

Ref: 23207 – KIRLAND MANOR, BODMIN

## HERITAGE & PLANNING STATEMENT

ON: KIRLAND MANOR, BODMIN, PL30 5AA

FOR: MS CAITLIN DEAN

DATE: SEPTEMBER 2023

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Figure 1 - Photograph showing entrance to Kirland Manor

## **Introduction:**

This document has been compiled in accordance with the NPPF Section 16 'Conserving and enhancing the historic environment', for the proposed repair works at Kirland Manor, Bodmin.

## **Description & Setting:**

The building, Circa 1740, is set in a rural location, to the South of Bodmin. It does not fall within a Conservation Area, Area of Outstanding Natural Beauty, nor World Heritage site.

The building is Grade II listed, reference number - 1298238.

Within the grounds of Kirland Manor, an external pool is situated South West of the building.

## **Current Situation:**

The current owners wish to refurbish and repair elements of the property in a sensitive manner with traditional materials and methods of construction.

Particularly to the North elevation, the internal face of the external wall has signs of damp ingress which could lead to further deterioration of the building. This elevation is currently finished with a cement-based render.

The brick lintel over the window to the North elevation, within the Snug, has slipped and could potentially damage the window if left unresolved.

The floor joists to the landing at first floor are currently undersized and in poor condition; please refer to appended photographs.

Within the Study/Bedroom, a significant crack has been reported. Please refer to the Additional Photographs document appended to this application.

In proximity to the main dwelling, there is a small annexe. The Windows are in a poor state of repair, with rotten timber frames and failing paintwork.

The Finished Floor Level to the rear of the property is lower than the external ground level. This has the potential to cause damp issues.

The existing external pool has been poorly maintained.

## **Proposals:**

The North elevation cement render will be removed, and the wall will be allowed to dry out. When a satisfactory moisture level is achieved, the wall will be repointed with a lime-based mortar and finished with a lime-based render.

Internally the Kitchen, Snug and Hallway walls of the North elevation will be stripped of cement finishes and replaced with a lime-based plaster to improve breathability.

The failing brick lintel is to be supported by a 200x100x10mm thick steel unequal angle.

The existing floor joists to the landing area will remain unaltered, and new 60x170mm deep timber joists will be installed alongside at a maximum spacing of 300mm. The existing finishes that were removed will be reinstated. It is assumed that the ceiling finish below is lath and plaster – this will be repaired as required.

The cracking within the Study/Bedroom is to be monitored and the severity re-assessed following further inspections.

The single glazed timber framed windows throughout the Annexe are to be replaced with single glazed timber framed sliding sash.

A French drain is to be installed to the perimeter of the building, as indicated on the site plan, drawing 020.

The existing pool is to be replaced to match existing size and position, with a new terrace area to the North. A new block retaining wall will be required in order to form a larger terrace area. The retaining wall will be finished with painted render.

### **Impacts of development on significance and conclusion:**

Following the remedial works, we believe the character of the building will remain unaltered and improve its structural integrity and prevent further deterioration.

The new pool area will reinstate and improve the appearance of Kirland Manor grounds.

This heritage and planning statement is to be read in conjunction with all other relevant planning documents and drawings.

## **APPENDIX A**

### PHOTOGRAPHS





Figure 2 - Photograph showing rotten floor joists to first floor landing.



Figure 3 - Photograph showing North elevation.





Figure 4 – Photograph showing existing pool.



Figure 5 – Photograph showing damp staining and plaster blistering.