

CHY-AN-COOSE, HOLMAN PARK, CAMBORNE, CORNWALL TR14 8FD

Heritage Impact Statement

to accompany an application for Planning Consent for Minor Extension, New Conservatory to Rear and General Remodelling of the frontage of Chy-an-Coose

The House and Grounds

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.

Chy-an-Coose is set back from the road and only the front elevation is visible; by improving this we believe it will belong to the historic site.

We hope our plans meet with your approval.

Lesley Anne Price 7th November 2023