

**Proposed revision of plans for conversion of
Penponds Chapel, Church Road, Penponds, TR14 0QE
to residential accommodation**



2018



2024



January 2024

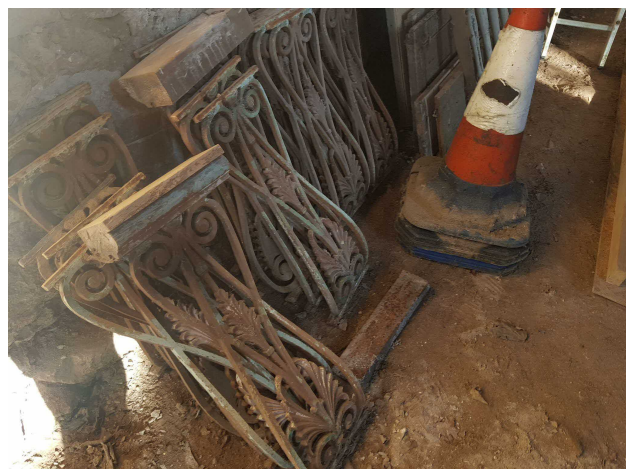


2018

We were originally engaged in November 2018 by previous clients who instructed us to undertake work on the Penponds Chapel to alter the layout from the 2017 planning permission PA17/03783 Listed building permission PA17/03784

We prepared draft drawings to have a reversed living layout, with the bedrooms on the ground floor and a large central gallery space above in front of the existing entrance doors. Which gave the opportunity to view the full height space to the roof above, with new trusses supporting the ridge beam.

We had a pre-app PA19/00492 with Colin Buck Cornwall Council conservation officer to discuss the amended plan, as well as what remedial work can be carried out in the meantime to improve the poor condition of the building. The building is in a dilapidated state, particularly due to a leaking roof. The existing windows were in a dilapidated state. The clients had stated that they do not want secondary glazing and instead would replace the windows to match existing. The external walls needed to be cleaned and repointed with lime mortar. We proposed using the existing gallery (although raising to accommodate allowable headroom for the room below) with a full height glazed screen as protection from falling. The existing archway is currently in a very poor condition and the client would like to re-build it. When the property was purchased, much of the original interior was missing and both the choir stalls and a large part of the floor had been removed, presumably due to rotting timber.



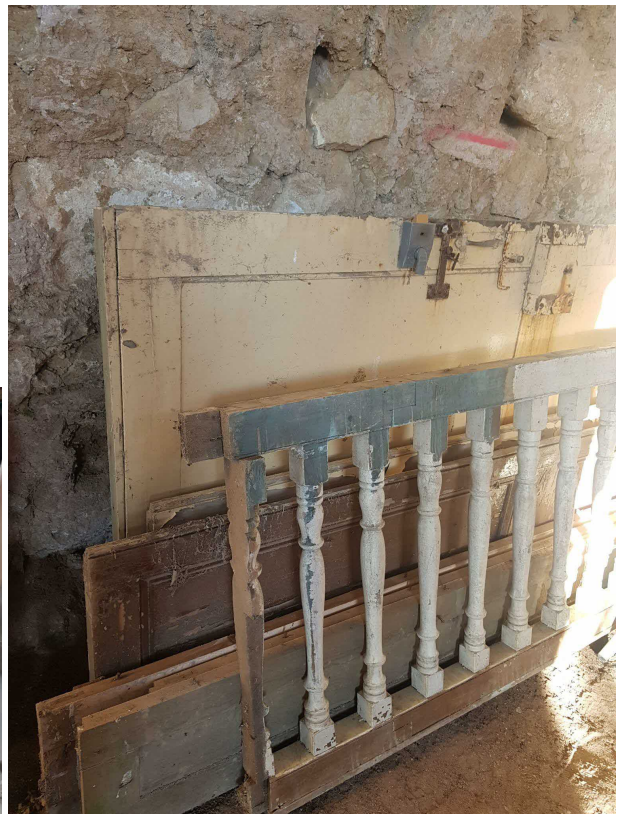
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We had also consulted with Building regs regarding fire escapes and they had recommended a glazed screen from the front bedroom to connect to the rear bedrooms under the gallery walkway.

We ceased working for our previous clients in less than a year, after being engaged.

We have now been appointed to make amendments by Mr Paul and Mrs Yvette Dawson with Peter Bland for the structural aspects, and Dr Caroline Yates (both of Silverlake Design) as a conservation consultant.

The chapel is currently derelict. We understand that unauthorised works were undertaken by the previous owners, resulting in the loss of most remaining historic features, as well as much of the rear wall, which is now a large hole.

The new owners are keen to bring the chapel into use as a dwelling. They wish to regularise works undertaken by the previous owners and, given the sensitivities of the building and its current condition, we want to consult with the local Authority as to the best route forward with a clear framework for addressing the unauthorised aspects as well as the new proposals. There is a sense of urgency as there is concern about the structural integrity of the building given the loss of the back wall and internal bracing, as well as the damaged roof.

As part of the consultation we wish to seek advice as to possible scope of the new proposals, e.g. as there is no longer a small secondary walkway to the gallery we could make a new opening window adjacent to the main entrance for fire escape and ventilation to bed 3 as the existing large windows shared with the study on the first floor above are non opening . We would also seek advice as to whether, as there is no longer a small secondary walkway to the gallery, we could make a new opening window adjacent to the main entrance for fire escape and ventilation to bed 3 as the existing large windows shared with the study on the first floor above are non opening .

We have attached preliminary plans for discussion with this application

January 2024 Photos

