

PROPOSED NEWBUILD LIVE/WORK UNIT AT :

MESMEAR,
TREG LINES LANE,
ST. MINVER,
WADEBRIDGE,
CORNWALL,
PL27 6RA



(REV. A)

Issue Status

Date	Revision	Author	Details
26.11.2021	-	AW	Draft Client Issue
02.12.2021	A	AW	Planning Issue

2102: CAMERON, MESMEAR

RIBA STAGE 3: PLANNING DESIGN REPORT

PREPARED ON BEHALF OF: MR AND MRS CAMERON



Fig 01: Satellite Map of Site (nts)

INTRODUCTION:

This design report has been prepared by Angus Webster Architects Ltd. on behalf of Mr and Mrs Cameron in support of a reserved matters application to Cornwall Council for a live/work dwelling within the curtilage of Mesmeur, a former farm, following the approval of outline planning permission ref PA21/07018.

The report should be read in conjunction with all drawings and other supporting information submitted as part of the application, including the Planning Statement prepared by One Planet Associates.

The report is intended to outline the design approach and to provide supplementary diagrams and visualisations in support of the Planning Statement. The design proposals will assess the local forms and materials present in traditional buildings of this type and provide a contemporary reinterpretation of the typology that is in keeping with its function and surroundings.

The work-element will provide a permanent office and maintenance store for Wavehunters, an established local business.



Fig 02: Rendered 3D model siteplan (nts)



01: Steeply sloping approach from the South West, with tree buffer seen to the left



02: Site showing existing caravan, Little Mesmear, and pig raising area



03: views out from the site, with tree buffer to the NW



04: Mesmear Farmhouse's Northern rendered elevation



05: Adjacent residential stone built properties



06: Little Mesmear's Western elevation in stone and render



LOCAL FORMS AND MATERIALS:

Local traditional farmstead arrangements are predominantly dictated by functional and environmental factors, based around the need for storage, access and shelter.

Stone is the principle building material used, particularly local granite and slatestone. Detailing is minimal, with some occurrences of granite or brick quoins. Slate roofs are widespread, with either gable or hipped roof forms, all with minimal overhang at the eaves.

As contemporary interventions have appeared in the farmstead, they either introduce modern functional materials, such as profiled metal sheeting, or aim to replicate the original forms and materials present.

Linways are characteristic building forms of the local area, which consist of an open-fronted shelter and storage loft. They usually had two solid end walls with the front being stone piers or wooden posts.

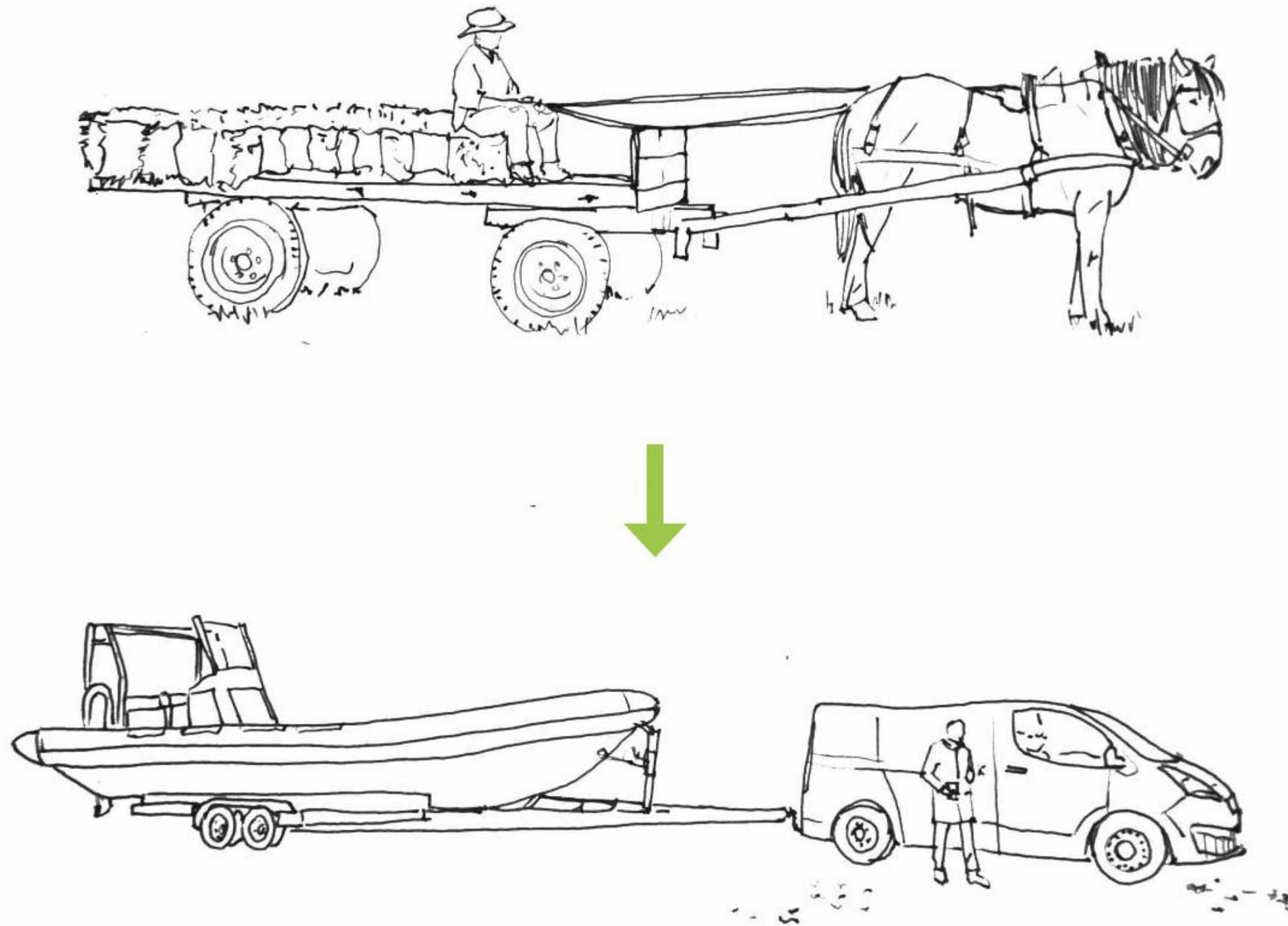


Fig 03: Re-imagining the contemporary farmstead and the nature of live/work

FARMSTEAD TO WORKSTEAD:

The nature of the work-side of the unit strongly lends itself to a modern interpretation of a farmstead. In much the same way that farmwork is connected to the local landscape, the established business has a strong physical and social connection to both the local landscape and beyond.

Farmsteads have familiar layouts and materials that were based on the connection to, and the need for working the land. Together with the farmhouse, the farmstead would traditionally include a work-element that integrated storage, shelter and protection so that both elements read as one combined form.

RE-INTERPRETING THE LIVE/WORK TYPOLOGY:

By de-constructing the common elements of the traditional farmstead, such as layout, materials and rhythm, we can begin to approach the design of the new live/work unit. By reinterpreting and reconstructing these elements in a contemporary way, the proposals will appear familiar and of the place, whilst being functionally and aesthetically contemporary.

By drawing on published works such as R.W.Brunskill's Traditional Farm Buildings of Britain, these traditional archetypal elements will form the basis of analysis and treatment for a new contemporary workstead.

A CONNECTED LIVE/WORK UNIT:

Reinterpreting the traditional elements of a farmstead combines the functional needs for storage, shelter and protection, whilst addressing the needs of the contemporary business. In this way, the proposals will have a strong relationship between the live and work elements whilst connecting to the local community and landscape.

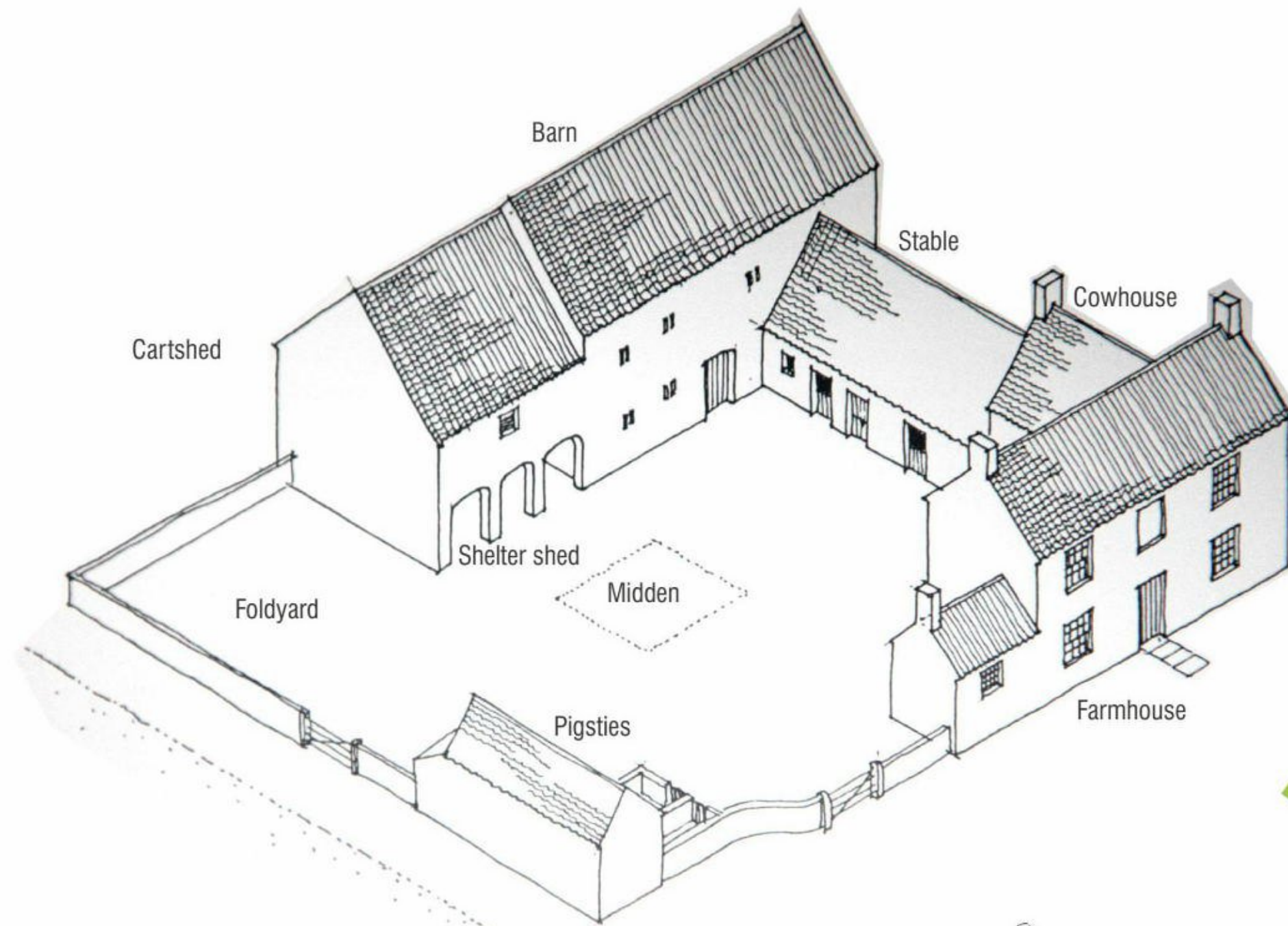


Fig 04: The Standard Family Farmstead (image ref R.W. Brunskill)

TRADITIONAL FARMSTEAD:

The standard farmstead would have comprised of the farmhouse, covered storage for livestock, a granary, and a cartshed arranged around a walled farmyard.

"Except for the cartshed which faces towards the fields, all the buildings face the farmyard. The back door of the farmhouse gives access to the farmyard but the front door faces the approach from the rest of the village" (ref R.W.Brunskill)

The arrangement of the farmstead as a whole was an important factor in the layout and so was the relationship between farmhouse and farm buildings. There were 8 common layouts to farmsteads but most involve a parallel, L- or U-shaped layout.

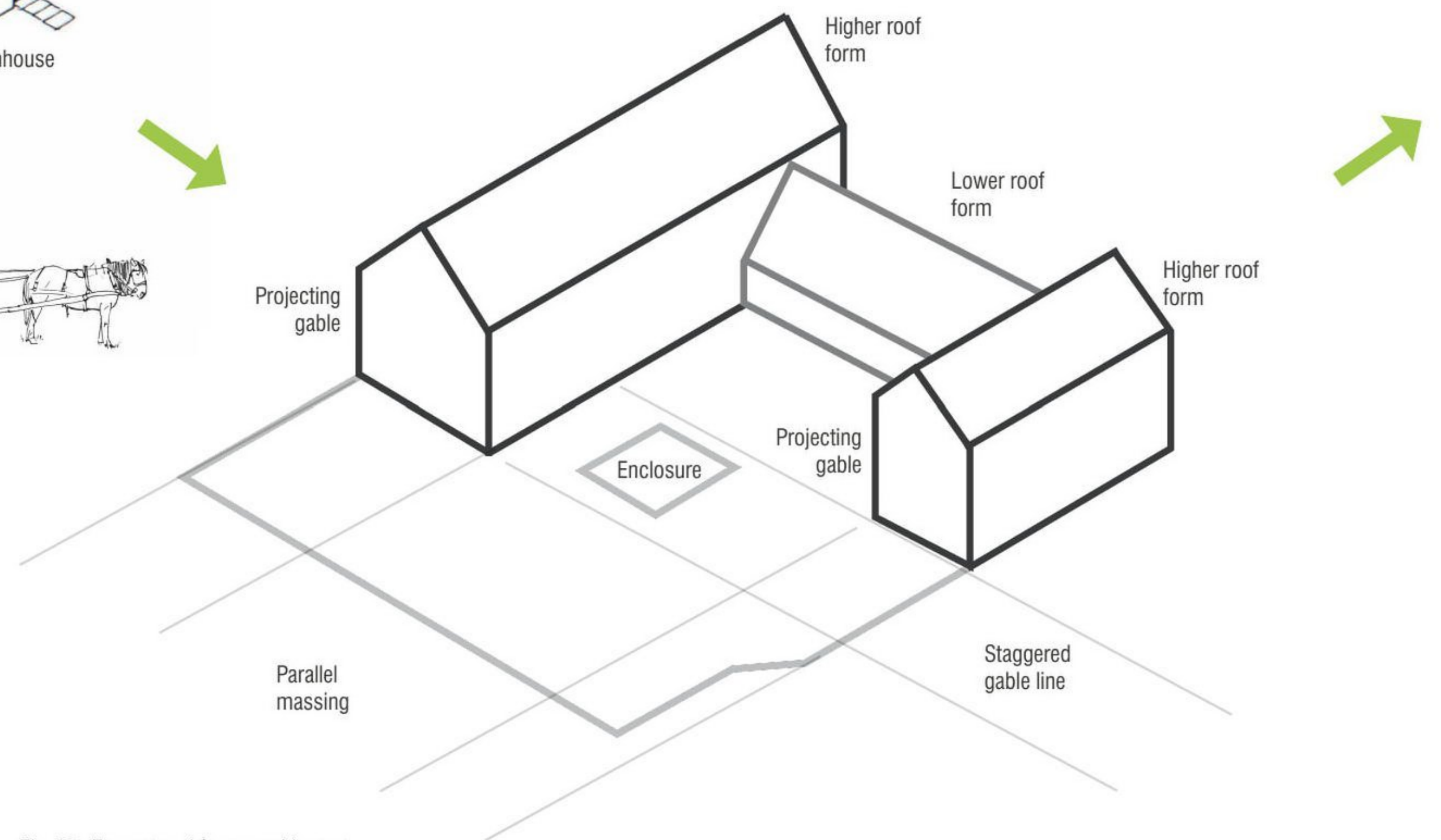
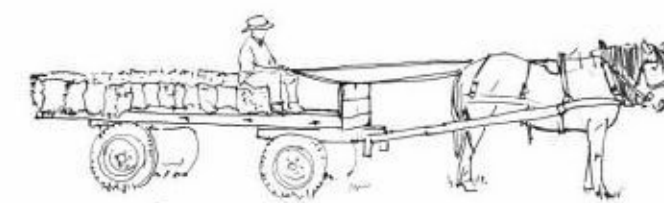


Fig 05: Farmstead form and layout

→ CONTEMPORARY *WORKSTEAD*:

The contemporary workstead pulls on both the layout of the traditional farmstead, and the relationship between the forms and functions of the buildings themselves.

The parallel layout of the massing gives clear distinction to the work and live sides of the proposals, and a lower roof form provides the connection that visually and functionally acknowledges their relationship.

The staggered U-shaped form is considered with a courtyard approach forming the entrances to the work and dwelling area. The main Boatshed openings face outward whilst additional openings lead from the dwelling to the terrace area.

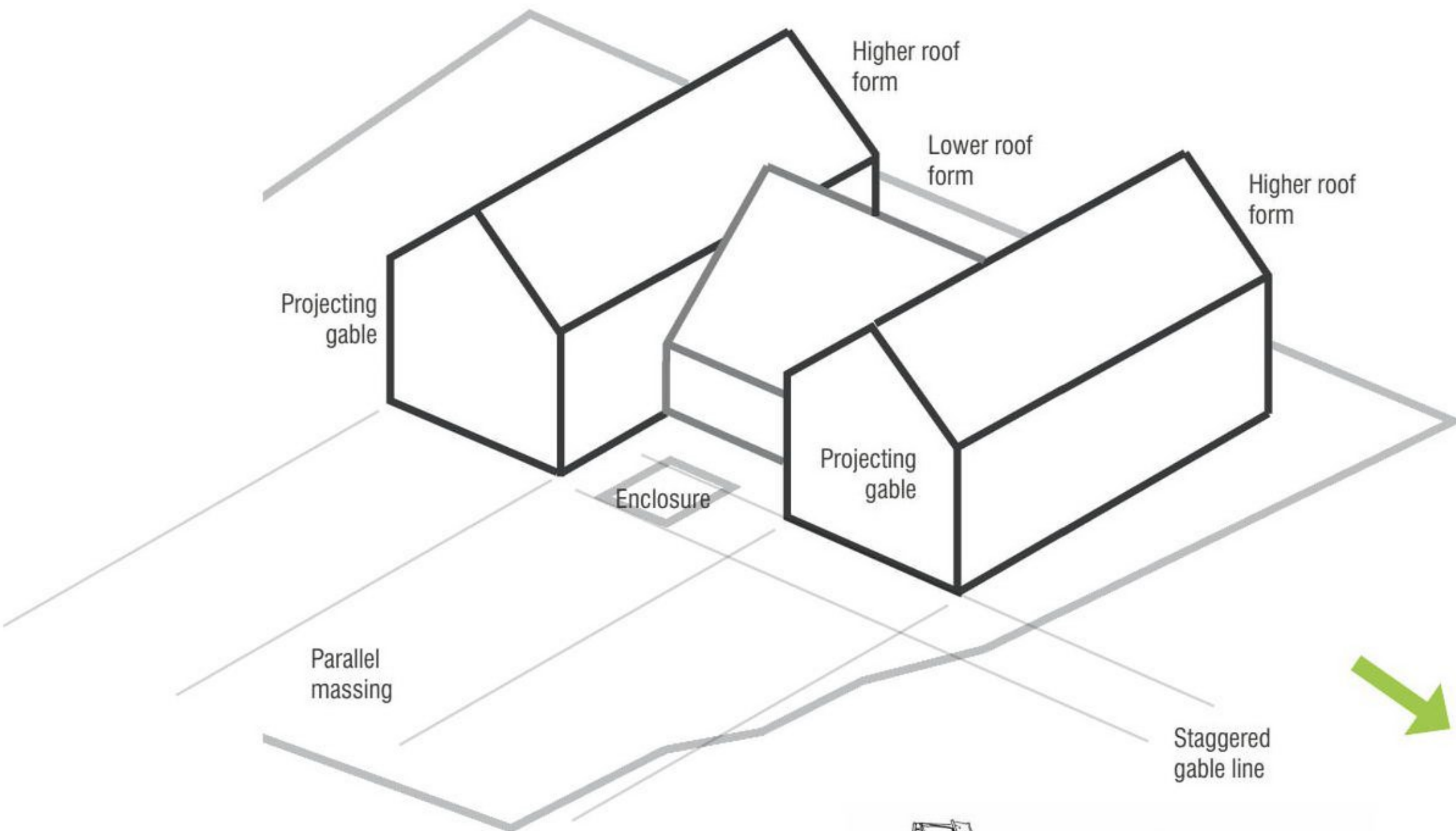


Fig 06: Live/work functional layout

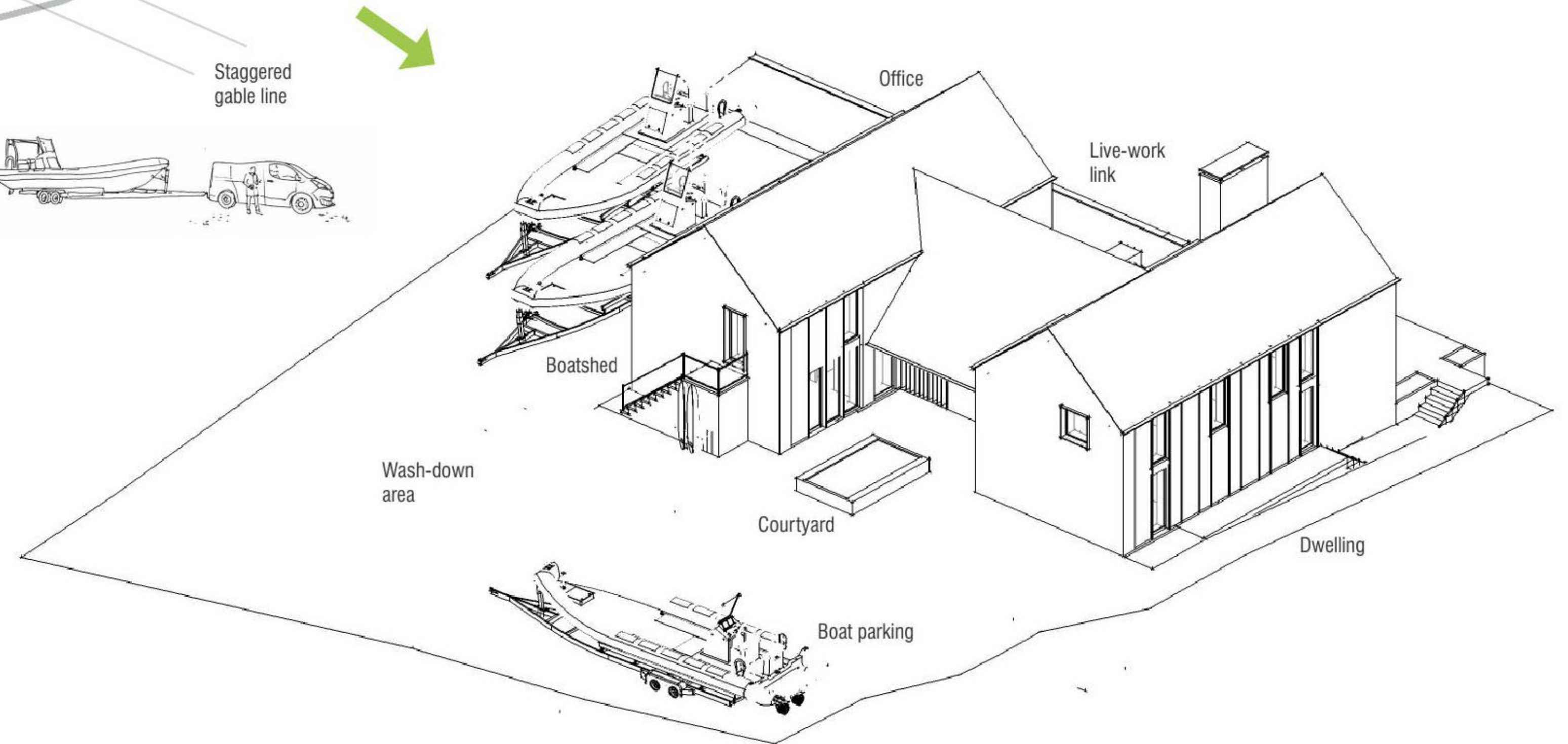
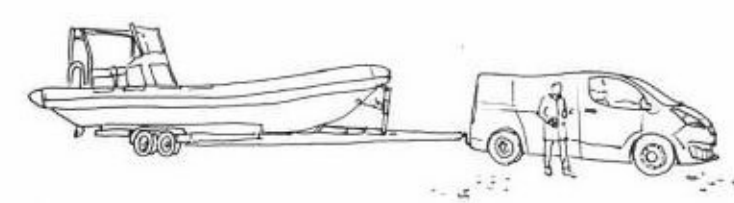


Fig 07: Reinterpreted workstead

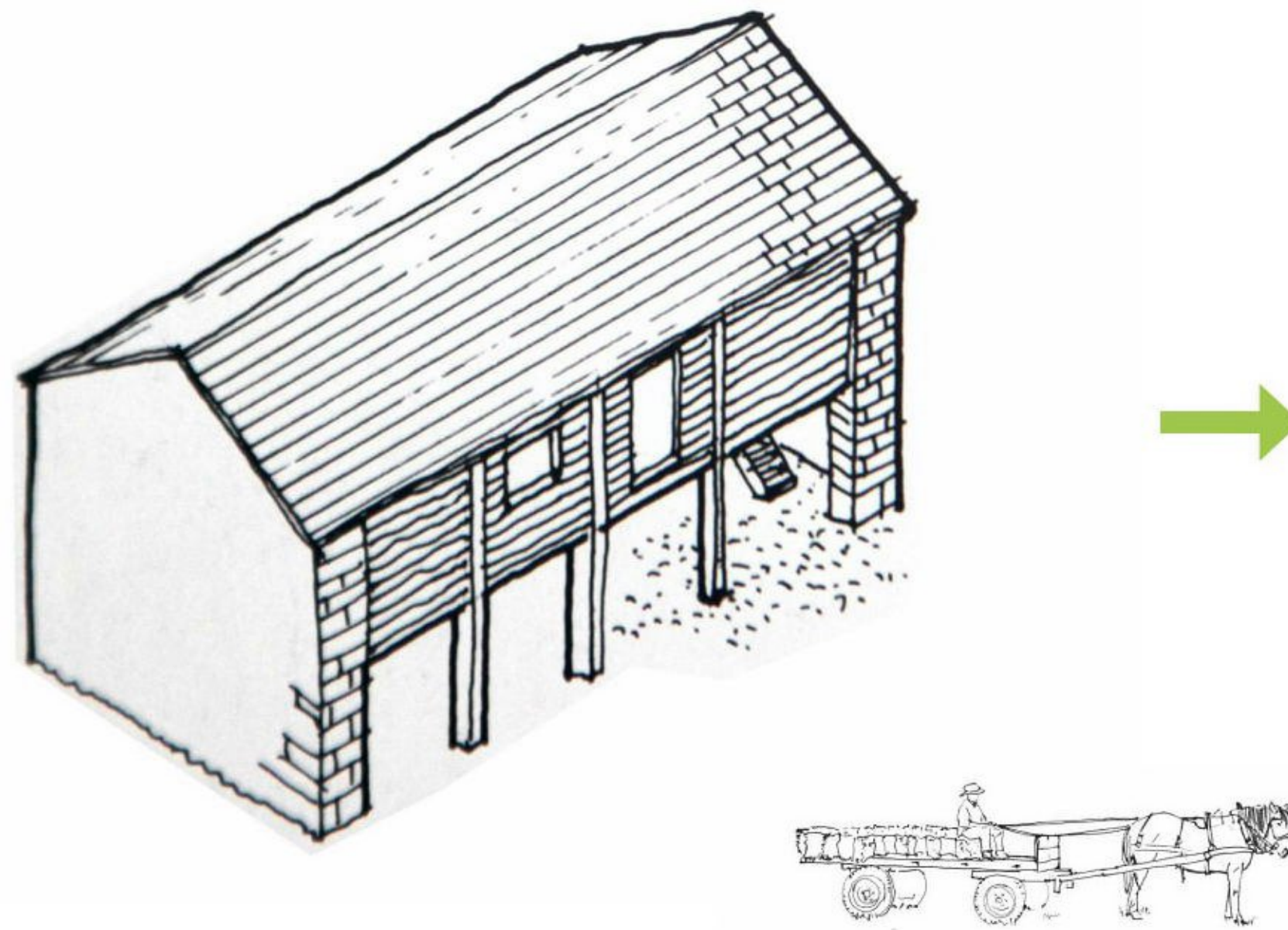


Fig 08: Granary with timber-framed front (image ref R.W. Brunskill)

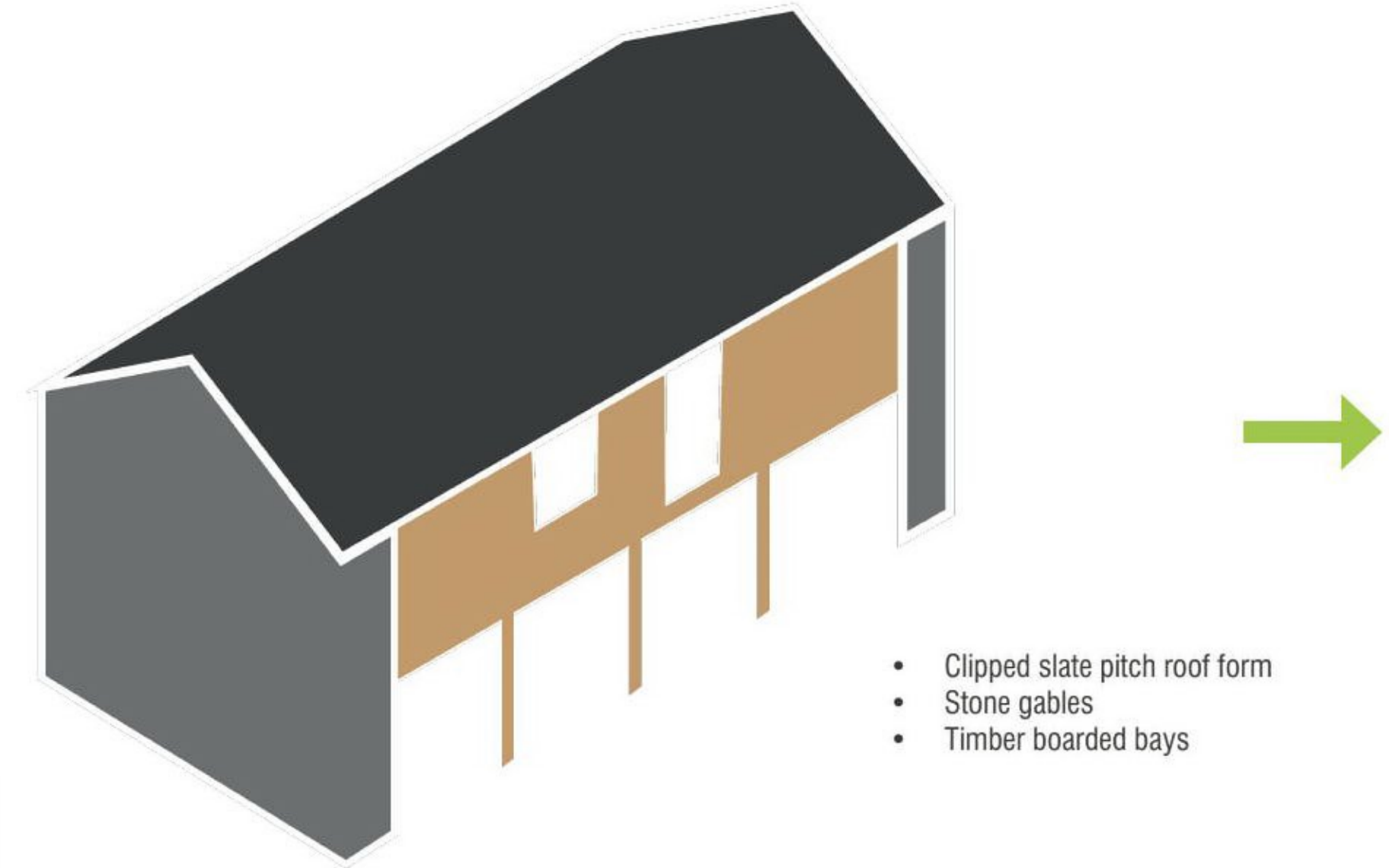


Fig 09: Stone gables with timber infill and covered slate roof

FUNCTIONAL NATURAL MATERIALS:

Simple natural materials were traditionally used with a clear hierarchy given to their positioning and function as structure and protection. Simple stone gables were common, with timber posts or stone piers creating intermediate bays that were often clad with timber.

A simple pitched roof form of slate would oversail the entirety of the materials, with minimal overhang to the eaves and gable.

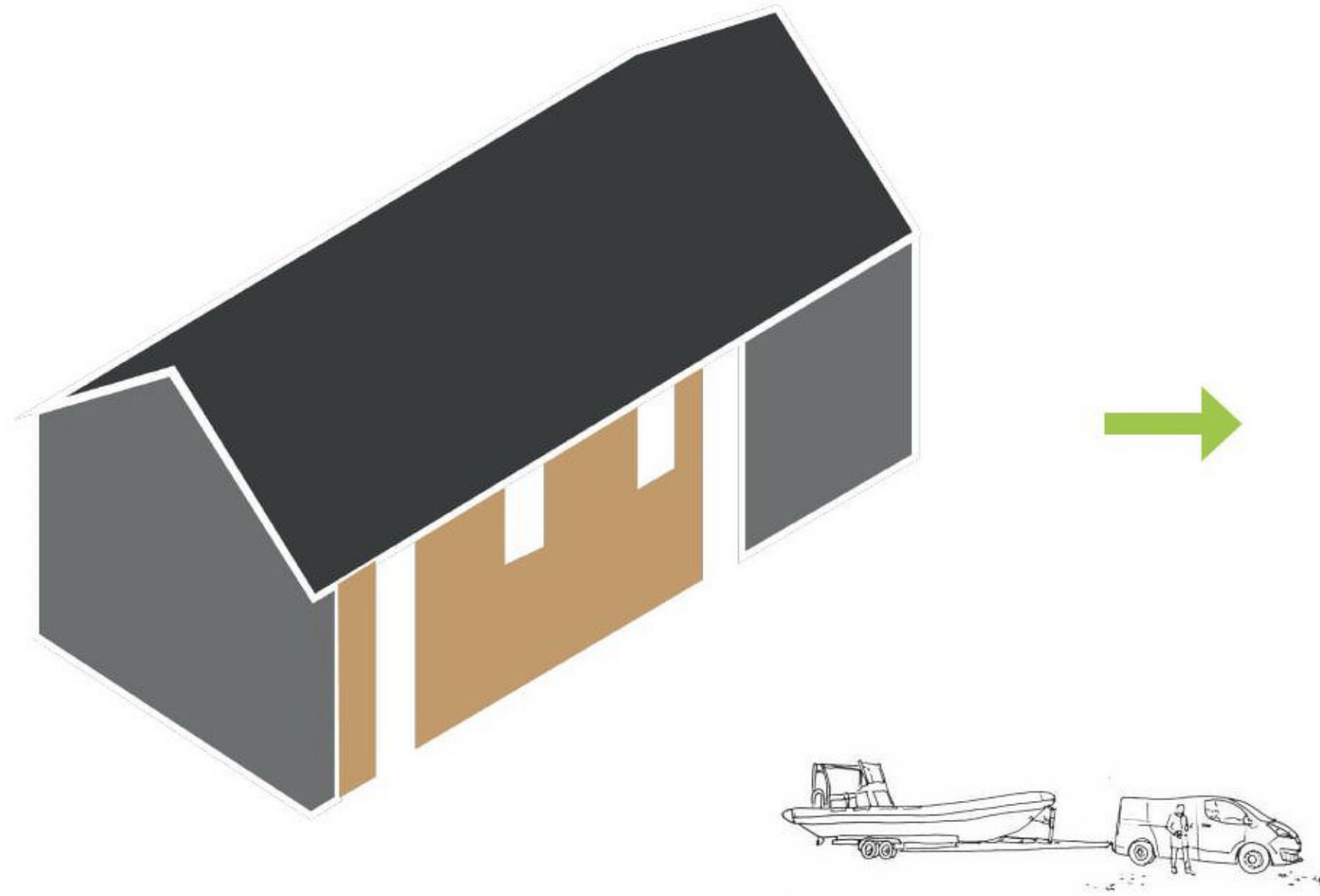


Fig 10: Stone gables with timber infill and covered slate roof

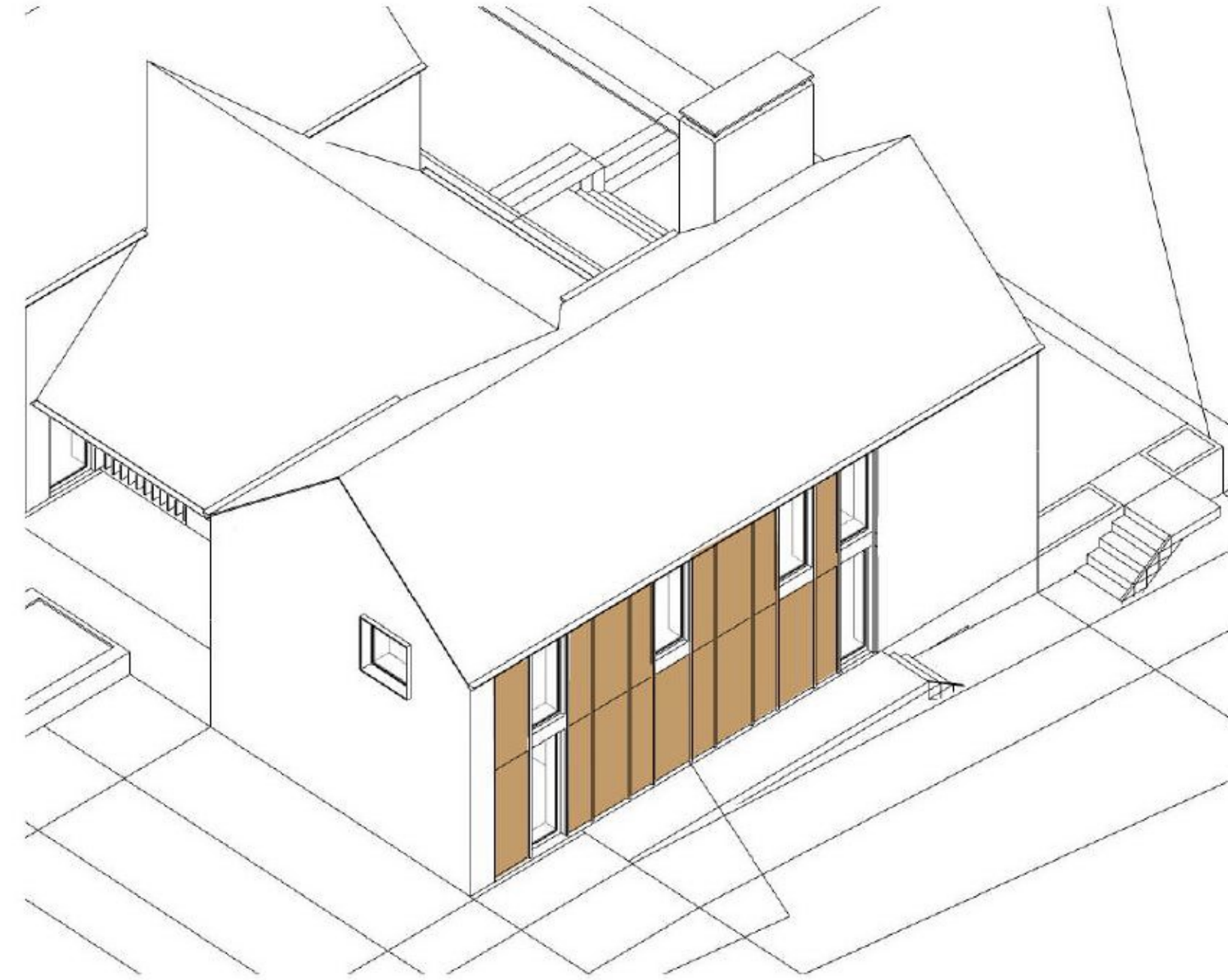


Fig 11: Stone gables with timber infill and covered slate roof

MATERIAL APPLICATION:

The hierarchy of materials is borrowed from the traditional forms, with stone being used to the gables of the buildings and timber inlaid between bays. Large glazed openings of repeating identical proportions will convey the break in materials and further accentuate the use of bays.

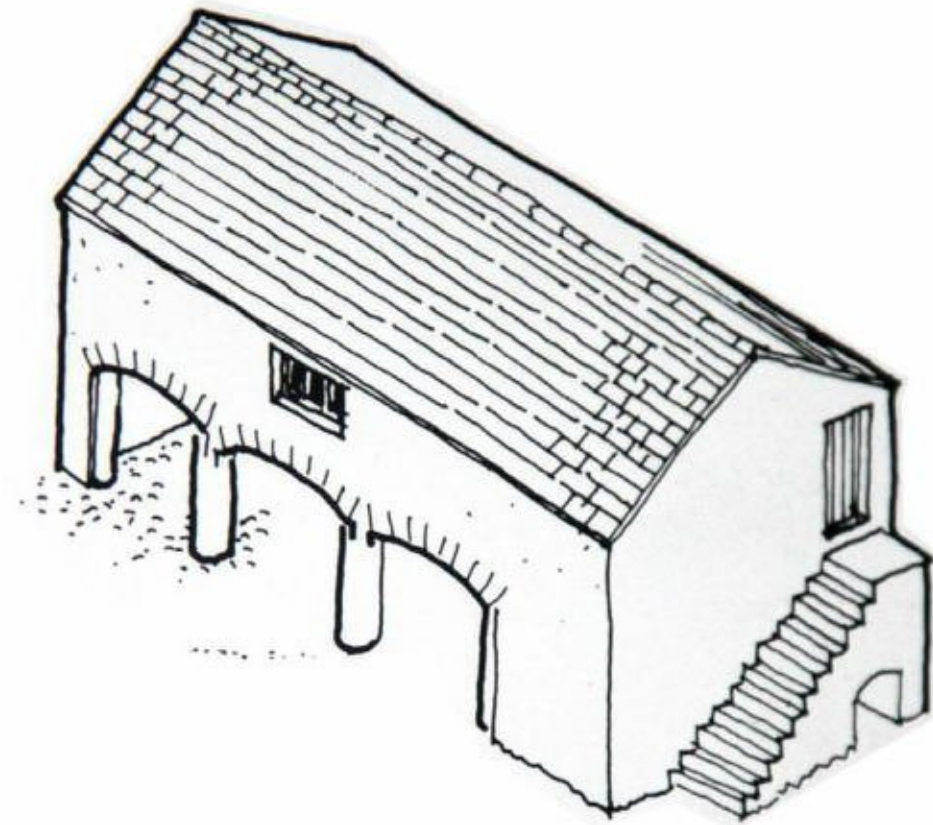


Fig 12: Granary over cartshed with external stone stairs (image ref R.W. Brunskill)

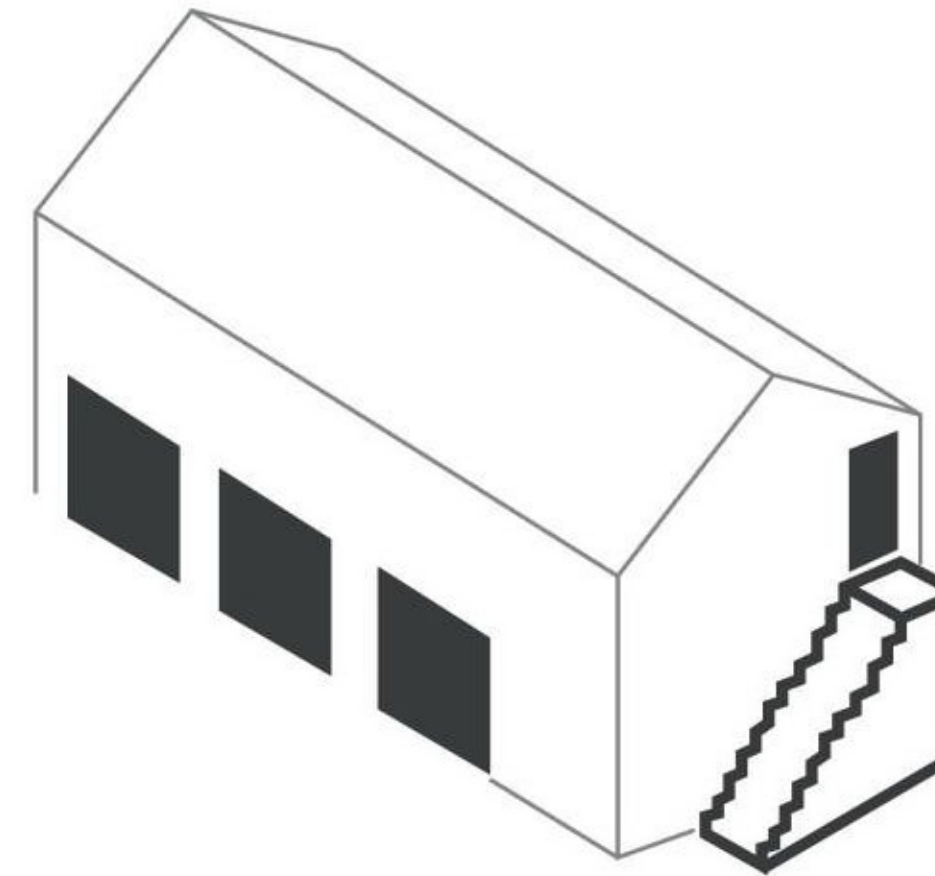
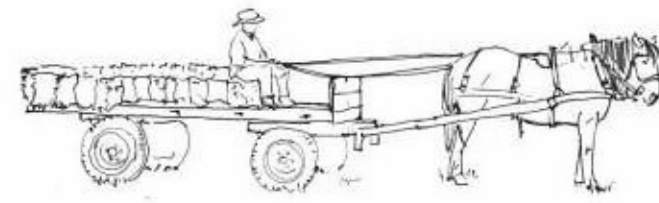


Fig 14: External stone steps and large openings

- Long simple gabled form
- External Steps
- Large ground floor openings

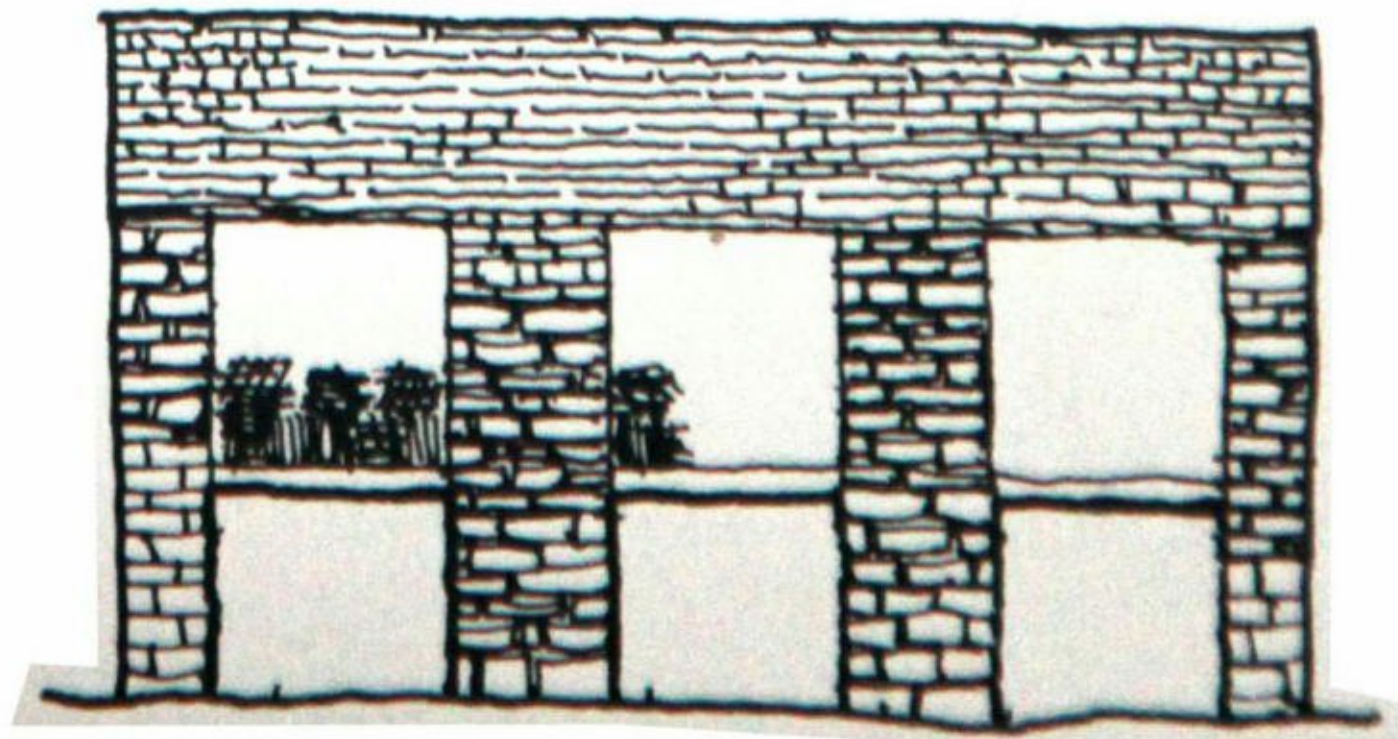


Fig 13: Linhay with stone piers (image ref R.W. Brunskill)

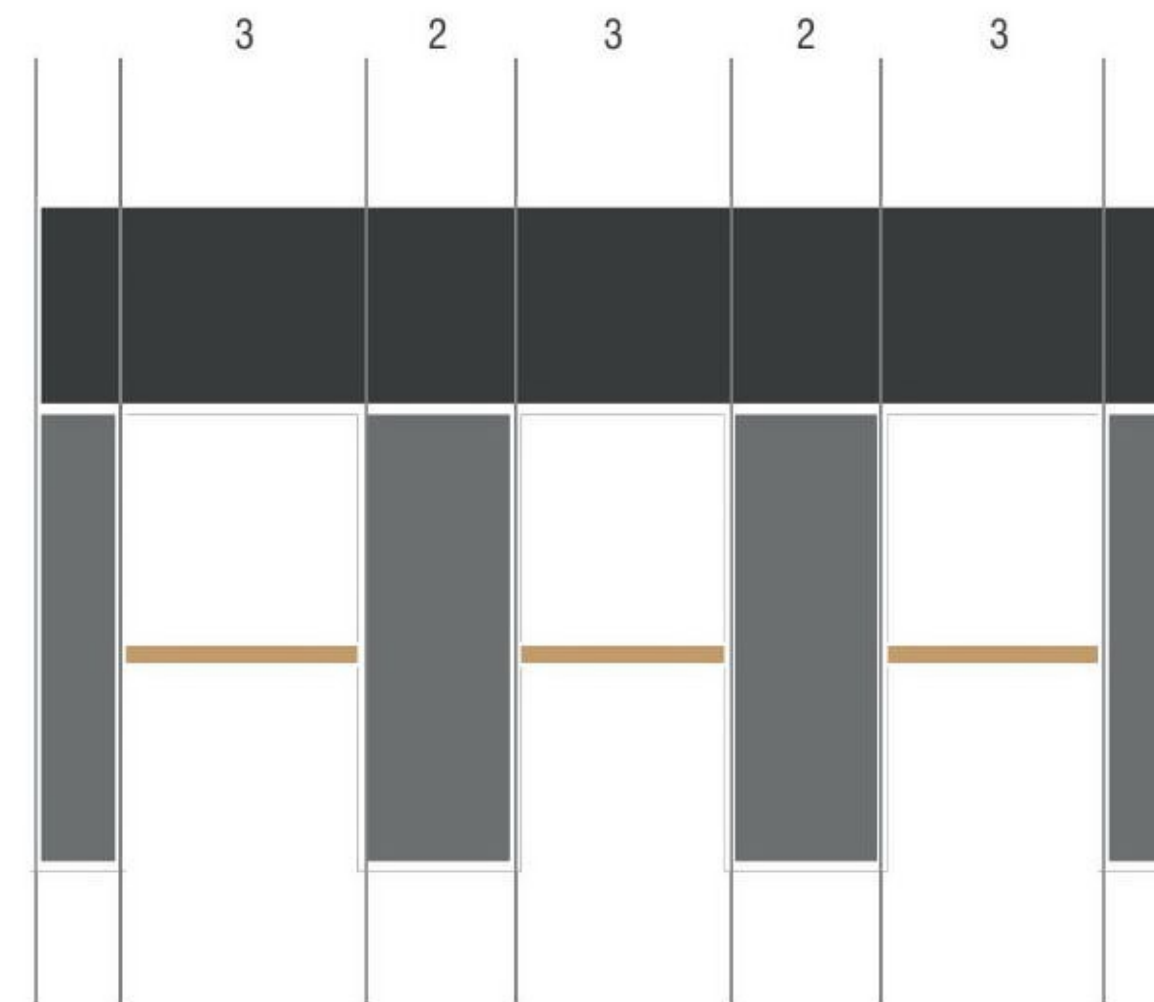


Fig 15: 2/3 rhythm to solid stone and clear openings

- 2/3 rhythm
- Eaves-level openings
- Secondary horizontal linear form



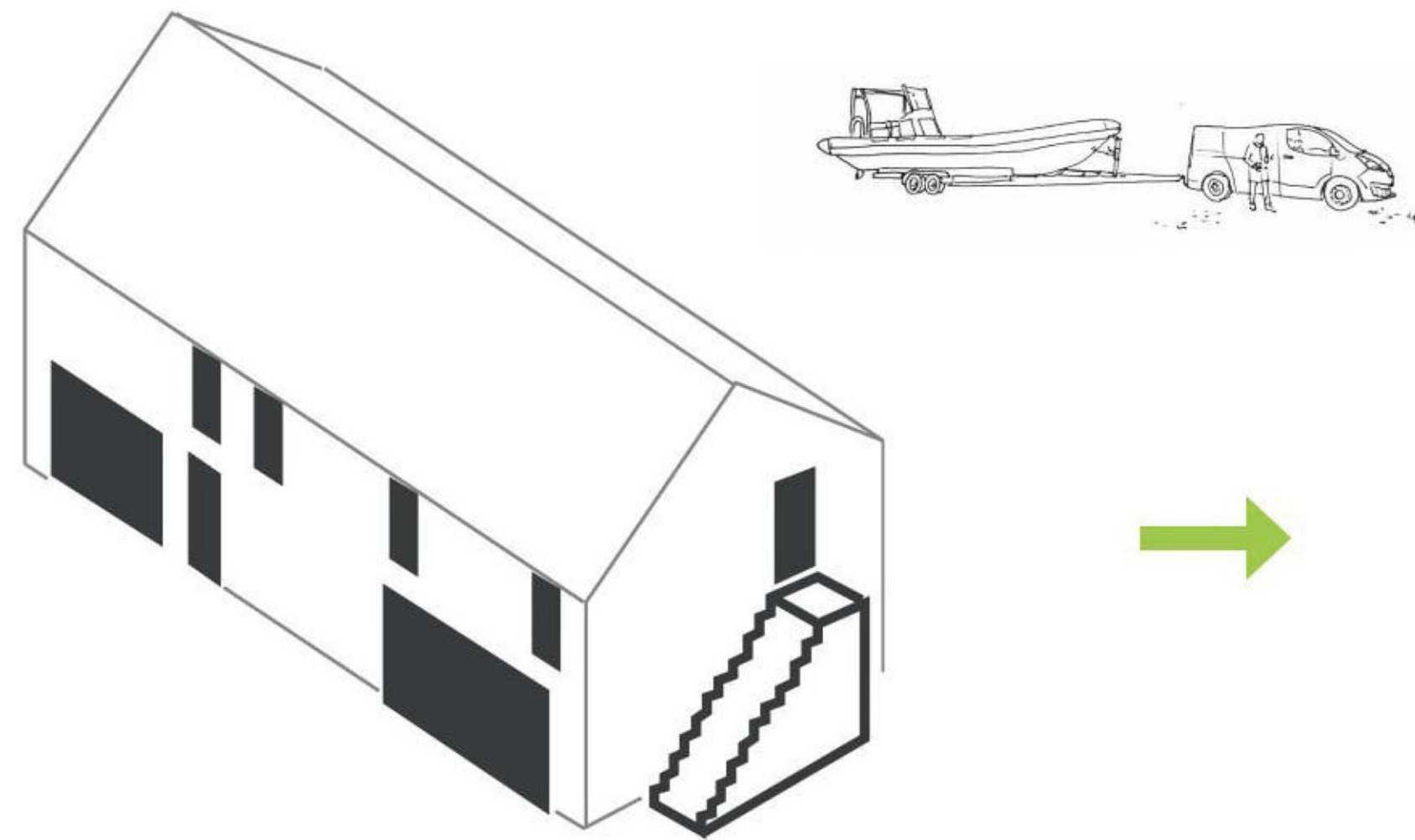


Fig 16: External stone steps with longhouse-style integration

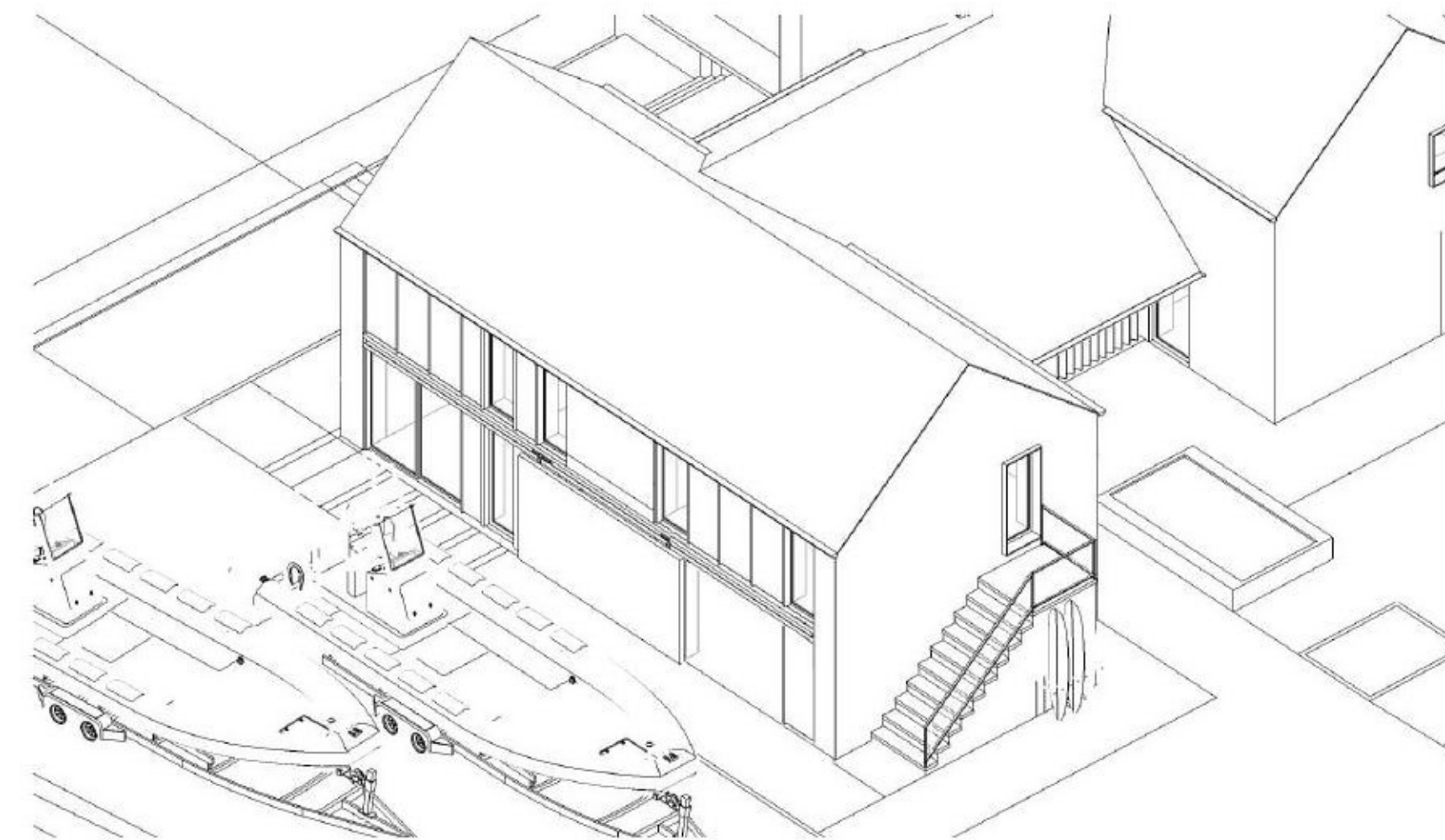


Fig 18: Work-side form with functional-led connectivity to exterior South facade with recognisable rhythm

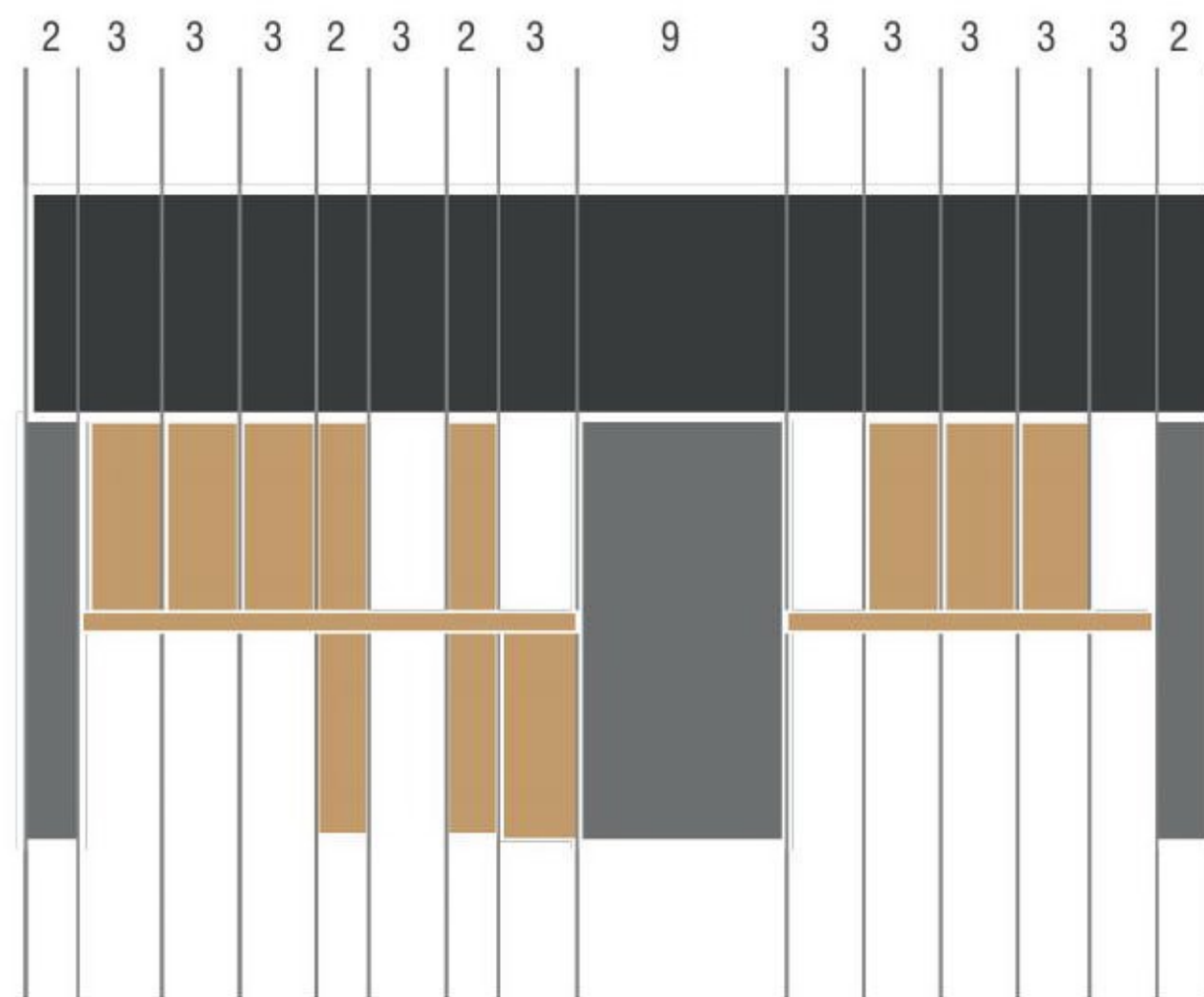


Fig 17: Timber panels replicating 2/3 rhythm

APPEARANCE AND RHYTHM:

Within the long gabled form, large openings reminiscent of cartsheds or stables are present to the ground floor. These are married with vertically-proportioned openings forming the windows and access to the first floor as well as additional entrances to the ground floor level.

The relationship of these openings, and their termination tight to the underside of eaves-level, are common in traditional farm buildings but also clearly recognisable as a contemporary design approach resulting in simple, unfussy detailing.

The external stone steps provide clear and unhindered access directly into the upper level offices and are recognisable as a traditional element that would have historically provided access to an upper level granary.

Breaking down the elevation into familiar rhythms gives a simple module for treatment of the facade and positioning of openings.



1.



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3.

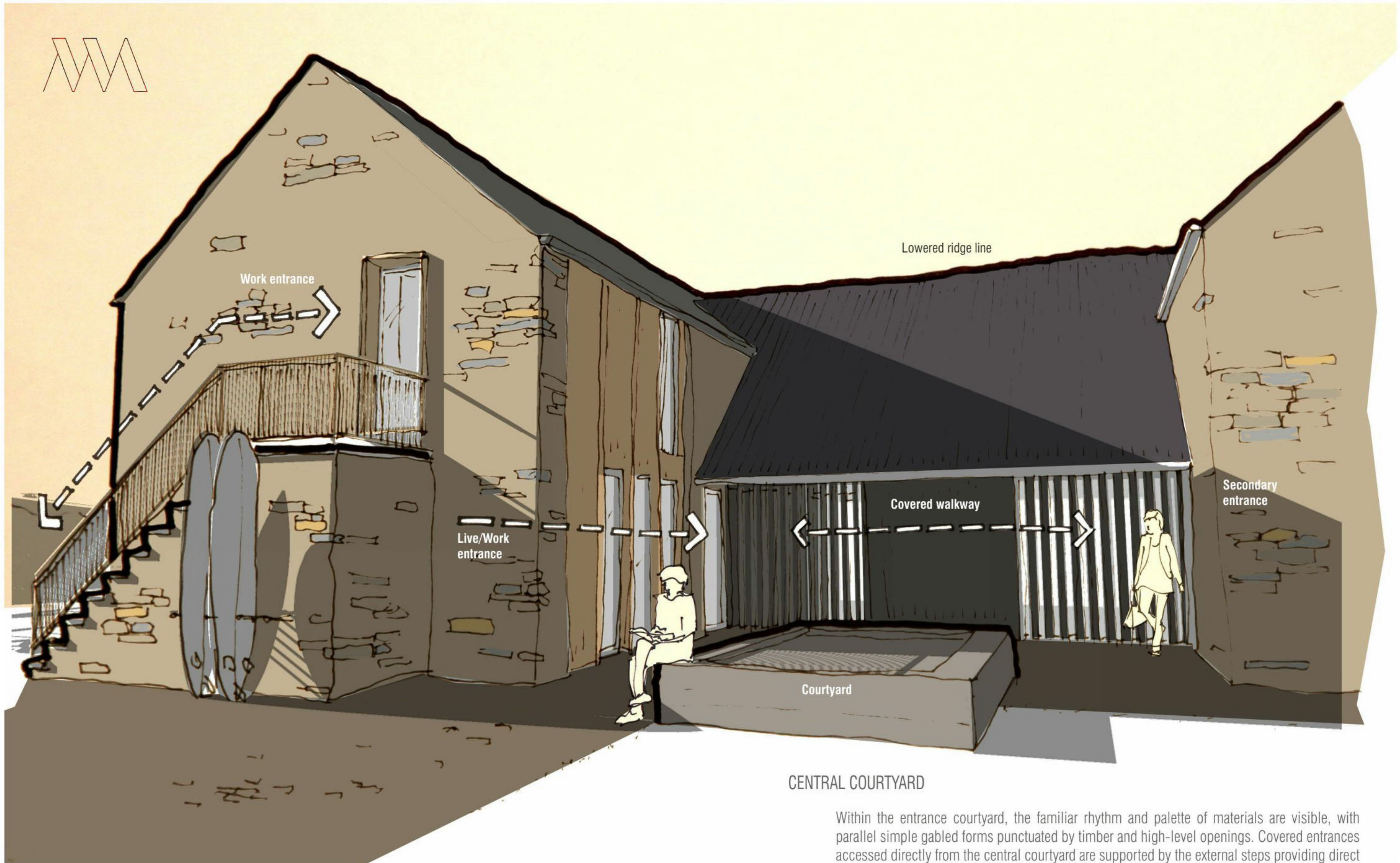


4.



5.

1. Contemporary local precedent
2. Natural timber cladding and large openings with stone flanks and profiled sheet roofing
3. Contemporary opening in stone wall with external steps
4. Contemporary stone gables with timber infill cladding
5. Traditional external steps to first floor access



CENTRAL COURTYARD

Within the entrance courtyard, the familiar rhythm and palette of materials are visible, with parallel simple gabled forms punctuated by timber and high-level openings. Covered entrances accessed directly from the central courtyard are supported by the external steps providing direct access to the first floor workspaces.



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2.



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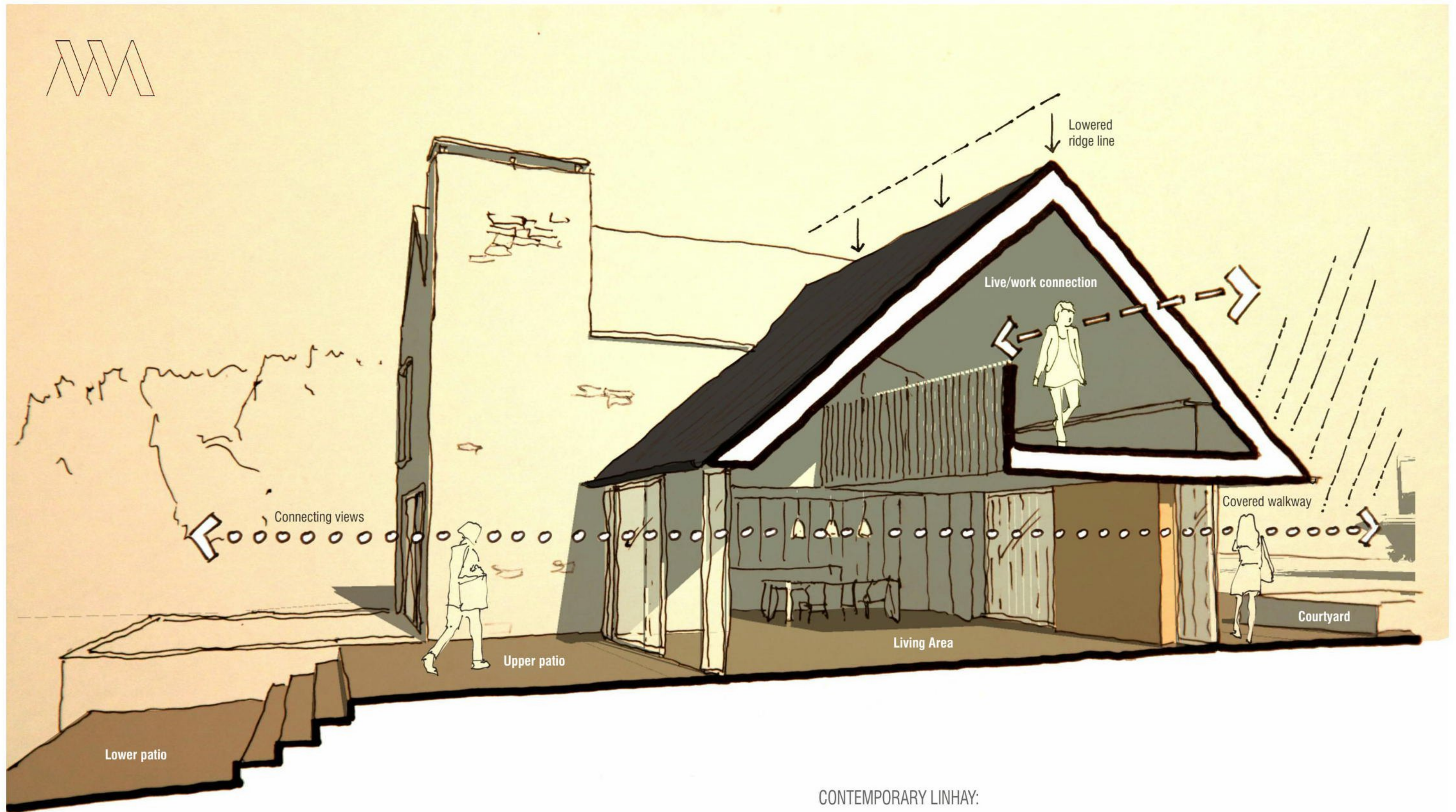


4.



5.

1. Open link between parallel stone gable forms
2. Lower roofline to adjoining building with covered walkway
3. Traditional Linhay form with low eaves line and stone piers
4. Profiled metal sheeting over glazed openings
5. Contemporary conversion with glazed openings and vertical timber louvres



CONTEMPORARY LINHAY:

The central space provides a physical and visual connection between the live and work elements. Its lower roof provides shelter and re-imagines the linhay form with open-fronts between piers. The change of roof material to profiled sheeting breaks the two parallel forms and balances the openings beneath, with vertical louvres enabling privacy to the courtyard.



Combining the work and live elements with varying levels of connectivity, separation and privacy provides a high-quality place of work in the form of a farmstead reinterpreted



Re-imagining familiar forms with high-quality local materials creates a building that is rooted in its environment and community, providing a considered response to a modern live/work unit.