



Amendment to Existing Planning Permission Design and Access Statement

for
**Proposed Works to
Brynn Mill
Demelza
Roche
PL26 8NL**

prepared by
Allison Tatterton, Chartered Architect

Version 3
June 2021

Introduction

Location

The property is situated on the outskirts of the small hamlet of Demelza, approximately 2 miles north of Roche, Cornwall. It falls within the Parish of Roche. The site has an existing Planning Permission.

Brynn Mill
Demelza
Nr Roche
PL26 8NL

Coordinates are:

Latitude: 50.435 / 50°26'5"N
Longitude: -4.8424 / 4°50'32"W
OS Eastings: 198078
OS Northings: 63282
OS Grid: SW982633

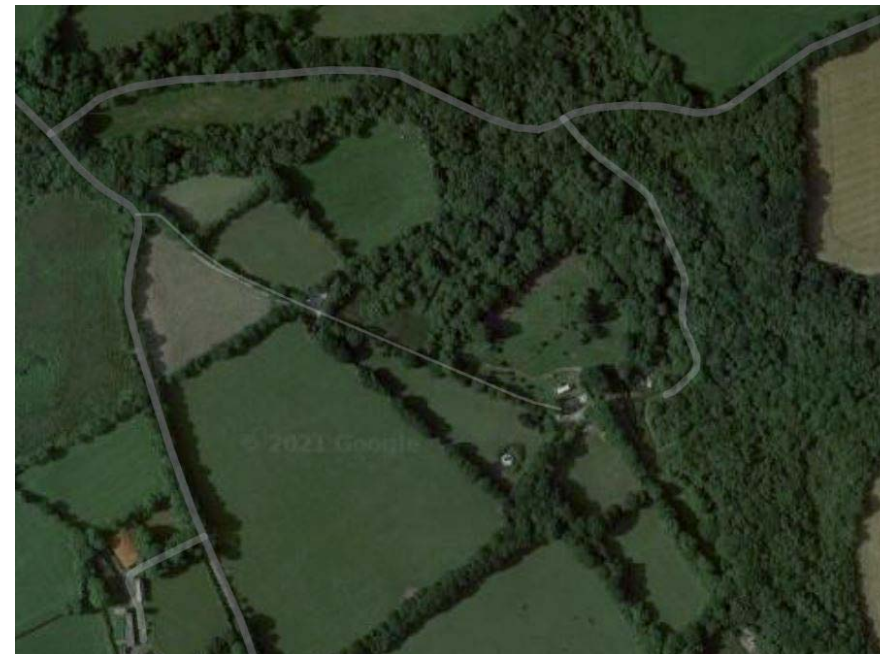
Consultation:

The owners / residents of the immediately neighbouring properties have been consulted through the initial design stage of these proposed changes. Their comments have been incorporated.

Listing Details:

The former mill building has Listed status.
Entry Name: Brynn Mill
Listing Date: 28 August 1987
Grade: II
Source: Historic England
Source ID: 1327376
English Heritage Legacy ID: 70953

Sadly the description does not reflect the current condition of the property due to historic cob collapse, however, permission has previously been granted to restore the mill and adjoining house.



Aerial view of Brynn Mill and land ownership

Planning History

The site has been the subject of a number of previous Planning Applications in recent years, these include:

PA13/07736 Planning Application for Restoration of Brynn Mill together with erection of a dwelling, Applicant - Mrs K Mably, Agent - Peter Wannacott, Architect - Rock Townsend, Status - Conditional Planning Approval 23rd July 2015.

2013. PA13/07737 Listed Building Application for Restoration of Brynn Mill together with erection of a dwelling, Applicant - Mrs K Mably, Agent - Peter Wannacott, Architect - Rock Townsend, Status - Conditional Listed Building Consent 7th July 2015.

PA15/10991 Discharge conditions relating to Listed Building Consent PA13/07737. Applicant - Mrs K Mably, Agent & Architect- Lilly Lewarne, Status - Approval 21st January 2016.

PA15/10993 Discharge conditions relating to Planning Consent PA13/07736. Applicant - Mrs K Mably, Agent & Architect- Lilly Lewarne, Status - Approval 21st January 2016.

PA15/11460 Erection of dwelling (enabling development for mill) revised design to dwelling under approval under PA13/07736, Applicant - Mrs K Mably, Agent & Architect- Lilly Lewarne, Status - Conditional Approval 1st February 2017. Most recent approval for the dwelling and mill. Construction commenced, foundations completed.

PA18/07032 New Agricultural Barn, Applicant - Mr M D'Agostino, Agent - Lilly Lewarne, Status - Approved 3rd October 2018 and now built.

Approved Mill Restoration

Listing Description

Listed in 1987

House with attached corn mill. Early C19 with few later alterations. House in granite rubble, with upper storey in cob, some brick; slurried slate roof with ridge coping tiles and gable ends, gable end stack to left removed, gable end to right rebuilt with external stack in brick. Rear slope of roof in corrugated asbestos. The mill is in granite rubble with slate roof, with ridge coping tiles and gable ends. Plan: the house is of 2-room plan, with central entrance kitchen to right heated by gable end stack and room to left also heated by gable end stack. The mill is attached to the left side, of 2 storeys and one-room plan, with loft at upper level. The leat runs towards the front of the mill, at right angles to it, and drives an overshot wheel, which remains in situ. House of 2 storeys, 2 window range, at first floor has two C19 2-light casements of 2 panes each light; at ground floor a blocked window to left and right, central 4-panelled door with pitched slate hood. The right side of the house has external brick stack and curved oven at the base to front. Single storey corrugated iron lean-to attached to right. The rear of the house has a single 9-pane light at ground floor to right and 9-pane sash under eaves to left. The mill is attached to the left side of the house, and has a higher roof level; it projects beyond the front of the house. Door with granite lintel to right and small window opening under eaves to left. The left side of the mill has the wheel pit, with cast iron wheel; the leat runs away from the mill to the rear. Rear of the mill has attached corrugated iron shed. Interior Not accessible at time of survey (July 1986) but is believed to contain the rest of the mill machinery. Sources: Cornwall Committee for Archaeology.

Unfortunately, the Mill building no longer resembles its Listing Description. One of the main cob walls collapsed in 1994 and then a large part of the building had to be taken down for safety and stability reasons. It appears that this was carried out in consultation with the appropriate authorities and was included in the applications to discharge the conditions on the planning and listed consents.

Brynn Mill Restoration PA13/07736 & PA13/07737

In 2013, the then owner of the mill and adjacent land Mrs K Mabley, put in a planning application to restore the historic mill and to build a new dwelling on the adjacent land. The scheme was extensively researched by Peter Wannacott the Planning Consultant and agent with a new dwelling by architects Rock Townsend as an enabling development. The documentation is extensive, with the Design and Access Statement detailing the planning history including the 1987 Listing of Brynn Mill and its gradual decline, the collapse of the cob wall, and the approval for the erection of a dwelling in 1989.

The applications for Planning permission and Listed Building Consent made in 2013 and the subsequent applications to discharge the conditions give a detailed proposal for the restoration of the historic mill that remains standing and essentially the rebuild of the adjoining cottage to complete the structure and to bring it back into use. The proposal was to restore the mill building fabric and the wheel but not the internal workings. Any remaining workings, such as the incomplete mill-stones, were to be retained for viewing within the building which was to be used solely as a dwelling (ancillary to the new house).



View of the Mill circa 1988 taken from Archaeology Southwest Historic Building Record submitted as part of the planning application in 2013

Approved Mill Restoration

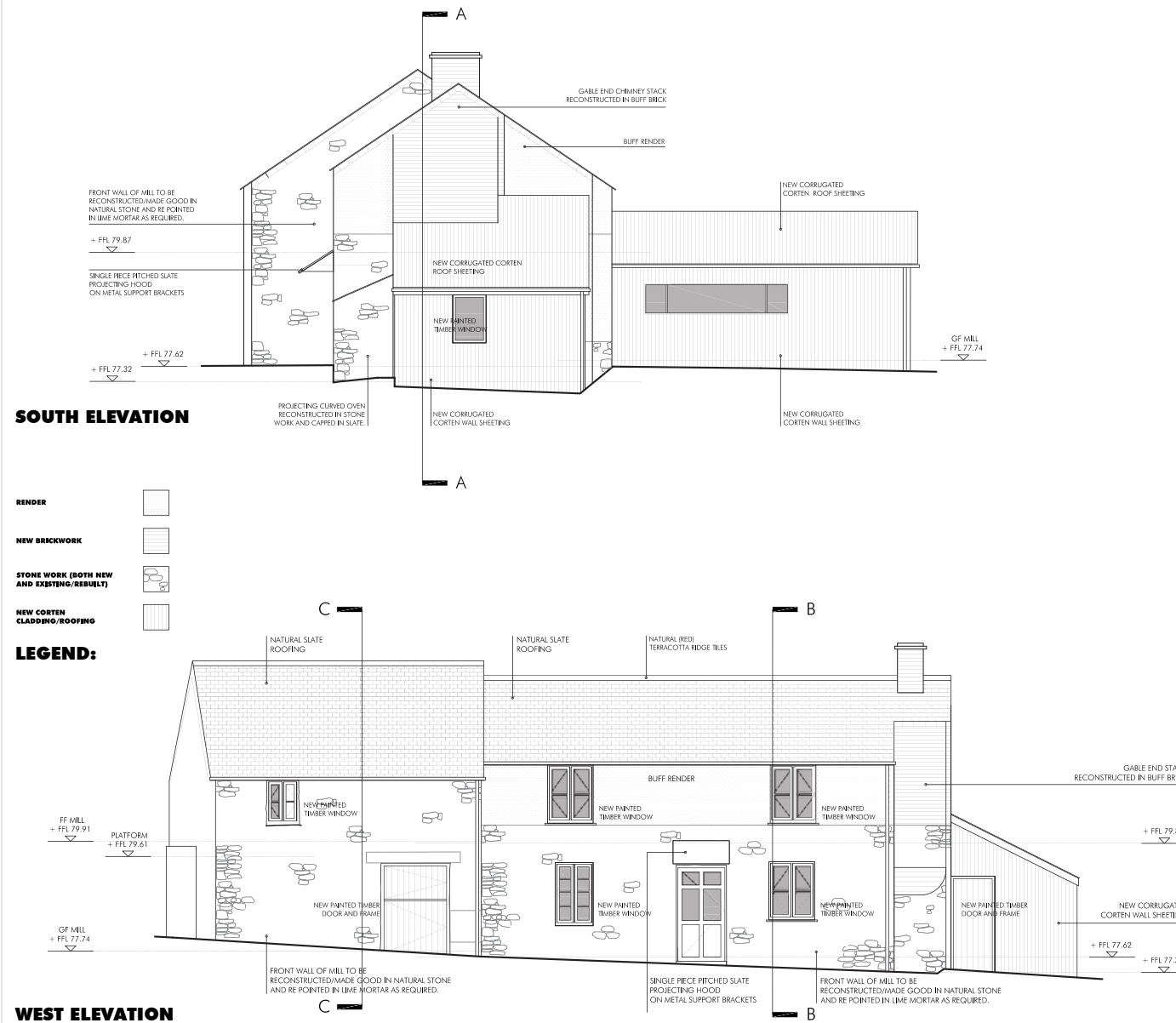
Brynn Mill Restoration PA13/07736 & PA13/07737

DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT 15052 SERIES SITE, GA, AND DETAIL DRAWINGS, SCHEDULES, SPEC'N NOTES, ETC.

In addition to the list of Particular Planning Conditions listed on LPP DWG 111, that are relevant to and have directly informed the proposed technical strategy and approach for developing the Mill and Cottage site, all other conditions within PA13/07737 LISTED BUILDING CONSENT are also being addressed as the work progresses.

CONTRACTORS MUST CHECK ALL DIMENSIONS ONLY WORK FROM FIGURED DIMENSIONS DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT TO AVOID INSTRUCTIONS BEFORE PROCEEDING
IF IN DOUBT - ASK

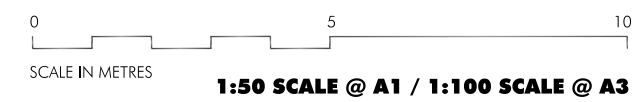
DATE: 2015.11.03 REVISION: A DRAWING UPDATED/COMPLETED FOR DISCHARGE OF CONDITIONS SUBMISSION TO LPA



- ILLUSTRATIVE FINISHES KEY:**
- ① Red terracotta ridge tile found within the rubble of the existing building. It is intended that as close a match is found for the mill and cottage slate roofing.
 - ② Random width slates that have been retained on site for re-use. Any replacement slates will be found from reclaimed if possible or from new stock to match.
 - ③ Historic launder spike found during the site clearance. A replacement will be sought to match this design as closely as possible to support the rainwater goods around the mill and cottage.
 - ④ Existing finish to the corrugated iron and any buildings.
 - ⑤ Proposed Corten corrugated sheeting.
 - ⑥ Existing cement external render to remaining section of cottage walling.
 - ⑦ Some of the various types of brick that have been salvaged from the site.
 - ⑧ Existing cement internal render to remaining section of cottage walling.
 - ⑨ Existing cement internal render to internal face of window reveals at ground floor within the cottage.
 - ⑩ Original Oak/Timber Lintels have been lost and it is proposed to reinstate them in Oak, within the mill building, subject to SE's design and specification. Note possible historic floor joist pocket in the external wall.
 - ⑪ Existing slate cill within the cottage area to be replicated as a pattern for the construction of all external cills around the building.

SCHEDULE OF FINISHES
ROOF: Natural slate (diminishing coursing). Terracotta ridge tiles, corrugated Corten to reconstructed outbuildings.
WALLS: Buff coloured render to denote historic areas of cob and the cement render still in situ. Restored and rebuilt areas of stonework with lime pointing and reconstructed brick end stack, Corten panels to reconstructed outbuildings.
WINDOWS: Painted timber.
EXTERNAL DOORS: Painted timber to replicate originals.
FASCIAS/SOFITS/BARGEBOARDS: Traditional slate barge detail, cottage and mill roof to have clipped eaves to rainwater goods and spike brackets into masonry. Rainwater good to Corten elements to be on brackets surface fixed through the Corten wall panels or to standard strapping details of manufacturer.
GUTTERS/DOWNPIPES: Painted/Self finished Black Cast Iron.

SEE DRAWING 15052.4.111 FOR SCHEDULE OF PLANNING APPROVAL CONDITIONS.



GA ELEVATIONS - AS PROPOSED

OLD MILL AND COTTAGE. ELEVATIONS (S & W) - AS PROPOSED

PRELIMINARY

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CHARTERED ARCHITECTS

No.1 Pollock Wharf, Millgate Road, Truro, Cornwall TR1 1QH
T: 01872 261000 E: architects@lillylewarne.co.uk
www.lillylewarne.co.uk

CLIENT: K & R PROJECT SERVICES LTD (ON BEHALF OF MRS K MABLY, BOSNEVES MILL, WITHEL, BOSMIV, CORNWALL PL30 5NQ)
 PROJECT: BRYNN MILL, ROCHE CONVERSION AND RESTORATION OF THE OLD MILL BUILDING AND COTTAGE
 DRAWING: PRODUCTION SERIES - OLD MILL BUILDING AND COTTAGE - GA ELEVATIONS (SOUTH & WEST) - AS PROPOSED

SCALE: 1:50 @ A1 DIRECTOR: BJV CHECKED:
 DRAWN: PJC

DRAWING STATUS: **PRODUCTION** DATE: 17.11.15

PROJECT NUMBER: 15052.4.112 STATUS: **A**

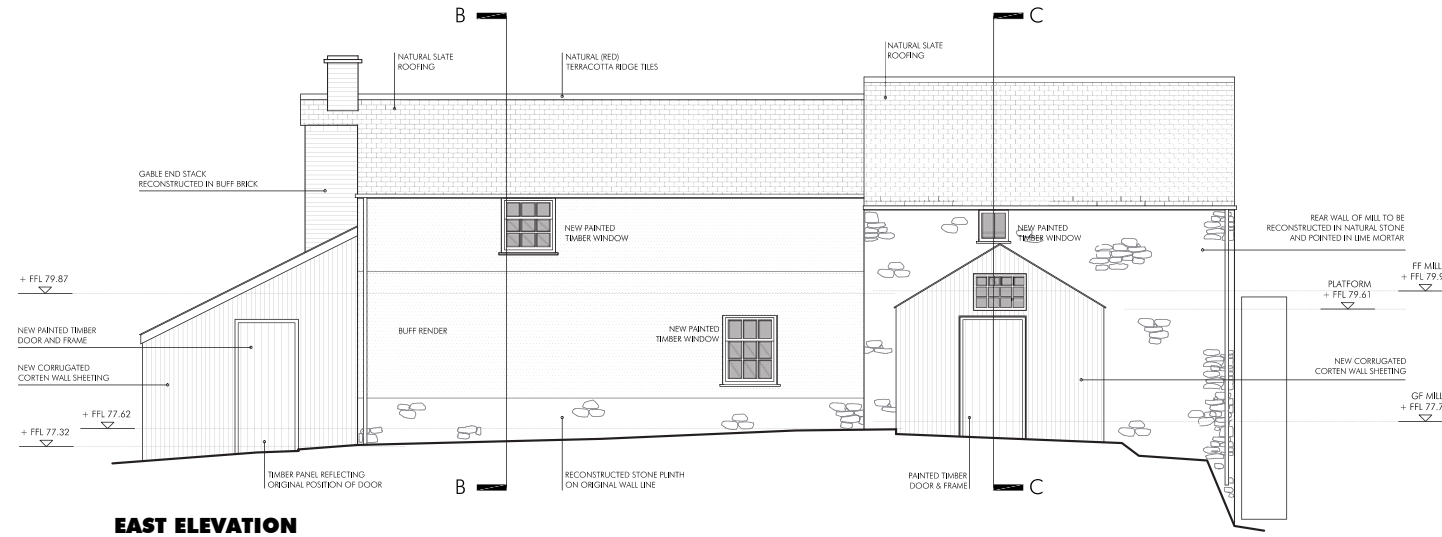
Approved Mill Restoration

Brynn Mill Restoration PA13/07736 & PA13/07737

DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT 15052 SERIES SITE, GA, AND DETAIL DRAWINGS, SCHEDULES, SPEC'N NOTES, ETC.

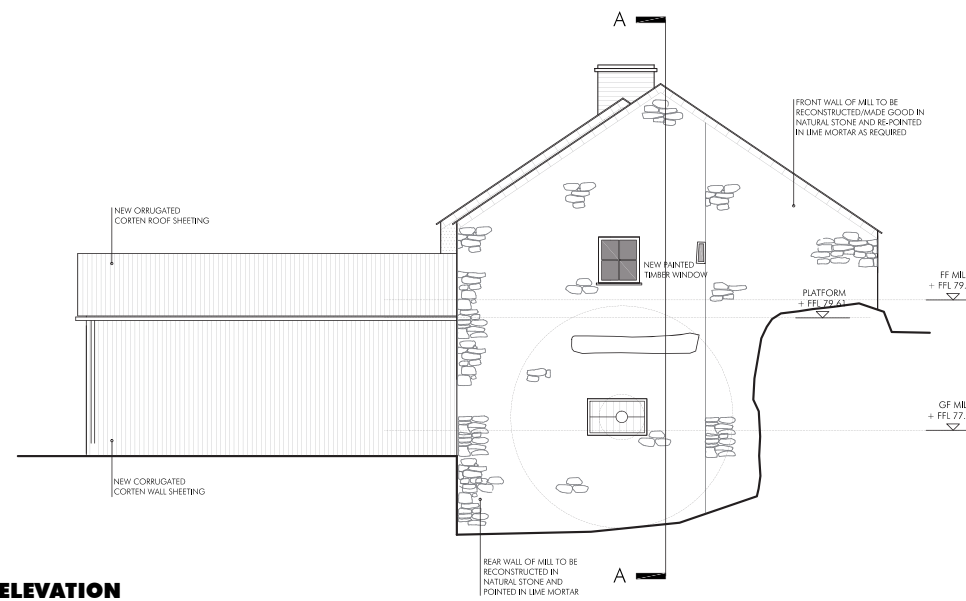
CONTRACTORS MUST CHECK ALL DIMENSIONS
ON-SITE WORK FROM FIGURED DIMENSIONS
DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT TO
AVOID INSTRUCTIONS BEFORE PROCEEDING
IF IN DOUBT - ASK

DATE	REVISION
2015.11.03	A DRAWING UPDATED/COMPLETED FOR DISCHARGE OF CONDITIONS SUBMISSION TO LPA



EAST ELEVATION

- LEGEND:**
- RENDER
 - NEW BRICKWORK
 - STONE WORK (BOTH NEW AND EXISTING/REBUILT)
 - NEW CORTEN CLADDING/ROOFING



NORTH ELEVATION

SCHEDULE OF FINISHES
ROOF: Natural slate (diminishing coursing), Terracotta ridge tiles, corrugated Corten to reconstructed outbuildings.
WALLS: Buff coloured render to denote historic areas of cob and the cement render still in situ. Restored and rebuilt areas of stonework with lime pointing and reconstructed brick end stack. Corten panels to reconstructed outbuildings.
WINDOWS: Painted timber.
EXTERNAL DOORS: Painted timber to replicate originals.
FASCIAS/SOFITS/BARGEBOARDS: Traditional slate barge detail, cottage and mill roof to have clipped eaves to rainwater goods and spike brackets into masonry. Rainwater good to Corten elements to be on brackets surface fixed through the Corten wall panels or to standard strapping details of manufacturer.
GUTTERS/DOWNPIPES: Painted/Self finished Black Cast Iron.

SEE ASSOCIATED DRAWING 15052.4.112 FOR ILLUSTRATIVE KEY TO EXTERNAL FINISHES.

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SCALE IN METRES
1:50 SCALE @ A1 / 1:100 SCALE @ A3

GA ELEVATIONS - AS PROPOSED

OLD MILL AND COTTAGE. ELEVATIONS (N & E) - AS PROPOSED

PRELIMINARY

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CHARTERED ARCHITECTS

No. 1 Polisco Wharf, Malpas Road, Truro, Cornwall TR1 1QH
T: 01872 261000 E: architects@lillylewarne.co.uk
www.lillylewarne.co.uk

CLIENT K & R PROJECT SERVICES LTD
(ON BEHALF OF MRS K MABLY, BOGNEVES MILL, WITHEL, BODMIN, CORNWALL PL30 5NQ)
PROJECT BRYNN MILL, ROCHE
CONVERSION AND RESTORATION
OF THE OLD MILL BUILDING AND COTTAGE
DRAWING PRODUCTION SERIES:
OLD MILL BUILDING AND COTTAGE
GA ELEVATIONS (NORTH & EAST) - AS PROPOSED

SCALE 1:50 @ A1 DIRECTOR: BW
DRAWN: JIC CHECKED:

DATE 17.11.15
PRODUCTION

PROJECT NUMBER 15052.4.111
ISSUE A

Approved Mill Restoration

Brynn Mill Restoration PA13/07736 & PA13/07737

DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT 15052 SERIES SITE, GA, AND DETAIL DRAWINGS, SCHEDULES, SPEC'N NOTES, ETC.

Elevation	Total Area (m ²) of Existing (Standing) Elevation Structure	Original (Planning Consent)		Post Aug 15 Structural Survey		Difference
		Area (m ²) Requiring Demolition Red Shading	Original % Requiring Demolition	Area (m ²) Requiring Demolition Blue Shading	Updated % Requiring Demolition	
North West Elevation (Mill End Gable)	42.6	17.2	40%	42.6	100%	60%
North East Elevation (Rear)	42.4	29.1	69%	42.4	100%	31%
South East Elevation (Cottage End Gable)	35.3	6.0	17%	19.2	54%	37%
South West Elevation (Front)	47.7	29.4	62%	16.2	34%	-28%
% Change						101%

CONDITION No 11 of PA13/07737 LISTED BUILDING CONSENT - Extent of Demolition and Rebuilding.

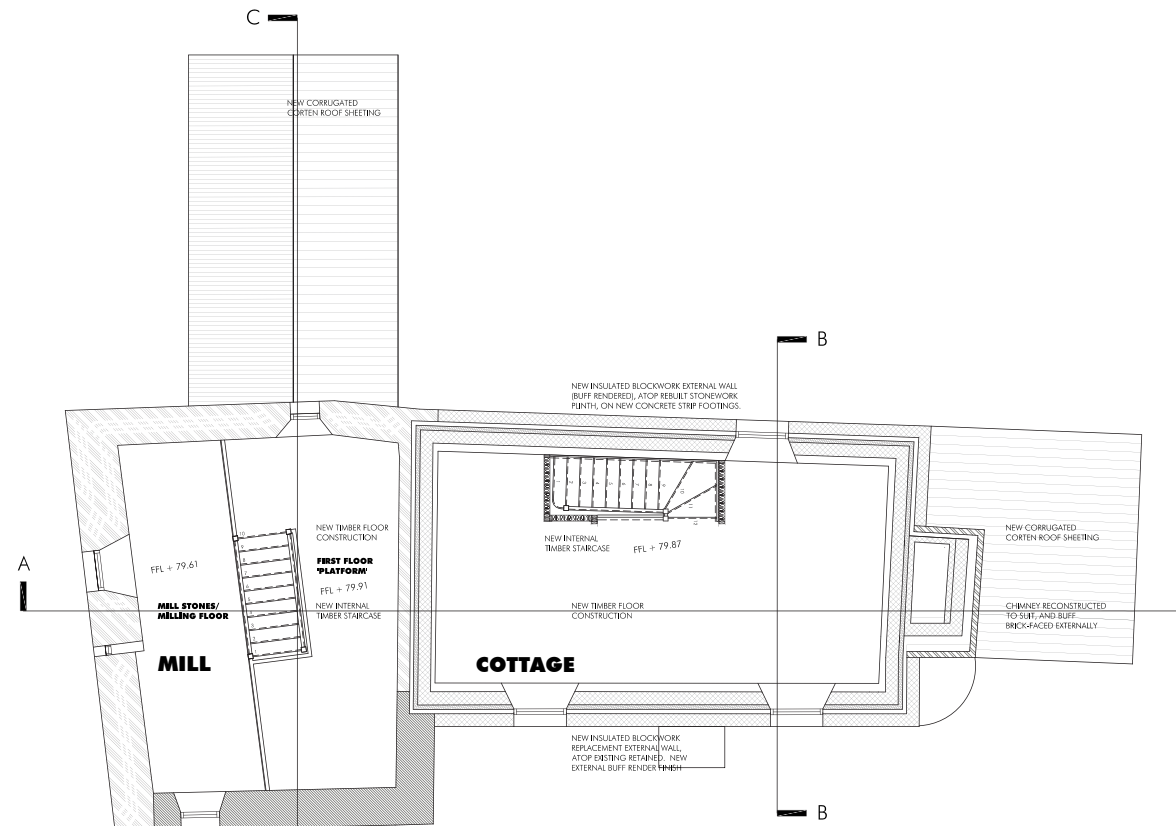
Mill: Further to MBA Consulting and Structural Engineer's detailed structural assessment of the property, dated August 2015, the majority of the mill walls are unsafe and it has been advised that only the front wall of the mill and the returns to the front cottage wall and vertical joint in the waterwheel wall can be retained. Areas of walling to the Mill area, to be demolished and reconstructed, will be reconstructed in stonework using as much reclaimed material as possible. Where material has to be brought in it will be sourced to be as close a match to the original material as possible.

Cottage: Further to MBA Consulting and Structural Engineer's detailed structural assessment of the property, dated August 2015, the majority of the cottage walls are unsafe and it has been advised that only the front wall of the cottage and what remains of the south eastern fireplace within the gable can be retained. Where existing stone walls can be retained to the cottage they will be repaired using as much reclaimed material as possible. Where material has to be brought in to repair areas to exposed stonework the stone will be sourced to be as close a match to the original material as possible. New walling will be constructed in a combination of stone faced, brick faced and rendered cavity blockwork incorporating an insulated cavity, in areas as indicated on the proposed plans and elevation drawings.

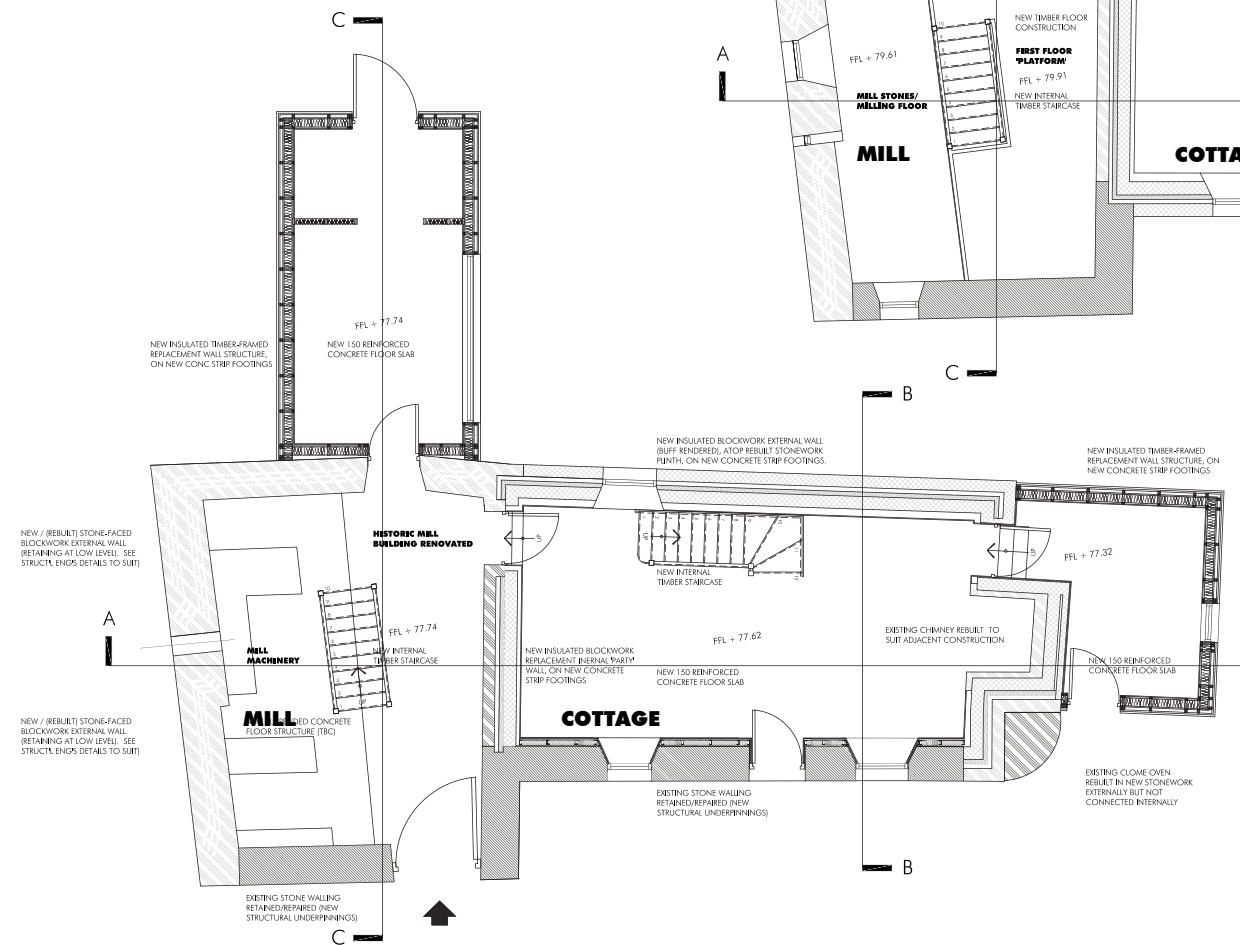
Ancillary Buildings: The ancillary (corrugated sheet clad) buildings will be demolished under the proposals and reinstated as insulated timber frame structures with a corrugated Corten cladding system.

CONTRACTORS MUST CHECK ALL DIMENSIONS ONLY WORK FROM FIGURED DIMENSIONS DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT TO AVOID INSTRUCTIONS BEFORE PROCEEDING. **IF IN DOUBT - ASK**

DATE: 2015.11.03 REVISION: A DRAWING UPDATED/COMPLETED FOR DISCHARGE OF CONDITIONS SUBMISSION TO LPA

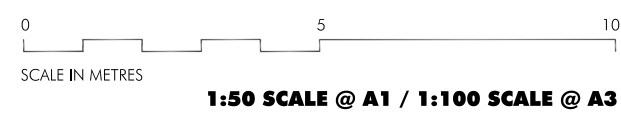


FIRST FLOOR PLAN - AS PROPOSED



GROUND FLOOR PLAN - AS PROPOSED

- LEGEND:**
- EXISTING/REPAIRED STONEMASONRY
 - NEW STONEMASONRY
 - NEW BLOCKWORK
 - NEW BRICKWORK



OLD MILL AND COTTAGE. GROUND FLOOR PLAN - AS PROPOSED

PRELIMINARY

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CHARTERED ARCHITECTS

No. 1 Pilsbury Wood, Hedges Road, Torr, Cornwall, TR1 1QH
T: 01872 261000 E: arch@lillylewarne.co.uk www.lillylewarne.co.uk

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PROJECT: BRYNN MILL, ROCHE CONVERSION AND RESTORATION OF THE OLD MILL BUILDING AND COTTAGE
DRAWING: PRODUCTION SERIES: OLD MILL BUILDING AND COTTAGE - GROUND FLOOR PLAN - AS PROPOSED

SCALE: 1:50 @ A1 DIRECTOR: BMV
DRAWN: PJC CHECKED:

DRAWING STATUS: DATE: 17.11.15
PRODUCTION

PROJECT NUMBER: STAGE: DRAWING NUMBER: REVISION:
15052.4.110 A

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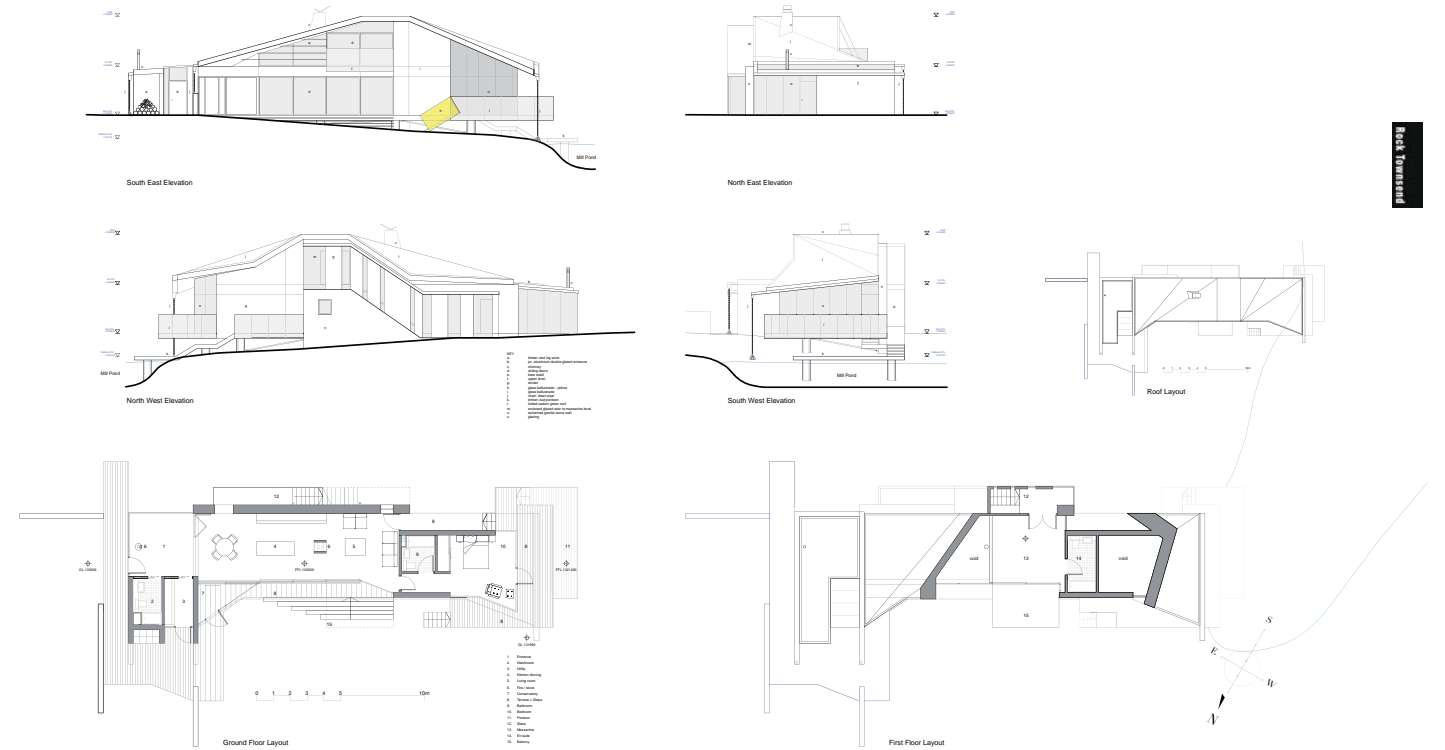
Approved New Dwelling

Proposals for the New House

The proposals for the new house have already been through a couple of iterations. A dwelling was granted back in 1979 under planning reference 01/16/79/01249/F and again in 1989 under reference 89/12/01486. The latter was renewed in December 1995. Unfortunately we do not have a copy of these proposals and the dwelling was never built.

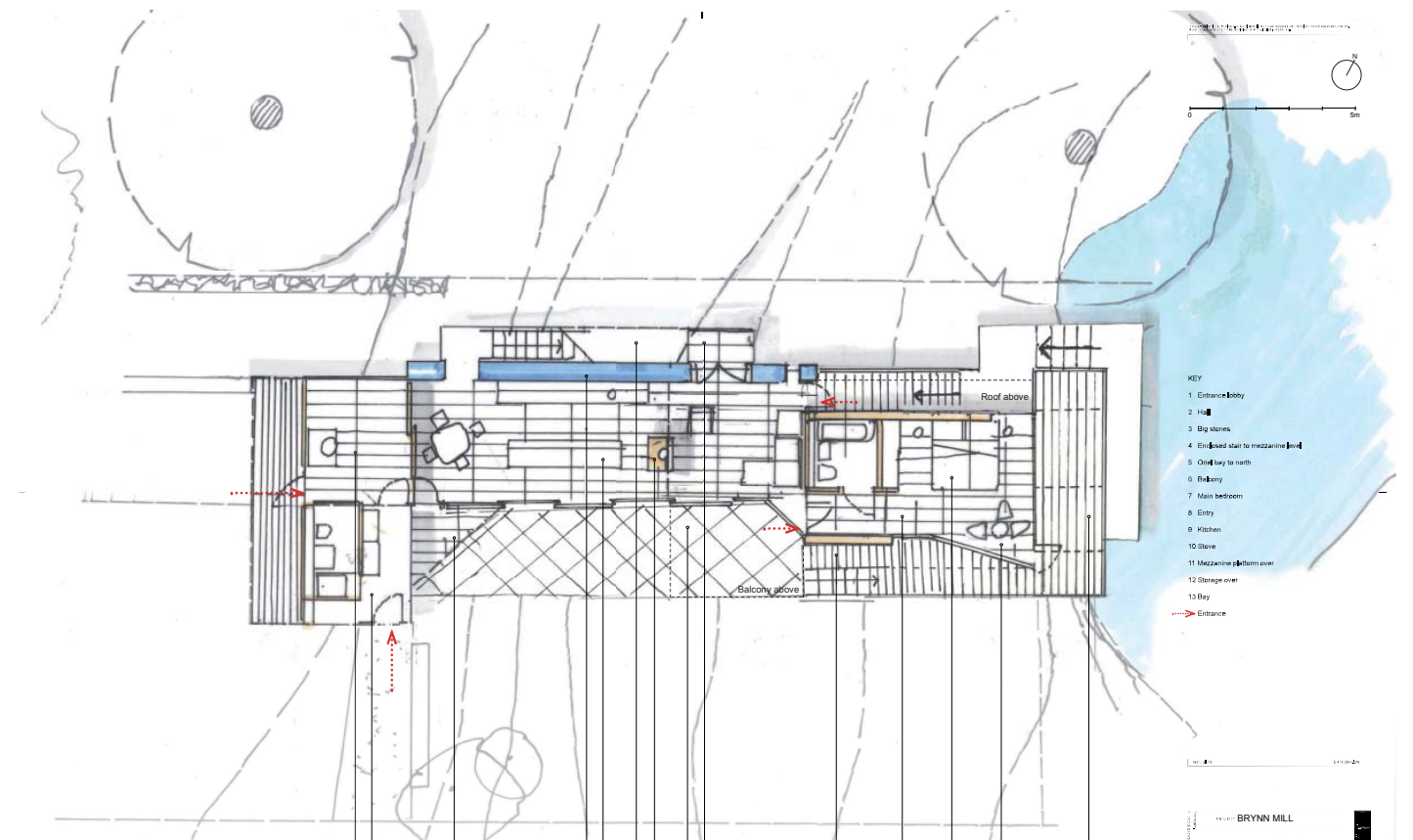
The permission granted in July 2015 was for a house designed by Rock Townsend. It had a fairly simple plan layout with a complicated, multi-planed, roof form, intended to reflect the sloping nature of the landscape.

Brynn Mill, Withiel 321-A Proposed House



Design for dwelling by Rock Townsend, granted permission in July 2015

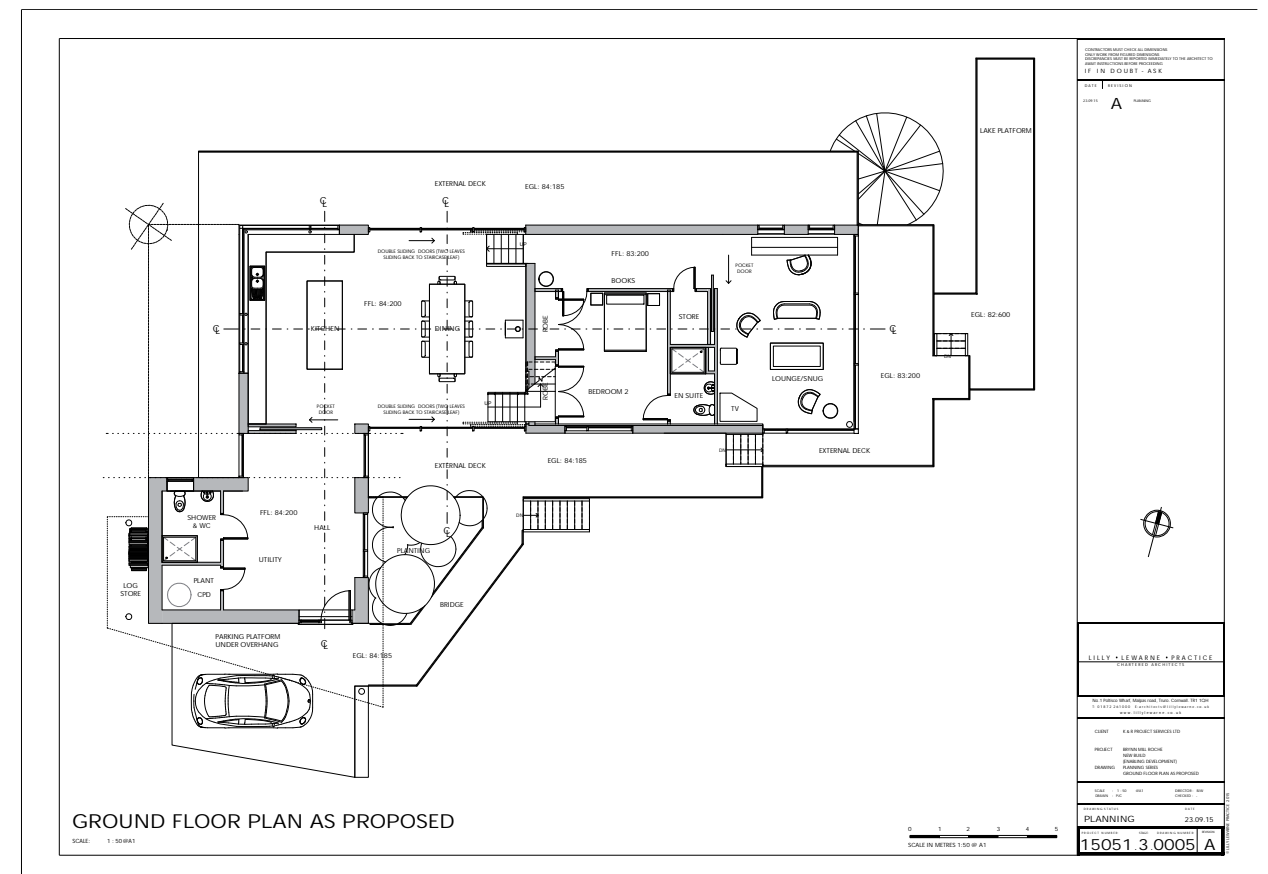
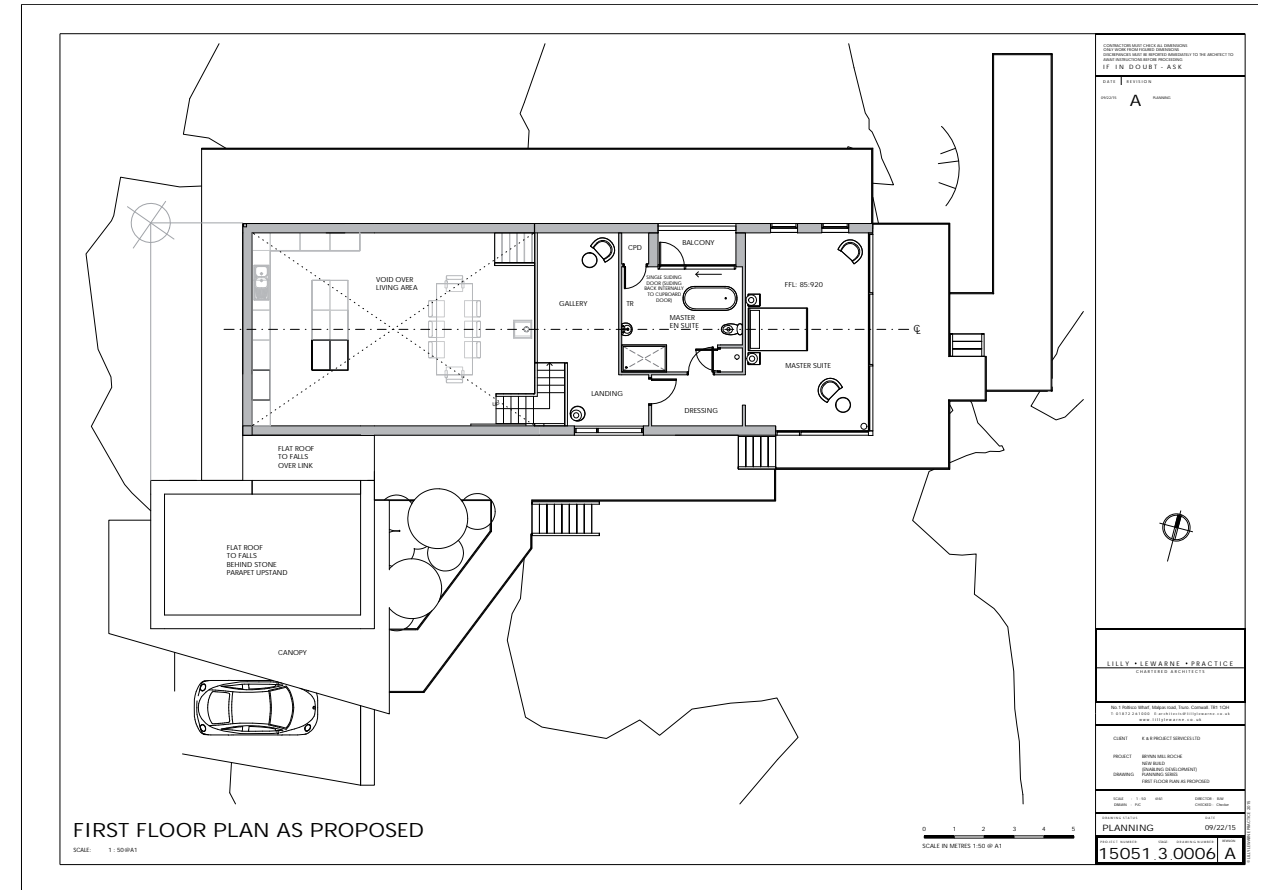
The essence of both designs was fairly clear. A simple linear plan form, with a slight return, with the 'principle axis focussed through the geometry of the reinstated water system to be aligned with the mill'. Located on the site of some redundant agricultural buildings approx 50m to the west of the mill, with an overhanging terrace positioned above the mill pond, linked by the internal roadway running approximately parallel to the mill race. The landscape and its natural forms were to be the dominant features and the materials were proposed from natural and reclaimed sources. The dwelling has, of course always been the 'enabling development' to meet the Historic England (English Heritage) guidance in relation to the conservation of a significant place. This has been formalised in the past with a Section 52 agreement and more recently with a Section 106 obligation dated 20th May 2015.



Approved New Dwelling

Proposals for the New House

In February 2017 permission was granted for a revised design to the dwelling, this time with a split level ground floor but a much simpler pavillion roof designed by Lilly Lewarne.



Brynn Mill - The Next Chapter

New Ownership

Although a meaningful start was made once permissions were granted in 2015 and 2016, the project stalled following the dismantling of the unsafe areas of the mill structure and the construction of the foundations and ground slab for both the mill and new dwelling. In 2017 the site found itself under new ownership.

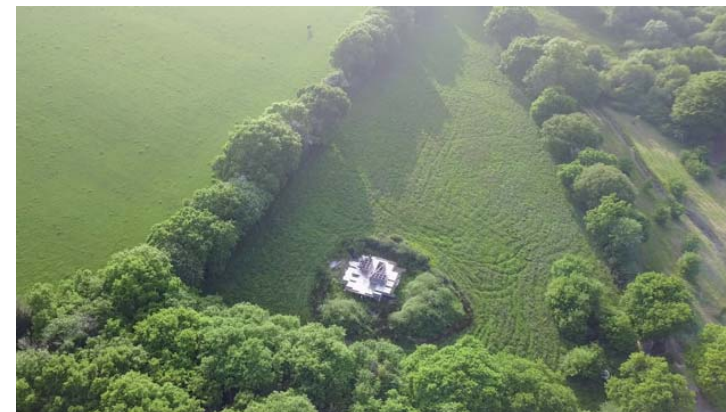
Mark d'Agostino and Liz Chasey purchased Brynn Mill in November 2017 after an extensive search across Cornwall for a small farm. Mark's love of farming began as a very young child, helping out on his family's farm in Scotland, and continued through his teenage years when he worked as a relief herdsman. He went on to gain an HND in Farm Management and acquired a broad experience of mixed farming in areas as diverse as Lincolnshire, Hampshire, Scotland and Australia. He has also run his own farms in Canada and France.

Mark's past employment included 25 years working as an engineer in the agri-chemical industry, designing and fabricating large mobile machinery. He is therefore very skilled at all aspects of metal working, including forge work. Whilst living in Canada, Mark supplemented the income from his farm by working as a finishing carpenter on both new builds and traditional properties. This unusual skill-set has enabled Mark to re-build a derelict 18th century cottage in Hampshire and to restore the granite buildings at his farm in France. He is therefore well positioned to sympathetically undertake the restoration of the mill and attached cottage at Brynn Mill. Mark and Liz's first step on acquiring Brynn Mill was to obtain planning permission for an 80' steel barn, comprising a workshop, machinery store and shelter for livestock. They erected the barn themselves in the summer of 2020.

Liz has recently qualified as a primary school teacher and currently works in a small coastal school in South East Cornwall. She is passionate about the countryside, having been brought up in rural Devon. Both Mark and Liz want to farm sustainably, increase the biodiversity of plants and wildlife and improve the water management on the property. Restoring the mill to working condition is central to their project, as they hope to mill their own crops to produce flour and animal feed. They would like to encourage visitors to the mill and farm by offering accommodation within the restored mill cottage as well as in shepherds huts sited around the farm. In the longer term, they hope to restore more of the derelict buildings in the vicinity of the mill so that Mark can establish a forge and they can offer small workshop spaces to other artisan craftsmen. When building works are complete, Liz would also like to offer short courses for young children during school holidays, aiming to reconnect them with nature and wildlife through fun educational play-based activities.

The neighbouring land-owners are part of 'the Countryside Stewardship Scheme'. They have a Mid Tier agreement under which they do their hedge laying etc. It is the intention of Mark and Liz to follow similar principles on their land in order to protect the natural environment, to help improve the wildlife on their farm and encourage biodiversity, to maintain suitable boundaries and hedgerows and to improve water quality and flood management.

The last couple of years have already seen improvements and changes to return the land to working farmland. Examples include the building of the barn, hedge laying using native species, mixed to encourage diverse birds and wildlife, clearing of leats, ponds and watercourses and removing redundant structures such as the 'summer house' erected by previous owners in one of the fields in order to return it to grazing pasture.



management of waterways
and removal of redundant structures

Brynn Mill - The Next Chapter

New ownership - different requirements

Mark d'Agostino and Liz Chasey have now reviewed the approved proposals fully together with their plans for the wider site and have determined that a few small changes to the permissions are needed to make the proposals viable for them.

These changes are based the following:

- A. An ambition to restore the mill with the attached dwelling as a completely separate entity, albeit still ancilliary. This would allow the possibility of eventually restoring the mill workings to allow the mill to function and one day to grind corn again.
- B. To farm the surrounding land in a sustainable manner, improving the drainage to both allow the fields to be used on rotation for crops and for livestock and to feed the mill pond, mill race and leats to, in turn, run the mill. Reinstating and maintaining the orchard, the hedges and boundaries and the woodland areas.
- C. To grow and harvest corn to be used in the mill.
- D. The dwelling attached to the mill will need to be run as a business for holiday let to help make the restoration financially viable and to fullfill the requirement of making the mill available to the public.
- E. The new house needs to work as a house for the new owners in the long term, as both a farm office and a family home for the couple and their extended family.
- F. A timescale and sequence that enables the couple to live on and manage the site whilst further renovating the mill

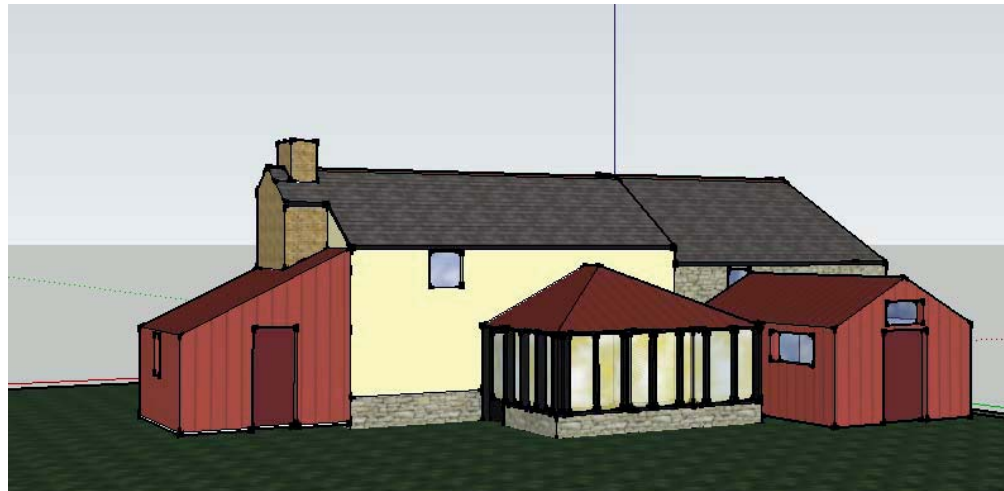


Brynn Mill - The Next Chapter

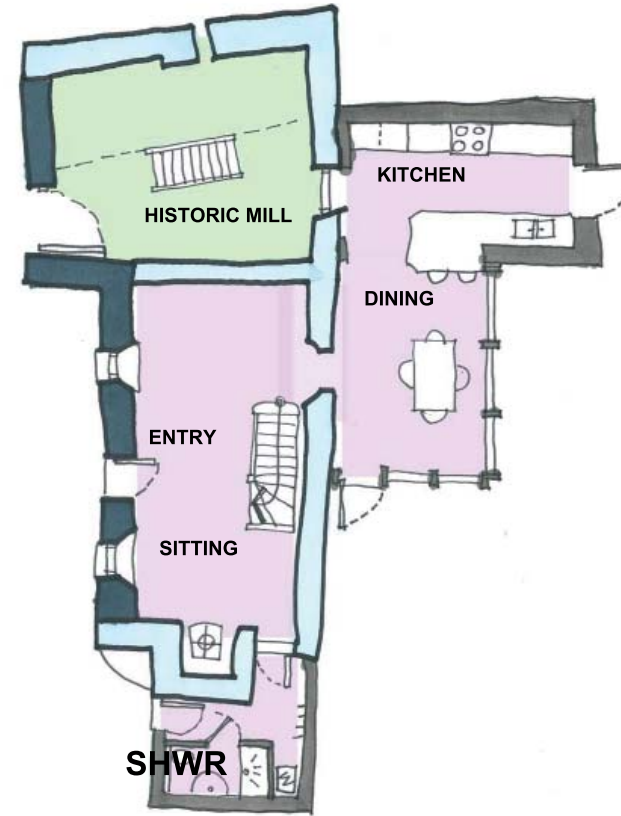
Proposals for the Mill Building

The fundamental intentions for the restoration of the mill buildings have not changed. However the new owners do not wish to preclude the possibility of returning the mill to working order. Much of the internal workings have been lost to decay but they have the skills and ambition to replicate the gearing and stones, based on the parts that can be salvaged to one day have the mill running again. This will of course, take a great deal of time, dedication and research and the outcome cannot be promised. The main focus needs to be the rebuild of the mill and the working of the land, however a few slight changes to the permission are required to allow the possibility in the future.

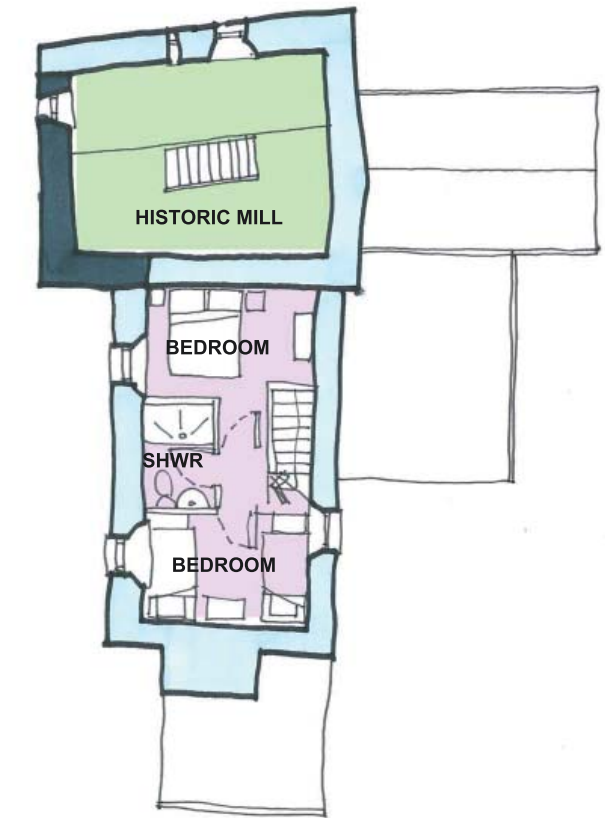
The main change to the permission will be to separate the cottage from the working mill. This will be needed for practical and insurance reasons and for fire separation. It is also more likely closer to the original layout. Since the main mill area is currently indicated as a feature entrance hallway and link between the kitchen to the rear and the main body of the cottage an alternative link between these parts will be needed. This is proposed as a small rear extension at ground floor level only linked to the cottage by dropping the cill of the window. Making this rear extension large enough to house a dining area will also balance the need for using the main cottage as an entry way without adding an external porch feature to the front elevation. This is felt to be less of an impact on the historic feature. Using the main door to access the cottage, rather than through the mill, is also more truthful to the original cottage and mill.



Proposed massing for the small rear addition



BRYNN MILL AND COTTAGE
GROUND FLOOR PLAN



BRYNN MILL AND COTTAGE
FIRST FLOOR PLAN

Brynn Mill - The Next Chapter

New house - Enabling development under new ownership

The existing permission for a dwelling was designed to suit the previous owners of the site and worked for them as an enabling development. Unfortunately it does not best suit the new owners circumstances. We therefore seek to amend the design in order to work as enabling development for them.

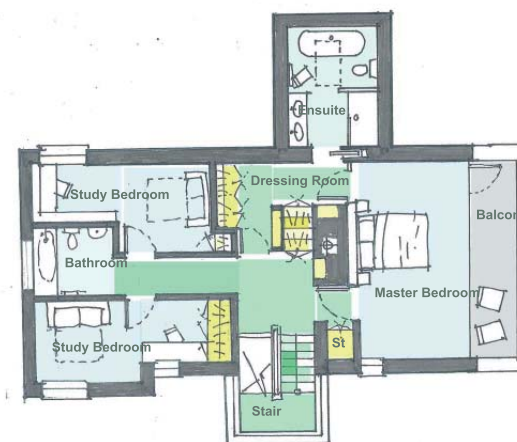
The key differences are as follows:

- The couple have older children, they need space for them to visit and to stay for extended periods, potentially with partners and grandchildren in the foreseeable future.
- Elderly parents with health and mobility issues, are likely to come to live with the couple in the very near future. The ground storey of the house needs to be fully wheelchair accessible to provide single level living for the parents. The current approved design is split level.
- The couple have already relocated from the southeast and Ms Chasey has taken a teaching job locally. As recent times have proven, there is a need to be able to work from home whilst maintaining safeguarding protocols. A study/ work space each is therefore desirable as the farm will also need to be run from the house. The intention is to combine the guest accommodation for the visiting family with the workspaces.
- A review of the practicalities of carrying out the renovations and maintaining the land indicate that a vehicular route connecting the two entry roads is needed. This runs past the house to the south and vehicular movements (particularly agricultural tractor movements) are currently restricted by the location of the return leg of the existing house. The proposal is to relocate the return to the other end of the property.
- The aspect of the house is also to be turned to present a more formal public face (albeit on private land) to the south east and a more relaxed, private garden area to the west.
- The circumstances of the couple are different to the previous owner and although they have the finance in place and the new dwelling will form the equity base for the investment, they have the skills, the ambition and dedication to complete the project to a high standard, they do however, need to live in the dwelling as soon as possible in order to maintain that enthusiasm for the inevitable duration of the works required to fully renovate the mill using high quality traditional craftsmen and to carry out the ongoing work to the 26 acres. Having moved to Cornwall, this is now their home and they can only sensibly live in a caravan for a limited time.



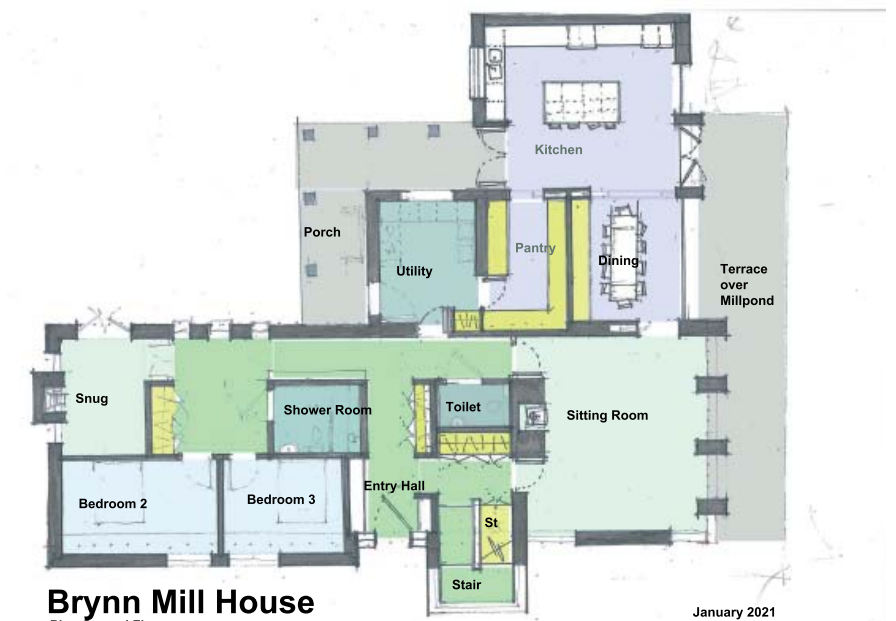
design development studies

commencement of the previous permission



Brynn Mill House
Plan First Floor

January 2021



Brynn Mill House
Plan Ground Floor

January 2021

Brynn Mill - The Next Chapter

Enabling development under new ownership

However, the revised proposals do seek to embrace the spirit of the existing and previous approvals.

- The intention is to use the foundations built as part of the commencement of the current approval, the floor level will however, need to be adjusted to provide level access throughout the ground floor.
- The foundations were built on the site of the redundant agricultural buildings approx 50m to the west of the mill, with an overhanging terrace proposed above the mill pond and linked to the mill by the internal roadway running approximately parallel to the millrace.
- The principle axis of the house will therefore remain focussed through the geometry of the reinstated water system to be aligned with the mill'.
- The landscape and it's natural forms are to be the dominant features and the materials are proposed from natural and reclaimed sources.

In order to reflect this, it is proposed to use stone and slate as the predominant materials as they are indigenous to Cornwall and can reflect the local vernacular but are to be implemented in a more contemporary way to give an exceptionally high quality building in the landscape. The use of a stone base will help to anchor the dwelling to the ground, while the sheltering pitched slate roof helps to simplify the doglegged form, signify the public and private aspects of the dwelling as well as being very practical in the microclimate of this area of mid-Cornwall.

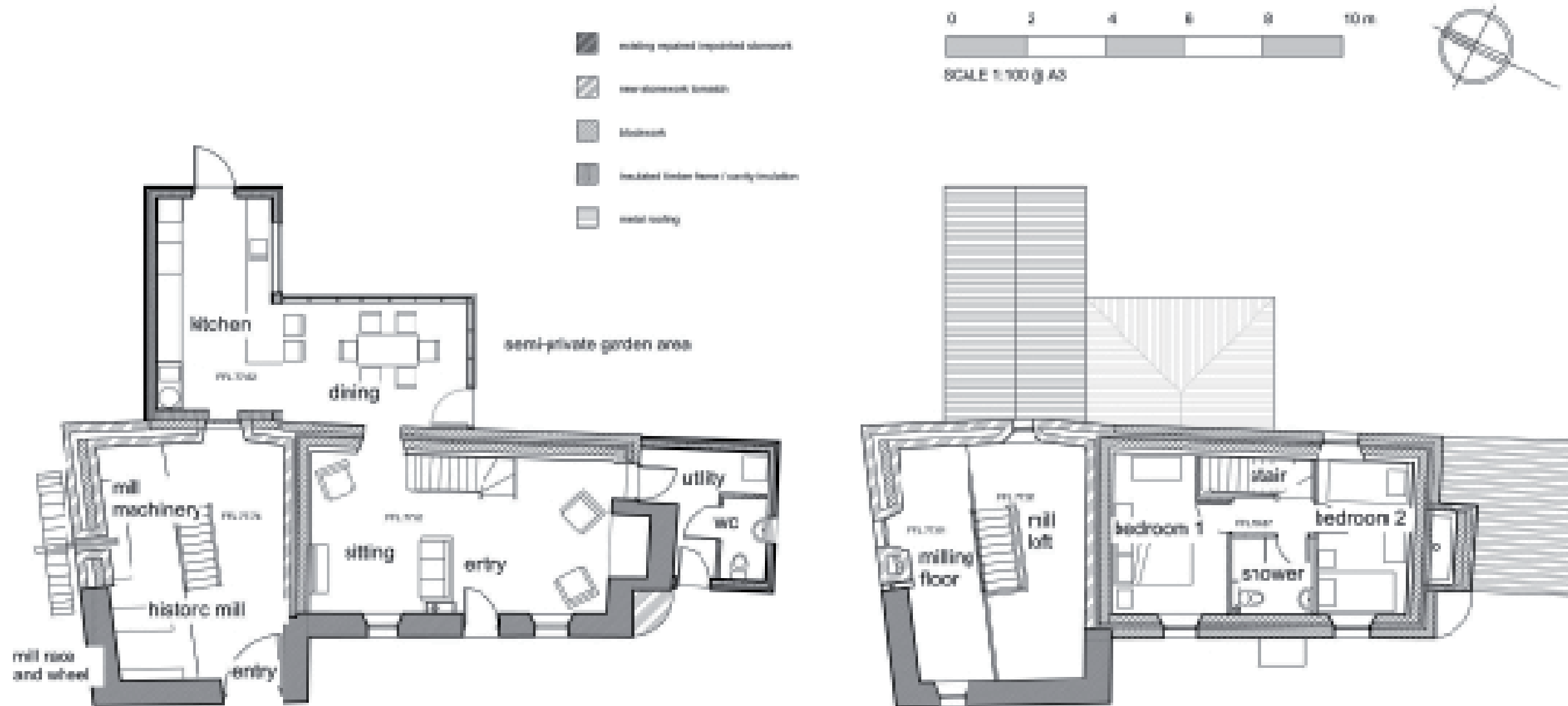


proposed external massing studies



Brynn Mill - Revised Proposals

Revised Proposals - The Mill and Cottage



Plan, Ground Floor, As Proposed

Brynn Mill and Cottage, Renovated

Plan, First Floor, As Proposed

Brynn Mill - Revised Proposals


Revised Proposals - The Mill and Cottage

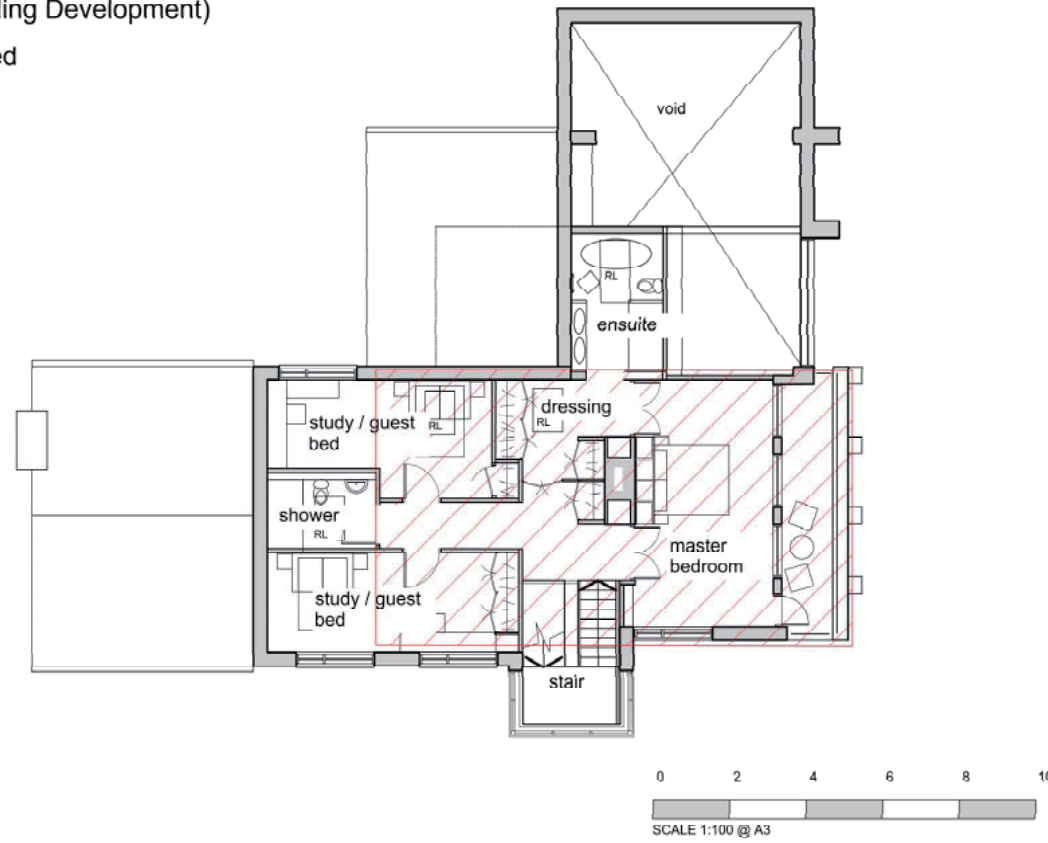


Brynn Mill - Revised Proposals


Revised Proposals - The New House - enabling development

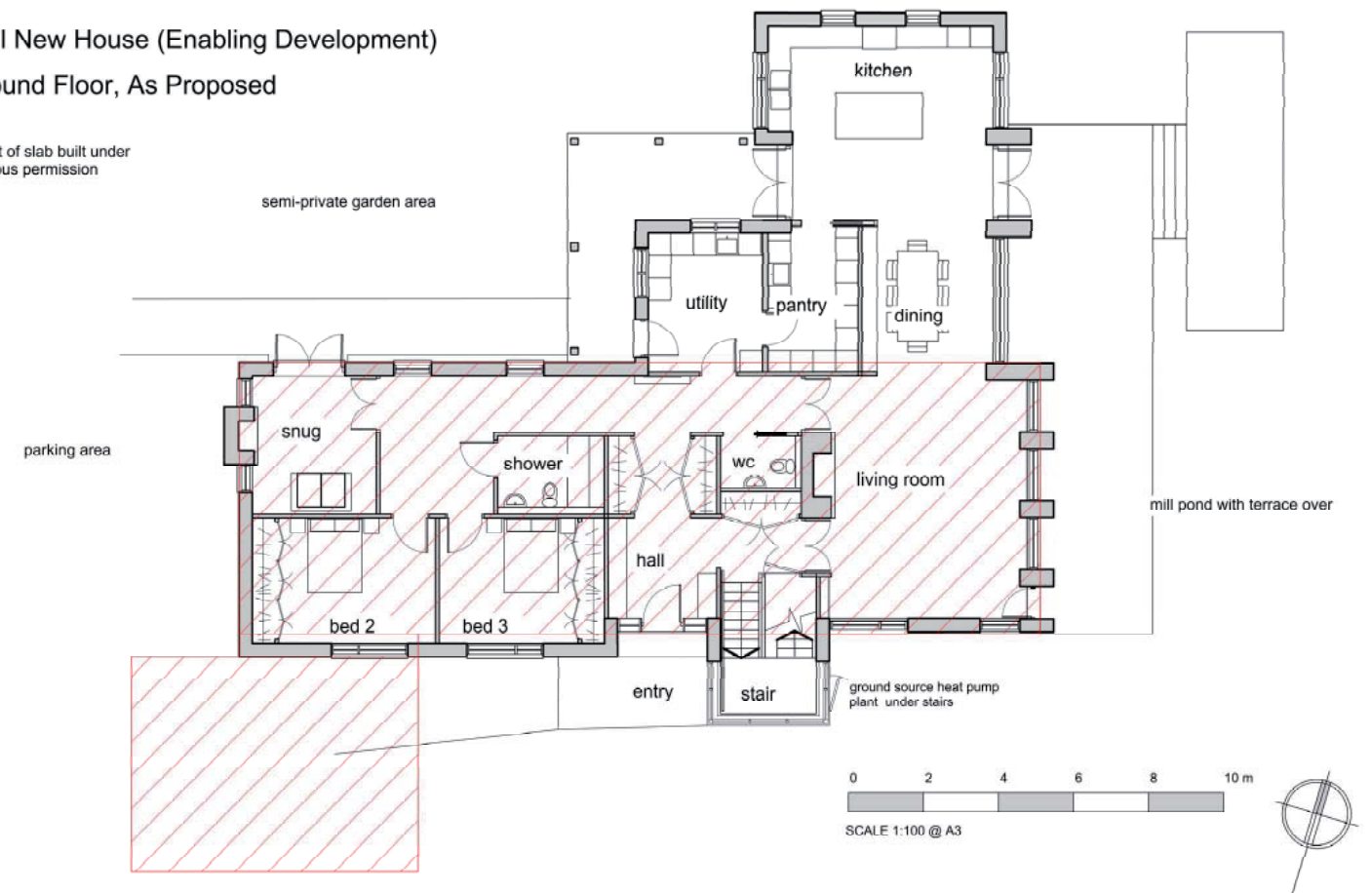
Brynn Mill New House (Enabling Development)
Plan, First Floor, As Proposed

 extent of previous permission



Brynn Mill New House (Enabling Development)
Plan, Ground Floor, As Proposed

 extent of slab built under previous permission



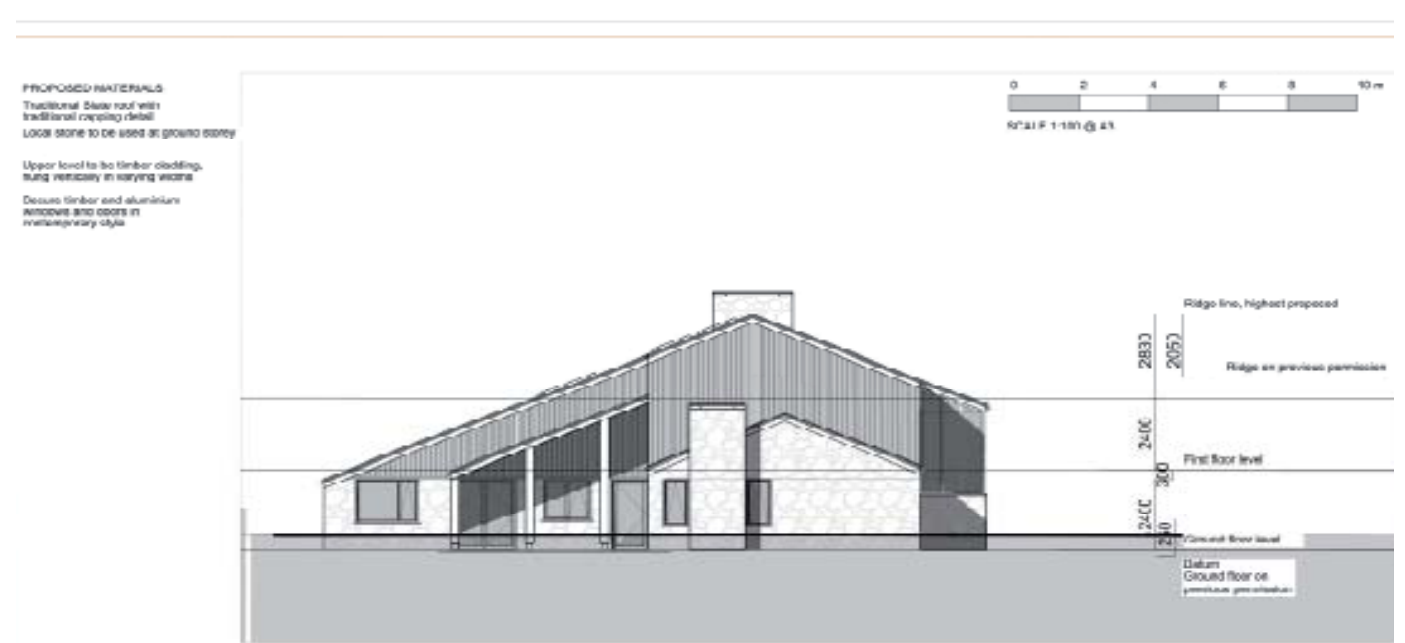
With the footprint of the existing permission shown hatched on the plans, and the slab built to suit, the intention is to follow the footprint as far as possible, relocating the return wing to improve vehicular movements around the site, providing level access throughout the ground storey and dividing the accommodation in a flexible way to suit the multi-generational family.

Brynn Mill - Revised Proposals

Revised Proposals - The New House - enabling development



Brynn Mill New House (Enabling Development)
 North Elevation, As Proposed



Brynn Mill New House (Enabling Development)
 West Elevation, As Proposed



Brynn Mill New House (Enabling Development)
 South Elevation, As Proposed



Brynn Mill New House (Enabling Development)
 East Elevation, As Proposed

Brynn Mill - Revised Proposals

Area Comparison

An area comparison schedule has been prepared (included below) which demonstrates the areas proposed, both in the previously approved scheme and this revised application, for each of the Mill, Cottage and New House (enabling development). The approved scheme combines the Mill and adjoining cottage as a single residential dwelling, whilst the new scheme separates the Mill and Cottage. The approved scheme permits two residential units on the site. This provision of two units does not change. It can be seen that the size of the two resulting residential units is not increased significantly. The cottage loses the Mill as it's feature entrance hall and gains a small link (approx 14sqm) at the rear. The gain being that the historic asset of the Mill can be used as a separate building more appropriate to it's heritage. The enabling development residential unit is increased by approx 10sqm at ground level and 5 sqm at first floor. This is considered a small compromise given the change in requirements and the improved versatility, accessibility and flexibility to future proof the ownership, and therefore the protection of the historic asset, into the future. There is actually a reduction in residential floor area overall with the new proposal, with more than 54sqm given over to non-residential use solely as the mill. This therefore seems a fair response to the changed requirements.

AREA COMPARISON

2005 BRYNN MILL, DEMELZA PL26 8NL

Comparison of the net internal floor areas of the parts of development between previous permission (PA15/11460) and the revised proposals

AREAS (sqm)	Previous Permission (PA15/11460)	Revised Proposals	Differential (sqm)	Notes
Mill				
Ground Floor	Incorporated into	26.773	26.773	Separate the Mill as
First Floor	residential cottage	26.879	26.879	Historic Asset, potential
Total Area	0.000	53.652	53.652	for future use
Mill Cottage				
Ground Floor	81.235	68.658	-12.577	Cottage previously used
First Floor	56.103	29.224	-26.879	mill as entrance hall,
Total Area	137.338	97.882	-39.456	small extention required
				to link rear areas and separate mill
New House (Enabling Development)				
Ground Floor	200.790	209.800	9.010	Revised design, keeping largely to original footprint
First Floor	88.852	93.460	4.608	to provide level access through ground storey
Total Area	289.642	303.260	13.618	and separate spaces to enable running of farm
				and working from home
Overall Total Areas	426.980	454.794	27.814	Increased area less than 28sqm across both buildings
Total Residential Use	426.980	401.142	-25.838	Reduction in residential floor area
Total non-residential use (Mill Historic Asset)	0.000	53.652	53.652	Mill as Historic Asset only

Brynn Mill - Revised Proposals

Inclusive and Sustainable Development

Approach

The proposals are not intended to change the approach to the building. The access lane is to remain as existing. Level pedestrian access to the front door and to the rear garden are to be improved with the introduction of stepped access to each with handrails and low level lighting and gentle ramps with smooth paving (no trip hazards) to provide safer access for all. Entry to the front door will be sheltered with a small overhang. A back door is proposed from the utility/ boot room. Access between the internal spaces and the garden is to be through sliding / folding doors with level thresholds to improve amenity access to the garden areas and to the terrace oversailing the millpond.

Vehicular access

The proposals do not involve a change to vehicular access. Vehicular movements around the new dwelling are to be improved by the re-siting of the return wing. This will allow for a parking space immediately adjacent to the house to provide level access for the less mobile residents. Routes for farm machinery will continue to link the fields using existing gateways.

Pedestrian Access

One of the main reasons for making a revised application is to improve accessibility and inclusivity. The ground storey is to be level throughout, with accessible shower room and visitor wc. All doorways are to be generous with proposals to introduce french doors from the kitchen / dining room and from the snug to the garden with level access. This will provide pedestrian amenity access to and from the garden by giving level access at this point as well as a level main entry point.

Security

All doors and windows would meet secure by design principles and Building Regulations. The proposed french doors would have 5 lever locks and flush bolts to ensure adequate security. The windows will all have lockable handles. Low level lighting is to be provided to all the external pathways immediately adjacent to the dwellings to improve safety and security without creating light pollution.

Drainage

A septic tank was installed on the site as part of the commencement works for the previous approval. The intention is still to connect the buildings into this system, subject to detailed review by specialist.

Refuse Strategy

The proposal is to provide three double sized bedrooms, with a generally occupancy of 4 adults, rising to an occupancy of 8 during term holidays. A storage area for refuse and recycling bins is to be provided in a discreet place to the rear garden.

Building Regulations

The work involved is defined as a new dwelling and will need to comply with the Building Regulations ADL1A New Dwellings. The intention to improve on this standard where possible throughout. A ground source heat pump will be the preferred method of heating.

Materials

Natural and local materials and trades will be used wherever possible. Much of the work is to be self build as Mr d'Agostino possesses the technical skills needed and Ms Chasey has the project management skills.

Emergency Access

Access for emergency vehicles will remain the same. Emergency access is provided by the access drives from two directions and the internal link road running parallel with the new house and past the end of the cottage. Egress is provided by the stair and main doorway and from multiple terrace doors.

Inclusive design

The primary access to the building and secondary access to the garden amenity areas are all to be level. Proposal is to be compliant with Approved Document M Volume 1: Dwellings Category 2: Accessible and adaptable dwellings. Particular attention will be given to the specific mobility and accessibility needs of the family members involved.

Ecology and Wildlife

The bat house has already been built as part of the previous approval. The improvements and management of the fields, meadows, hedgerows, ponds and waterways will all help the diversity of wildlife and support the local ecology.



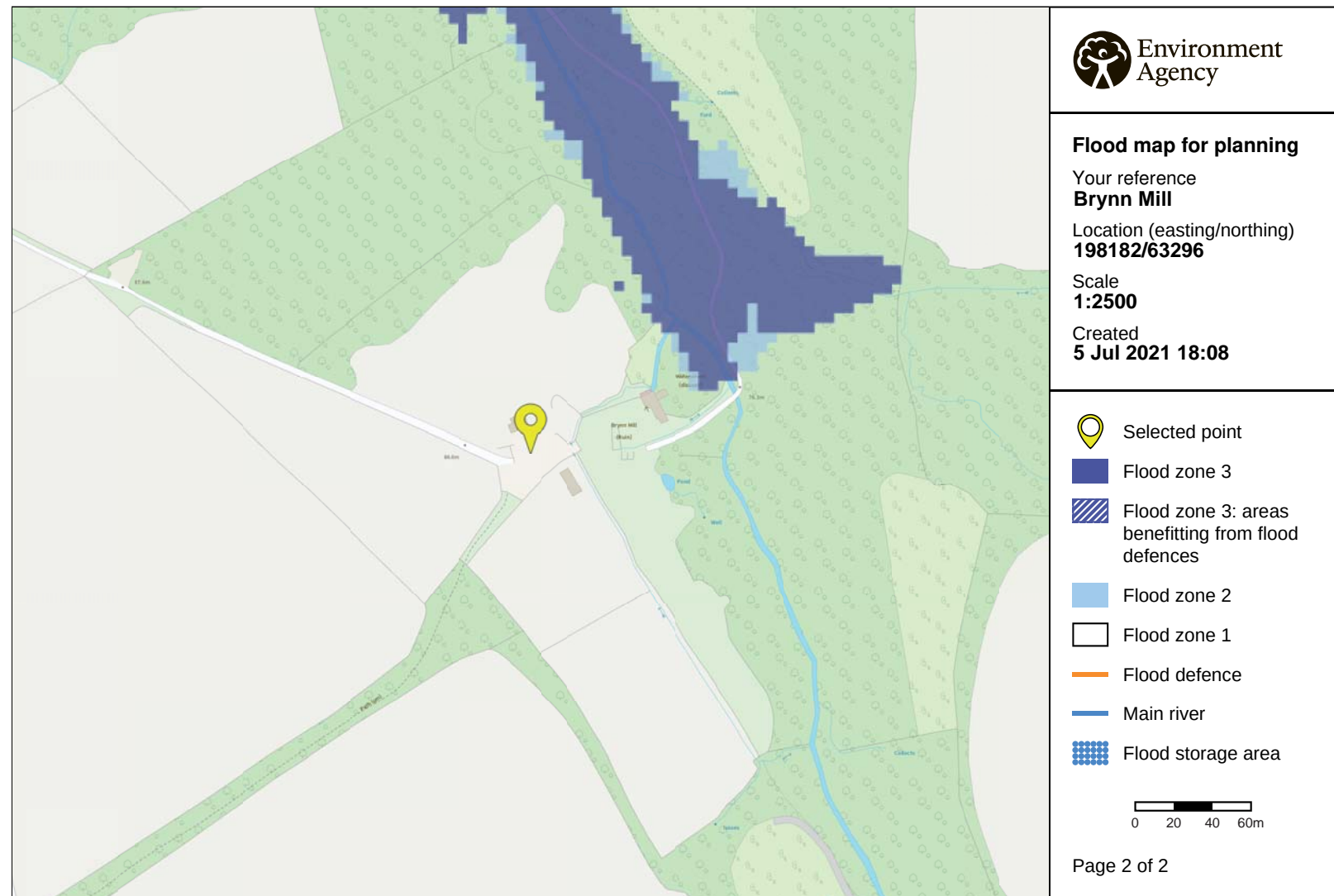
the bat house

Brynn Mill - Revised Proposals

Environment

A review of the flood risk for the site with the Environment Agency identifies the area proposed for the buildings is located in Flood Zone 1. The proximity to Flood Zone 3 areas is noted and we can confirm that the Environment Agency guidance on Flood Resilient construction will be followed where practicable.

Planning permission was previously granted for this location and the ground slab already constructed is to be used (subject to structural review). The height above ground level will actually be increased slightly (approx 200mm) as the proposal is to provide a single floor level throughout the ground floor, building up from the lower slab level and reducing the higher slab to provide a single level slab between the two existing levels. Resilient materials are proposed at the lower level with consideration given to other mitigation measures. Work to clear the existing overgrown watercourses, leats and ponds is already underway.



Brynn Mill - Revised Proposals

Proposed Materials

Essentially the materials proposed are the same as for the previous permissions. and submitted previously for discharge of conditions.



Natural stonework with painted timber doors, slate roofs and slate verges for the historic mill and cottage



Corten steel for the modern additions to Mill Cottage (previous permission)



Natural stonework with aluminium glazing, more contemporary for the new house



Timber Cladding - random width vertical pattern

Mill and Cottage

Roof

Red terracotta ridge tiles, close match to those found in the collapsed rubble. Random width natural slates reclaimed from rubble and demolition. Close match from reclaimed source where possible, or new stock to match. Priority will be to use reclaimed materials for the mill.

Traditional slate barge detail. Cottage and mill roof to have clipped eaves to rainwater goods supported on spike bracket elements to closely replicate the launder spike found in the rubble. Corrugated Corten to reconstructed outbuildings / extensions with standard bracket details.. Rainwater goods to be black cast iron.

Walls

Buff coloured render to denote historic areas of cob and the cement render still in situ. Restored and rebuilt areas of stonework with lime pointing, large blocks to base, corners and reveals.

Brick chimney stack reconstructed to closely match found bricks.

Corten panels to reconstructed outbuildings.

Windows

Painted timber windows with slate cills to match those existing to cottage, oak lintels to mill building.

External Doors

Painted timber to replicate originals.

New House

Roof

Red terracotta ridge tiles with natural slate roofing. Traditional slate barge detail. Clipped eaves to rainwater goods with standard bracket details.. Rainwater goods to be black aluminium.

Walls

Natural stonework with lime pointing to ground storey and chimney stacks, large blocks to base, corners and reveals.

Timber cladding, with a stained finish, set vertically in random width pattern to upper storey.

Windows

Aluminium framed windows with slate cills.

External Doors

Painted timber and aluminium doors.

Brynn Mill - Revised Proposals

Proposed External Materials



Examples of natural stone, aluminium windows and timber cladding combination



with more contemporary forms and finishes



Proposed stained timber cladding and natural stone

Brynn Mill - Revised Proposals

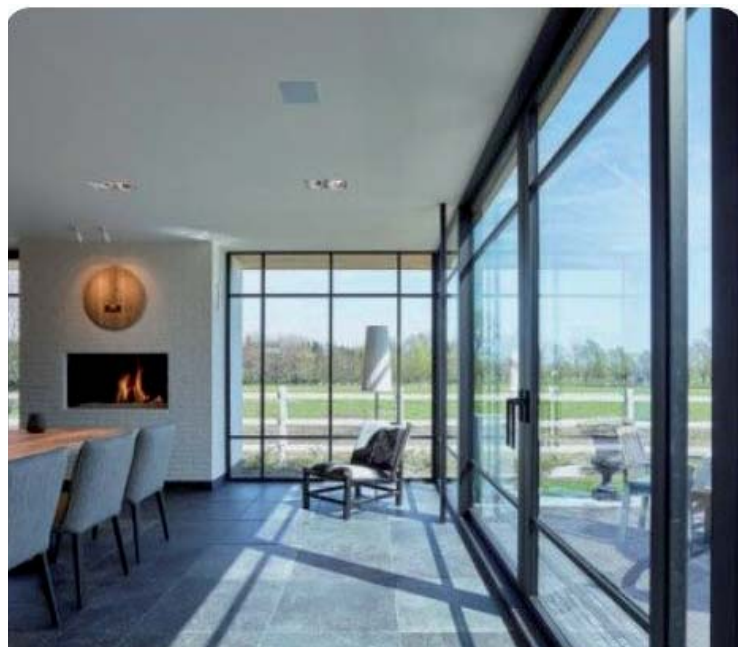
Proposed Materials and Ideas



full height glazing to maximise the views



timber roof structure and vaulted ceilings and rooflights to add a sense of drama and space in a modest form



natural materials, run flooring throughout



feature fireplace



porch to blur the edges between outside and inside



natural permeable paving



Sheltering roofs

Summary

Revised Application - The Mill, Cottage and New House

In conclusion, we hope you can agree that the changes proposed are of an appropriate nature and scale to accommodate the specific needs of the new owners, whilst retaining the intentions of the previous permitted scheme. The main benefits of this scheme include:

- Accessibility and inclusivity addressed, making the ground storey level throughout with fully accessible facilities, future-proofing for the family in the longer term
- Parking and vehicular movements improved to help ensure the working farm (and potentially the Mill) can run smoothly
- Flexible layout internally and improved public / private separation to provide for the needs of multi-generational living and for running the farm and working from home
- Separation of the mill and the attached cottage allowing the potential for restoring the mill to working status in the future

We therefore look forward to a positive response to these proposals.

