

Proposed Revisions to Conversion and Extension of Barns and
External Works at Great Tregastick, Widegates, Looe

DESIGN AND ACCESS STATEMENT
including
HERITAGE IMPACT ASSESSMENT

4 April 2017

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1.0. INTRODUCTION

1. This statement accompanies the detailed Planning Permission and Listed Building Consent application to explain how the applicant has considered the proposal, and to show that he understands what is appropriate and feasible for the site in its context. The effects of the proposal on the historic aspects of its environment and access considerations are also addressed.
2. The application relates to two barns (a main barn and a second dilapidated barn) on a site immediately adjacent to Great Tregastick Grade II Listed Farmhouse near Widegates, Looe.
3. The principle of converting the main barn into a dwelling has already been established within the approved application/Planning Permission PA10/07982 (and the associated Listed Building Consent PA10/07834) in February 2011. These documents also establish the main barn as Curtilage Listed with respect to the Great Tregastick Farmhouse.
4. The statement accompanies revised proposals and is intended to clearly explain and justify the design and access principles which will be used to develop the future details of the revised scheme and to demonstrate the extent to which the scheme will impact on the significance of affected heritage assets.
5. The Design and Access Statement prepared in November 2010 by the Trewin Design Partnership when the site received the existing Planning Permission and Listed Building Consent (which also dealt with the historic environment) remains largely applicable to the current proposal. It has been amended accordingly and forms part of this application.

1.1. PROPOSAL OVERVIEW

1. Whilst development work was started on the site external works in January 2014, work has yet to start on the main barn. The 'existing' details of the main barn are therefore unchanged from those shown on Drawing No 6286-01-001 which accompanied the Planning Application PA10/07982 in 2010 and the drawing is re-submitted with this application.
2. Drawing No 6286-01-002RevA which shows the PA10/07982 approved plans and elevations of the main barn is also included because the current proposal is generally developed from it. It has also been amended accordingly.
3. Drawing No 6286-01-003 which shows the PA10/07982 approved site plan is also provided for information and completeness.
4. The scheme design which is the subject of this application has evolved as a result of Pre-application submissions in 2013 (PA13/00156) and 2016 (PA16/00944) and subsequent telephone discussions.
5. Drawing No 01 is the location plan for the proposed Site.
6. Drawing No 02 is the existing Block Plan/Site Plan prepared to suit the current Planning Permission PA10/07982.
7. Drawing No 03 is the proposed Block Plan/Site Plan for the scheme design which is being put forward in this application.
8. Drawing 04 is a more detailed Site Plan for the scheme design.
9. Under the proposed scheme design the major changes relative to the scheme for which planning permission is currently granted are as follows:
 - a) In converting the main barn, the short leg will be provided with a lower ground floor by excavating to lower the level of the existing floor, and a first floor will be created by incorporating the existing roof volume. The Council's response to the 2016 Pre-application noted that this enables the provision of additional accommodation without compromising the roofscape of the existing main barn.
 - b) A two storey extension is to be provided at the north east end of the short leg of the main barn with its roof set slightly below the existing barn roof level (as advised in the Council's response to the 2013 Pre-application and 'considered acceptable' in the response to the 2016 Pre-application).

- c) A lean-to style porch will be added at the main entrance to the dwelling. Both Pre-application responses indicated this to be generally acceptable.
- d) The main access to the property from Tregastick Lane will pass through the gap between the existing second barn and the existing workshop (which is currently the access to the paddock). This was proposed in both of the Pre-application submissions and the Council made no comment.
- e) The area currently occupied by the dilapidated second barn will be used to accommodate a single vehicle garage at the level of Tregastick Lane, with the existing barn walls re-used where possible. Two further covered parking bays for cars/tractor and a home office/store are provided with their floor levels set 1.5m lower than the garage. The design was evolved after the telephone discussions which followed the 2016 Pre-application. The means of incorporating a lean-to timber building to accommodate a motorhome were also discussed and a proposal has been included.
- f) Turning and parking areas will be provided between the main barn and the access from the lane generally at or near the finished floor level of the main barn and the covered parking bays.

2.0. APPRAISING THE CONTEXT OF THE DEVELOPMENT

[The Planning and Listed Building Statements require an appraisal of the proposed developments context (the particular characteristics of the application site and its wider setting).

The Heritage Impact Assessment requires a description of the existing buildings, the site and its setting (including details of important views towards and away from heritage assets). Information on architectural style, dates, materials, together with information on notable characteristics generally and specifically in the location of the proposals are to be provided. Where proposals affect the setting of heritage assets reference may be made to details of landscaping and views towards and away from the application site.]

2.1. INTRODUCTION

1. The 'context' of a proposed development for Planning Permission and Listed Building Consent purposes comprises the identification and description of the particular characteristics of its surroundings (i.e. of the application site and its wider setting) and an assessment of their quality and value, so that the effect of the development can be fully understood.
2. This appraisal comprises a general description of the site, its buildings and setting, within which the particular characteristics of its surroundings are identified and their quality and value assessed.
3. For the purposes of the Historic Impact Assessment, details of important views towards and away from heritage assets and the site are included within the descriptions.

2.2. DESCRIPTION OF EXISTING SITE, BUILDINGS AND SETTING

2.2.1. SITE

1. The application site is located in a rural, countryside location within an Area of Great Landscape Value. The site is accessed via a lane leading off the B3252 Liskeard to Looe road which serves a number of residential dwellings and farms, terminating to the east of the application site.
2. The site lies immediately to the east of an existing Grade II Listed farmhouse known as Great Tregastick, located on its own plot.
3. The site comprises an 'L-shaped', single storey agricultural barn adjacent to the western boundary (the main barn), and a dilapidated agricultural barn (the second barn) on the north boundary of the site and fronting onto Tregastick Lane. See Location Plan on Drawing No 04.
4. The barns are located within a small paddock which slopes from the north down to the south. The paddock until recently was used for grazing sheep. The whole paddock is owned by the applicant and it is the western half (approximately) which forms the application site.
5. To the north of the paddock is the lane and beyond that a modern farm complex. To the east and south is agricultural land and to the west is the listed farmhouse, with a lane and a further residential dwelling beyond.
6. The paddock is isolated and the area occupied by the barns (the application site) is well screened by existing hedgerow trees and farm buildings. There are limited long views into the site from the southeast over the agricultural land but there are no dwellings present.

2.2.2. BUILDINGS

1. The heritage assets associated with the development are the Grade II Listed Great Tregastick Farmhouse and the main barn which, whilst not designated, adds considerable character. (Fig 1)
2. The second dilapidated barn (Figs 2A and 2B) together with the main barn were formerly part of a 'U' shaped formation of barns around a farmyard. This is shown on the old map at Fig 3.
3. The more important original elements of the Listed Farmhouse are at the front of the house facing away from Tregastick Lane. They have mid C17th stone rubble walls partly rendered and partly slate hung. (Fig 4) There are projecting stone rubble chimney stacks on the gable

ends. Late C18 or early C19 outshuts extend the rear of the house towards Tregastick Lane and the extended roof slope with its asbestos slate covering and modern-style dormer section is the main element facing the Lane. (Fig 5)

4. It would appear that the listing derives mainly from the historic importance of the original C17 walls and chimneys on the side remote from Tregastick Lane, and also the internal C17 walls, fireplaces, lintels and ovens which are not affected by this proposal.
5. The character of the main barn is established by the use of traditional rubble stone walls and pitched slate roof. Like most traditional farm buildings it is a comparatively simple functional structure built from locally available materials with a minimum of decoration. The building has few architectural embellishments. It is simple, well-proportioned and a good example of local traditional building of good quality construction and appearance.
6. The long leg of the barn has openings with stone quoins and walling which are common to the area and demonstrate the quality of the construction. Doors and window frames are constructed in timber. The walls are constructed in local stone with lime putty mortar joints..

2.2.3. SETTING

7. Further photographs of Great Tregastick Farmhouse and the barns which show their setting have been combined in Fig 6.
8. The wider setting of the site and of Great Tregastick Farmhouse is derived from their position just below the top of the south facing slope of a small hill in an agricultural, countryside area. The over-riding theme is patently farms and farming; Great Tregastick, the barns, and the paddock having themselves been part of one farm in the past, and there being a modern, working dairy farm on the opposite side of Tregastick Lane.
9. Visually, all long views to and from the north and to and from the west are prevented by the modern farm complex and a line of mature trees respectively. Views away from the Farmhouse to the south and east whilst much restricted by the main barn are possible from the first floor over the barn. Long views into and from the site to the south and east are limited by the hedges and trees surrounding the paddock.
10. Currently, the location derives its attractiveness from the qualities of the local setting. In particular, views along Tregastick Lane taking in the Listed Farmhouse and the main barn to the south (i.e. looking away from the modern farm).
11. Whilst their architectural features are simple and traditional, if fairly unremarkable, their juxtaposition in this setting makes both the Grade II listed Farmhouse and the main barn (which is non-designated) valuable heritage assets.
12. The appearance of the Farmhouse is protected by its listed status. The main barn's location and past use, when combined with the quality of the original local materials and construction and its form and scale, make it a fine example of a traditional rural Cornish farm building which is equally worthy of preservation in its current state.
13. In particular, the main barn's appearance when viewed from the farmhouse should be preserved relatively un-changed.
14. The second barn, being more remote from the Farmhouse, screened by trees from the farmhouse (Fig 7) and set opposite to the entrance to the modern farm complex, does not have a marked effect upon the setting of the Listed Farmhouse. If anything, the dilapidated state of the barn detracts from the overall setting of the Farmhouse.
15. The ground contours are such that the second barn is set considerably higher than the main barn (Fig 8) and, as a consequence, it tends to dominate the view from the south of the paddock, even in its current state without a roof.

3.0. DESCRIPTION OF PROPOSALS, REASONING, PRINCIPLES, CONCEPTS AND HOW DESIGN ACCOUNTS FOR CONTEXT

[The Planning and Listed Building Statements require an explanation of the design principles and concepts applied to the proposals, and a demonstration of how the design of the development takes its context into account. Also an explanation as to how the principles and concepts take account of any special architectural or historical importance of the listed building, the features which justify the listing, and the building's setting.

The Historic Impact Assessment calls for a written explanation outlining the proposals so that the District Planning Authority clearly understands them and the reasoning for them.]

3.1. INTRODUCTION

1. The scheme for which Planning Permission is currently granted ("the Current Scheme") is that shown on Drawings Nos 6286-01-002RevA and 6286-01-003 which are the referenced approved drawings in Planning Permission PA10/07982.
2. The Design and Access Statement for the Current Scheme is that prepared by the Trewin Design Partnership dated 17 November 2010.
3. The sections which follow deal only with the elements of the Current Scheme which are being changed.

3.2. OUTLINE DESCRIPTION OF PROPOSALS AND REASONING

1. Under the revised scheme design being put forward the following changes are made to the Current Scheme:
 - a) in order to create additional accommodation,
 - i) the short leg of the main barn will be converted to two storeys rather than one, and
 - ii) a two storey extension will be constructed at its northeast end
 - b) in order to protect the main entrance a porch is added to the main barn
 - c) in order to incorporate into the development facilities for (i) garaging cars, a tractor-mower and a motorhome, and (ii) a home office, the site area of the Current Scheme is increased to incorporate the area occupied by the dilapidated second barn and the facilities are built on the site of the barn
 - d) in order to improve the main access into the site and the site security, the access point for the Current Scheme is to be blocked and a new access created through the gap between the existing second barn and the existing workshop, and
 - e) in order reduce the impact of the new garaging, it will be lowered by reducing the existing ground level between the main barn and the new access from the lane.
 - f) In order to provide suitable turning and parking areas, hardstanding will be provided over the reduced level area to the south of the garages.
2. Further details of the proposals and the design concepts and principles applied to them are provided below.

3.3. EXPLAIN DESIGN PRINCIPLES AND CONCEPTS IN RELATION TO CONTEXT AND FARMHOUSE LISTING

3.3.1. MAIN BARN: TWO STOREY CONVERSION OF SHORT LEG

3. The concept of making the short leg of the barn into a two storey section was adopted within the first (2013) Pre-application in order to create additional accommodation when converting the main barn without affecting the views from the Listed Farmhouse to the south (and also the views from the south into the Farmhouse and the main barn) i.e. the existing roof of the barn will not be changed other than to incorporate several rooflights. The design was refined in the second (2016) Pre-application so that the south east elevation will be little changed

from that shown on the currently approved plans. The short leg lends itself to this revised design because:

- a) the upper rooms can be created by setting the floor level some 1.1 metres above the finished floor level in the Current Scheme and incorporating the existing roof volume (by replacing the existing roof trusses with purpose made steel frames supported from the walls - the existing roof trusses being re-used within the roof to the long leg of the barn)
 - b) the lower rooms may then be created by excavating to a depth of some 1.5 metres beneath the existing barn floor over the internal area of the short leg of the barn
 - c) trial excavations have already revealed that the main west wall of the barn is founded on rock approximately at the level of the required excavation. The lower floor may therefore be created by either excavating a small amount of rock inside the existing walls (if they are all founded on rock) or by carrying out a small amount of underpinning down to the rock (if they are founded above the rock), and
 - d) the existing external ground level at the south east wall of the barn is already much below the level of the existing barn floor. A small amount of reduced level excavation outside of the barn wall will allow the windows/doors approved in the PA10/07982 Planning Permission to be moved down some 1.4 metres within the elevation so that they marry up with the proposed lower floor level.
4. The Council's response to the 2016 Pre-application noted that this arrangement enables the provision of additional accommodation without compromising the roofscape of the existing main barn.
 5. It is submitted that:
 - a) in providing two-storey accommodation with minimal disruption to the external appearance of the barn this design takes full account of the development's context and of the setting of the listed Farmhouse, and
 - b) the Farmhouse does not have special external architectural or historical features which might be affected by these proposals and the features which justify the listing are not affected.

3.3.2. MAIN BARN: TWO STORY EXTENSION TO SHORT LEG

1. The concept of extending the short leg of the barn at its north east end was adopted within the first (2013) Pre-application in order to create additional accommodation when converting the main barn without affecting the views from the Listed Farmhouse to the south. The Council's response to the 2013 Pre-application suggested a reduced length extension with the roof apex set slightly lower than the existing roof and its front face set slightly back from the face of the existing, in order to better reflect the character of the barn.
2. The Council's suggestions in respect of the roof and the front face were adopted in the second (2016) Pre-application and, in order to create further additional accommodation, a two-storey extension was proposed (constructed to details similar to those proposed for the two-storey short leg of the barn).
3. The design principles adopted for the proposed extension are identical to those employed in the design of the two-storey short leg of the barn, save that new rubble stone faced walls will be constructed, rather than existing walls being incorporated. The new walls (and other details of the extension) will match the details of the converted existing main barn in all respects.
4. In the response to the 2016 Pre-application the Council indicated that the proposal was 'more subservient and sits, for the most part, within the historic footprint of the buildings on the site as identified through some historic map regression', and stated 'this revised scheme is considered acceptable'.
5. It is submitted that:
 - a) by designing the extension to match the details of the converted existing main barn in all respects, and in providing two-storey accommodation in an extension identical in form to the proposed two storey section of the original barn, the proposed design takes full account of the development's context and of the setting of the listed Farmhouse, and

- b) the Farmhouse does not have special external architectural or historical features which might be affected by these proposals and the features which justify the listing are not affected.

3.3.3. MAIN BARN: ADDITION OF PORCH TO MAIN ENTRANCE

1. In each of the two Pre-applications (2013 and 2016) a lean-to style, slate roofed, open, pillared porch was proposed at the main entrance to the dwelling. Both Pre-application responses indicated this to be generally acceptable and full details of the proposal are provided on the relevant plans.
2. It is submitted that the proposed design of the porch is entirely in keeping with the context of the development and the Listed Farmhouse is not affected in any way.

3.3.4. SECOND BARN: CONSTRUCTION OF GARAGES IN LOCATION OF SECOND BARN

1. The concept of using the second dilapidated barn as the basis for the construction of garages (together with a home office and a store) was proposed in the first (2013) Pre-application.
2. The concept, at that time, was for the barn to be designed as a re-construction of the original two-storey barn which had occupied that position (as shown in the old photograph taken from the farmhouse garden looking past the north end of the main barn in Fig 9), and it was considered this would add to the historical interest of the location.
3. It was the Council's view, however, that the scale of the proposal was very large and that it would dominate the main barn, rather than be subservient to it. The response stated that the principle of adding a garage/store may be acceptable, but scale would be a key consideration.
4. A revised design in which the building height was much reduced (in order to reduce the dominance over the parent building) was provided as part of the second (2016) Pre-application. In a subsequent e-mail the Council again advised that the scale of the building needed further careful consideration. In subsequent discussions it emerged that the element causing the problem was the garage designed to house a motorhome. It was suggested that a simple timber lean-to building might be more acceptable than the stone built garage which had been proposed.
5. The design proposal which forms part of this submission (see Drawing No 07) has been informed by these responses and discussions.
6. Under the current design proposals:
 - a) the area occupied by the dilapidated second barn will be used to accommodate
 - i) a single vehicle garage at the level of Tregastick Lane. Both the local stone rubble walls of the garage (existing walling to be re-used if suitable) and the height of the roof itself are designed to be as low as possible so that, if anything, the views along Tregastick Lane to the Listed Farmhouse are enhanced.
 - ii) a three bay car port/office/store building (open on two sides) with a floor level some 1.5 metres below that of the garage, so that its roof level is lower than the garage roof level (which means that it will not be seen from Tregastick Lane). The closed sides of the building will be supported by the south wall of the garage and the re-constructed west wall of the dilapidated barn.
 - b) the level of the ground to the south of the proposed garaging will be lowered by some 1.5 metres (taking it to just below the finished floor level of the main barn), and the area will be hard-surfaced for turning
 - c) a simple lean-to timber 'port' building (with the same floor level as the proposed car port/office/store) will be located against the west face of the re-constructed west wall of the dilapidated barn. Alternative designs (such as a pole barn) were considered but the slate-roofed lean-to port shown was chosen because it is similar in style to the main barn and has little impact relative to it.
 - d) Planting in the area between the lean-to timber port building and the garden wall of the Listed Farmhouse to its west will be used where (and if) necessary to preserve the views from the Farmhouse to the east.

7. It is submitted that the proposed design of the 'garages' is entirely in keeping with the context of the development because:
 - a) the proposed design of the 'garages' is 'in-keeping' with the look of traditional cornish farm buildings seen locally in the countryside (in that it comprises a group of low slate-clad roofs of varying heights and lengths)
 - b) as a result of the significant reduction in both the floor level and the design height, the scale of the 'garages' is much reduced such that they do not compete with, but rather are subservient to, the main barn
 - c) the design will not have any adverse effect upon the local setting when viewed from Tregastick Lane and, if anything, it will serve to enhance the setting of the Listed Farmhouse, and
 - d) when viewed from the south against the backdrop of the working farm complex, the design of the garages is such that they will blend into the background.
8. It is further submitted that:
 - a) in providing the required garage accommodation in the form described above, the design takes full account of the context of the development and of the setting of the listed Farmhouse, and
 - b) the Farmhouse does not have special external architectural or historical features which might be affected by these proposals and the features which justify the listing are not affected.

3.3.5. EXTERNAL WORK: REVISED LOCATION OF MAIN ACCESS TO SITE

1. The concept of moving the main access to the property from Tregastick Lane to the east so that it will pass through the gap between the existing second barn and the existing workshop (which is currently the access to the paddock) was first adopted in the 2013 Pre-application. The same revised location was proposed in 2016 Pre-application. The Council made no comment in either case.
2. It is submitted that this change is in keeping with the context of the development and has no effect on the Listed Farmhouse.

3.3.6. EXTERNAL WORK: REVISED TURNING AND PARKING AREAS

1. The concept of reducing (a) the floor levels of some of the 'garaging', and (b) the finished levels of the turning and parking area to its south, was first adopted in the 2016 Pre-application in order to reduce the scale of the 'garaging' and make it subservient to the main barn.
2. It is submitted that this change is in keeping with the context of the development and has no effect on the Listed Farmhouse.

4.0. HERITAGE IMPACT ASSESSMENT

[The Heritage Impact Assessment calls for

- 1. the identification of heritage assets affected by the development and the collection of historical information relating to them*
- 2. a description of the heritage assets, existing buildings, the site, and its setting (including details of important views towards and away from the heritage assets). Information on architectural style, dates, materials, together with information on notable characteristics generally and specifically in the location of the proposals are to be provided. Where proposals affect the setting of heritage assets reference may be made to details of landscaping and views towards and away from the application site.*
- 3. a summary of the 'significance' of affected historical assets. 'Significance' is what people value about the heritage asset. This will often be the architectural interest, but can also be social, community, economic or environmental value. Unusual or rare features will usually have a higher significance*
- 4. a written explanation of the proposals and the reasoning for them, and how they avoid or minimise harm to the significance of the heritage assets.]*

4.1. INTRODUCTION

1. The heritage assets associated with the development are the Grade II Listed Great Tregastick Farmhouse and the main barn which, whilst not designated, adds considerable character.
2. The contents of documentary information which has been located relating to the history of Great Tregastick Farmhouse and the barns, together with that used by the Trewin Design Partnership in the 2010 Planning Application are summarised in 4.2 below.
3. The Listed Farmhouse and the main barn are described in section 2 above. The descriptions include the required details of important views towards and away from the heritage assets and the site.
4. 4.3 below summarises the significance of the affected heritage assets.
5. The scheme design proposals and the reasons for them are explained in section 3 above. How the proposals avoid or minimise harm to the significance of the assets is set out in 4.4 below.

4.2. HISTORY

4.2.1. GREAT TREGASTICK

1. The listing for the Grade II Great Tregastick Farmhouse states:

Farmhouse, now private house. Circa mid C17 extended to rear with outshuts in circa late C18 or early C19. Stone rubble, partly rendered and slate-hung above ground floor on front elevation. Asbestos slate roof with gable ends continued in outshut over rear elevation. Projecting stone rubble chimney stacks on gable ends and rear lateral chimney stack with brick shaft at junction of main range with outshut.

Circa mid C17 range of 2 room and possibly through passage plan with hall kitchen on left and parlour on right, both heated by end stacks with cloam ovens. Circa late C18 or early C19 outshut added to rear to form double depth plan with larger kitchen to back right heated by fireplace situated to rear of original through passage and dairy to back left. Stair inserted in through passage.

2 storeys, regular 3-window front, ground floor with mid C19 3-light casement with glazing bars to hall kitchen on left and circa mid C19 2-light casement with glazing bars to right, both with C17 chamfered timber lintels with straight cut stops. C19 stone rubble lean-to porch with slate hipped roof and C20 glazed door near centre. First floor with mid C19 3-light casement on left, mid C19 2-light casement in centre and C20 casement to right, all with glazing bars. Eaves of roof probably raised when outshut added to rear and roof pitch altered.

Interior Probable hall-kitchen on left with circa mid C17 chamfered timber lintel to fireplace with straight-cut stops and large cloam oven. Probable parlour on right with reduced ovolo-moulded timber lintel to fireplace with ogee stop on left and large cloam oven. C19 fireplace with large cloam oven to kitchen in outshut to rear.

Circa late C18 or early C19 framed stair in passage with balustrade above replaced in circa 1970s. Roof timbers not inspected.

2. It would appear that the listing derives mainly from the historic importance of the original C17 walls and chimneys on the side remote from Tregastick Lane, and also the internal C17 walls, fireplaces, lintels and ovens which are not affected by this proposal.

4.2.2. THE BARNES

1. The barns were built as bespoke service buildings to Great Tregastick when it was a farmhouse and they date from the period 1860 - 1905 when increased agricultural activity, encouraged by increasing grain prices and the demands of ever increasing urban population saw substantial improvements in buildings and farming methods in order to make working areas more efficient.
2. There is little historic information relating to the barns.
3. The map at Fig 3 shows the original farmstead character where the buildings grouped around the large yard to the east of the Farmhouse originally provided accommodation for livestock, the housing and processing of crops, and the storage of vehicles, implements and fodder.
4. The two barns originally formed part of this group of similar buildings arranged in a 'U-shape' around the farmyard. The main barn formed the western side and the second barn was at the northern end of the east side (see Drawing No 4 and the photograph at Fig 9).
5. The main barn and the ruins of the second barn are all which now remains of this 'U-shape', the other barns having collapsed and been removed some years ago.
6. The main barn is traditional and of stone construction. Its close proximity to the farmhouse notifies the buildings importance in the past when it served as a central building for the farming enterprise.

4.3. THE HISTORICAL SIGNIFICANCE OF GREAT TREGASTICK AND THE MAIN BARN

1. There are no unusual or rare external features to the Listed Farmhouse or the main barn.
2. It would appear that the listing of the Farmhouse derives mainly from the historic importance of the original C17th walls and chimneys on the south side remote from Tregastick Lane, and also the internal C17th walls, fireplaces, lintels and ovens.

3. Neither the fabric of the Listed Farmhouse nor its internal aspects are affected by the current proposals.
4. It is the wider setting for the Farmhouse and main barn and the character of the barn itself which have the potential to be affected. Particular attention is to be paid to the views from the Listed Farmhouse.
5. The second barn, being dilapidated, does not contribute to the historic interest of the area.
6. Listed Farmhouse
7. With respect to the proposed development it is the elevation remote from Tregastick Lane (and facing the main barn) which has the greatest historical significance, the later outshuts and roof extension towards the Lane being of lesser importance.
8. In order to protect the significance of the southern element of the Farmhouse it is the views from it to south, taking in the west face of the main barn, which need to be preserved.

Main Barn

9. It is the main barn's location and past use, when combined with the quality of the original local materials and construction, and with its form and scale, which make it a fine example of a traditional rural Cornish farm building, worthy of preservation in its current state. It represents a lost part of Cornwall's past.
10. It is considered that the main barn alongside the Grade II Farmhouse makes a significant positive contribution to the setting of the Farmhouse and the historic interest of the area.
11. English Heritage in "The conversion of Traditional Farm Buildings, A Guide to Good Practice" confirms this when it states:

"Farmsteads and their buildings were typically designed to serve one or more purposes, which are clearly expressed in their siting, scale, arrangements and features".

4.4. HOW THE PROPOSED SCHEME DESIGN AVOIDS OR MINIMISES HARM TO THE SIGNIFICANCE OF THE HERITAGE ASSETS

1. It has been shown that the potential for the current proposals to impact upon the historical significance of the Listed Farmhouse is quite small, being virtually limited to the effect they might have on the views from it to the south taking in the west face of the main barn, and their effect on its wider setting.
2. It has also been shown that in designing the proposals the need to preserve these views and the setting has been uppermost.
3. All of the proposed changes (other than the introduction of several rooflights) take place on the side remote from the Farmhouse. None can be seen from the Farmhouse so that the views from it are preserved.
4. It is considered that the wider setting of the Listed Farmhouse will, if anything, be improved by:
 - a) the development of the main barn (including the extension which will match the existing barn in all respects), and
 - b) the replacement of the dilapidated second barn with garaging designed to resemble a grouping of Cornish farm barns and generally founded some 1.5 metres lower than the existing barn
5. Care has also been taken in the design of the proposals for the main barn to ensure that its character is preserved.

5.0. POTENTIAL ARCHAEOLOGICAL INTEREST

Where an application site includes or is considered to have the potential to include archaeological interest an appropriate desk based assessment may be required.

5.1. ARCHAEOLOGICAL IMPLICATIONS FOR EXCAVATION WORKS

1. The Council's response to the 2016 Pre-application noted that: (i) the proposals included excavation works, (ii) there might be archaeological implications for such works, and (iii) an assessment should form part of the application submission.
2. The excavation works in question will (almost entirely) be located: within the short leg of the main barn, within the area of the dilapidated barn, or within the historic footprint of the barns which previously formed the 'U' shape, collapsed, and were demolished/removed some years ago.
3. The following is noted:
 - a) excavations carried out to date by the applicant in the subject areas have not revealed anything of archaeological significance, and
 - b) an enquiry was made of the previous owner of the site who was involved in removing the demolished barns and he advised that no artefacts from the period when the barns were built (or earlier) were found during the removal process.
4. Whilst, in the light of the above, it is assessed as unlikely that items of interest will be found in the area of the collapsed barns, there remains what is considered a low potential for items of interest to be located beneath the existing stone floor of the main barn and/or in the area of the second barn and adjacent to it.

5.2. PROPOSAL

1. It is proposed that the applicant will ensure site workers are made aware that
 - a) excavations in the areas identified above must be carried out with care, and
 - b) should there be any indication that item(s) of interest are present in an area, work is to be suspended in that area, and
 - c) the Cornwall Archaeological Unit is to be notified.

6.0. ACCESS

6.1. TO THE SITE

1. Under these revised proposals the main entrance to the barns and the amenity areas has been moved from the position approved in Planning Permission PA10/07982 (adjacent to the western corner of the site) to the location of the current access to the paddock (at the northeast corner of the site).
2. Details are shown on the Block Plans on Drawings Nos 002 and 003.
3. The re-location is proposed in order to increase safety for vehicle access to/from the site, and to deal with the problem caused when rainwater (coming from a large length of the lane and also from the entrance to North Park Farm opposite) collects in the lane and flows into the paddock at the position of the currently approved access.
4. It is considered that as a result of this re-location
 - a) traffic will enter and leave the site more safely because it will do so at a location further removed from (and further down Tregastick Lane than) the position of the main entrance to North Park Farm, and
 - b) the re-location will facilitate prevention of the run-off from the lane and the farm from flowing onto the site at the position of the currently approved entrance.
5. The access at the western corner of the site will be blocked and the site made secure by extending the stone rubble wall of the second barn along the edge of Tregastick Lane as far as the existing pedestrian gate to the Listed Farmhouse at the west corner of the site.

6.2. WITHIN THE MAIN BARN

1. The application refers to the conversion of the main barn into a dwelling and is therefore subject to the requirements of the Building Regulations. The plans for the conversion have been prepared mindful of the requirement that people, regardless of disability, age or gender, should be able to
 - a) gain access to buildings, gain access within buildings, and use their facilities, both as people who live in them and as visitors
 - b) use sanitary conveniences in the principal storey of a new dwelling. The provisions expect to enable occupants with disabilities to cope better with reducing mobility and to stay put longer in their own home. [The provisions do not necessarily require that independent living is facilitated for all people with disabilities.]
2. In order to comply with the above, the design of the main barn is such that
 - a) wheelchair/walking frame access will be possible throughout both the ground floor and the lower ground floor. Access between the ground floor levels will be via the external front and rear doors to the property (which will be provided with ramps) and the surface of the pathways between will be designed and constructed accordingly.
 - b) two toilet rooms are provided, one on each level of the ground floor
 - c) provision will be incorporated for the later installation of a lift or ramp between the ground floor and the lower ground floor levels.

6.3. WITHIN THE AMENITY AREAS

1. Within the driveway to the northeast of the main barn and the gardens to the south and east of it, areas will be provided where the passage of wheelchairs and of people using walking frames is facilitated.

