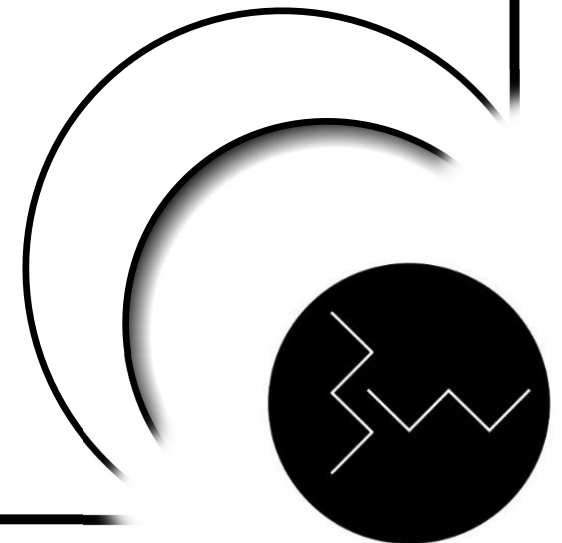


Design, Access & Heritage Statement

(Incorporating a Green Infrastructure Statement)

Shepherds House, Shepherds

Reconfiguration of storage room to create WC room.
Removal of existing oil-fired boiler and installation of new
external oil-fired boiler





Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Description of Development	3
4.0	Planning History	4
5.0	Planning Policy	5
6.0	Green Infrastructure Statement.....	7
7.0	Development Justification	8
8.0	Heritage Statement	9
9.0	Conclusion	11



1.0 Introduction

- 1.1 This Design, Access and Heritage Statement supports the submission of an application for listed building consent for the reconfiguration of a small storage room within Shepherds House to create a WC room. Also proposed is the removal of an oil-fired boiler from within the existing storage room and the installation of a new, external oil-fired boiler within a weather-proof cabinet.
- 1.2 This Statement has been prepared for Treseren Ltd, hereafter referred to as ‘the applicant’ and should be read in conjunction with the submitted plans, drawings and photographs.

2.0 Site Description

- 2.1 Shepherds House is a two storey residential dwelling in the hamlet of Shepherds, near St Newlyn East. It is a grade II listed building, list entry number 1141419. The portion of the dwelling with the most architectural and historical interest was constructed in the early 19th Century. The south and east elevations are finished with slate hanging and the north elevation is finished in white painted render. Shepherds House was extended to the west in the 1980s with a part two storey and part single storey extension, also finished externally in white painted render.
- 2.2 The north elevation – and the land adjacent to the north elevation – is less prominent and less visible than other parts of the dwelling; particularly the south and east elevations. The land serves as an area to support the running of the house, with an oil tank and gas bottles in the vicinity of the house, a drop-off / collection area close to the kitchen and the ad-hoc use of land for storage in association with the residential occupancy of the house and the running of the Treseren wedding business. As shown in the site photographs that are submitted as part of the application, the flue for the existing (internal) oil-fired boiler exits the building on the north elevation.
- 2.3 Shepherds House is outside of any landscape or environmental designations. It is not within a conservation area and not within the Cornish Mining World Heritage Site. The wider context is rural; a hamlet in a farming landscape.

Design, Access & Heritage Statement

Shepherds House



- 2.4 With reference to *Figure 2* on page 3 of this Statement, it is not clear what purpose the small storage room originally served, but over time it has seen changes including a concrete floor, the installation of an oil-fired boiler and pipework to serve the central heating system.

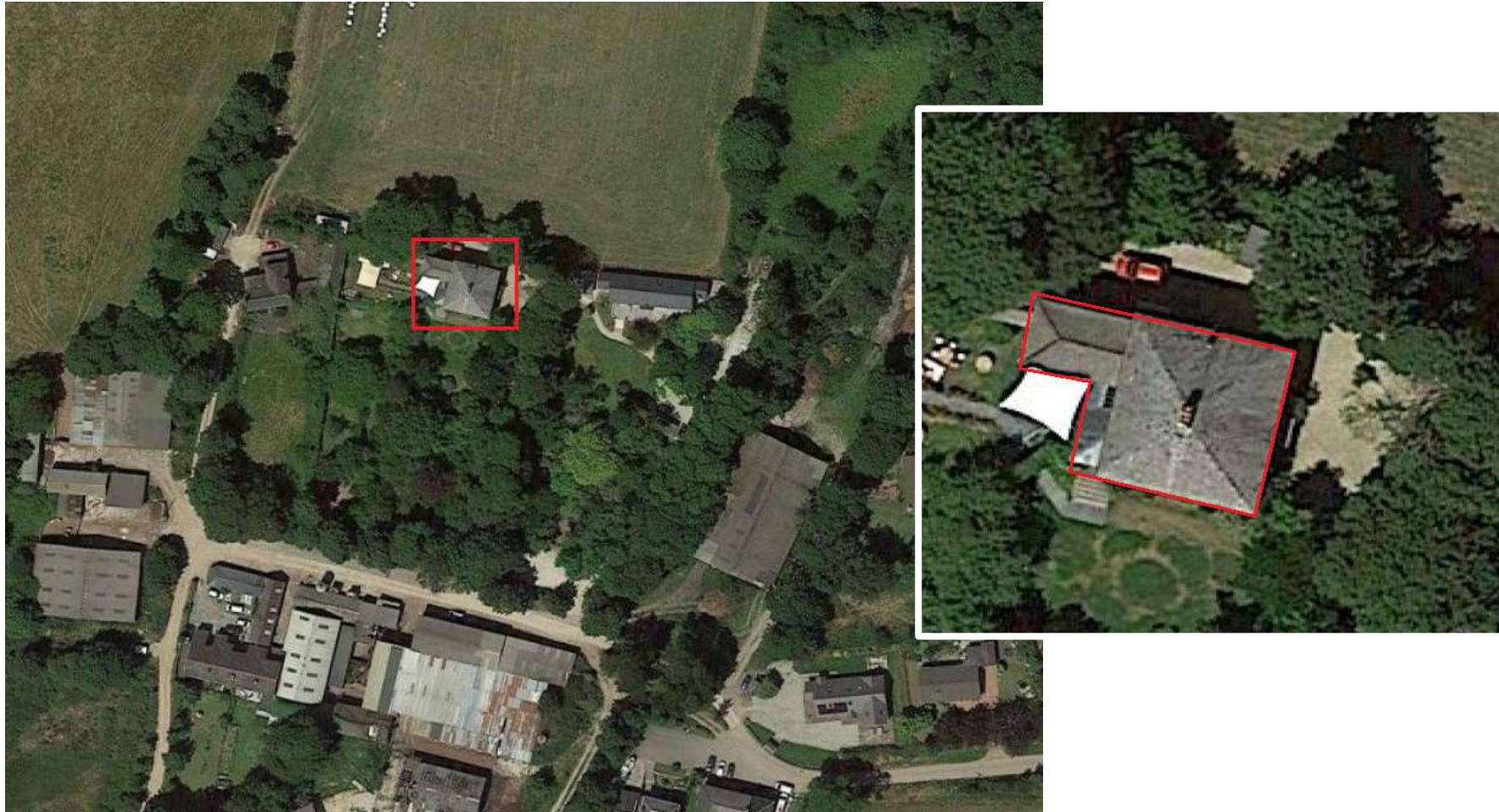


Figure 1: Aerial images indicating the location of Shepherds House relative to the hamlet of Shepherds (Google Maps 2023)



3.0 Description of Development

- 3.1 The proposed development consists of the reconfiguration of a storage room to create an accessible WC room. The existing storage room contains the central heating boiler that provides hot water to the radiators in Shepherds House; the intention is to remove the existing boiler and install a new, more efficient boiler in an external, weather-proof cabinet next to the north elevation.

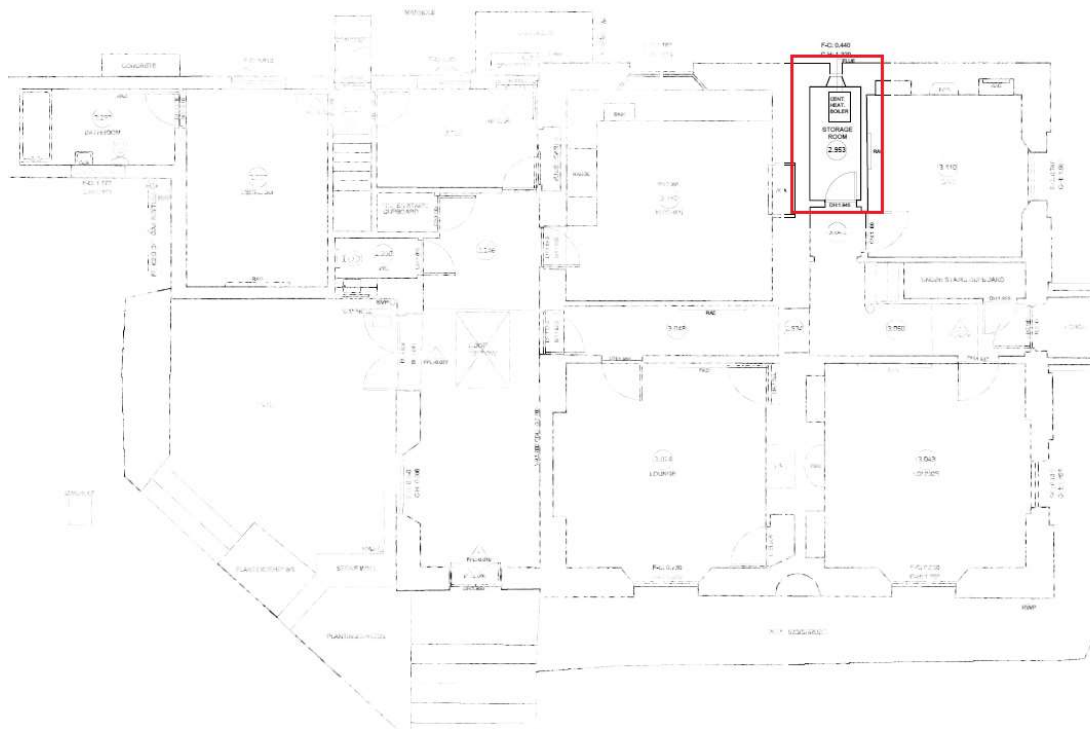


Figure 2: Identifying the storage room – at ground floor level – relevant to the listed building consent application.



- 3.2 The layout of the proposed WC room is simple, consisting of a WC and handwash basin, accessed via the existing doorway from the hall. The removal of the oil-fired boiler creates floor space for this intended use of the room.

4.0 Planning History

4.1 Cornwall Council's online planning register identifies the following planning history:

- PA19/09363 – Construction of a tree house (part retrospective) – Approved in December 2019
- PA17/01422 – Discharge of conditions 3, 4 and 5 in respect of PA14/03138 – Conditions discharged in April 2017
- PA14/03138 – Listed Building Consent for conversion of existing stone barn to form holiday accommodation and extension of barn to provide bat roost – Approved in July 2014
- PA14/03137 – Conversion of existing stone barn to form holiday accommodation and extension of barn to provide bat roost – Approved in July 2014
- PA13/09419 – Internal alterations to existing ground floor layout. Remove existing shower room enclosure and cold store to form new breakfast room. Install new French doors, install new roof light. Replace existing non-original floor finishes. Alterations to foul drainage. Create external terrace – Approved in November 2013
- C1/LB18/1875/08/B – Conversion of redundant stables to holiday let accommodation – Refused in December 2008
- C1/PA18/1637/08/B – Conversion of redundant stables to holiday let accommodation – Refused in December 2008
- C1/LB18/1453/08/R – Replacement and insertion of two doors on north elevation – Approved in November 2008
- C1/PA18/0669/08/R – Remove internal partitions. Erection of porch with verandah over – Refused in June 2008
- C1/PA18/2415/07/R – Erection of porch with verandah over, new bedroom window to first floor, removal of internal partitions – Refused in January 2008



5.0 Planning Policy

Development Plan

- 5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Material planning considerations can include other policy documents such as local planning guidance and national planning policy. Other material considerations include planning history, planning constraints and local circumstances, for example the specific benefits of bringing forward a development proposal.
- 5.2 In Cornwall the development plan consists of the Cornwall Local Plan, saved policies from the Local Plans of the former boroughs and districts, adopted neighbourhood development plans and development plan documents.

Cornwall Local Plan Strategic Policies 2010-2030

- 5.3 The policies in the Cornwall Local Plan (CLP) considered to be relevant to the proposed development are:
- Policy 1 – Presumption in favour of sustainable development
 - Policy 5 – Business and tourism
 - Policy 12 – Design
 - Policy 13 – Development standards
 - Policy 14 – Renewable and low carbon energy
 - Policy 16 – Health and wellbeing
 - Policy 21 – Best use of land and existing buildings
 - Policy 22 – European protected sites
 - Policy 23 – Natural environment



- Policy 24 – Historic environment
- Policy 27 – Transport and accessibility

Neighbourhood Planning

5.4 The St Newlyn East and Mitchell Neighbourhood Plan is currently at examination. Policies considered to be relevant to the proposed development are:

- Policy NEM1 – Protecting the Natural Environment
- Policy NEM4 – Sustainable Tourism Development
- Policy NEM7 – Local Heritage Assets
- Policy NEM9 – Sensitive Design and Development
- Policy NEM16 – Business Development

Climate Emergency Development Plan Document

5.5 The policies in the Climate Emergency DPD considered to be relevant to the proposed development are:

- Policy C1 – Climate Change Principles
- Policy SEC1 – Sustainable Energy and Construction

National Planning Policy Framework

5.6 The Framework, updated in December 2023, sets out the Government's planning policies for England and places a strong emphasis on achieving sustainable development. The following sections of the Framework are considered relevant:

- Section 1. Introduction



- Section 2. Achieving sustainable development
- Section 4. Decision-making
- Section 6. Building a strong, competitive economy
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed and beautiful places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

6.0 Green Infrastructure Statement

- 6.1 The main aim of this development is to add necessary infrastructure to an existing building, enhancing the functionality of the dwelling and the business it accommodates. The development location is considered to be sustainable, contributing to the use of an existing building.
- 6.2 Focusing specifically on the development that is proposed, there is little opportunity to incorporate green infrastructure other than the applicant's assertion that the use of a modern, energy-efficient heating system for the dwelling is intended to keep to a minimum the consumption of fossil fuels and minimise the production of CO2 emissions. The proposed new heating system will perform better – with a lesser environmental impact – than the existing, outdated system.



7.0 Development Justification

The need for another WC at ground floor level

- 7.1 Summer weddings run at the full capacity of 22 guests with outdoor ceremony location options, including a stretch tent covered area which is licensed by Cornwall Registration Service for ceremonies and where the Treseren business can host al fresco dining, providing a location for when the weather is inclement. However due to the fall in temperature and potential high winds, the stretch tent is not used for autumn / winter weddings, which need to be held inside. Because the only downstairs WC facility is accessed within the Wedding Room, which is also the dining space, the applicant cannot host to full capacity in the winter because wedding ceremony seating and the Registrar's table would block access to the only WC facility. Therefore, the applicant has to set a limit of 14 guests for indoor ceremonies in the winter months, cutting the capacity by almost one third. This means the business loses a lot of potential bookings; Treseren is turning away many bookings from couples that would like to book.
- 7.2 The only current downstairs WC available to guests is sited off directly off the Wedding Room which is used for ceremonies and dining, meaning; when larger groups are hosted the facility is obstructed by chairs / tables during two key times in the wedding day: ceremony and dining, rendering it inaccessible to all at these important parts of a wedding day. In addition, there is a lack of privacy at other times of the day for guests; the only WC facility for visitors is just off of the dining and ceremony space and a WC facility would be better suited to a different place on the ground floor.
- 7.3 The applicant's aim is to create a new WC in what is currently a storage cupboard in a different part of the dwelling; this would then derestrict the ceremony and dining space to host the 22 guest capacity and open up the business to more bookings throughout the year.

Replacing and relocating the oil-fired boiler

- 7.4 The existing oil-fired central heating boiler is many years old and the applicant is very much aware – because of the quantity of oil that the boiler burns – that a new, more economical and efficient system is required. Modern systems are far more efficient than their predecessors.



- 7.5 The applicant has considered environmentally sustainable technology such as an air source heat pump or a ground source heat pump, but the effectiveness of these systems relies on a highly insulated dwelling and radiators that do not need to be heated to a high temperature. The fact that Shepherds House is grade II listed – and has a character and charm that is a selling point as part of the Treseren wedding business – means that large, modern radiators in the various rooms within the dwelling are not going to be aesthetically pleasing and will not be sympathetic to the character and historic interest that the dwelling possesses. Because of the scale of Shepherds House, two if not three air source heat pumps would be required; likely to have a detrimental impact on the appearance of the elevation to which they are attached. Cost is also an important consideration, because the modern – more environmentally sustainable – technology required to heat Shepherds House is significantly more expensive than a modern oil-fired system, so much so that such an investment is not considered to be financially viable.
- 7.6 The applicant is of the opinion that relocating an oil-fired boiler outside improves fire safety and reduces the potential for carbon monoxide emissions within the dwelling. In the event of an oil leak or boiler breakdown, an oil spillage can be rectified outside and the oil odour would not be detrimental to the existing wedding business
- 7.7 A new boiler – in a weather-proof cabinet – would be situated very close to the existing storage room (proposed WC) to minimise changes to central heating pipework and thus minimise other disturbance to the fabric of the building.

8.0 Heritage Statement

- 8.1 Shepherds House is a grade II listed building, list entry number 1141419, listed in November 1988 for its special architectural and historic interest.
- 8.2 The information for Shepherds House, available on the Heritage Gateway website includes:

ST NEWLYN EAST SHEPHERDS SW 85 SW 4/53 Shepherds House

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Mine captain's house, 1817-18 for Sir Christopher Hawkins' manager, John Giddy, also superintendent of the smelting house. Cost £10.16s. Stone, slate hung externally, and slate roof. Plan. 3 x 2 bays, with central stair hall, dining room to left, drawing room to right of main east front. To rear, a lower C20 2-storey wing, returning along rear elevation as single storey lean-to. Two storeys. central square porch on Doric pilasters carrying painted stone cornice. Six panelled door, the upper panels glazed, and contemporary acanthus leaf iron knocker with brass plate. Windows either side of ground floor and to landing over hall set in arch recesses. Twelve paned sashes, the upper sash round headed with radial glazing bars. Outer windows of first floor 9-pane sashes. Panelled eaves on paired modillions. South (garden)front of 3 bays, the centre bay blind. North elevation rendered. Roof hipped to a central 6-flue stack. Interior: Room to left of hall has arched recesses and panelled shutters to splayed window reveals. (H.L.Douch. 'East Wheal Rose' (1964)

Listing NGR: SW8172654503

- 8.3 A scheduled monument - Multiple Enclosure Fort - is situated approximately 320 metres north west of Shepherds House.
- 8.4 The storage room is considered to be of relatively low significance; a small space which has been changed over the years, including a poor quality concrete floor and the installation of central heating pipework. As such the room would be receptive to a tiled floor and to appropriately specified sanitaryware; either a modern style to demonstrate that the repurposing of the room is a 21st Century change to the listed building; or a more traditional style to emulate the historic character and appearance of the dwelling.
- 8.5 With regard to the external boiler cabinet, the proposal strives to preserve the setting of the listed dwelling and to preserve the features of architectural significance of the original dwelling, siting the cabinet adjacent to the north elevation in a location that minimises disruption to other parts of the building. The scale of the boiler cabinet is proportionate to the purpose it serves – the system is built for purpose and is as compact as possible. The applicant maintains the view that the proposed development is a better alternative to the detrimental visual impact of air source heat pumps and – within the dwelling – the associated need to upgrade to large, modern radiators
- 8.6 Any 'harm' attributable to the appearance of the proposed boiler cabinet is to be weighed against the public benefits of enhancing a dwelling which serves as a successful business premises, hosting many weddings each year and thus making a significant contribution to the local



economy, including the local authority. The abovementioned environmental benefits also contribute to the justification for the relocation of this part of the heating system; the applicant's desire to reduce fossil fuel consumption and reduce carbon emissions is balanced against the need to preserve the special architectural and historic interest of Shepherds House.

Transport and accessibility

8.7 No changes are proposed to the existing access and parking arrangements at Shepherds House.

Drainage

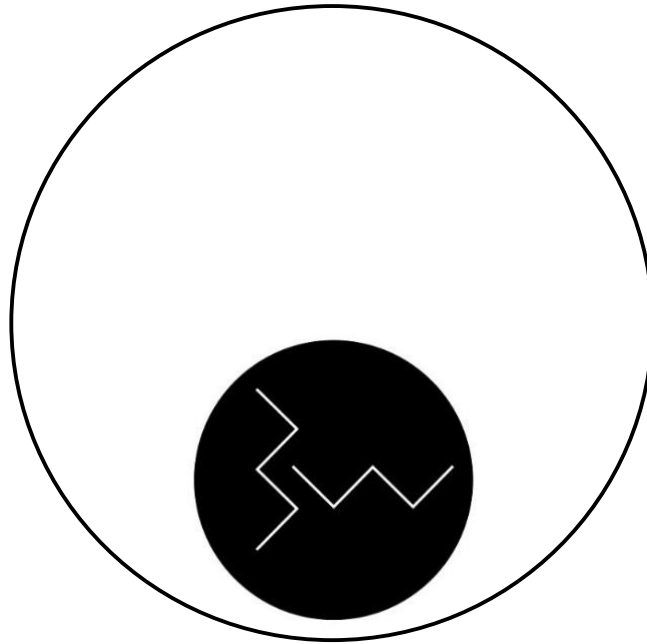
8.8 Foul drainage connects to a private system (septic tank).

9.0 Conclusion

9.1 Listed building consent is sought for the reconfiguration of a small storage room within Shepherds House to create a WC room. Also proposed is the removal of an oil-fired boiler from within the existing storage room and the installation of a new, external oil-fired boiler within a weather-proof cabinet.

9.2 This Statement is intended to demonstrate that there are sound environmental, economic and social benefits attributable to the development that is proposed; public benefits that outweigh any less than substantial harm. The creation of a new WC room and the modernisation of the heating system is aimed to enhance the running of the dwelling and the associated wedding business, yet in a way that respects the architectural and historic significance of the grade II listed building.

9.3 The local planning authority is strongly encouraged to grant listed building consent for the proposed development.



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