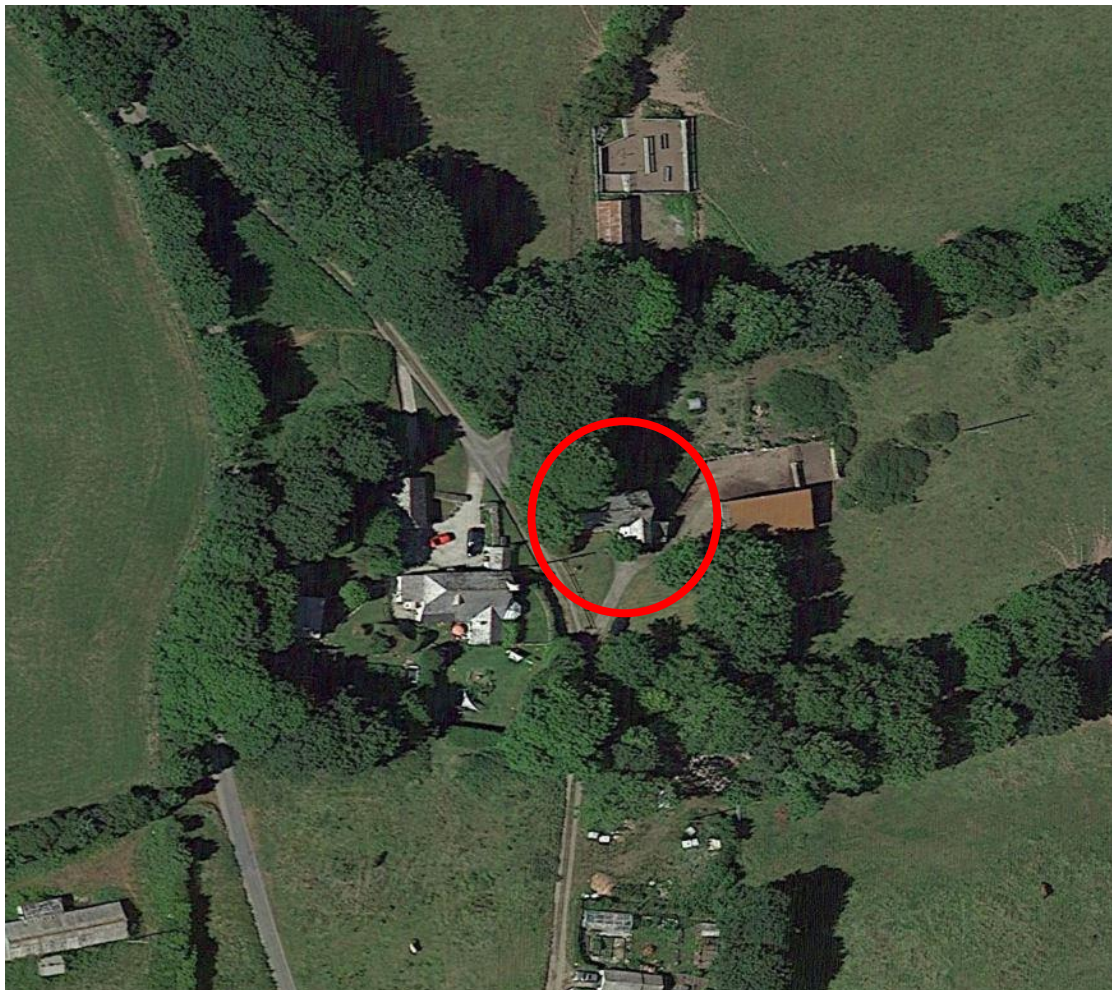


Document No 21035.020
Renovations and Extension to
Warbstow Manor, Launceston
Heritage Impact & Design and Access Statement



SUBMITTED TO CORNWALL COUNCIL FOR HOUSEHOLDER PLANNING & LISTED BUILDING CONSENT,
SEPTEMBER 2021

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1.0 CONTEXTURAL ANALYSIS

1.1 INTRODUCTION

Lilly Lewarne Architects are appointed by Paul Solomon and Claire Jones, the owners of 'Warbstow Manor', to prepare proposals pursuant to obtaining the necessary Planning and Listed Building Consents, for the renovation and extension of the existing property. The proposals include the complete renovation of the existing house, the construction of a modest single-storey open plan living extension to the rear of the property and the construction of a smaller utility extension to the east end of the property. This document has been generated to support the drawn and written information that is hereby submitted pursuant to obtaining the necessary Planning and Listed Building Consents.

The applicants wish to sensitively restore the existing two storey property whilst also creating a new open plan living space to the rear (north) and an extension of the utility area to the eastern gable end. The submitted proposals have developed through a rigorous design process that has considered the various periods of the property's evolution, has respect for any historic fabric that remains and the client's overall wish to ensure the alterations are subservient and sympathetic to what remains of the existing house.

The two extensions to the property ensure that the additional space and service requirements required to extend the living accommodation and provide for the necessary accommodation of modern living (fitted kitchen elements, family dining area, utility provisions, washing machine, updated plumbing and electrical services, etc.) can be largely accommodated within the new additions and therefore enable the existing plan form, surviving room structures and historic fabric within the existing house to remain relatively unaltered.

1.2 SITE AND CONTEXT

The rural hamlet of Downinney is located approximately 0.3 miles South East of Warbstow and is accessible via a 'C' road which runs through the center of Downinney. The road then separates into an unmade track, that leads to the driveway of Warbstow Manor before reconnecting with the 'C' road as it leaves the settlement.

The settlement of Downinney was first recorded in 981 and the surviving fabric of the grade II listed manor is thought to originate from the 17th century. The listing entry for the manor records that the surviving property was partly reconstructed in the 1900's and again altered more recently in 1960. The Grade II listed three-bedroom manor house is located on the western boundary of a 12-hectare holding of pasture and woodland, with a range of ancillary out buildings and concrete enclosed yard adjacent.

The 1884 historic mapping suggests that the footprint of the manor house at that time was larger and incorporated attached structures to the rear (north) of the surviving house and the attached shippen/outshut to the east is also visible. There also appears to have once been an enclosure around the perimeter of the house. On the 1884 mapping additional structures lie in the area to the north and these are likely to have been detached ancillary structures and/or farm buildings. The surviving detached stone barn to the south of the house is also shown on the 1884 mapping. The 1884 mapping appears to suggest that the southern and eastern enclosure of the surviving yard (now concrete) were also defined at this time, although it appears that the historic yard once enclosed an area that extended much further north responding to the historic detached structures that were once located to this side of the house. The adjoining structure(s) to the rear (north) of the surviving house and a large part of the shippen/outshut to the eastern gable end have been lost and some traces of their former connection to the surviving structures can be read in the now rendered sections of rear wall. The small and partial photograph of the property on page 73 of 'The Cornishman's House' (Chesher, V. and Chesher, F., 1968) also appears to indicate that the monopitch slate roof of

the surviving shippon/outshut extended further to the rear of the surviving portion and this gives some further indication of the previous roof form of the former structures indicated on the 1884 mapping.

There is one first floor window on the northern elevation which is likely to be the historic first floor connection with the rear stair turret referred to within the listing entry and 'The Cornishmans House' and the location of this stair turret appears to be defined on the 1884 map. The former detached agricultural structures have been completely lost with the exception of the small stone barn to the south of the house.

The listing entry for the property reinforces this analysis of the historic mapping and further suggests that the structures to the rear of the surviving shippon/outshut to the lower right of the storied cross passage were demolished in c1960 and that, whilst a stair turret was described in the provisional listing description issued in 1960, this feature was also lost by the time of the survey in 1987. In 1987 it is also recorded that there was a dairy in an outshut to the rear of the hall (presumably accessed via the historic 'through passage') which had also been demolished by that date and this structure was likely to be the additional adjoining structure to the rear of the house indicated on the 1884 map.

The extensive spread of surface stone on the area of domestic curtilage to the rear (north) of the manor house is probably demolition material from the fore-mentioned structures that have been lost.

The grade II listed manor house is one of two listed properties within the small hamlet of Downinney and the Grade II listed Downinney Cottage is situated around 15 metres to the west and on the other side of the unmade access road, which is shared by the two properties. The listing entry for this property records that this was a "former Farmhouse, now private house" and that it probably dates from the late C17.

The Scheduled Monument 'Downinney Pound' is situated around 150 metres to the south-west of the manor house, beside the village green of Downinney. The former animal pound is recorded as being *"a roughly-rectangular enclosed area measuring approximately 13m long by 10m wide. It is defined by a strong stone and earth-built hedge of up to 1m thick and 1.5m high. It has a single entrance on the south side. By oral tradition it was in use as an animal pound beside the common until the beginning of the 20th century. It is of uncertain date but may have been connected with a nearby manor"*.

The Village Green of Downinney, Warbstow, (Commons reference: VG658) comprises three parcels of land subdivided by the network of roads and lies immediately adjacent to the manor house to the north-west, west and south-west of the site. The Scheduled Monument 'Downinney Pound' occupies the southern most portion of the areas of Village Green. These defined areas of 'Village Green' likely reflecting the areas of historic common land once associated with the manor settlement.

The raised unmade access road to the west of the manor house and a prominent tree line and dense hedge bank encloses the western boundary of the site and this prevents any clear view into the site from the adjacent track. This, coupled with the lower level of the site and single storey nature of the proposals, will mitigate against any perceived visual impact of the proposed works upon the adjacent Grade II listed property, Downinney Cottage, and the areas of Village Green. The Scheduled Monument 'Downinney Pound' is not visible from the site and will be completely unaffected by the proposed works.

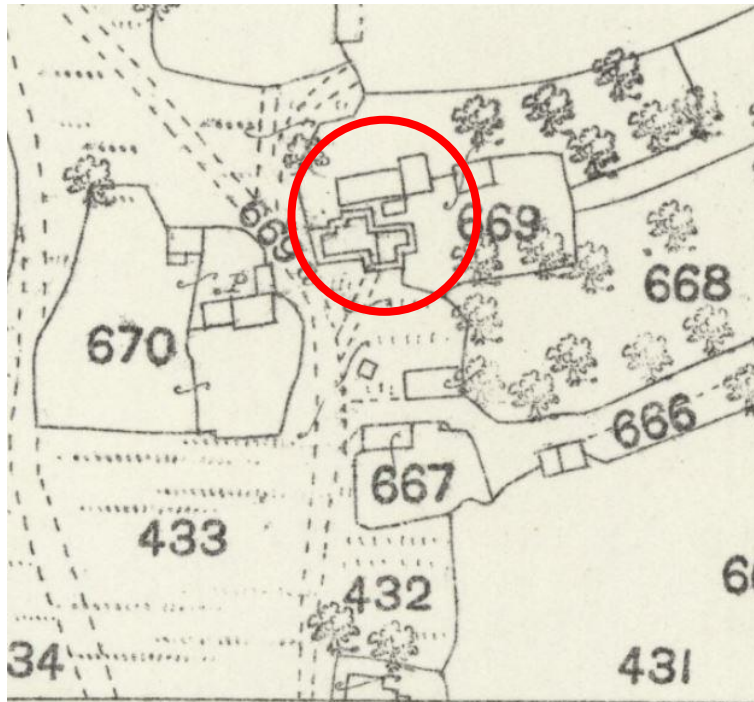


Fig. 1: Extract from the 1884 OS Mapping (NTS) – Illustrating the historic arrangement of buildings around the subject property, 'Warbstow Manor'. The map begins to illustrate the earlier form, disposition and scale of the buildings at the settlement of Downinney.

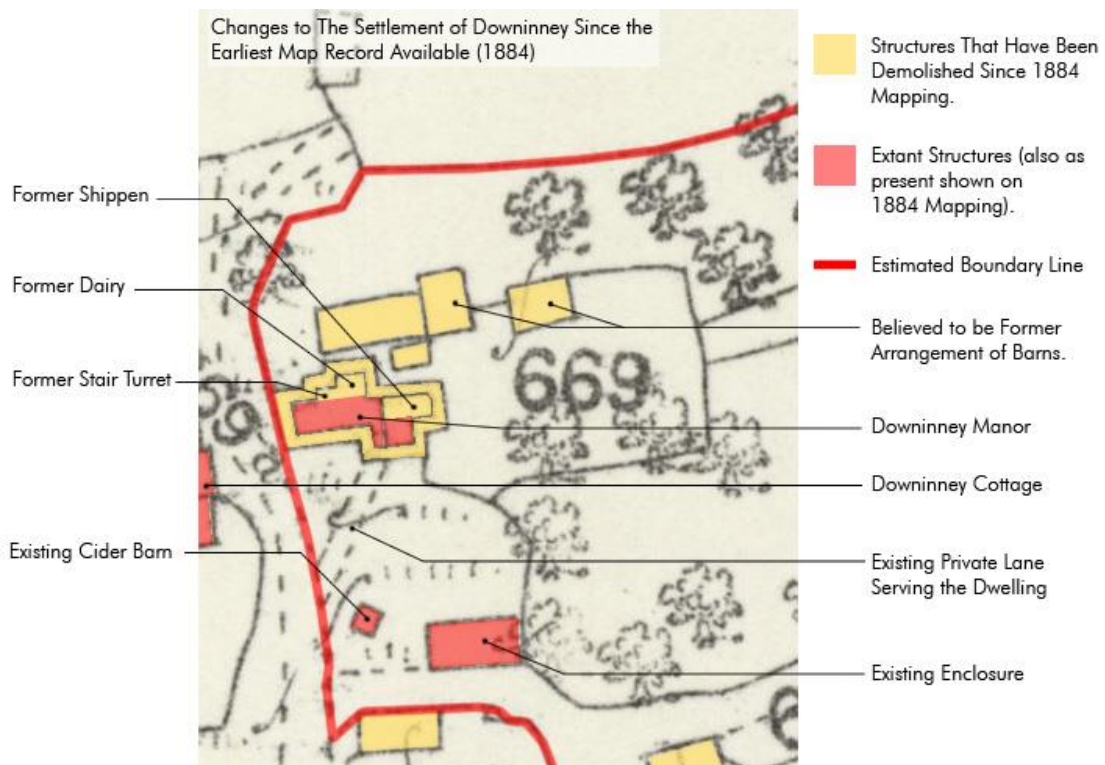


Fig. 2: Enlarged 1884 OS extract: of the Downinney Settlement and the current arrangements of the settlement in 2021.

1.3 FLOOD RISK

Downinney is situated within flood zone 1 and is not located within a critical drainage area. The scale of the proposed extensions to the main dwelling will have little impact to the site's overall drainage. Accordingly, the proposals are not considered to add to the risk of flooding in that area and, therefore, a flood risk assessment will not be required as part of this application.

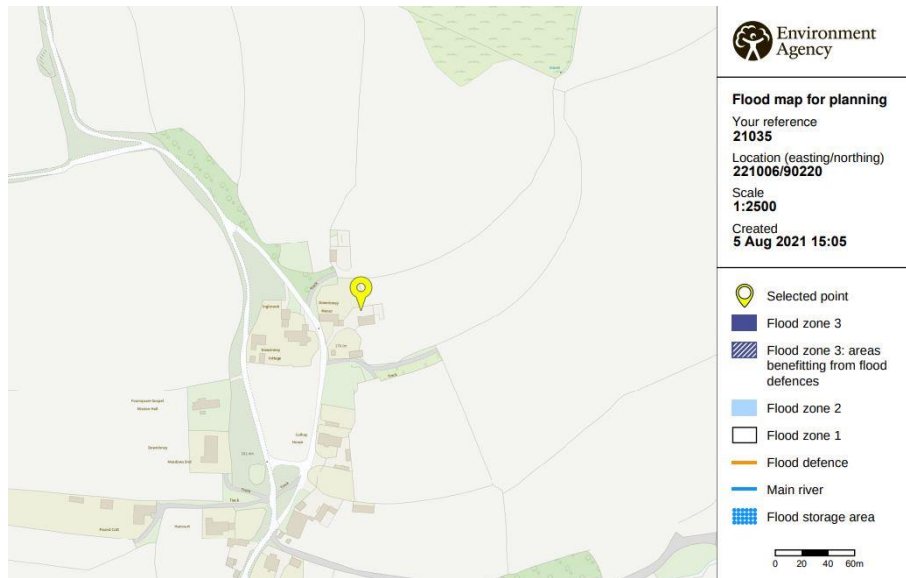


Fig. 3: Extract from Environment Agency flood map, indicating that the proposed application site is located in flood zone one.

1.4 ECOLOGY

The results of the Bat and Nesting Bird Survey concluded that two bats, (1 common Pipistrelle and 1 Brown Long Eared) were recorded emerging from the existing dwelling via the West chimney stack and eaves of the South elevation. It was concluded that *“the bat emergence points are outside of the area of proposed works (eastern elevation of the building) and shall not provide a constraint to the proposed works being undertaken. However, if more extensive roof works are planned these shall be carried out under supervision of a licensed bat ecologist”*. Please find accompanying Bat and Nesting Bird Survey (ref: PES/1329) for additional Information.

1.5 TREES

The results of the Tree Survey concluded that Downinney Manor is not within a conservation area and that there are no tree preservation orders on any of the trees on the site. The previously existing Ash and Sycamore that were within close proximity to the area of works have since been coppiced due to them showing signs of ash dieback. The document concludes that there are *“no trees here that would represent a planning constraint as described in British Standard 5837 2012”*. Please find accompanying Tree Statement) for additional Information.

2.0 HERITAGE IMPACT ASSESMENT AND STATEMENT OF SIGNIFICANCE

2.1 INTRODUCTION

2.1.1 The aim of the section is to provide a vehicle for assessing the heritage impact of the proposals, provide a Statement of Significance and elucidate how these have informed the development of the design proposals for Downinney Manor. This analysis has been compiled through an appraisal of the surviving elements of historic fabric and, where available, documentary and cartographic sources.

2.1.2 The dwelling is located within the parish of Warbstow approx. 0.3 miles South East of St Werburgh's Church a grade II* listed building dedicated to St Werburgha, and of Norman origins, dating back to the 15th century with new addition of the North Porch being built in 1601 and further restoration works in 1861.

2.1.3 Downinney Manor is a grade II listed three-bedroom manor house. The settlement contains a small range of general purpose out buildings, including a monopitch shippon/outshut on the east elevation of the dwelling, an open fronted timber and concrete block pole barn located in the concrete parking area and a small detached single storey outhouse built of stone under a slate roof to the south.

2.1.4 The land associated to the dwelling comprises approx. 30.45 acres and is located predominantly to the north east of the farmhouse. The land is gently sloping to the east and is divided into four principal enclosures with fenced natural hedge bank boundaries. Access to the land is achieved from the yard area or via the track located to the south of the dwelling.

2.1.5 The Manor has been traditionally arranged as a principal two storey range on an east-west axis, with two reception rooms and a kitchen on ground floor with three bedrooms on the first floor. The existing house retains a number of historic features including a two light granite mullion window, a historic fireplace within the hall, and a granite arched doorway located at the principal entrance on the southern elevation which served a former 'cross passage' which we are reinstating as part of the proposals.

2.1.6 Warbstow Manor was first listed and designated grade II on the 11th January 1989, listed entry number 1161386, and the listing entry records the following:

WARBSTOW DOWNINNEY SX 29 SW 3/240 **Warbstow Manor** 1.12.51 GV II

House. Probably C17 origins partly rebuilt in circa 1900 and altered in the circa 1960s. Stone rubble, rendered and painted. Slate roof with gable ends. Brick shafts to the axial and end stacks. Plan: Original plan uncertain. The house has a 2-room and passage plan: the 2-storey porch on the right-hand end of the front originally led into a through passage, the rear door now blocked. The hall to left of the passage is heated by an axial stack backing onto the passage. The inner room beyond to left is heated by an end stack and a C20 stair has been inserted between these 2 rooms. On the lower right side of the passage was a shippon which was demolished in the circa 1960s. This may have been the earlier lower end of the house or a later building on the site of the lower end. The provisional listing description issued in 1960 describes a stair turret to rear. The owner at time of survey (1987) cannot recall such a stair but states that there was a dairy in an outshut to the rear of the hall, which has now been demolished. Exterior: 2 storeys. Symmetrical 3-window front to the left hand range which was refronted in circa 1900 and 2-storey porch to right which remains unaltered. The porch has a gable end with segmental hollow chamfered granite arch with pyramid stops on both faces of the jambs. There is no rebate for a door and the existing door is probably C19. The inner door is C20 and has a circa C19 or C20 frame: 2-light granite mullion window on first floor of the porch with circa mid C20 leaded panes. To left the refronted range has a central door with rounded arch flanked by two C20 6-pane sashes with 3 similar sashes above. Interior: Through passage, blocked to rear. V and F Chesher state that there was an early shouldered arch to the rear door similar to that in Trethin, Advent parish (qv). The rear doorway has been blocked. The owners recall a narrow stair which was on the right hand (lower) side of the passage. Hall has a large fireplace

with granite chamfered lintel and jambs with remains of ball stops and a cloam oven. The ceilings have been plastered and the extent of the circa 1900 alterations is uncertain: It is possible that the C20 grate to the end fireplace in the inner room covers the earlier fireplace. The date and character of the floor joists are uncertain. Roof structure not inspected. Chesher, V and F The Cornishman's House.

2.1.7 Chesher, V and F (1968:59) record that Warbstow Manor is a "house of quality [within] the category of 'end entry -passage' houses" and that "there is a two-storey porch, similarly placed to the porch at Welltown, at the extreme end of the original building"

2.2 LEGISLATION AND GUIDANCE

2.2.1 Legislation and government and local government policies relating to the protection, maintenance and enhancement of heritage assets relevant to the proposals for works at Downinney Manor may be summarised as follows;

Statutory

2.2.2 Listed Buildings are protected under the planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act requires that "in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The National Planning Policy Framework

2.2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (paragraphs 184-202 and associated footnotes) of the National Planning Policy Framework (NPPF; Ministry of Housing, communities and local government 2019a). This document provides the definition of a heritage asset as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the LPA (including local listing)' (ibid, 67). Designated heritage assets are defined as a world heritage site, scheduled monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (ibid).

2.2.4 The Following Policies are Relevant to These Proposals:

Paragraph 190

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.2.5 Local Authority Plan

The Cornwall Local Plan strategic policies 2010-2030 include the following policy relating to the management of the historic environment:

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- protect the historic maritime environment, including the significant ports, harbours and quays.

2.3 HISTORICAL BACKGROUND

2.3.1 Warbstow (or Werburga's Stow) was a chapelry to Treneglos in the 12th Century and they now form a united vicarage. They belonged to the priory of Tywardreath by gift of Lords of Cardinham in the 12th Century.

2.3.2 Just above the village is the Iron Age defensive earthworks known as Warbstow Bury or Barrow, which lies 820 feet above sea level. This is a well preserved, multivallate hill fort of approx. 7.5 hectares.

2.3.3 The Parish of Warbstow is in the Launceston Registration District and has been since 1st July 1837.

2.3.4 The dwelling is situated in the settlement of Downinney, a rural hamlet first recorded in 981. The manor was recorded in the Domesday book in 1086 as Donecheniv when the manor was held after the Norman Conquest for the Count of Mortain by Richard, son of Turolf.

2.3.5 At the time of 1086, Downinney had a recorded population of 12 ploughs with 40 households, putting it in the largest 20 percent of settlements recorded in the Domesday book.

2.3.6 Warbstow Manor (also known as Downinney Manor) is located within the historic landscape located adjacent to the late C17 Grade II listed Downinney Cottage (situated around 15 meters to the west), the Scheduled Monument 'Downinney Pound' (situated around 150 meters to the south-west) and the Village Green of Downinney, Warbstow, (Commons reference: VG658) which comprises three parcels of land subdivided by the network of roads and lies immediately adjacent to the manor house to the north-west, west and south-west of the site. The Scheduled Monument 'Downinney Pound' occupies the southernmost portion of the areas of Village Green. These defined areas of 'Village Green' likely reflecting the areas of historic common land once associated with the manor.

2.3.7 The earliest identified, currently accessible, map of the area is the ordnance survey that demonstrates the settlement of Downinney in 1884. It has been estimated that 53m² of the dwelling's structure illustrated in 1884 has been lost since 1884 as demonstrated in the appendix.

2.3.8 The site does not lie within any areas of special designation, however, Downinney is included on the National Heritage List for England (Historic England 2020) meaning the LPA have a statutory duty to pay special attention to the desirability of preserving the character and appearance of the grade II listed building, Listed Entry Number 1161386.

2.4 THE PROPERTY

2.4.1 The main dwelling has an east west plan form with the principal entrance of the dwelling accessed on the south elevation. The east elevation is partly occupied by the remains of a single storey mono pitched shippon/outshut that partially defines the boundary to the adjacent hard standing yard. The yard continues to be defined by a range of blockwork walls and an existing open pole barn to the east of the main house.

The accompanying pasture and woodland are primarily located to the east of the dwelling.

2.4.2 The main dwelling is traditionally constructed from stonework with sections of cob evident above first floor ceiling levels. The external walls have been rendered at a later date. The two-storey porch on the right-hand end of the front originally led into a 'cross passage', with a rear door opening that is now blocked. It is proposed that this historically significant 'cross passage' arrangement shall be reinstated under the proposals.

The primary entrance into the dwelling is on the south elevation through the historic granite archway in the 'storied porch'. The south elevation comprises of 5 no. painted timber sash windows that are considered to be rotten beyond reasonable repair, and a historic granite framed window above the main entrance.

2.4.3 The east gable end of the dwelling includes a single UPVC ground floor window which serves the existing Kitchen and a single UPVC first floor window that serves the existing bathroom. The east elevation is abutted by the single storey mono pitched roof shippon/outshut that is thought to have been constructed using the same materials as those of the main dwelling.

2.4.4 The north elevation includes a single timber window serving the first-floor hallway and it is believed that this window once formed the first-floor connection with the rear stair turret referred to in both the listing entry and Chesher, V and F (1968). Within the rendered northern facades it is possible to see witness marks and traces of former structures that once occupied the rear of the surviving building.

2.4.5 On the lower right side of the passage was a shippon/outshut which was at least partially demolished in the circa 1960s. It is believed that this may have been the earlier lower end of the house or a later building on the site of the lower end. Chesher, V and F (1968:59), concludes that the existing outbuilding attached to the east elevation of the house is a later addition.

2.4.6 The external walls are unlikely to have been constructed with a damp-proof course and the effects of rising damp were visible within the porch and other internal walls. A comprehensive damp survey of the property has been undertaken by a damp specialist and it is proposed that the internal walls are relined with natural breathable lime-based products.

2.5 STATEMENT OF SIGNIFICANCE

2.5.1 The significance of Downinney Manor derives from the architectural heritage values which are set out below.

2.5.2 In terms of Historical value, whilst it is recognised that an accurate picture of the early development of the manor within the surrounding landscape is, to some degree, conjecture, it

is widely recognised that the existing building is believed to largely date from the later post-medieval period and the mapping and other historic sources suggest that the manor site was an intrinsic part of an earlier manorial settlement in the immediate area. The Grade II listed Downinney cottage, area of former common and the historic animal pound that are contiguous with the site further reinforcing this hypothesis. Accordingly, the manor once had a precedence in this landscape and the 1184 historic mapping suggests a much larger building and associated detached structures once occupied the site

2.5.3 It is considered that the principal heritage value contributing to the significance of Downinney Manor is architectural value. Architectural value is expressed in a number of ways, including the use of local materials – slates and granite in particular – and in capturing a particular architectural style and/or phase of architectural history/development.

2.5.4 Regarding the surviving structure on the site Chesher, V and F (1968:57-59) posit that the Manor House is a result of the ‘great rebuild’ in Cornwall that coincided with political stability and increased prosperity that occurred in the later 16th and early 17th century in Cornwall.

2.5.5 Concerning the Cornish houses of this period of development Chesher, V and F (1968:57-59) go on to further state that *“there are a few Cornish houses of the period which [...] come into a special category because of the situation of the cross passage, which is at the end of the house”* and defines these variants as *“end entry-passage houses”*.

2.5.6 Concerning Warbstow Manor in particular Chesher, V and F (1968:59) states *“Another house of quality which comes into the category of end entry-passage houses is Warbstow Manor. This has been considerably altered, and a rear stair turret and most of the original windows have been removed, but there is a two-storey porch, similarly placed to the porch at Welltown, at the extreme end of the original building”*.

2.5.7 The layout of the surviving dwelling and any historic features that have survived have significance in the conservation of this particular variant of ‘cross passage’ houses in the development of domestic architecture in Cornwall.

Accordingly, architectural features that can be appreciated in the surviving structures have historic significance and shall be retained and/or ‘better revealed’ within the proposed works. Such elements of existing architectural interest are:

1. The end entry-passage arrangement;
2. The ‘cross passage’;
3. The ‘storied porch’;
4. The 17th century granite archway framing the primary entrance into the dwelling;
5. The surviving first-floor granite framed window within the ‘storied porch’;
6. The surviving hall fire place within the ‘cross passage’ wall.

2.5.8 In addition to the historic features that have survived traces of former plan layout, internal arrangement and features that have been lost and/or maybe hidden also have significance and can be considered in strategies that may seek to reinstate and/or better reveal the significance of these features. For this scheme the reinstatement of the historic ‘cross passage’ as a principal component of the internal circulation of the house, including the reinstatement of the rear door that has been lost, is considered to be a key component of better revealing the significance of the historic ‘cross passage’ plan. Concerning this rear door Chesher, V and F (1968:126-127) records that *“At Warbstow Manor, the rear door was of wood and was of an archaic shouldered type with flat head, similar to that in internal doors of wood in the older houses at Trethin and Tintagel Old Post Office”*. An image of the internal door to the stone newel stairs at Trethin is contained on page 79 of the same publication.

2.5.9 Artistic value is also associated with architectural value, and can be present where there is architecture of high quality or where there are building or fittings by a well know designer or craftsman. The only elements of the dwelling to have any, but modest, artistic value is the 17th century architectural features (window, doorway and fireplace), which have artistic value due to their antiquity and the difficulties (and costs) in dressing this material for decorative architectural features.

2.5.10 In terms of other existing features around the property it is well documented within the listing entry and other published sources that the property has been much altered and with extensive alterations having occurred in the later half for the C20. It is apparent that in the later half of the C20 significant portions of the adjoining accommodation to the rear of the surviving range were lost as well as a significant portion of the shippon/outshut to the east. The southern elevation has been reconstructed and a C20 century stair has been inserted in the centre of the plan. The property has been rendered (circa 1958) and the internal ground floors cast in concrete. Internal linings have been altered and it is likely that many of these have been reset with cement-based plasters internally that are now contributing to internal damp issues. A late C20 century fireplace dominates the former parlour (RG.01) to the west of the plan and as the listing entry suggests this later fireplace may hide a more historic arrangement. Some late C19 early C20 internal doors and joinery remain and shall be retained under the proposals. Some later C20 joinery shall be removed and replaced with new joinery to match the existing elements being retained.

2.5.11 In conclusion, the significance of Downinney Manor is principally drawn from its architectural value, with a high contribution from its historical value, and with lesser contributions from its aesthetic, evidential and artistic values, and from its setting. As a grade II Listed Building, Downinney Manor can be considered to be of 'national importance', however, for planning purposes under the NPPF the dwelling is considered to be a heritage asset of medium significance, being a grade II Listed Building, with moderate surviving heritage values, that can contribute to regional research objectives relating to the history and development of the manor.

3.0 PROPOSALS

3.1 PROPOSED LAYOUT

The extent of the existing domestic curtilage on site comprises the area of land to the immediate north and east of the dwelling enclosed by the dwelling and the concrete yard walls to the south, hedge banks to the west and north and a dilapidated fence to the east. The existing private septic tank is situated immediately to the east of this fence line (refer to appendix for extent of domestic curtilage and pasture). An area of front lawn, garden and driveway is also located immediately in front of the south elevation of the house.

The proposed kitchen/dining extension to the rear of the main house has been located to the rear of the existing dwelling so that the main approach and principal southern elevation of the dwelling remain unaffected by the proposed extension. The extension has been positioned to separate the newly constructed element from the surrounding hedge banks to the west and north as well as the neighboring listed structures and access lane beyond. The extension has also been positioned so not to affect the position of the first-floor rear window on the northern elevation which is understood to respond to the former position of the rear stair turret. The extension has been designed as a single-story structure of simple rectilinear form to ensure that the main dwelling maintains its dominance as the principal building.

The positioning of the extension has also sought to utilise the reinstatement of the historic rear door to the historic 'cross passage' plan as a means of accessing the new additions. In this way the extension provides an opportunity of reinstating the historic 'cross passage' as a primary element of internal circulation within the historic plan of the house. This extension also reinstating the historic 'rear door' and domestic range to the rear of the property which had

been lost in the more recent history of the property's development. The new extension will also respond to the remaining area of domestic curtilage to the east and the views of the pastoral landscape beyond.

The proposed utility extension to the eastern gable end of the existing property will also be accessed through the historic 'cross passage' utilising an existing window opening for this purpose. This utility extension has been sited to reflect the likely historic position of the shippon/outshut that is referred to within the listing entry and a roof form has been proposed that responds to the research that has been undertaken regarding the development of the house. This small utility extension, accessed from the historic passage, further reinstating the historic 'cross passage' and 'storied porch' as a primary element of circulation within the historic plan of the house.

Both extensions have been positioned so that they cannot be seen from the public highway or unmade access lane as they are largely shielded by the principal two-storey building range when viewed from outside the site.

3.2 PROPOSED SCALE AND APPEARANCE OF THE BUILDING

The surviving range of the c17th century listed manor house comprises rendered stone external walls and a traditional rag slate roof finish. The small and partial photograph of the property on page 73 of 'The Cornishman's House' (Chesher, V. and Chesher, F., 1968) appears to indicate that the building was only partially rendered at the time the photograph was taken and the existing rendered finish is likely to correspond with the date cast into the western gable of 1958.

The house is traditionally arranged over two floors with two reception rooms, three bedrooms and kitchen which has been installed within the historic 'cross passage'. The existing use of the 'cross passage' as a kitchen, and the loss of the rear door, has diminished the legibility of this important feature of the historic building and the proposed extensions seek to address this.

The listing entry appears to suggest that the southern façade of the principal range was "refronted in circa 1900" and the likelihood of this appears to have been further confirmed in the measured survey works undertaken to support these proposals as the southern walls are more slender than the surrounding historic external walls.

Whilst the surviving fabric of the historic manor house has been much altered, and a large portion of the original domestic accommodation lost, a number of historic features and/or traces of historic features remain and these will be retained and/or reinstated as part of the proposed renovation works. The segmental hollow chamfered granite arch with pyramid stops shall be retained and the existing C19 external door shall be retained and redecorated. The surviving 2-light granite mullion window on the first floor of the porch, complete with circa mid C20 existing leaded panes, shall be retained.

The large granite fireplace with chamfered lintel and jambs in the hall shall be retained and reinstated as an open fire.

In addition to existing historic features being retained, renovated and conserved traces of former spatial organisation and/or the uncovering of any, presently hidden, historic features will be respected during the renovation works.

The blocked rear door to the historic 'cross passage' will be reinstated under the proposals and utilised as access to the new kitchen/dining extension to the rear of the main house. This will reinstate the historic 'cross passage' as an element of primary circulation within the historic plan, connecting the old with the new and the former 'hall' (RG.04) with the servant spaces. The relocation of the kitchen provisions within the extension also ensures that the reinstated 'cross passage' plan remains as a passage and not as a room (presently the kitchen) within the renovation proposals. This gesture not only mitigates against more extensive alterations being required within the historic footprint to provide services in relation to the kitchen and utility areas but also better reveals the significance of the 'cross passage' and two-storey porch' as a

significant component of the newly renovated building.

The C20 fireplace to the western ground floor room (parlor) (RG.01) shall be removed and the possibility of an historic fireplace being uncovered (as suggested in the listing entry) fully explored. Any historic fabric uncovered during these works shall be monitored, recorded and reviewed for reinstatement/replication in the restoration works.

It is proposed that existing internal linings are stripped back throughout and that damp areas (please refer to the damp report submitted as part of this application) shall be re-plastered with insulating lime plaster and re-decorated with mineral based paints.

The existing ceilings shall be taken down and replaced.

The house shall be re plumbed and re wired.

The floor substrates, floorboards, concrete slabs and areas of slate flags, shall be retained with new coverings as required to suit substrates retained.

The roof structure and covering of the existing building is being retained but a loft hatch will also be incorporated within the ceiling of RF.01.

Whilst the existing C19 external door within the granite arch to the storied porch (DG(e).02) shall be retained and redecorated the existing external door to the south façade (DG(e).01) shall be removed, repaired and reinstated. The existing external door to the shippon/outshut to the east (DG(e).03) is beyond repair and shall be replaced with a replacement door to match the existing arrangement.

The 5 timber windows on the south façade (WG.01, WG.02, WF.01, WF.02 and WF.03), the single first floor timber window to the north façade (WF.06) and the single remaining first floor UPVC window to the east façade (WF.05) shall be replaced with new double-glazed timber windows throughout.

The existing internal timber doors (and their associated linings, architraves, stops, etc.) shall all be retained apart from DF.05 on first floor and DG.04 and DG.05 on the ground floor. New and replacement internal doors shall be obtained to match the retained joinery.

DG.05 shall be replaced with a thermally efficient and secure lockable door in order to retain the existing DG(e).02 in its current arrangement whilst improving the thermal performance and security of this principal entrance.

The new living accommodation extension will consist of a new single storey range, located perpendicular to the principal two storey range, and accommodating a kitchen, dining and living area that focuses on northeastern and western landscape views, through the use of glazed sliding folding doors, leading to a raised terrace area, orientated to capture the morning and evening natural light.

The Utility extension will follow the building profile/form of the existing single storey shippon/outshut situated adjacent to the eastern gable end wall to a point that will allow sufficient internal head height before returning to form a pitched extension. The roof finish of the proposed utility room will match the existing rag slate of the coal shed, to be consistent with the character of the historic fabric, without detriment to the appearance of the principal range. The proposed roof form of the utility has been informed by the small and partial photograph of the property on page 73 of 'The Cornishman's House' (Chesher, V. and Chesher, F., 1968) and the proposed positioning of the utility has been influenced by the 1884 historic mapping and opportunity to utilise an existing window opening (which would have presumably, if historic, formed the connection into the former shippon/outshut indicated on the 1884 mapping) to connect the utility to the main dwelling.

Both extensions are proposed to be single storey so as to not challenge the current dominance and hierarchy of the principal range, and to maintain an appropriate subservient scale to the rear of the main dwelling. The two extensions are located to the north of the main dwelling so that they will not be visually prominent from any publicly accessible path or highway in the immediate context, and will only be seen from directly within the dwelling's grounds.

It is proposed that the limited pallet of natural materials used for the single-storey extensions

will complement the existing listed building but shall read as an honest addition to the host structure. It is hoped that the contemporary use of a limited and refined pallet of natural materials, simple building form and a subservient scale shall ensure that the additions, through their inclusion, shall further promote the dominance of the host structure and better reveal its significance.

The use of a limited pallet of natural materials also ensuring that the additions are in keeping with the rural setting.

3.3 PROPOSED LANDSCAPING

No changes are proposed to the current landscaping arrangements to the south of the existing dwelling.

The internal finished floor levels of the new extensions will match the existing internal floor level of the main dwelling so that the internal floor levels remain coplanar. Accordingly, a raised seating area and new external steps are proposed to the east elevation of the proposed kitchen/dining extension to meet with existing external ground levels that gradually fall away to the east. Some external excavation and regrading will be necessary to the rear (west elevation) of the new kitchen/dining extension as the ground rises to the west relative to the existing internal floor level of the main house. It is proposed that excavated material remains on site and the area shall be regraded/landscaped to suit the applicants proposed planting scheme.

3.4 PROPOSED ACCESS

All principal access arrangements are to remain as present.

3.5 PLANNING REFERENCES:

At the time of submitting this application we have been unable to find any previous planning applications, in the public domain, relating to Downinney Manor.

3.6 PROPOSED DRAINAGE

The proposed extension and renovations work to Downinney Manor do not include the increase of potential sleeping accommodation or number of residents who will occupy the dwelling. The main dwelling currently discharges into an existing private foul drainage system discharging to an existing septic tank. The existing septic tank is located in the north-eastern extremity of the domestic curtilage, and it is proposed that the foul drainage from the proposals will connect into amended underground drainage routes that will discharge into this existing private system.

Surface water drainage will be discharged into a series of new soakaways located to the east of the property and within land in the applicant's ownership. The location and size of surface water soakaways will be subject to data extrapolated from percolation testing but their anticipated position has been indicated on the plans submitted as part of this application.

4.0 SUMMARY AND CONCLUDING REMARKS

The enclosed proposals for the renovation and extension of Warbstow Manor represent a viable means of maintaining, improving and safeguarding the future of the historic property and associated heritage assets whilst updating the living accommodation to current standards.

- Consideration has been given to the scale and orientation of the extensions so the proposals will have minimal visual impact to the wider rural setting, to designated and non-designated heritage assets in the immediate area and will compliment the existing listed building through the use of appropriate subservient scale, limited pallet of

materials and detailing.

- The strategic proposals have sought to provide sympathetic solutions to dealing with the holistic renovation of the property whilst maintaining the applicants' aspirations for modern open plan living that aims to capture the views to the North and East, and connect this new addition to both the historic house and the surrounding landscape.
- The addition of the extensions to the north and east ensure that the two-unit plan, with two ground floor rooms and chambers above, of the existing dwelling is maintained and that modern service (electricity, drainage etc.) interventions are predominantly localized in the newly constructed areas.
- In developing the proposals special care has been given to develop proposals that can better reveal the significance of the historic fabric that remains and the proposals have sought to reinstate the historic 'cross passage' as a key component of the internal spatial organisation of the house.
- The proposed extensions have been positioned to respond to previously developed areas to the rear of the property and seek to reinstate domestic floor areas that have been lost.

National and Local Planning Policy is supportive of the investment in, re-use and appropriate alteration/extension of listed buildings and the proposals are presented for detailed consideration within the context of paragraph 190 of the NPPF. Both the applicants, and ourselves as agents, will seek to assist in any way we can with the council's detailed consideration of the proposals.

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For and on behalf of
Lilly Lewarne Architects

5.0 APPENDIX & IMAGES



Fig. 5: View from South toward the South Elevation of the dwelling with the unmade driveway leading down to the primary entrance of the dwelling. Single Storey coal shed to the right of the image attached to the East elevation of the dwelling.



Fig. 6: The North elevation of the main dwelling, where rising damp can be seen on the rendered external stone walls. Image shows the land falling from West to East to the right of shot, seen against base of northern elevation.



Fig. 7: View from North elevation of main dwelling looking toward the adjacent open timber clad barn located in a hard surfaced courtyard, with a 5-bar gate serving the pasture within the associated ownership. A partly retaining wall dividing the courtyard and the domestic curtilage.



Fig. 8: An internal image of the existing cupboard, it is proposed shall be removed to allow for the new reinstated internal entrance into the kitchen, living and dining extension. Historically this was the location of a former external structural opening through the North wall of the principal dwelling.



Fig. 9: The existing Kitchen window that shall become an extended to floor level to form a new doorway that will be the new entrance into the utility and downstairs shower room. Note modern UPVC window to be removed.



Fig. 10: Part South elevation, showing the extent of historic materials and methods of construction that are to be retained as part of the proposals. It is proposed that the timber sash windows are to be replaced; however, the profiles and materials are to be replicated to match existing.

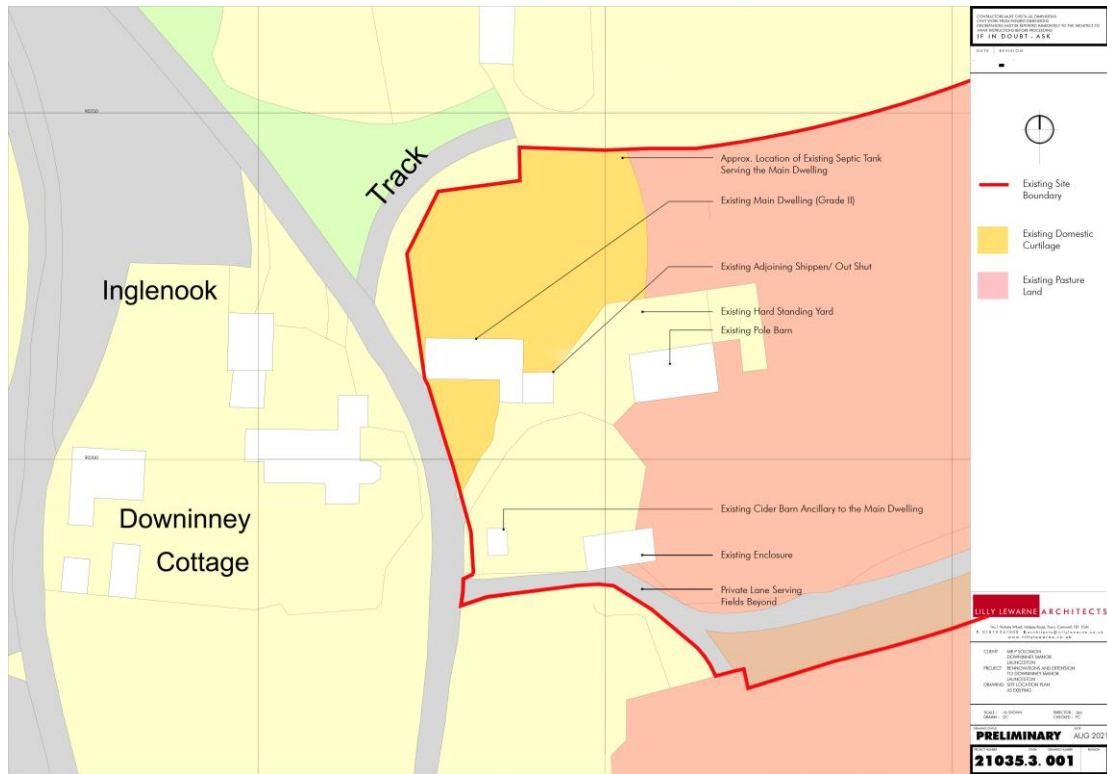


Fig. 11: LLA Mapping of existing curtilage arrangement as referred to in section 1.5 of the Design and Access Statement.

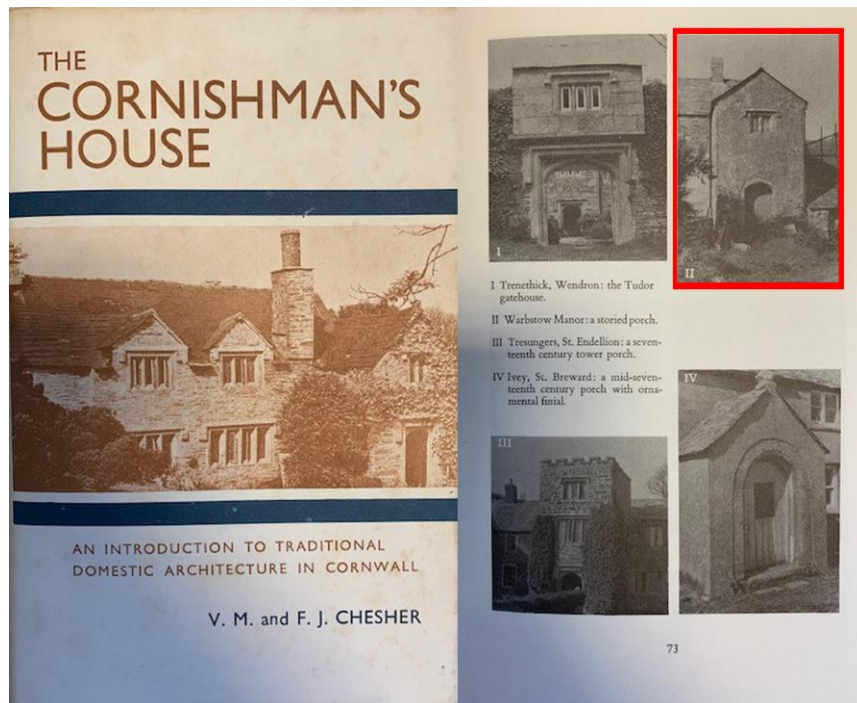


Fig. 12: Extract from The Cornish Mans House showing the existing two storey porch of Downinney Manor Circa 1968. CHESHER, V. and CHESHER, F., 1968. *The Cornishman's house. An introduction to the history of traditional domestic architecture in Cornwall. [With illustrations.]* Truro: D. Bradford Barton, p.p73.