

Heritage Statement and Impact Assessment

SITE NAME

ADDRESS OF SITE

(INCLUDING POSTCODE)

The Garden House

74 Lostwithiel Street

Fowey

Cornwall

PL23 1BQ

GRID REFERENCE

SX1236751818

1. What heritage asset(s), including their setting, are potentially affected by the proposals?

1. Scheduled Monument (SM)
2. World Heritage Site (WHS)
3. Listed Building (LB)
4. Conservation Area (CA)
5. Registered Park and Garden (RPG)
6. Historic Battlefield (HB)
7. Locally Listed Heritage Asset (LLHA)
8. Archaeological Notification Area (ANA)
9. Other Non-Designated Heritage Asset
(including below ground archaeology)

2. Proposed Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Repainting of the exterior of the listed building

Please list the works proposed including specific materials e.g. replacement single glazed timber windows, reroofing, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

The re-painting of the exterior walls :

1. The main front wall of the property is built up in stone and mortar and externally rendered, currently overpainted with a plinth to the base of the wall.
2. The repainting of the rear elevation above the kitchen, similarly constructed of rendered stone and mortar.
3. The areas at the rear elevation presently unclad and unpainted will remain unaltered.

The areas for treatment are covered with coats of "Murfill" flexible renovation paint to achieve a weatherproof coating , but leaving the structure to breathe.

The colour presently is Grey BS00 A01

The paint proposed is again "Murfill" renovation paint in a colour Terracotta RAL 040 50 50

Many Georgian brick properties are terracotta in colour and as such this would be in keeping.

The window frames on the front and rear elevations are wood and primarily of sash construction They are painted white and will remain white.

3. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

No

Have you sought pre-application heritage advice from Historic England?

No

4. What is known about the affected heritage asset(s)

Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening.

The building is a private dwelling in a line of private dwellings. It is situated directly on the main highway into Fowey in a no-parking area.

The building was constructed in approximately 1750 we believe. It was first listed in March 1974.

The building underwent renovation in 2002, in accordance with the then listed building processes of Restormel Council , prior to our ownership. (Listing No. 1210568)

It was modernised inside and a conservatory built on the rear elevation then and has remained the same since that date.

The building has been in private ownership for the bulk of its life and while it has been used as a bed and breakfast and a holiday let at points in the past before the current ownership, the external aspect of this property has been largely unaltered even if properties in the vicinity on either side have been totally altered from acting as motor garages and petrol retailers to their present residential construction and use.

The garden area to the rear remains a walled garden with no access to other properties.

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

The importance of this heritage asset is primarily its age, being built in about 1750 and reflecting a typical Georgian town house marked by its symmetry.

It is basically a two story design with an attic on the third floor. Sash windows with divided glazing bars, a panelled front door with a rectangular fanlight in plain architrave, two hipped dormers and a hipped slate roof.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please identify and explain what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

The impact of the proposals on the significance of the listed building will be small. There are other properties in the general Conservation area of Fowey of a similar colour, both listed and unlisted. The immediate relationship with the listed building abutting this property – No 76 - will also be small. This property is built to a similar scale, but is stone and mortar without cladding or rendering, and has terracotta architraves over its windows.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimized. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

The proposal to repaint has been to conserve and maintain the building fabric. The change in colour will enhance its significance and will be in keeping with aspects of the adjacent building. It will contribute to local character and distinctiveness.

Contact Contact Details:

Historic England: www.historicengland.org.uk

Local Planning Authority:

Cornwall Council: <https://www.cornwall.gov.uk/>

Cornwall Council Planning Pages: [https://www.cornwall.gov.uk/planning-and-building control/](https://www.cornwall.gov.uk/planning-and-building-control/)