
P O R T H M I S S E N F A R M H O U S E H E R I T A G E I M P A C T A S S E S S M E N T

Poynton Bradbury Wynter Cole
Architects Ltd
Atlantic Studio
Trelyon Avenue
St Ives
Cornwall
TR26 2AD

Tel: 01736 792000
architects@pbwc.co.uk
www.pbwc.co.uk

June 2021

Proposed Alterations

Porthmissen Farmhouse
Trevone, Padstow

Prepared by
Matt Wills BSc (Hons), BArch (Hons), DipArch, DipCons, RIBA
RIBA Accredited Conservation Registrant

For Mr & Mrs Prideaux-Brune



Job no. 3781

PORTHMISSEN FARMHOUSE

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PORTHMISSEN FARMHOUSE

Proposed Alterations and Refurbishment of Farmhouse

Executive Summary

The proposals are for the alterations to the existing Farmhouse building which will be retained as a single family residence.

The proposed changes are for the replacement of existing windows in traditional timber sash windows, replacement of external doors, reopening of existing windows, new windows/doors, internal alterations, conversion of the roof space to habitable accommodation and

The proposals will affect the Grade II Listed building.

This document analyses the significance of these assets and the impact from the proposals.

Purpose and Scope

This statement has been produced to accompany the Listed Building Consent Application for alterations to the listed Farmhouse.

The building itself is Grade II Listed and is set amongst agricultural outbuildings of stone construction.

The building is located to the north of the settlement of Trevone near Padstow. The farmhouse and associated outbuildings form a prominent position on the northern side of the valley, overlooking the hamlet and bay to the south and south-west.

This report will describe the development, its construction and the impact on the listed assets and its significance.

In accordance with NPPF paragraph 128, the level of detail will be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

Matt Wills of PBWC Architects is an appropriately qualified and experienced professional, working within the historic built environment who has been instructed to carry out this Heritage Impact Assessment appropriate to the importance of the asset.

The proposal is for a minor development but is considered to be negligible impact. The report is a desk based assessment with previous site visits undertaken.

Location and Designations

Porthmissen farm is located to the north of the settlement of Trevone, itself situated to the west of the main settlement of Padstow.

The site forms a farmstead small holding on the south facing slope over looking Trevone Beach. A range of stone built outbuildings create a walled courtyard to the immediate east of the farmhouse and a wall and small outbuilding to the west adjacent the main entrance track.

To the north are a range of more modern agricultural buildings. The collection of buildings are surrounding by open fields.

The farmhouse itself is Grade II Listed and whilst the adjacent buildings are not, they are deemed to be within the curtilage of a listed building.

The site is located within the Carnewas to Stepper Point Area of Outstanding Natural Beauty.

Aside from the Listing, Porthmissen is first recorded in text in 1208.

Padstow Parish Neighbourhood Plan 2018-2030

Padstow are in the process of moving their Parish Neighbourhood plan forward and have just completed a 10 week consultation period.

A pre-submission version (3.2) of the plan, from September 2020, is available for review and the closer the plan moves towards adoption, the more weight it can be afforded as a policy guide for forthcoming planning applications.

Policy No. PAD4- Heritage Assets states:

Development proposals affecting the designated and non-designated heritage assets will only be supported where they retain and enhances the value of the asset and its setting and acknowledge the role the asset has played in the history of the area.

Listed assets within the immediate vicinity of application site

A- Porthmissen Farm- Farmhouse- Grade II Listed

No other listed buildings are recorded as being within the immediate vicinity. The nearest Listed assets are Trethillick Farm to the east and Trevone House within the main settlement to the south.

Monuments within immediate vicinity of application site

Several items of note are in the vicinity. The name of Porthmissen can be traced back to 1208 according to records.

Description of Listed Asset

The existing building is utilised and retained as a single domestic dwelling.

External Appearance

South Elevation

The main/south elevation is the most prominent elevation of the dwelling, overlooking Porthmissen Beach and Trevone Bay.

The main elevation is characterised by uniform natural slate hanging surrounding squat 3 over 3 casement timber windows, painted white., with slate cills and cement arrises.

The roof slope is in natural rag slate with brick chimneys to each gable, topped with black clayware ridge tiles.

Guttering is in ogee section cast iron, falling to hopper and downpipe at the south-west corner.

Main entrance is via a stone porch with double pitched roof, in slate with slate barge and upvc door and side panel.

The garden is enclosed by stone wall and entrance.

Attached to the west is the stone walled lean to building.

The roof shows signs of movement and slipped slates. The chimney stacks appear more uniform and are likely to have been added/rebuilt in the near past.

The window styles do not appear sympathetic to the age of the dwelling.



Description of Listed Asset

External Appearance

East Elevation

The eastern elevation is retained in exposed stonework with gable end to main portion of the dwelling, with north-east wing beyond.

The east elevation is characterised by evidence of two small openings near the south-east corner of two windows, now blocked in stone.

The lower and upper blocked windows indicate original curved stone lintel over. The walling shows evidence of original lime based mortar pointing, with areas of cement overlay, likely in an attempt to address water ingress/damp issues.

The gable end is finished in nailed slate barge, with some sections missing.

The jointing of the stonework suggests the north-east wing was added at a later date given the straight vertical jointing.

Two windows are present to this elevation, one timber casement at low level to the pantry/kitchen with red brick arched lintel and slate cill, 3 panes over 6 below. To the immediate right hand side, evidence of blocked openings are defined by a change in stone weathering.

Above a simple timber 2 over 2 timber casement window above.

Various untidy paraphernalia such as external lights and wiring, SVP piping to bathroom, cast iron hoppers and downpipes mixed with plastic guttering, plus boiler outlets at low level.



Description of Listed Asset

External Appearance

North Elevation

The north elevation is in natural stone, characterised by the steep pitched double gable arrangement, with central roof valley with dormer to roof space visible.

Barges are in nailed slate, with brick chimney to north-west gable end. Rainwater emitting from the central valley is taken by a upvc hopper and downpipes to the north-east corner of the building.

Three windows are present on the north elevation.

A timber sliding sash, six over six window with arched brick lintel and slate cill, sits at the half landing stage to the internal stairs.

The right hand side of this window aligns with a vertical slot in the stonework which suggests that the current arrangement was not constructed at the same time. The walling to the north-west gable is darker and rougher in construction.

The north-east gable contains two windows, the lower being a horizontal 6 by 6 sliding sash with traditional 6 over 6 sash above.

Of further interest is the 3 course brick band intersecting the upper window, with uniform holes.

The presence of these details suggests the arrangement of the building to the rear of the original building has altered over time.



Description of Listed Asset

External Appearance

West Elevation

The west elevation, like the south, being one of two most exposed elevations is finished in natural slate hanging, partially hidden by the lean-to building at the south-west end.

The lean-to is in stone construction with corrugated roof covering. The roofing sits just below the eaves line.

Rainwater goods are a mix of white and grey upvc.

Two windows are present with the lean-to, high level facing west, of varying sizes and styles.

The back entrance stable door in timber, painted white, abuts the main building and is accessed from the north.

At the junction with the lean to, two windows are present on the west elevation. The ground floor window is white painted timber sash, 8 over 8 panes with slate cill. The upper window is a 2 over 2 timber casement, again, painted white with slate cill.



Description of Listed Asset

Interior

Ground Floor

The southern section of the building is based on a traditional double room plan with central corridor. Access is via the stone porch with small lobby.

Both rooms have stone surrounded fire places, with windows facing south. Internally, there is evidence that the external window cill has been raised on both windows.

Floors are in bare timber with walls showing various layers of wallpaper, paint and render in varying degrees of deterioration. Skirting boards are in painted timber and small decorative coving to plastered ceilings.

The hall is in natural slate, again with timber skirtings. The hall leads to the stairwell. To the immediate right is the pantry/kitchen area, with rough slate flooring.

Behind this room, the original space has been separated into a long corridor leading to a small ensuite area with a small room beside.

To the other side of the hall way is likely to be the original kitchen, as it links via a serving hatch to the room to the south, suggesting an original opening in this location.

A fire place and large side cupboard sits at the northern end. The western wall has the back door access and side window adjacent.

From the side door, the lean to is adjacent, separated into two spaces, with exposed roof timber visible.



Description of Listed Asset

Interior

Ground Floor

Photos show the existing kitchen and pantry with stone floors to be retained, plus existing servery openings between rooms



Porthmissen Farmhouse, Trevone, Padstow

Description of Listed Asset

Interior

Ground Floor

Photos show the interior of the existing lean to with will become rear entrance and utility spaces. The first photo shows blocked original window opening to be reinstated and roof pitch lowered.



Description of Listed Asset

Interior

Ground Floor

Photos of modern bathroom arrangement at ground floor with horizontal sliding sash window to be replaced with deeper vertical sash window and lowered window cill.



Description of Listed Asset

Interior

First Floor

The first floor is accessed by the main timber staircase, with half landing and sash window facing north.

The stairs leads to a central landing. To the immediate left is the rear north-east corner bedroom, with family bathroom adjacent with sash window looking east towards the courtyard.

To the immediate right, bedroom with sash window facing west towards the coast. The wall between the bedroom and landing is in part stud work with recess for storage. The fire place from below carries up through the room, with cupboard recess to the north-west corner.

At the southern end of the dwelling, the space is split into three spaces. In this area the floor level is raised by 110mm across a single step.

Centrally, a small box-room overlooks the porch entrance to the south, with larger bedrooms either side. The south-west corner bedroom has a sash window facing south and recessed cupboard to south-west corner.

The south-east corner bedroom also has a sash window with lower internal cill and recess to south-east corner aligning with blocked window opening externally.



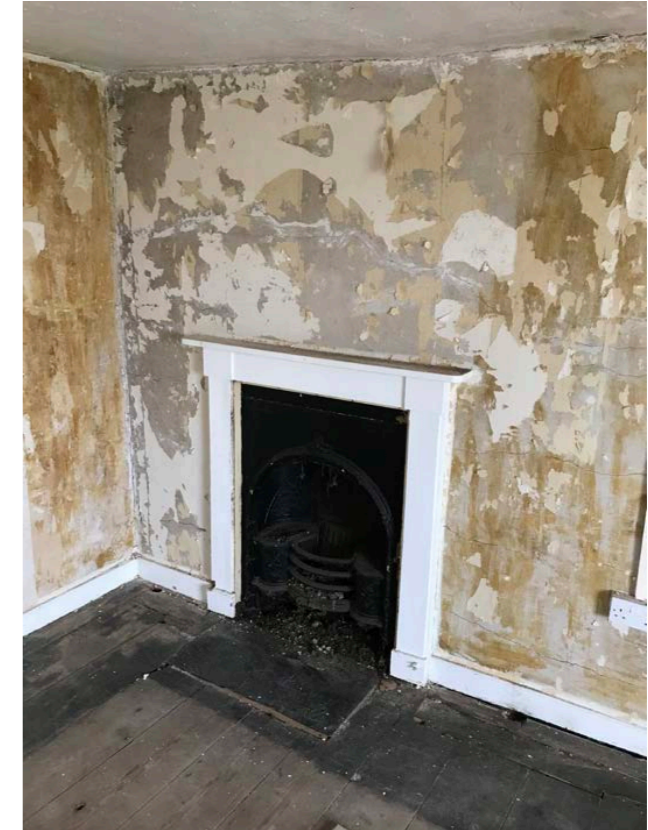
Description of Listed Asset

Interior

First Floor

Photos show the existing landing and front bedrooms accessed from it, with timber floors to be retained and original fireplace openings.

Bottom left photo shows the original window reveal open to be reinstated to the upper south-west corner of the building.



Description of Listed Asset

Interior

First Floor

Photos show the rear bedroom spaces and family bathroom, including for fireplaces and varying window styles.



Description of Listed Asset

Interior

Roof Void

At present, not all of the roof void is exposed or available to view. Areas of roof are exposed in the north-west bedroom at first floor where the ceiling has previously failed.

Internal photos show sections of breather membrane and fibre glass insulation adjacent to the lead valley gutter.

The underside of the west and south facing roof slopes show the roof construction being rag slate on timber battens fixed to purlins on principle raised tie trusses.

Additional timber joists are visible, likely as a later addition to strengthen the roof structure.

From the north-west corner bedroom looking south into the roof void, there is evidence of redundant roof structures following the line of the north facing slope, reinforcing the suggestion that the rear sections of the building are later additions.

The missing section of ceiling reveals the internal wall render on the natural slate stone, with the fireplace recessing to the ridge.



Description of Proposals & Assessment of Impacts

The proposed development is for the following elements of work:

Repair and recovering of the roof in natural rag slate.
Upgrading of rainwater goods.

Installation of dormer windows and rooflights

Renewal of external windows in timber casements

Renewal of external doors

Reopening of existing openings

Installation of new openings

Removal of internal partition walls at ground floor

Installation of new stair case and reconfiguration of roof space to habitable accommodation.

The general repairs of the roof and slate hanging, together with reinstatement of appropriate rainwater goods, together with reinstatement of external doors and windows in sympathetic timber casements is deemed to be alterations/upgrades of minor impact.

The main alterations to the building are largely internal, preserving the volume and footprint of the existing building.

The internal alterations at ground floor will open up and connect adjoining rooms, where the original plan form and proportions of rooms will not be lost, as retained piers and floor delineation will denote this.

Reopening of existing openings is based on physical evidence from site. Where no evidence of original window styles are available, the style is intended to harmonise with the wider proposals.

The main external alterations are the installation of three dormer windows to the south facing roof slope and the addition of french doors to the eastern elevation.

The installation of the dormer windows has been carefully considered to be sympathetic to the age and style of the building. Sized and aligned with the existing window openings below.

The dormers are set below the main ridge line, therefore the alteration in profile to the main elevation will be slight .

The ground floor opening to the eastern elevation is set to the side elevation and would provide better living access to the courtyard.

The conversion of the roofspace will optimise the volume within the building and eliminate the need to extend the footprint of the building.

Conservation style rooflights to the northern roof slopes will provide natural light and ventilation whilst retaining the existing roof profile in these sections.

The majority of the works are repair and reinstatement . The sum total of alterations are sympathetic to the aesthetic of the building and will provide a new modern flow to the building whilst not losing an understanding of it's earlier iterations and spatial arrangements.

Statement of Significance

Historic England categories significance into four sections:

Evidential Value- the potential of a place to yield evidence about past human activity

Historical Value- derived from the ways in which past people, events and aspects of life can be connected through a place to the present, tending to be illustrative or associative.

Aesthetic Value - derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value- derived from the meanings of a place for the people who relate to it, or for whom figures in their collective experience or memory.

The four categories above will be referenced further in relation to Porthmissen Farmhouse

Evidential Value

The form and plan layout is likely to have evolved over the buildings lifetime. With new rooms, openings and finishes added to suit the requirements at the time.

Installation of slate hanging to the south and west elevations to protect the building from the prevailing westerly gales coming from the Atlantic Ocean for example.

The building displays evidence of being constructed over different time periods, but the current configuration has endured over the past century based on OS map evidence.

Historical Value

The building maintains a prominent position over Porthmissen Bay and is likely to have been a recognised landmark on the hillside for many years. It's links to the Prideaux family are another contributing factor to it's historical value and it is fortunate that the building remains within the family and the intentions for the conservation and sensitive repair to the building is being put forward.

Aesthetic Value

The building retains much original material and detailing, however some elements such as windows, rainwater goods and chimneys have been altered, repaired and added over the years.

This has contributed to a building that retains character, but lacks cohesion. The building is likely to have been constructed for practical purposes - being agricultural and necessary to withstand the exposed location.

The largest aesthetic value externally is the rag slate roofing and hanging, together with the exposed natural stone.

Communal Value

Being a private dwelling and leased farmstead for many years, the communal value is displayed through recognition of use and tenancy and its earlier stated prominence on the hillside, overlooking the bay and hamlet.

Conclusion

The building is a prominent listed asset in the landscape setting, but is much altered and changed over the years, meaning it's legibility has been eroded by ad-hoc alterations and interventions.

The approach to the remodelling is not preservation, but conservation- taking a measured approach to the alterations and requirements of the applicants, whilst managing the change and understanding of the current building.

Mitigation Strategy

The proposed impact of the development will be mitigated through the following strategies:

Use of sympathetic materials and finishes

Retention of original flooring

Retention of internal spatial arrangements

Use of appropriate doors, windows and roof lights

Reopening of existing openings limited to their original sizes based on photographic evidence.

Relevant Conservation Policies and Guidelines

NPPF paragraph 128 – describes the significance level of detail proportionate to the asset's importance.

The building is grade II listed and sits within the historic Prideaux family ownership, whilst also occupying a prominent position over Trevone Bay.

NPPF Paragraph 134 – states where a development will lead to less than substantial harm to the significance of the assets, this harm should be outweighed against the public benefits of the proposal.

The proposals will not put the assets at risk of significant harm and the creation of additional floor space will enhance the building without extending the footprint of the building, where scope to do this is limited.

Historic England Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment

Conclusion

The building is in a poor state of repair and is in need of refurbishment. The proposals will bring the dwelling back to habitable standards, allowing for sensitive repairs to existing fabric and the majority of the alterations are limited in nature. Where more significant alterations are proposed, these have been carefully considered to be sympathetic and in proportion to the existing building.

Sources

Cornwall Council Interactive Mapping
old-maps.co.uk

National Planning Policy Framework
<https://prideauxplace.co.uk/history/>
Cornwall Records Office Online Search
Google Earth

National Library of Scotland – maps.nls.uk
Heritage Gateway Online
britishlistedbuildings.co.uk

Cornwall Record Office

The level of detail appropriate to this report allowed an initial online search of Cornwall Records Office artefacts. Searches results some significant records for the Prideaux family, but only one reference can be seen for 'Porthmissen' which relates to a Copy Sett for Porthmissen quarry with lime house and kiln (PB/2/68 dated 9th Nov. 1787 which is not thought to be related to Porthmissen Farmhouse as no evidence lime houses or kilns exist on site.

Photographs

CornishMemory.com was searched for photographs of the building with nothing returned.

Royal Cornwall Museum have some images from the 1900's but none show the buildings in any clarity to reference from.

Magnitude of Impact Plotted Against Value

Porthmissen Farmhouse

Value – Low

Amount of Change – Minor

Overall impact is therefore considered to be Neutral/Slight

Magnitude of Impact is therefore considered to be Neutral/Slight

Overall, the amount of change to the building is minimal. The main external alterations will be the installation of dormer windows and roof lights - these will be the most visible change to the building. The installation of new openings to the north and east elevations are not visible from public vantage points and are in keeping with the aesthetics of the building.

The internal alterations are not of a magnitude that the existing plan form and room arrangement cannot still be understood and the alterations will allow for the building to be sensitively upgraded to modern living standards.

BS 7913:2013

BRITISH STANDARD

Figure 2 Magnitude of impact plotted against value

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						

Justification for Assessment

The earlier sections of this document demonstrate the most likely impact of the proposals being the alterations to the main south facing elevation of the building, incorporating dormer windows for the conversion of the redundant roof space.

The change will be managed by the introduction of appropriately proportioned and detailed dormer windows which will not detract from the building aesthetic. The rag slate roof and slate hanging will remain, windows will be renewed in timber sash windows.

The building displays much change and addition over time, together with the erosion and loss of original features and the installation of unsympathetic rainwater goods, soil and vent pipes, corrugated roofing etc....

The process of the design intention is to retain as many original features as possible, whilst making adaptations to the layout whilst not losing the spatial arrangements that already exist and tell the story of the building.

Therefore it concludes that the Magnitude of Impact is Neutral/Slight.

Poynton Bradbury Wynter Cole
Architects Ltd
Atlantic Studio
Trelyon Avenue
St Ives
Cornwall
TR26 2AD

Tel: 01736 792000
architects@pbwc.co.uk
www.pbwc.co.uk

Job no. 3781
Issue V 2.0
Date June 2021
Author MW
Reviewed XX

3576- 180130- V2.0

Listings

Porthmissen Farmhouse

Entry Name: Porthmissen Farmhouse and Garden Walls To Front

Listing Date: 20 May 1988

Grade: II

Source: Historic England

Source ID: 1311836

English Heritage Legacy ID: 396037

Location: Trevone, Padstow

County: Cornwall

Civil Parish: Padstow

Built-Up Area: Trevone

Traditional County: Cornwall

Description

Porthmissen Farmhouse and Garden Walls To Front

SW8941476164

Padstow SW 87 NE 1/3 Porthmissen Farmhouse and garden walls to front

-

II

Farmhouse and garden walls to front. Probably C18, extended in the early C19. Stone rubble, slate hung on front and side elevation with rag slates. Steeply pitched slate roof with gable ends to front range and with double gable end to rear. Brick end stacks. Plan: Original plan uncertain. The existing house is of a double depth plan with central entrance; the 2 principal rooms to front heated by end stacks with stair to rear of passage. The kitchen was accommodated in a wing to rear left, heated by an end stack and dairy in a parallel wing to rear right. A straight joint on the rear elevation and right hand side elevation indicates that the rear right hand wing which contained the dairy, is probably a circa early C19 extension. Exterior: 2 storeys and attic. Symmetrical 3-window front with central C19 gabled stone rubble porch flanked by two 6-pane horned sashes. Three 6-pane horned sashes to first floor. Rear elevation unaltered with stair window near centre and line of pigeon holes above dairy on left. Interior: Not inspected. Garden wall to front of house. Circa C19. Stone rubble garden wall with gate-piers enclosing garden to front of house, rising to right and left and screening the farm yard to the right.

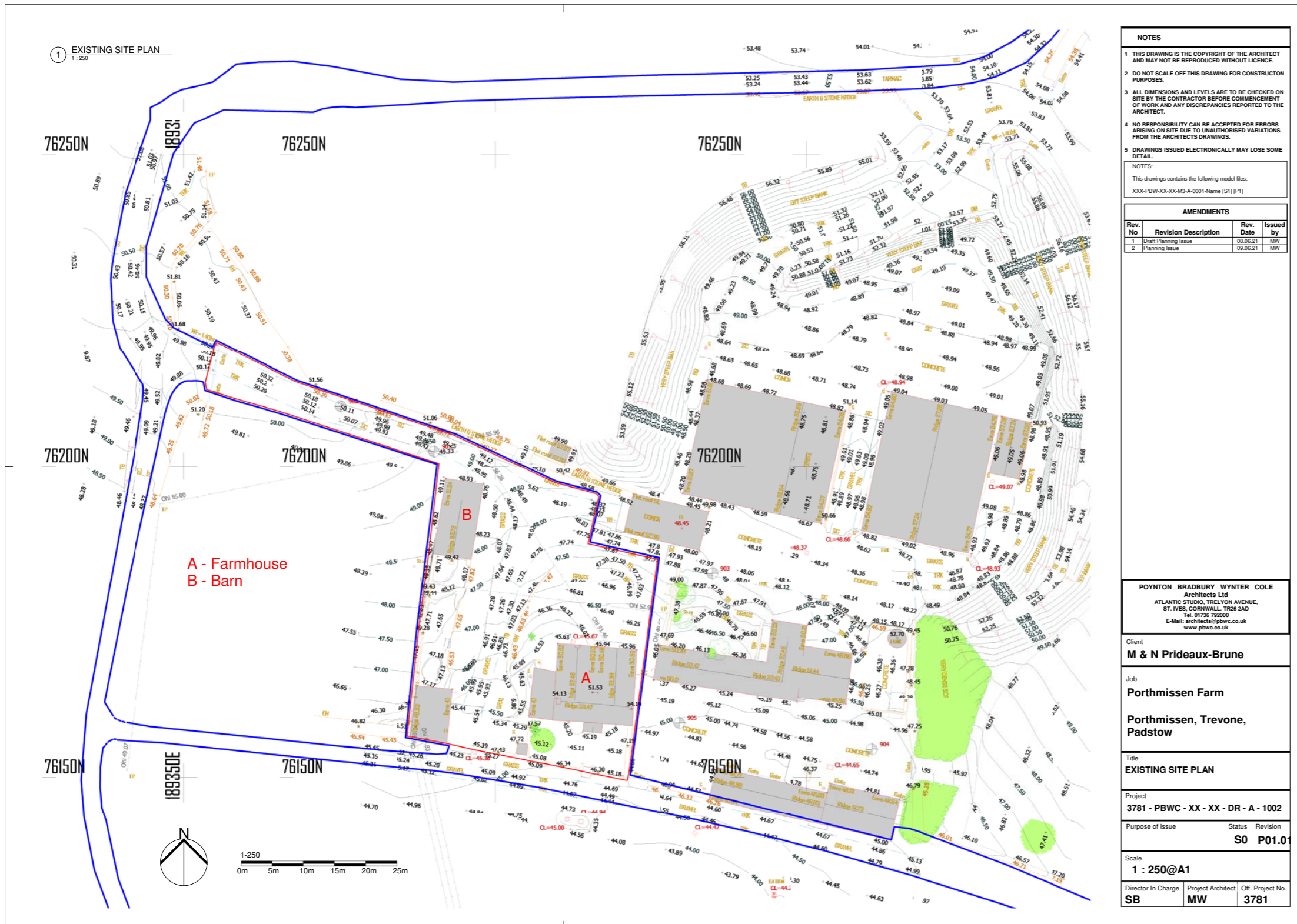
Listing NGR: SW8941476164

<https://historicengland.org.uk/listing/the-list/list-entry/1289990>



South Elevation of Porthmissen Farmhouse

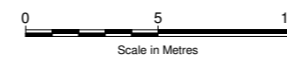
Appendix- Planning Drawings



Appendix- Planning Drawings



Appendix- Planning Drawings



1 EXISTING ELEVATIONS - FARMHOUSE
1:100

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AMENDMENTS

Rev. No	Revision Description	Rev. Date	Issued by
1	Draft Planning Issue	08.06.21	MW
2	Planning Issue	09.06.21	MW

POYNTON BRADBURY WYNTER COLE
Architects Ltd
ATLANTIC STUDIO, TRELON AVENUE,
ST. IVES, CORNWALL, TR26 2AD
Tel: 01752 750000
E-Mail: architects@pbwc.co.uk
www.pbwc.co.uk

Client
M & N Prideaux-Brune

Job
Porthmissen Farm

**Porthmissen, Trevone,
Padstow**

Title
**EXISTING ELEVATIONS -
FARMHOUSE**

Project
3781 - PBWC - XX - XX - DR - A - 1004

Purpose of Issue	Status	Revision
	S0	P01.01

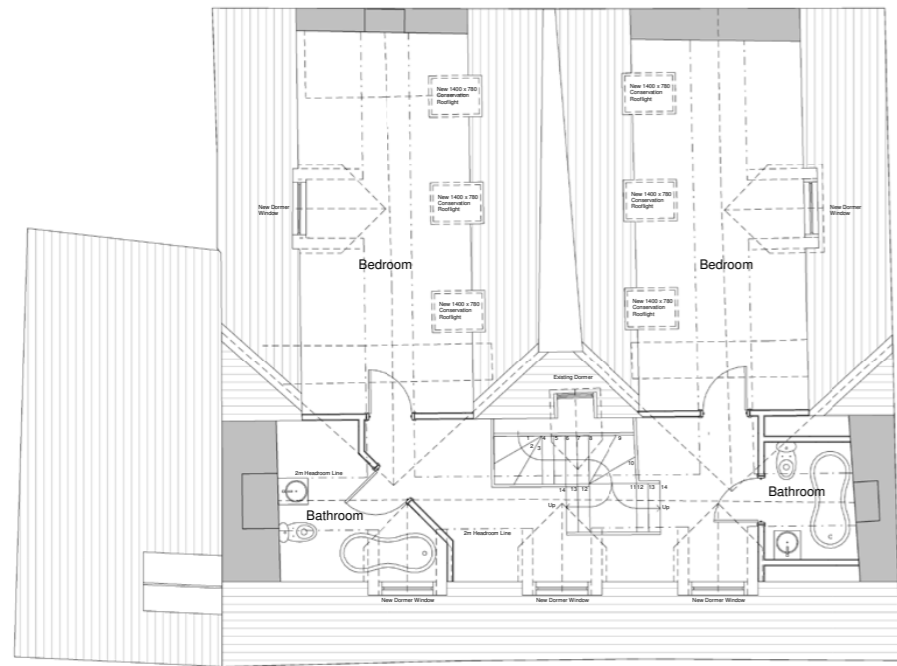
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Director In Charge	Project Architect	Off. Project No.
SB	MW	3781

Appendix- Planning Drawings



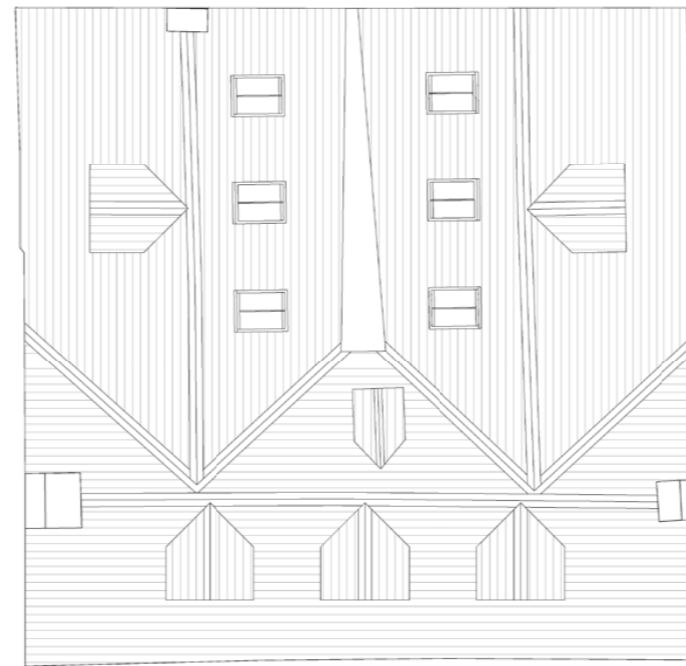
Appendix- Planning Drawings



Proposed Second Floor Plan



1 PROPOSED FLOOR PLANS - ROOF SPACE
1:50



Proposed Roof Plan



2 PROPOSED ROOF PLAN
1:50

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1	Planning Issue	09.05.21	MW

POYNTON BRADBURY WYNTER COLE Architects Ltd
ATLANTIC STUDIO, TRELON AVENUE,
ST. IVES, CORNWALL, TR26 2AD
Tel: 01752 750000
E-Mail: architects@pbwc.co.uk
www.pbwc.co.uk

Client
M & N Prideaux-Brune

Job
Porthmissen Farm

Porthmissen, Trevone, Padstow

Title
PROPOSED PLANS - FARMHOUSE

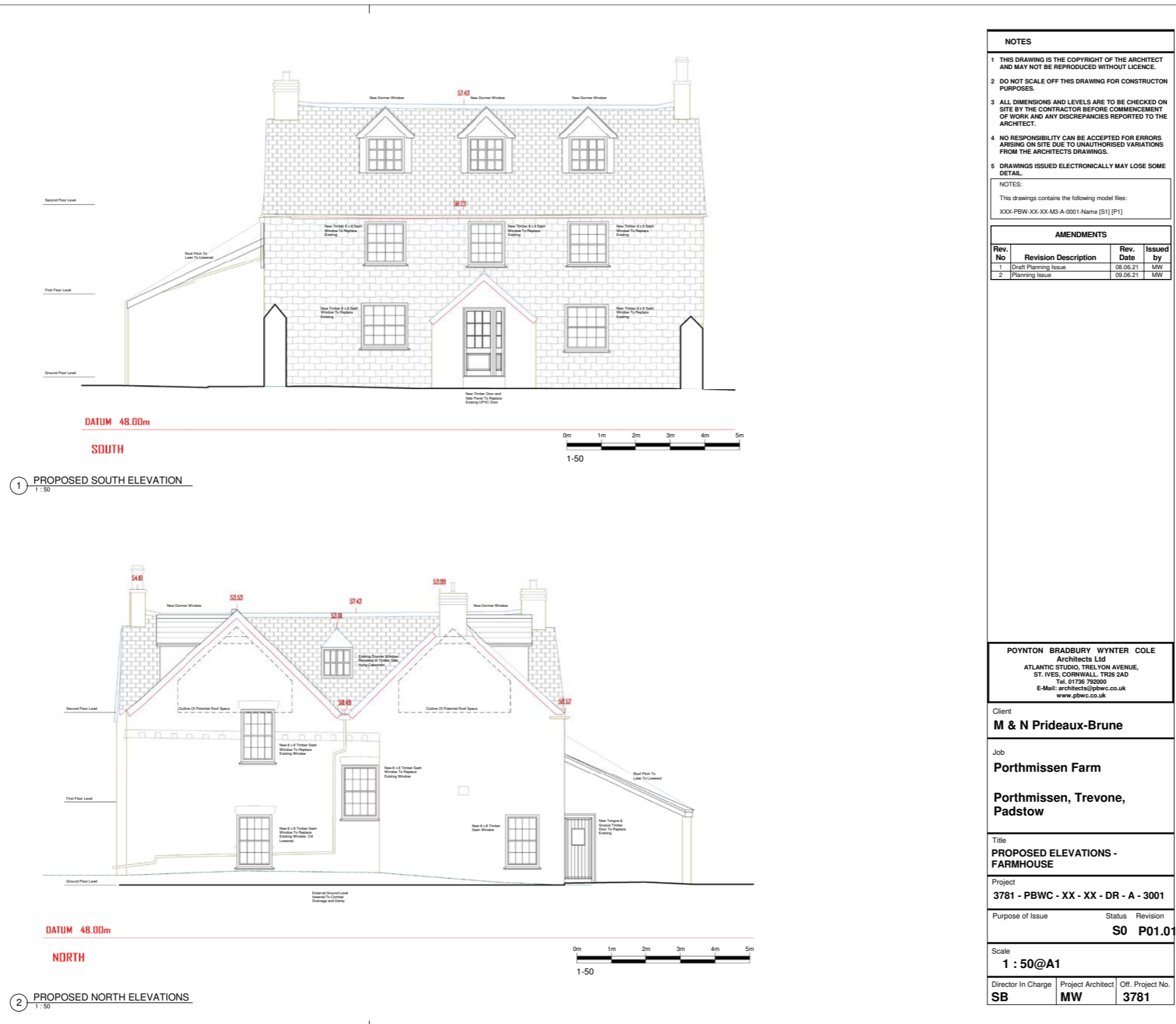
Project
3781 - PBWC - XX - XX - DR - A - 2003

Purpose of Issue	Status	Revision
		S0 P01.01

Scale
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ST. IVES, CORNWALL, TR26 2AD
Tel: 01752 750000
E-Mail: architects@pbwc.co.uk
www.pbwc.co.uk

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Job
Porthmissen Farm
Porthmissen, Trevone, Padstow

Title
PROPOSED ELEVATIONS - FARMHOUSE

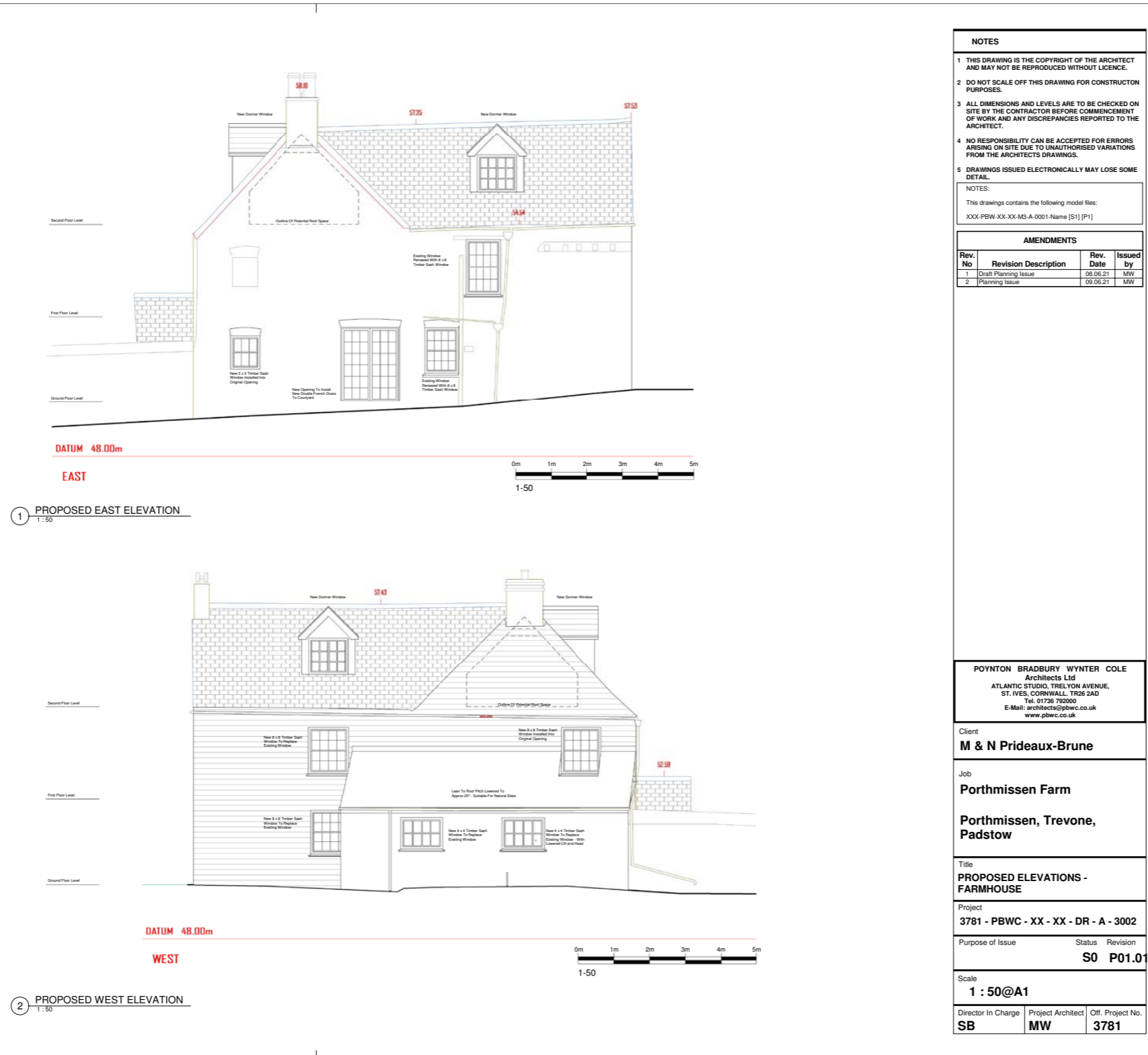
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Purpose of Issue Status Revision
S0 P01.01

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Director In Charge SB	Project Architect MW	Off. Project No. 3781
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Appendix- Planning Drawings



NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE.
- 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES.
- 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.
- 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.
- 5 DRAWINGS ISSUED ELECTRONICALLY MAY LOSE SOME DETAIL.

NOTES:
This drawings contains the following model files:
XXX-PBW-XX-XX-M3-A-0001-Name [S1] [P1]

AMENDMENTS

Rev. No	Revision Description	Rev. Date	Issued by
1	Draft Planning Issue	08.06.21	MW
2	Planning Issue	09.06.21	MW

POYNTON BRADBURY WYNTER COLE Architects Ltd
ATLANTIC STUDIO, TRELION AVENUE,
ST. IVES, CORNWALL, TR26 2AD
Tel: 01752 750000
E-Mail: architects@pbwc.co.uk
www.pbwc.co.uk

Client
M & N Prideaux-Brune

Job
Porthmissen Farm

Porthmissen, Trevone, Padstow

Title
PROPOSED ELEVATIONS - FARMHOUSE

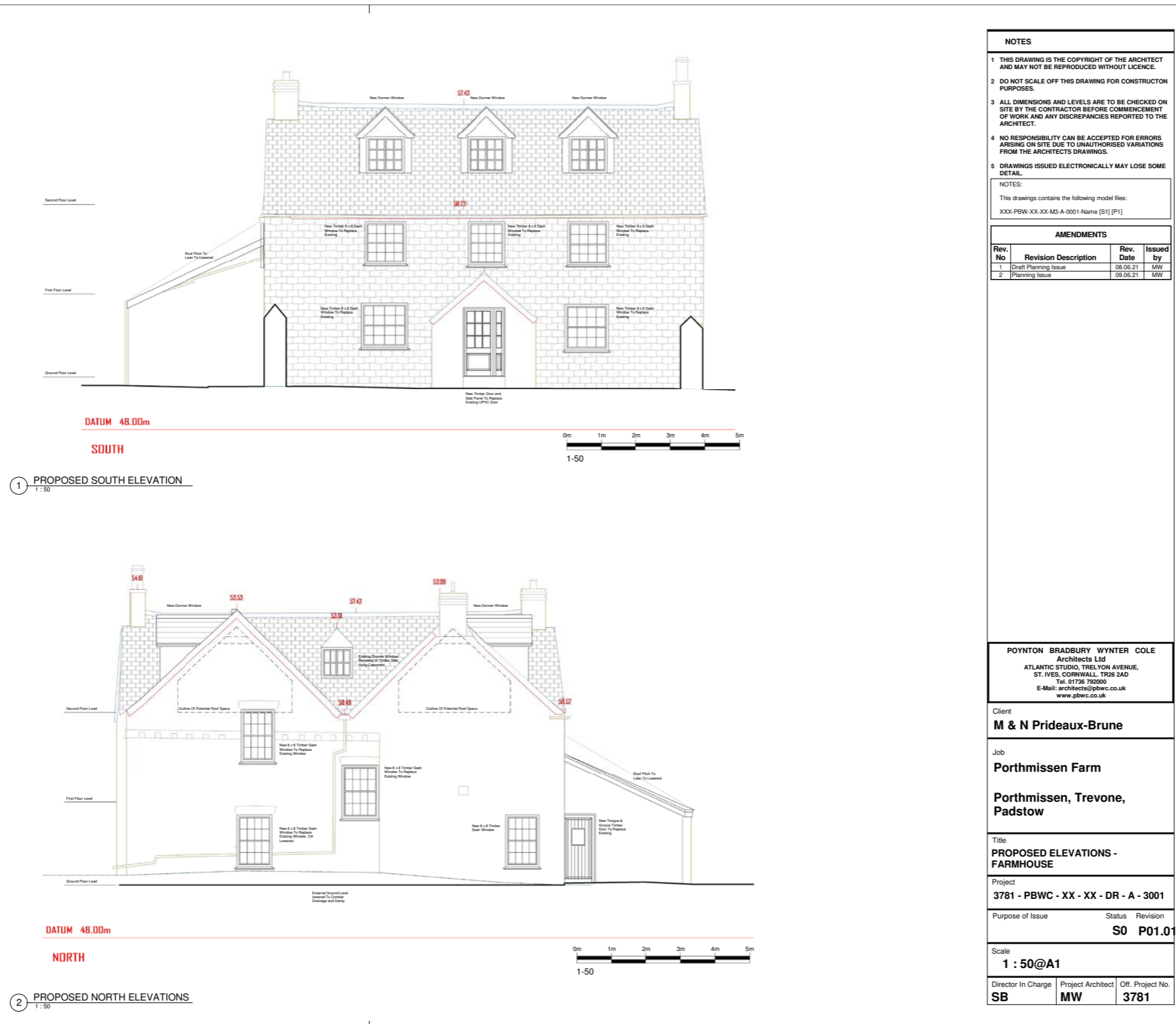
Project
3781 - PBWC - XX - XX - DR - A - 3002

Purpose of Issue Status Revision
S0 P01.01

Scale
1 : 50@A1

Director In Charge SB	Project Architect MW	Off. Project No. 3781
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PROPOSED ELEVATIONS - FARMHOUSE

Project
3781 - PBWC - XX - XX - DR - A - 3001

Purpose of Issue Status Revision
S0 P01.01

Scale
1 : 50@A1

Director In Charge SB	Project Architect MW	Off. Project No. 3781
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