

**DESIGN, ACCESS STATEMENT**  
**and**  
**HERITAGE IMPACT ASSESSMENT**

Prepared in support and part of Listed Building Consent Application

**Proposed Minor Repairs and Alterations at Trelonk Farmhouse [Grade II]**

**Trelonk Ruan High Lanes Truro Cornwall TR2 5PA**

**For Mr R.M.B Parnall**



**Trelonk Farmhouse**

Project reference : TBP 21-034

Date : September 2021

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## **Documents & Drawings Supporting this Application**

LBC application form

Architects drawings Nos:-

21034 – PL101 – Plans + Site Plan

21034 – PL102 – Block + Location Plan

21034 – PL103 - Elevations

21034 – PL104 – Elevations

21034 – PL105 – Elevations

21034 – PL106 – Section

Other drawings Nos:-

Trelonk House Survey – Main House

Trelonk House Survey – Out Buildings

Trelonk House Survey – Topo Sheet 2

Design, Access & Heritage Statement

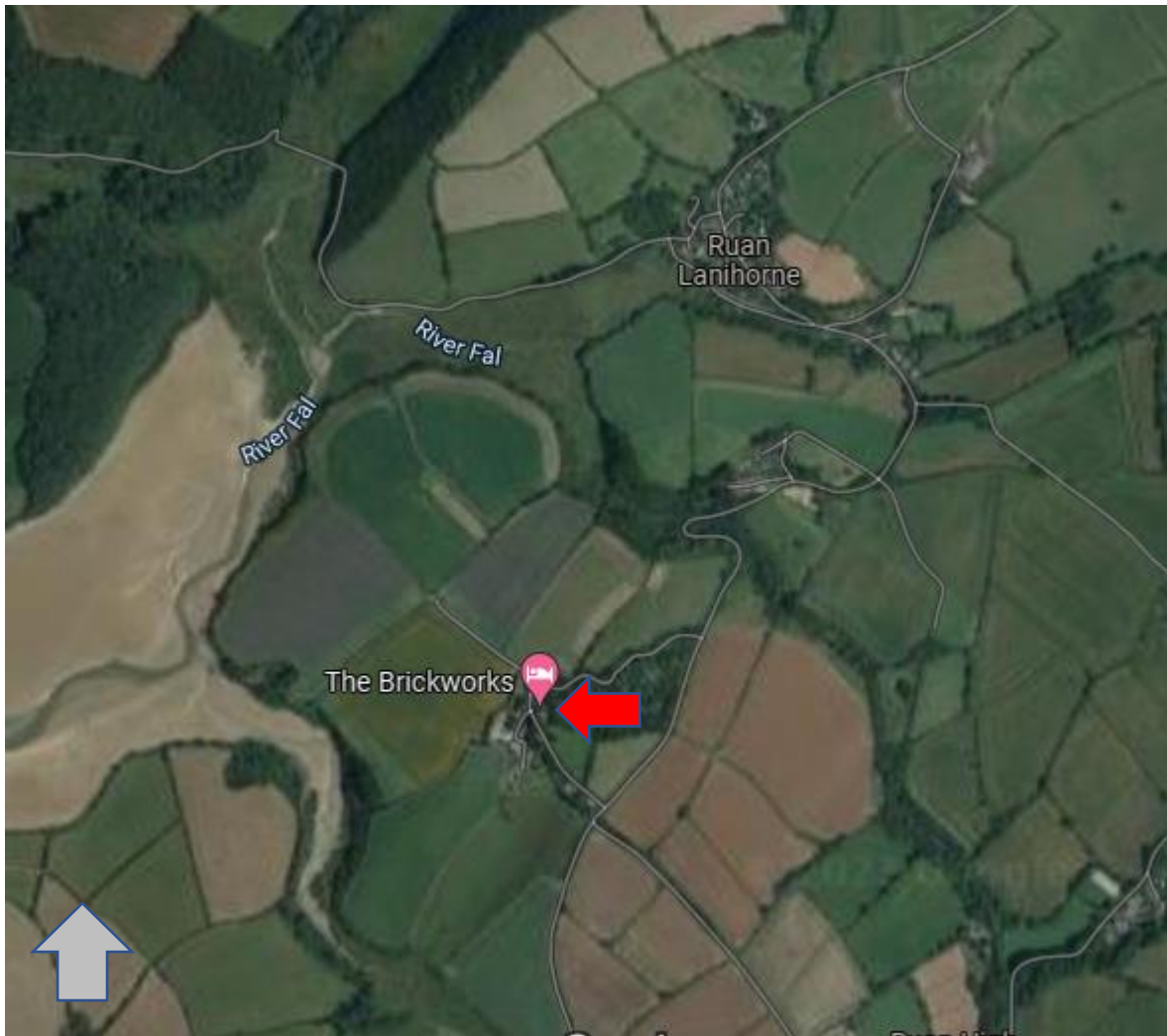
TBP Document Dated: September 2021

Ecology Survey – Phase 1

CEC Ecologist's report

## INTRODUCTION and APPLICANTS INTENTIONS

Trelonk Farmhouse is designated as a Grade II Listed Building Circa 1790. It is located within the Parish of Ruan Lanihorne within the Roseland Peninsula, approximately 1 kilometre south south west of Ruan Lanihorne. See Google Maps extract and OS Maps.



Copyright – Google Maps

This Listed Building Consent (LBC) application seeks permission for internal improvements to the kitchen and utility rooms, a minor in-filling [extension] between the end of the Utility space [former Dairy] and Out-Building and improvements to the existing storage spaces [outbuilding] as Dining / Breakfast Table spaces and Boot Room. A rather odd and intrusive Pantry at the end of the kitchen Plan is to be removed. The formation of openings in the separating wall to connect the kitchen area with the newly created Dining – Breakfast areas is also proposed.

Some of the interior spaces have been somewhat inappropriately ‘improved’ by former occupiers carrying out piecemeal changes and ‘interior’ improvements as circumstances and fashions dictated through the 60s and 70s, for example, painted timber cladding to walls and modern quarry and



ceramic tiles to some floor areas, but the Applicant is committed to steadily restoring and sympathetically improving the House starting with these Kitchen proposals.



## SETTING and SIGNIFICANCE

Trelonk, which means Long House, or a House of great status which was thought, locally, to have been visited by royal guests in centuries past.

The Farmhouse is a symmetrical T shape in plan with rear wing all two storey with single storey out buildings forming a rear courtyard. The front [south] elevation remains unaltered except for a later 'modern' conservatory having been added, however, the integrity of this Polite facade remains pleasingly intact. The rear Porch with Lean To roof has also been added at a later date.

Set within its own extended mature garden curtilage, the house sits centrally to the working farmland. It cannot be seen from the public highway and is approached from the County Lane via a long driveway. The house is a very good surviving example of the substantial late Georgian Cornish farmhouses built by farmland / estate owners at the end 18<sup>th</sup> century.

The rear out-buildings and garage block and high built garden walls [partly re-built in the early 2000s] form a delightful enclosed rear courtyard. The out-buildings at the northern end of the courtyard [the proposed Dining and Boot Room spaces] are shown on the 1880 OS Map but by 1908 they are not recorded in the OS map.

Some older repair work of the stone fabric to the out-buildings has taken place and the 'Trelonk' brick has been used. The brick has also been used for garden boarder edging and walling. The applicant reports having a stock of salvaged Trelonk brick, which is proposed to be used as an outer skin to the proposed in-fill extension.

The Brickworks operated from 1891 until 1907 taking advantage of the clay washing down the river and silting up the creek. The bricks produced were used to build many of the grand houses of Falmouth and Truro but all that remains of this industry now is the tall chimney once used to draw air through the kilns. See OS Map 1906 – north side of the creek



Copyright Parnall Engineering. The surviving Stack to the Kilns



Copyright Cornish Memory.Com. Brickworks circa 1870

The overall form of the house, apart from the apparent loss of part of the out-buildings on the northeast side, appears to be unchanged except for the alteration of the front left bay window to form a door opening into the conservatory and [possibly] an oddly positioned 'front door' under a slate entrance porch, to the right.

The ashlar line stucco is noted in the listing description one or two of the key stones above the windows have been lost to decay. The Delabole slate roof remains Intact. No detailed inspection of the interior of the roof structure has been carried out but a cursory look indicates local repairs to battens and presumably slating over decades. Substantial Kingpost trusses and secondary timber work. There is no under felt.

Many of the sash and casement windows have been replaced over time but it is evident from inspection of the four main timber sash windows and glazing in the central projecting bay at ground and first floor, that these are probably original.

The internal staircase unfortunately is an unhappy replacement of the original stairs. The applicant intends over time to replace this with a stair more appropriate and sympathetic to the origins of the House.

## **METHODOLOGY**

This appraisal comprised consultation of readily available information from documentary and cartographic sources. The major repositories of information comprised:-

- The on-line National Heritage List for England database maintained by Historic England for details of designated heritage assets close to the Site.
- The Cornwall Historic Environment Record (HER) for details of recorded archaeological sites within an approximate distance of 1km of the Site. Checked but not included in the reference.
- The Kresen Kernow archive.
- Historic Ordnance Survey Maps. 1880 and 1906
- Other Recorded Heritage Assets on the Cornwall HER
- Several other heritage assets are recorded on the Cornwall HER within the vicinity of the Site however these are not copied here for the purposes of this assessment but can be reviewed in the wider context by visiting the HER database.

### Map Regression

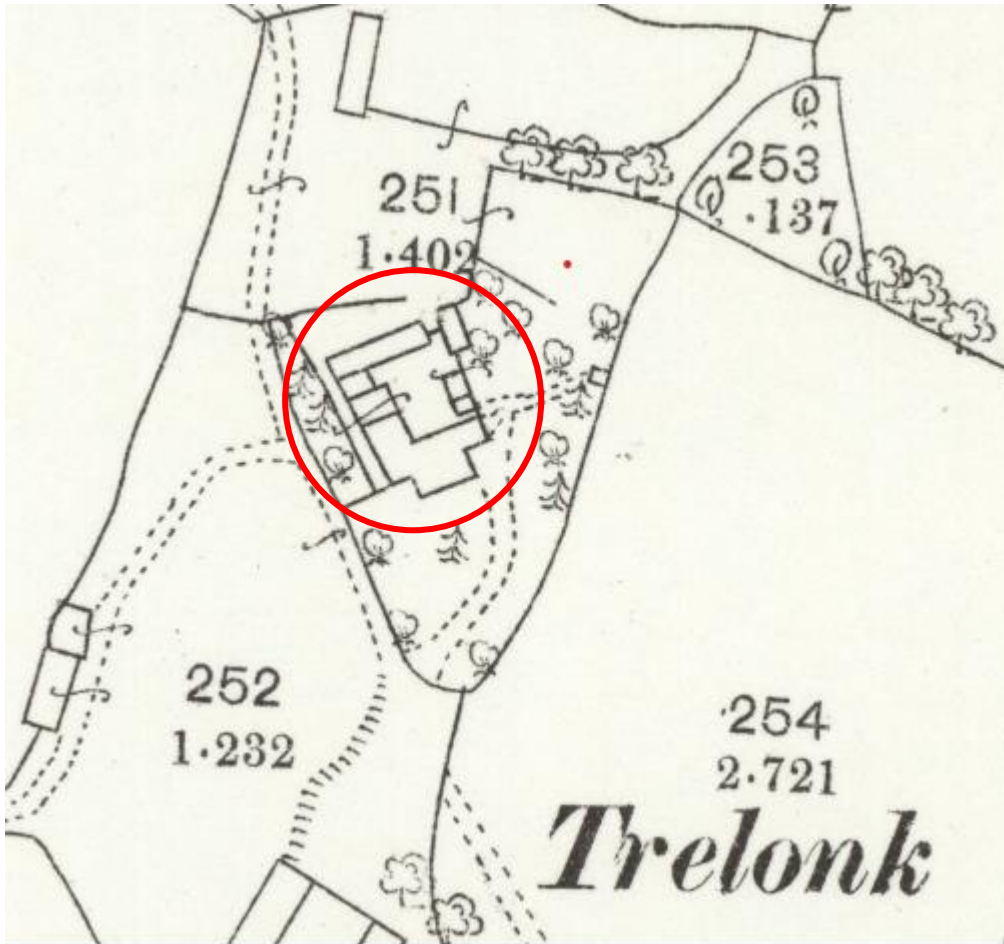
In order to supplement the HER data summarised above historic Ordnance Survey maps dating to 1880 and 1906 were accessed in order to gain an understanding of changes made in the late 19th and early 20th centuries.

The Site was largely unchanged by the time of the Ordnance Survey map of 1906 although there had been extensions or rebuilding of some of the outbuildings to the northern range. Recent planning applications also document rebuilding of the rear courtyard walls and garage.



OS Extract 1880





OS Extract 1880 – zoomed in [northern range of out-buildings present]





OS 1906 [published 1908]



OS 1906 [published 1908] - zoomed in [northern range of outbuildings missing]

Following desk top research of current data bases and directories, there seems to be little documented about the House and no drawings, engravings or detailed information saved, however, the following entries are listed in Kresen Kernow catalogue:-

- Lease at Trelonk 15th April 1767
- Abstract of title of executors of John Brown, Trelonk, Ruanlanihorne 1797-1830
- Assignment of leaseholds, Trewoonwall in Lamorran and Trelonk Barton, Ruanlanihorne 21 September 1799
- Copy opinion of Mr Stevenson on title to Trelonk, Ruanlanihorne 1830
- Plan [map] of Trelonk, the property of Sir Charles Lemon 1842

## RECORDED HERITAGE ASSETS

### Introduction

This section summarises the recorded heritage resource within and around the Site. It initially lists nearby designated heritage assets, namely listed buildings. No assessment of archaeological sites has been made. This information is supplemented by an analysis of historic maps dating back to 1880

### Listed Description for Trelonk Farmhouse

List Entry Number: 1141085

Heritage Category: Listing

Grade: II

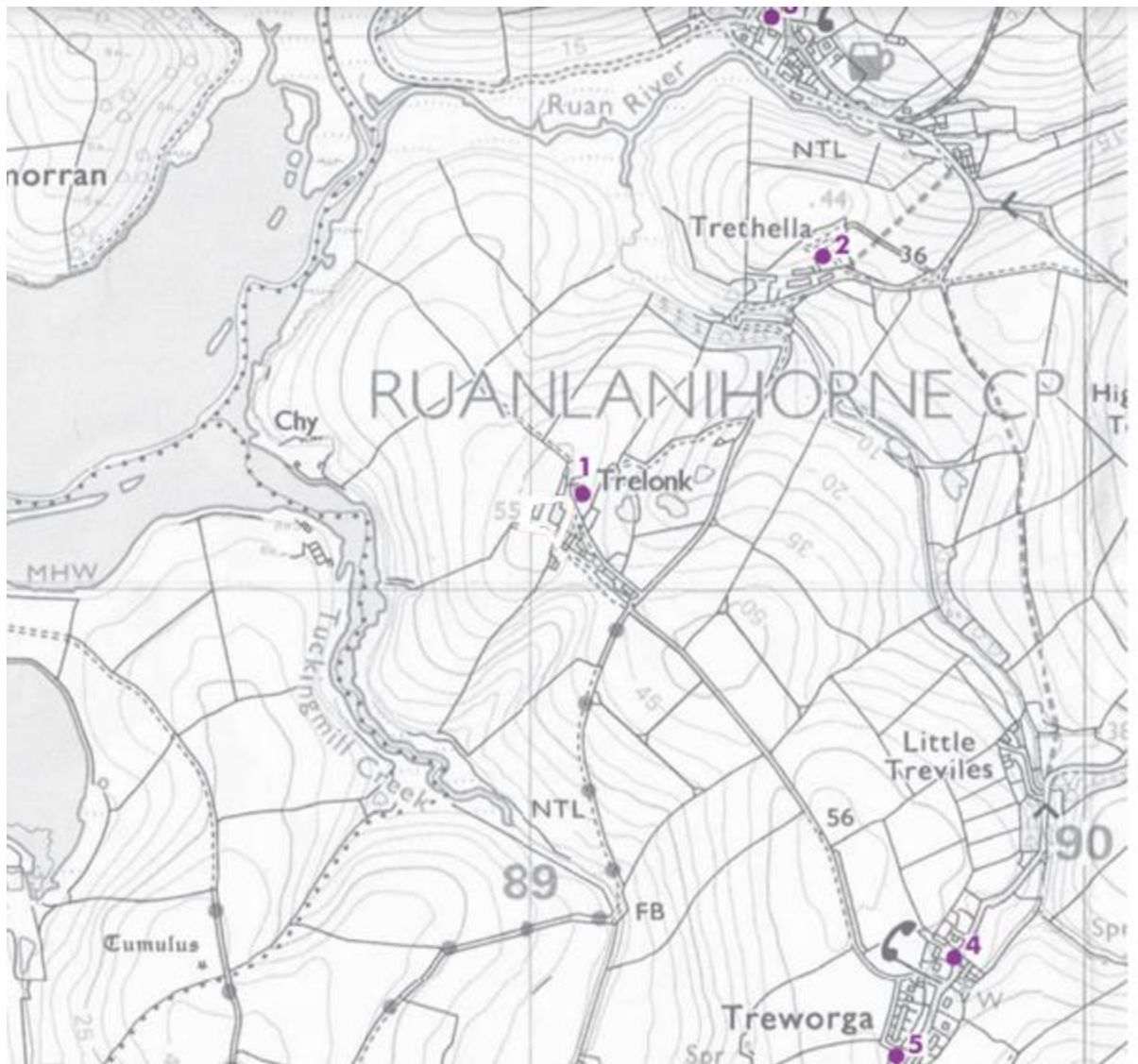
Location: TRELONK FARMHOUSE, Ruanlanihorne, Cornwall

*Farmhouse. Circa 1790. Described by the Rev. Whittaker in 1791 as 'newly built'. Stucco with Delabole hipped slate roofs, wide eaves and lead hips and central brick chimney. Symmetrical T-shaped plan plus long rear wing. 2-storey south front of 4 bays with central 2 broken forward and under separate hipped roof. Flanking bays have separate hipped roofs with valley between. Later conservatory to entrance in angle to left bay and slate roofed porch in angle to right bay. 16-panel hornless wooden sashes in cambered arched openings with projecting key blocks. Stucco is probably early C19. Interior is little altered. Bread oven survives in kitchen in rear wing.*

### Nearby Assets

In addition to Trelonk [1], the Grade II listed Trethella Farmhouse [2] is located approximately 625m to the north-east; a cluster of listed buildings [3] including the Grade I listed Church of St. Rumon, is located approximately 950m to the north in the village of Ruan Lanihorne; the Grade II listed Treworga Farmhouse [5] is located approximately 1km to the south-east and the Grade II listed Ivy Cottage [4] is located approximately 1.1km to the south-east.

A brickworks was established in 1891 approximately 375m to the west close to the Old Quarry. See OS Map 1906



Map – Nearby Heritage Assets

**NATIONAL and CORNWALL COUNCIL LOCAL PLANNING POLICY**

References [relative to the LBC application]

DCLG 2012 National Planning Policy Framework. rev 2021:

Para 189z - HIA

Section 7 – requiring good design

Section 16 – conserving and enhancing the historic environment

HER Historic Environment Record.

Listed Building description

Cornwall Local Plan Strategic Policies – 2010-2030

Policy 1 - Presumption in favour of sustainable development

Policy 3 – role and function of places

Policy 12 – design

Policy 23 - natural environment

Policy 24 – historic environment

Planning Practice Guidance

Cornwall Design Guide

Roseland Neighbourhood Development Plan 2015 – 2030

Historic England – making changes to heritage assets: various advice notes

Cornwall Council Guidance – ‘Improving Energy Efficiency in Historic Buildings’

## PLANNING HISTORY

### Relevant Planning History – Trelonk Farmhouse

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**Application:** C1/PA24/1045/10/R and C1/PA24/1046/10/R

**Description:** Change window to doorway with Portico

**Decision:** Approved Oct 2010 [not implemented]

**Application:** C1/LB24/1010/04/R and C1/LB24/1011/04/R

**Description:** Demolition of flat roof garage – new wall with doorway into courtyard. Replacement open fronted pitch roof garage

**Decision:** Approved July 2002 [Implemented]

**Application:** C1/PA24/0490/01/S

**Description:** Provision of three ponds for Wildlife

**Decision:** Approved July 2001 [implemented]

**Application:** C1/AN24/1328/01/B

**Description:** Formation of new road

**Decision:** Approved September 2001 [implemented]

**Application:** C1/LB24/0879/01/R and C1/LB24/0880/01/R



**Description:** Demolition of existing conservatory and replace with new conservatory

**Decision:** Approved August 2001 [implemented]

## **NEED**

These proposals are the start of a strategy developed by the applicant and his professional advisors to assess and prioritise a programme of sensitive and sympathetic repair and improvement to the House. Much of the planned work involves repair to internal joinery, some re-plastering, the replacement of inappropriate modern ceramic floor tiling and ceiling covings. The existing services within the House are old and have been poorly installed and so a major overhaul of wiring and plumbing is also planned.

Externally the House is in fair condition. Some of the exposed rubble / slate stone and brick fabric needs repointing – old cement pointing will be removed and replaced with a suitable lime. Some of the out-building roofing slates have slipped or are broken and will be replaced along with some leadwork.

The existing kitchen while serviceable, is disjointed and lacks up to date amenities. The applicant wishes to re fit the kitchen space and extend it into the utility and out-building / storage space to create a breakfast and dining room areas, and boot room. The out-buildings are already used for utility storage.

Finally, the rear 'lean-to' entrance porch is a later addition. The applicant would like to replace the metal framed window with a granite mullion window surround with new windows and add a modest projection to the door opening with a granite surround and modest entablature.

## THE PROPOSED WORKS - A Summary Schedule of Works

Architect's submitted drawings refer.

### 1- Improvements to Existing Kitchen

#### A - Removal of Internal Pantry



The existing pantry, which is located at the northern end of the kitchen is to be removed. The walls have been clad in a modern painted timber board. It takes up valuable space within the kitchen plan and reduces the width of useable space. Its floor level is raised above the main kitchen floor by one step and has a modern ceramic tile covering.

The disturbed surfaces of the external wall will be made good, and lime plastered. The modern plasterboard ceiling and skin will be made good to match.

It is possible that a slate flag floor has been left in-situ under the pantry floor. If this is found, then the flags will be carefully cleaned and retained. If not, then salvaged second hand local flags will be laid to blend with the existing slate flag floor.

The painted pantry timber door will be salvaged.

The stripped timber stable door into Utility Room to be salvaged.

#### B - Part Removal of Separating Wall to Store [and proposed Link Infill]

It is proposed to remove part of the existing exposed slate stone and painted wall and painted timber window which separates the kitchen from the Store, to form a larger opening between the kitchen and the proposed dining space.

The existing wall returns to the opening will be made good to match. New oak clad steel beam will be built in over the opening to support the upper fabric. The existing modern plasterboard and skimmed ceiling will be made good.

The existing utility floor is covered with a small quarry tile. It is proposed to use a salvaged matching quarry tile to make good to the floor where the separating wall is to be removed.

### 2 – Improvements to Out-Buildings and Link Infill Extension [domestic stores]

#### A – Upgrading of Store and infill extension



It is proposed to remove the existing block external wall and door on the courtyard side. This is a modern concrete block wall which has been used in a rebuilding of the original slate stone wall some time ago, a small amount of which survives at ground level. See photograph.

The external ground slate will be salvaged and used elsewhere within the garden curtilage.



A further section of walling forming the separating flank wall between the small store and the northern out-building wing including the window and later door infill. See photograph.

Additional Oak and Oak clad steel beams will pick up the existing roof structure.



Proposed infilling of 'Link' space to create Dining function. Lead rolled flat roof over new external wall constructed using salvaged 'Trelonk' brick laid in matching bond and a lime mortar.

Painted timber fascia to match. Painted cast aluminium Ogee gutters and circular downpipes.

Traditionally detailed semi-glazed and boarded stable type door – painted to match existing.



Photograph showing internal separating wall to small store – to be removed. A cranked timber beam will pick up the existing purlins.

Interior of small store. The roof structure is in good condition. A new PavaTherm by PavaTex Woodfibre insulation / ceiling board with a lime plaster skim finish will be fixed to the underside of the rafters.

The interior face of the external walls will be lined out with a sw timber frame offset from the wall and fixed independently, insulated between studs with ThermaFleece [sheep’s wool] insulation. The

frame will be clad with PavaTherm wood fibre insulation with a lime plaster skim finish. Lose stones and mortar to top of walling will be re-bedded and made good. See detailed drawing.

The existing modern floor screed will be retained. New slate flooring will be overlaid. No skirting.



Interior of northern out-building. The roof structure is in good condition. A new PavaTherm by PavaTex Woodfibre insulation / ceiling board with a lime plaster skim finish will be fixed to the underside of the rafters.

The interior face of the external walls will be lined out with a sw timber frame insulated between studs with ThermaFleece [sheep’s wool] insulation. The frame will be clad with PavaTherm wood fibre insulation with a lime plaster skim finish. See detailed drawing.

The existing modern floor screed will be retained. New slate flooring will be overlaid. No skirting

Lose stones and mortar to top of walling will be re-bedded and made good.





Existing door to Boot Room and Store to remain unaltered

The new separating partition between the Boot Room and the Dining space will be constructed from sw timber stud framing and clad with ThermaFleece [sheep’s wool] insulation inserted between the frames. The frame will be clad with PavaTherm wood fibre insulation with a lime plaster skim finish. No skirtings. See proposed Plan.

The sliding ‘pocket’ door will be salvaged and re-used from the pantry.

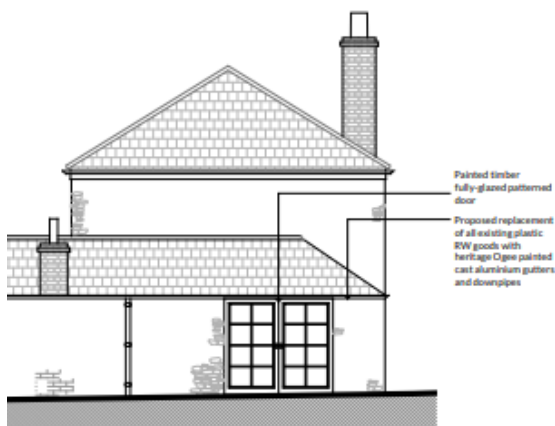


Northern end of Out-Building / Store [proposed Dining space]

Slipped and broken slates to be repaired with matching salvaged slate.

Defective pointing to be removed and joints re-pointed using a suitable matching lime mortar

New cast aluminium Ogee gutter and down pipes to be fitted.



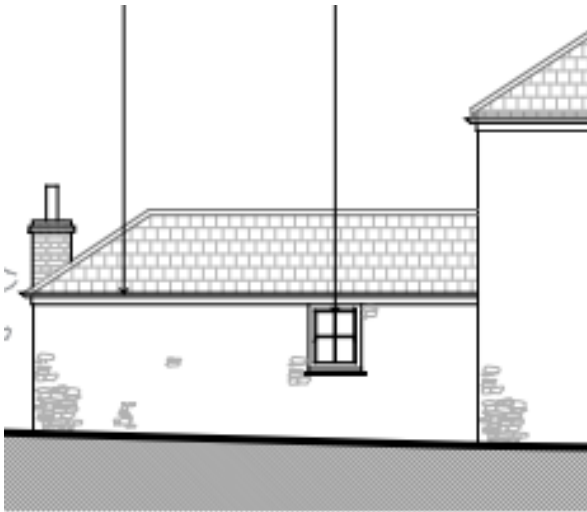
Proposed increase of existing door opening to form pair of glazed doors. New plain square cornered Oak timber lintel over opening. New left-hand stone reveal to be carefully re-formed to match bonding and stone pattern. Joints re-pointed in suitable lime mortar.

Pair new fully glazed painted timber doors in frames of matching section and detail with existing.

External ground level – gravel and stone flags, to be reduced and reinstated below new door threshold. See proposed scheme elevations.



Western flank wall of Out-Building range and House



Proposed new timber glazed sliding sash window painted to match [in proposed Dining space] with flush cill on salvaged solid slate cill.

New opening carefully formed to match bonding and stone pattern. Joints repointed in suitable lime mortar.

### 3 – Improvements to Rear Entrance Porch

#### A – Replacement of window and extended covered porch



The existing porch is a later addition.

It is proposed to replace the existing metal framed window and insert a new plain chamfered granite mullioned stone surround.

It is proposed to build up projecting matching stone jambs either side of the existing door to form a small 'porch' roof overhang.



Two half round plain, slightly tapered granite columns with simple chamfered and square edged capital and base planted on face of new stone jambs. A simple plain granite entablature set above the columns and across the width of the door with plain simple entablature.

A shallow lead flat roof behind the entablature will be constructed and drained to discharge on to the adjacent slate roof.

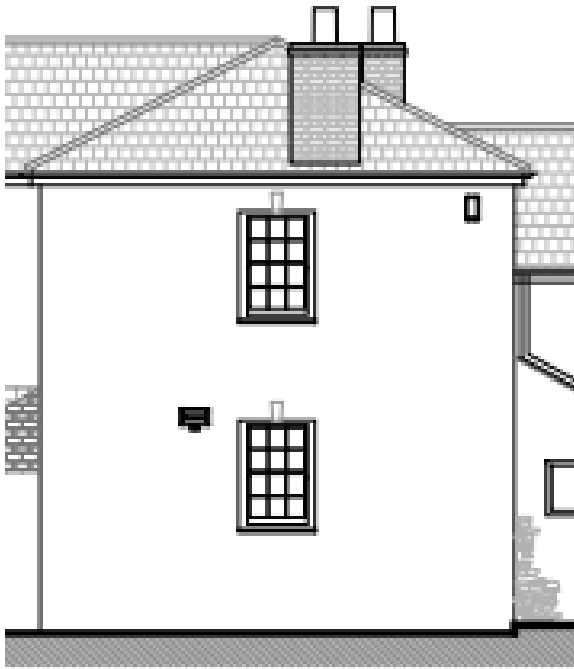
### 4 – New Window in main east hipped end and repair to Existing ground floor window

#### A – New window at first floor to serve end bedroom



It is proposed to form and insert a new matching painted timber sliding sash window of the same size and pattern as the existing window shown at ground floor, to serve the bedroom above





Proposed new sash window on a salvaged solid slate cill. The new reveals will be rendered to match the existing stucco and painted. A 'key stone' of the same size as the existing will be formed in the render – built up in layers with local reinforcement. Painted to match.



The render across the window head is to be repaired. Carefully cut back defective render to the stone face. Lightly repair any defecting pointing in a suitable lime mortar. Prepare face of stonework and build up in layers [subject to the thickness of the existing stucco] to marry with the existing surface. Form matching keystone in layers to same size and projection as existing.

The specification for the repair will be determined once the existing stucco make up has been determined from site and or laboratory analysis.





Almost all of the rainwater goods around the house are of a white pvc-u plastic! It is proposed to replace all of the gutters and downs pipes with a Heritage painted cast aluminium Ogee gutter and circular downpipe with moulded collars, outlets, end and shoes



Example cast aluminium rainwater goods

## **IMPACT OF PROPOSALS UPON HISTORIC ASSET**

The proposals mainly relate to making internal improvements to the existing kitchen and utility space and making better use of the storage / out-buildings by adaptation.

### **Pantry**

The rather oddly located and probably later 'pantry' space is to be removed to improve the layout and connectivity of the 'new' kitchen. The floor to the pantry is covered in a modern ceramic tile and the walls are clad in a painted timber boarding. Modern plasterboard internal wall facing and ceiling.

The removal of the pantry will open up the kitchen space and allow for a better functioning space and visual connectivity with Dining space.

Impact: *positive*

### **Internal Walls**

The small amount of rubble slate stone separating wall and later window to be removed to open up the connection between the kitchen and the dining space, is considered minimal.

All removed materials – slate stone, window, internal doors, slate cills are to be salvaged and saved for future re-use.

The adaptive works are relatively minimal and do not impact upon the fabric. The work specified compatible and suitable materials e.g. woodfibre board, lime, wool insulation, slate.

The removal of the walls will open up and create a visual and functional connectivity between the kitchen and dining space.

Impact: Some loss of slate stone walling but increased benefit to adaptive re-use and habitable occupation of space. *Neutral / positive*

### **Two new additional windows and two new additional doors to dining space**

The new window in the west flank wall which will match the existing 'Victorian' sash windows is small in scale but will bring in additional light to the space. Alternatively, the salvaged [Georgian] sash window from the Utility end wall could be used?

The new stable type external door in the link infill replaces the existing solid boarded door in the existing wall. The new door will match the existing and will provide additional access out into the courtyard.

A solid boarded door exists in the north wall of the out-building. It is proposed to replace this and create a matching door, fully glazed, and adjacent, to form a pair. This will offer a visual and physical connection with the garden areas from the dining space.

Impact: *positive*

### **Link Infill**

In order to make better use of the external recess created by the narrower section of out-building, it is proposed to take down the later concrete block skin and expand the 'link' space by constructing a new external wall using the Trelonk brick. The existing pitched roof form will remain, but a new traditional lead rolled roof will be constructed over the increased area. This will preserve the form and scale of the existing out-building roofs. The expanded space again contributes to the visual connectivity from the kitchen through to the dining space, with a view also, out to the smaller courtyard and garden areas immediately north of the dining space.

Impact: Positive

### **Rear Porch**

The rear 'lean-to' porch is a later addition. The small amount of 'porch roof' extension to the entrance door will provide additional weathering and improved visual reference.

Impact: positive

### **Replacement Rainwater Goods**

The existing RWGs are mostly white pvc-u. It is proposed to replace all goods with a painted cast aluminium 'heritage' Ogee profile gutter and circular downpipes. E.g.

<https://www.alumascwms.co.uk/products/rainwater/aluminium-rainwater/heritage-cast-aluminium-gutters-downpipes/>

Impact: Positive

Overall, these proposals are considered to represent a balanced and considered approach to delivering requisite improvements and making better use of existing and under used space whilst preserving the architectural and historic merit of the asset

The House will remain unchanged in its overall form and external appearance save for the two new small windows and "French door set" and link infill wall.

These proposals are considered on balance to be an acceptable response to the clients briefing requirements whilst preserving and enhancing the asset.

## **SUPPORTING INFORMATION NOT CONSIDERED NECESSARY FOR THIS APPLICATION**

**Affordable Housing Statement:** The proposal provides a new single dwelling and is below the threshold for affordable housing. No Affordable housing will be provided.

**Agricultural Worker / Forestry Worker / Rural Business Dwelling:** The application is not for a dwelling for an agricultural worker / forest worker or a rural business dwelling.

**Air quality Assessment:** It is considered that the proposals will not impact on air quality.

**Arboricultural Implications Assessment:** The existing trees and hedges on the site will not be affected by the works. See existing site plan

**Community Involvement Statement:** The application does not relate to a major development.

**Contamination Report:** Previous uses of the land are not likely to have resulted in contamination.

**Crime & Disorder Statement:** The application does not relate to a major development or creation of more than 5 dwellings.

**Environmental Statement:** The proposal does not fall within Schedule 1 or Schedule 2 of the Town and country Planning (Environmental Impact Assessment) Regulations 1999

**Dependent Relative's Annexe:** The application does not relate to the creation of a dependent relative's annexe.

**Financial Viability Assessment:** The proposals do not require an economic viability assessment.

**Landscape & Visual Impact Assessment:** The application does not relate to a major development.

**Lighting Scheme:** The application does not include external lighting.

**Noise Impact Assessment:** It is not believed that the proposed development raises issues of disturbance

**Statement for Overcoming Reasons for Refusal:** The application does not form a re-submission of a proposal that has already been refused.

**Planning Obligations / Section 106 Agreement:** The application does not relate to a major development.

**Regeneration Statement:** The application is not for a major development relating to a site identified by the Council as a priority site for regeneration.

**Renewable Energy Statement:** The application does not relate to a development of a significant size.

**Retail Impact Assessment:** The application does not relate to retail proposals.

**Road Safety Audit (Stage 1):** The application does not include alterations to the highway.

**Sewerage Statement:** The application does not relate to major infrastructure works.

**Solar Panel / Photovoltaic Array:** The application does not relate to the installation of solar / photovoltaic panels.

**Structural Survey:** The application does not relate to the conversion of a barn or outbuilding.



**Sunlight / Daylight Statement:** It is not considered that the proposals will have any impact upon the access to sunlight/daylight of existing and proposed buildings.

**Supporting Statement:** The application does not relate to a major development.

**Surface Water Drainage Strategy:** The proposed development does not fall within flood zone 2 or 3.

**Sustainability Assessment:** The application does not relate to a major development.

**Transport Assessment:** The application does not relate to a major development.

**Travel Plan / Statement:** The application does not relate to proposed new development.

**Waste Audit:** The development is not likely to generate a significant volume of waste through development or its operational phases

**Water Interest Survey:** The application does not relate to a major development, wind farm or large scale solar panel photovoltaic array.

**Wind Turbines:** The application does not relate to wind turbines

Document end