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

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Proposed Conversion to Holiday Let
Porthmissen Farm
Trevone, Padstow

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P O R T H M I S S E N F A R M H O U S E B A R N , T R E V O N E , P A D S T O W

PORTHMISSEN FARM

Contents Page

Executive Summary	3
Location and Designation	4
Description of Location	5
Planning History	6
Padstow Neighbourhood Development Plan	6
Design Components	7
Impact on Heritage Asset	9
Conclusion	9
Photographs	10

PORTHMISSEN FARM BARN

Proposed Conversion to One Bedroom Holiday Let

Executive Summary

The proposal is for the alteration of a redundant, single storey stone built barn to be converted to a one bedroom holiday let.

The barn is within the curtilage of the Grade II Listed Farmhouse and this document includes for the impact on the heritage asset.



Location and Designations

Porthmissen Farmhouse is located to the north of the village settlement of Trevone, itself located to the west of Padstow.

The farm setting is set on the south facing slope into the valley of Trevone.

The settlement of Trevone is set to the south and east of Trevone Bay and Porthmissen Beach, with Porthmissen Farm forming a separated arrangement of buildings on the hillside.

Porthmissen Farmhouse is Grade II Listed and therefore the adjacent buildings are within the curtilage of the heritage asset.

The site is also within the Carnewas To Stepper Point Area of Outstanding Natural Beauty.

Porthmissen Farmhouse is the only Listed Building in the immediate area and documentary evidence that the settlement of Porthmissen is first recorded in 1208.

Description of Location

Historic Development of the Area

The listing entry for Porthmissen Farm dates the original building as being mid-17th Century in original construction, with mention of Porthmissen dating back to the 1200's.

An online search of historic mapping shows that the farmhouse and adjacent buildings were in their current arrangement as far back as 1881, including for the barn to the north-west of the main building being present.

The two utilitarian agricultural buildings to the north of the historic buildings are likely to have been constructed in the past 40 years.

The site is surrounded by open farmland, with the farmhouse main elevation facing south over Trevone.

Access to the site is via a single lane track running to the west which links Trevone Bay with further farm complex buildings to the north-east.



Planning History

From searching Cornwall Council's online planning register, returns no planning or building control history for the site. This is not to say previous applications have not been submitted for the site, but at present, no planning history is available to provide commentary on.

Padstow Neighbourhood Development Plan

Within the Padstow Parish Neighbourhood Plan 2018-2030 - Pre-submission Version dated February 2021, Section 8 references Built Environment and Heritage and Section 11 references Local Economy and Tourism.

Policy No. PAD3 - Farm Diversification states that 'Development proposals that enable farm diversification or for changes required for agriculture or land management practices, which respect or enhance the character and natural beauty of the AONB and other areas of the countryside, will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.

Section 7.21 states that 'Whilst we will continue to resist major development in the countryside, we are prepared to support small-scale change and diversification, including the conversion of existing agricultural buildings for business or business related purposes in the interests of ensuring that farming in the neighbourhood area remains viable and the use of farmland and buildings remains compatible with the local landscape character.

Class R of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, allows the change of use of small agricultural buildings under 500sqm to a flexible commercial use, A1, A2, A3, B1, B8, C1 and D2 uses, subject to meeting certain criteria, and prior approval being sought in relation to uses over 150sqm in respect of transport and highways impacts, noise impact, contamination risks and flooding risks.

Policy No. PAD4 - Heritage Assets intends to provide an appropriate level of protection for all the heritage assets of the neighbourhood area.

Policy PAD4 states that - 'Development proposals affecting designated and non-designated heritage assets will only be supported where they retain and enhance the built character and heritage value of the asset and its setting and acknowledge the role the asset has played in the history of the area.

Policy No. PAD19 - Tourism Development states that - 'Proposals for the development and expansion of tourism-facilities will be supported providing that:

- 1) the scale of development is proportionate to existing activity and the immediate locality;
- 2) the potential impact on neighbouring uses is acceptable having regard to potential noise and disturbance;
- 3) they do not have an adverse impact on the landscape of the AONB and other countryside and are mitigated, where necessary, by extensive landscaping and visual screening; and
- 4) traffic, access, and highway issues are satisfactorily addressed.

Development proposals should demonstrate how it will be viable, sustainable and benefit the local economy and the wellbeing of the neighbourhood area.

Conclusion

As the Padstow Neighbourhood Plan approaches adoption, the policies identified offer more weight to the determination of planning application going forward. The proposals conform with the general principles of the Neighbourhood Plan.



Design Components

Proposed Uses

The existing building is currently a disused agricultural building. It is single storey, stone built set on a approximate north-south axis, running parallel to the main building.

The building is set into two spaces, the larger section opens to the north, via a pair of timber double doors, whilst the southern section is smaller and is accessed by openings on the east and west elevations.

The spaces are separated by an internal stone wall with square opening at high level.

The roof is in natural rag slate construction, pegged to timber laths with a truss and purlin construction for the roof.

Amount and Density of Development

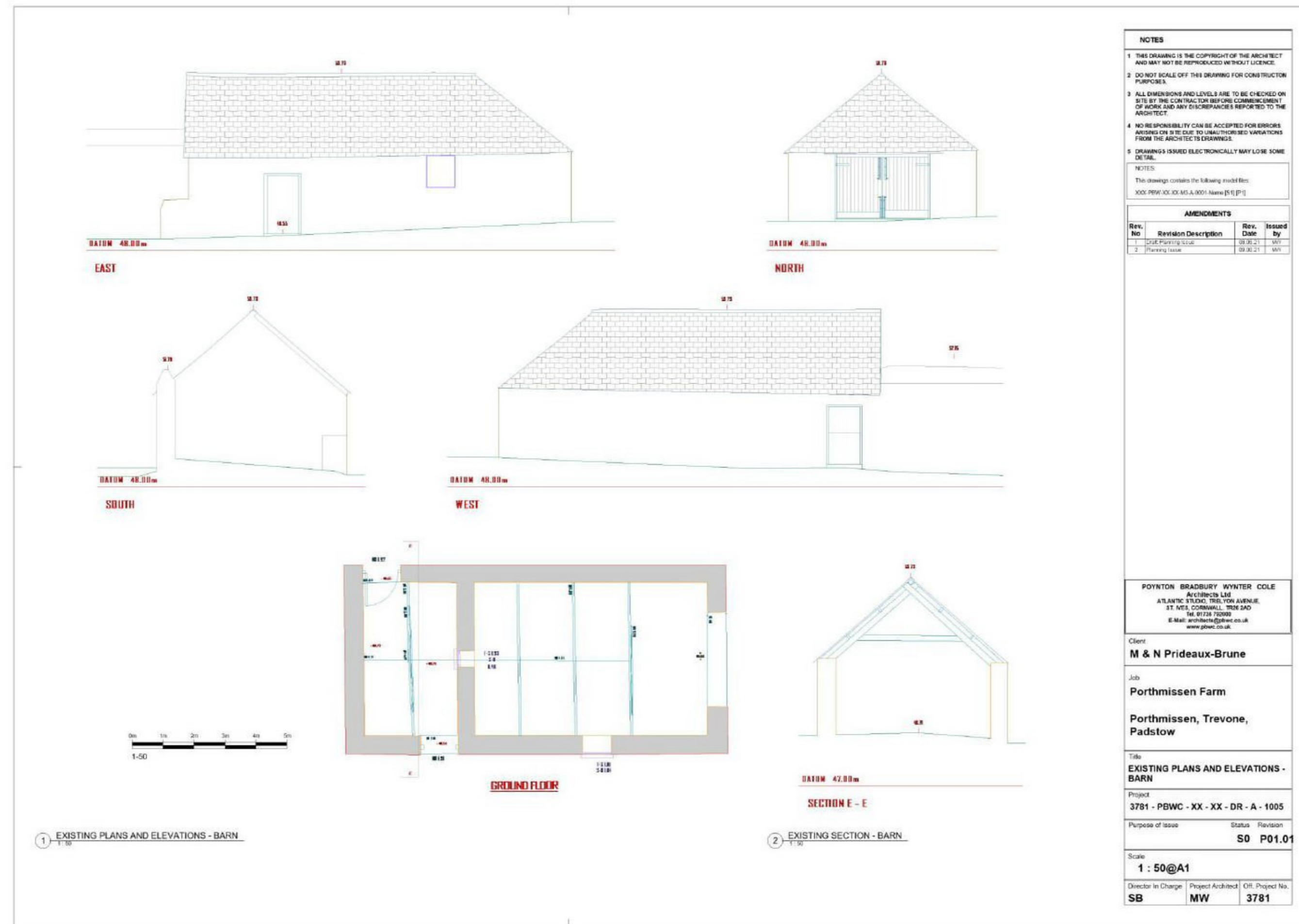
The existing building has a usable gross internal floor area of approximately 52sqm. The proposed works will alter this to 52.5sqm.

Layout

All alterations are internal, with no proposed increase in building footprint or volume. The internal separating wall will be removed and the southern section becoming a kitchen area. The northern section will house a double bedroom and shower room, both accessed from the central living area.

Scale

The building is currently single storey in arrangement and as no alterations are proposed to it's height, the scale will remain as existing. Therefore views of the existing surrounding buildings will not be interrupted.



Above- Existing Drawings

Design Components

Parking

Current parking areas exist to the immediate east of the building footprint, which will be retained for the use of the barn as a holiday let.

Landscaping

The land to the immediate west is open fields, which will remain so, the land to the north is the access track, again to be retained as existing. Land to the east will incorporate parking for the holiday let users and the land to the south will be retained as domestic curtilage to the farmhouse.

Appearance

The barn is of traditional stone construction with rag slate roof. This will be retained and reclaimed stone from the removal of the inner wall will be used to fill the returned wall on the southwest corner and to in fill the opening to the north, with a short set back from the main building line to denote the original opening.

Sustainability

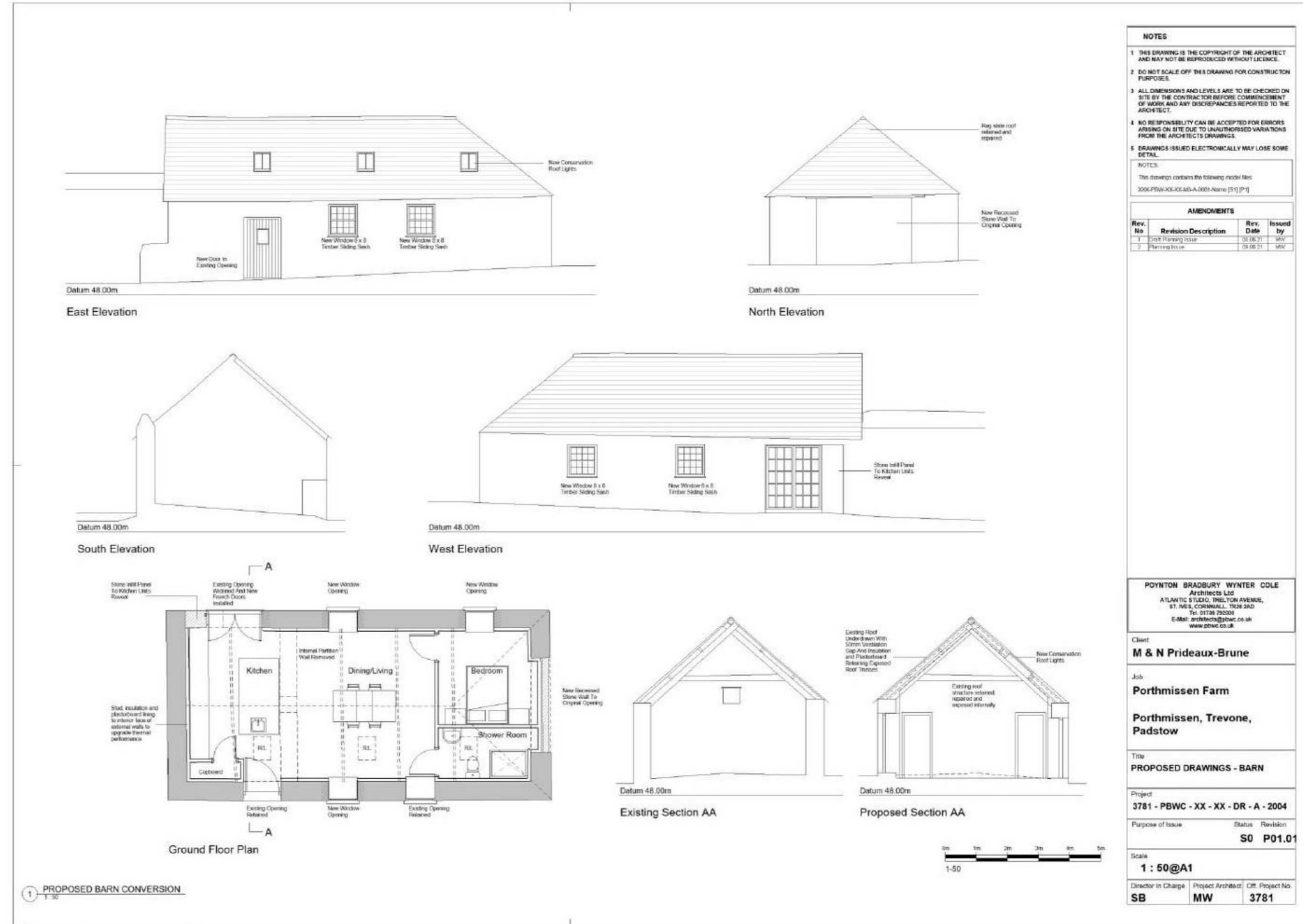
The building will be insulated internally and new openings provided by windows and rooflights to improve natural light and ventilation into the space.

Access Components

Level access will be provided to the entrance on the eastern elevation and internally, all spaces will be accessible.

Emergency Access

As the building is single storey, emergency escape routes will lead directly to external areas.



Above- Proposed Drawings

Conclusion

The barn is of solid and robust construction, with no apparent indication of cracking movement. The roof is serviceable and repairable, and will be strengthened and insulated and made water tight.

The use of the building as a holiday let and occasional annexe for family members will provide an income to the owners which will be invested into the upkeep of the listed

Impact on Heritage Asset

The main farmhouse is Grade II Listed and dates from the mid-17th Century. The farmstead is part of the land ownership of the Prideaux family, who established the Grade I Elizabethan country house in nearby Padstow in 1592.

The Prideaux have been seated at Prideaux Place for over 425 years. Their origins go back almost one thousand years to the time of the Norman Conquest when they are recorded as Lords of the Manor at Prideaux Castle, Luxulyan.

The Listing Entry records Porthmissen Farmhouse and Garden Walls To Front.

The property was listed Grade II in May 1988.

The Listing Entry describes the building as:
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.

The existing barn sits to the west of the listed asset and encloses a informal yard area between the barn and main building. The existing building has limited openings, currently wide double doors to the north, accessing the main space, supplemented with a single window opening facing east and single width, low height doors to the southern end, on the east and west elevations.

The proposals intend to infill the large northern opening with reclaimed stone from the interior partition wall. A new window opening is proposed on the east elevation to compliment the existing openings and increase natural light and ventilation. This opening will be in the same proportions as the existing opening adjacent. On the west elevation two new windows are proposed, to the same proportions as the existing opening on the eastern elevation, with adjustment to the opening to the south-west corner, with infill in reclaimed natural stone.

The rag slate roof will be repaired and insulated with canopy roof internally. Three new conservation style roof lights will be installed on the east facing roof slope.

The main impact on the heritage asset will be from the new openings proposed to the barn building. The addition of new openings will not however increase the scale, footprint or proximity to the heritage asset, and distant views from the west, where the barn currently obscures part of the main house will not be affected.

As the barn building is not physically linked to the listed asset, and given that the majority of the alterations are internal means the Heritage Asset will be largely unaffected by the conversion.

As the area to the immediate east of the barn is an established parking area, this feature will remain unchanged and any external areas required for use by the holiday let guests will be confined to the external area to the immediate south, itself largely obscured by the flanking stone wall which forms the western boundary of the building arrangements.

Conclusion

The proposed alterations to the barn do not alter the buildings scale or footprint and new openings are limited to those necessary to provide a functional use of the space without increasing volume.

Impacts on the Listed Asset will be minimal, but not so significant that it should be considered to harm the setting of the asset.

Distant and close views of the Listed Building will be unaffected by the proposals due to retaining the existing volume and scale.

Photographs



Left - Existing entrance to southern section of barn building



Right- East elevation of barn - blocked window opening shown



Left - North and west elevation as viewed looking south-east



Right - West elevation showing existing opening and flanking wall.

Photographs



Left - View of internal separating wall and underside of wall



Right - View of internal separating wall



Left - View of underside of rag slate roof showing structure



Right - View of underside of roof adjacent south-west corner opening

Photographs



Left - West elevation of Farmhouse facing barn



Right - View looking north with Farmhouse on right and barn on left



Left - View looking north at garden wall and barn beyond



Right - South elevation of Farmhouse and garden wall

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