

July 2021



Full Planning Permission

HERITAGE IMPACT ASSESSMENT

Proposed Construction of Single Storey Annexe Accommodation

Trevellor House, Lamorna, Penzance, TR19 6NX

Prepared By Cornwall Planning Group



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1.0 Summary

This Heritage Impact Assessment (HIA) has been prepared to accompany a full planning application and associated listed building consent for the construction of a single storey detached annexe form of accommodation in the grounds of Trevelloe House, Lamorna, Penzance ('the application site').

It is considered that this Statement satisfies the criteria set out in the National Planning Policy Framework (NPPF) 2021 (as amended) and Cornwall Local Plan (CLP) 2010 – 2030, namely Policy 24, that sets out that applications are to be based on a proportionate assessment of any heritage assets affected, including any contribution made by their setting. This Statement has also been informed by Historic England's publication '*The Setting of Heritage Assets*' (Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2015).

This HIA sets out that the proposed detached annexe has been designed so as to conserve the design, character and appearance of the host dwelling. The proposed annexe is subservient in scale and echoes architectural detailing and materials of the listed building. The proposal is considered to be consistent with the relevant local and national planning policy guidance that seek to ensure the preservation of historic assets, in this case, the setting of the grade II* listed building, Trevelloe House.

2.0 Application Site

The application site comprises Trevelloe House, a former hunting lodge commissioned by W.E.T. Bolitho, a Grade II* listed building. The building sits to the north of the extensive gardens to the front, sides and an enclosed garden and associated outbuildings to the rear.



Figure 1 – South elevation of Trevelloe House from drive



Figure 2 – West (front) elevation of Trevelloe House



Figure 3 – Location of proposed annexe to the west of Trevelloe House



Figure 4 – West elevation of Trevelloe House and driveway



Figure 5 – Site of proposed annexe



Figure 6 – West (front) and side (north) elevation



Figure 7 – Eastern (rear) elevation



Figure 8 – Detached garage to north east

It is understood that construction commenced on Trevelloe House in 1911 and was completed in 1915. Trevelloe House was designed by architect Arnold Mitchell FRIBA and built as a hunting

lodge for the Bolitho Estate, at that time, within a wooded setting. It is characteristic of Mitchell's architectural style, with tall gables, constructed of stone with Cumbrian slate hanging, slate roof and long ranges of mullioned windows.

The house sits within an extensive garden with a long sweeping drive from the south, that leads to a large gravel driveway and turning area adjacent to the property. The drive slopes away from the principal elevation to the west, where the gravel driveway is separated from the garden by a low stone wall as shown in Fig 5 above.

3.0 The Proposal

This application seeks permission for the construction of a single storey detached annexe situated to the west of the principal elevation of the building. The annexe is of an 'L' shaped formation with tall gable element, projecting bay windows and constructed of slate hanging, slate roof and Cornish stone to sill level. Windows and doors replicate the features and proportions of the mullioned windows of the listed building. Conservation style rooflights are proposed on the eastern (front) elevation. A chimney breast detail is proposed on the southern elevation.

The proposed annexe would comprise one bedroom and full disabled bathroom, with open plan dining and living area and level access to the entrance and garden area. The proposed annexe is required in order to provide accommodation for the applicant's elderly relative who requires 24-7 care. The annexe is located to the front of the host dwelling in order to ensure integration and a degree of connection between the two buildings, within a level area that would have good integration with the garden and driveway.



Figure 9 – Proposed Site Plan showing location of proposed annexe to the west of the principal elevation (west) of Trevelloe House



Figure 10 – Extract of proposed elevations

4.0 Designations

A search of Cornwall and the Isles of Scilly Historic Environment Record (HER) has revealed that the subject building, Trevelloe House, is a Grade II* listed building. The building was listed on 15 December 1988 and the Heritage Gateway's List Entry Description of the building is as follows:

PAUL SW 42 NW 5/9 Trevelloe House - GV II Small country house. Built in 1911 for W.E.T. Bolitho and designed by Arnold Mitchell FRIBA, an architect who for a time worked with Lutyens. Granite rubble with granite dressings to ground floor sill level Cumbrian slate hanging above. Steep Cumbrian slate roof with sprocketed projecting eaves, swept valleys with gable ends and central cross gable. Moulded oak bargeboards slate hung axial chimneys with moulded granite cornices. Service wing has hipped roof with central ramped conical roofed dovecote. Plan: Virtually unaltered plan. Rectangular-on-plan house 3 bays long with fireplaces in the cross walls between the bays. First and second floor are in a tall roof space with central cross gable. There is a single-storey range storeroom at far right linked to the house by a narrow walled courtyard. Drawing room is on the left with entrance hall behind, approached by doorway in left-hand end wall; central dining room with stair hall behind and on the right and entrance hall (originally a sitting out room) with kitchen and small former service rooms behind. On the right is a narrow walled courtyard and on the far right is a series of store rooms (originally for coal, wood, lamps and soot). The house has thick rubble outer walls and brick inner walls with a cavity between; it was designed with water-closets, central heating and generated electricity. The original architects plans and elevations survive and are in the possession of the owner. Exterior: Ground floor walls under the eaves and 2 floors in the high roof space above with their windows in the gables. Unaltered elevations with original hardwood casement windows with glazing bars. Nearly symmetrical south front with central cross gable. There are 3 projecting canted bays to the ground floor, those at left and middle are windows; the one on the right was originally open in its central bay but is now fitted with a door. First (attic) floor has two 3-light windows, second (attic) floor has a 2-light window. West entrance front: Ground floor has central bay window and granite doorway with roll-moulded jambs and lintel and original small panelled oak door; first (attic) floor has three 2-light windows and second (attic) floor has one 2-light window. Rear has 2 bay windows towards left and right. These are an external design feature. Inside the left-hand bay window is the original scullery and inside the other window is the original water-closet. Interior: Virtually complete and unaltered interior*

has good quality features in largely C18 style but with many Art Nouveau details. There are particularly good quality features in the drawing room, stair hall and dining room, including: moulded and carved plaster ceilings; chimney-pieces; 2-panelled doors and panelled stair hall. Many of the fireplaces and other features have original green and patterned tiles and there are many original fittings.

It is also important to note that two gate piers, within the grounds of Trevelloe House, are Grade II listed, as detailed below:

- Gate piers at approximately 40m north of Trevelloe House are Grade II listed (List Entry No 1143919): *Gate-piers at approximately 40 metres north of Trevelloe House GV II Gate-piers. 1911. For W.E.T Bolitho and designed by Arnold Mitchell FRIMA. Granite ashlar piers with moulded cornices and ball finials. Square on plan.*
- Gate piers approximately 80m to the south of Trevelloe House are Grade II listed (List Entry No 1143920): *Gate-piers and gate at – approximately 80 metres south of Trevelloe House GV II Gate-piers. 1911. For W.E.T. Bolitho and designed by Arnold Mitchell FRIBA. Granite ashlar piers with moulded cornices and ball finials. Square on plan.*

A review of the HER shows that there are numerous non-designated heritage assets in the vicinity of the site as follows:

- Kerris Vean the north west of the site is a Medieval settlement first recorded in 1440 (HER No 28909.10);
- Kerris Vean – Iron Age grave (HER No 28780) approximately 20m south of The Barn, Kerris Vean;
- To the south east of the site there are recorded findspots, including HER Number 28781.10 – Trevelloe Bronze Age findspot (two urns, placed mouth downwards, in a barrow at Trevelloe and HER Number 28928 – the find of four large chunks of flint;
- Trevelloe – Bronze Age barrow (HER No 28781) immediately above Trevelloe Carn.

5.0 Legislation and Policy Background

Section 7(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legal context and states:

'Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless the works are authorised'.

Further, Sections 16(2) and 66(1) require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The planning policy for the site comprises Policy 24 of the Cornwall Local Plan 2010 – 2030 and Section 16 of the National Planning Policy Framework (2021).

5.1 Cornwall Local Plan 2010 – 2030

This document forms part of the Development Plan and is the current local planning document that sets out the vision and development control policies that are applicable to Cornwall.

Policy 24 of the CLP deals with the Historic Environment. Paragraph 2.171 advises that it is expected that applicants assess and describe the significance of the heritage asset, including any contribution made by their setting, sufficient to understand the potential impact of any proposal on that heritage significance. It continues to state that the determination of a planning application will be based on the assessment of the potential harmful impact, taking into account the desirability of not only sustaining the asset's significance, but also of enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability and local character and distinctiveness. Further, paragraph 2.172 relates to any potential harmful impact to a heritage asset, taking account of not only sustaining the asset's significance, but also of enhancing that significance.

Policy 24 advises that development proposals will be permitted where they sustain the cultural distinctiveness of Cornwall's historic, rural and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals are expected to sustain heritage assets and take opportunities to better reveal their significance. It continues to state that all development proposals should be informed by a proportionate historic environment assessment and evaluation, identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrate how, any harm will be avoided, minimised or mitigated.

5.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this application and was recently updated in July 2021. It sets out the Government's overarching planning policies for England and how these should be applied.

Section 16 focuses on conserving and enhancing the historic environment and, within this, advice is given on proposals affecting heritage assets. Paragraph 194 states that in determining applications, LPAs should require an applicant to describe the significance of any

heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance.

Paragraph 197 states that in determining applications, LPAs 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 states that 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 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration, destruction or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings should be exceptional;
- b) assets of the highest significance (including grade I and II* listed buildings) should be wholly exceptional.

Paragraph 202 advises that where a proposed development will lead to 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 206 states that LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make positive contribution to the asset (or that better reveal their significance) should be treated favourably.

6.0 Heritage Assessment of Proposal

The proposal does not seek any alteration to the listed building itself and therefore a full building survey has not been carried out for the purposes of this application. It is clear that the listed building is of significant historic and architectural interest both internally and externally. In accordance with Historic England's *'The Setting of Heritage Assets'* (Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)), an assessment needs to be made to assess the degree to which the setting makes a contribution to the significance of the

heritage asset or allows its significance to be appreciated. Further, an assessment needs to be made of the effects of the proposal, whether beneficial or harmful, or the significance on the ability to appreciate it. Finally, ways to maximise enhancement or avoid or minimise harm needs to be established.

Trevelloe House sits in relative isolation within the extensive garden and, other than the swimming pool and small outbuildings, the garden retains much of its open and rural character. It is noted that there is a detached garage and shed building to the north of the building, at the rear of the driveway, and a small summerhouse that was recently approved within the grounds of the property. However these structures are not particularly prominent on the approach to the building itself.

As such, the surrounding garden is relatively undeveloped and makes a positive contribution to the setting of the listed building. It assists in revealing the significance of the heritage asset, particularly when approached from the driveway from the south. It is this openness that reflects the historic relationship between the former hunting lodge and the garden/woodland. Therefore the main issue is whether the proposed annexe will erode this character, or make a contribution to the significance of the heritage asset and its setting or, 'surroundings in which a heritage asset is experienced' (Historic England, 2015).

Policy 24 of the CLP requires development proposals to protect and sustain heritage assets, take opportunities to better reveal their significance, as well as ensure that new design enhances that significance. It also recognises that well-informed new design can add to sustainability, local character and distinctiveness. It is put forward that the proposed annexe achieves these requirements as set out below.

The location, form, scale and appearance of the listed building has informed the proposal currently before Council. The building is located parallel to the principal elevation of the listed building, to the south of the building line. This assists in creating symmetry as well as ensuring that principal views from the listed building are toward the orchard garden. The proposed annexe would be subservient to the host building, in both terms of a modest floor plan and proposed roof ridge height, thereby reducing its impact on the setting of the listed building.

On the approach to the building, the modest slate hanging gable and chimney detail will be evident with slate roof replicating the steep gable formation of that of the listed building. Further landscaping and screening could be used to further mitigate the impact of the building on the setting of the building and retain the existing leafy setting.

The proposed east (front) elevation replaces the listed building with the use of stone wall detail to sill height and bay window detailing, typical of the arts and crafts era. The use of high quality slate hanging and roof material will also compliment the listed building, as will the roof form

which respects that of the listed building. A consistent approach has been taken with the design and use of materials in the proposed annexe, but in a contemporary way.

Whilst it is not disputed that the proposal seeks the construction of a building within the principal elevation of the listed building, it is put forward that the sensitive design, subservient scale and high-quality materials and architectural details proposed, as well as the potential for further landscaping and screening, will help to mitigate the impact on the listed building and its setting. Views to the building from the driveway or within the garden will not be obscured, and the leafy setting of the listed building will be preserved.

11. Conclusion

This assessment establishes that the significance of Trevelloe House lies in its unique architectural form and its position within extensive grounds, that contribute significantly to its setting and the way in which the building is appreciated.

It is not disputed that the proposal seeks the siting of the annexe within the grounds of this Grade II* listed building, which is afforded a high degree of protection due to its heritage significance. However, it is set out that the proposed building will be subservient to the listed building; has been sensitively designed with high-quality architectural detail and a complimentary material palette, that respect the listed building. Further, the position of the proposed annexe has been offset from the listed building, ensuring that predominant views over the orchard garden and from the driveway both from and to the listed building are retained, as well as to ensure a degree of intervisibility between the two buildings.

Further landscaping would enable appropriate screening of the proposed annexe on the approach to the listed building, ensuring that the open character of the extensive garden area is retained. It is put forward that proposal would result in a high quality building that preserves and respects the heritage asset. The proposal is therefore consistent with Policy 24 of the CLP and Section 16 of the NPPF, particularly paragraphs 199 and 200 of the NPPF.

