

Le Page Architects

**Clifton Farmhouse,
Pentillie Estate Cornwall**

**Design and Access Statement
Heritage Statement**

October, 2023



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1.1 Introduction

The site address is Clifton Farmhouse, Pentillie Estate Cornwall, PL12 6QG.

The building is grade 2 listed and is located within an Area of Outstanding Natural Beauty.

Listed Building Consent is sought to upgrade the internal fabric as a whole and extend the Northern elevation at first floor to provide the accommodation needed for the new occupiers family.

This document sets out our understanding of the existing building and its context, along with Pre Application design proposals and a justification for the work ahead of a future Listed Building Application.

1.2 Listed Building Description

LANDULPH SX 46 SW 6/152 Clifton Farmhouse 23.1.68 II Farmhouse, now house. Probably early C18, with rear outshut of later C18 and C19, with few later alterations. Slatestone and granite rubble, with granite long and short quoins. Slurried scantle slate roof with ridge tiles, mostly hand-made crested ridge tiles; gable ends with gable end stacks with brick shafts. Plan Wide passage with stair to rear left; large kitchen to right and smaller parlour to left. The rear outshut has access through the kitchen, to a later C18 kitchen to rear right, and 2 unheated dairies to centre and rear left. Exterior: 2 storeys, nearly symmetrical 4-window front; first floor has 2 central 2-light 6-pane casements, to right and left a 3-light 6-pane casement, all with L hinges. Ground floor has 3-light 8-pane casement to right and left, with L hinges and segmental and slate hood on brackets; 2-light 8-pane casement with L hinges to right of door. Left end has blind wall, later rear outshut has blocked door with C20 window inserted. Right end has external stack; ground floor single storey rubble lean-to with corrugated iron roof, 2 doors to side and ventilation slit to rear; there is a straight joint in the masonry showing where this addition was made after the main rear outshut. The single storey outshut runs along the whole of the rear, with stack to the room to left, it forms a catslide scantle slate roof. From left, there is a 3-light C20 casement, stable door and 8-pane light under one timber lintel; 4-pane light with iron stanchions to the central dairy and stable door with timber lintel. Room to right has two 2-light casements. Interior: The entrance passage has a slate floor, straight stair with stick balusters to rear left. 4-panelled door

to parlour to left; this has a rebuilt end fireplace, C19 panelled cupboards to right and left and panelled shutters to the window. The kitchen has a slate floor, end fireplace with wide basket arch with stone voussoirs and keystone, oven to rear left. Panelled cupboard to right of fireplace. The back kitchen to rear right has a fireplace with C19 mantel and cloam oven, hooks in ceiling; service stair along the party wall to the front room. The central dairy has slate floor, C19 shelves on curved brackets. There are 2 further small rooms to rear left, both unheated, with slate floors, one with slate shelves. At first floor, there is a small central unheated room; The principal rooms to right and left, reached by a rear corridor, each have fireplace with C19 cast iron grate.

Listing NGR: SX4249664779

1.3 Site Context

The Cottage sits at the eastern perimeter of the Pentillie Estate at the end of a long access lane and occupies the land of the former Clifton Mansion. Less significant (and un listed) agricultural buildings sit south of the cottage and the house sits within reasonable sized domestic gardens which run down towards the River Tamar north of Clifton.

The house has mains water, but no mains electricity supply which is currently provided by a diesel generator. A private cess pit serves the foul drainage system.



Image 1. Side Elevation

1.3 Site Photographs



Image 2. Existing Catslide Roof North



Image 3. Front elevation South



Image 4. Rear Elevation North



Image 5. Side Elevation 2 East

1.3 Site Photographs



Image 6. Historic window depth change



Image 7. Historic fireplace



Image 8. Fireplace 2



Image 9. Fireplace 3

1.3 Site Photographs



Image 10. Historic fireplace 1



Image 11. Internal ground ceilings



Image 12. Internal 1



Image 13. southern slate floors

1.3 Site Photographs



Image 14. Southern slate floors. Fireplace SW Bedroom



Image 15. Internal 3



Image 16. Internal 4



Image 17. Internal 5



Image 18. Internal catslide roof



Image 19. Kitchen Stairs



Image 20. Kitchen Stairs 2

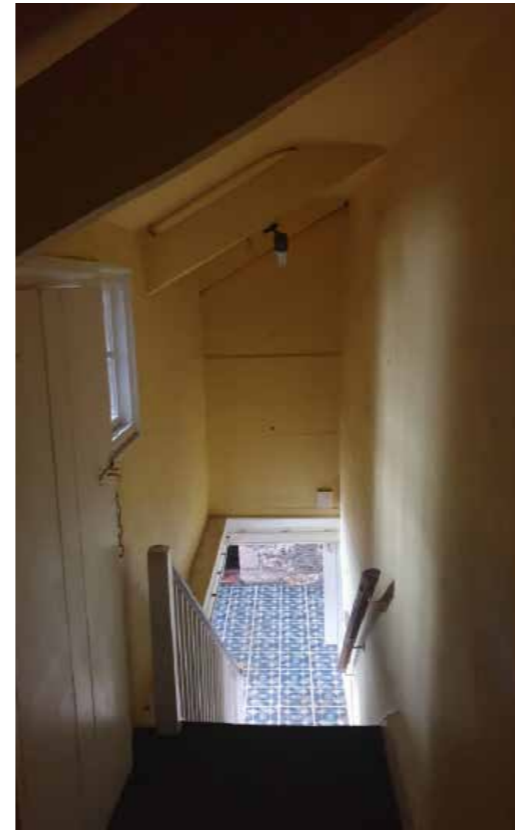


Image 21. Kitchen 3



Image 22. Internal ground ceilings



Image 23. Slate ground floor. Slate shelving- dairy

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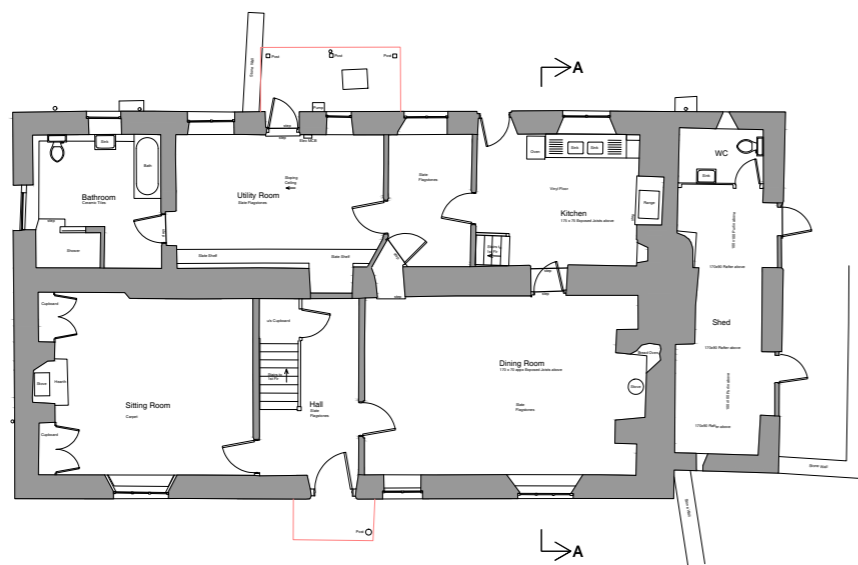
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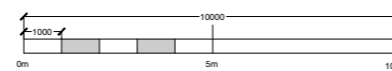
Notes
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01 Ground Floor Plan Existing
Scale 1:100



02 First Floor Plan Existing
Scale 1:100



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Client

Sammier Coryton

Project Name
Clifton Cottage, Pentille Estate Cornwall

Drawing

Existing

Planning (Pre Application stage)

Scale
1:100 @ A1

Drawn by Date
SCr May 23
Checked by Date

Project No. Drawing No. Revision

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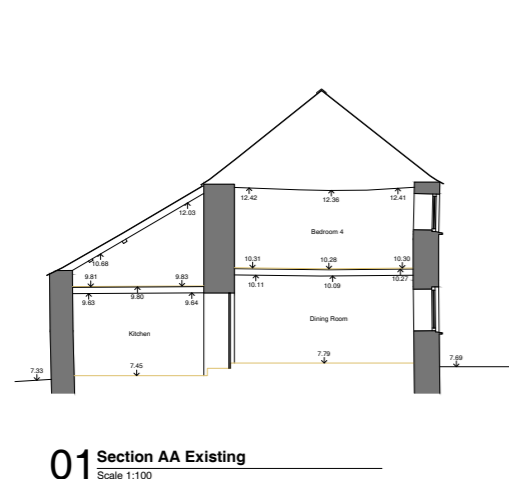
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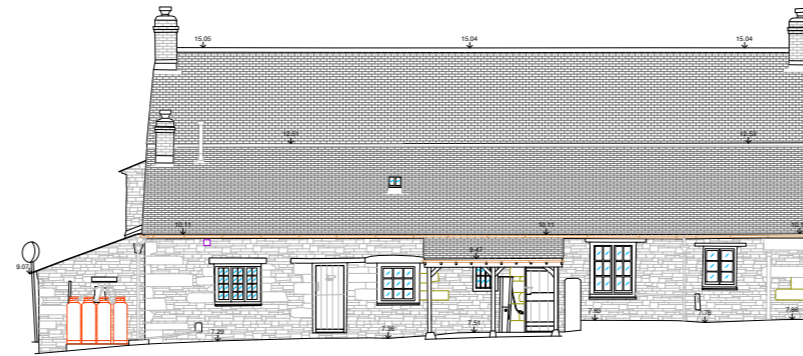
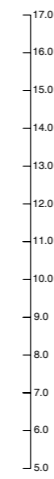
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Notes
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Scale 1:100



02 North Elevation Existing
Scale 1:100



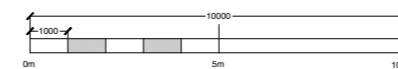
03 West Elevation Existing
Scale 1:100



04 South Elevation Existing
Scale 1:100



05 East Elevation Existing
Scale 1:100



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Existing

Planning (Pre Application stage)

Scale
1:100 @ A1

Drawn by Date
SCr May 23
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Project No. Drawing No Revision

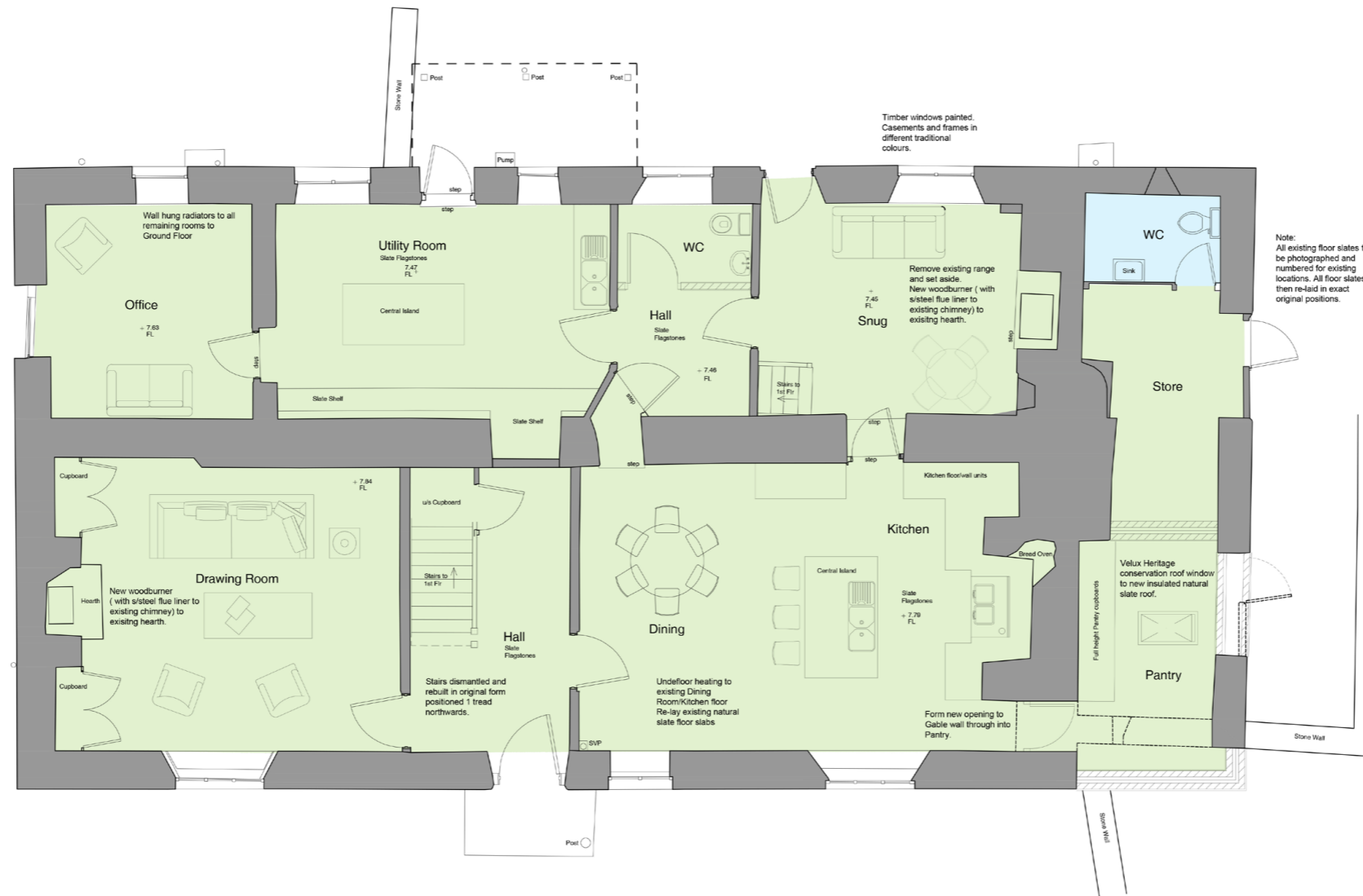
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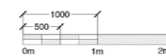
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01 Ground Floor Plan
Scale 1:50



Notes
Text

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Drawing
Proposed
Planning
Scale
1:100@ A1

Drawn by Date
SCR May 23
Checked by Date

Project No. Drawing No. Revision

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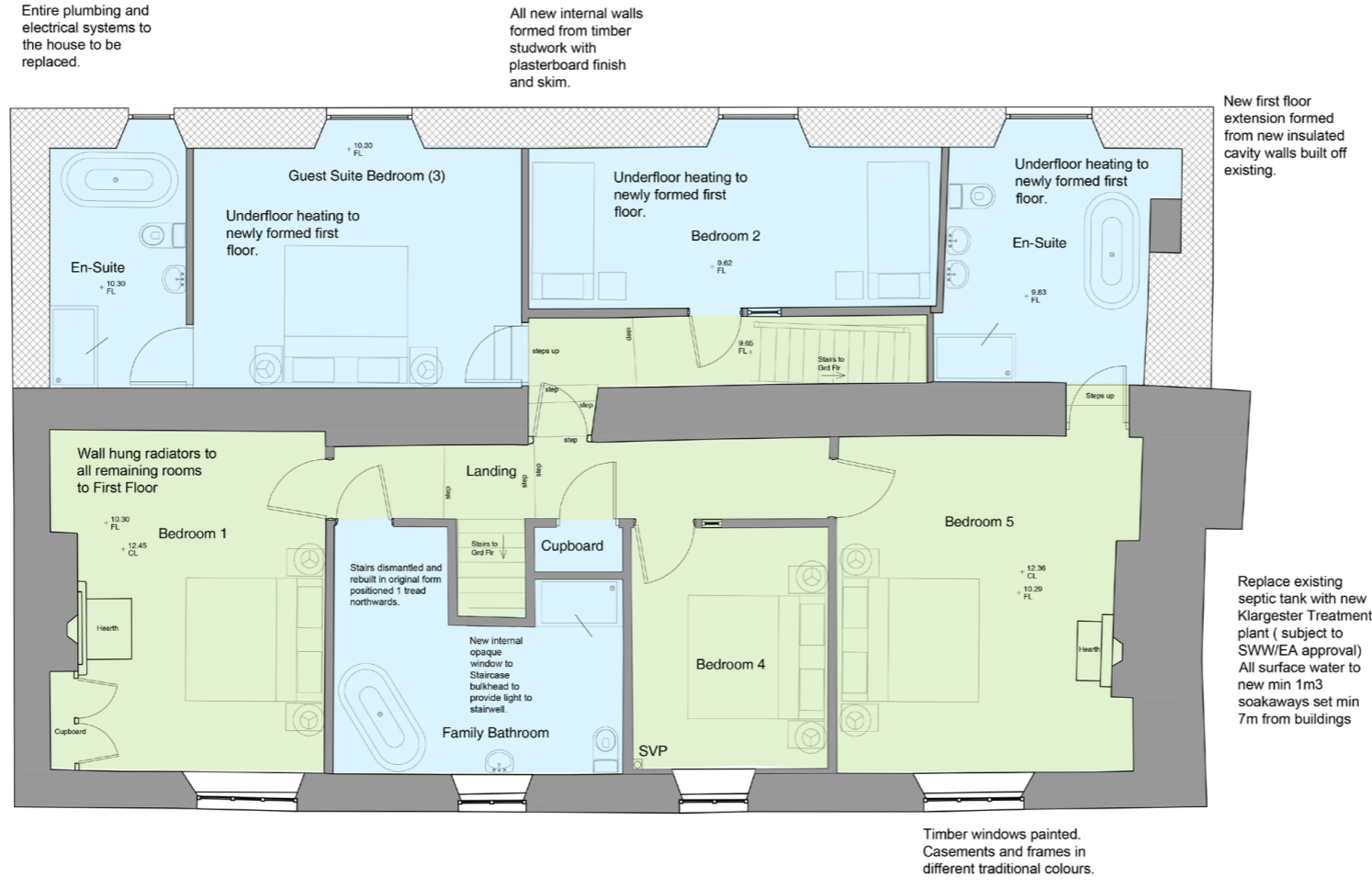
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01 First Floor Plan
Scale 1:50

Notes
Text

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Drawing
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Planning
Scale
1:100 @ A1

Drawn by: SCR
Date: May 23
Checked by: Date

Project No. Drawing No. Revision
SCORY AB02 B

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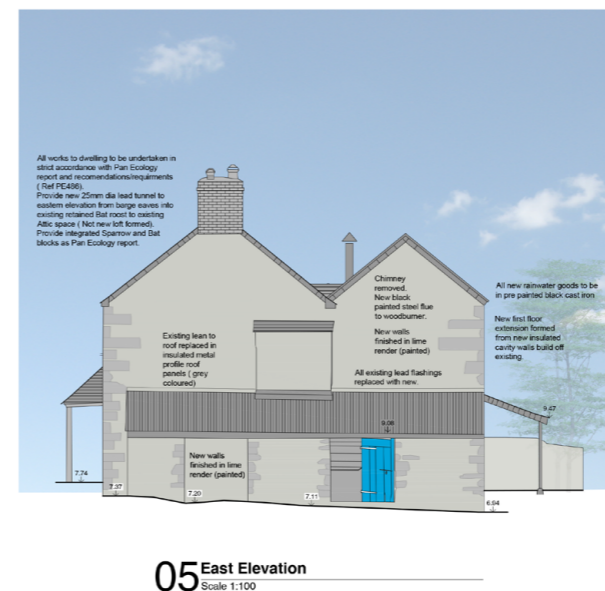
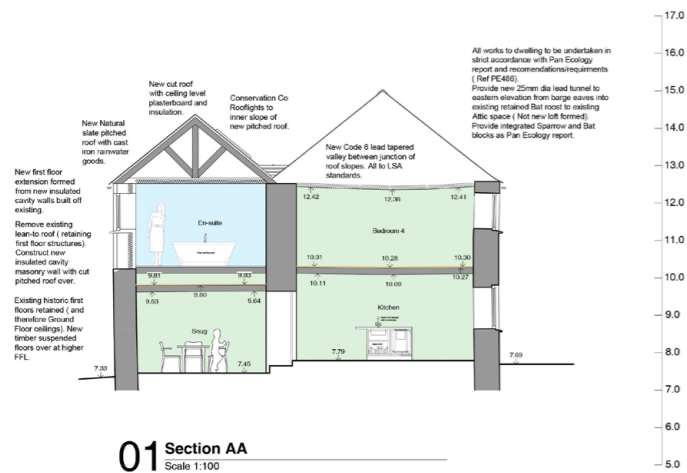
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Drawing
Proposed
Planning
Scale
1:100 @ A1

Drawn by
SCR
Checked by

Date
May 23
Date

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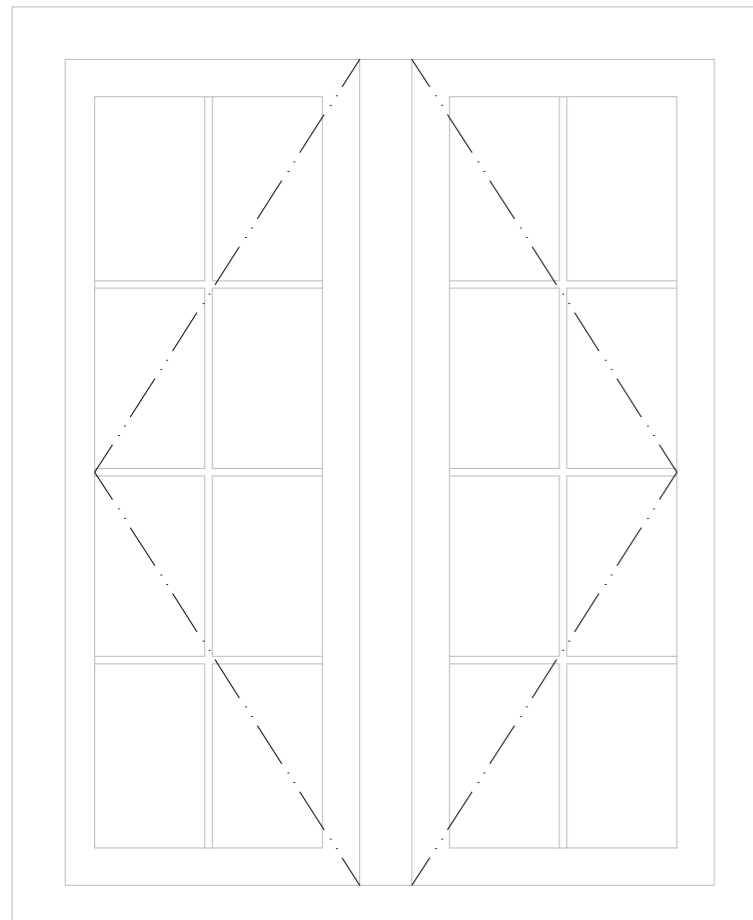
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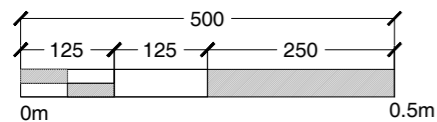
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Notes



01 Window Elevation
Scale 1:10



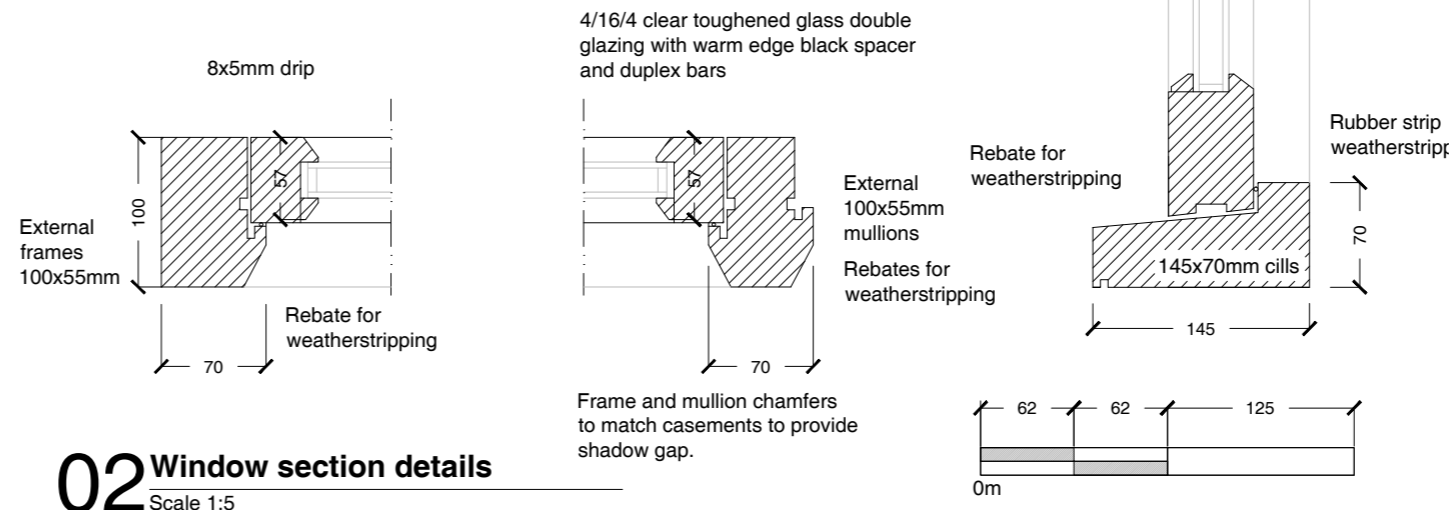
NOTES: Traditional style casement windows (to achieve U-value 1.4)

Windows to be manufactured from hardwood double glazed units on butt hinges with glazing bars in a matching style and proportion of the existing cottage.

All windows to be fully prepared and decorated in strict accordance with paint manufacturers data sheets.

All casements to be traditional flush fit to frames not stormproof design

Ironmongery to be traditional black cast iron with pear drop window stays and matching fasteners



02 Window section details
Scale 1:5

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Pentille Estate Cornwall

Drawing

Window details

Scale

1:10/5@ A3

Drawn by

SCr

Date

Oct 23

Checked by

Project No.

SCORY

Drawing No

AD01

Revision

Rev

3.1 Building History

The investigative history of the main Pentillie estate suggests there has been a dwelling at the site for a very long time. Many of the fireplaces, and windows came from a much larger house that was about 100 yards away.

Although the dwelling is very typically vernacular at its core, it has been the subject of many alterations over the years, including a Ground floor northern extension and alteration over and above the original very traditional layout form with a catslide slate roof over.

Several other smaller ground floor additions and alterations have occurred over time forming the overall present footprint to the Cottage.

3.2 Design Development

The focus of the proposals is to retain and respect the historic fabric and characteristic of the building envelope, whilst adapting the later Northern section to provide additional first floor Bedroom and Bathroom facilities for the applicants family.

Ground floor layout meets the needs of the clients brief due to the historic proportions of its rooms. There is a need to provide downstairs internal toilet facilities for its refurbishment as a modern home, but generally the ground floor is to remain as is.

The upper floor does not provide the accommodation needed, and so it is proposed to utilise the external wall envelope and extend the northern rooms vertically to provide additional Bedroom and Bathroom spaces.

The existing central southern room is to be retained but converted to provide a family Bathroom and Airing Cupboard, neither of which are currently present to the upper storey.

The Cottage suffers from lack of mains electricity so it is proposed to reverse this and bring to the house new modern power, heating and lighting (the historic gas lamp found in the current Kitchen is to remain). Including renewable energy sources (PV with batteries)

The client desires to retain all historic feature's and fabric wherever possible. Yet ensure the building incorporates sympathetic upgrading to future proof the fabric in terms of its energy performance.



Image 24. Slate shelves

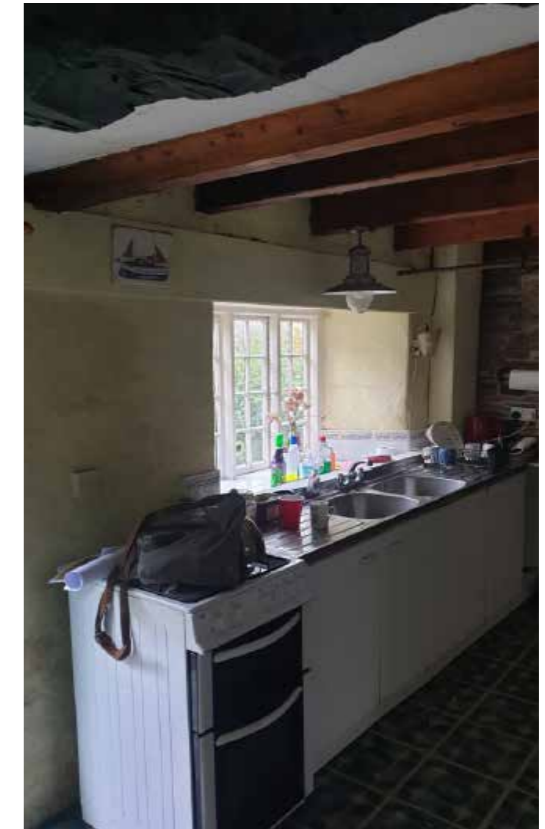


Image 25. Internal 2



Image 26. Typical window

3.3 Detailed Design

Externally the northern catslide roof is to be removed and the slates retained and re-used where possible to the new proposed pitched roof. The new northern accommodation is to be formed from new cavity insulated walls built off the retained lower walls with a new double sloped roof matching the existing in pitch, proposed in replace of the existing. The proportions allow the existing southern roof to still dominate the new, and the overall design offers a comfortable solution to the applicants needs for the Cottage.

The existing catslide roof was considered to calculate if rooms could be provided within its retained volumes, but as the existing layout, this is not feasible as headroom cannot be achieved. The eventual end design is inspired by similar solutions which have historically occurred to similar domestic buildings (many listed) in the South West.

To the new roof saved slates will be laid to the northern visible slope, with new Natural slates to the rear hidden south pitch. To this slope new conservation type rooflights will be incorporated to allow sunlight to flow into the accommodation below.

A new lead stepped valley would be constructed between the two roof structures.

There is a desire to reinstate the southern windows back to their original depths. Former scarring can be clearly seen to the south upper wall where previous larger windows sat. This will re-form previous fenestration, whilst offering more light into the rooms at the upper floor.

The internal changes propose minimal alteration to the historic layout, and all internal and external walls to the Ground floor are to be retained. Where temporary change is required to facilitate a new feature (e.g underfloor heating to the Ground floor sitting room and new kitchen and new snug rooms) , the existing floor slates will be removed and following incorporation of a new insulated , heated sub floor structures, will be re-laid.

Where southern ground floors may require damp proofing , again slates will be re-laid in original locations over the new damp membranes.

A new opening is proposed to the new Kitchen (and removal of a low level garden wall) to allow access to the lean-to. This will provide a larder to the Cottage, and although requires a new opening to the eastern wall, does so without alteration or change to the historic Fireplace (nor its bread oven). Modern cavity walls will form the new larder and the Lean-to is proposed to be -reroofed with insulated dark grey metal roofing profile. This will promote and maintain its current agricultural form and outlook.

The existing main staircase to the house is extremely steep with an awkward landing at the First floor corridor. It is proposed to carefully reposition the existing joinery to the staircase moving the entire footprint South one tread depth. This will allow the upper landing to be reduced to a single riser level change.

To the upper floor , again all existing room layouts are to remain , with only the southern central room being

adapted to provide a Family Bathroom and cupboard with new reversable timber studwork walls finished in plasterboard and thistle plaster skim.

The new northern upper section to be created is to be formed from a new timber floor at Bedroom 3 utilising estate wood sitting above the historic existing (which are to be retained), thereby providing suitable floor levels whilst maintaining the historic floor fabric (and therefore ceiling levels and finishes to the existing Ground Floor). The other Northern historic floors and boarding will remain insitu at current floor levels (i.e. Bedroom 2 and Main En-suite). Window proportions to the new northern bedrooms match those directly below, thereby bringing symmetry to the design.

External finish to the new walls will be a traditional NHL render incorporating local granite quoins to all openings.

All existing external walls are to be re-pointed in NHL /sand where required to maintain the integrity and increase the lifespan of the historic fabric. Internal historic plaster is to be retained and only if needed, made good with new weak mix HNL/sand plaster.

All existing joinery to door and window openings is to be retained. New joinery (windows) will match existing in profile, detail and dimensions. Both existing timber staircases will remain as will the historic slate shelving to the proposed Utility Room.

Rainwater goods where currently cast iron, where able, will be retained and made good. All redundant unsightly external satellite dishes, plumbing pipes and the like will be removed. The

cottage will incorporate new rainwater harvesting to aid reduction of carbon footprint to the site.

The proposals require the removal of the eastern Victorian chimney which is to be replaced with a black coloured flue serving the new wood burner below. This was considered the better design choice in this case as an extension of the brick chimney height to allow correct air flow to the stack would have looked out of proportion. A small thin steel flue provides a much more discrete resolution.

All existing historic fireplaces are to remain and be fitted with new wood burners, and the western two and Kitchen Aga will however all utilise the existing retained other chimneys .

New insulated internal dry lining to all internal walls will aid the overall energy upgrade to the cottage.

Applicant Personal Statement

Following the death of a long-term neighbour and tenant, the farmhouse at Clifton has come back in hand. While it is a beautiful house with mature gardens in a glorious riverside location, it's age, state of repair, and lack of modern amenities make it unlettable without significant investment.

The home that we currently live in, is lettable, and in order to fund the improvements to Clifton, and allow them to happen at a slower pace, we have decided to move to the house ourselves.

We are very excited about the

prospect of modernising the house and embracing modern insulation and environmental considerations, while also preserving the historical significance of the house and its listing. But we do also require a few alterations in keeping with modern busy lives - adding an upstairs bathroom, an en-suite to the master bedroom and a dedicated office space enabling us to work from home and the children to study effectively.

We are excited to embrace the garden space and outbuildings, reversing the dereliction of the last few years. With a growing family the space afforded by the gardens will be greatly appreciated by our boys and their friends.

It will be our pleasure to return the farmhouse to being a vibrant busy home -comfortable, energy efficient and preserved for future generations.

3.4 Heritage Statement and justification for the work

The Cottage is in need of modernisation and the proposals allow this whilst retaining the Historic fabric core and features of the original southern end of the footprint.

The former changes and alterations of the property allows consideration to (although retained at ground floor level) build up from the masonry to provide the new much needed additional living space, with the design offering a typical solution that can be found in many examples of similar properties in the region, and in particular in South East Cornwall.

The increase in window depths to their original proportions on the south elevation will have no negative impact on the asset. This is also true of the internal alterations where original fireplaces, ground and first floor structures and joinery all will remain.

The repositioning of the current historic staircase will not have any adverse affect on the Ground floor entrance hall or the Cottage in its entirety.



Image 27. Typical window 2



Image 28. Upper passageway

3.4 Conclusion

The proposals overall provide a sympathetic design that respects the historic fabric, maintaining the timeline of change to the Cottage, incorporating local materials and sensitive finishes/colours, whilst retaining the vernacular architecture of the property.

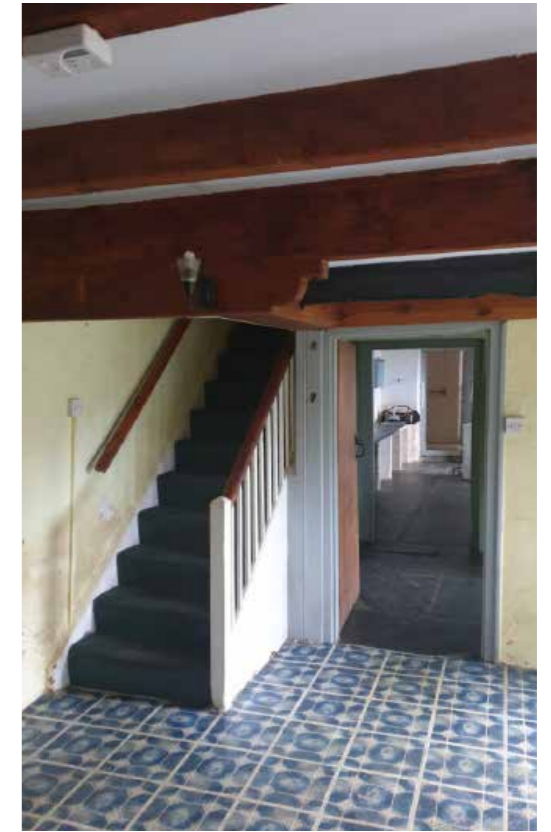


Image 29. Back stairs

