

Design and Access Statement incorporating Heritage Assessment

Minor amendments to the Listed Building Consent Approval including; removal of chimney stack to South West, with some small associated Internal and External amendments to the original proposal.

12 Stratton Terrace, Falmouth, Cornwall, TR11 2SY



12 Stratton Terrace – South East/North East Elevation.

1. Proposal and Site Description
 - This application seeks Listed Building Consent for additional works from our original proposals. Namely, lowering of the chimney stack below eaves height, to the South West elevation as this is redundant, is structurally unstable and would cast a shadow over the solar panels if rebuilt. The axial stack (front elevation) referred to in the listing is to be retained as are the stacks to the North West elevation. Stuccoed finishes are to be raked back and rendered in lime as per application no. PA23/08834.

- Connections of the MHVR system to all rooms utilising semi rigid flexible ducting within the building fabric and PVCu cowls/Metal grilles fitted to rooms for internal supply and extract. The redundant stack proposed to be lowered below eaves height will be utilised for supply of ducting to the ground floor in part.
- Removal of the square tapered chimney pots and replacement with clay round profile pots.
- Changing the proposed bird protection system from Bird Free Fire Gel Pads to Thistle low profile bird spikes.
- Making good damaged ceilings as a result of the roofing works using sympathetic materials such as lath and plaster or wood fibre boards such as Celenit board. Plasters to be of lime base or in the case of patch repairs limelite. Decorative finishes to be mineral or chalk based paints.

The building is Grade II Listed and has list entry details:

Statutory Address: The Vicarage, 12 Stratton Terrace

List UID: 1269970

Grid Reference: SW 80350 33658

The Listing text states:-

Suburban villa, later and still a vicarage. Early C19, road front remodelled late C19. Stucco on rubble with plinth and moulded 1st-floor string; dry slate roof with projecting eaves; 4 stuccoed stacks, including one axial stack, one to rear left and 2 on the right. Double-depth plan. 2 storeys; symmetrical 3-window entrance front. Late C19 4-pane horned sashes in original openings. Central pilastered doorcase with moulded entablature; original 6-panel door with original door furniture. 2-window garden/road front has paired sash with chamfered architraves over square-cornered 2-light bay window with narrow sidelight returns, on the left, and 2-storey canted bay on the right, all the bay windows with pilaster mullions. INTERIOR retains most of its high quality early C19 Greek Revival features including moulded and carved ceiling cornices; elaborate ceiling roses to entrance hall and garden/road front reception rooms; 6-panel mahogany doors with original furniture; moulded architraves with corner blocks and roundels; panelled window shutters; elliptical arches on consoles between vestibule and inner hall and between inner hall and stair hall, another to rear of inner reception room; cantilevered stone open-well staircase with mahogany handrail on cast-iron balusters with anthemion decoration and a moulded marble chimney-piece with corner blocks and roundels to the room left of the entrance. The plaster decoration includes guilloche band to stair hall, Greek key and egg and dart to entrance halls. This house is part of a fine group of suburban villas prominent in views of Falmouth from across the Penryn River and from the Carrick Roads.



Site Location Plan

2. Use

The existing and proposed use of the building is as a dwelling.

3. Description/Amount

The existing large detached house is part of a prominent terrace of detached villas with views across the Penryn River and Carrick Roads. It is a two storey five bedroom house with three main reception rooms, a large kitchen and separate utility areas in a rear dilapidated lean-to. The utility and storage areas are partly below ground.

The main pedestrian entrance to the house is via several steps up from Stratton Terrace, with the rear vehicular access via Penwerris Lane. There is a modern detached garage with pitched roof situated on the current driveway. Pedestrian access from the rear driveway to the house is down two steep flights of external steps.

The general principle of the proposed alterations is to repair and update the slate pitched roof, whilst making some much needed alterations to protect this Listed building.

Roof alterations

- Lowering of the chimney stack to below eaves height to the South West elevation as this is redundant, is structurally unstable and would cast a shadow over the solar panels if rebuilt.
- Removal of the square tapered chimney pots and replacement with clay round profile pots of similar height.
- Changing the proposed bird protection system from Bird Free Fire Gel Pads to Thistle low profile bird spikes.

Internally

- Installation of Mechanical Heat and Ventilation Recovery System with connections to all rooms utilising PVCu white cowls or Metal grilles. Previous LBC application accepted (PA23/04828) with MHVR system situated in roof void with terminals through roof covering. Location of cowls/grilles to be sympathetic to the internal features with minimal disruption.
- Making good damaged/degraded ceilings with sympathetic materials following roofing works. Patch repairs to be carried out with Limelite. Larger ceiling works to utilise laths / wood fibre board such as 'Celenit board' and lime based plasters. Decorative finishes to be of Mineral or Chalk based paints.

Full detail of works:

4. Layout
The proposed layout of the building and site is indicated on the application drawings.
5. Scale
There is no increase in volume to the house on these current proposals.
6. Landscaping/Amenity
The landscaping and amenity space will remain as existing.
7. Appearance

Existing

Refer to photographs and Listing details.

Proposed

CHARTERED BUILDING SURVEYORS

There are no alterations to the frontage of the property. The removal of the chimney stack to the South West (left hand elevation) will have limited aesthetic change, given the remaining three stacks. With regard to the solar panels previously accepted in application number PA23/04828, we consider the removal of the chimney stack to have significant solar gains given the shadow that would be cast if rebuilt.

The provision of the cowls/grilles is paramount to the MHVR system already accepted in PA23/04828, installation of ducting and cowls/grilles will be sympathetic to the internal character of the building with minimal disruption to the building fabric.

The chimney pots are no longer in production. Reclamation yards have been searched extensively for similar pots but no such places have three matching pots. We therefore propose to replace these with round profile pots of a similar height akin to the pots sited throughout the properties on Stratton Terrace.

The proposed low profile bird protection system will have insignificant visual appearance externally, given the slope of the surrounding land from the front and right hand elevations to Stratton Terrace below.

8. Access

There are no vehicular or pedestrian access alterations associated with this application.

9. Planning History

An application (PA12/07086) was for the erection of a dwelling and garage, but this was withdrawn. PA21/08087 was for works to trees within the Conservation Area.
PA23/08834 – Listed Building Consent – Pending.
PA23/04827 – Planning – Decided.
PA23/04828 – Listed Building Consent – Decided.
PA23/00319/PREAPP

There are no other planning works shown on the system.

9.1 Pre Application Advice

Ref No: PA23/00319/PREAPP
Case Officer: Colin Buck

Written response: (extracts relating to this Listed Building consent application)

“...the placing of PV panels to the rear elevation of the main house is supported – it is recommended that a panel is selected which closely matches the colour of the slate. If the roof slate is replaced it is recommended to have the panels as being in built inset/in-line with new slate roof and not as secondary panels placed on the roof.

Subsequent revisions to the ridge roof proposals are being commented on from the versions sent via email on 11/5/23. The proposal to extend the hips to remove the downward inner slopes is understandable and a better option than the original proposal of a flat roof. However, both options would obviously be a substantial departure from the original roof design, which is still extant to the houses to the south. After a review of the elevations it is thought that this would not cause unnecessary harm to the significance of the building, and as the neighbouring house to the north is also listed with a full height hipped roof, this proposal is supported.

10. Planning Policy Review

Cornwall Local Plan Strategic Policies 2010-2030

Policy 1 – Presumption in favour of sustainable development

1.41 Underpinning all this is the need to protect the quality and natural beauty, including the landscape, ecology and historic character of our environment, for its own sake, for the ecosystem services it provides, but also as an economic driver and to build and maintain resilience to climate change. In some cases, adaptations to accommodate the likely impacts of climate change will be required to allow development to proceed.

The proposals here deal with both protecting the quality of this Listed asset, as well as the key adaptations to provide future resilience to climate change.

Policy 2 – Spatial Strategy

1. Respecting and enhancing quality of place: Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by: a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;

The design of the proposals has been carefully considered to use high quality materials and will enhance the overall aesthetic to contribute to the special character of Cornwall.

2b. Ensuring that built and environmental assets can adapt to and be resilient to climate change;

The need to adapt to climate change is of crucial importance to this application.

Policy 13 – Development standards

6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation;

The proposals seek to provide terminals for future heat and ventilation systems. The solar panel orientation on the most southerly facing roof pitches are also key to the effectiveness of the solar panels.

2.89 Given our aim to be a green peninsula, resilient to rising energy costs and with a low carbon economy, a strong and achievable response to our climate change obligations is needed. This must strike a balance between wider sustainability and economic objectives, energy use and efficiency. Renewable energy generation is a critical part of this.

Our proposal has been lead by our clients strong belief that reducing the carbon footprint of the property through renewable energy generation needs to be a part of the roof works now and not a secondary thought later.

Policy 14 – Renewable and low carbon energy

1d. do not have an overshadowing or overbearing effect on nearby habitations 1e. in the case of solar development, noise, glint and glare is mitigated adequately.

By incorporating flush fitted solar panels there is no overbearing impact or glint and glare are reduced due to the low pitch of the existing roof. The removal of the chimney stack will have significant improvements to the solar gains and is recommended by the contractor.

Policy 24 – Historic environment

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

This Heritage Assessment seeks to demonstrate how this Listed asset will be enhanced and protected, with the impacts laid out below.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

This proposal is centred around a sustainable future for this Listed asset.

11. Heritage Impact Assessment

11.1 Roof Proposals

11.1.1 Works to the chimney stacks are critical, some are structurally unsound and require extensive repair to the point of rebuilding from eaves height. Given that the chimney stack to the South West elevation is redundant and would cast a shadow on the solar panels rebuilding this stack would be counter intuitive to Policy 1.

11.1.2 The chimney pots to the stacks are in poor condition. Whilst every effort has been made to retain these it is likely that once the flaunchings are removed the pots will break, regardless they are beyond the point of reuse. We have searched extensively for similar pots including reclamation yards however, have been unable to source

three identical pots. It is therefore proposed that three new round profile pots will be sourced for their replacement.

- 11.1.3 Change of proposed bird protection from 'Bird Free Gel Fire Pads' to Defender Thistle Bird and Pest Deterrent. Following discussions, it is apparent that the proposed Bird Free system does not offer protection against sea gulls and was designed for protection from pigeons. We therefore consider the proposed system to have a greater protection impact and given its low profile will have an insignificant impact on the character of the building.

Impact – Improvement / Enhancement

11.3 Other Alterations

- 11.3.1 Outlet and inlet ducts to be installed utilising in part redundant chimney flues with PVCu cowls/metal grilles, fitted to all rooms linked to MHVR system. This system will provide environmental benefits as energy as recouped that would otherwise be expelled in the outside air. Thermal performance of the building will be improved which will help to combat climate change whilst retaining the property's ability to breath. Damp and condensation within the property will be alleviated. The MHVR system has already been approved in principle in application PA23/04828.
- 11.3.2 Making good ceilings and where required replacement of full ceilings which are beyond repair. Lath and plaster ceilings to be either re lathed and plastered with lime based plasters or utilising wood fibre board such as 'Celenit board'. Decorative paints of either Mineral or Chalk base.

Impact – No impact / Enhancement

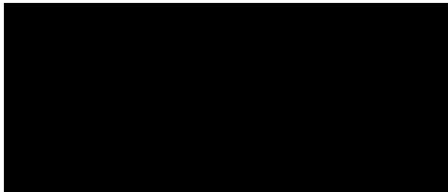
12 Conclusion

Overall, the proposals have enhancement/less than substantial impact on the Listed Building and are considered to greatly improve several aspects of the property and result in improved living conditions for the occupants. Paragraph 189 of the NPPF states that:-

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

It is considered that that the public benefit of the proposed works outweighs the “enhancement/less than substantial” assessment.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of National Planning Policy Framework and policies within the Cornwall local Plan 2010-2030.



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for RTP SURVEYORS**

Revisions:

A - May 2023 – new ridge line information added

B - June 2023 – Pre App information added

C - June 2023 – Minor amendments

D – October 2023 – Minor amendments

E – November 2023 – Minor amendments

Photographs



Pedestrian approach via Stratton Terrace; illustrates lack of view of the roof from main public viewpoint



Inner roof valley as seen from within site boundary.



Extent of rear roof as seen from public space.



South West elevation showing approved position of solar panels and low pitch of existing roof.



South West and South East facing roof pitches showing location of approved solar panels from within the site boundary and chimney stack to be removed. Note Southerly aspect would cast shadow on solar panels.



North East elevation as seen from within site boundary. Stratton Terrace is at a lower level. Note; Limited visibility of roof coverings from Stratton Terrace and therefore the proposed bird protection system has limited impact.



Google image: 12 Stratton Terrace as viewed from Flushing across Penryn River.