

SITE NAME Chy an Close, Holman Park, Camborne TR14 8FD

ADDRESS OF SITE (INCLUDING POSTCODE)

GRID REFERENCE 164803 , 040374

Heritage Statement and Impact Assessment

1. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

Information Classification: PUBLIC

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|---|---|
| 1. Scheduled Monument (SM) | |
| 2. World Heritage Site (WHS) | |
| 3. Listed Building (LB) | x |
| 4. Conservation Area (CA) | x |
| 5. Registered Park and Garden (RPG) | |
| 6. Historic Battlefield (HB) | |
| 7. Locally Listed Heritage Asset (LLHA) | |
| 8. Archaeological Notification Area (ANA) | |
| 9. Other Non-Designated Heritage Asset (including below ground archaeology) | |

2. Proposed Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Please list the works proposed including specific materials e.g. replacement single glazed timber windows, reroofing, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Chy an Coose is a bungalow adjacent to but not visible from Roswarne House, which is a Grade II* building. It stands in a conservation area. There are no changes to be made to the house or garden, with only a balanced frontage extension of 9 sq metres to the left, a levelling off of the front elevation, and a conservatory to the rear. It will remain a single family house. The existing house has Upvc windows and doors, and the 4 new windows will be sliding sashes of Upvc to the frontage of the house. There will be a timber door placed centrally in the new symmetrical elevation. The new walls will be of block with white painted render to match the existing. The new area of roof will be of concrete tiles to match the existing. The conservatory over the existing rear courtyard is of Upvc with dwarf block walls of rendered block construction.

Information Classification: PUBLIC

3. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes verbally with Ms Hannah England.

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Information Classification: PUBLIC

4. What is known about the affected heritage asset(s)

Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. Please add any research material as an appendix to this report.

With ownership of the grounds of Holman Park over the past 10 years I have made a detailed study of the whole. Chy an Coose dates from around 1960 and was built as a house for the manager of Rosewarne House, which was used as Scope Residential Home at the time. There are no alterations to be made to the house bar the improvement of the frontage and a conservatory to the rear.

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5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section

Chy-an-Coose is a single storey bungalow in Holman Park, adjacent to the west of but not visible from Roswarne House. Roswarne is a grade II* house located north of the town of Camborne in Cornwall. It was previously known as Gladys Holman House and Rosewarne House. The Regency frontage dates from 1810-1815, and the house has been the subject of repair since 2013. The whole of Holman Park extends to around 6 acres of land.

As the subject of comprehensive repair, as a Conservation Architect, I was responsible for the repair works, which cost in excess of £2.5M. The repairs were handled at great length by representatives from Historic England and Andrew Richards from the Council under Listed Building approval repair works. These are now complete and award-winning from the Cornish Buildings Group and the World Heritage Site. It was also shortlisted for an award by the Historic Houses Association, of which the house is now a member.

Chy-an-Coose itself was purchased mid 2013 to save it from undesirable development, and to return the acre of land in which it stood to Holman Park. Holman Park is now being restored and planting is being reinstated to make it into a special garden, woodland and parkland to fit the status of the whole.

The park once stretched to 21 acres rather than the 6 acres we have remaining. Although the surrounding houses have encroached, the area to the south and west is remarkably untouched and we intend for it to remain so.

While it is all important to the story of Camborne, the intention is to improve the appearance of the bungalow as it stands on the approach to the main house, from a 1960's house to a more symmetrical building, which will appear more fitting and suitable for Holman Park. By balancing the frontage and centralising the front door, we intend to make it look like a stable block. The stables were originally to the rear of Roswarne, now converted into cottages.

There are no changes to be made to much of the house or garden, with only a balanced frontage extension of 9 sq metres to the left, and a conservatory to the rear. It will remain a single family house. No changes are to be made to the roof, with the exception of a small area of matching tiles. No changes are to be made to the removal of waste from site, (drainage will remain the same), or to the paths or access. There is a large parking area beside the house and a double garage, which will also remain unchanged.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please identify and explain what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of

relationship between buildings and altering scale. (Please continue on separate sheet of paper if further space is required and attach as an appendix to this report).

Chy an Coose is an existing house which does not suit its setting in Holman next to Roswarne House. By changing the frontage we believe it will be a considerable improvement.

Information Classification: PUBLIC

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimized. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report.)

The proposal has been designed to conserve and enhance the significance of the appearance of the house in its setting.

Please see attached Heritage Impact Statement for Chy an Coose.

Contact Details:

Historic England: www.historicengland.org.uk

Local Planning Authority:

Cornwall Council: <https://www.cornwall.gov.uk/>

Cornwall Council Planning Pages: <https://www.cornwall.gov.uk/planning-and-building-control/>

Information Classification: PUBLIC