# Cornish Hall – Heritage Statement

## History

Early C17 U-shaped house, with 3 smaller wings projecting from the central range. Said to contain a datestone of 1618. Various attached outbuildings. Remodelled extensively in the 1930s. An old photograph of the house shows it with the same proportions as at present but with shaped gables. Formerly the residence of the Peck family who are thought to have entered the parish c1640 they are noted as living at the Hall in 1670. They eventually sold the house in the late C19. Cornish Hall was charged for 6 hearths in the Hearth Tax of 1670.

## Exterior

Early C17 U-shaped house although overall character is that of C20 remodelling. Front elevation has projecting gable wings with 3 smaller gabled wings projecting from the central range. Roughcast, with smooth rendered quoins and window surrounds, renewed slate roof and brick stacks, plain painted wooden eaves boards to all gables. Far left hand gable as at ground floor doorway with early C20 gabled wooden porch. Wooden canted bay window of similar date. Painted stone mullioned window surrounds with later glazing to whole elevation. The middle of the 3 smaller gables contains doorway. To far right, later range containing garage, attached is a brick building of 2 storeys with decorative dentilated brick string courses and 2 blocked windows with sandstone mullions. Rear elevation: to right gable with door and early C20 windows to ground floor painted stone mullioned window surrounds with later glazing to first and attic storeys. To left 3-light window with painted stone mullions, various other C20 windows.

## Interior

Despite early C20 remodelling plan form remains largely intact. Exceptional early C17 staircase with pierced carved flat balusters, heavy rail, carved finials and carved wooden frieze beneath tread ends. Staircase rises the full height of the building. Said to be similar to the staircase at Lloran Issa in the parish of Llansillin.

## Reasons for Listing

Listed as an early C17 house, which despite an extensive early C20 remodelling retains much of its plan form and some fine interior details.

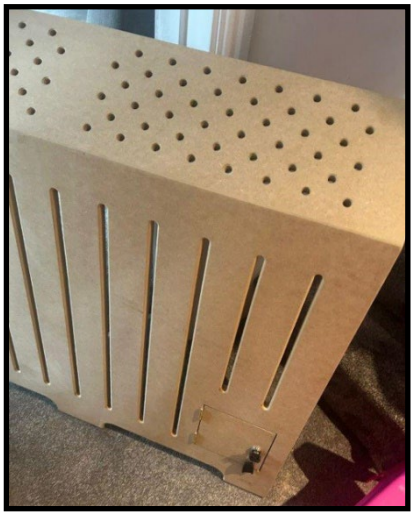
## Proposed Work

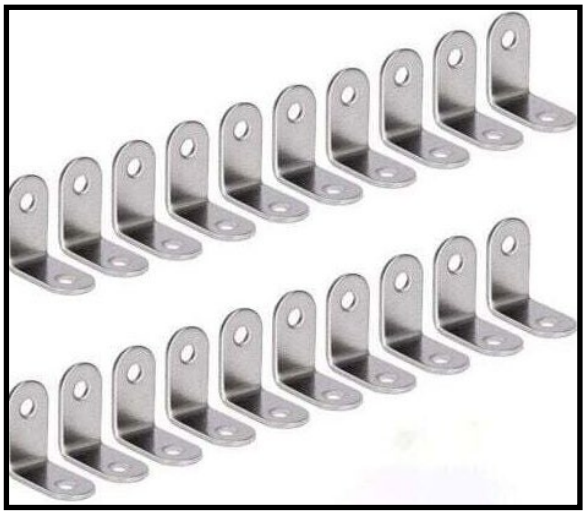
- Radiator cover with a slanted top.
- The cover will be securely fixed at both the top and bottom using the fixing shown below.
- **Mitigation:** All materials used will be sympathetic to the surrounding environment and, where required, will be matched / stained to blend seamlessly with their surroundings.
- **Reasoning**: [redacted]. This adaptation is intended to prevent access to the radiator and reduce the risk [redacted]
- Please refer to the main justification on pages 10 & 11 for further details and supporting information.

## Radiator



## Example & Fixings

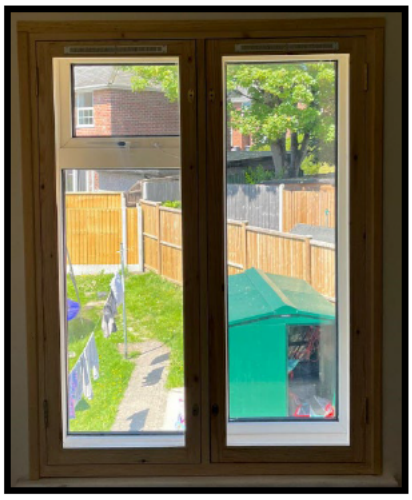




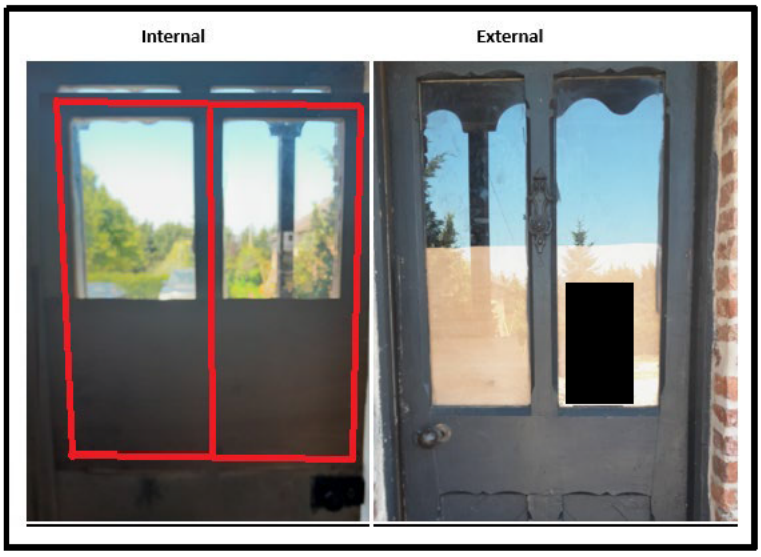
**Secondary Glazing – Front Door**

- Install secondary glazing to the internal side of the front door.
- The secondary glazing will be securely fixed using screws at the top and bottom of the door.
- **Mitigation:** All materials used will be sympathetic to the surrounding environment and, where required, will be matched / stained to blend seamlessly with their surroundings.
- **Reasoning:** [redacted] The installation of secondary glazing will provide an additional protective barrier, [redacted].
- Please refer to the main justification on pages 10 & 11 for further details and supporting information.








Internal
External

## Fencing – Rear Garden

- Supply and fit **6ft-high fencing** to the rear garden, comprising:
  - **1ft concrete gravel board**
  - **5ft wooden fence panel**
  - Concrete fence posts

### Fence Lengths

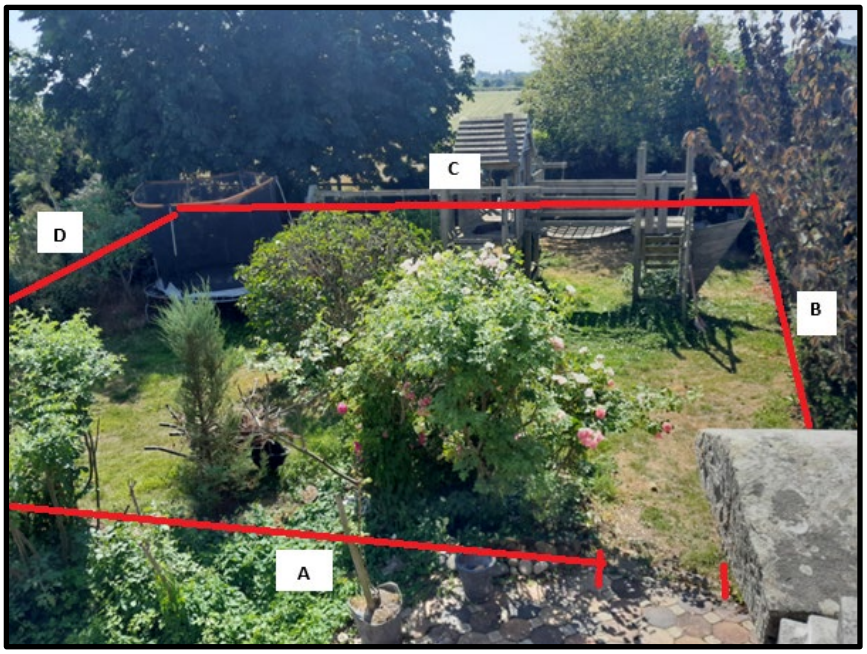
- **Length A:** 12m, including a **1m-wide gate** fitted with a combination lock.
- **Length B:** 13m
- **Length C:** 13m
- **Length D:** 13m

- **Reasoning:** The fencing is required to provide a secure area for the client's proposed play area. The enclosed space will help reduce the risk [redacted].

- Please refer to the main justification on pages 10 & 11 for further details and supporting information.

### Site Considerations

- The selected area has been chosen specifically to ensure that **no trees need to be removed, cut, or otherwise disturbed** during the installation of the fencing.
- The fencing is intended to be a **reversible installation**. When it is no longer required, it can be dismantled and removed, allowing the land to be returned to its original condition.

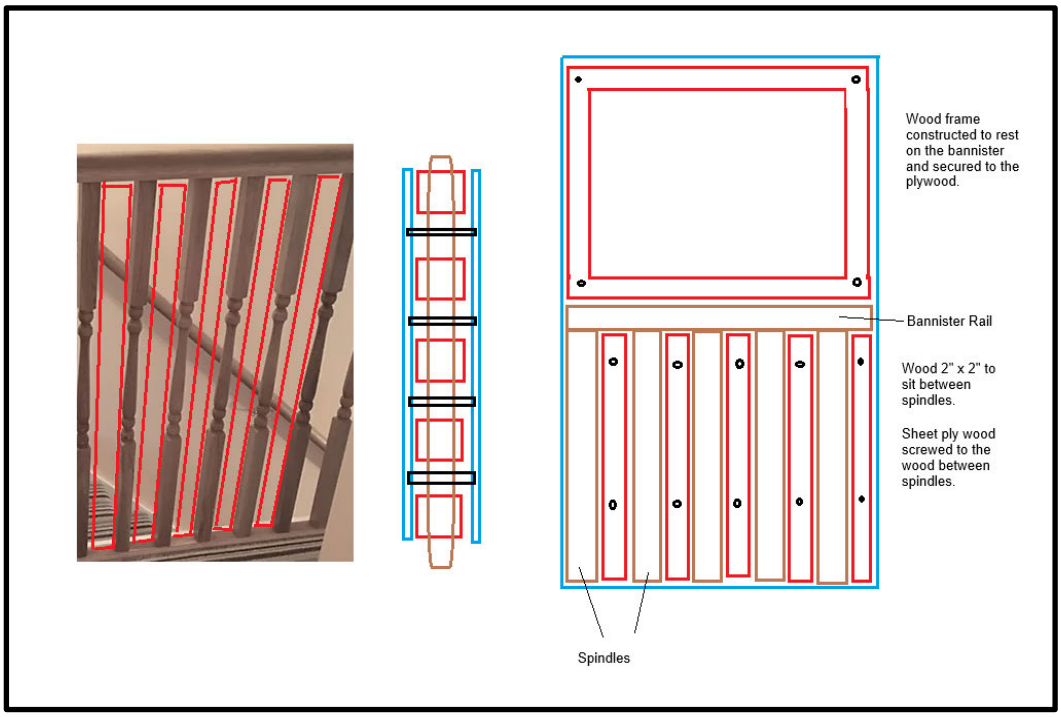

C
D
B
A



## Bannister & Gate

- The bannister will be built up by installing timber sections between the existing spindles. The timber will be securely clamped on both sides and built up with plywood, with a Perspex top surface.
- **Mitigation:** All materials used will be sympathetic to the surrounding environment and, where required, will be matched / stained to blend seamlessly with their surroundings.
- **Reasoning:** [redacted]
- Please refer to the main justification on pages 10 & 11 for further details and supporting information.

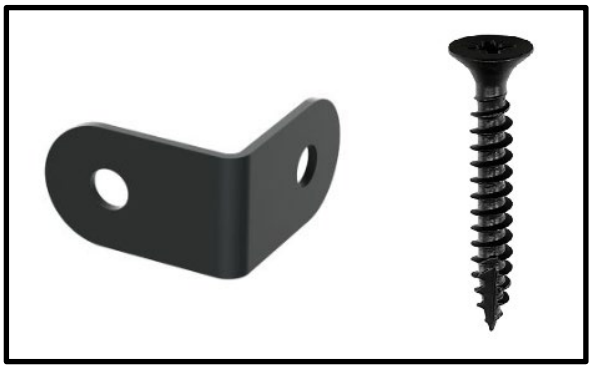




**Fireplace**

- The fireplace is to be fitted with a framed metal gauze mesh, securely fixed to the hearth surround.
- Fixings are to be installed at the top and bottom and secured into the cement, **not the brickwork**.
- **Mitigation:** All materials used will be sympathetic to the surrounding environment and, where required, will be matched / stained to blend seamlessly with their surroundings.
- **Reasoning:** [redacted]. Installing a protective fire surround will provide a physical barrier and help reduce the risk of accidental burns.
- Please refer to the main justification on pages 10 & 11 for further details and supporting information.







**Flooring – Bedroom**

- Bedroom flooring will be slip resistant vinyl suitable for barefoot, this must achieve a slip resistance of 35 pendulum test, have welded joints, coved up-stands within showering area and be laid as manufacturers instruction.

www.polyflor.com/products/polysafe-standard-pur

- The flooring would be laid and securely fixed along the edges to prevent any movement.

**Flooring – Lounge**

- Supply and fit new flooring suitable for wipe clean, Polysafe Wood FX Acoustic.

www.polyflor.com/products/polysafe-wood-fx-acoustix-pur

- The flooring would be laid and securely fixed along the edges to prevent any movement.

- **Mitigation:** All materials used will be sympathetic to the surrounding environment and, where required, will be matched / stained to blend seamlessly with their surroundings.

- **Reasoning:** [redacted] clean the flooring more easily while protecting the original flooring underneath. [redacted] flooring can also be removed in the future when it is no longer required.

- Please refer to the main justification on pages 10 & 11 for further details and supporting information.

**Justification**

- The property is a Listed building and therefore any proposed adaptations must take account of the specific restrictions and requirements associated with the building. This limits the extent to which environmental modifications can be undertaken and means that adaptations must be carefully considered to ensure they are appropriate, proportionate and compliant with the relevant building requirements.

- [redacted]

- [redacted]

- [redacted]

- [redacted]

- [redacted]

- [redacted]