

HERITAGE IMPACT ASSESSMENT

19 Lemon Street, Truro, Cornwall, TR1 2LS



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SMT Associates was commissioned to undertake a Historic Building Appraisal of 19 Lemon Street, Truro. This project was carried out by Stephen Tucker MSc DipBldCons MRICS of SMT Associates. The views and recommendations identified in this report are presented on the basis of professional judgement and on information available at the time of the report. The aim of this report is to present a brief Historic Appraisal of 19 Lemon Street and assess the impact and implications of the proposed works.

This report includes historic maps and photographs of the exterior and interior of 19 Lemon Street and existing plan drawings. The report identifies the significant historical features of the building and a proposal to adapt the property to modern living minimising the impact on the historic importance and conserving and enhancing the buildings materials.

ISSUE PURPOSE	ISSUE BY	DATE	CHECKED BY	DATE	REVISION
Listed Building Consent	SMT	2023.10.10	LCT	2023.10.10	0

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1. EXECUTIVE SUMMARY

- 1.1. The purchasers of 19 Lemon Street wish to convert the property from Class E to Class C3, back to a residential property.
- 1.2. 19 Lemon Street is a grade II listed buildings with significant historical importance to Truro Conservation Area, designated under Character Area 4: Planned Elegance.
- 1.3. The owners wish to respect and retain as much of the historic building fabric, form and plan as possible whilst changing the use and updating in line with building regulations. The proposed scheme involves some relatively minor internal alterations and changes to enable the property to change the current use back to residential.
- 1.4. The loss of historic fabric has been minimised to that necessary to provide a viable building and we believe is the most appropriate to provide a residential dwelling whilst respecting the historic elements of the building. The property has had a mid to late 20C refurbishment and as such has lost many of the original historical features. Most interventions relate to 20C structure and fabric.
- 1.5. The property is in good condition and therefore the works required are minimal.
- 1.6. The principle of the proposal to revert the building to its original residential use is acceptable as many office buildings in Lemon Street have recently had planning and listed building consent approved for the conversion back to residential and therefore the precedent set.
- 1.7. We believe the proposed interventions will result in less than substantial harm to the building fabric.
- 1.8. This Historic Impact Assessment follows the design concept as it has evolved and avoided harming the aesthetic and evidential value of the building. The proposed solutions to the internal arrangements provide an acceptable solution following good conservation philosophies and principles.
- 1.9. The proposal will instil a viable, original use to the building and will enhance the heritage asset and its setting.
- 1.10. The mitigation works will ensure good conservation policies and philosophies are followed. Therefore the proposed works meet the requirements of NPPF Sections 193, 194, 196 and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030 Section 16 of the NPPF, and The Planning (Listed Buildings and Conservation Areas) Act 1990 section 16(2) which is to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. In accordance with paragraph 194 of the NPPF, the public benefits (if any) of the proposal should be weighed against this harm.
- 1.11. The conservation and repair of this building will have significant positive impacts and as such we believe the conservation should be accepted.

2. INTRODUCTION

- 2.1. This report has been commissioned to assess the historic interest of 19 Lemon Street, Truro and the impact of the proposed works to support the Listed Building Consent application to inform its capacity and potential for the restoration of residential use to the building, which was until recently in use as office space.
- 2.2. In line with the Cornwall Local Plan (Policy 24) (CC 2016) and the NPPF (P1189), the listed building application for 19 Lemon Street has been developed based on an assessment of the significance of historical importance which may be affected.
- 2.3. The 1990 Planning (Listed Building and Conservation Areas) Act has been considered when assessing the implication of the proposed works:
 - 2.3.1. *'No person shall execute or cause to be executed for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character of a building of special architectural or historic interest unless the works are authorised.'*
- 2.4. A site visit has been undertaken by Stephen Tucker to ascertain the historic value.
- 2.5. This report is as follows the findings from these site visits and further desktop research.

3. LOCATION & DESIGNATIONS

3.1. 19 Lemon Street and attached forecourt railings Listed Building Details:

Address:	19 Lemon Street Truro Cornwall TR1 2LS
Source ID:	1205574
English Heritage Legacy ID:	377443
Date Listed:	29th December 1950
Grade of Listing:	II
Listing NGR:	SW 82606 44680
Applicant:	Mr J Clark

3.3 The listing text for 19 Lemon Street and attached forecourt railings description is as follows:

Town house. c1799. By Josiah Randell, builder, for William Harry, lessee. Granite ashlar basement, local freestone ashlar above with continuous C20 roof dormer behind parapet and asbestos slate roof with brick end stacks. Double-depth plan. 2 storeys plus C20 attic over basement; 2-window-range front. Round-headed doorway with slightly projecting ashlar pilasters and moulded cornice, 6-panel door and spoked fanlight; wide tripartite sash on right, mid-floor string course; tall first-floor sashes and moulded parapet cornice; all windows with original glazing bars in openings spanned by shallow segmental arches; original panelled door to basement. INTERIOR not inspected but likely to be of interest. SUBSIDIARY FEATURES: original wrought-iron railings flank granite bridge to doorway and stand over basement forecourt wall with steps down to the right. (The Truro Buildings Research Group: Lemon Street and its Neighbourhood: Truro: 1980-).

4.7. There are four separate geographical areas within this character area including:

Lemon Street, Strangways Terrace, Infirmary Hill and Walsingham Place

St Georges Road, Frances Street and Victoria Gardens

Union Place

Malpas Road and Truro School Area.

- 4.8. This area is a mixed land use consisting of residential, institutional, commercial and recreational uses. The area consists primarily of Regency or early Victorian townhouses a number of which have been converted to commercial uses in the 19C and 20C. Lemon street was transformed from a residential street to a commercial street by providing accommodation for small businesses and office space. The buildings in Lower Lemon street, particularly those closest to the Town centre, were converted to commercial uses. Lemon Street is still dominated by retail uses although the number of residential properties significantly increases further from the town centre.
- 4.9. The majority of the buildings within this area are listed. This area is described as one with the highest architectural quality and historic importance with a reflection of Truro in the 18th and 19th-century cultural focus in West Cornwall. There is a noticeable difference between the quality and condition of the non-listed and listed buildings within this area.
- 4.10. A number of streets within this area lead into the City's core, including Lemon Street, Richmond Hill and Ferris town. They play an important role in signalling the approach into the Historic city centre.
- 4.11. The elegant quality which gives this character area its name is based mainly on the use of classical idiom of the Georgian period, commonly dated as buildings constructed between 1710 and 1830 during the reigns of King Georges I, II, III & IV. The Georgian period is sometimes extended to include the reign of William IV in 1838.
- 4.12. The rigid symmetry in building mass as well as window and door placement of the Georgian style is particularly striking in streets such as Lemon Street, including curved buildings and landmarks such as the Leader Monument at the junction of Lemon Street and Strangways Terrace in which accentuates street junctions.
- 4.13. Lemon Street has a distinctive townscape of the highest quality with views up and down the sloping street. There is a fundamental unity of character based on the genteel elegance and dominant architectural style. The buildings are typically set close to the pavement behind small basement yards enclosed by rails. The retention of the railings to the original front boundaries should be encouraged as the removal of these can have a lasting and detrimental impact on the appearance of the street as a whole.
- 4.14. The buildings within this area are moderately proportioned and built of high-quality materials, finished with fine ashlar or painted stucco elevations. Many of the buildings use rendered and painted brickwork or stone ashlar for frontage.

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- 4.15. The roof spaces within this character are a strong feature of the area and generally have not been compromised by roof extensions or inappropriate alterations, although Lemon street is an exception to this where a large number of roof extensions have added visual interest to the street due to the high-quality design of the mansards and dormers. The extension of such a high-quality design will contribute to the varied roofline of the street.
 - 4.16. Truro and its surrounding area have been a place of settlement for well over two thousand years. Archaeological remains and place names evidence shows a dense settlement pattern of dispersed farming settlements - the defended round sites of the later Iron Age and Romano British period.
 - 4.17. The way the city was developed can be traced back from the Middle Ages until the First world war to show Truro's buildings and layout. The significant qualities of the conservation area include the topographical setting of the city and the role that the rivers and waterfront play in it, the substantial survival of the mediaeval layout including the streets and alleys, the compactness of the city centre, the role of the Cathedral and the survival of historic buildings.
 - 4.18. Truro became a place of acknowledged importance in the 12th century, with a castle and a town charter, for a long period it remained of modest size. Benefitting from the trading advantage at the confluence of two main rivers, plus it's status as a coinage town. However, it's built-up area was confined to a small network of streets and wharves. The port was originally Victoria Square before it moved downstream to Lemon Quay.
 - 4.19. Truro's expansion began in the 18th century in response to the growth in Cornwall's mining industries. Merchant houses were built on Princes Street. The substantial change came with the opening of the railway in 1859, the building of new banks and commercial premises and the establishment of institutions including Truro School in 1880.
 - 4.20. In the early 19th century, Lemon Street, which was more uniform architecturally than anything Truro had seen before, Carclew Street and Daniell Street were built. 19 Lemon Street was constructed in c1799 and is a period commonly referred to as the Regency era - 1795 to 1837.
 - 4.21. The construction of the Cathedral at the end of the 19th and beginning of the 20th centuries sealed the towns claim for country town status and the 20th century saw Truro become the commercial and administrative centre of Cornwall.
 - 4.22. The continued expansion in the 20th century including filling in areas between main roads and on the slopes of the landscape bowl affected the city centre in particular relation to the demand to accommodate the motor car and provide new types of shops - all change alien to the historic qualities that the centre had evolved over the previous centuries.



4.23. Map 1: 1888 Map of Truro City Centre

4.24. Map 2: Map of Truro 21st century



5. HISTORICAL ASSESSMENT & STATEMENT OF SIGNIFICANCE

- 5.1. 19 Lemon street is a grade II listed buildings, listed in 1950.
- 5.2. It is one of the original buildings protected by the conservation area in 1969, along with Boscawen Street, Prince's Street, Victoria Square, Walsingham Palace and Lemon Street.
- 5.3. Truro developed almost entirely within the framework of its medieval street pattern until the final years of the 18th century. There was an increased need for housing due to an expanding population which more than doubled by the end of the 18th century to 2400. Initially much of this increased population was accommodated by infill development and subdivision of rear plots within the original town. By the late 18C, the suburbs were also expanding and the construction of a new East Bridge on New Bridge Street in the early 1770s and the sale of the former Arundell manor of Truro Vean in the late 1770s allowed further development.
- 5.4. One of the first changes saw the development of Lemon Street and its surrounding area on land owned by Sir William Lemon, a descendent of an earlier notable local mining entrepreneur of the same name. Lower Lemon Street, driving through the south side of Boscawen Street, and a bridge over the River Kenwyn completed in 1798 connected the new street with the historic core. It provided an easier route up the valley side to Penryn and Falmouth and opened up the southern bank of the river for development. Lemon street was developed in a piecemeal form from the late 1790s. Lemon Street was begun in 1797 to form a new road to Falmouth.
- 5.5. In the early 19th century substantial residential development of varying statues took place including buildings of terraces, rows, back-to-backs, villas and large houses set in their own grounds. As the population continued to expand there were a series of bold projects which produced major changes in the town's topography and a substantial expansion of its physical extent from the late 1790s.
- 5.6. Lemon Streets character was ensured through explicit design and material specifications established in the building leases for individual plots. It was conceived as part of wider development for the whole area complete with an integral place of work at Lemon Quay and artisan housing in the surrounding grid of streets that included Carclew and William Streets.
- 5.7. Lemon Street has iconic elements of late Georgian and Regency planned urban villas from late 1770 to 1840s.
- 5.8. 19 Lemon Street was constructed in c1799 and is thought to have been part of the first houses built along Lemon Street. It was originally a town house having subsequently been converted into offices.
- 5.9. 19 Lemon Street is a three storey terraced house of properties of similar construction and design of traditional construction with a granite ashlar basement, local freestone ashlar above. Like a number of properties on Lemon Street, 19 Lemon Street had a C20 dormer roof which is continuous behind parapet.
- 5.10. The building is protected with an asbestos slate roof with brick end stacks.

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- 5.11. The front elevation consist 2-window range front, round-headed doorway with projecting ashlar pilasters and moulded cornice, 6 panel door and spoken fanlight over.
- 5.12. A metal railing bedded into stonework to the front elevation delineates the boundary and provides access via granite steps to the basement. Granite steps and walkway forms access to the front entrance door. The railings form an important part of the historically significant Lemon Street scene and are noted on the listing.
- 5.13. The rear elevation is rendered at low level with natural slate hanging above. The 2nd floor extension is formed by a large dormer which is rendered.
- 5.14. As with many historic buildings, many of the original internal features have been lost with previous alterations and adaptations including fireplaces and cornice details to the perimeter of rooms. The entire second floor is C20 with replicas windows to the rear and staircase to the top floor.
- 5.15. There are however some surviving original features:
- 5.15.1.Examples of architraves and mouldings around internal door openings exist to the ground floor
- 5.15.2.Original cornices and skirtings are limited to the ground floor rear room and hall
- 5.15.3.Original lath and plaster ceilings remain to the ground floor hall and first floor.
- 5.15.4.Original lime rendered walls to the ground floor and halls

6. LEGISLATIVE AND POLICY BACKGROUND

- 6.1. The Truro Conservation Area is designated under section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act which states the Local Planning Authorities have a duty of identifying areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- 6.2. Local Authorities have a duty to publish proposals for the preservation and enhancement of any parts of their area which have conservation areas.
- 6.3. Local Authorities have a general duty to ensure special attention is paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. According to case law, the preservation of a conservation area character can be achieved even if altered by development, if the appearance or character is unharmed.
- 6.4. Under Section 1 of the 1990 Act Listed Buildings are subjected according to their special architectural or historic interest.
- 6.5. *'No person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless the works are authorised'* (Section 7). The repair of a listed building may or may not require consent and like for like repairs in some circumstances may require consent where the original fabric holds historic interest. Unless the following apply defence applies:
- That the works to the building were urgently necessary for the interest of safety or health or for the preservation of the building
 - That it was not practicably secure safety or health or, as in the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter
 - That the works carried out were limited to the minimum measures immediately necessary
 - That notice in writing justifying in detail the carrying out of the works was given to the local planning authority as reasonably practicable
- 6.6. The works to 19 Lemon Street will be underpinned by the National Planning Policy Framework, Cornwall Local Plan, Truro Conservation Area Management Plan and The Truro Neighbourhood Development Plan.
- 6.7. The Neighbourhood Development Plan Policy highlights the need to protect the historic built environment and characteristics of the conservation area. The development will only be permitted where it respects, preserves and enhances the special character and wider setting of the conservation area.
- 6.8. Truro Conservation management plan identified specific guidance and actions for character areas within Truro. 19 Lemon Street falls within Character Area 4: Planned Elegance. The regeneration

opportunities for Character Area 4 involves maintaining the asset to ensure all works are of appropriate quality and authenticity and monitoring and managing to consistently achieve high quality works.

- 6.9. Cornwall Local Plan states that development proposals on historic assets are expected to sustain designated heritage assets, conserve and enhance the design, character, appearance and historically significant buildings.
- 6.10. Cornwall Local Plan follows the National Planning Policies framework that identifies that any harm to the significance of a designated asset including alteration, destruction and development within its setting must be justified in a clear and convincing manner.
- 6.11. The National Planning Policy Framework identifies that consideration to the proposal of a listed building should be weighed against the public benefit of the proposal including securing the optimum viable use, particularly in consideration to modern-day living. The proposal should help to reduce the risk of neglect, decay or other threats and a proposal that help secure a sustainable future for Cornwall's heritage assets, especially those which present the greatest risk of loss will be supported.
- 6.12. The National Planning Policy Framework states that an application that demonstrates the harm or loss is outweighed by the benefit of bringing the site back into use, providing a viable use of the building. These assets 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.
- 6.13. Within this framework, determining the application should take account of the desirability of sustaining and enhancing the listed building and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.14. The Planning (Listed Building and Conservation Area) act 1990 aims to protect areas that are judged to house special architectural and historical; quantities. Not intended to freeze the process of change but to manage in a positive way to maintain the qualities which set up the special character of the area.

7. GENERAL APPROACH

7.1. The broad principles that have been observed in the preparation of the scheme are:

- ❖ Recording is the essential first stage. A detailed account of the building has been prepared and includes detailed drawings & a photographic record. The recording will continue during any opening up works with the main contract and upon completion.
- ❖ The recommendations are based on a full historic appraisal of the building and detailed damp and timber surveys and investigations.
- ❖ It is fundamental to conservation that work, which has to be done, should be undertaken with the minimum of intervention to the fabric of the building and site. Works of maintenance, repair or refurbishment will not encroach on the original fabric more than is necessary to secure the future of the building.
- ❖ The alterations, interventions and loss of historic fabric have been kept to the minimum required to facilitate the work.
- ❖ There will be 'honesty' in the works to be carried out.
- ❖ Any attempt to rectify a defect or replace a missing portion of fabric or element or detail of structure will not attempt to hide its presence, imitate adjacent fabric and detail or confuse the viewer in assessing its relationship within the existing or original fabric.
- ❖ Wanton damage, loss or replacement of existing historic fabric has been prevented. We believe the proposed scheme respects and retains as much historic fabric as possible and will not affect in any way the significance of the building.
- ❖ The proposed works are necessary to ensure the historic building remains intact and reduce damages.

8. PROPOSED WORKS & IMPACT ASSESSMENT

8.1. Reinstatement of Dwelling House and basement flat.

The proposed works involve reinstating 19 Lemon Street back to its intended use as a residential dwelling with a self-contained basement flat. As the existing use is offices there is some very minor remodelling of the internal space required to provide the facilities required for residential dwellings. The works will also have to comply with the requirements of the Building Regulations unless dispensations are supported by the conservation officer. The inclusion of a basement flat involves minor alterations including the addition of an internal partition to separate the proposed flat from the main residential dwelling.

Impact: less than significant harm. The conversion to a dwelling will provide economically viable buildings with use well into 21C and ensure maintenance and upkeep and returns the building back to its indented use as a residential dwelling.

Mitigation: The works have been designed with the least amount of intrusive works to the historic fabric, whilst also providing the needs to 21st-century living. Opening up of/taking down existing and original fabric has been kept to the absolute minimum to facilitate the conversion.

BUILDING REGULATION REQUIREMENTS

Due to the change of use and need for compliance with Building Regulations, some intervention is inevitable and this all be undertaken with care and attention to detailing without compromising the historical building fabric.

8.2. Fire Proofing

Fire ceilings and partitions are required to form a protected means of escape. Conventional methods of undertaking this work will be detrimental to the historic character and result in the loss of historic fabric. Subsequently, and with the support of the Conservation Officer, it is proposed that specialist systems including papers and paints can be used to provide the necessary Fire and Sound protection enabling decorative plasters and cornices to remain. Some ceiling to the building are thought to be original lath and plaster with some fibreboard ceilings believed to be covering the existing lath and plaster above.

Impact: Neutral

Mitigation: Specialist systems including paints and paper to be used to retain the decorative plasters and cornices.

8.3. Upgrading Windows

Existing windows throughout the property are timber single glazed, with 1no metal frame within timber sub frame which is located on the rear first floor, with the exception of second floor windows as part of the C20 roof conversion. We propose that the windows should be overhauled, repaired as required and redecorated. Part Q of the Building Regulations also includes the security of vulnerable

windows to be upgraded with regards to security and this could be achieved with a drop-down locking bar to the back of timber shutters, synonymous with historical shutters.

Impact:

Mitigation: Building Regulations will seek thermal upgrade of the windows and with the **Conservation Officer written support we propose that this will be undertaken with the (re-)introduction of timber shutters.** If Conservation Officer support is not provided we will be required to upgrade of the windows in the form of double (slimlite) glazing or secondary glazing, which we believe will be detrimental to the visual appearance of the Listed Building.

8.4. Thermally upgrading of the walls

This is a Building Regulation requirement due to the change of use. Due to the historical integrity of the front facade we believe it will be detrimental to the historic fabric to upgrade the external walls with external wall insulation (EWI) as the frontage of the building is significant for the historical integrity of the street. Internally the original cornice and skirtings is limited to the first floor rear room and some to the halls. There are some original plaster finishes internally including the ground floor front room, halls. Legislation states that if you cannot upgrade all internal walls then you should not upgrade any (this however is different for below ground walls, see 8.5). Furthermore, we believe that the upgrading of traditionally constructed solid walls of this age (above ground level) with internal wall insulation (IWI) is likely to have a detrimental impact on the originally intended and designed permeability of the structure as a whole, not to mention the appearance of modern plaster finishes. **Therefore we request that the Conservation Officer provides written support that both internal and external insulation above ground level will be detrimental to the appearance and technical performance of the historical structure.**

Impact: Harmful if applied to external walls.

Mitigation: Should written support not be provided, external walls will need to be thermally upgraded, which we would propose is undertaken with a ventilated lining membrane against the original wall to isolate any moisture, insulation and plasterboard finish internally. This membrane system does not change the dynamics of the wall and allows moisture in the walls to evaporate into the void of the system, pushing moisture in the walls to the outside rather than into the room when the heating is turned on which occurs where directly applied plaster systems are used. The works are entirely reversible and will therefore not harm the historic fabric.

External walls to the Second Floor will be upgraded with insulation to thermally upgrade the walls to current Building Regulation standards. The construction of the second floor is C20 and therefore not detrimental to the visual appearance or technical performance of the walls.

8.5. Below ground level

External walls and floors below ground level (proposed basement lounge & kitchen) will need to be provided with a lining membrane to prevent moisture ingress and this will also provide protection against other contaminants (Radon). We propose that a proprietary drained lining system, such as Delta or Newlath, is used throughout the basement for the control of moisture and contaminants. As existing internal finishes will be covered, there is no justification in this case for not insulating the

internal leaf of external walls.

Impact: Neutral. The proposed damage of potential moisture and subsequent salts on the walls is balanced out with the use of a lining system which will protect the internal finish of the rooms.

Mitigation: A proprietary drained lining system is reversible and therefore can be removed without harming the building fabric.

INTERNAL

The proposed works involve some minor remodelling of the internal space to provide a residential dwelling as follows:

8.6. Upgrading internal doors

As a three storey property, doors opening up onto the stairway will be required to be upgraded to be 30 minute fire resistance. Currently as an office the majority of doors are labelled as Fire Doors but Building Control will require evidence that they meet this standard. We believe that existing doors can be satisfactorily upgraded. All doors, except the ground floor hall entrance and cupboard door are 20th century and therefore have no historical importance. Upgrading of these doors is therefore not deemed as harmful.

Impact: Neutral.

Mitigation: None required as 20th century.

8.7. Additional Ventilation

The new Part F of Building Regulations places a much more demanding ventilation requirement for new dwellings, including those created by change of use. Subsequently, with the provision of single glazed timber windows with no trickle vents, it is likely that Building Control will require a full Mechanical Ventilation and Heat Recovery System (MVHR) to be required. Such systems require ducts to be run around the building for intake (habitable areas) and extract (sanitary and kitchen areas) ventilation.

Impact: needs to be very carefully installed.

Mitigation: Natural ventilation could be provided by passive ducts either through the roof or via air bricks through walls. Alternative is installing trickle vents into windows or coring through walls with external grills.

8.8. New partition

New partitions proposed include:

Basement bedroom - new partition and door to enclose bedroom ensuite

Basement rear entrance - new partition to sub-divide the rear access for the basement flat and main dwelling house

First floor bedroom 1 - new partition and door to enclose bedroom ensuite
Second floor bedroom 5 - new partition and door to enclose ensuite
Second floor landing and shower 2 - new partition and door opening, new partition to subdivide ensuite and shower 2

Impact: Neutral. The only original cornice and skirting detailing noted is to the ground floor rear room and hall and some to the internal wall of the front ground floor room, however no new partitions are proposed to these rooms and will therefore not impact on the original cornice and skirtings.

Mitigation: New partitions within existing rooms as detailed above will be of timber stud work and plasterboard finish. Doors within new partitions will be of modern 6 panel raised and fielded design.

8.9. Removal of partitions

Some 20th century partitions are proposed to be removed including on the second floor landing and shower C20 glazed partition which will be replaced with a new partition and door opening as detailed above.

Impact: Neutral. 20th century partition

Mitigation: None required. Partitions proposed to be removed are non-original.

8.10. New openings

Opening up of/taking down of existing and original fabric have been kept to the absolute minimum to facilitate the conversion. However some opening up works is required and is as follows:

Second floor bedroom 4 - new opening through C20 wall to proposed ensuite

Impact: Neutral. 20th Century extension.

Mitigation: None required.

9. CONCLUSION

- 9.1. The need to keep most historic buildings in beneficial use must be borne in mind. When a building has a viable use, conservation will be achieved by prudent maintenance.
- 9.2. The proposal has been considered with regards to protecting the existing historic fabric. The proposed works are very minor and necessary and will be undertaken in accordance with good conservation principles utilising traditional methods in the form they are currently available.
- 9.3. To this end, we commend this Statement to you as supporting evidence to obtain approval for this development proposal.

Stephen Tucker DipBldCons MRICS
Chartered Building Surveyor
FOR SMT ASSOCIATES
10th October 2023