

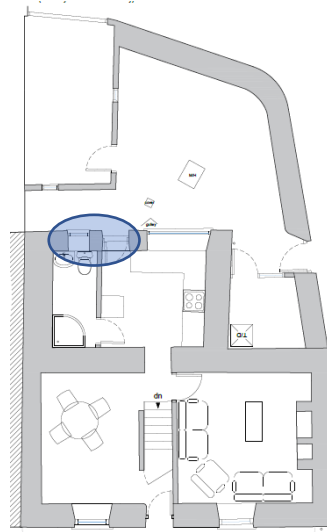
**Ref:** P/24/021/HH and 022/LBC  
**Address:** Parkside, The Parade, St Mary's  
**Grade:** II  
**First Listed:** 1975  
**List Description:** <https://historicengland.org.uk/listing/the-list/list-entry/1141190?section=official-list-entry>

Site Visits Notes: 13/05/2024

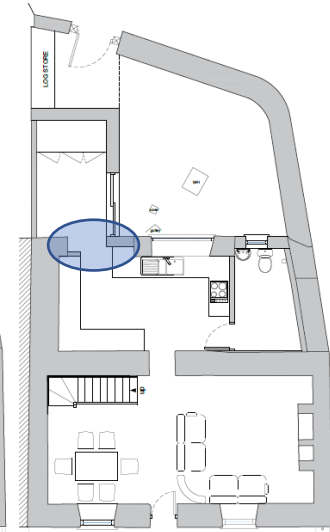
- **Removal of existing garage and construction of an extension to the kitchen in the same location**

There is no issue with this in principle as the existing garage appears to be a relatively modern addition and detracts from the rear of the house. Details of the new door / gate to the back lane should be provided. It would appear that this is used for storage only, not vehicles. The plans will need to be drawn to an appropriate scale with full details of all proposed materials (doors, windows, roof finish, any rooflights, wall finishes etc) and service routes especially showing how it will link to the main house. **The existing opening from the g/f bathroom is a small window and the new opening will need to be detailed more clearly in addition to the new gate:**

Ground Floor  
Existing

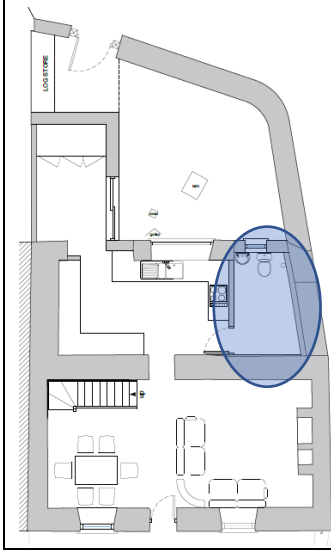


Proposed



- **Formation of a ground floor wet room**

Wet rooms can cause significant damp problems in historic buildings, so this will need to be carefully detailed and the drainage / service route details provided. **I would expect to see much more detailed drawings at an appropriate scale.**



- **Relocation of the non-original staircase**

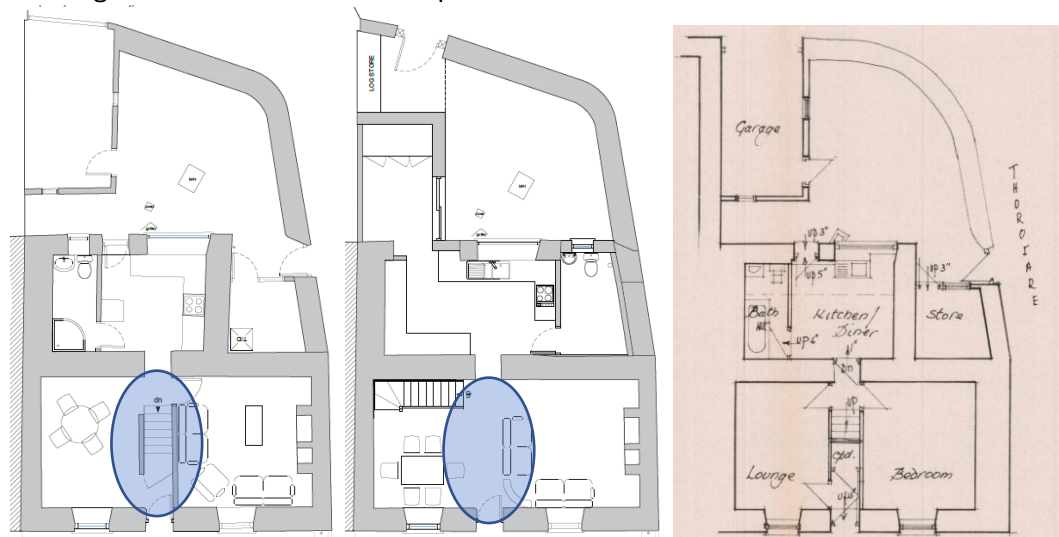
The listing description specifically notes that the stairs are central, forming the two rooms on the ground floor. This seems to be a feature of these houses and is therefore likely to be the original layout. I note that all finishes are sealed with no visible parts beneath render or stairs could be seen. Similarly, no banister details were evident. Based on submitted plans from 1987, and nothing to suggest the stairs are modern, I have to assume that the stairs are original. Although they could have been repaired I don't consider an adequate case has been made to demonstrate these are not original – should the applicant wish to remove the stairs we would need to be presented with evidence that these are not original. As it stands there is no justification to reposition the stairs and create an open plan layout. I consider it is likely to have a significant impact on its historic layout and character of the cottage as well as requiring potentially historic joists to be cut through. Plans approved previously for works to this property appear not to have been implemented and the plans at the time also reflect the current stair arrangement. **This aspect of the proposal is not supported.**

Ground Floor

Existing

Proposed

1987

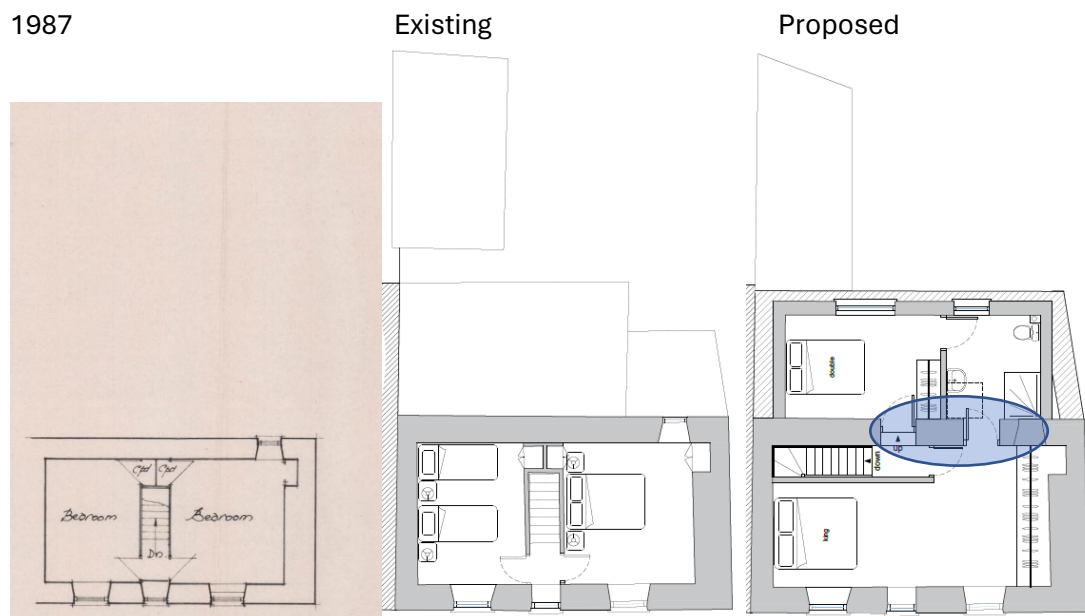




- **Construction of first floor extension above kitchen to provide improved bedroom facilities and Jack & Jill en-suite.**

This large extension requires an additional opening in the upper external wall, and as it has already lost some of historic character and features due to some unsympathetic previous alterations, it is important to retain as much as possible now. **I would suggest that the proposals are amended to reconfigure the upstairs layout, significantly reducing the size of the proposed extension, so it can use the existing opening (above the shed) without having to open up the rear wall further.** Although there are large extensions within the terrace but I note that Pelistry Cottage (next door but 2) was permitted to have a rear floor roof replaced with a pitched roof in 2007 (P/07/005 and 006) but this would appear to have made substantial improvements to a lower quality existing extension, next door but 1 (Bar Escapade) is not listed, and the immediate neighbour, Armorel, although has a pitched roof extension, this would appear to pre-date its listing.

First Floor  
1987



No evidence that extension was erected after listing

Not Listed



- **Installation of solar water heater within rear roof extension.**

Although this is acceptable in principle, I would suggest that it is repositioned to somewhere less obvious, although it is difficult to see any details from the proposed drawings. Details of any ancillary cabling, pipework or other peripheral equipment and fixings (of the panels to the roof) will need to be provided. If these are solar panels then details of battery, inverters etc. which would need to be accessible, should also be provided, together with details of the type of panel which should closely match the roofing slate and that are the least reflective.



- **Removal of render from south elevation to reveal existing stonework.**

Although Evergreen (other end of the terrace) has recently had render removed, it would seem these properties were likely to have been constructed and designed to be rendered. Granite is a rough, cheap and readily available building stone - excellent but not 'smart' in appearance. It is unclear whether the resulting 'revealed' stone would be in a state that would protect the property in the long-term and be of a suitable finish.

As the render applied to the front is cement it is likely to be the cause of damp, and modern plasterboard and probably unbreathable paints inside instead of lime plaster and limewash which it would have had traditionally. The walls need to be able to

breathe in at least one direction to allow it to dry out. **I consider that the removal of the cement render can be supported (by hand - this needs to be confirmed) but I would suggest, that the exterior should be repointed in an appropriate lime mortar mix and, the property be re-rendered with a lime mortar and finished with limewash.** This will help to protect the granite for the future and help to draw the moisture out of the walls. The specification of lime renders and mortars would need to be conditioned.

Overall, there are significant improvements that could be made to this property, particularly the rear yard and external finish of the rear of this property, given the potential level of harm identified with the current scheme, however, there are a number of significant amendments required..

Lisa Walton  
16/05/2024