

Heritage Statement

Supporting an application for works to Ivydene, Harrowbarrow.

1 Introduction

This Heritage Statement is to support the application for an extension to the dwelling Ivydene in Harrowbarrow.

Ivydene is a Semi detached dwelling located in the village of Harrowbarrow, Callington, in East Cornwall. The existing cottage is believed to have been built in the 1800s and is understood to have had various uses in the past, including a shop and residence. Whilst a number of older properties within the village of Harrowbarrow are classic historic terraced miners cottages, there is no evidence that Ivydene and the attached cottage were built as miners cottages.

2 Site and context

Ivydene sits within the Tamar Valley World Heritage Site, there are no Heritage assets within a meaningful distance of the property on which the proposal would have any impact.

It is recognised that the village of Harrowbarrow is on the fringe of the designated World Heritage site and the village and surrounds have many mining heritage remains, though none of the scale or quality of areas such as Danescombe valley (approximately 1500m to south), Kit Hill and Hingston Down (approximately 1000m to north) or Morwellham, on the Devon bank of the Tamar approximately 5 km distant

In evaluating the potential impact of the proposed side extension to Ivydene on the World Heritage assets, the following visible mining heritage assets and features have been identified in or near Harrowbarrow:

Wheal Brothers:

The nearest historic mining asset is the former Wheal Brothers mine, approximately 700m distant to north west. This is a collection of the remains of flues and chimneys, spoil and coke heaps and extensive disturbed ground and small quarries.

Prince of Wales mine

An extensive area of buildings and spoil heaps approximately 800m to North East of Ivydene. The large site contains both mining engine houses and arsenic calcifiers and flues. The area is recognised as of significance within the Heritage area with visitor information boards and marked footpaths throughout the site

Silver Valley

An area approximately 800m west from Harrowbarrow, well known for a number of early historic silver and tin mines, fine and restored engine houses and large former mine buildings. Links to Wheal Brothers mine (above).

South Phoenix Mine:

Located West of Harrowbarrow, on the south slopes of Kit Hill with some restored surviving structures and landscape elements contribute to the understanding of the mining heritage in the area.

Morwellham Quay:

Situated around 3 miles southeast of Harrowbarrow, Morwellham Quay is an important heritage site and visitor attraction. It served as a major port and transportation hub during the mining era, showcasing the infrastructure and cultural significance of the mining industry.

Within the built village area of Harrowbarrow, which is of a typical rural linear pattern, including a small number of terraces, there are no significant buildings or assets of major historic or heritage value. This in contrast to a number of other villages within the Tamar Valley area – for example, Gunnislake, Calstock or Lower Metherell

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A further and most important aspect of historic heritage within this part of the Tamar Valley, the World Heritage designated area and in Harrowbarrow in particular is the internationally recognised preserved Mediaeval strip field pattern which surround particularly the west side of the linear village pattern. This overall represents a key part of the Landscape Value of the designated World Heritage area.

The proposal makes no impact on this most important aspect of the historic importance of the village setting.

Within the village area are a small number of buildings Listed Buildings, all Grade II

Harobeara Farm and Barn 25m east of Harobeara Farm - these are a small group of buildings, approximately 800m west from Ivydene, dating from late 16th, early 17th century isolated from the village but close to the Silver Valley area (above)

House adjoining Hazeldene - a small early 18th century 2 storey stone cottage, approx. 300m from Ivydene

Former Methodist chapel and Sunday school – approximately 300m north east from Ivydene, a typical village methodist chapel, converted to residential in late 20th century

In the light of the location of Ivydene within the built area of the village, the proposal has no physical, special or visual impact on any of the above Listed buildings.

3 Proposal

The proposal is to construct an extension to the south side of Ivydene, enlarging the footprint of an existing extension, both in essence building upon the footprint of the existing block built garage and a largely timber lean to conservatory, presently in very poor condition. The lean to is of rudimentary construction and, to the applicants knowledge, over 40 years old. The additional floor space with well designed but minimal additional area, will provide significant improvement to the existing living space which does not meet present standards in terms of square footage, quality or utility for use as a family home.

The design of the extension will be sympathetic to the character and architectural heritage of Ivydene and the surrounding area through the use of matching render material and colour, a natural timber main window and a rural effect standing seam roof.

Fig 1: Showing existing conservatory on side elevation.



4 Justification

The proposed extension seeks to make only a marginal increase in living space, but by skillful design, improve the property's function for modern living, meeting the needs of the occupants. It also provides for the long-term sustainability of Ivydene, ensuring the property remains in active, beneficial use.

As is clear from the above photograph, the building has been extended and altered at times in the past, probably to reflect differing requirements of occupants and their families, and also reflecting the historic use of the eastern (right hand side) part of the building as a village shop, and possibly also the village post office.

The grey coloured outline of the garage which will form the base of the extension is clear, as is the very minimal level of natural light available to the south aspect of the building – there are no windows at first floor level on this most important aspect for bringing natural light into the building, which suffers as a result with very poor dark amenities.

Alterations to this, and many historic buildings is organic and reflects changing needs and circumstances, in order to maintain the utility and the sustainability of the structure.

Benefits from such organic change over time include improving the property's residential amenity, supporting the local economy by using local construction services and materials, and ensuring the continued viability of these historic properties in Harrowbarrow.

The design has been carefully considered to minimize visual detriment or impact, and any loss in historic character will be mitigated by using sympathetic design principles and materials.

5 Impact

The proposed extension has been sensitively designed to minimise impact on the building's architectural integrity and the surrounding area's historic character. The extension will match the existing building in materials, form, and style, thereby preserving the original building's aesthetic unity.

Although the extension may alter Ivydene's historic character due to the slight increase in scale and alteration to profile, this is considered less than substantial in heritage terms. The original form and much of the building's setting will remain intact, and the proposed extension will be subservient to the main building, thus maintaining the original's primacy.

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values

From the table above Ivydene falls clearly into the LOW or NEGLIGIBLE significance category.

6 Conclusion:

Evaluating our application against the above criteria, Ivydene must be considered to be of LOW or NEGLIGIBLE significance, resulting in this proposal having no impact on the principal purpose and the significance of the area World Heritage designation.

There is no change or impact to other aspects of significance, such as its historical values and its setting.

Added to this the proposed development does not change the inherent character of Ivydene, its setting or impact on neighbouring properties. The applicant would wish to record that consultations have been carried out with all close by, neighbouring and potentially visually impacted properties owners and occupants and no objection or negative comment has been made whatsoever.

It is the applicants' view that the proposal would have little impact on the property's historic character, but will provide public benefits, namely securing the property's optimum viable use by ensuring the property's ongoing functionality and providing a sustainable future for Ivydene in the context of its contribution to the local character of Harrowbarrow.

For and on behalf of the applicants

Tristan and Sam Mallett