



**S.Crosbie, Architectural Consultant**

Menheniot Barn  
Pre Application statement  
April, 2021

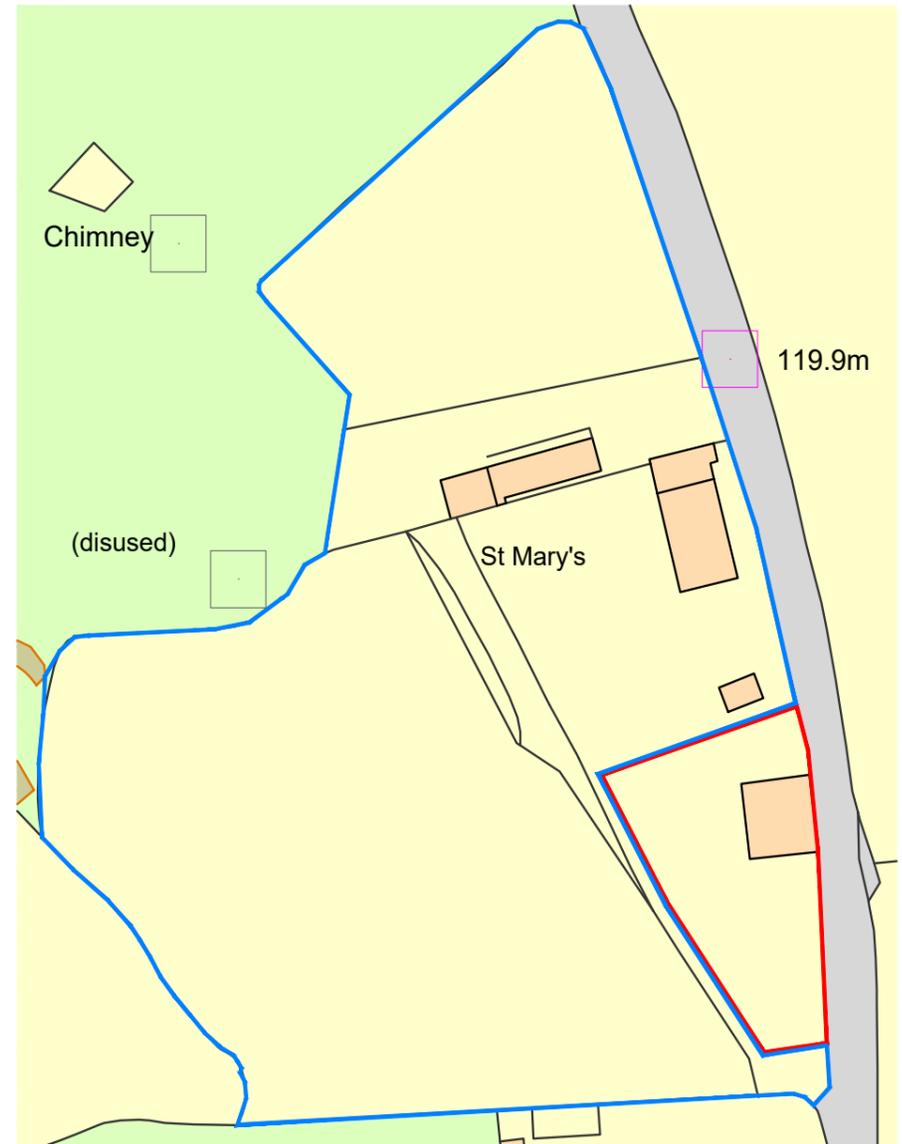
**Location**

St Marys House Mine Hill Menheniot  
Liskeard Cornwall PL14 3RB

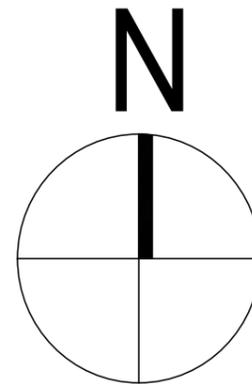
Photo 1  
Site Location Plan

Photo 2  
Entrance to site

Photo 3  
Existing car parking



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<p><b>Proposed Conversion of Existing Barn St Marys House Menheniot, PL14 3RB Mr and Mrs R Craig</b></p>	
<p>Location Plan</p>	<p><b>DRAWING: AS01</b></p>

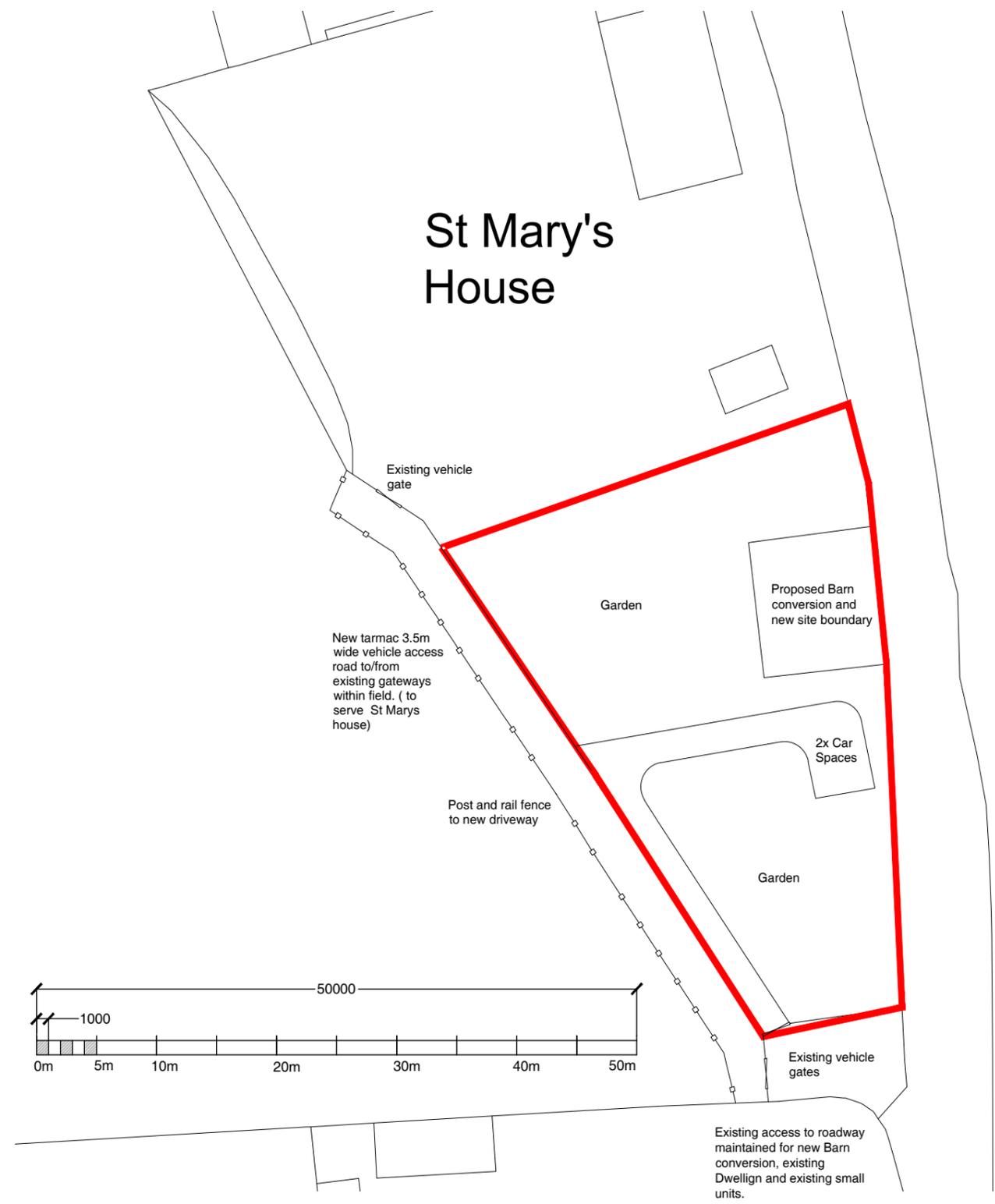


Photo 4  
Proposed Site Plan

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<p><b>DRAWING: AS02</b></p>	

## Existing Site

The former Barn sits within the front garden of the large plot forming St Marys House just outside the Village of Menheniot.

St Marys house is served by a single established vehicle access directly off Mine hill. The driveway runs north-south from this entrance to a large car parking area directly in front of the main house.

A vehicle and separate pedestrian gate provide privacy to both the barn and St Marys. The applicants also retain full ownership of the field to the west of the house, which has vehicle gate entrances to both its north and southern ends.



Photo 5  
Mine Hill road entrance

Photo 6  
Existing gate entrance to site

Photo 7  
Mine Hill road 1

Photo 8  
Existing gate entrance to site

Photo 9  
Mine Hill road 2

Photo 10  
St Marys

## Current Building

The Barn is of very reasonable size and in sturdy condition and its original use linked it as a store from former years during the local mining boom. It retains a pitched main roof constructed from trussed purlins supporting common rafters. Its eastern side fall away to a lean-to roof, again formed by timber trusses and rafters. All slopes are covered with corrugated iron sheeting providing good water proofing to the envelope.

Walls are formed from traditional sold natural stone with a modern blockwork section forming the north-eastern boundary at the roadside.

All the original windows and door openings are retained, although the windows and doors to them are not all original.

The building is not listed, does not sit within a conservation area and it is not in a flood risk zone.



Photo 11  
Rear Elevation-1

Photo 12  
Rear Elevation-2

Photo 13  
Southern elevation

Photo 14  
Rear Elevation-3

Photo 15  
Western Elevation

Photo 16  
Roadside Elevation

### Site location and character

St Marys forms a small cluster of properties north of Menheniot including Minefield Bungalow just south of the site and St Marys Lead works a short distance north.

The overall character of the area is rural and agricultural, with the proposed conversion retaining the stone character of the barn, in keeping with the surrounding development.

### Flooding

The HMG Flood Map for Planning website indicates the site falls within Flood Zone 1, defined as land and property having a low probability of flooding.

### Use

The existing building is a redundant single storey agricultural barn, with eastern lean-to section and is currently used for ad-hoc storage for the main house. The precise age of the barn is unknown, although the architectural style suggests a date in the region of the late 18th Century.

Its structural integrity appears very sound but a full structural assessment would be submitted with any subsequent full planning application.

It is proposed to convert the barn into a single separate 3-bedroom dwelling utilising and retaining all aspects of the existing structure.

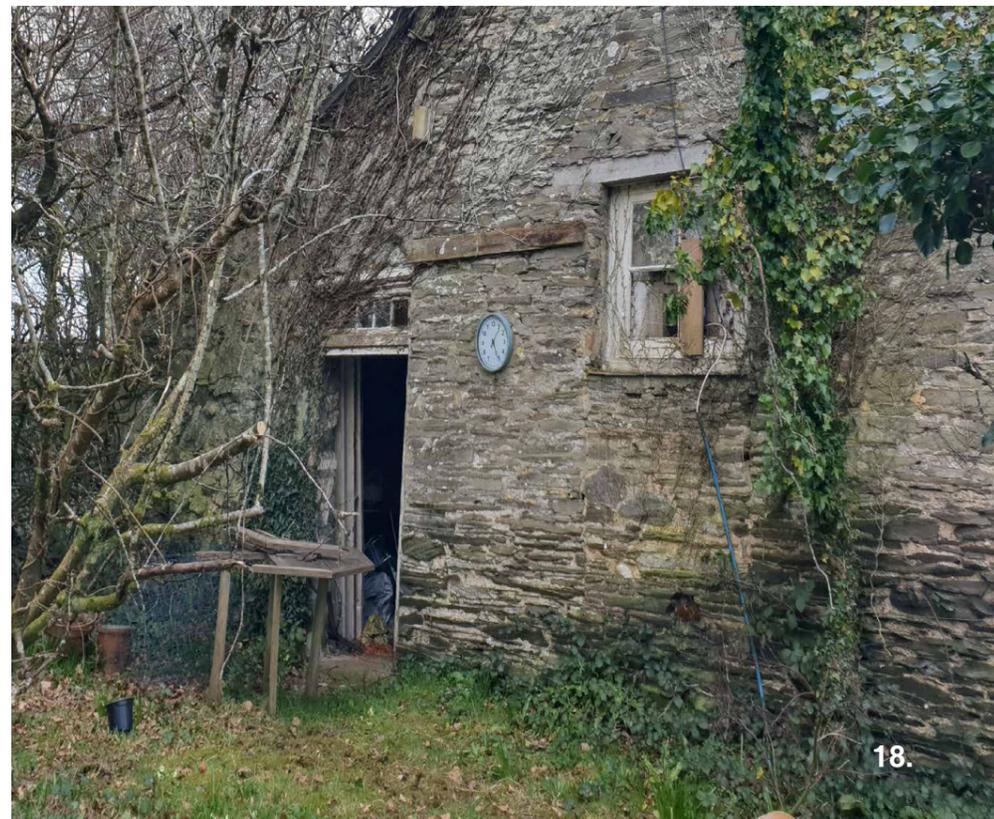


Photo 17  
Interior-1

Photo 18  
Rear elevation

Photo 19  
Interior-2



## Detailed Proposal

The existing barn is proposed to be split over two levels utilising the high truss pitch of the main roof. A second storey would be formed to the northern end providing a Bedroom, Bathroom and cupboard space for heating units and hot water storage. The dividing wall of this upper room would extend down to the ground floor forming the Master Bedroom and main Bathroom.

The living and Dining Rooms would take up the main remaining space to the larger space utilising the existing large opening to the gable wall as a Ground floor fully glazed entrance door and side panels.

The eastern lean-to is proposed to provide a 3rd Bedroom or Study with the Kitchen taking up the remaining northern space of this lean-to part of the barn.

All existing window and door openings would remain, with new hardwood joinery of suitable appropriate detail fitted as replacements to them (externally).

The large garden area of St Marys House would provide ample room for division (as indicated in the red line of the location plan) allowing large private gardens to both the Barn in question and retained to the existing house.

The existing corrugated roof sheeting would be replaced with insulated roof build up between the retained roof timbers, completed with a natural slate.

## Access

Access to the barn would be via the current St Marys house driveway, stopped short of its current car parking to turn into the new plot where 2 new car parking spaces and full turning facilities would be provided.

St Marys house would be given a new driveway formed along the dividing hedge and fence line between the current house and the applicants field. The existing two access gates would form the entry and exist points to it.

The existing vehicle entrance off Mine hill would be extended north by a reduction in the Cornish hedge to a height of 600mm above the road level thereby enhancing an established existing vehicle entrance point to the site.

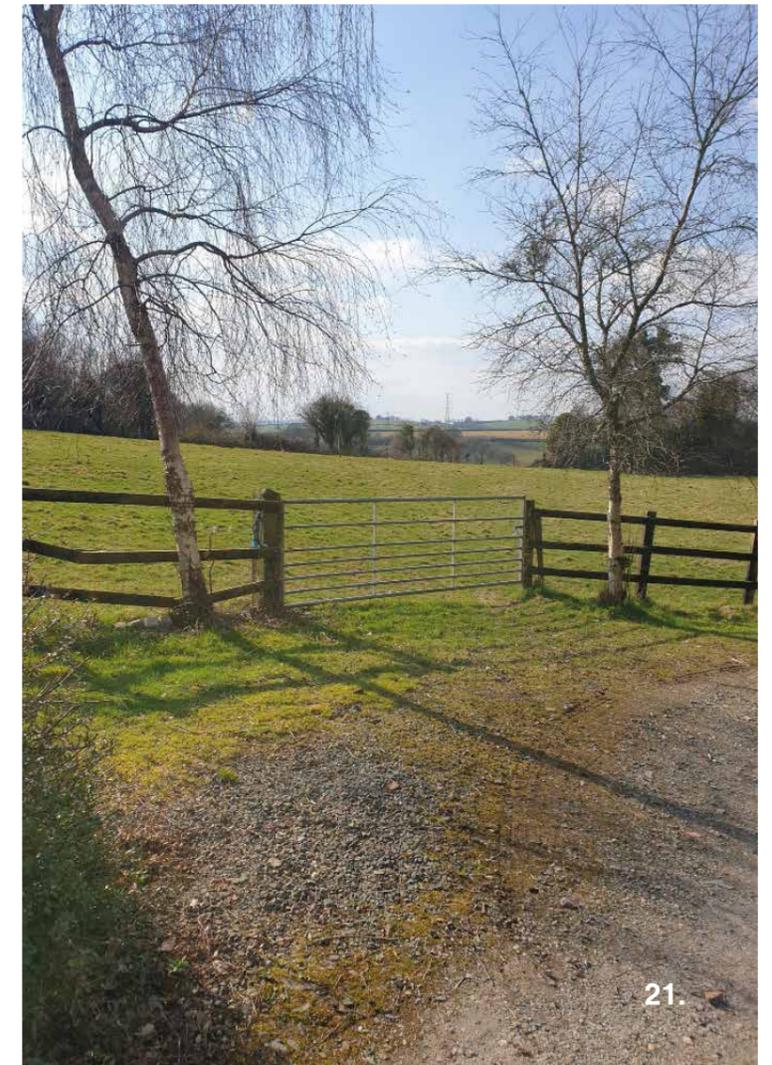


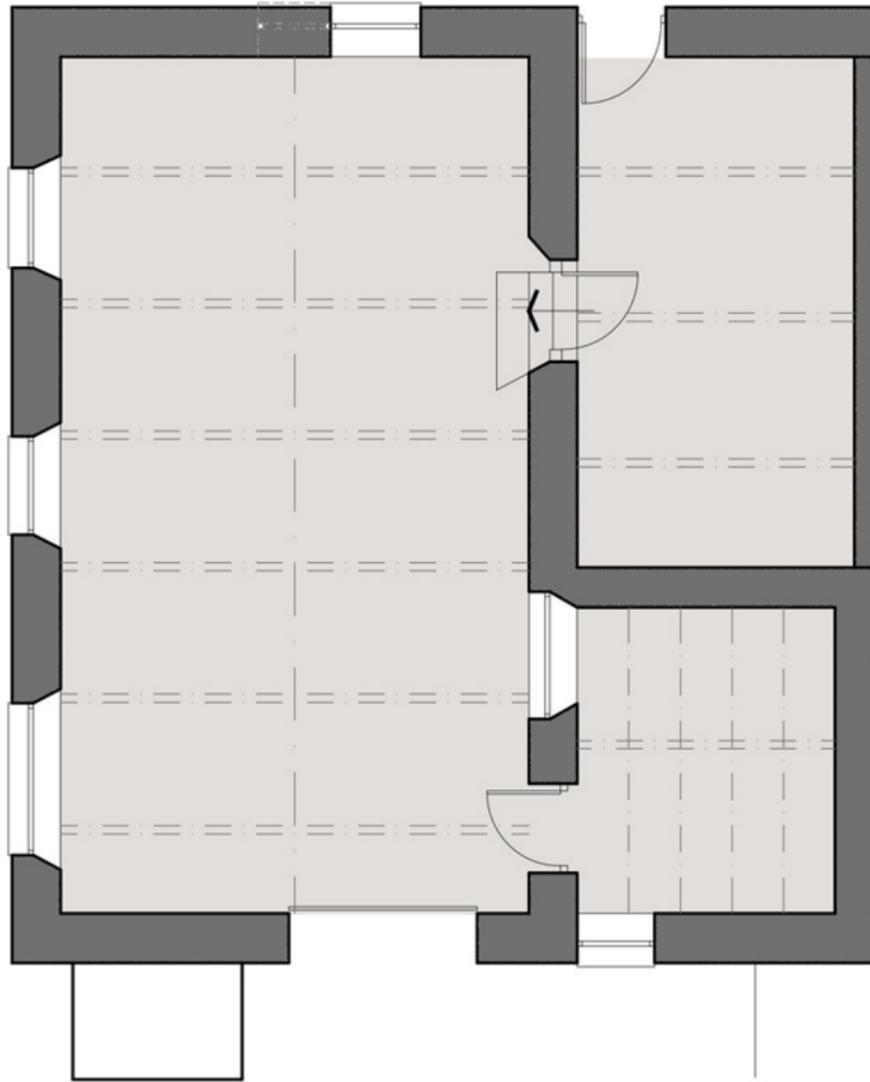
Photo 20  
New barn garden area

Photo 21  
Lower gate to new proposed St Marys driveway

Photo 22  
Location of proposed new access drive to St Marys

Photo 23  
Upper gate to new proposed St Marys driveway





**01** Ground Floor Plan (Existing)  
Scale 1:50



**02** Ground Floor Plan (Proposed)  
Scale 1:50

All downpipes to new 1m3 soakaways within site.

All windows and doors replaced in Hardwood double glazed units

Existing oil tank and structure removed.

Level access main entrance Hardwood double glazed door and full height sidepanels

All internal walls lined with tanking membrane ( linked to new insulated conc. ground floor slab) and completed with insulated studwork dry lining and insulated plasterboard.



**03** Mezzanine Floor Plan (Proposed)  
Scale 1:50

New plant room with high efficiency gas boiler and holding tank linked to PV/solar panels to slate roof.

Main roof trusses and rafters retained. Replace slates with natural to LA approval. Insulate roof with rigid insulation , breather membrane and finish with insulated plasterboard.

Full height wall forming division to both Bedrooms over both storeys.

Install new septic tank to discharge foul water from new dwelling. Tank positioned in new site boundary formed to dwelling 5m min from buildings.

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<p>DRAWING: AB01</p>	

## Planning History

There is no historical particular planning history linked to the Barn in question.

## Planning Policy

The Cornwall Council Local Plan (CCLP) at Policy 7 – ‘Housing in the Countryside’ states that development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to: ‘Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have non-residential use and be ten years older or greater’.

The Barn proposed qualifies for all these criteria of Policy 7. Its conversion will, undoubtedly, enhance the immediate setting by retaining and improving the appearance of the building.

Policies 1, 12, 13, 23 and 24 of the LP have also been duly considered within the design process.

The site does not sit in a conservation area, Area of Outstanding Natural Beauty nor great landscape values so Policy MD9 does not apply. However, this policy does set out that development must be: ‘appropriately located, of an appropriate scale and addresses landscape sensitivity and capacity’ and is ‘compatible with the distinctive character of the location described by the Landscape Character Assessment, with particular regard to the setting of settlements and rural landscape. Further, it is designed to respect quality of place in the use of distinctive local building styles and materials, dark skies and tranquillity’.

To ensure the highest architectural standards would be applied masterplanning and design critique has taken place to propose in the is pre application the design process has had due consideration to the policy requirements referred to above, and in our it is our view the conversion will enhance the rural setting through the retention and improvement of this modest building.



Photo 24  
St Marys

## Conclusion

Conversion of this building to provide a single dwelling will retain this valuable asset, whilst also improving its overall appearance by, primarily, replacement of the corrugated roof with a natural slate roof; so, adhering to the policies set out in the CCLP.



Photo 25  
Rear Elevation