

Heritage Impact assessment

Re-instatement of outbuilding / barn door at:

Carwen Farmhouse, Blisland, Cornwall, PL30 4JJ

CONTENTS

1 Introduction.....	
2 Heritage Impact Assessment.....	

1 Introduction

- 1.1 The proposal is to reinstate an existing doorway to a small barn to avoid having to access the barn from a neighbour's land. The use will remain as storage and a workshop.

2 Heritage Impact Assessment

- 2.1 The site is within the curtilage of Carwen Farmhouse which is a Grade II listed.
- 2.2 As a consequence, the Planning and Listed Building Consent processes includes additional considerations, including:
- 2.2.1 a summary identifying how the design has taken account of the historic and special architectural importance of the 'host' listed building; and
- 2.2.2 the main physical characteristics of the building that justify its designation as a listed building;
- 2.3 'Carwen Farm House' was listed on 20th January 1988 under 1328274, with the following description:

House. Circa mid C18 extended in 1828 (datestone). Stone rubble with granite quoins. Slate roofs; gable ends to main range, gable end to rear wing and hipped end to rear wing where wing joins main range. Brick end stacks and projecting stone rubble end stack with brick shaft to rear wing. Plan: originally probably of 1 room plan, facing east, with entrance to left of centre and heated by end stack on right (north). Extended in 1828, possibly as a separate dwelling house of double depth plan; it was added on left hand (south) end of the earlier house forming an overall 'T' shaped plan. Later range faces south with a central entrance into a passage, 2 reception rooms on front heated by end stacks, kitchen to rear right on north east and dairy to rear left on north west. Exterior: 1828 range has a symmetrical 3 window south front with sashes replaced in late C20. Dressed stone arches to ground floor openings. Two 16-pane sashes on ground floor with central part glazed C19 6-panel door. Three 16-pane sashes above. Datestone to right of centre 'RD 1828'. Lean-to outshot on right hand gable end. Rear wing with early C19 2-light casement. Interior: largely complete with large roughly moulded granite lintels to fireplaces. C19 dog-leg stair with stick balusters.

- 2.4 The qualities that influence the listing do not include any references to the adjoining barn. The design strategy has therefore been to limit the changes to those reasonably necessary to effect the reinstatement of a door within the farmhouse curtilage, and to limit any impacts on the significance of the listed farmhouse
- 2.5 The farmhouse derives significance as a heritage asset primarily with regard to its architectural qualities. Aesthetically and architecturally, the design for the reinstatement of the door will be sympathetic to the host listed building and other buildings nearby.
- 2.6 The proposed reinstatement of the door, while within the curtilage of the host dwelling, is only visible from the Farmhouse rear 'courtyard'. The door materials and character are designed to match other existing doors thus would have a very minimal impact on the character and appearance of the setting and thereby will have a negligible impact on the significance of the Listed Building.
- 2.7 Carwen Farmhouse is of historic value as a (partial) 18th century building constructed in local stone and displaying some good quality period detailing. Its significance, which is

reflected in its listed status at Grade II, mainly derives from its age, form, materials and method of construction, noting modifications in the 19th century.

- 2.8 The rural setting of the farmhouse contributes to its significance as a traditional Cornish farm.
- 2.9 The NPPF directs that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The design takes proportionate account of the historic qualities of the Grade II farmhouse and respects the significance of the designated asset accordingly.
- 2.10 NPPF Paragraph 185 directs that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.11 The reinstated door would allow the Applicant to have the means to continue to facilitate the long-term care and maintenance of the traditional farmhouse outbuilding, ensuring its future and therefore positively contributes to its significance.
- 2.12 The existing oil tank will be removed from the existing, visible location and a new tank is proposed in a less visible position in an obscured area in the front garden of the property to minimise visual and aesthetic impact.
- 2.12 The significance of the Grade II listed farmhouse will be sustained, and the setting conserved through sensitive scale, design and materials.
- 2.13 The NPPF directs that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.14 The proposed development would result in negligible harm to the significance of the listed assets, which is outweighed in any case by the benefits of the provision of an easily accessible store, without access via a neighbours land for the applicants.
- 2.14 The heritage significance of the farmhouse grouped as a whole would be preserved as a result of the development, and the setting of the listed assets unharmed. Listing Building Consent is therefore appropriate.