

Barrimaylor Farmhouse Newtown St Martins TR12 6DN.

Grade II Listed

Heritage Impact statement , Design and Access Statement.

The Project brief is for the refurbishment of a grade II listed farmhouse including the conversion of and an extension to the existing lean to shuttered concrete built single storey structure to provide a contemporary Kitchen and plant/utility space for the existing Property whilst maintaining the smaller cow shed at the southern end of the existing structure, as a shed/ storage space.

The property is to be refurbished in a sympathetic and sustainable works schedule which will maintain and preserve the listed parts of the building whilst attention is paid to the extension where we will be utilising equally sympathetic building methods with the same sustainable material language albeit with a more contemporary approach to the design of the created space.

The farmhouse is of beautiful stone built construction thought to date from the 16th century having undergone an extensive remodelling in 1830 it has endured hundreds of years of being pulled in every way to provide accommodation, in its current guise it is a 2 storey dwelling with large open ground floor with 3 clear rooms and a staircase leading to 5 further rooms upstairs please see the existing Floor Plans dwgs 002, 003. The extension currently houses a bathroom and kitchen with storage space.

It is our intention to sensitively and patiently breathe new life into the building to provide 3 reception rooms and on the first floor four bedrooms and two bathrooms being connected to an existing septic tank waste infrastructure.

There is no Kitchen in the main house, to the South west gable of the Farmhouse is a large single storey structure possibly built in the early 70s or 80s or possibly earlier this extension building currently houses a small kitchen and a shower room/toilet bathroom with steps down to a very basic utility space and storage area, the cowshed is separated by a shuttered concrete wall and extends to the front of the property bordering the front garden. The cowshed has a Cob wall which is being refurbished by the owner.

It is the intention of this planning application to increase the footprint of the lean to building to provide the ancillary service spaces, kitchen and plant room needed to restore and future proof the Farmhouse, by increasing the size of the lean to we are able to avoid any clumsy proposals to divide the existing grade II farmhouse interior of what we believe to be the original layout.

A change in level from lean to to farmhouse will be reduced by the introduction of the new underfloor heated slab to the kitchen and utility floor plan.

By re purposing this structure we would provide the Kitchen and Bathroom with ancillary spaces to house the heating and boiler requirements for a modern home. Please see the attached Proposed Floor plans.

By working within the confines of this lean to building we can secure and preserve the integrity of the listed farmhouse for future generations. We believe we can protect its listed status by keeping the farmhouse untouched and pure and applying a measured more contemporary design to the new purpose-built extension replacement building.

We have provided working details to provide the electric lighting and hot and cold water for heating and sanitary uses around the house with minimal intervention to the structure of the building please refer to details dwg # 018. This allows walls to be re-limed or plastered with no material chasing that would in our clients opinion destroy the stonework.

When we look at Barrimaylor Farmhouse as a heritage asset, we can look at the proposed remedial refurbishment of the building as a way to future proof the historical value of it as an example of a Cornish farmhouse and secure its future.

The owner has clearly illustrated his commitment to carry out a sensitive conservation project by the careful renovation work that he has carried out to date on the farmhouse, he has and continues to rescue a listed building from neglect.

The sympathetic use of traditional building materials and techniques have and continue to preserve Barrimaylor, and its listing has been rescued from terminal neglect. By proposing to house the kitchen and utility spaces in the extension building we are further preserving the existing ground floor layout of the farmhouse and avoiding any material structural changes to the listed stonework.

The owners brief continues to illustrate his desire to separate materially the differences between the original Farmhouse and that of the side extension.

This juxtaposition of the old Farmhouse and new, the rebuilt extension has allowed us as designers to retain and endorse a positive local narrative to the historic character of the farm ; the farmhouse now has a family kitchen that is more connected to the land that the farmhouse occupies.

This positive development is defined by the intended use of the farmhouse as a family home, with the potential future developments planned for the brick barn buildings that surround the concrete yard to the south west corner of the site to provide holiday accommodation subject to all necessary planning approvals, provide a wider social and economic statement to the local community in terms of jobs and the local economy. The plus side is the project helps in conserving the historic environment and sharing that with visitors and local people alike.

It is our opinion that the heritage impact of conserving Barrimaylor Farm is clear and without question the intended works are preserving a very interesting community of farm buildings.