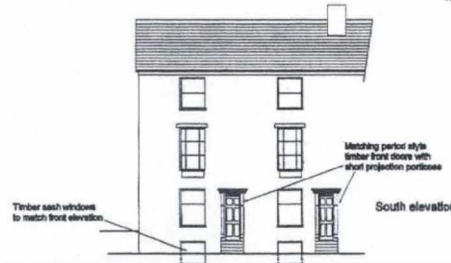
East elevation proposed 1:100



West elevation proposed 1:100



North elevation proposed 1:100

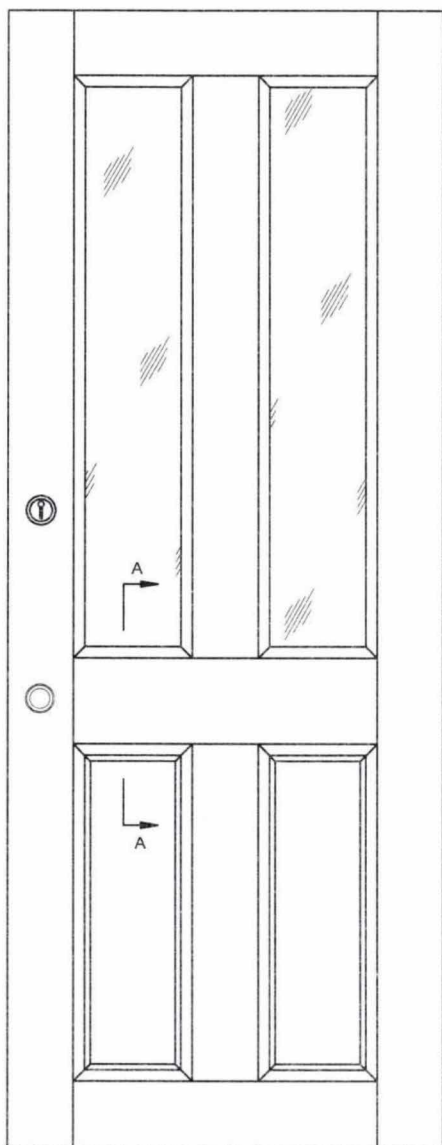


South elevation proposed 1:100

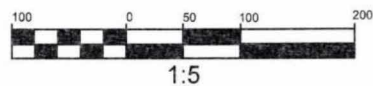
- C. Conservation comments applied
- B. Windows and doors altered - West proposed. Notes added to front doors
- A. Existing west elevation corrected

Client	
Michael Vickers	
Scheme	
14 north Parade	
Detail	
Elevations existing and proposed	
Scale	As shown
Drawn by	Andy Latham
Date	07/10/20
Dig No. 735 / 3C	
M & A Associates	
Architectural Design and Detailing	
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Architectural & Planning solutions	

1. This drawing is copyright
2. This drawing is to be read in conjunction with the Architects and all relevant Engineers drawings and the Specification.
3. The Contractor is responsible for all dimensions and for the correct setting out of the work on site. Only figured dimensions are to be used. Any discrepancies are to be reported to the Architect or Engineer before proceeding.
4. All materials and workmanship are to comply with the current British Standards and Codes of Practice.
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Graphic Scale



Architrave and skirting 1 : 5

Glass



Engineered timber core

Meranti veneer

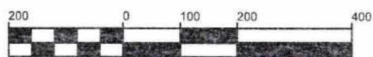
Timber panel

Section A - A 1 : 5



Escutcheon, knob and hinge 1 : 5

Graphic Scale



1:10

Client	
Michael Vickers	
Scheme	
14/15 North Parade Penzance	
Detail	
Door and skirtings	
Scale	1 : 10
Drawn By	Andy Latham
Dwg No.	736 / 6
M & A Associates Architectural Design and Detailing 20 Pilgrims Way Fraddam Hayle TR27 6EJ 07492 220235 email - design01@giobainet.co.uk Architectural & Planning solutions	

OFFICERS REPORT. PA23/0257

Paragraph 202 of the NPPF sets out that where a development proposal will lead to a substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Act sets out that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

No. 14 and 15 North Parade are Grade II listed buildings fronting North Parade in the heart of the Penzance Conservation Area. In the early 19th Century, the growth of the middle classes led to the erection of stucco terraces, such as Regent Square and North Parade, introducing a secluded air of elegance to the town. Later, this development spread out with, in 1865, Alexandra Road and in 1880, Morrab Road being laid out on a broad plan, cutting through the much earlier North Parade.

The following works are proposed under the current application:

- o Installation of Brazilian Cupa slate roof covering with charcoal clay ridge tiles
- o Installation of two sun pipes on the northern roof slope
- o Installation of upvc windows on the south and west elevations
- o Installation of upvc door on the west elevation
- o Installation of veneer doors and porticoes on the south elevation
- o Installation of globe lamps on the south elevation
- o Installation of black powder coated gate and railings around southern boundary
- o Internal joinery
- o Fire safety measures

The Historic Environment Officer has been consulted and whilst the proposed gates and railings, internal joinery and fire safety measures are considered acceptable, the remainder of the proposal is considered unacceptable for the following reasons.

Roof covering:

The proposed roof covering comprises Brazilian slates fixed with clips and charcoal ridge tiles. The colour of the proposed slate and method of fixing are not in keeping with the character and appearance of North Parade and the surrounding Penzance Conservation Area.

Section 5.5.4 of the Penzance Conservation Area Appraisal sets out that the topography of Penzance makes the roof scape of great importance. Slate is the predominant roofing material and its varying age and use combined with the variety in roof form pitch etc. make a considerable contribution to character. Many examples survive of scantle slate roofing, which is wet laid slates laid to diminishing courses. Such detailing is essential to the character of the settlement and needs to be protected. Other fine examples exist of original dry laid roofs, some with probable Welsh slate following the arrival of the railway in the mid-19th century. The Appraisal also sets out that the introduction of manmade 'slates' is noticeable in Penzance,

DESIGN

The installation of a slate roof involves a number of aspects that must be considered in the design process. Most significant is the environment, with the two main factors being exposure to wind and rain. The primary aspects to be considered are:

SITE EXPOSURE	TYPE OF SLATE	SLATE LAP
Buildings positioned on slopes, hills or coastal areas as well as tall buildings will be graded with higher exposure.	Small slates are more suitable for steep roofs, while the more exposed the site and on lower roof pitches, wider slates should be used and the lap increased. (See table)	This is established by measuring the roof pitch and considering the rain and wind exposure. Where the thickness of natural slates reduces their pitch by 3° or more, the next lower rafter pitch should be selected to determine the recommended head-lap.

MINIMUM HEADLAP FOR FIXING SLATES WITH NAILS OR HOOKS

Sheltered/Moderate exposure (less than 56.5l/m ²)											Severe/Very severe (56.5l/m ² or greater spell)										
Size (mm)	Rafter Pitch										Size (mm)	Rafter Pitch									
	20°	22.5°	25°	27.5°	30°	35°	40°	45°	50°	55°	20°	22.5°	25°	27.5°	30°	35°	40°	45°	50°	55°	
600x300	-	-	95	85	80	70	60	55	50	50	800x300	-	-	120	110	100	85	80	70	65	
500x300	75	105	95	85	80	70	60	55	50	500x300	-	120	120	110	100	85	80	70	65		
500x250	-	-	95	85	80	70	60	55	50	500x250	-	-	-	110	100	85	80	70	65		
450x250	-	-	-	-	80	70	60	55	50	450x250	-	-	-	-	100	85	80	70	65		
400x250	-	-	-	-	80	70	60	55	50	400x250	-	-	-	-	100	85	80	70	65		
400x300	-	-	-	-	80	70	60	55	50	400x300	-	-	-	-	100	85	80	70	65		
350x250	-	-	-	-	80	70	60	55	50	350x250	-	-	-	-	100	85	80	70	65		
350x200	-	-	-	-	80	70	60	55	50	350x200	-	-	-	-	100	85	80	70	65		
300x200	-	-	-	-	80	70	60	55	50	300x200	-	-	-	-	100	85	80	70	65		

Please note that hook fixings should not be used on any pitch below 25°.

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PITCH OF ROOF

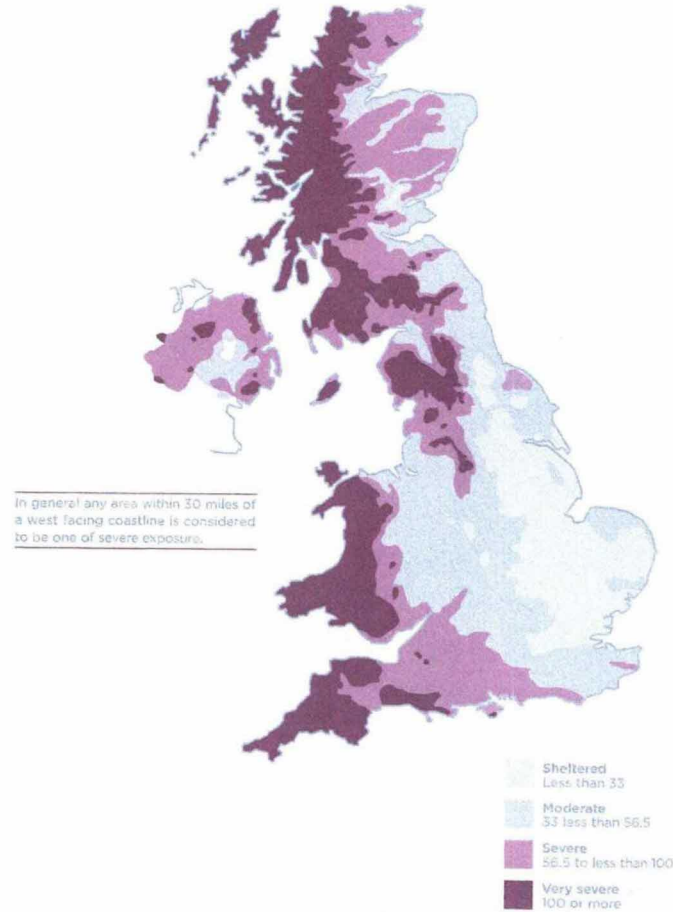
When considering the minimum pitch for a slated roof it is necessary to establish the exposure of the site, the length of rafter and the height of the building. The recommendations shown above are based on a maximum height to eave of 12m and a maximum rafter length of 8m in moderate exposure and 6m in severe exposure.

RIBA APPROVED SEMINARS



CUPA PIZARRAS provide architects and designers free CPD seminars on slate roofing, flooring and cladding. If you would like to find out more please contact +44 (0) 131 22 53111.

GEOGRAPHIC CATEGORIES OF DRIVEN RAIN EXPOSURE AROUND THE UK



CUPA SLATES USED ON TREGENNA CASTLE 2022 (GRADE II LISTED BUILDING)

Cupa Pizarras slate roofing tiles have been specified across a new development and refurbishment at Tregenna Castle, the 29 ha resort overlooking Carbis Bay in St Ives, Cornwall.

The company's products were selected for their ability to endure extreme local weather and provide a long lifespan.

The Castle Approach Estate is a new collection of lodges built in the grounds of the historic resort. It offers spectacular views of the St Ives coastline.

Roofing contractor Summit Roofing Solutions utilised a number of Cupa Pizarras' products for the project and the company's natural slate was also specified to complete a renovation of Tregenna Castle's original roof.

The lodges and castle are subject to difficult coastal conditions, including extreme winds and sea spray and the project team needed access to roofing solutions that could deliver long-lasting, durable performance.

Given Tregenna Castle's Grade II listed status, the team also had to ensure that any selected products were able to achieve a traditional aesthetic, while still providing modern performance.

Cupa Pizarras' 400x200mm Cupa natural slates were specified for the roofs of the Castle Approach Estate lodges. They were fixed using 100mm stainless steel hooks, also produced and supplied by Cupa Pizarras.