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our ref: 19/1537 Alterations to Internal Fire Doors at The Guildhall, Liskeard
your ref:

Combined Design & Access Statement & Heritage Assessment

1. Context

- 1.1. The application site is a Grade II* Listed building on the corner of Pike Street and Fore Street, in the heart of Liskeard. Jointly attributed to Charles Reeves and Henry Rice, built in 1859-68, to replace the old Town Hall as the new Magistrates and County Court House, the building is arranged over 4 main floors with a clock tower at the north end. The envelope is faced with ashlar stone with a dual pitched slate roof with rusticated arches to the ground floor shops and street entrances - see Plate 1 below.



Plate 1 (view of application site from the northeast)

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1.2. The application site is within the Liskeard Conservation Area, as confirmed by the Council's online interactive mapping resource – see Plate 2 below.

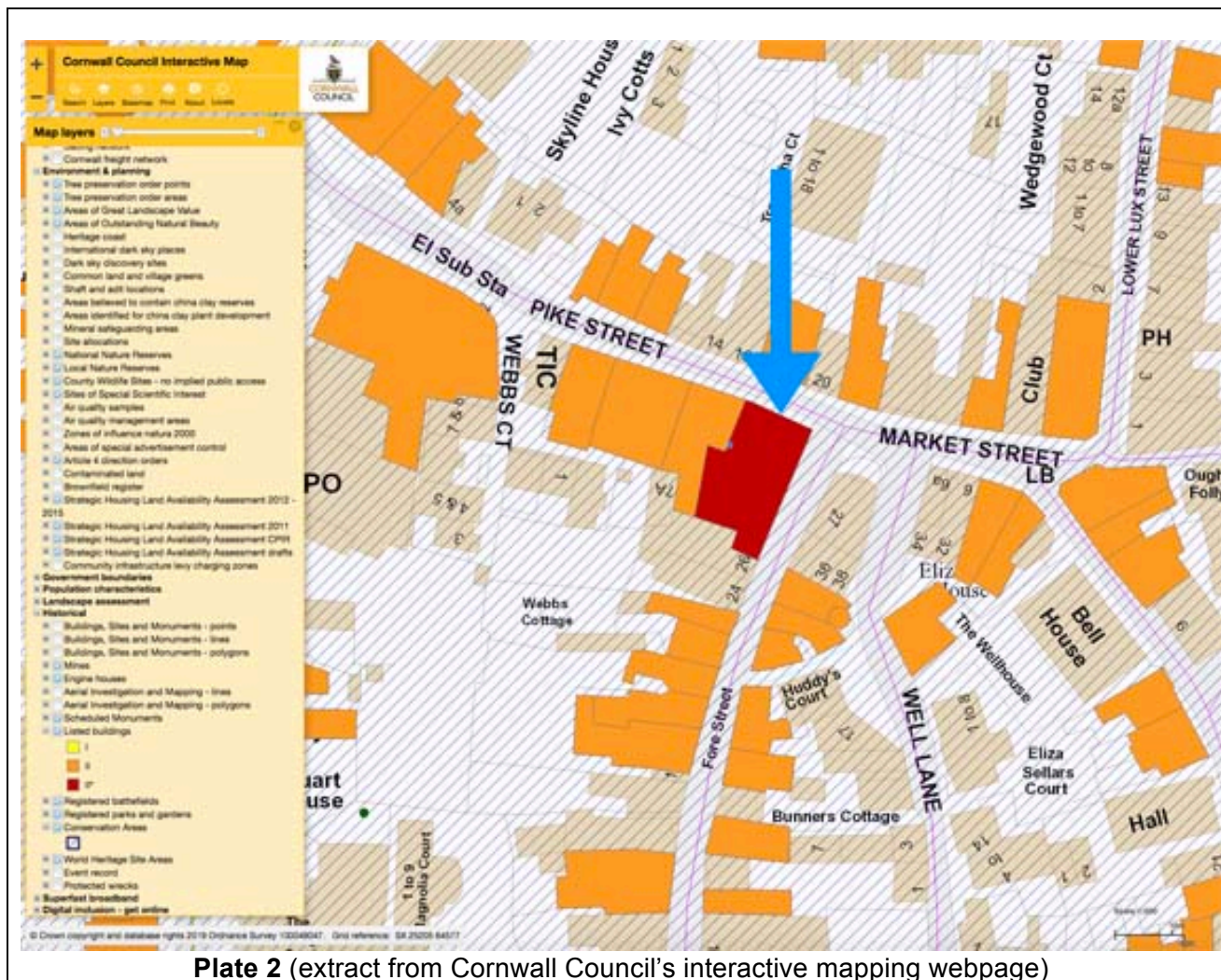
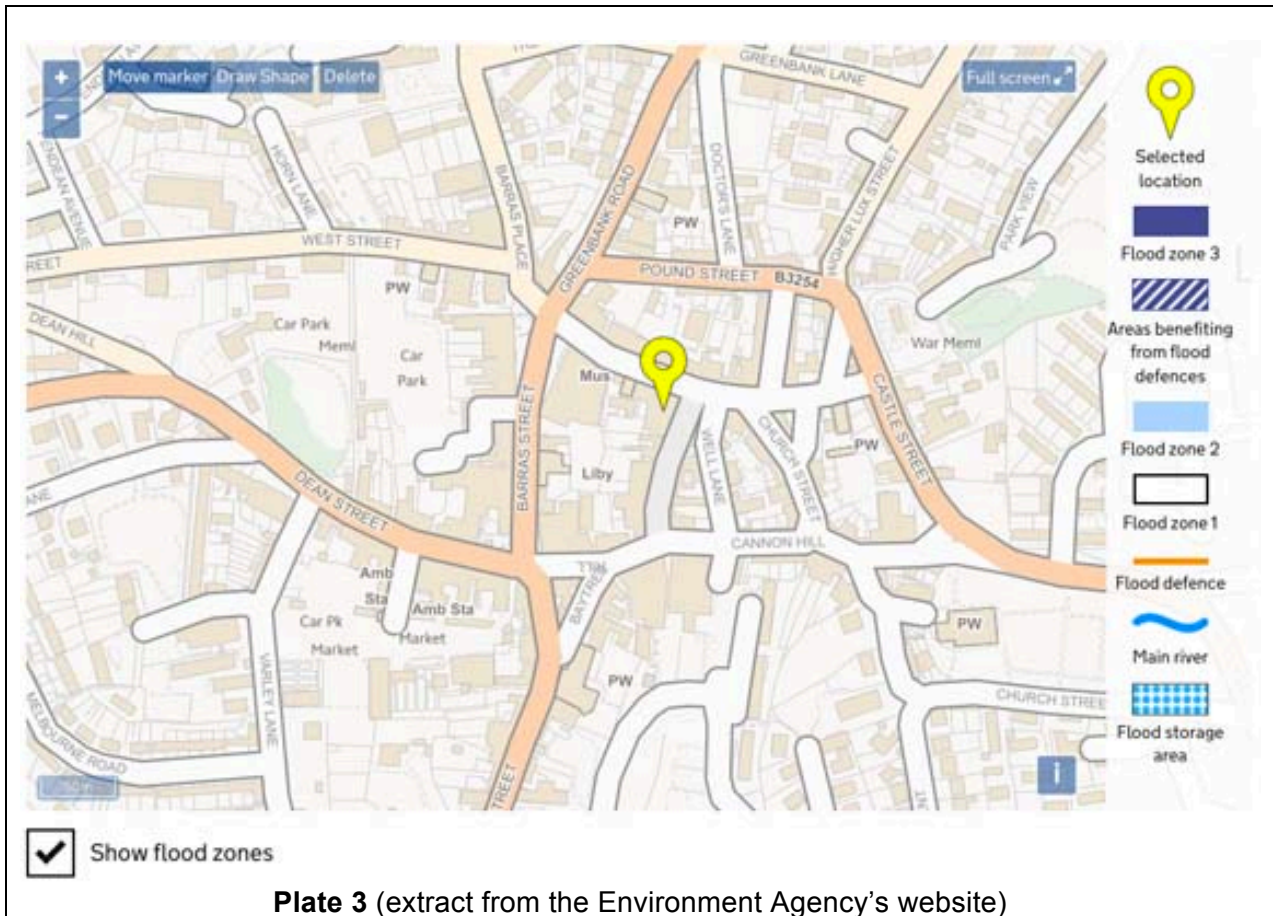


Plate 2 (extract from Cornwall Council's interactive mapping webpage)

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1.3. The application site is outside of an identified flood risk zone as indicated on the Environmental Agency website - see Plate 3 below. As such a Flood Risk Assessment is not required for this application.



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- 1.4. The application site is outside lands identified to be at risk from recorded historic mining operations as indicated on Caradon District Council's historic mining map - see Plate 4 below. Moreover, this application only relates to internal fixtures and finishes. As such a mining search should not be required for this application.



Plate 4 (extract from Caradon District Council's historic mining map)

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2. Planning History

2.1. Cornwall Council has online records of planning applications for its responsibility. There are lists of entries and maps showing applications edged in a thick red line. The online map records for this area do not show any applications at the application site – see Plate 5 below. Other applications may have been submitted that have not been entered into the online records.

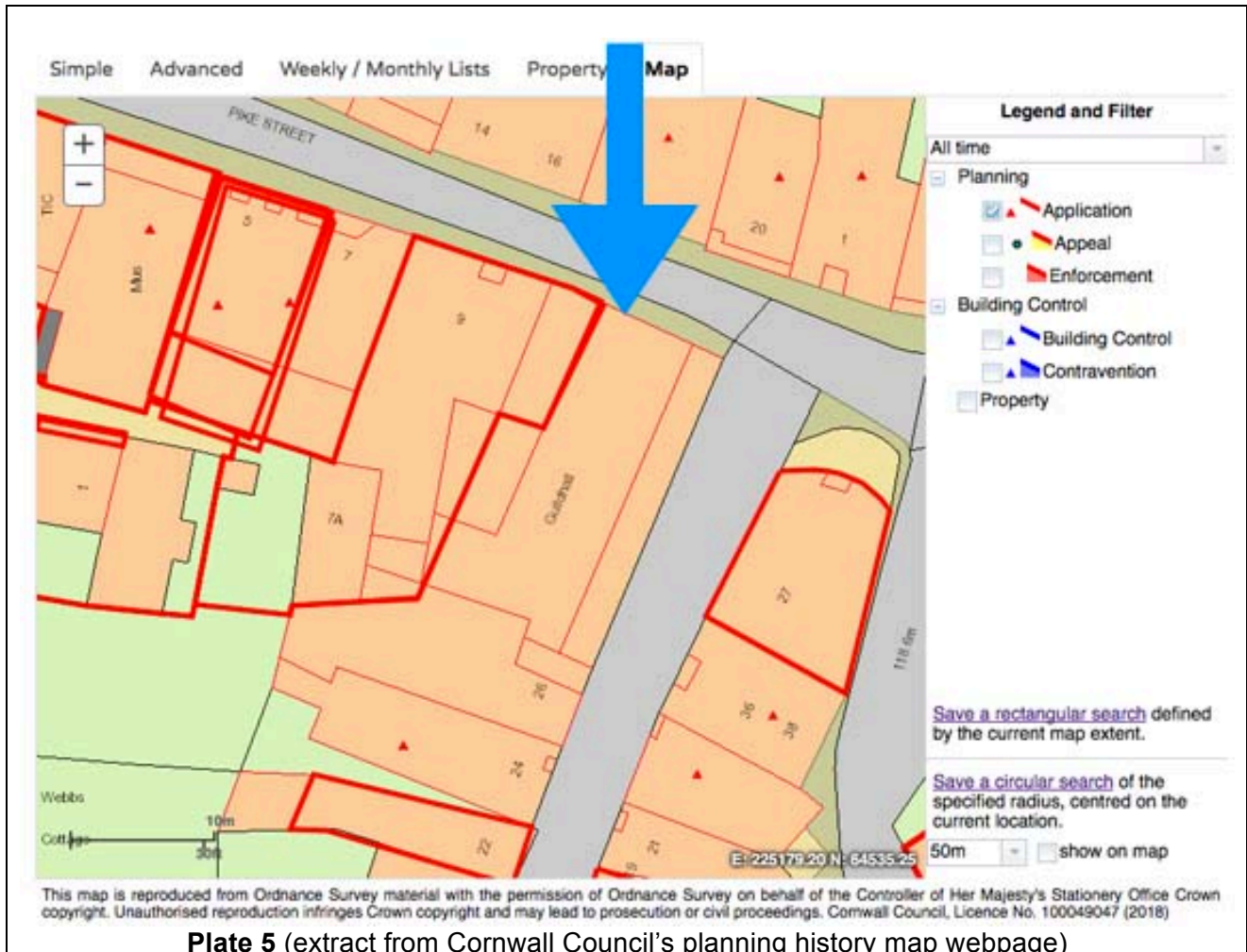


Plate 5 (extract from Cornwall Council's planning history map webpage)

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3. Proposed Design

- 3.1. This application seeks permission to replace some of the existing C20th internal doors to upgraded fire doors, and to upgrade some of the C19th doors in key areas where without these upgrades they represent a risk to life of occupants and to the building from fire.
- 3.2. These changes and upgrades are the conclusion of an independent fire risk assessment commissioned by the applicant as part of their annual property portfolio health and safety checks.
- 3.3. Once of the documents accompanying this application is a document outlining what works are required to each door with a photograph of each door as they currently exist.
- 3.4. The current C20th doors to be replaced do not have any historic value and are not high quality doors in their own right. Their replacement will not negatively affect the host Heritage Asset nor be a loss of high value fixtures.
- 3.5. The C19th doors to be retained are so proposed because they appear to be contemporary with the original construction of the building, so their loss would have a negative impact on the host Heritage Asset, but also because they are high quality fixtures so their loss would have a detrimental visual and experiential impact on the property.
- 3.6. The proposal to upgrade some of the C19th includes hinges of the same length, some new hardware, and the installation of replacement fire and smoke seals, as well as their redecoration in fire resisting paint.
- 3.7. That the hinges are the same lengths means that their installation will be unobtrusive once the works are completed. It is not known what age the existing hinges on the C19th doors are but as the remainder of the ironmongery (latches, levers, rebated mortice locks etc) are all C20th, visual inspection suggests the hinges are also C20th.
- 3.8. The new hardware proposed is screwed to the timber doors so is reversible.
- 3.9. The decoration in fire resisting paint will be to a colour to match the existing so its application will not be noticeable once complete so should not negatively affect the fixtures or the Asset.
- 3.10. The new, wider acoustic fire and smoke seals, are to replace existing smoke seals that no longer meet fire legislation. It is not proposed to introduce smoke seals where there currently are none, so that the replacements are wider will mean there will be some loss of material from the C19th doors, but this is minimal and the principle is already established.
- 3.11. The seals will be largely hidden from view and discreet so it is suggested that their installation will not significantly affect the host Asset in a negative manner.
- 3.12. Where new fabric is to be introduced to alter existing joinery, such as the overboarding of fanlights or the encasement of an existing door will be reversible and will not require the removal or destruction of historic fabric. As such the changes proposed seek to meet current fire legislation without negatively affecting the host Heritage Asset. This approach is preferable to removing C19th joinery from the building.

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- 3.13. It is suggested that the replacement of C20th fixtures, the retention/minimal upgrading of C19th fixtures and the encasement of C19th joinery rather than their removal/destruction is the most sympathetic approach to meet the required fire legislation and that this application be supported.

4. Ecology

- 4.1. A visual inspection of the property did not show evidence of any protected species in the areas where works are proposed. As such, no known ecological mitigation is required for this application.

5. Arboriculture

- 5.1. The works will not affect any trees or hedges. As such, no known arboricultural mitigation is required for this application.

6. Contamination

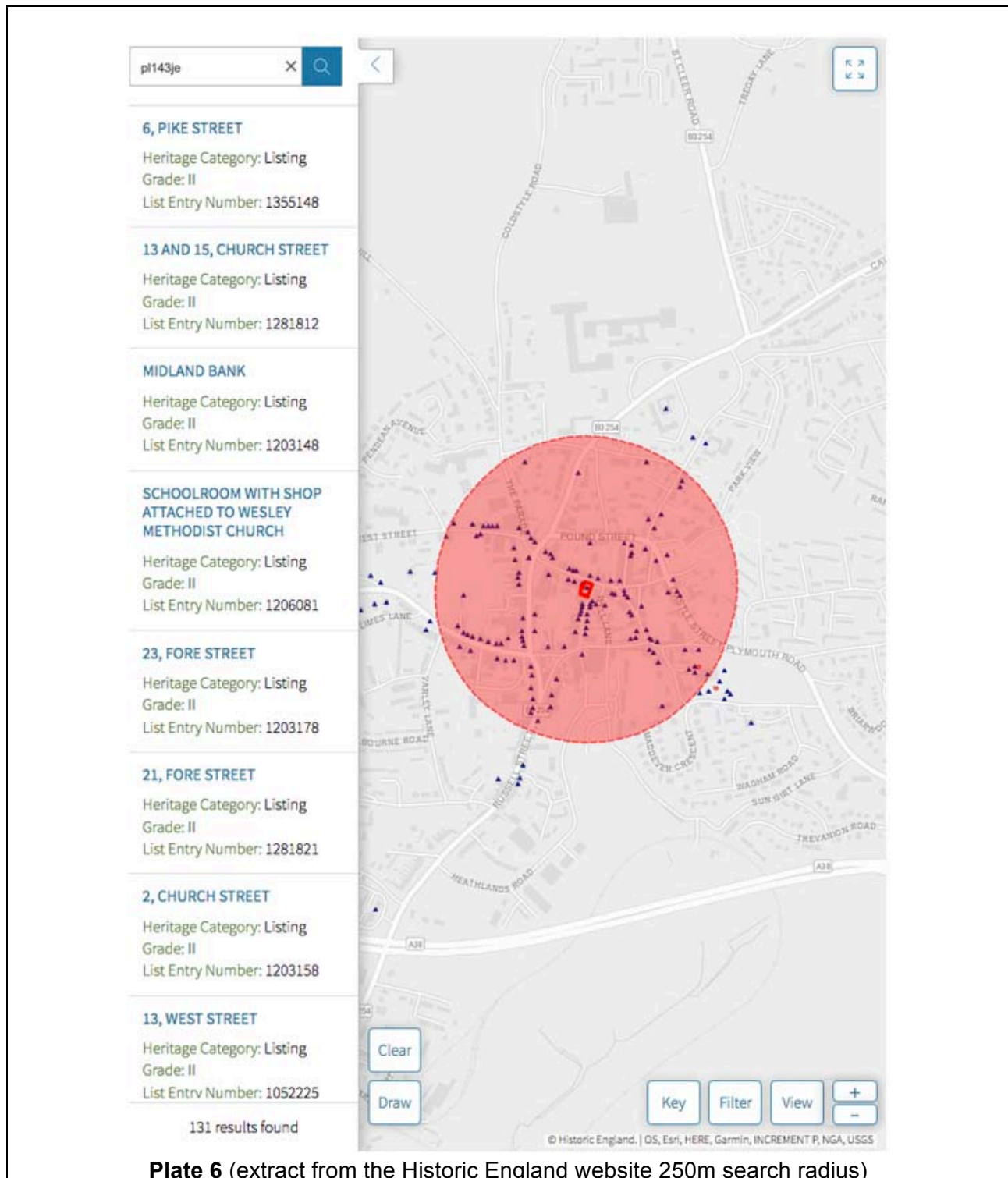
- 6.1. The proposed works are to a non-domestic building, for a use that would not be sensitive to the presence of contamination, and relate to internal alterations. A phased contamination study is not required for this application. As such, no known remedial works are required for this application.

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7. Heritage Assets

7.1. The application site is within the Liskeard Conservation Area, is a Grade II* Listed building itself, and has 130 other individual Heritage Assets (in this instance Listed buildings/structures) within 250m of the application site, according to Historic England - see Plate 6 below. 2 of these additional 130 Listed buildings are Grade II*, the remainder are Grade II.



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- 7.2. The proposed alterations are all internal. As such it is suggested that this application will not detract from the Outstanding Universal Value (OUV) of the other 130 Listed Buildings within 250m, nor the Liskeard Conservation Area on a larger scale.
- 7.3. Moreover, the proposal is to upgrade existing C20th fire doors for replacement fire doors, and to keep the C19th doors and to upgrade them with the least amount of physical alteration/intervention and in the most discrete manner possible, meaning that the history, OUV and surviving originality of the host Heritage Asset will not be reduced.
- 7.4. The doors to be replaced are already modern so there will be no loss of historic fixtures/fabric.
- 7.5. The historic doors are to be retained and upgraded to meet modern fire assessment requirements for a commercial building in a sympathetic and discreet manner.
- 7.6. The physical changes to the existing C19th doors seek to change the existing fire and smoke seals, not introduce smoke seals from scratch. To that end, it is the consideration of installation a wider seal over installing seals into original and unaltered doors.
- 7.7. The replacement hinges for the C19th are no larger than the existing so will not leave visible scars once they have been installed meaning the works will not be readily noticeable nor readily experienced, helping to preserve the character and understanding of the host Heritage Asset.
- 7.8. The installation of other hardware will be reversible.
- 7.9. The encasement of C19th joinery rather than its removal is reversible and preferable in principle.
- 7.10. It is suggested that the proposed visual and physical changes would result in a less than significant harm on the host Heritage Asset.

8. Conclusion

- 8.1. The proposal is to alter internal doors and immediately adjacent building fabric.
- 8.2. There are no known flooding constraints.
- 8.3. There are no known mining constraints.
- 8.4. There are no known ecology constraints.
- 8.5. There are no known arboricultural constraints.
- 8.6. There are no known contamination constraints.
- 8.7. The host Heritage Asset should not be negatively affected by the proposals.
- 8.8. Adjacent Heritage Assets including the Liskeard Conservation Area should not be negatively affected by the proposals.
- 8.9. Overall, it is considered the principle and detail of this submission are acceptable and that this application therefore ought to be supported.

