

## Heritage Impact Assessment – Barn at Trevarth House, Gwennap TR16 6BW

1. Location of the Development: Trevarth House lies within the World Heritage Site, some 900m from the centre of Gwennap. The house used to be a farmhouse, but was separated from its agricultural land and other buildings in the 19<sup>th</sup> Century. It stands to the south of a group of agricultural buildings and three other dwelling houses. The Barn is situated within the House's domestic land, some 25m to the east of the dwelling. It is not visible from the highway.
2. The Building: See Appendix A for photos. The Barn is formed of two parts, the first a two-story stone-built agricultural building of indeterminate but considerable age with a tiled roof and external stone steps giving access to the upper floor. It is used for storage and has a small workshop area. The second part is a more recent lean-to Extension, primarily constructed of stone, but with one long wall of cement blocks and a roof of corrugated cementitious sheeting. It has been used as a garage. This extension has suffered from serious foundation subsidence, caused by a tree which was removed in 2018, and it requires extensive repair or rebuilding.
3. The main part of the Barn has been actively conserved by the current owners. Prior to 2009 two timber roof trusses had failed, causing distortion in part of the western wall. The walls were stabilised and all the trusses, which were in poor condition, were replaced. The existing modern cement tiles, the weight of which had probably caused the damage were also replaced with slate tiles, more in keeping with the House and most of the other nearby outbuildings.

### Potential Rectification Options

Development of the Extension is viewed as having an impact on the Barn – a Heritage Asset, although unlinked to the Mining industry. Serious subsidence damage to the Extension was recognised in 2018 and a number of repair and rebuilding options were discussed with Insurers until late 2019 when it was agreed that extensive underpinning and rebuilding work was technically essential to secure the building - the drawings in the Appendix show this work.

Noting that the western wall is of modern concrete block construction, it can be seen that the underpinning and wall reconstruction areas are almost equal to the original stone walling that can be retained, and that the small size and low ceiling height (1.5m) of the lowest part of Store 2 make it almost unusable.

**Option A - Conservation:** Appendix B shows the Insurers' proposal for the work required to repair the Extension, referred to as Stores 1 and 2. Fig. 3 shows the extent of the underpinning foundations required and Fig. 4 shows the walls which have to be rebuilt, as they have effectively collapsed. The eastern wall (at the top of the page) has rotated about 10cm outwards, to the east, but the proposal is to introduce steel ties to secure it to the Barn wall. The existing corrugated cement sheeting must be replaced by corrugated metal or cement sheeting, as the roof slope is too shallow to use tiles.

**Option B – Rebuilding to an Improved Design:** The Design Principles are that the new Extension blends in with the Barn itself, that it uses materials which are in keeping with the Barn and other nearby buildings and that it creates useable space which enhances the amenity of the property as a whole. It is proposed to use the same foundation plan at the boundary, but with a ridged roof to echo that of the main Barn to provide more useable height. Increasing the depth of the building by 1.5m (3sq. m) will enable it to accommodate two medium-sized cars. The walls will have an inner leaf of cement blocks and an outer leaf of stone recycled from the original building. The roof will be slate tiles, to match the Barn. The design will have a positive impact on the Heritage Asset.

**Recommendation:** The Extension should be rebuilt using a new design.

**Appendix A – Subsidence Damage**



Barn and Extension from field to east



Extension from west



Subsidence damage to southern end



Eastern wall of Extension rotating outwards – wall of Barn is to left. Temporary tie and supports installed by insurer.

## Appendix B - Insurers' proposed Repair Works

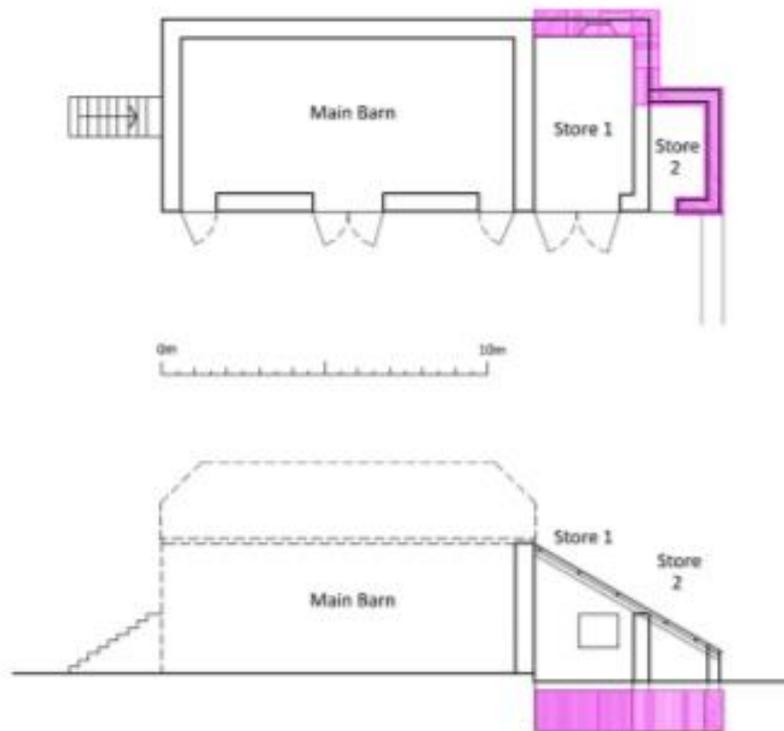


Figure 3 – Plan of barn and stores, showing the extent of the proposed underpinning

Figures 4 and 5 illustrate the nature and extent of superstructure repairs proposed.

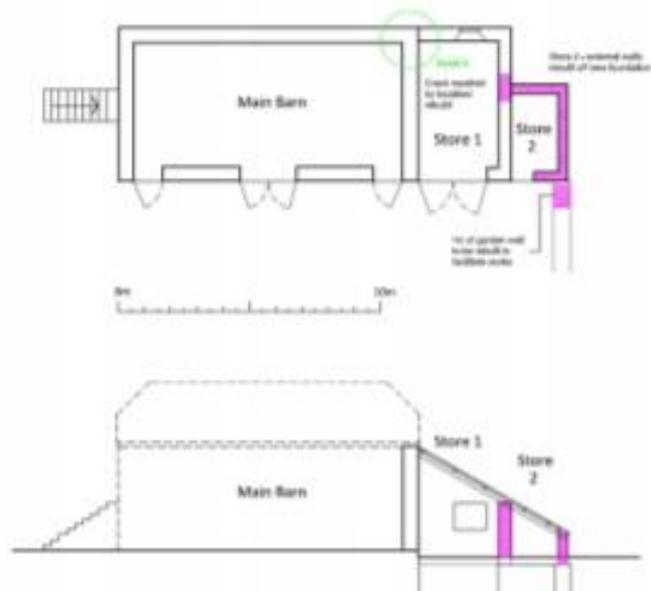


Figure 4 – Plan of barn and stores, showing the extent of the proposed superstructure repairs