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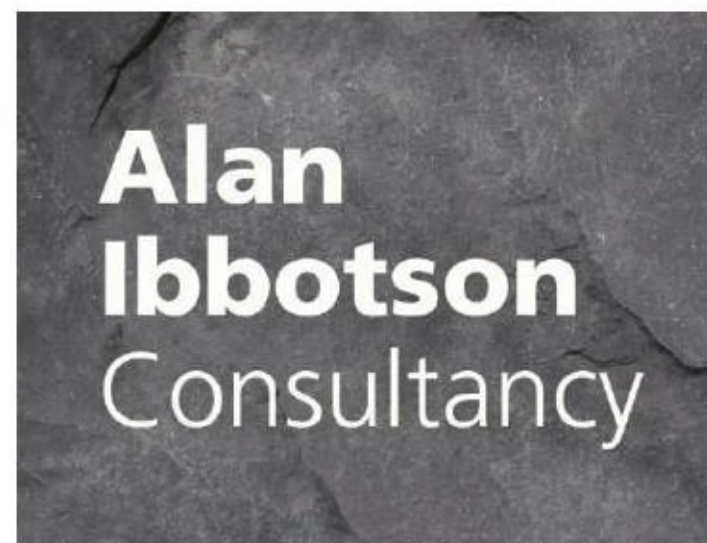
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## Planning, Design & Access Statement

<b>Proposal:</b>	Revised Application: Replacement of existing porch with new entrance porch and erection of 2-storey extension replacing a upvc conservatory at the rear of the building.
<b>Location of site:</b>	The Count House, Wheal Buller, Lanner, Redruth, TR16 6ST
<b>Applicant:</b>	Tim Luscombe Esq
<b>Date:</b>	January 2021
<b>Ref:</b>	AI/TL/1220/PDAS



## **1.0 Introduction**

- 1.1. This Planning, Design & Access Statement has been prepared on behalf of Mr Tim Luscombe the Applicant, who has restored the Count House from a ruin into his family home. It accompanies the revised planning application for the proposal to improve the accommodation to provide an entrance porch; a lounge, snug and sunroom, whilst considering the heritage and landscape setting of the property.
- 1.2. This Statement provides an explanation of the design principles and concepts applied to this project, with information of the scale, layout, and appearance of the proposal. It is to be read with the Heritage Impact Assessment (HIA) by Cornwall Archaeological Unit (CAU) and the application drawings, which show how awareness of the heritage context of the site has informed and influenced the design.

## **2.0 Background**

- 2.1 This revised application replaces application (ref PA20/02719) which was withdrawn (05 June 2020). That application included an extension design in contemporary vertical glazing under a monopitch roof reaching the ridge height of the main building. However, following some concern that this concept may dominate when viewed from public vantages such as the Public Right of Way, it was withdrawn.
- 2.2 PA20/01428/PREAPP was then validated on 02 July 2020. During collaboration, it was confirmed that the restored Count House, whilst not within the World Heritage Site; is considered to be a Non-Designated Heritage Asset, due to its age and former use as a Count House in an area of pre-1875 mining features. As such it was agreed that the revised application should be supported by a Heritage Impact Assessment, in line with relevant Planning policies.
- 2.3 Whilst the principle was accepted for the construction of a porch and rear extension, it was felt that a revised proposal, informed by an proportionate historic assessment would be appropriate. The revised proposal therefore takes account of the relevance of the asset and the impact of the proposal on the building and the immediate landscape.

### **3.0 Planning Policy Context**

#### **Cornwall Local Plan 2010-2030, Policy 24 Historic Environment.**

3.1 This policy states that: *All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised, or mitigated.*

3.2 The appropriate assessments have guided the revised proposal and the Heritage Impact Assessment by CAU accompanies this application.

#### **National Planning Policy, Section 16 Conserving and Enhancing the Historic Environment; paragraph 189.**

3.3 This paragraph states: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

3.4 The HIA demonstrates the historic research and recommendations with regard to the design process.

#### **3.5 National Planning Policy, Section 16, Conserving and Enhancing the Historic Environment; paragraph 197.**

According to paragraph 197; *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

3.6 The HIA reports on the consideration of the design options and provides a balanced judgement with regard to the suitability of the revised proposal and its mitigated impact on the asset.

## **4.0 The Revised Application**

3.1 The applicant has carefully considered the above and has commissioned the Cornwall Archaeological Unit (CAU) to carry out a field evaluation and detailed research of the Cornwall & Isles of Scilly Historic Record, the Cornwall archives, historic documents and mapping and the National Heritage List for England. This study into the heritage of the building and its location has driven a revised design and CAU has produced a Heritage Impact Assessment which informs this revised application.

3.2 The reason for the application remains that the proposed ground and first floor rooms are required to provide adequate space for the applicant's growing family to continue to reside in the family residence. Having restored the Count House from a ruin to a residential dwelling, the applicant is fully aware of the historic basis of the main building but also aware that the long, narrow plan form is somewhat restrictive to a growing and active family. The ground floor room layout provides only a shared kitchen/dining/lounge space entered through a cramped porch, but the growing family needs more room. As an established builder, Mr Luscombe is experienced in high quality restoration and extension schemes and would like to balance the upgrade of the building with modern, sustainable materials and energy management.

3.3 The design now put forward, having been informed by the HIA, presents a functional honesty with regard to extending the Non-Designated Heritage Asset. The proposed entrance porch replaces a small modern porch, which was not an original element of the Count House, with a more appropriate entrance, with storage for boots and coats. The position of the proposed extension at the rear replaces an unsuitable modern upvc conservatory and preserves the Northern, primary elevation of the main building, whilst the first-floor addition connects the property with the prospect to Cornwall's North Coast. This also enables sun and light to be brought into the new rooms and provides for the solar/photo-voltaic panels to improve the energy efficiency and sustainability of the property.



Fig 1; Northern aspect and converted workshop

3.4 The aim is to preserve the original footprint, room layout and architectural elevation character of the early 19<sup>th</sup> Century Count House, by extension forms that give a clear division between the old and new; physically and visually. The extensions are subservient to the main house, but express contemporary construction, whilst using materials which relate to the industrial roots of the former Wheal Buller mine, dark coloured vertical timber and metal sheeting. These materials have also been used on the adjacent converted workshop and therefore present a consistent visual appearance. The proposed porch and refurbished courtyard will improve the sense of arrival, security and weatherproofing to the building.



Fig 2; Existing entrance to the Count House

3.5 The flat roof enables the extension to be 'hunkered down' into the landscape, keeping the mass and scale of the new addition low down and below the eaves of the main building. Similarly, the proposed floor level is proposed to be kept to existing FFL, which effectively reduces this revised application into the landscape at levels some metres below the vantage points of the nearby Public Right of Way. The proposed roof has parapets

which conceal modern items such as solar panels, guttering and roof lanterns.

## **5.0 Design factors**

**5.1 Scale and Massing:** The scale and massing of the proposed porch and extension is modest and proportionate to the host building, the site levels and the landscape. The 2-storey extension has been given a low profile which ensures it is below the eaves level of the host building and therefore does not detract from the substantial East Elevation of the Count House which remains dominant. The hierarchy of scale and mass between the porch and extension is appropriate and provides a balance and consistency in the setting of the building.

**5.2 Layout:** The layout of the proposals has been derived from the need and function of the proposed improvements. The Porch provides an improved entrance, weatherproofing and security with room for cloaks and boots – much required for sustainable country living. The extension to the rear is deliberately visually different to the main north elevation to express honesty over its period of building. It provides a lounge space and a first-floor level to benefit the view to the coast and a south-facing balcony to gain solar benefit. The site topography allows a screened improvement to living conditions without adversely affecting the amenity of neighbours or members of the public walking on the Public Right of Way near to the garden of the property.

**5.3 Appearance:** The natural timber cladding on the walls is in vertical larch with a burnt finish to preserve the wood and the parapets to the flat roofs are in vertical seamed sheet zinc. These materials link the building with its mining/ industrial past, following advice from the HIA that in mining times, such an extension may have been a shed or workshop constructed in locally available material. Modern elements such as solar/PV panels, gutters and rooflights are concealed behind the flat roof parapets. The appearance is also consistent with materials used on the adjacent workshop conversion and other buildings within the wider landscape.

**5.4 Landscaping:** There are no public roads or public vehicular access near the application site. However, users of the Public Right of Way are able to glimpse into the garden over the Eastern site boundary. The proposals have been kept to a low profile, with use of high-quality material so that, any view would be a positive one relating to the mining features in the landscape. Existing site landscaping is based on natural hedgerows appropriate to this windy location. In accordance with the Heritage Impact Assessment, landscaping within the site will use local indigenous species.

## **5.5 Sustainability:**

The proposed construction will utilise low embodied energy materials generally and high rated green guide materials. This includes high thermal insulation standards and a high degree of air tightness. Systems utilising energy efficient services incorporating hidden technology will be used.

## **6.0 Key Access Components**

6.1 Consideration of accessibility to and within the buildings: The works will comply with the Building Regulations which require that visitors, regardless of disability age or gender, can gain access and use the facilities.

6.3 Consideration of neighbours and impact of proposal: The existing Cornish Hedge boundaries and natural planting are retained. The west elevation of the extension, facing the Captain's House (the neighbouring property) is of a high-quality finish with no windows and an opaque screen to the balcony to ensure no overlooking. The neighbours have been fully consulted over the proposals and are supportive of the revised application.

6.4 Relationship between the works, public routes and landscape impact: The application site is rural with no public roads serving the curtilage of the property. The proposal is separated from the Public Footpath by natural hedgerows and by the difference in levels between the two. The HIA confirms that the proposal has no adverse impact on the landscape setting.

## **7.0 Conclusion**

7.1 The proposal will replace the existing porch and conservatory and provide improved accommodation for the resident family, features a high standard of materials to a design that mitigates impact on the host building, allowing it to retain its character.

7.2 The proposal is supported by an Heritage Impact Assessment and has been carefully considered to meet with the relevant requirements of the National Planning Policy Framework and the Cornwall Local Plan.

7.3 Following an analysis of the withdrawn application, Cornwall Archaeological Unit concurs that the withdrawn design, with its contemporary high mono-pitched roof could not be supported.

7.4 With regard to this Revised Application, the Heritage Impact Assessment has informed the scale, height and mass of the revised application. The HIA concludes that this Revised Application minimises any adverse impacts on the character and setting of the Count House and confirms the proposal does not detract from the historic building.