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**Natwest Penzance,
31 Alverton Street,
Penzance,
Cornwall,
TR18 2QQ**

Heritage Statement



Date: January 2024

Our Reference: 22-205-AS-HS



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1. Introduction

The following Heritage Statement is for the proposed installation Heating, Ventilation and Air Conditioning (HVAC) including a single split Air Conditioning (AC) unit and a Variable Refrigerant Volume (VRV) unit, within an acoustic enclosure installed to the latter. It is proposed to be installed to the rear flat roof of the NatWest Penzance, 31 Alverton Street, Penzance, Cornwall, TR18 2QQ. It has also been prepared with reference to the following documentation:

- 22-205-AS-DAS: Design and Access Statement
- Industrial Noise Impact Assessment: IMP7475

This statement should also be read in conjunction with the following drawings:

- 22-205-AS-04: Existing & proposed site & roof plans

The building is located within Penzance conservation area under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated in the centre of Penzance in South Cornwall, within approximately half mile of the coast. It is surrounded by similar retail and commercial properties, with a public car park located to the rear. Principal public access is gained via the main entrance located on the Alverton Street, front facing elevation.

The proposal comprises of installing HVAC units to the rear flat roof area, this includes a single split AC unit and a VRV unit in order to address the ongoing problems with the current heating system and ongoing repair costs that are no long economical. The units will be installed to the rear of the building and with minimal impact to the visual appearance.

The proposal will have minimal visual, or aesthetic impact as will be located to the rear of the property away from public view.

2. Heritage Asset & Setting Description

Natwest Penzance, 31 Alverton Street

The Natwest Penzance branch at 31 Alverton Street is located with Penzance town centre. The vast majority of buildings adjacent to the site are of commercial nature, statutory listed and of a historical nature. There is no proposal to change the use of the buildings as part of this application.

The building is situated within Penzance conservation area and occupied a prominent position within the town centre of Penzance, in Cornwall. Principle access is gained via the south facing, Alverton Street elevation.

It is estimated that the original building was constructed circa 1900 with further additions to the rear being constructed circa 1940 comprising of single and two storey additions.

The front facing elevation is principally solid masonry construction formed of granite ashlar stonework with a parapet wall surmounted by coping stones. It is surmounted by a timber framed pitched roof, spanning from front to back and weathered in natural

slate covering. Windows and doors are of solid timber construction fitted with single glazing.

The original building has various extended portions to the rear, single storey sections formed of solid masonry construction former of brickwork laid in a Flemish bond and flat roof weather in an asphalt covering. Further two storey projection includes timber framed pitched roofs weathered in natural slate covering and walls are of solid masonry construction formed of ornate sand stonework.

No alterations to the site layout are proposed.

3. Significance of the Heritage Asset

Alverton Street sits in the conservation area of 'TR18', within the centre of Penzance. Penzance is commonly known for its sub-tropical trees and plants, as well as fine 18th and 19th century buildings and high quality streetscapes.

The property is of significant stature, primarily due to its front elevation, being a prominent setting to Alverton Street. Prominent architectural features include the use of high-quality materials, including granite ashlar, ornate sand stonework and bows to the left and right hand side of the front elevation at first floor level as well as sliding sashes to the upper floors.

The building is situated as a terraced property; accordingly, it is of similar design and construction to adjacent properties, contributing highly to the area and the surrounding street scene.

4. Heritage Asset Proposed Design Rationale

The proposed maintenance works relate to the heating, ventilation and air conditioning (HVAC) within the building, the current system is inefficient with reoccurring costly maintenance repairs and is beyond economical repair. It is proposed to install a new system throughout the building with the requirement for two units to be installed externally to the rear single storey flat roof, this will address on-going issues with the inefficient system and reduce maintenance costs. The works are deemed to have minimal visual, or aesthetic impact on the building due to being located to the rear of the property and out of site.

The units to be installed include the following:

- Daikin Single Split air conditioning unit
- Daikin REYQ18U VRV unit

An acoustic survey has been carried out the accompany the application with a requirement of an acoustic enclosure to be installed around the VRV unit to reduce noise emitted to the surrounding properties.

5. Impact of Proposed on Heritage Asset

The proposed works seek to maintain the heritage asset, no works will be carried out to the elevations and all stonework will be preserved. The HVAC units will be fixed to the modern asphalt roof to the rear single storey extension, no other works will be undertaken to the building.

6. Bibliography

- Design and access statements guide, CABE, 2007
- <http://www.heritagegateway.org.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

Client: Overbury PLC
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VERIFICATION
Approved for issue
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