

15 MAR 2021

Heritage Statement

PRIMROSE VILLA, CHENHALE FARM, CARHARRACK, REDRUTH, TR16 5RB

The site at Chanhale Farm consists of a farm yard with a number of farm auxiliary buildings that are in a derelict condition consisting of Cornish stone, concrete block, timber and galvanised sheet materials that are not in every day use, and are a part of the riding stables and school. On the South East elevation of the site is a range of Cornish cottages which are constructed of Cornish stone walling one with natural stone faced and the other whit painted render with Quoins picked out in black emulsion with block and timber internal walling, with slate roofs on the main range with additional flat roof modern extensions to the North West elevation and a Pvc porch to the South East (front) elevation. All the windows and doors are of Pvc construction. The two domestic properties have large front gardens and share the existing entrance and drive on the South West of the site off the highway that runs through the village of Carharrack. Rhe site is also surrounded by modern domestic bungalows.

As shown in the proposed plans and elevations the dwellings are to be built with traditional materials, I.e concrete block/ Timber Frame walling with a mix of finishes with the South West elevation being finished with a slit of 50% natural stone work and the other half being of horizontal boarding, all the other elevations are to be rendered white finish. There is also a pitched covered area over the front door to give shelter from the weather, so the new semi detached properties will give the street scene the look of a typical development of Cornish Cottages.

Looking at the site as proposed it is an infill and brown field site that sits within the conservation area and the world heritage site, the site is subservient to the rest of the dwellings in this area that are predominately fairly modern bungalows and Cornish terrace/ semi detached dwellings which have a mix of stone and rendered finishes ,slate and concrete roof tiles with modern Pvc windows and doors and modern materials.

We therefore think that this development of semi detached cottages as proposed will sit well as related to the surrounding properties, and therefore meets all the criteria of this area and to be acceptable to the conservation and World Heritage concerns.