

HOME FARM, TREWITHEN

DESIGN AND ACCESS STATEMENT

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Trewithen Home Farm
Grampound Road
Truro
Cornwall
TR2 4DD

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1. INTRODUCTION

The purpose of this report is to provide a full description of the proposals at Trewithen Home Farm, to aid the application for full planning and listed building consent for the conversion of the buildings.

1.1 Report Structure

An illustrated summary description of the existing site and buildings is included in **Section 2**. An overview of the proposals is given in **Section 3**. A detailed description of the proposals, presented building by building, is included in **Section 4**. An explanation of the design approach is given in **Section 5**. Access considerations are presented in **section 6** and a sustainability statement is provided in **Section 7**. Details of the site's existing ecology and the proposed mitigation is included in **Section 8**.

1.2 Supporting Documents

Reports have been commissioned to address the policies relevant to this application. A full list of supporting documents is provided within the Appendix at the end of this report and all documents listed should be read in conjunction with this report.

If there are any disparities between the information included within this document and the supporting consultant's reports, this is not intended and the agent should be contacted to provide clarity.

2. EXISTING SITE AND CONTEXT

A full detailed description of the history and development of the Home Farm site, including detailed descriptions of each building, are provided within the Heritage Statement and Impact Assessment. Please refer to this document for further information. The below provides a short summary description of the site and surrounding context.

2.1 The Trewithen Estate

The Trewithen Estate comprises of the Grade I listed Trewithen House and the Grade II* Registered Park and Gardens. The estate is located within the parish of Probus, Cornwall and is situated between the villages of Probus and Grampound, approximately 6.5km from Truro.

The estate is formed of 6 ha of formal gardens which predominantly lie to the south of Trewithen House and approximately 74 ha of parkland, which date from the 18th Century, with continued development and expansion into the 19th Century.

The immediate context of the estate is undulating rural farmland with small farms and settlements dispersed throughout, the land falls gently to the south, east and

Trewithen House and gardens are primarily a family home but the 30 acres formal gardens are also opened as a visitor attraction between March and June inclusive. The gardens boast an important collection of Camellias, as well as other ornamental trees and plants; the site currently provides car and coach parking and has a small tea house offering refreshments to visitors.

Trewithen estate has remained in the continuous ownership of the same family for over 300 years. The estate is managed by the Trewithen Estates Management Company.

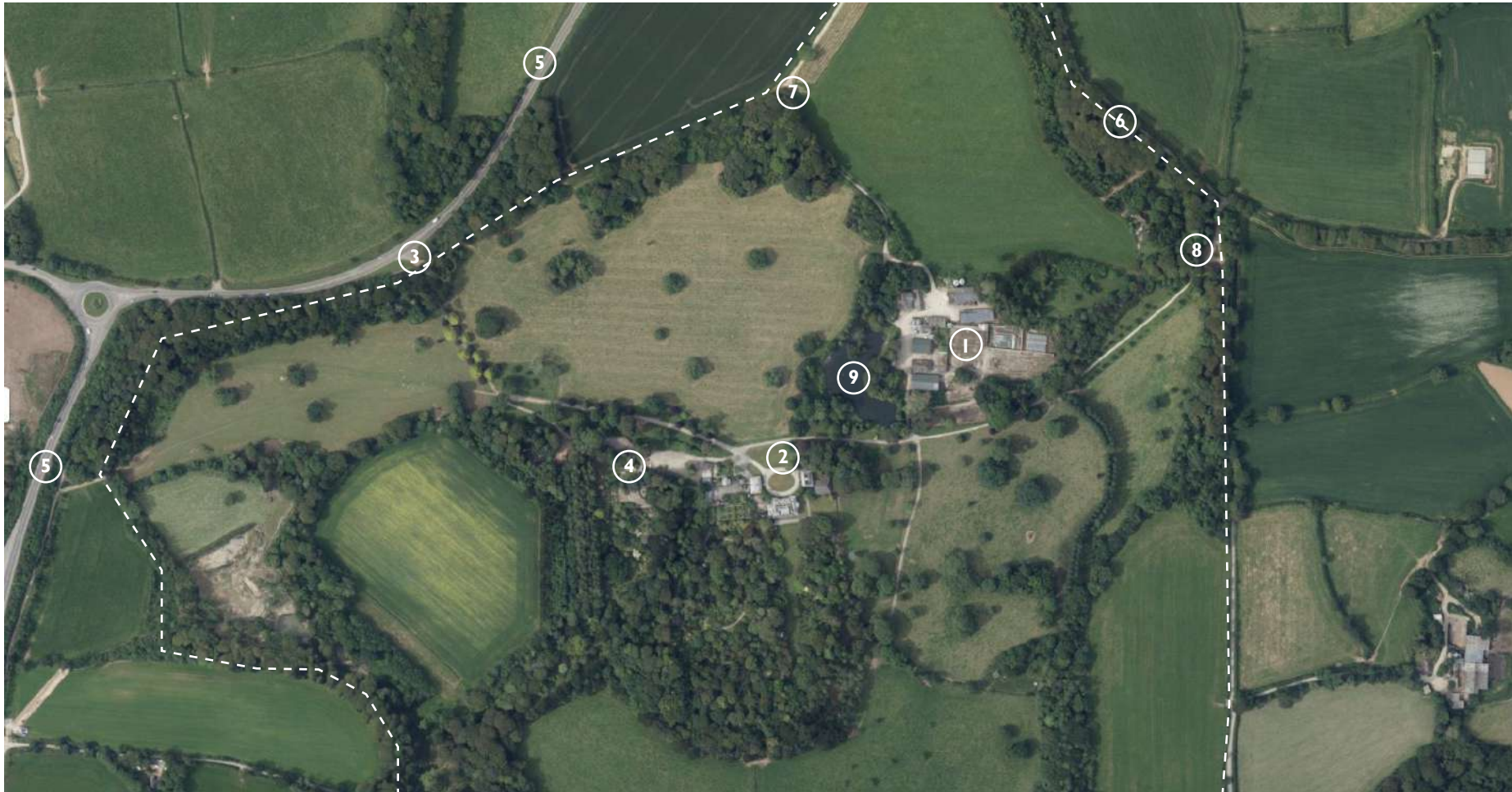


Fig 1 - Satalite Aerial of the Trewithen Estate (Bing Maps, 2023)

KEY

- 1 Home Farm
- 2 Trewithen Mansion
- 3 Existing main entrance
- 4 Existing visitor car park and tea rooms
- 5 A390
- 6 Lane (C0008)
- 7 Secondary entrance - in private use only
- 8 Secondary entrance - coach access and private use
- 9 Pond

2.2 Home Farm

Home Farm sits within the Trewithen Estate Grade II* Registered parkland and is located to the north east of the main house. The site was first developed in the second half of the 18th Century and would have consisted of a red brick barn (now referred to as the Trevithick Barn) and the kitchen garden walls and pavilions. Since its conception the site has operated as a working farm and would have provided produce for the estate's owners.

Both the Trevithick Barn and Kitchen Garden Wall and Pavilions are listed structures, Grade II* and Grade II respectively. The remaining buildings and structures are considered curtilage listed.

The site is currently used by the estate management team for the various tasks associated with the management of the estate gardens and parks. The Home Farm complex current has no public access and provides a focus for low key agricultural storage activities in the range of outbuildings as more intensive activities have relocated to other nearby farms on the estate in recent years.

Generally, this includes the use of the buildings for storage of equipment, materials and vehicles, a wood workshop and stables. Agricultural activities with the exception of some storage, generally no longer operate at the site.

The buildings which make up the Home Farm complex vary in age and quality but together create a characterful setting which the proposal seeks to protect and enhance. There are a number of buildings dating from 1760-1906 which represent important elements of the earlier working home farm. These buildings are in a varying condition



Fig 2 - Home Farm viewed from south west yard



Fig 3 - Old Dairy building within Home Farm



Fig 4 - Summary Building Phasing Diagram

2.3 Planning context

A pre-application enquiry was submitted in September 2022 [PA22/01590/PREAPP]. Feedback from the local authority was largely positive. Historic England and the Georgian Society were both consulted as part of the pre-application process and also responded positively to the principle of the development. Below is an extract from the pre-application response summary:

“In terms of the benefits of the scheme, it is acknowledged that the scheme has potential to deliver notable social, environmental and economic benefits through the informed restoration and adaptive re-use of existing historic buildings coupled with the removal of several later and visually dominating farm outbuildings. The approach to upgrade and expand the existing visitor welcome, education and experience facilities of the existing rural business is based on a robust assessment of the site and wider estate significance which is reassuring. As recognised in the recent feedback from Historic England, the scheme is based on a conservation-led approach with the site’s heritage being at the forefront of the development proposal...”

A pre-application enquiry was also submitted in order to establish the feasibility of carrying out essential repairs in advance of the submission of this application.

A full planning application was submitted in March 2023 for the ‘Demolition of an existing agricultural barn and erection of a new workshop/maintenance storage building’ [PA23/01998]. This application was made in advance of the full planning and listed building consent application for the development, as it enables the construction of a new facility for use by the Trewithen maintenance team during the more extensive works.

A schedule of the full planning history for the Trewithen Estate is included as an appendix to this report.

2.4 Relevant Planning Policy

The pre-application enquiry highlighted the Local Plan strategic policies which are relevant to this proposal:

- 1 - Presumption in favour of sustainable development
- 2 - Spatial Strategy
- 2a- Key targets
- 3 - Role and function of places
- 4 - Shopping, services and community facilities
- 5 - Business and tourism
- 7 - Housing in the countryside
- 12 - Design
- 13 - Development standards
- 16 - Health and wellbeing
- 21 - Best use of land and existing buildings
- 22 - European protected sites
- 23 - Natural environment
- 24 - Historic Environment
- 25 - Green infrastructure
- 26 - Flood risk management and coastal change
- 27 - Transport and accessibility

The proposals are believed to be in line with the objective of the Cornwall Local Plan and the National Planning Policy Framework and respond to the requirements set out in the policies above. The proposals would contribute positively to the historic setting, environment, local population and wider visitor and tourist population.

3. OVERVIEW OF PROPOSALS

3.1 Development Ambition

A new generation of the Galsworthy family has taken over the running of the Trewithen Estate. They recognise the significance and value of the estate's historic assets and are making substantial investments in their preservation and enhancement. The first phase of these works to the Grade I listed mansion have been recently completed.

The family now wish to improve the experience the estate offers to the visiting public, and therefore seek to redevelop the Home Farm buildings, together with the creation of a new contemporary garden which will complement the existing historic gardens. The proposals would form a new phase of development at Trewithen, building on the estate's rich heritage, but which would look to provide a public experience which is reflective of contemporary life and current values.

It is therefore proposed to restore and retrofit a number of the Home Farm buildings to provide a new visitor entrance, visitor parking, farm shop, café, event spaces and a small holiday let, alongside the new contemporary garden which will be located behind the Grade II listed kitchen garden wall. This has the added benefit of alleviating the need for visitor parking and facilities which are currently adjacent to the Grade I listed house and detract from its setting.



Fig 5 - The existing tea shed at Trewithen



Fig 6 - The gardens at Trewithen

3.2 Proposed Use

The proposed uses for the Home Farm complex build on the existing offering of the Trevithick Estate and take inspiration from the site's history as a productive, working kitchen garden.

The theme of *Backalong*, a Cornish word meaning 'in former times', has inspired the development of the proposals. The ambition of the project is to realise a sustainable future for the estate which both celebrates its rich past and is forward-looking. The development of the site would bring the following key benefits:

- Environmental Sustainability – The new garden would be a celebration of local, sustainable growing techniques and permaculture and this would support the café and farm shop, which would also be supplied by local farms and businesses. Environmental sustainability would be central to the development, with green technology and localism integrated and celebrated, both in the site's design and use.
- Education – Event spaces would provide the opportunity for lectures, exhibitions and conferences which would benefit the local community and attract visitors to the area.
- History and Culture – The site's history would be at the forefront of the development and the buildings would allow the visiting public to experience and learn about the estate in an immersive environment. The ambition is to have the Trevithick Engine installed back in its original position within the Trevithick Barn.
- Economic Sustainability – The increased offering and vision would ensure Trewithen has a sustainable and viable future. The estate supports a wide network of local people and businesses and the proposals would ensure this continues and even expands in the future.

An outline business strategy which presents the vision, feasibility and viability of the proposed development is submitted as part of this application.



Fig 7 - Client mood boards for development at Home Farm



KEY	
1	Visitor Entrance and Farmshop
2	Cafe
3	Farmhouse
4	Holiday Let
5	Trewithick Barn - Event Space
6	New Estate Office
7	Lake Room - Gallery / Event Space
8	New Garden
9	Kitchen Garden
10	Restored Pavilion and Garden Wall
11	Car Parking
12	New maintenance workshop (approved under application X)
13	New visitor vehicular entrance via reinstated lane
14	New visitor exit onto C0008

Fig 8 - Proposed Site Plan

3.3 Summary of Proposals

To provide the new facilities described above, the following interventions and alterations are proposed:

- Demolition of the large modern agricultural sheds which are located amongst the existing historic farm buildings and which detract from the coherence of the original farmyard,
- Relocation of the maintenance facilities to a new agricultural building, more discreetly located away from the heritage assets [NB:Approved under application PA23/01998]
- Creation of a contemporary garden which incorporates the walled garden and pavilions and which seeks to present a modern interpretation of a kitchen garden and a unique visitor experience,
- Restoration and conversion of the historic buildings for use as part of a visitor complex serving the new and existing gardens, including exhibition/event spaces, café, shop, holiday let and estate management office,
- Removal of some modern, low-quality or neutral building fabric which interrupts or reduces the legibility of the retained buildings,
- Sensitive extension and alterations to the existing buildings to meet the needs of the proposed uses, whilst protecting valuable historic fabric and features which contribute positively to the heritage setting.
- Addition of two new buildings to provide a further event space and an office for the estate management team

5m 10m 25m

SCALE 1:250 @ A1

KEY

- 1 Trevithick Barn And Engine Houses (Grade II*)
- 2 Bull Pen
- 3 Open sided outbuilding
- 4 Chip Barn
- 5 Trewithen Farmhouse
- 6 Farm Building
- 7 Open sided outbuilding
- 8 Kitchen Garden Pavilions and Garden Wall (Grade II)
- 9 Stables
- 10 Agricultural shed
- 11 Open sided agricultural shed
- 12 Garage
- 13 Agricultural shed
- 14 The Old Dairy
- 15 Agricultural building
- 16 Agricultural building
- 17 New Maintenance building

- Demolition
- Existing retained with change of use
- Existing with unchanged use
- New building

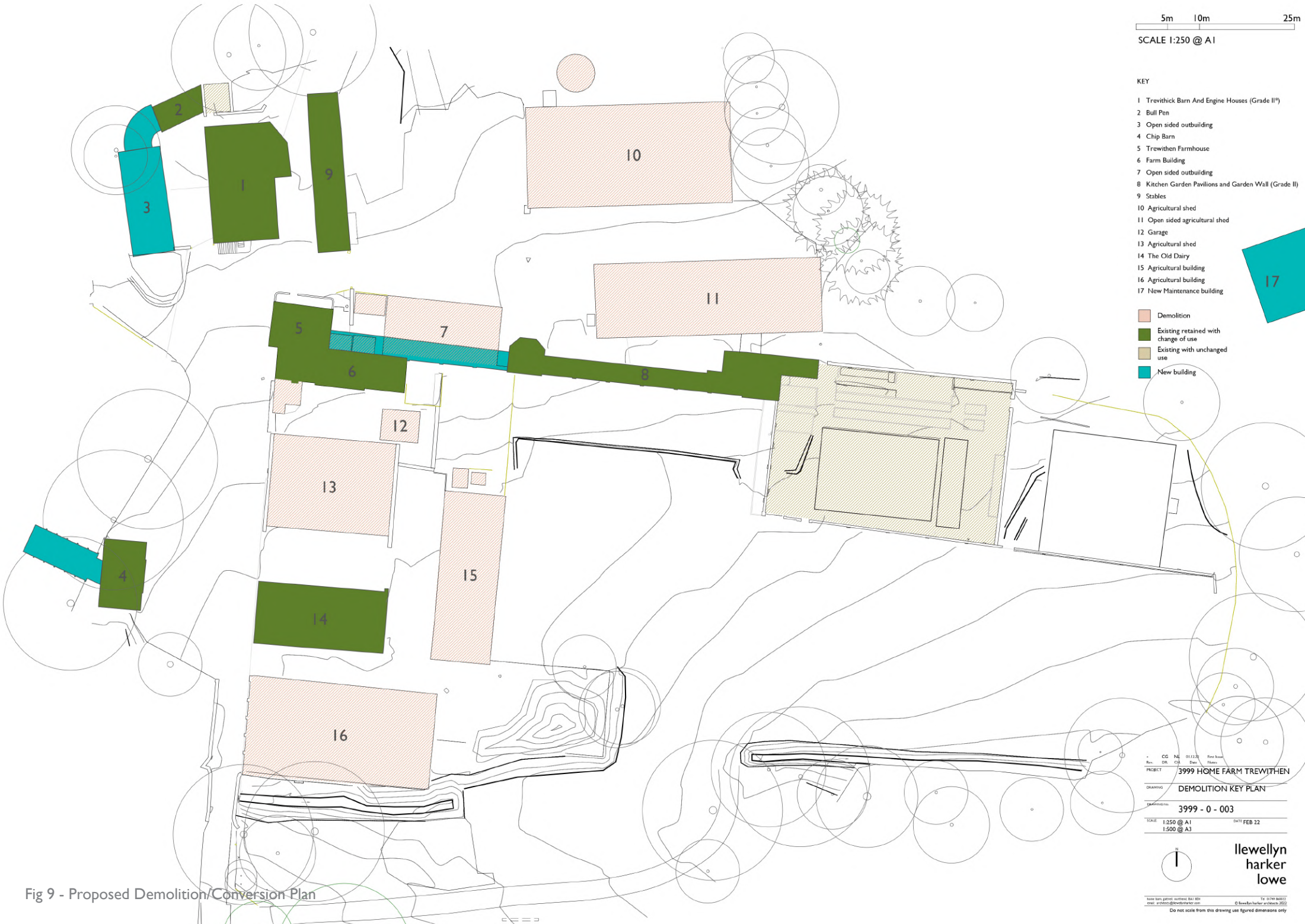


Fig 9 - Proposed Demolition/Conversion Plan

CG	NE	01322	Rev	Issue
Rev	DR	CR	Rev	Issue
PROJECT 3999 HOME FARM TREWITHEN				
DRAWING DEMOLITION KEY PLAN				
DRAWING NO 3999 - 0 - 003				
SCALE	1:250 @ A1	DATE FEB 22		
	1:500 @ A3			



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 Do not scale from this drawing use figured dimensions only

4. PROPOSALS

Full descriptions of the material changes are listed in the heritage statement. The following section is intended to provide a brief overview of the proposals, and outline the architectural logic for the scheme as it stands.

4.1 Trevithick Barn

The Grade II* Trevithick Barn is the most significant building on site due to its imposing architecture, and the importance of the building's heritage and association with the Trevithick steam threshing engine.

In recognition of this the barn would become a central part of the site's offering as a visitor attraction. As one of the earliest buildings on the Home Farm site, it has a distinct character and contains features which convey the history of the building.

The open and vaulted nature of the existing first floor gallery naturally lends itself to the proposed use as a venue for events and lectures. This room also benefits from views back towards Trewithen Mansion, providing a visual connection to the wider estate. A new stair and lift would allow safe and inclusive access between the floors, the proposed access bridge to rear would also improve accessibility and means of escape (from fire). Features such as shutter and pulley wheels would be retained in order to convey the unique history of the building.

At ground floor the proposed changes seek to improve the legibility of the original plan form and building structure, by removing low quality C20th partitions, ceilings and the existing concrete slab. The spaces would be used as a meeting room at the southern end, which would benefit from overlapping use with the proposed adjacent estate office, and an archive at the northern end; an appropriate use given low headroom in this area and consistent cool temperatures.

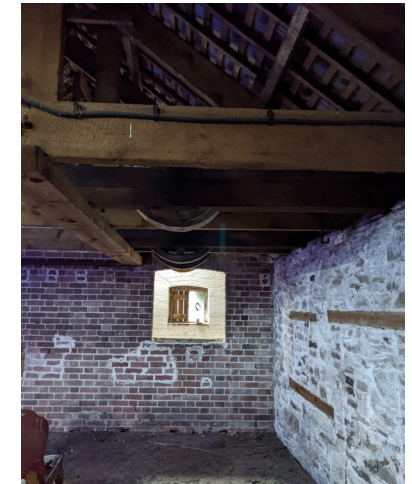


Fig 10 - Trevithick Barn

It is the intention of the Trewithen Estate to apply for the return of the Trevithick Engine, which is currently held by the Science Museum, to its original location within the Trevithick Barn. Preliminary research has been gathered to ascertain the scale and operation of the engine and its various elements. The conversion has been developed with the engine at the heart of the scheme, it will be visible from outside via new glazed doors, from the gallery above through internal windows, and the access stair has been designed to double as a viewing platform from which to observe the engine.

Externally the proposals look to recover the barn's original architectural character. Where inappropriate modern alterations have taken place, original openings will be reinstated, with slim, metal framed glazing installed to cause minimal visual change. The roof would be insulated over the existing roof structure, with natural local slate tiles reinstalled where currently there are cement fibre tiles.

4.2 Stables

The stable block would be partially converted to provide visitor WC facilities, plant room and a site security room. Its position between Trevithick Barn and main parking area mean that these facilities are ideally placed serve both.

The building would remain largely unchanged externally. At the southern end, the removal of modern blockwork would allow for the installation of a new door and screen, forming a lobby for the visitor WCs. The existing stable doors and high-level openings with timber louvres would be retained.

The central section of the stables would be largely unaltered, allowing for the retention of historic stalls. This space would double as a bat house as partial mitigation for the impact of the works to the Trevithick Barn.

The existing cement fibre sheet roof will be replaced with natural slates, with the roof insulated locally between existing rafters to mitigate heat loss in the habitable spaces.

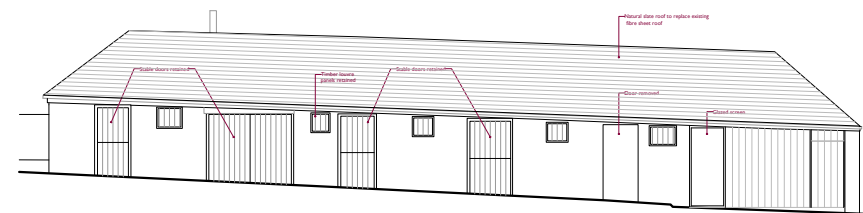
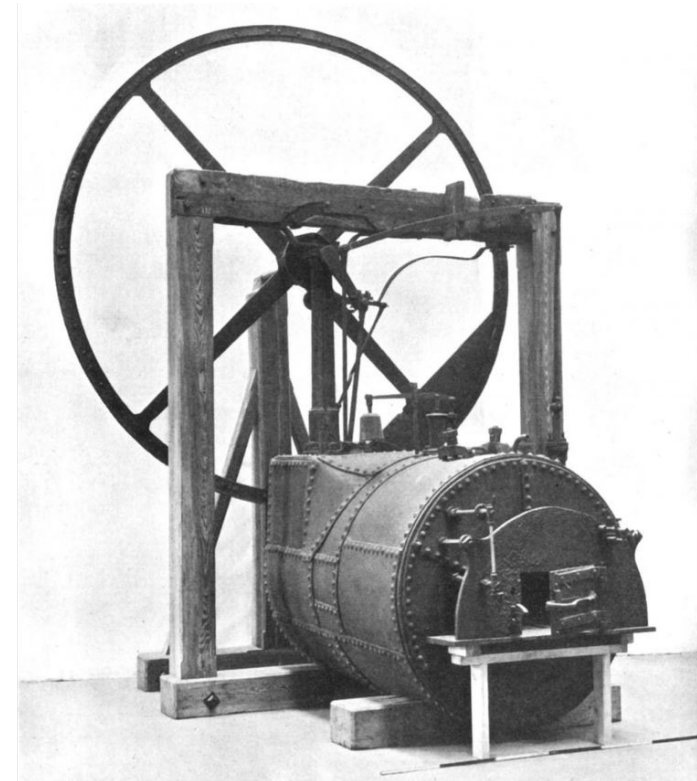


Fig 12 - Proposed west and east elevations, not to scale

4.3 Farmhouse and Northern Model Farm Range

Currently both the farmhouse, which was originally the western-most pavilion to the garden wall, and northern range of the model farm are negatively impacted by the presence of adjacent large agricultural barns and a low-quality, C20th lean-to extension.

The proposals would see these detractive elements removed, so as to reveal the relationship between the farmhouse and other pavilions when seen from the north, and the model farm complex to the south.

The farmhouse would continue to serve as a dwelling. Minor changes are proposed internally, removing the rear bedroom which intrudes into the agricultural building. The exterior would be largely unchanged, except for the removal a coating of white paint which detracts from the building and undermines the farmhouse's connection with the brick walled garden and pavilions. The brick piered collonade on the northern side of the brick walling would be reinstated, this feature reestablishes the monumental character of the wall and pavilions when viewed from the north. The new structure would provide covered shelter for a gently descending ramp that enables access into the the northern range of the model farm.

This space would become the main visitor entrance and a small farm shop. Here the modern intermediate floor structure would be partially removed in order to create a vaulted double-height entrance space. The shop will be used for estate and local produce, as well as the visitor memorabilia currently sold at the existing cafe.

Generally, the existing fenestration would be retained, with painted timber windows installed where there are currently only timber louvres. A new entrance would be formed through the wall to the north, with glazed timber doors, which would lead visitors in via the reinstated colonnade. A single arched opening would be introduced on the building's east facing gable, which would provide a visitor entrance directly into the gardens.

Ground levels immediately adjacent to these openings will need to be altered in order to accesible entry. The roof would be insulated over the existing roof structure to provide some thermal upgrades and the existing cement fibre tiles replaced with natural slate.



Fig 12 - Concept visual of the proposed farm shop

4.4 Old Dairy

The removal of the large agricultural barn, located between the north and south ranges of the model farm complex, would enhance both buildings, highlighting their symmetrical relationship with reciprocating shallow central gables.

The Old Dairy would become a café which would make use of the yard to the north and a new terrace formed from the plinth to an old barn to the south.

The existing building has unique features including arched openings to the north and south elevations. These would be celebrated; large slimline glazed doors would be installed, set behind the arches on the south elevation, which would avoid the installation of distracting frames into the openings and allow the exquisite stone work in these areas to remain visible. In the summer these doors could be fully retracted, enabling a seamless transition from the interior to the gardens.

The central spine wall would be removed to allow the creation of an open dining space. Serviced spaces: the servery, kitchens, WCs and plant room, would be concentrated within a single storey enclosure to the west end of the space. This would ensure the full volume of the building is still legible and would also allow the existing roof structure to be better revealed internally.

Carefully designed secondary structural reinforcement would allow the original existing timbers to be restored and left in situ and it is proposed to reinstate elements of the original unique roof structure which have been lost over time due to various modern alterations. A shelf and kneeler posts that would run along the eaves of the building would be indicative of the presence of the former hayloft which has been removed.

The existing cement fibre sheet roof will be replaced with natural slates, with the roof insulated locally between existing rafters to mitigate heat loss. Monumental timber poles salvaged from the existing barn to the south of the dairy will be installed in the yard, to support a stretch tent providing additional capacity for events etc in the summer months.



Fig 13 - Concept visual of the Old Dairy Cafe

4.5 Pavilions

The Grade II listed garden wall and pavilions form an impressive set piece, which is currently largely hidden behind agricultural sheds. Portions of the original lean-to colonnade have been obscured or removed completely.

The proposals would see the full colonnade and pavilions reinstated (as described in section 4.3). The removal of redundant agricultural sheds would enable visitors to appreciate the entire structure when approaching the site from the main point of arrival.

The central pavilion has distinctive half octagonal frontage on the north elevation that addresses the car park and provides an axis for pedestrian circulation. The interior will be restored, with a lime plaster internal finish. With doors on both sides, this space would be accessible from both sides and could be used as a small gallery space or direct entrance to the gardens from the carpark for events.

The east pavilion, formerly a gardener's cottage, will be converted into a cosy holiday let. Its scale and slightly remote position are well suited to this use. Existing characterful features, such as the small box staircase and built in joinery window box drawers would be retained. New partitions would be sensitively installed to provide bathroom facilities.

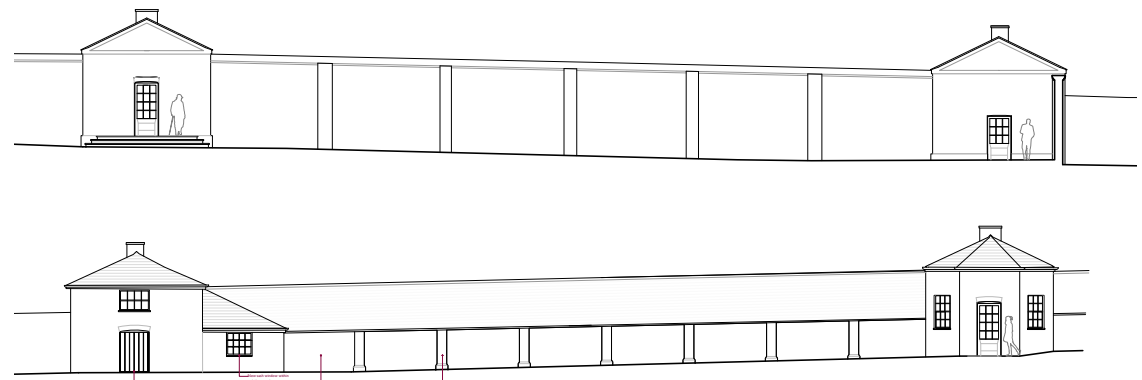


Fig 14 - Proposed north and south elevations, not to scale

4.6 Estate Office

A new building is proposed to provide an office and meeting room for the estate administrative team. The proposed building would be situated adjacent to the Trevithick Barn enclosing a small yard between the two buildings.

The main body of the estate office would be an open-plan office housed in a new contemporary single storey barn-like range, located on the site of an existing semi-derelict pole barn.

The land is retained to the rear of the existing pole barn and walls of the new barn would appear to be cut into the adjacent rising bank reducing its apparent scale and visual impact from the west. The eastern elevation faces the Trevithick Barn and would be glazed and open-sided to address the courtyard enclosed by the two buildings.

The proposed roof would be a lightweight timber structure that gently lands on the masonry enclosing walls. The southern gable would be glazed above eaves level to accentuate this and bring light into the space. Generous overhangs and the verge and eaves would provide shading and reduce the risk of the space overheating.

Rather than replicating the slate roofs of the existing buildings, this new building element would have a sinusoidal metal roof creating visual distinction between new and existing architecture.

The existing masonry bull-pen at the northern end of the yard would be retained and converted into a small office or meeting room. An insulated lining and roof structure would be installed around the existing building fabric. This would then be linked to the new barn with a small curved lobby that follows the profile of the existing retaining walls.

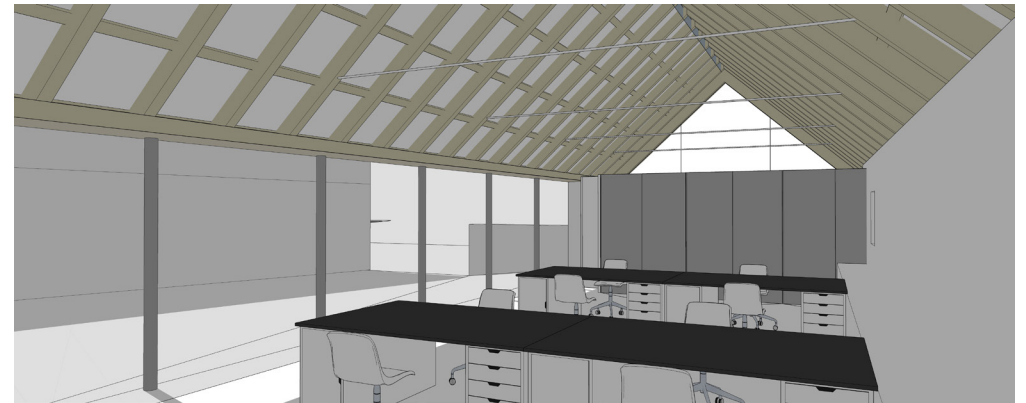
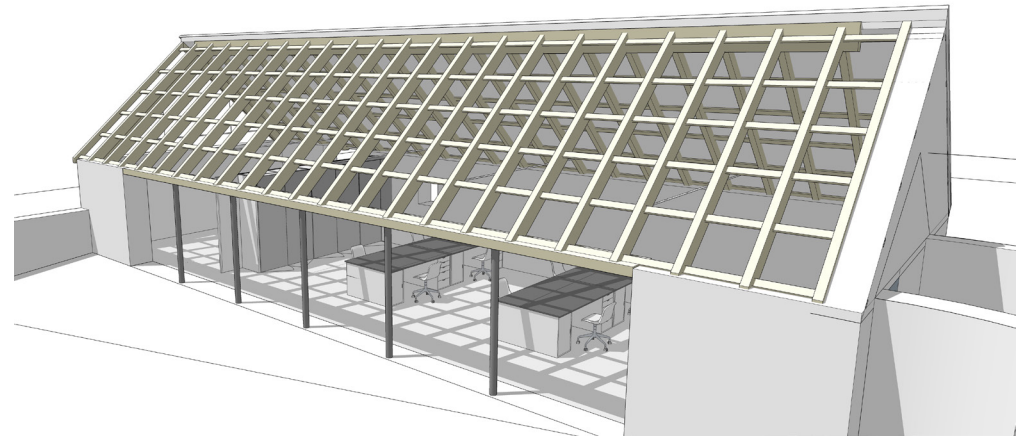


Fig 15 - Estate Office concept model and elevation

4.7 Chip Barn & Lake Room

The existing lakeside barn is currently used as woodchip store. It has been heavily adapted and only the eastern facade remains, which itself has undergone significant change. The existing building form would be rationalised with masonry walls enclosing the rectangular plan form. The modern asymmetrical roof structure would be replaced with a new hipped roof that takes its cues from the other historic buildings on the site, therefore sitting unobtrusively amongst them.

The new roof space will be employed as a bat roost. At ground floor level the barn will be a multi-use space, anticipated to be used flexibly as; an events and gallery space, overflow kitchen / prep backup for the cafe for large events, and storage.

To the rear of this barn a new room addressing the lake is proposed. This would be the second fully contemporary addition to the site and would provide a more intimate event space overlooking the water.

The design of the Lake Room is a contemporary rendering of a traditional lake-side boat house. Formed from a timber structure, the building's floor would be raised above the landscape and would appear to jettify out over the water.

Again, the dual-pitched roof would be finished with sinusoidal metal sheets in order to distinguish it as a modern addition and pair it with the new estate office. The building's form would also reflect the estate office and the two new buildings therefore read as a repeated architectural language within the wider site context.

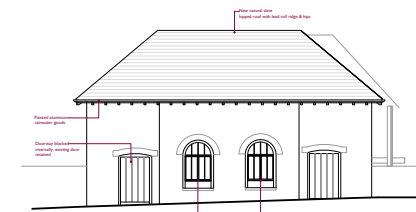
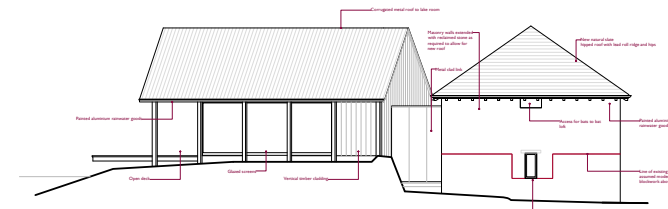
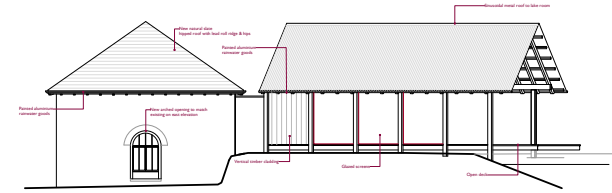


Fig 16 - Proposed elevations, not to scale

5. DESIGN APPROACH

5.1 Proposed Level of Change

The detailed historic research and statement of significance included in the Heritage Statement and Impact Assessment analyses and sets out the existing structures and building fabric which hold significance across the Home Farm site and conversely, the fabric which detracts or contributes neutral value.

Using this as a guide, the proposals have been developed by following a conservation led approach which seeks to preserve the buildings and fabric of significance and remove that which has a negative contribution.

Generally, changes to building fabric are proposed only where low or neutral value fabric is either removed or retained and altered, or in isolated instances where the change is essential to the functionality of the proposals. In such instances the impact of any new fabric or intervention seeks to balance degree of harm caused against other proposed enhancements to the heritage assets.

In line with policy 24 of the Cornwall Local Plan, the proposal seeks to enhance the significance of the Home Farm site by retaining, conserving and making publicly accessible the buildings of most historic value. The level of change proposed has been carefully considered in order to ensure the important structures are protected, but also given a sustainable future with a new use relevant to today's needs.

5.2 Scale & Impact of New Built Forms

The site currently suffers from a disparity in scale of the large modern agricultural buildings and the smaller historic ranges that are of greater architectural and historic interest. The modern barns dwarf the historic elements, and furthermore, their placement between, against and amongst them interrupts the inter-relationship of these buildings.

Their removal would restore and improve the density and scale of development across the site, and enhance the legibility of the massing of the historic compound.

The development seeks to make best use of the existing historic farm buildings which are retained and converted. This approach provides the historic buildings with an ongoing use, thereby securing their long-term maintenance and preservation. It also minimises the requirement for new built volume, thereby reducing the impact of new building on the historic setting.

In order to improve the thermal performance of the spaces, the roofs of some of the buildings (Trevithick Barn, Farm Shop and Old Dairy) will be marginally raised as insulation will be added above the historic roof structures so that they can remain visible internally.

Two new buildings are proposed, the Lake Room and the Estate Office. The Estate Office makes use of the footprint of an existing derelict pole barn, which will be demolished. The scale and form of both proposed new buildings is modest and subservient to the adjacent historic buildings. The siting of these elements has been selected so as not to impact on the inter-relationship between the historic buildings.

5.3 Site Layout

The existing historic buildings and garden walls have led to the development of the site plan and the distribution of functions across the site. The proposed site can generally be divided into several key 'areas':

- Trevithick Barn and adjacent yards and outbuildings
- Model Farm range; Farm-shop, Dairy Café and connecting yard
- New gardens, walled garden and pavilions
- Parking and colonnade

The Trevithick Barn compound groups events spaces with the estate office, these are complementary uses as the spaces in the Trevithick barn can be flexibly used by the estate team when not being employed for functions. It also ensures staff are nearby to monitor and assist in the barn's use. WCs are located within the stables as this can serve both the events space and the car park for arriving visitors.

The Model Farm range includes the Farm-shop, Dairy Café and the yard enclosed between the two. These spaces are envisioned as being the nucleus of visitor activity, providing a safe and contained area within which visitor facilities are focused. This allows for the possible separation of garden visitor and those who just wish to use the cafe or shop. This focused approach provides efficiencies in staffing and monitoring whilst creating a space made more vibrant through a greater density of visitors and activity.

The new permaculture gardens, walled garden and pavilions, will be the primary visitor attraction (in combination with the existing historic gardens). More detail on the rationale behind these elements are contained with the landscape statement.

Parking is arranged so that visitors to the site are greeted by the monumental scale and

symmetry of the pavilion range and colonnade. One's approach would be guided towards the entrance by the formal clarity of this arrangement.

Appropriate planting and surface materials would be used to separate private/maintenance areas from public areas, without the need for excessive signage or fencing.

5.4 Materiality

Existing historic fabric will be retained and restored where ever possible and therefore the rich palette of existing materials founds across the site will be preserved. The dominant historic materials are:

- Red brick
- Killas rubble stone
- Slate
- Painted timber joinery

A full description of the materiality of each building can be found in the Heritage Statement and Impact Assessment. Modern low-quality agricultural materials have been installed on many of the historic buildings, such as cement fibre tiles, uPVC rainwater goods and asbestos sheet roofing. These would typically be removed and, in some cases, would give an opportunity to introduce higher quality and more appropriate materials in their place.

In general, the following principles are proposed:

- Where low-quality roof coverings are removed these would be replaced with a natural slate roof finish, to match as closely as possible the existing slate roofs found on the site
- New buildings would have a clearly contemporary and contrasting roof finish of sinusoidal metal
- New building fabric would generally be of matching Killas stone or red brick,
- Timber, glass and metal, which reflect the rural and industrial heritage of the site, would be used for contemporary additions and interventions.



Fig 17, 18, 19 - Existing site materials

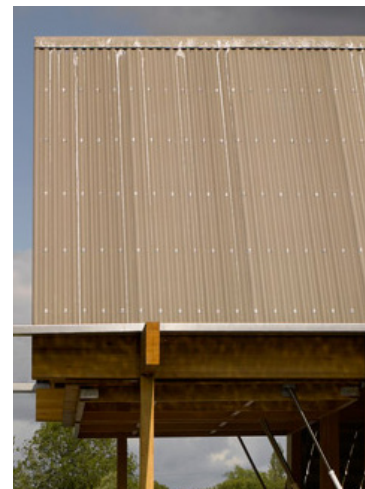


Fig 20, 21, 22 - Proposed site materials

5.5 Landscape

The landscape has been a central consideration to the design development, both in regard to the design of the new contemporary garden and the spaces between the existing buildings and car park.

The design of the new garden is described in a supporting document produced by Landscape Architects Cookson and Tickner.

The landscaping proposals for the Home Farm site would utilise robust materials for hard landscaping, sympathetic to the agricultural nature of the site. A combination of native and ornamental planting would ensure that the site is both ecologically beneficial and visually inspiring, reflecting but not replicating the heritage of the existing Trewithen gardens.



Fig 23 - Concept sketch by Cookson and Tickner

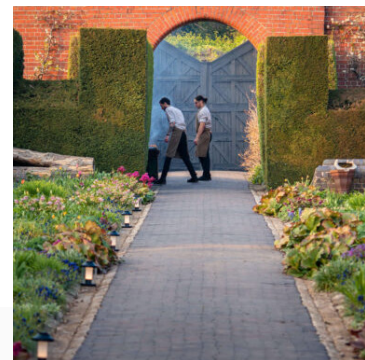


Fig 26 - Kitchen Garden at The Ethicurean, Bristol



Fig 28 - Hard landscaping at Hauser and Wirth, Somerset

6. ACCESS

6.1 Arrival and Parking

The primary vehicular visitor entrance will be relocated to an existing estate entrance directly to the north of the Home Farm site. This would be accessed via the A390 and an existing lane, currently used for coach access to the gardens.

A one-way vehicular route would be established for visitors, with the visitor exit provided at a separate existing junction, on the same lane but further south from the entrance. This strategy allows existing tracks and lanes to be utilised for vehicular access, reducing the impact on the surrounding landscape and ensuring the vehicular circulation is easy to navigate for visitors. This approach benefits the drive to the Grade I listed house which is currently the access route for parking.

A transport statement has been prepared for submission alongside this application and this includes visibility splays for the proposed visitor exit.

6.2 Parking

A main car park located to the north of the garden wall would provide 67 car parking spaces, including 10 accessible spaces located nearest the main visitor entrance. This location is currently a large area of gently sloping hard-standing, used as a yard, and holds little to no cultural or ecological value; it is therefore deemed to be the most suitable location for visitor parking.

An overflow car park would be arranged along the one-way route to the visitor exit. This would provide a further 73 parking spaces.

Two electric vehicle charging points would be provided, with provision for future installation in accordance with the Building Regulations Approved Document S.

A coach drop of zone is provided within the main car park, located close to the main visitor entrance.

6.3 Access to Buildings and Gardens

Externally, the site is gently sloping and the existing buildings are set at different levels. Efforts have been made to reconcile these in an accessible manner. Where steps are required, ramped alternatives will also generally be provided. Consolidated pathways will be provided from the parking area to the entrance and on the approach to all public buildings.

Routes through the new garden will mostly be compacted gravel or mown paths, surfacing on primary routes will be developed with accessibility in mind.

The conversion works will be developed in accordance with Part M of the building regulations.

The public and staff spaces are predominantly located on a single level and these typically will have level access throughout. The exceptions to this are the former bull pen and the central pavilion, both of which are small historic spaces set above existing ground level and reconciling these would likely have a negative impact on their significance.

The Trevithick Barn has two storeys with the main event hall located on the first floor. A new stair and platform lift access would be provided, accessed from a ground floor entrance lobby, also a new bridge to the rear to provide level and safe means of escape.

7. SUSTAINABILITY STATEMENT

7.1 Embodied Carbon

The reuse and adaption of the existing buildings minimises embodied carbon, when compared to the alternative of constructing new buildings for the same use. Much of the existing fabric will be retained, including masonry and structural elements.

Where materials are to be removed, these will be recycled where ever possible or re-used on site. For example, existing concrete slabs can be crushed on site and used for the sub-base of the car parks or areas of hard-standing. Timber cladding from the redundant agricultural sheds will be retained and stored for reuse across the estate.

Due to the historic nature of the buildings, traditional construction methods will be employed and traditional, local materials used where possible. Products such as lime mortar, limecrete and natural stone have a lower embodied carbon than cement-based alternatives.

7.2 Heat Loss and Energy use

The proposals would take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing as well as ensuring the use of high-performance building fabric.

Where expansive glazing is employed it is predominantly sited on the east and south elevations. This maximises solar gain early in the day reducing the heat load requirements of the building interiors. Large glazed screens are protected by overhanging eaves or set back from the elevation. This approach allows for passive thermal gain in the winter when the sun is low; providing additional warmth for the building interior and reducing the overall heat load of the house. Conversely, less of the high summer high sun penetrates the building, mitigating the risk of overheating.

Opening windows would allow natural cross ventilation which in the summer will help maintain even, comfortable temperatures.

The proposals seek to improve the fabric performance of existing buildings wherever possible and appropriate. However these upgrades need to be balanced against their impact on the building's fabric and architectural character which are of historic significance.

New buildings will be developed with high performing thermal envelopes and air tightness superior to the existing buildings that are to be replaced. Where new double glazed windows would improve control over air tightness and improve thermal performance.

7.3 Sustainable Energy and Heating Strategy

It is a key aim of the Trewithen Estate to ensure that the Home Farm development is as sustainable and low carbon as possible when in operation.

A mechanical and electrical engineering consultant has been appointed to carry out a feasibility study into the opportunities for renewable on site energy generation and the most suitable methods for heating the converted spaces.

The technologies explored were:

- Solar photovoltaics (PV)
- Solar thermal
- Wind
- Ground source heat pumps (GSHPs)
- Water source heat pumps (WSHPs)
- Air source heat pumps (ASHPs)
- Biomass



- KEY**
- Heated with biomass boiler
 - Heated with ASHP
 - Heated with electric convection linked to solar
 - 1 Permeable surfaces under car park
 - 2 Surface water attenuation crates under yard
 - 3 Existing PV array relocated
 - 4 Additional PV array
 - 5 Rainwater harvesting for watering
 - 6 EV charging points
 - 7 Cycle storage
 - 8 Staff showers
 - 9 Enhanced biodiversity and habitat
 - 10 Biomass plant room

The re-use of historic buildings provides key challenges when looking to achieve a low operational carbon solution and therefore some systems would not be suitable for use in this context. The resulting proposed energy strategy would see a combined building-by-building approach, utilising multiple technologies which are suited to the construction and use of each building.

A combination of biomass, air source heat pump and PVs would be installed to power and heat the site. A large existing PV array will be relocated to the new maintenance building (approved under application PA23/01998). This existing array already powers other buildings within the Trewithen estate and excess is exported back to the grid. It is therefore proposed that the Home Farm site is also connected to this system in order to benefit from the existing array. There would be opportunity for additional PV panels on the south facing roof of the Old Dairy Café.

Generally, ASHPs would be utilised to heat the two new buildings, as these would have a significantly better thermal performance than the converted historic buildings. The form of heating system which operates at a lower output temperature and is suited to buildings that can accept underfloor heating and are well insulated.

Biomass boilers are proposed to heat the historic buildings. Thermal upgrades to these buildings are possible, and where appropriate, are proposed across the site. However the need to maintain the historic character of these buildings means that these improvements will not achieve performance equivalent to a newly constructed building. Biomass is a technology which is already successfully used across the site and produces the higher output temperatures which will be required to heat these spaces. Waste timber and offcuts generated from the management of woodland across the estate is already turned into wood chips.

7.4 Sustainable Drainage & Flooding

The site is a brownfield site and is currently largely covered in hard-standing. There is little to no surface water drainage system in place and water generally follows the slope of the site, draining to ground and the surrounding small streams and gulleys.

A Drainage Strategy and Flood Risk Assessment has been prepared which describes a viable proposal for implementing a site wide sustainable drainage strategy.

7.5 Rainwater Harvesting

Roof collected rainwater will be collected and stored to be used for watering across the new garden. This will reduce the dependence on mains water during the summer.

7.6 Travel

The location of the Trewithen Estate means that cars are the primary means of travelling to the site for most staff and visitors. Whilst it is recognised that this will continue to be the case, the proposal seeks to retain or enhance existing means of sustainable transport. Features include:

- New coach drop-off bay and retaining existing coach parking
- Installation of EV charging points and infrastructure for future increased provision
- Public footpath providing access to the nearest bus stop will be retained
- Covered cycle storage will be provided for use by staff and visitors

A detailed Transport Statement and Travel Plan has been produced and is submitted as part of this application.

7.6 Trees and Habitats

The proposed scheme is as much a landscape project as it is architectural. Therefore, a thorough landscaping and arboricultural strategy has been developed both for the design of the new garden and the wider application site.

As a major application, a Biodiversity Net Gain calculation has been applied and 10% net gain achieved in principle across the site, as evidenced in the matrix and report produced and submitted as part of this application.

7.7 Ecology and Biodiversity Net Gain

Ecological enhancement and environmental protection are key values of the Trewithen Estate.

The landscaping design and site layout has been developed in consideration of the DEFRA Biodiversity Metric, in order to ensure that the biodiversity and habitats across the site are enhanced by the proposals. An ecological consultant has been involved in the design development of the proposals from the early stages.

The scheme achieves over a 10% increase in biodiversity on site, as evidenced in the BNG calculations and report prepared by Wheal Grey Ecology. The method statement set forward in their report would be adhered to over the following 30 years, implemented by the Estate's team and monitored by a registered ecologist.

7.8 Protected Species

Several protected species use the Home Farm site for roosting, foraging, nesting and breeding. It forms part of an important network of habitats across the estate and wider area.

A Preliminary Ecological Assessment of the site was carried out, and following this, further activity surveys completed during the 2023 survey window. The PEA and findings of the activity surveys are submitted with this application.

The mitigation work set out in the report produced by Wheal Grey will be adhered to and has been incorporated into the design of the proposals.

8. CONCLUSIONS

The proposals have been designed for clients who acknowledge the special historic and architectural context of the site and who wish to maintain and enhance these attributes whilst creating a new visitor facility that provides public access to this site,

The application has been developed with reference to national and local planning policy and with input from appropriate specialist consultants on matters including flooding, ecology and environment, heritage and landscape impacts.

The design is a balanced response between client requirements and the findings of the heritage and environmental studies, The proposed scale, character and materials have been carefully considered to remain sensitive and respectful to the character and history of the site,

The proposed development would result in numerous improvements and benefits:

- An improvement in the architectural quality and character of the site resulting in a positive change to landscape character.
- Reveal listed historic buildings and improve their legibility and setting.
- Provide the buildings with an ongoing purpose, thereby safeguarding their maintenance and preservation into the future.
- Provide public access to a group of historically significant buildings.
- Provide a new garden and facility for use by local people that also contributes to wider tourism offering of the area.
- Provide employment opportunities for local people, both in the construction and operation of the facility.
- Employ Low energy construction and clear sustainability strategies to create a more efficient building group.
- Improved privacy and setting for the Grade I listed house.
- Improved biodiversity through a variety of measures

APPENDIX I - CONSULTANT'S SUPPORTING DOCUMENTS

Trewithen Home Farm BS5837 Tree Survey Report and Constraints Analysis by Objective Trees

Trewithen Farm Archaeological Assessment by Charlie Johns

Home Farm Business Plan by Trewithen Estate Team

Phase 1 Preliminary Risk Assessment, Home Farm Trewithen by Ground Consultants Ltd

Flood Risk Assessment and Drainage Strategy Report J-3034-Rev.02 by EDS

Bat, Barn Owl and Nesting Bird Survey by Wheal Grey Ecology

Results of Bat Survey Work by Wheal Grey Ecology

Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNG) Report by Wheal Grey Ecology

Biodiversity Net Gain Matrix by Wheal Grey Ecology

Transport Statement by Jim Holt Ltd

Travel Plan by Jim Holt Ltd.

Trewithen Home Farm Landscape Statement by Cookson and Tickner

Structural Letter and drawings by Richard Holbrook Ltd

APPENDX III - SOURCES & BIBLIOGRAPHY

Fig 1 – Bing Maps [2023] *Satelite Aerial of the Trewithen Estate* [accessed online]

Fig 6 – The Great Gardens of Cornwall [2019] *The Gardens at Trewithen* [accessed online]

Fig 22 – Kane, N [2015] *Fisherman’s Hut by Naill McLaughlin* [accessed online]

Fig 23 – Cookson and Tickner [2022] *Concept Sketch*

Fig 25 – The Ethicurean [2023] *Greeted by the Gates* [accessed online]

Fig 27 – Alyn Griffiths [2014] *Hauser and Wirth* [accessed online]

<https://historicengland.org.uk/listing/the-list/list-entry/1141079?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1141104?section=official-list-entry>

Heritage Statement, application PA18/11755 https://planning.cornwall.gov.uk/onlineapplications/files/AD1B26ABCE36F074AC06D4663AEFFEEE/pdf/PA18_11755-HERITAGE_STATEMENT-4235557.pdf

Cookson and Tinker, Trewithen: A Conservation Statement, September 2018

Hosken, Philip M., The Oblivion of Trevithick (The Trevithick Society)

APPENDX IV - PLANNING POLICY & GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (updated 2019)

Cornwall Local Plan, Strategic Policies 2010 - 2030 (2016)

Cornwall Council: Climate Emergency Development Plan Document (2023)

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Historic England: The Maintenance and Repair of Traditional Farm Buildings, A Guide to Good Practice (2011)

Historic England: Adapting Traditional Farm Buildings (2017)

Conservation Principles, Policies and Guidance (2008)

APPENDIX V - PLANNING HISTORY

Planning Reference	Address	Date	Decision	Application Description
PA22/01590/ PREAPP		26/09/2022	NA	Pre-application for redevelopment
PA21/10475	Trewithen House Fal River A390 Grampound Grampound Road TR2 4DD	25/10/2021	Decided not to make a TPO (TCA apps)	Works to trees within conservation area
PA21/07746	Trewithen House Road From A390 To Junction At Kennelgate Bungalow Grampound Road TR2 4DD	29/07/2021	Approved with conditions	Listed building consent to refurbish gates
PA20/11226	Trewithen Gardens Grampound Road TR2 4DD	12/01/2021	Approved with conditions	Installation of sculpture
PA20/04448	Trewithen House Road From A390 To Junction At Kennelgate Bungalow Grampound Road TR2 4DD	01/06/2021	S52/S106 and discharge of condition apps	Discharge of conditions
PA20/01753	Trewithen House Road From A390 To Junction At Kennelgate Bungalow Grampound Road TR2 4DD	26/02/2020	Disch of cond not all conditions agreed	Submission of details in order to discharge condition 3 of listed building consent
PA19/10309	Trewithen House Grampound Road TR2 4DD	04/12/2019	Approved with conditions	Listed building consent for internal and external alterations
PA19/09404	Trewithen Gardens Grampound Road Truro Cornwall TR2 4DD	28/10/2019	Approved (Statutory/one condition only)	Creation of a viewing mound

PA19/01642	Trewithen House Grampound Road Truro Cornwall TR2 4DD	16/07/2019	NA	Pre application advice for the creation of viewing mound
PA18/11755	Trewithen House Road From A390 To Junction At Kennelgate Bungalow Grampound Road TR2 4DD	13/12/2018	Approved with conditions	Listed building consent for internal and external alterations
PA18/11754	Trewithen House Grampound Road Truro Cornwall TR2 4DD	13/12/2018	Approved with conditions	Internal and external alterations
PA18/02481/ PREAPP	Trewithen House Grampound Road Truro Cornwall TR2 4DD	20/09/2018	NA	Pre application advice for alteration, reordering and refurbishment
PA16/00612	Trewithen Estate Estate Office Trewithen Grampound Road Cornwall TR2 4DD	20/01/2016	Approved with conditions	Listed building consent for the Installation of a new single glazed window
PA14/08258	Trewithen House Grampound Road Truro TR2 4DD	29/08/2014	Approved with conditions	A Timber Clad Biomass Building to provide heating and hot water
PA14/08259	Trewithen House Grampound Road Truro TR2 4DD	29/08/2014	Approved with conditions	Listed Building Consent for A Timber Clad Biomass Building to provide heating and hot water
PA14/03378	Trewithen House Grampound Road Truro TR2 4DD	30/04/2014	Withdrawn	A timber clad biomass boiler building to provide heating and hot water
PP-00904109	Trewithen Estate Grampound Road Truro TR2 4DD	06/0/2010	Approved with conditions	Installation of new heating system, creation of draught lobby & installation of secondary window glazing
PP-00882680	Trewithen Gardens Trewithen Grampound Road Truro TR2 4DD	20/11/2009	Approved with conditions	Proposed toilet block
PP-00690127	Trewithen Estates Office Trewithen Estate Grampound Road Truro TR2 4DD	24/08/2009	Withdrawn	Install new heating system, creation of draft lobby, install secondary window glazing

CI/ LB23/1360/08/R	Trewithen House Trewithen Estate Grampound Road TR2 4DD	06/08/2008	Approved with conditions	Installation of new hot water cylinders and oil-fired boiler sites
CI/ PA23/2404/06/B	Teashop - Trewithen Gardens Grampound Road Truro TR2 4DD	21/12/2006	Approved with conditions	Proposed retail extension to existing teashop
CI/ LB23/0957/04/R	Trewithen Grampound Road Truro TR2 4DD	28/04/2004	Approved with conditions	Alterations to kitchen and utility room
CI/ PA23/0801/04/B	Trewithen Garden Trewithen Grampound Road	11/05/2004	Approved with conditions	Garden reception building, ticket office, shop, toilets & tea room
CI/ LB23/1662/03/R	Trewithen Cottage Trewithen Grampound Road	22/09/2003	Approved with condition	Internal alterations, demolition of lean-to greenhouse and erection of lean-to conservatory.
CI/PA23/1759/02/	Trewithen Gardens Trewithen Estate Grampound Road	14/10/2002	Approved with conditions	Erect 2 no viewing platforms "crows nests" set in the camelia, rhododendron & magnolia glade
CI/ PA23/0720/01/G	Trewithen Gardens Trewithen Estate Grampound Road Truro	04/06/2001	Approved with conditions	Erect viewing platforms
CI/ AD23/1101/99/S	Trewithen Estate Grampound Road Truro	29/07/1999	Approved with conditions	Erect signs at entrance
CI/ PA23/0519/97/S	Trewithen House Trewithen Estate Grampound Road Truro	30/04/1997	Approved with conditions	Extension to existing kitchen to form a dining bay area
CI/ PA23/0348/97/S	Trewithen Gardens Trewithen House Grampound Road Truro	18/03/1997	Approved with conditions	Demolition of ticket office & tearoom & erection of shop, ticket office, video room, tea room/ restaurant and wc block
CI/LB23/1540/9	Trewithen Grampound Road Truro	21/03/1995	Approved with condition	Construct doorway from house yard through to the walled garden
CI/PA23/1856/8	Trewithen Home Farm Grampound Road Truro	27/10/1989	Approved with conditions	Change of use of barn to craft workshop
		01/02/1947	Temporary Approval	Retention of two nurseries signs main & side entrance