



ANTONYESTATE

Broomhill Cottage

Ferry Lane, Wilcove, Torpoint, PL11 2QZ

**Change of use from a tea room
to residential use**

Design and access statement

Heritage impact assessment

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1 Proposal

- 1.1 Broomhill Cottage is an attractive period property within the grounds of Antony Woodland Garden. The Woodland Garden in turn adjoins the formal garden and grounds of Antony House. Historically Broomhill Cottage was the gardener's cottage but was then let to residential tenants. In 2018 planning permission was granted for 'change of use of residential dwelling to gift shop and tea room incorporating admission ticket and education display room' (PA18/05006).
- 1.2 The Cottage has been used for this purpose since 2018. Although popular as a tea room and useful as the visitor entry point to Antony Woodland Garden, the venue has proved loss-making. The Woodland Garden is a charitable trust (Carew Pole Garden Trust, registered charity no 288964) and includes nationally important plant collections, as well as being a popular place for local people to enjoy. Its financial sustainability is challenging and it relies on the Cottage along with other sources of income in order to cover the costs of garden maintenance. Broomhill Cottage therefore needs to be a net contributor to enable the financial sustainability of the Woodland Garden.
- 1.3 Pictures are shown at Appendix 1.
- 1.4 **Proposed use:** It is proposed to revert the use of Broomhill Cottage to its previous use as residential. It will be let either for short term holiday lets or for longer term tenancies, both within Use Class C3.
- 1.5 **Design and scale:** There is no impact on design and scale.
- 1.6 **Appearance and Landscape impact:** The external appearance of the property will be unaltered.
- 1.7 **Access:** Access will be via Ferry Lane. There is existing parking at the rear of the property and in the roadside layby immediately adjoining, which is currently used by the tea room manager and the garden warden.
- 1.8 **Utilities:** There is existing mains gas, electricity and water. The septic tank serving the property currently is the same one as used when it was a dwelling five years ago and no change is required.
- 1.9 **Flood risk:** The property is within Flood Risk zone 1.
- 1.10 **Ecology:** The trigger table shows there is no need for an ecological survey.

- 1.11 **Green Infrastructure statement:** A green infrastructure form is included with the application. The change of use has no implications for the green infrastructure.

2 Heritage impact assessment

- 2.1 This heritage impact assessment is prepared by William Trinick BSc (Hons) MRICS who is a rural practice Chartered Surveyor and planning consultant. He has extensive experience of estates and listed buildings, including management of estates that include grade I, II* and II listed buildings and applications for listed building consent. He practices in Cornwall and is familiar with the local area.
- 2.2 This Assessment describes Broomhill Cottage, assesses its significance and the impact on that significance of the proposed development. It does so within the context of national and local planning policy and the guidance provided by Historic England, in particular *“Conservation Principles, Policies and Guidance for the sustainable management of the historic Environment” (April 2015)*.
- 2.3 **Legislation**
- 2.4 Para 190 of the NPPF says that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.5 Para 192 states, *“In determining applications, local planning authorities should take account of:*
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Broomhill Cottage

- 2.6 Broomhill Cottage lies within the Grade 2* listed Antony Park and Garden which in turn surrounds Antony House, which is about 400 metres away and is grade 1 listed. This is the current and historic home of the Carew Pole family who have been here since the fifteenth century. In 1961 Antony House and the immediately surrounding formal gardens were given to the National Trust and simultaneously leased back to the family as their home, whilst also being open to the public. The immediately adjoining informal woodland pleasure grounds, now

known as Antony Woodland Garden, were retained in the family's ownership and are also open to the public.

- 2.7 The gardens and pleasure grounds were originally laid out by Sir Humphrey Repton who produced one of his Red Books for Antony in 1792. The grounds have changed significantly since and in particular the Woodland Garden was developed during the twentieth century by the Carew Pole family, who continue to nurture and develop it to this day as a place of beauty and enjoyment for the public, as well as a nationally important plant collection.
- 2.8 Broomhill Cottage was listed as grade 2 in 2021. The Historic England listing is attached at Appendix 2.

Assessment of significance

- 2.9 Little is known about the construction of the Cottage. It is likely to date from the mid nineteenth century. The 1871 census records William Brackensall, a labourer, as residing in the 'Lodge in the Wood' and the 1894 survey shows the cottage with the footprint it has today, although with some extension and rebuilding being evident from the early to mid twentieth century.
- 2.10 Its historic interest is as part of the C19 development of the Antony estate, and a representation of the high-quality accommodation provided for workers. Architecturally, to quote the listing details, it is noted for 'its carefully-considered Picturesque Gothic composition using local red sandstone from the estate quarry; its historic plan form and being a set-piece of domestic architecture; and for the level of survival of internal fittings, particularly the joinery'.
- 2.11 Historically it was used as a gardener's cottage but more recently has been let as a dwelling and then five years ago because a tea room, gift shop and ticket sales point for Antony Woodland Garden.
- 2.12 The significance of the Cottage is moderate, but higher within the local context of the gardens and pleasure grounds of Antony House.

Assessment of the impact of the proposed development on the significance of the house

- 2.13 Broomhill Cottage was built as a dwelling and has remained so until five years ago when its current use commenced. Whilst that use is not in itself inappropriate, it is entirely fitting that it should resume residential use.
- 2.14 The only internal work involves reinstating a former bathroom in one of the current ground floor WC's using existing plumbing systems. As per the guidance provided in Historic England Guidance Note 16 (HEAG304), no works are proposed that affect the special interest of the building.
- 2.15 There is no therefore overall impact as a result of the development.

APPENDIX 1 - Photographs





Proposed dining room





Proposed sitting room



Proposed bedroom 1

APPENDIX 2 - Historic England listing

Broomhill Cottage

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1460435**

Date first listed: **26-May-2021**

List Entry Name: **Broomhill Cottage**

Location Description:

Statutory Address 1: **Antony Estate, Torpoint, Cornwall, PL11 2QA**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Antony Estate, Torpoint, Cornwall, PL11 2QA**

The building or site itself may lie within the boundary of more than one authority.

District: **Cornwall (Unitary Authority)**

Parish: **Antony**

National Grid Reference: **SX4162656690**

Summary

Estate cottage, probably built in the mid-C19, architect unknown.

Reasons for Designation

Broomhill Cottage, on the Antony estate, Cornwall is listed at Grade II, for the following principal reasons:

Architectural interest: * for its carefully-considered Picturesque Gothic composition using local red sandstone from the estate quarry; * it substantially retains its historic plan form and reads well as a set-piece of domestic architecture; * for the level of survival of internal fittings, particularly the joinery.

Historic interest: * as part of the C19 development of the Antony estate, and a representation of the high-quality accommodation provided for workers.

Group value: * within the Grade II* Registered landscape of Antony, and with the various listed buildings on the estate, including the Grade I listed Antony House.

History

The Carew family, originally from Pembrokeshire, acquired property at Antony through the marriage of Sir Nicholas Carew with Joan Courtenay in the early C15. The manor of East Antony was inherited in 1465 by Sir Nicholas' fourth son, Alexander. During the C16 the family held positions at Court and Sir Wymond Carew was Receiver-General to three of Henry VIII's queens. Richard Carew (1555-1620), an antiquary and scholar of considerable ability, published *The Survey of Cornwall* in 1602. After his death in 1620 the estate passed through the family with the baronetcy created in 1641. Sir William Carew (1689-1744) married Lady Anne Coventry, daughter and heiress of the fourth Earl of Coventry of Croome Court, Worcestershire, in 1714. Sir William began to

remodel the gardens at Antony and, following the death of the Earl in 1719, began to build the present house. The estate passed through the next generation and a line of cousins, both of which were without issue, and so in 1772 Antony devolved to Reginald Pole (1753-1835), a descendent through the female line of Sir John Carew, who adopted the name Pole-Carew. Reginald Pole-Carew made improvements to the estate and pleasure grounds, and in 1792 commissioned Humphry Repton (1752-1818) to produce a Red Book. Repton's proposals were partly implemented, while Pole-Carew continued to develop the estate according to his own plan up to his death in 1835. The house and gardens were inherited by William Henry Pole-Carew in 1852, who commissioned the architect William White to design a private chapel at Maryfield for the Antony estate: the Church of St Philip & St James (1864-71). Sir Reginald Pole-Carew inherited in 1888, and recreated parterres and a walled garden to the north of the house, perhaps to the design of H Inigo Triggs (1876-1923). The Carew Pole name was adopted by Reginald's son John, who inherited the estate and the baronetcy of Pole of Shute in 1924. Sir John and Lady Carew Pole developed the pleasure grounds at Antony, and in 1961 gave the house and 29 acres to the National Trust.

Little is known about the construction of Broomhill Cottage. However, a building with a cross-shaped footprint is shown in the position of the current cottage on the 1866 1:2500 Ordnance Survey (OS) map (surveyed in 1856). Additionally, the 1871 census records the estate-staff living in the grounds, including William Brackensall, a labourer, who was residing in the 'Lodge in the Wood'. The 1894 survey shows the cottage with the footprint it has today, with the west extension comprising two sections, probably a coal store and privies. The plan remains the same into the early C20, although by 1952 the west extension is offset to the north. The extension has since been rebuilt, aligned almost centrally on the west elevation. The cottage was not part of the 1961 gift to the National Trust. In 2018/19 it was converted to a tea room and gallery.

Details

Estate cottage, probably built in the mid-C19, architect unknown.

MATERIALS: constructed of red sandstone rubble from the Pole-Carew's quarry at Shevioc Wood, with ashlar dressings, and a Delabole slate roof. The rear extension is built from slatestone.

PLAN: cross-shaped in plan, orientated north-east to south-west, with a double-height bay on the south-east side, and C20 single-storey extension to the north-west.

EXTERIOR: Broomhill Cottage is located approximately 400m north-west of Antony House, and is positioned to the west of the main drive which connects the main house to the quay at Antony Passage on the River Lynher. It is set against the backdrop of Jupiter Plantation and the Forder Viaduct can also be seen to the north through the trees.

Principal views from the cottage look to the parkland and Antony House itself.

The cottage is two storeys (the upper mainly in the attic), of rubble-stone construction with ashlar quoins and dressings to the window and door surrounds, under a pitched slate roof with deep eaves and a stone axial stack. The principal elevation faces south-east and comprises three bays. The entrance bay on the left has a stilted pointed-head archway with ashlar dressings and a timber-panelled door. The slightly-offset gabled central bay has a canted bay-window with a slate hipped-roof and four casements divided by stone mullions on the ground floor, and above is a two-light window with hoodmould. There is a further two-light window with hoodmould at ground-floor level to the right-hand bay. The south-west elevation has further two-light windows with hoodmoulds at ground and first-floor level, whilst the north-east elevation has one to the first floor only. On each of these elevations the gable eaves are slightly swept with exposed purlins. On the rear of the cottage there is a single-storey lean-to extension, slightly offset, with C20 windows with faux-lattice glazing and a central doorway. There is a small rooflight on the roofslope to the cottage.

INTERIOR: the entrance door leads to a small hallway with the former pantry beyond; the hallway and pantry share a two-light window split by their dividing wall. There are meat hooks to the pantry ceiling and the hallway has a red and black quarry-tile floor. To the right of the entrance a triangular-arch doorway with vertical-boarded timber door leads to the former dining room which has a canted bay window with deep reveals and a slate flagstone floor. On the north wall is a Rayburn within an inglenook fireplace with a heavy timber lintel above, and to its right is a recessed cupboard fitted with glazed double-doors, above a separate fitted cupboard with matchboard-timber doors. To the left of the inglenook and adjacent to the door to the former lounge is a single, scrolled console bracket at high level. On the east side of the former dining room a further triangular-arch doorway leads to the rear extension. The staircase is located on the west wall of the former dining room, opposite which is a triangular-arch doorway with timber door to the former lounge. This has one window with deep canted reveals on the east side, and has a boarded floor. On the south side is a fireplace with a slate hearth and a heavily-moulded stone fire-surround with console brackets; it is fitted with a modern wood-burning stove. To its left is a further set of fitted cupboards, with glazed doors above and timber-matchboard below. Moulded timber picture rails, and plain skirting boards and architraves survive in the principal rooms. The extension to the rear comprises a small kitchen and WCs; all fixtures and finishes are late C20.

The staircase to the first floor has a plain timber handrail with no baluster, leading to a small landing where there is a stick baluster and newel. From the landing triangular-arch doorways with vertical-boarded timber doors lead to three former bedrooms (now used a cafe seating, a gallery and store); the stud-partition wall and doorway to the central bedroom may be a later addition. The northern space has a two-light window within a deep reveal on the north side and a fireplace with a cast-iron grate and slate hearth to the south, to the right of which is a recessed cupboard (no door). The central bedroom, within the projecting bay, has an identical fireplace on its

north side and a two-light window to the east. The southern bedroom has a fitted cupboard with full-height ledged timber door on the west side. The ceiling rafters in each of the spaces are exposed to the first purlin; the rafters are stop-chamfered. The rooms also have boarded floors throughout. The windows throughout the cottage are set within stone surrounds with stone mullions and have cast-iron lattice glazing bars; opening casements are cast-iron framed with wrought-iron catches.

Sources

Books and journals

Beacham, P, Pevsner, N, *The Buildings of England: Cornwall*, (2014), 98

Websites

Broomhill Cottage Tearoom, accessed 05/02/2021 from <https://www.antonywoodlandgarden.com/vintage-tea-room/> (<https://www.antonywoodlandgarden.com/vintage-tea-room/>)

Other

1871 Census return

Ordnance Survey, Cornwall (1866; surveyed 1856) (1:2500)

Ordnance Survey, Cornwall (1894; surveyed 1892) (1:2500)

Ordnance Survey, Cornwall (1907) (1:2500)

Ordnance Survey, Cornwall (1914) (1:2500)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 09-Nov-2023 at 15:46:47.

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