



Design & Access Statement.

Incorporating Historic Impact Assessment

26 Broad Street, Launceston

Document date: 7 February 2024 | Version: 1

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Introduction

This statement has been prepared to support a planning application for the conversion into a one-bedroom flat of unused floor area on the first floor of a mixed-use building. The conversion involves raising an existing ridge height and replacing an existing flat roof with a new slate covered pitched roof.



Figure 1: aerial picture showing proximity of proposal to listed buildings adjacent and opposite [photo: PLACE architects]

An application for a first floor two bedroom apartment including raising the roof line was approved under planning application reference: 2004/02413. This was renewed on 13 August 2009 [ref. 2009/00873]. The layout previously approved included two very small bedrooms and the applicant for this application preferred to improve the quality of the spaces by making one, more generous bedroom.

The property is within the Launceston Conservation Area situated on Castle Dyke. It is next door to Listed Building 24 Broad Street, opposite Grade II listed perimeter wall of Grade I listed Launceston Castle (see Fig.1).

Due to the historical sensitivity of this site, this proposal aims to enhance the setting of adjacent listed buildings and the context of the conservation area by replacing an existing flat roof with a pitched roof and fibre-cement roof sheeting with slate coverings.

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Design

Use

The existing building includes William Hill's bookmakers on the ground floor facing the square. There are two existing residential flats over, on the first and second floor, they are accessed from Castle Dyke at the rear of the building. The proposed floor area is on the first floor, and is redundant, see figure 2 below:



Figure 2: View inside existing space (photo: PLACE architects)

The vacant space has a stainless steel sink unit plumbed into the south west corner and there is a roof void beyond. The proposal is to convert both spaces to provide new residential accommodation.

Amount

One new dwelling is proposed which means the building would incorporate one commercial unit and three residential units over. The existing gross internal area of the vacant space is 35.8

m2, plus the roof void area. The proposed gross internal area of the residential flat will be 60.8 m2.

Layout

The space has been designed to accommodate a one bedroom residential flat with a separate bathroom and shared kitchen–dining–living space. Access to the new flat is via the existing entrance off Castle Dyke.

Scale

An existing flat roof will be replaced with a pitched roof and the existing pitched roof over the roof void will be raised in line with the new pitched roof. This new roof is below the height of the main building’s ridge and the new eaves line is well matched to the eaves of the listed building adjacent – see Fig.3:



Figure 3: Proposed West Elevation showing roof line to be demolished as broken redlines and LB eaves to left.
-drawing no. 023-36 320-01

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Proposed west elevation (facing castle) showing new eaves line against no.24 (listed building) to the left hand side and the existing main building ridge behind. The entrance at street level is unchanged.

Landscaping

The proposal does not have access to any external space, however, the west facing gable elevation includes double doors and a guarding rail (Juliet balcony).

Appearance

The existing pitched roof comprises corrugated fibre-cement sheeting over purlins and the existing flat roof is covered with torch-on mineral felt. These roofs will be replaced with one new, slate covered pitched roof.

The existing side walls will be raised to meet the new roof and rendered to match the adjacent walls below. The new gable wall will be covered with vertical slate hanging.

Access

Vehicular and transport links

Due to the location there is no opportunity to provide parking, however there are existing car parks within walking distance and a bus stop 170m providing access to multiple locations including the bus route between Bude and Plymouth.

Foul Water Drainage

New foul water will connect into the existing combined sewer running southwest along Western Road.

Surface Water Drainage

The Environment Agency’s ‘Flood map for planning’ has identified the proposal site is in a ‘flood zone 1 area’ with a low probability of flooding (see Fig.4), however, the site is within the ‘Launceston - Newport’ Critical Drainage Area.

There are no changes to the existing surface water downpipes or gullies. The design does not increase the footprint of the building or the amount of impermeable area draining into the existing combined sewer running southwest along Western Road.

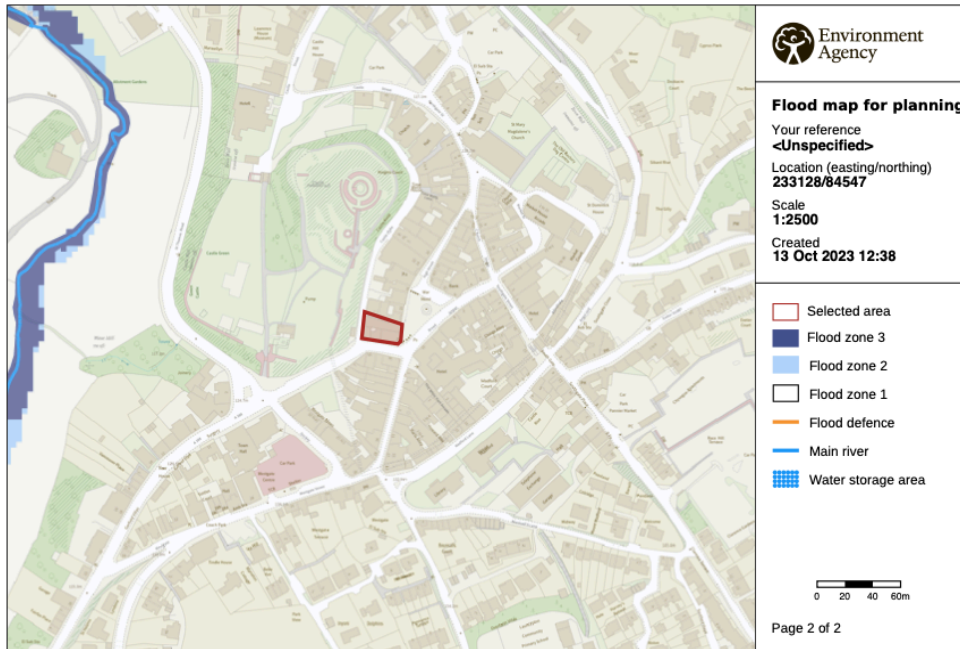


Figure 4: Environment Agency Flood map for planning: 26 Broad Street, Launceston outlined in red.

Historic Impact Assessment

| | |
|------------------------------|---|
| Site name | 26 Broad Street |
| Address | Launceston Cornwall PL15 8AE |
| | |
| 1. Outline schedule of works | |
| proposal | Conversion and alterations of redundant rooms to create residential apartment |
| works | Raise walls, new pitched roof, new windows |
| | |
| 2. Planning History | |
| Planning Approval | 2009/00873 - renewal of application 2004/02413 for a first floor two bedroom apartment including raising the roof line over. [13 August 2009] |
| | |

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| | |
|---|---|
| 3. Heritage asset | |
| Listed building | No Listed buildings are adjacent and opposite |
| Conservation Area | Yes |
| | |
| 4. Information about Heritage assets | |
| Listing numbers | Adjacent building: 1206133 24 Broad Street. List description below: Appendix 1. Opposite: 1187246 Perimeter Walls of Launceston Castle. List description below: Appendix 1. |
| | |
| 5. Impacts | |
| Setting of adjacent and nearby listed buildings | The proposal is next to a listed building and opposite the listed perimeter wall of Launceston Castle. The existing roofing materials of the proposal site are C20 fibre-cement sheeting and torch-on mineral felt over a flat roof. |

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|----------------------|--|
| | <p>The listed building adjacent includes C20 fibre-cement sheeting and a flat roof with torch-on mineral felt covering with 'kee-klamp' handrails to the perimeter (see fig.1) The castle perimeter wall opposite is natural stone.</p> <p>The proposal is to remove the flat roof and the C20 fibre-cement sheeting from the proposal site and replace with one new duo-pitched roof with slate covering.</p> <p>The impact on the setting of the listed buildings will be positive and will enhance the conservation area.</p> |
| | |
| <p>6. Conclusion</p> | <p>The proposal will enhance the setting of the adjacent listed building and provide a positive impact on the conservation area because the existing, inappropriate roof forms and coverings will be removed.</p> <p>The new slate hanging to the gable elevation will lift the quality of this building facing the castle and the pitched slate roof will be appropriate in the historic town roofscape.</p> <p>The glazing and the double door are well matched to the existing building opening patterns along Castle Dyke.</p> |

Appendix 1

Listing description: 24 Broad Street.

LAUNCESTON

SX3284 BROAD STREET 660-1/4/12 (North West side) 13/09/72 No.24

GV II

Town house with later shop. Mid C19. Incised stucco with rusticated quoins and mid-floor band; roof hidden behind parapet. Deep plan including deep rear wing. 3 storeys; 3-window range. Possibly original 4-pane hornless sashes. Ground floor has full-width late C20 shop front incorporating house doorway, with 4-panel door, towards left. INTERIOR: ground floor altered late C20. Included for group value.

Listing description: perimeter walls of Launceston Castle.

LAUNCESTON

SX32843384 WESTERN ROAD 660-1/4/190 Perimeter walls of Launceston Castle

GV II

Perimeter walls of Castle. c1840, incorporating some medieval fragments. For the Duke of Northumberland. Slatestone rubble walls with local greenstone, volcanic stone and polyphant stone dressings. Roadside retaining walls to St Thomas Road, Western Road and Castle Dyke with some Gothic style features, some of which are probably re-used from the Watch of Witches Tower which collapsed when the road was being built. High walls with doorways inserted at various intervals. These walls are part of a major landscaping scheme which took place following criticism about the condition of the castle in 1840.