



Householder Planning & Listed Building Consent Application for
Conservation, Alteration & Extension to
Gardener's Cottage

at:

Tullimaar, Perranarworthal, Truro, TR3 7NT

{178163 , 038921}

DESIGN & ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT

v1.1 - November 2023

prepared by:

THE BAZELEY PARTNERSHIP

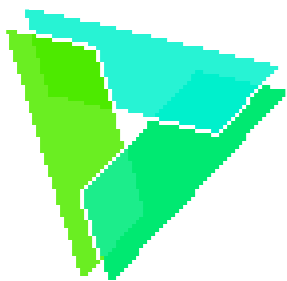
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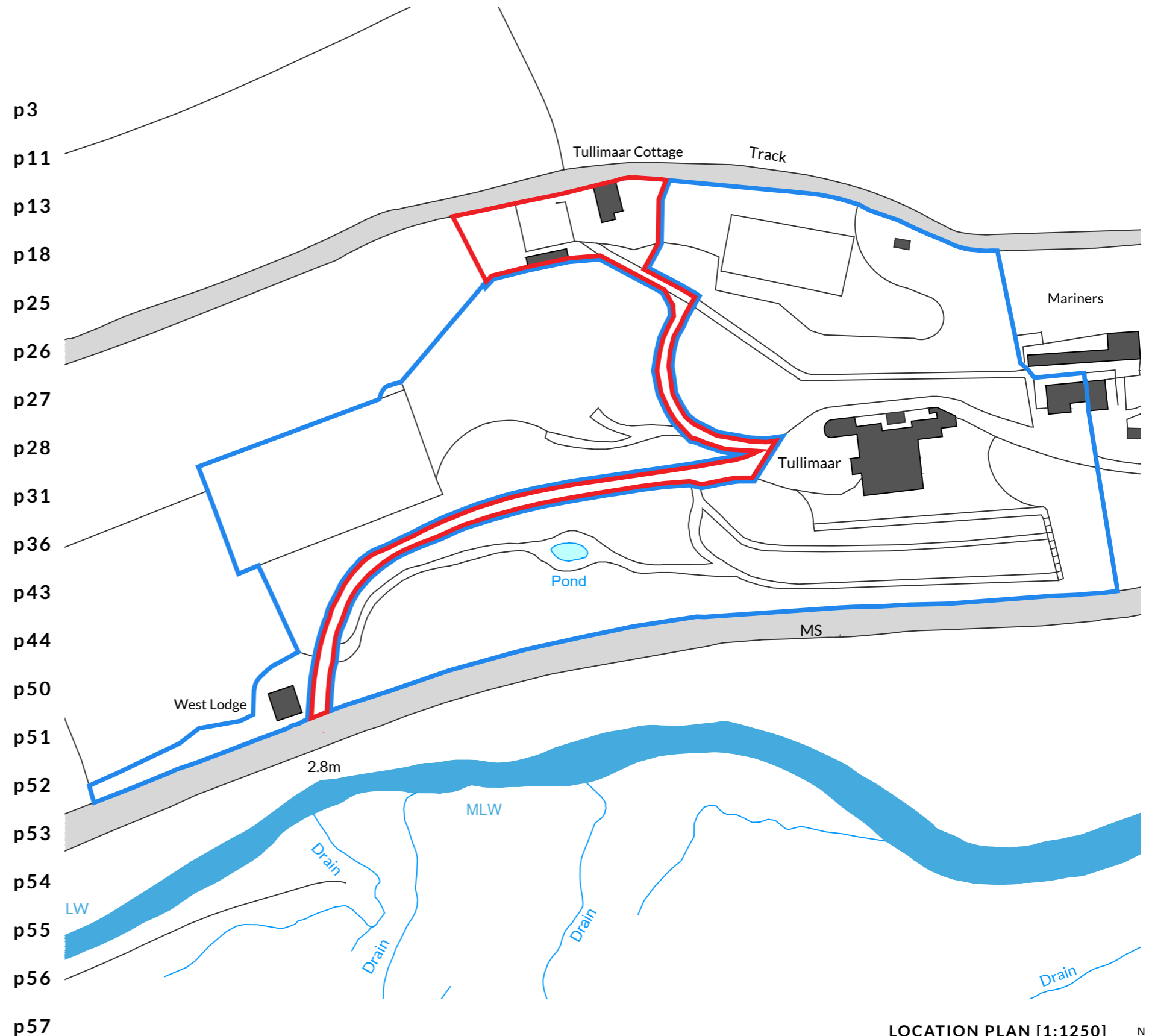
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LOCATION PLAN [1:1250]

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Land in ownership of the applicant forming this application

Land in ownership of the applicant not forming part of this application



Note - Gardener's Cottage referred to as 'Tullimaar Cottage' by Ordnance Survey



1.0 INTRODUCTION

1.1 AUTHORSHIP

This combined Design and Access Statement and Heritage Impact Assessment has been prepared by The Bazeley Partnership Chartered Architects and forms part of a Householder Planning and Listed Building Consent Application for the conservation, alteration and extension to the Gardener's Cottage, Tullimaar, Perranarworthal, at easting 178163 and northing 038921.

1.2 PURPOSE OF THIS DOCUMENT

This document has been prepared on behalf of the applicant to explain and illustrate the process of assessment and revision in the progression of the proposal. The Design and Access Statement explains how the Use, Amount, Layout, Scale, Massing, Appearance, Landscaping, Access and the immediate and wider contexts of the site have been assessed and evaluated, and describes how they have informed the development and represent best practice in the design of residential environments.

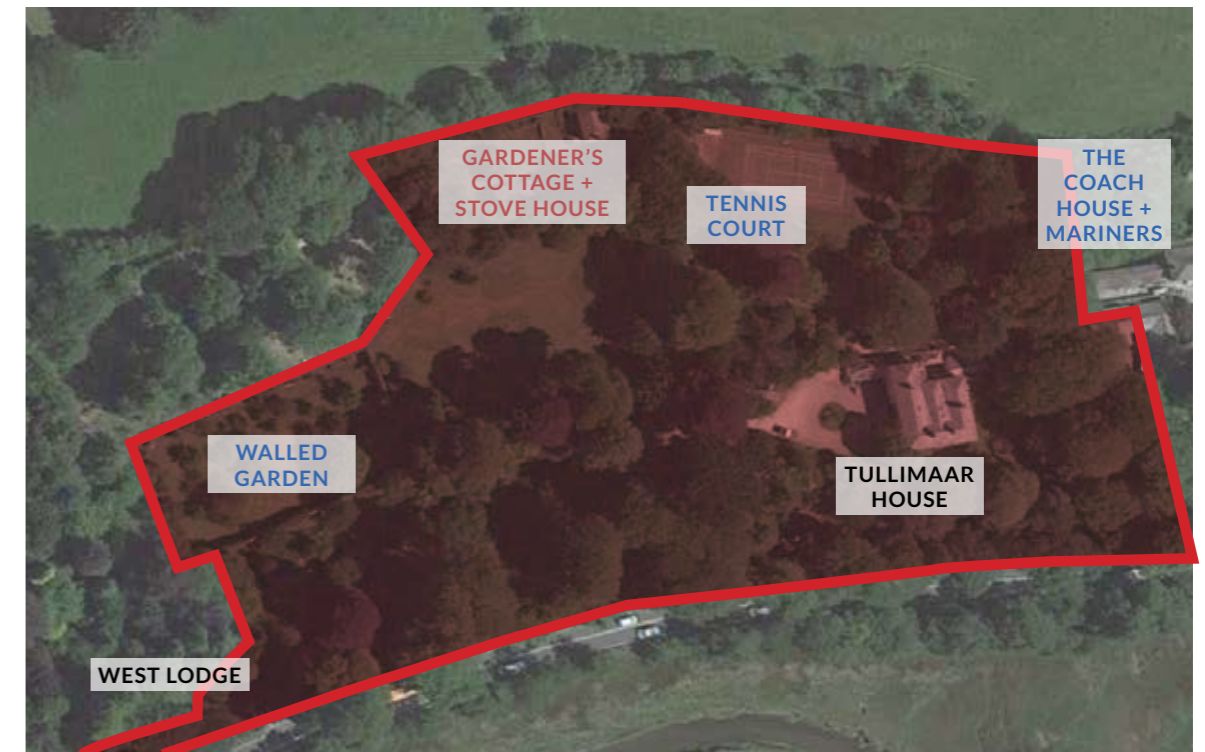
This document also identifies all heritage assets affected by the proposal, demonstrates how these areas of historic significance would be affected (whether positively or negatively) by the proposal, and what measures are proposed to be taken to mitigate any potential harm.

This Design and Access Statement and Heritage Impact Assessment is part of a suite of documents and drawings submitted by the Design Team and other Consultants in support of the Application, prepared to illustrate and explain the proposition.



SATELLITE IMAGE OF THE SITE & SURROUNDING AREA [NTS]

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SATELLITE IMAGE OF THE SITE & SURROUNDING AREA [NTS]

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1.3 PROPOSAL SITE

Located within the grounds of the Grade II* Listed *Tullimaar House*, to its north west, the *Gardener's Cottage* is a detached two bedroom stone built cottage, facing due west over a sunken lawn and vegetable garden.

The cottage is bounded to the north by a stone wall and farm access track defining the extent of *Tullimaar's* ownership, to the west and south by a further stone wall dividing the cottage from *Tullimaar's* formal gardens, and to the east by a row of mature trees and vegetation separating the cottage from log stores and a tennis court.

A detached timber garage and stone *Stove House* are located to the south east and south west of the *Gardener's Cottage* respectively.

Whilst they sit within the curtilage of the Grade II* Listed property, both the *Gardener's Store* and *Stove House* are not individually listed, and are located >75m from *Tullimaar House*, with no direct line of sight.

Note that this application relates to the conversion, alteration and extension of the *Gardener's Cottage* only.

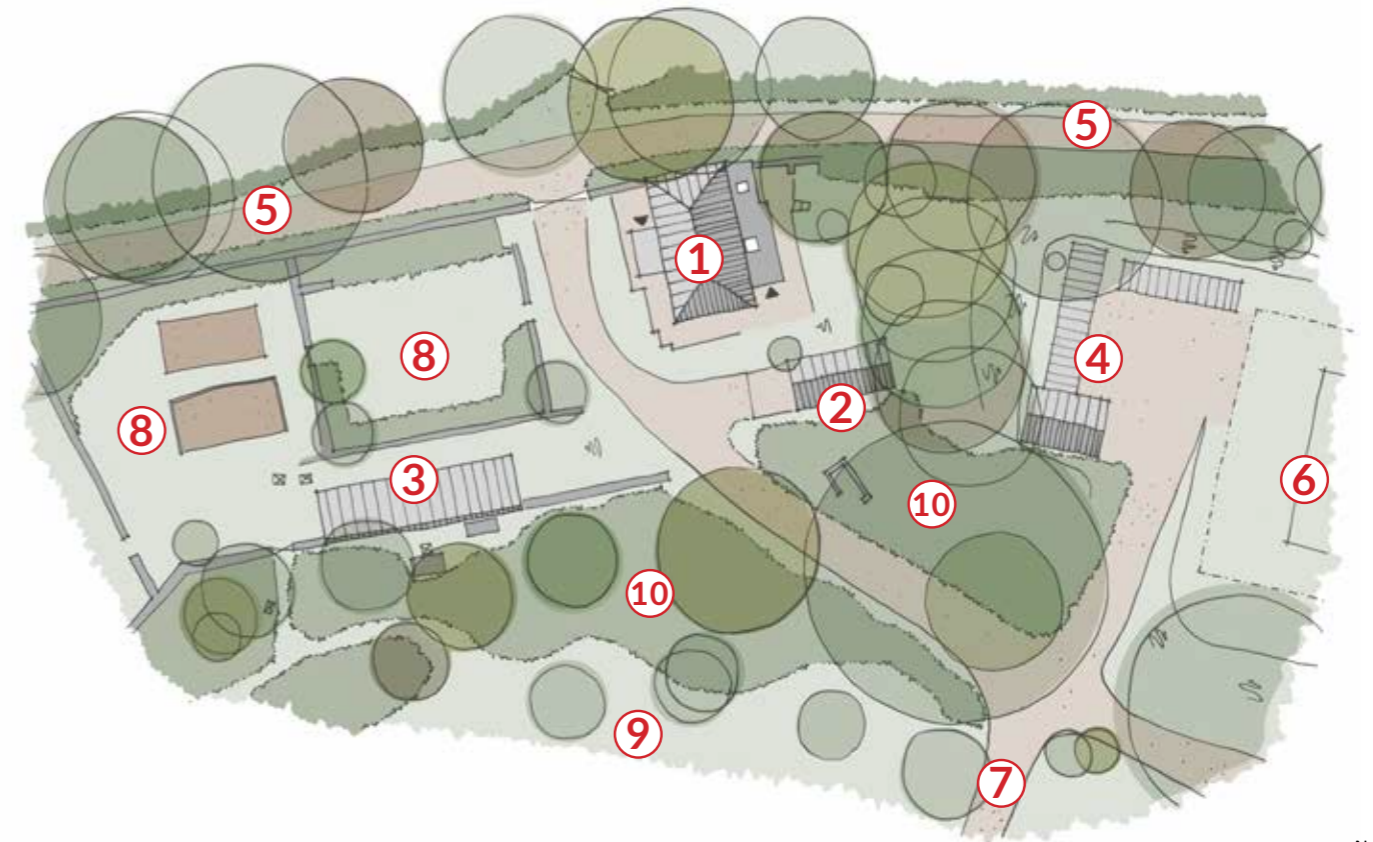


SATELLITE IMAGE OF THE SITE & SURROUNDING AREA [NTS]

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VIEW OF GARDENER'S COTTAGE FROM THE WEST



EXTRACT OF EXISTING SITE PLAN [NTS]



- 1- Gardener's Cottage
- 2 - Garage
- 3 - Stove House
- 4 -Log Stores
- 5 - Farm Track (not in applicant ownership)

- 6 - Tennis Court
- 7 - Driveway to Tullimaar House
- 8 - Sunken Lawn + Vegetable Garden
- 9 - Formal Garden
- 10 - Low-level vegetation





VIEW OF GARDENER'S COTTAGE WEST ELEVATION



VIEW OF GARDENER'S COTTAGE SOUTH ELEVATION
WITH TIMBER GARAGE TO SOUTH EAST



VIEW OF GARDENER'S COTTAGE EAST ELEVATION



VIEW OF GARDENER'S COTTAGE PART NORTH ELEVATION





VIEW OF GARDENER'S COTTAGE FROM THE FARM TRACK RUNNING NORTH OF THE PROPERTY



VIEW OF GARDENER'S COTTAGE PART NORTH ELEVATION AND ADJOINING BOUNDARY WALL

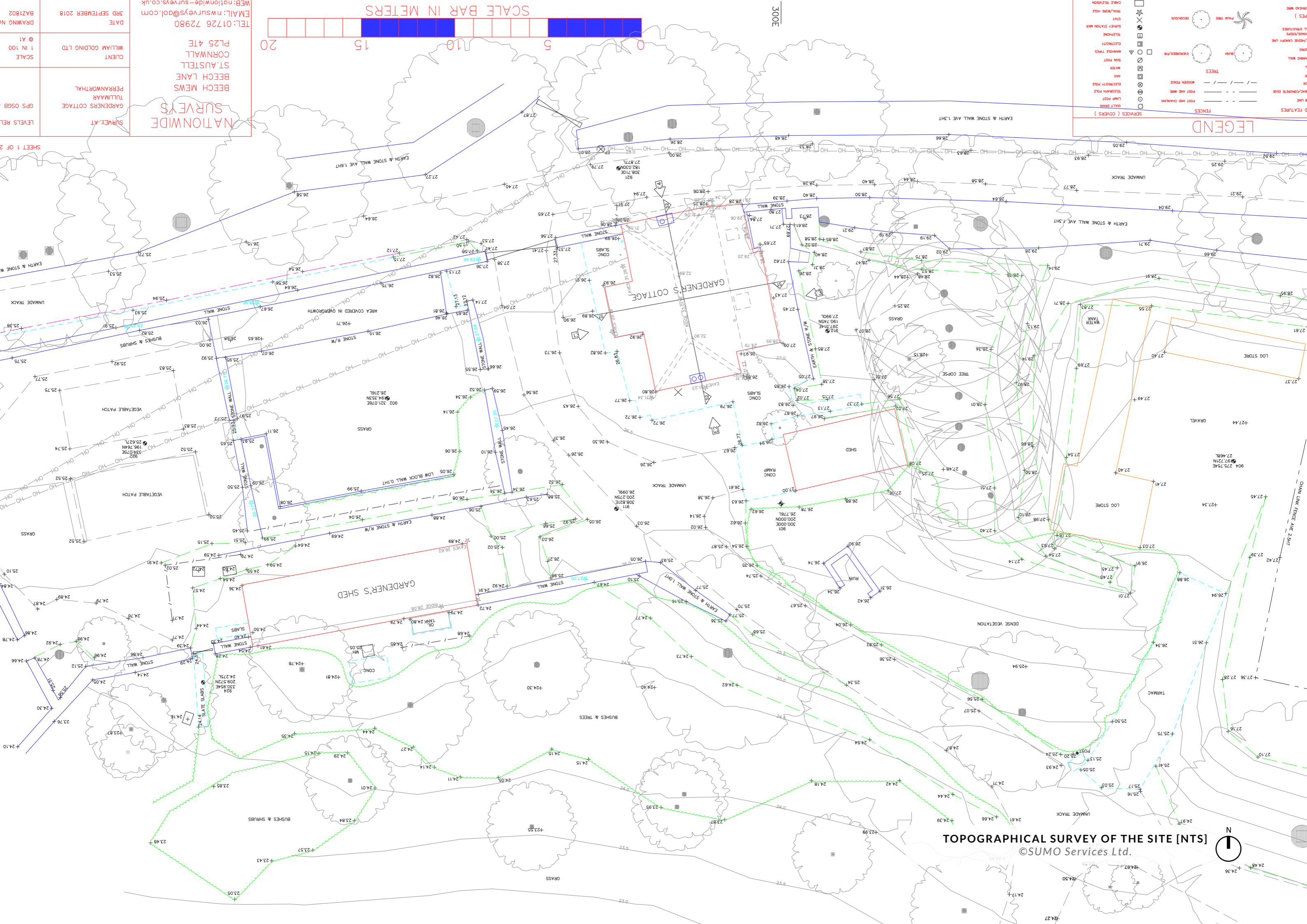


VIEW OF LAND TO EAST OF GARDENER'S COTTAGE - SITE OF PROPOSED EXTENSION



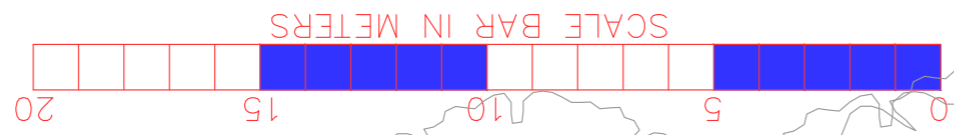
VIEW OF STOVE HOUSE FROM GARDENER'S COTTAGE





LEVELS REL	GPS 0508	GARDENERS COTTAGE	PERRANWORTHAL	SURVEY AT
SCALE	1 IN 100	WILLIAM GOLDING LTD	CLIENT	DATE
BAZ1802	01			3RD SEPTEMBER 2018

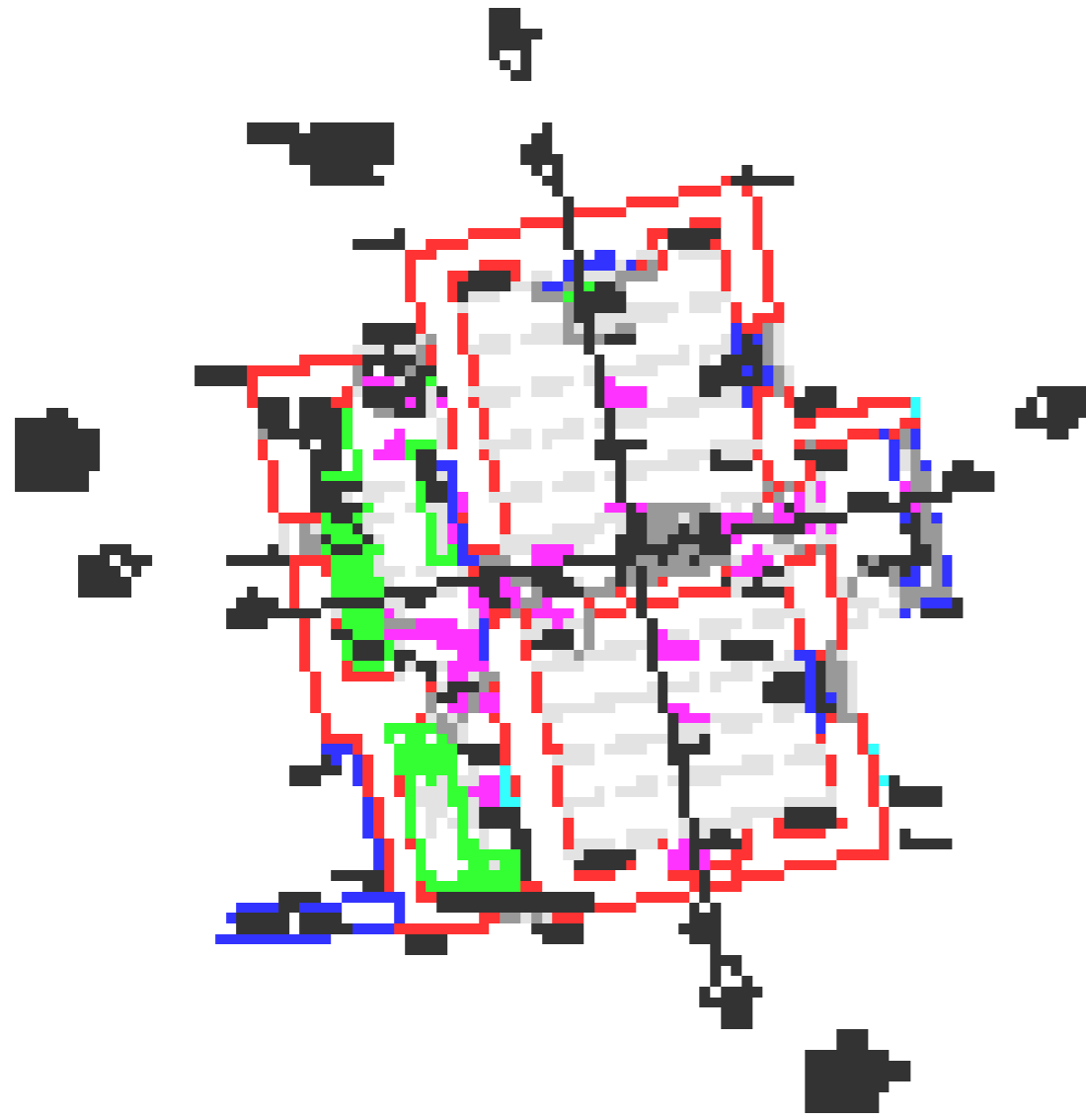
NATIONWIDE SURVEYS
 BEECH MEWS
 ST. AUSTELL
 CORNWALL
 PL25 4TE
 TEL: 01726 72980
 EMAIL: nwsurveys@nwsurveys.co.uk
 WEB: nationwide-surveys.co.uk



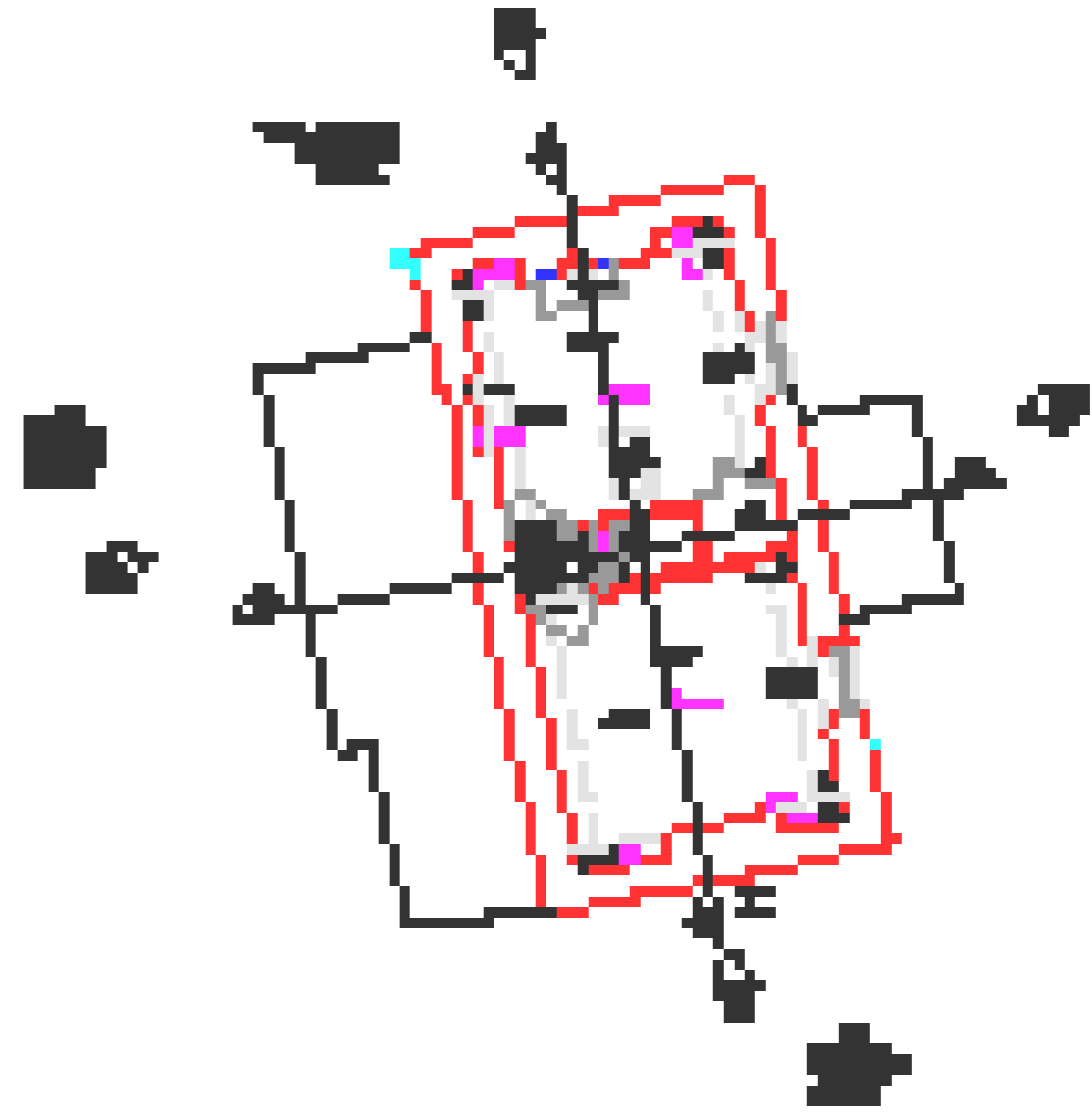
LEGEND	
[Symbol]	POST AND CHAINLINE
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[Symbol]	WATER
[Symbol]	SIGN POST
[Symbol]	MANHOLE TRAPS
[Symbol]	ELECTRICITY
[Symbol]	TELEPHONE
[Symbol]	SUNSET STATION MARK
[Symbol]	TRIAL/BORER HOLE
[Symbol]	CABLE TELEVISION

TOPOGRAPHICAL SURVEY OF THE SITE [NTS]
 ©SUMO Services Ltd.



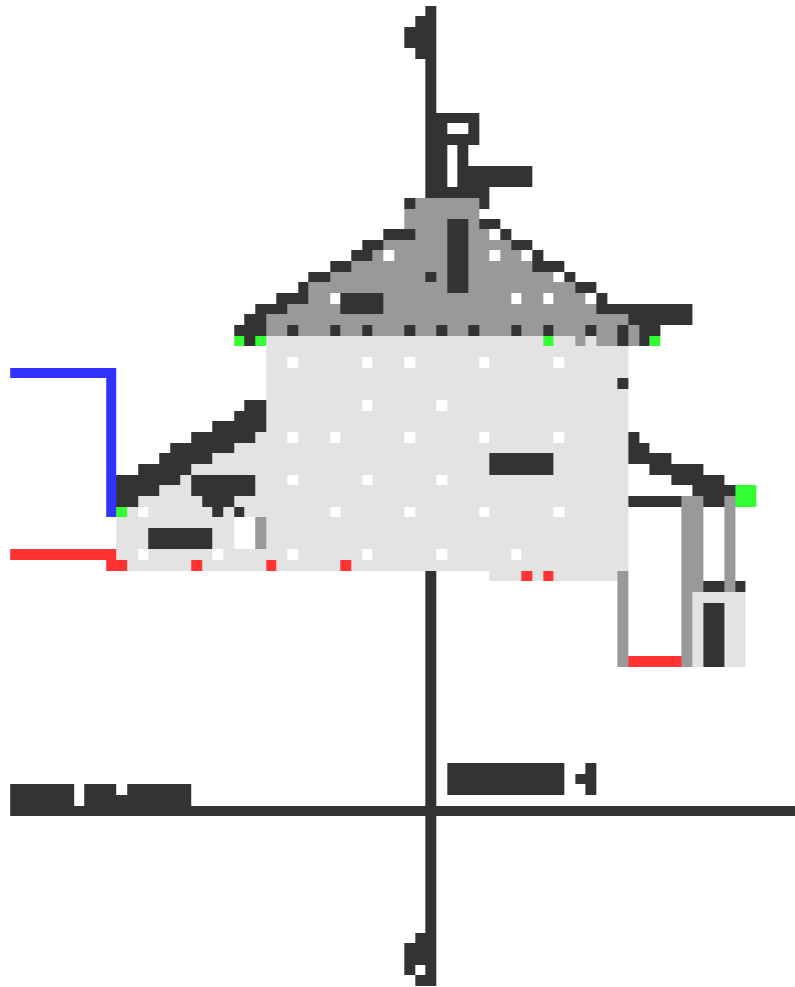


EXISTING GROUND FLOOR PLAN
MEASURED BUILDING SURVEY [1:100]
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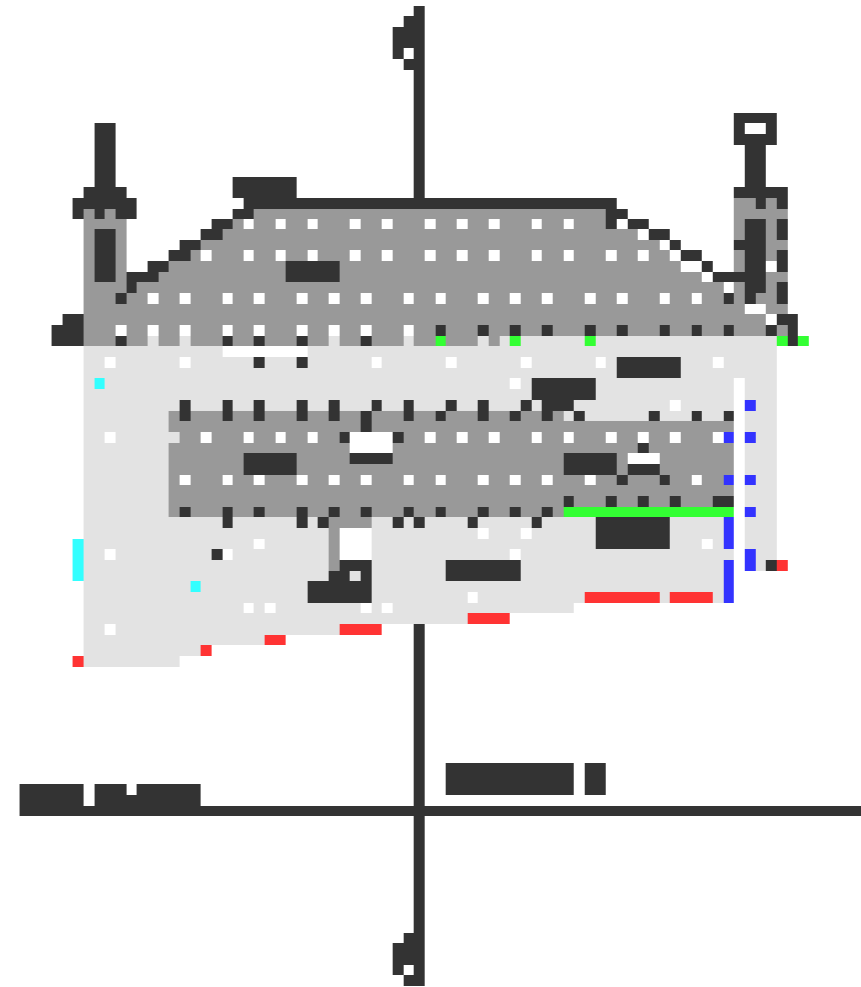


EXISTING FIRST FLOOR PLAN
MEASURED BUILDING SURVEY [1:100]
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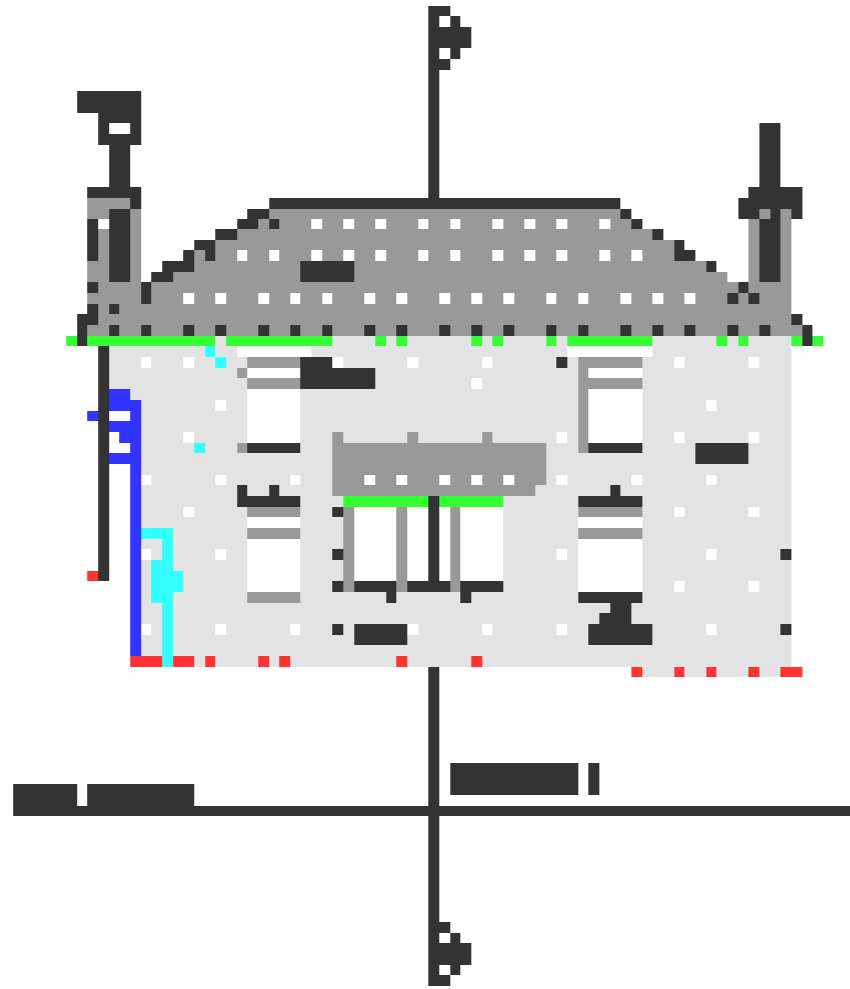




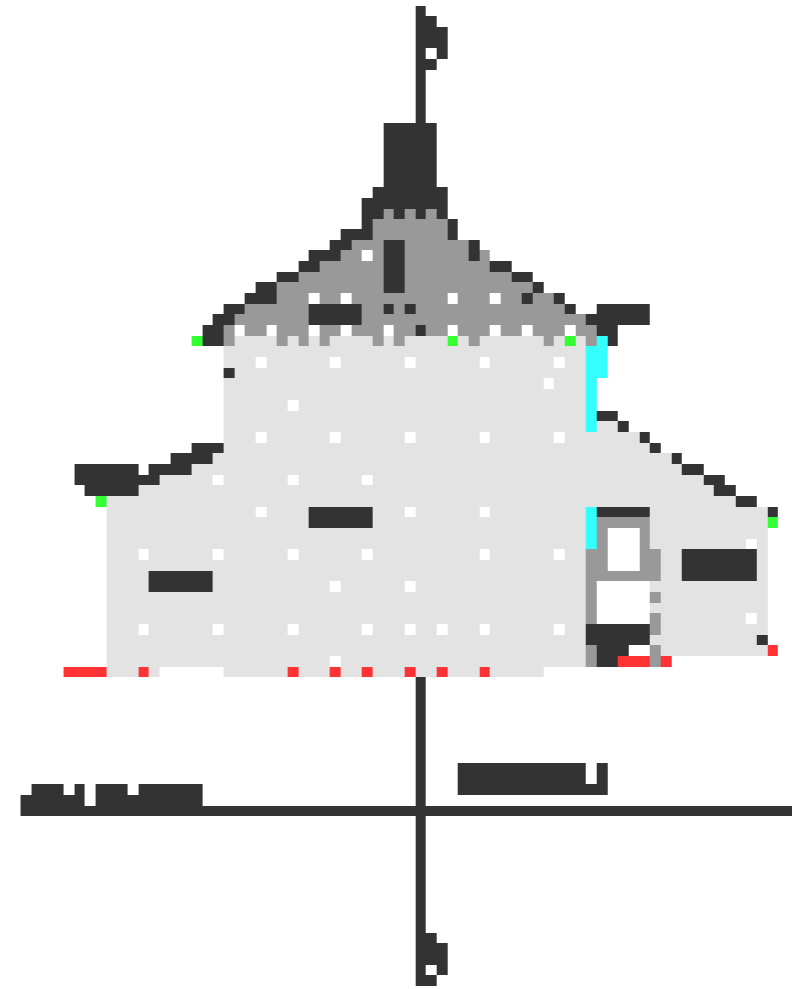
EXISTING NORTH ELEVATION
MEASURED BUILDING SURVEY [1:100]
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EXISTING EAST ELEVATION
MEASURED BUILDING SURVEY [1:100]
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EXISTING WEST ELEVATION
MEASURED BUILDING SURVEY [1:100]
©SUMO Services Ltd.



EXISTING SOUTH ELEVATION
MEASURED BUILDING SURVEY [1:100]
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2.0 APPLICANT BRIEF

The following brief has been developed with the applicant over the progression of the conceptual design stages, and encompasses the key outcomes as the overall intentions for the entire site. Note that this application focuses solely on works to the Gardener's Cottage, with other elements of the brief relating to future works greyed out:

- Repair and update the *Gardener's Cottage* and *Stove House* to provide modern comfortable accommodation, and extend one or both buildings to provide suitable and sufficient amenities in line with the ambitions of William Golding Ltd.
- Ensure that the *Gardener's Cottage* and *Stove House* harmonise with their immediate and wider context.
- Secure the fabric of both the *Gardener's Cottage* and *Stove House*.
- Update the utilities (heating, power, water & telecommunications) serving both the *Gardener's Cottage* and *Stove House*, with a view to reducing overall energy and water usage where possible through modern interventions and techniques.
- Remove unsympathetic changes made pre-1985 to the *Gardener's Cottage*, i.e. remove roof tiles and replace with slate; remove more recent single-storey lean-to extension to rear; remove patched-on porch to front; unblock rear first floor windows; restore traditional glazing to front windows.
- Extend the footprint of the *Gardener's Cottage* to allow provision of more space and up-to-date facilities, i.e. improved kitchen; additional sleeping accommodation; additional sanitary accommodation; new storage / archive / resource and study spaces. Consider utilising the footprint of the existing outbuildings, and south and east low-level vegetation areas to provide additional space linked to the *Gardener's Cottage*.
- Re-establish the historic relationship / connection between the buildings and the sunken garden area.
- Consider strategic ideas for improvements to hard and soft landscaping across the site.
- Deliver a high-quality outcome to reflect the philosophy and ambitions of William Golding Limited.
- The eventual completed buildings should serve as a place for storing portions of the William Golding Archive which do not need to be held in an intensely protected environment.

Note: the MS and TS of Lord of the Flies and other MSs and TSs of William Golding's works are on long-term loan to the University of Exeter, where they are curated and held in climate-controlled secure storage. His collection of printed books are to remain within Tullimaar House.



VIEW OF GARDENER'S COTTAGE & STOVE HOUSE
FROM THE VEGETABLE GARDEN TO THE WEST



VIEW OF THE EXISTING TIMBER GARAGE TO SOUTH EAST OF
THE GARDENER'S COTTAGE

2.1 APPLICANT STATEMENT

In 1985 the novelist William Golding and his wife Ann bought Tullimaar estate which included the main house, outbuildings and the Gardener's Cottage and West Lodge.

In 1983 Golding had won the Nobel prize and the resultant increase in public interest had caused him and his wife to want a more secluded home. Golding was born in Newquay, Cornwall, in 1911. His mother was Cornish (her maiden name was Curnoe) and Golding spent a great deal of time in his grandmother's house in Newquay. He remembered 'long holidays beside a Cornish sea'.

They moved into Tullimaar in April 1985 and lived there until their deaths in 1993 and 1995. They left the house and subsidiary properties substantially unchanged but added a great deal to the planting in the garden, including many by now mature trees.

After their deaths, the house and estate were bought by William Golding Limited (WGL; company no. 710565), the company William Golding had set up in 1961, now managed by his family. WGL receives all the royalties from his works, and manages and markets the copyrights.

Lord of the Flies is obviously the most prominent work, but WGL is keen to raise the profile of the other eleven novels, as well as the huge amount of unpublished life writing and other archive material in the possession of the family.

The main house contains Golding's extensive library and it is envisaged this being used by scholars for research.

Judy Carver, William Golding Limited. - November 2018



3.0 SITE & PLANNING HISTORY

Built in 1828, Tullimaar is a country house, formerly with extensive grounds to the east, west and north of the property. The present extent of these grounds is much reduced following sales from 1899 onwards, and currently the estate comprises the main house, *West Lodge*, *Gardener's Cottage*, *Stove House*, and two-thirds of what was originally the *Coach House*, as well as the original grounds to the west of the house, except for the northerly walled garden.

The southerly walled garden is still part of the estate, and the other third of the *Coach House* now belongs to *Mariners* (formerly *Kennal Cottage*), the house in the immediate vicinity of the *Coach House*, about 75 yards east of *Tullimaar* main house.

The border between the two properties extends southwards from the *Coach House* division to the A39 and north-west from the *Coach House* up to the farmer's lane. *Mariners* was formerly the coachman's house for *Tullimaar*, and from *Mariners* there is a drive eastwards down to *East Lodge*, which also used to be in the ownership of *Tullimaar*, together with the land from the road perimeter up as far as the farmer's track going from the lane at the top of the *Tullimaar* estate down towards *Visack's Yard* on the west bank of the Carnon river. This area is no longer part of the *Tullimaar* estate.

A small building (a potting shed shown on the maps) in the garden of the *Gardener's Cottage* fell down in 1996 and planning permission was given to demolish it and reinstate the boundary wall (C1/LB20/1689/96/S), both of which were completed in the summer of 1997.

3.1 PLANNING HISTORY

A number of planning and listed building consent applications have been made across the site, as listed below:

C1/LB20/1689/96/S - Approved 17/02/1997

Partial demolition & use of materials to rebuild wall at rear in traditional style, with traditional materials sites: 200405.

C1/LB20/0374/00/S - Approved 20/06/2000

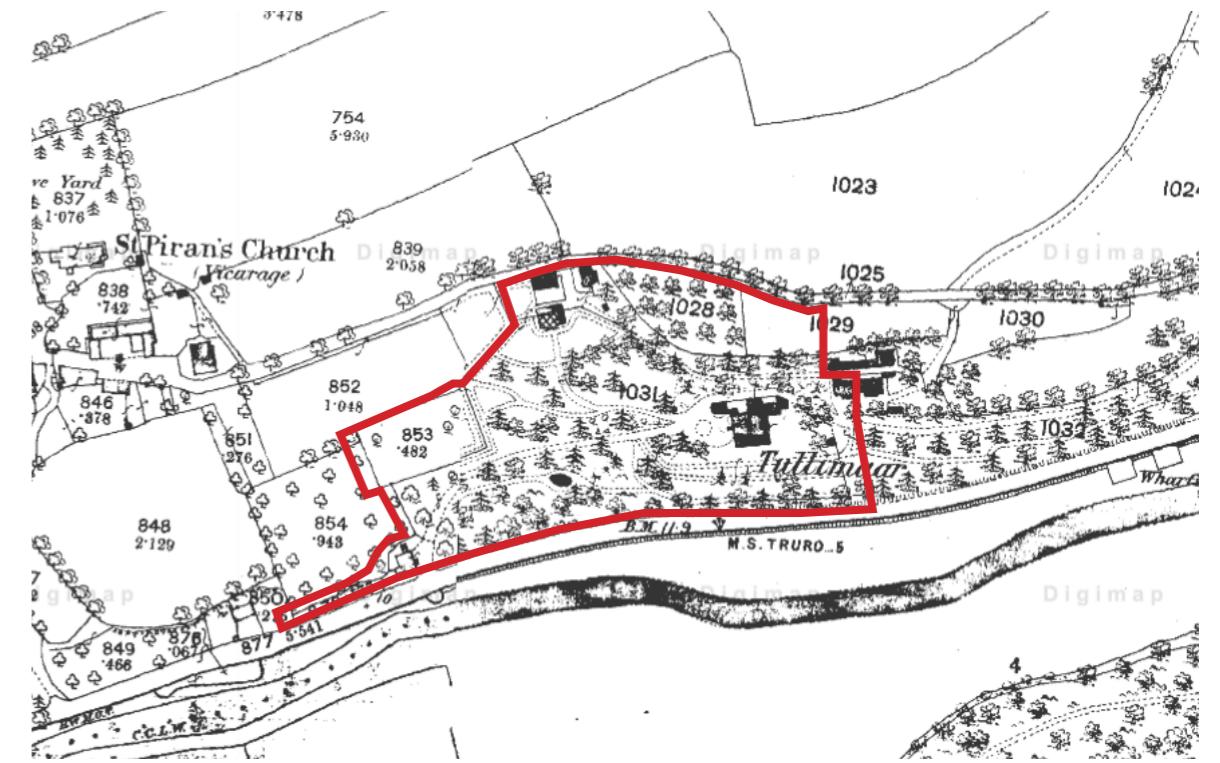
Increase width of main entrance gate sites: 200638.

PA13/09982 - Approved 05/12/2013

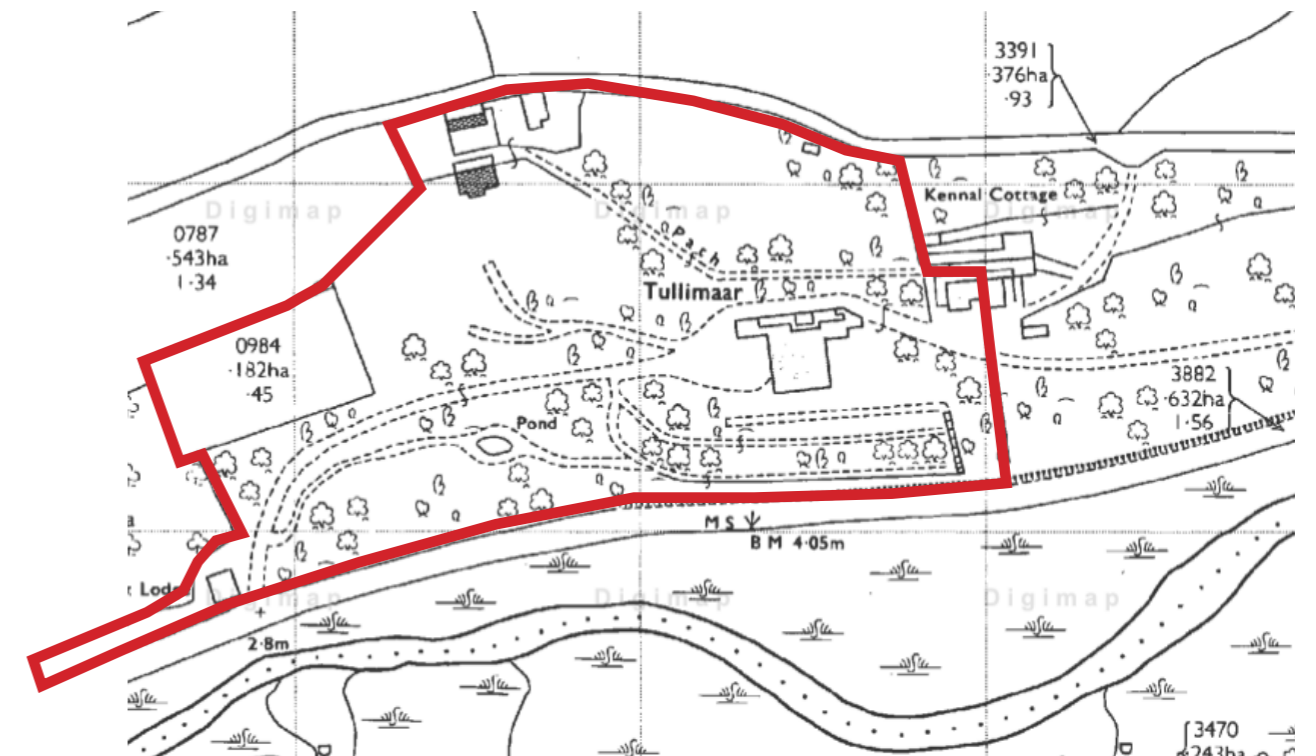
Fell Turkey Oak.

PA14/03494 - Approved 17/11/2014

Listed Building Consent. To reinstate larger window in existing opening. Remove ceiling and put open trusses and remove blockwork infill wall. Install two conservation rooflights in rear roof. Replace cement fibre slates with natural slate.



1878 HISTORIC MAP [NTS]
©Digimap with annotations by TBP



1970 HISTORIC MAP [NTS]
©Digimap with annotations by TBP

PA14/11141 - Not all Conditions Agreed 18/12/2014
Submission of details to discharge condition 3 in respect of application PA14/03494.

PA16/00805 - Not all Conditions Agreed 22/03/2016
Submission of details to discharge condition 3 in respect of application PA14/03494.

PA16/11097 - Withdrawn 12/01/2017
Listed Building Consent for the installation of fire alarm system.

PA18/02949/PREAPP - Planning Permission not required 30/11/2018
Exception notice for works to a Quercus Cerris.

PA19/06202 - Approved 19/08/2019
Turkey Oak - Fell.

PA19/09064 - Withdrawn 23/10/2019
Exception notice to Fell T1 Beech. Leaning over A390.

PA19/02827/PREAPP - Advice Given 24/10/2019
Exception Notice to Fell 1 Beech tree.

PA21/00732/PREAPP - Advice Given 01/06/2021
Pre-application advice for Proposed extension, alteration and conversion of existing Gardener's Cottage, and proposed alteration and conversion of existing Stove House, to create a dedicated Archive and Resource Centre for the works of the Nobel Prize winning author William Golding.

Of these, the most recent (PA21/00732/PREAPP) relates to the Gardener's Cottage, and was concluded as follows:

Overall, the principle of sensitive enhancement of the existing buildings is supported, together with the principle of a new resource centre onsite. However, the submission proposals in their present form are not appropriate and may not meet the requirements of NPPF Section 197 and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030 in terms of the impact on heritage assets.

Currently, it is considered that the materials, massing and design of the proposed cottage rear extension, and primarily the proposed Resource Centre is inappropriate to the overall setting and character of the curtilage listed (and non-designated heritage asset) cottage.

However, following a number of helpful discussions with yourselves during the pre-application process, we are confident that you will be able to find a sensitive solution to the works proposed which we can support.



**HISTORIC PHOTO OF WEST (FRONT) ELEVATION OF TULLIMAAR HOUSE
- DATE UNKNOWN**

©Kilvert Society, John Jockin Collection



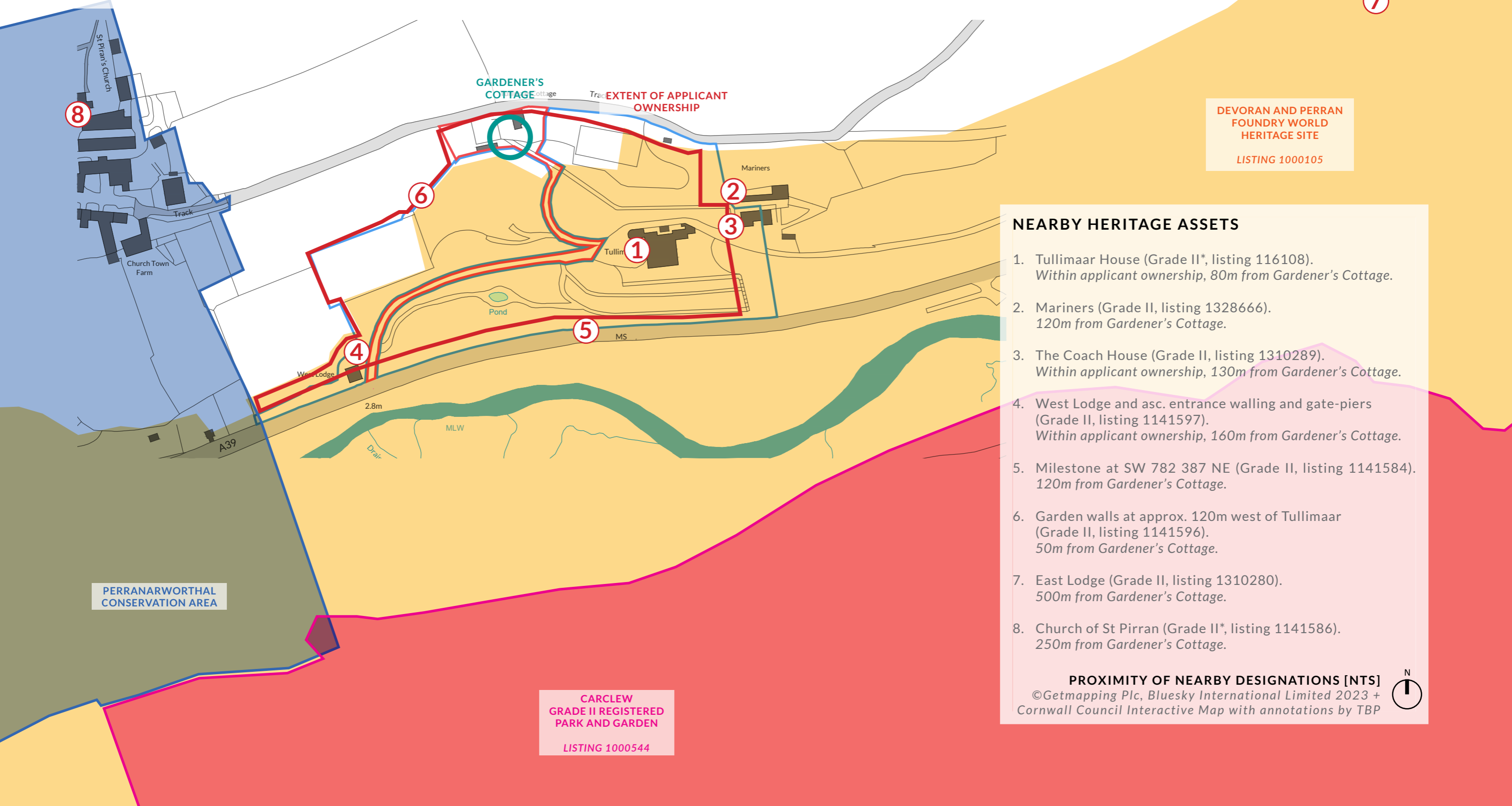
**WEST (FRONT) ELEVATION OF TULLIMAAR HOUSE
- 2014**

©The Guardian

3.2 NEARBY HERITAGE ASSETS

The map on this page displays the heritage assets located on or adjacent to the proposal site. Of these, the Historic England listings for those within the applicant ownership (Tullimaar House, West Lodge, Garden Walls, and the Coach House) are included in full below.

The Gardener's Cottage is approximately sits within the Cornwall and West Devon Mining Landscape World Heritage Site (listing 1000105).



NEARBY HERITAGE ASSETS

1. Tullimaar House (Grade II*, listing 116108).
Within applicant ownership, 80m from Gardener's Cottage.
2. Mariners (Grade II, listing 1328666).
120m from Gardener's Cottage.
3. The Coach House (Grade II, listing 1310289).
Within applicant ownership, 130m from Gardener's Cottage.
4. West Lodge and asc. entrance walling and gate-piers (Grade II, listing 1141597).
Within applicant ownership, 160m from Gardener's Cottage.
5. Milestone at SW 782 387 NE (Grade II, listing 1141584).
120m from Gardener's Cottage.
6. Garden walls at approx. 120m west of Tullimaar (Grade II, listing 1141596).
50m from Gardener's Cottage.
7. East Lodge (Grade II, listing 1310280).
500m from Gardener's Cottage.
8. Church of St Pirran (Grade II*, listing 1141586).
250m from Gardener's Cottage.

PROXIMITY OF NEARBY DESIGNATIONS [NTS]

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PERRANARWORTHAL
CONSERVATION AREA

CARCLEW
GRADE II REGISTERED
PARK AND GARDEN
LISTING 1000544

DEVORAN AND PERRAN
FOUNDRY WORLD
HERITAGE SITE
LISTING 1000105

3.3 GARDEN WALLS WEST OF TULLIMAAR - HISTORIC ENGLAND LISTING

SW 73 NE PERRANARWORTHAL PERRANARWORTHAL
3/351 Garden walls at approx 120m west of Tullimaar

GV II

Kitchen garden walls. Early C19. Probably built for Benjamin Sampson, manager of a local powder factory. Shale rubble with shallow dressed stone arches and scantle slate gable coping with clay ridge tiles. Plan of 2 roughly rectangular walled enclosures with most southerly area linked at its north east corner to the most northerly area with a rectangular building adjoining its south east corner. Built on roughly south facing slope. Doorways still retain their original panelled doors. Walling bedded horizontally but coping following the slope of the land. At the time of the survey (1985) the gardens were overgrown but walling largely intact. This garden feature groups with Tullimaar qv, a good quality circa 1828 house.

Listing NGR: SW7808038858

3.4 TULLIMAAR HOUSE - HISTORIC ENGLAND LISTING

Note: corrections and additions to the Listing made by the applicant are included in red.

SW 73 NE PERRANARWORTHAL PERRANARWORTHAL
3/350 Tullimaar 30.5.67

GV II*

Country house. Circa 1828. Built for Benjamin Sampson, manager of a local powder factory. Stuccoed rubble walls. Hipped dry Delabole slate roofs around central leaded valley. Wide eaves, cast iron ogee and stuccoed chimneys with cornices over cross and axial walls. Plan: central entrance leading to large stair hall with 3 principal rooms to right facing the garden and a larger room to the left of the entrance. The kitchen behind the hall has service room in a wing to its left and to rear. Circa early C20 conservatory projecting from left-hand corner of entrance front. Neo classical style. 2 storeys. All fronts with plinth, string and square cornice and with corner pilasters. Symmetrical 3-bay 3-window south garden front with pilasters dividing bays and window within basket arched recesses. Symmetrical 3-window east garden front with windows set in rectangular recesses. Regular west 2:1:1 bay 4-window entrance front with windows in recesses like south front. Round-headed doorway to third bay from left has original fanlight with flower petal panes. Fine Doric porch with ~~unfluted~~ **[fluted]** columns and plain frieze. All windows, except for round-headed stair sash, are 12-pane original hornless sashes with thin glazing bars or later horned copies. Interior is virtually complete with its C19 carpentry, joinery, some chimney pieces and plasterwork: mahogany 6-panel doors, open-well open-string stair and moulded plaster cornices to principal reception rooms, stair

hall and chambers. Cornices and bands to reception rooms and stair hall with carved classical enrichments including egg and dart, acanthus, and trailing or plaited detail. Central roses to left and right reception rooms and stair hall **[The two south-west and south-east corner reception rooms each have a ceiling rose, as does the stair hall. So too does the half-landing and the full, upper landing, however not the room to the left of the entrance]**. In the kitchen is a fine classical dresser. In the central east room there is a commemorative plaque with 'A shot was fired through this window by a sentry Running Amok 1944'. This incident occurred whilst General Eisenhower was using the house as his personal headquarters before D-Day. Tullimaar has been the home of many distinguished residents or guests including Sarah Parkin, mistress **[granddaughter]** to George III, who spent her last years here **[and was buried 'at royal expense', with a plaque to her in Perranwell Church]**; the Reverend Francis Kilvert who stayed here in 1870 and more recently, from 1957-1974 was owned by Princess Marthe Bibesco and her married daughter Princess Valentine Ghika (direct descendants of the Emperor Napoleon) and Prince Ghika. It is stated in the estate agents sale particulars of 1974 that the interior of the house was completely transformed in the French style during this period, but the present interior seems to be typical of what early C19 houses in England should be. Perhaps the description refers to the furnishings. Other historical information from present owner and the N.M.R. A fine and virtually complete early C19 house in well planted grounds overlooking the beautiful Kennal Valley.

Listing NGR: SW7824838853

3.5 WEST LODGE - HISTORIC ENGLAND LISTING

SW 73 NE PERRANARWORTHAL PERRANARWORTHAL
3/352 West Lodge and associated entrance 30.5.67 walling and gate-piers

GV II

Lodge to country house and associated entrance walling and gate-piers. Circa 1834. Built for Benjamin Sampson manager of a local powder factory. Shale rubble with dressed or faced architectural detail and slate sills. Polygonal hipped roof scantle slate roof with projecting eaves, lean-to at rear and central axial stone stack over main roof with diagonally-set brick shaft. Plan of 2 rooms flanking baffle entry plus rear service rooms within integral lean-to. Gothic style. Symmetrical 2-window east front facing driveway. Central steep 4-centred arched wooden doorway with original ledged door. Porch on 4-wooden posts supporting scantle slated roof with weatherboarded gable. Steep 4-centred arched recessed window openings with original paired arched traceried lights over lozenge paned casements, all leaded. Splayed corners to left and right. South side wall facing road has window identical to front windows and slate coped walling screening lean-to on left with quatrefoil window opening. Interior not inspected. Entrance walling is rubble, quadrant-on-plan where linked to square-on-plan granite gate-piers with tall recessed side panels. Wooden gate with rails braced below lock rail and with dowelling above, and hung with self-closing bottom hinge. Hinged keeper for holding gate open. Complete and unextended early C19 lodge to Tullimaar qv, a good quality circa 1828 house.

Listing NGR: SW7807938784

3.6 THE COACH HOUSE - HISTORIC ENGLAND LISTING

SW 73 NE PERRANARWORTHAL PERRWARVORTHAL

3/355 The Coach House at approx 5m south of Mariners, including associated steps and walling

GV II

Coach House. Early C19. Probably built for Benjamin Sampson manager of a local powder factory. Flemish bond brick walls with granite quoins and wooden lintels. Low-pitched scantle slate U-shaped-on-plan roof with gable ends to projecting front wings. Brick lateral chimney over middle of rear wall. U-shaped plan of central tack room flanked by identical coach houses projecting at front left and right. Single storey. 1:1:1 bay south front. Central bay boarded but flanked by identical projecting gable ends: each with wide central doorway spanned by wooden lintel with round brick arched opening with fanlight over middle. A 16-pane sash survives to rear right. Interior not inspected except to see that at least part is floored with embossed bricks. Rubble retaining walls with dressed stone copings to rear and to right incorporating L-stair in angle with dressed stone steps and with original wrought iron handrails, over square balusters, scrolled under at newels. Part of a group with coachmen's cottages and stables, and with Tullimaar, qv, a good quality circa 1828 house.

Listing NGR: SW7829738870

3.7 TULLIMAAR HOUSE - WIKIPEDIA ENTRY

Tullimaar House is a mansion just east of Perranarworthal in west Cornwall, England, United Kingdom; it is not visible from the main A39 Falmouth to Truro road, and stands in private grounds. However, the white gate forming the entrance to the property can be seen from the road.

19th century

It was built in 1828 for Benjamin Sampson, born in 1770, who was originally a bal carpenter (i.e. carpenter at a mine) and became founder of the gunpowder works at Kennall Vale. He also held the post of Manager and shareholder in the Perran Foundry, and was an adventurer in Tresavean Mine, from which he derived a large fortune. He had Tullimaar built and resided there until his death 12 years later in 1840. He was buried at Gwennap.[1]

The house has been the home of many distinguished residents or guests including Sarah Parkin widow of Dr. Henry Parkin, RN, Inspector-General of Hospitals and Fleets, and illegitimate child of one of the daughters of George III, who spent her last years there. Mother of Caroline (later Mrs F Hearle-Cock).

The 1861 census shows that the house was occupied by William Henry Lanyon, manager of Kennall Vale.

 Gardener's Cottage - Tullimaar
DESIGN & ACCESS STATEMENT
HERITAGE IMPACT ASSESSMENT
THE BAZELEY PARTNERSHIP
bude@bazeley-architects.co.uk

In 1870 the Rev. Francis Kilvert spent nearly 3 weeks on holiday at Tullimaar with his friends Mr and Mrs William Hockin.[2]

In the 1891 census, it was occupied by Francis Hearle Cock, solicitor, and his family. His two nieces, Mabile Mary Arundell and Katherine Mary Arundell, the granddaughters of Baron Arundell of Wardour, also lived there.[3]

20th century

Tullimaar was inhabited until at least 1918 by the Hearle-Cocks, when Francis Hearle-Cock's widow, Caroline, died. It was, presumably, inherited by her only child and heir, Catherine. Tullimaar was later occupied by American troops during the latter part of World War II and U.S. General Dwight D. Eisenhower stayed at the house for two weeks in the run-up to D-Day in 1944. These troops brought all their stores with them and when they eventually left on D-Day, all the packing cases, some of which were not even opened, were dumped in Rosemanowes Quarry. In the central east room of the house there is a commemorative brass plaque with the wording 'A shot was fired through this window by a sentry Running Amok 1944'. It is reported that the incident occurred whilst Eisenhower was using the house as his personal headquarters.

Marthe Bibesco, the Franco-Romanian writer, lived here, after purchasing Tullimaar in 1957 until 1973. She had a plaque placed in the hall stating that the Normandy landings had been planned by General Eisenhower while staying in the house during 1944. Doubt was cast on this by local historians and later owners covered the plaque (which still exists) with a wall hanging. However it was subsequently confirmed that Eisenhower and Winston Churchill had met at Tullimaar for discussions prior to D-Day.[4]

In recent years the house was home to Nobel Prize-winning novelist Sir William Golding who lived at Tullimaar with his wife Ann Brookfield from 1985 until his death there[5] in June 1993.[6] He described it as "a devastatingly beautiful house in the middle of a flowering wilderness" and drafted several of his novels while living there.[7] Golding and his wife Ann selected Tullimaar because of the privacy from unwelcome fan attention provided by its relatively remote location and the surrounding woodlands. The house was later occupied by David Golding, William's son, born in 1940.

Description

Tullimaar ("House on the Hill") is set in a parkland of five acres of woods and gardens. It includes a gardener's lodge and a separate cottage. William Golding devoted much of his final years to clearing a large walled garden located to the south [situated to the west] of the house from overgrowth, substituting rows of apple trees. The mansion itself features a succession of tall windows on both floors, reaching almost to each floor.[8]

Retrieved from https://en.wikipedia.org/wiki/Tullimaar_House on 24/02/2021. References:

1. In his book, *Cornish Explosives*, (2nd edition, 2006) pages 33-34, Bryan Earl asserts that the gunpowder works was a subsidiary of the Fox family's Perran Foundry. In the *Journal of the Trevithick Society*, Volume 28: 2001. Ken Sampson has challenged this assertion and made it clear that Benjamin Sampson was the principal share-holder. ("Benjamin Sampson 1770-1840"; p. 31-36.)
2. From 20 July to 6 August 1870, Francis Kilvert stayed with the family of William Hockin at Tullimaar: Source: Kilvert, Francis (1989) *Kilvert's Cornish Diary*; edited by Richard Maber and Angela Tregoning. Penzance: Alison Hodge ISBN 0-906720-19-2.
3. Cornwall online census project - 1891 census - Transcript of Piece RG12/1833 (Part 2).
4. Carey, John (2009). *William Golding*. p. 452. ISBN 978-0-571-23163-8.
5. The writer D. M. Thomas describes an evening spent at Tullimaar a few hours before Golding's death: *The Guardian*, Saturday 10 June 2006
6. "William Golding Is Dead at 81: The Author of 'Lord of the Flies'". *New York Times*. June 20, 1993. Retrieved 2007-09-06.
7. Carey, John (2009). *William Golding*. pp. 451 & 452. ISBN 978-0-571-23163-8.
8. Carey, John (2009). *William Golding*. pp. 453 & 454. ISBN 978-0-571-23163-8.

4.0 GARDENER'S COTTAGE

The existing cottage, built between 1842 and c1880, was built within the grounds of Tullimaar House to accommodate the gardener to the estate and his family. The building, considered curtilage listed to the II* main house, is a modest two storey cottage with hipped roof, facing over the sunken walled garden to the west (including the Stove House and previously the Potting Shed), and accessed through a central front door on this elevation.

More recent additions - although it is noted that these were implemented prior to the ownership of the applicant's family - of a front entrance porch and single-storey lean-to rear extension, as well as contemporary (rather than respectfully traditional) upgrades both externally and internally, have diluted the historic nature of the cottage, which this application seeks to readdress.

Externally, the cottage comprises solid stone walls, presumed to be shale to match the adjacent walled garden, although frost damage has weathered much of the external face. A boundary stone is laid on its side and forms part of the base of the southern elevation wall. The stonework to the porch is a more recent addition and appears to be slate-faced blockwork. A slight bulge is visible within the north elevation in line with the chimney and suggests historic movement, possibly as a result of moisture ingress or ground settlement. The pointing to the walls varies throughout, comprising both lime and cement mortar, and suggests localised repair work over the cottage's history. Frost/weather damage to the mortar remains visible, especially in areas of cement, and there is also evidence of cracking around window openings, suggestive of moisture trapped within the walls. The rear extension comprises white-painted cement render with areas of white-painted exposed stonework. The northern section of wall (both the cottage and extension) forms the northern curtilage boundary with the adjacent farmer's lane, retaining approximately 0.5m of the lane at a higher level. No external drainage is visible and it is likely that the retained ground is allowing moisture to enter the northern wall which may have contributed to the bulge above.

The 4no. windows to the primary elevation (west) are large single-glazed fixed lights with a narrow openable toplight above, and are of white painted timber construction and are clearly modern replacements of what were assumed to be 8/8 or 6/6 sliding sashes, based on the proportions of the window openings. The entrance porch windows comprise 4no. fixed panes with an openable glazed door to the northern return. To the rear of the cottage there is evidence of 2no. original windows blocked in at first floor (assumed to enable the monopitch roof of the extension to abut the house) - the southern opening is clearly visible by way of an indented opening reveal; the northern less obvious but apparent through vertical breaks in the stonework coursing. Four further windows are present to the rear extension; two simple single-glazed white painted timber opening single casements plus two modern rooflights within the monopitch roof.

Lintels above the western elevation windows are all cut granite, and external window sills are a combination of granite (to the 4no. windows), and concrete with fibre cement roofing slates top and bottom (to the porch and rear extension windows).

The cottage comprises two external doors, both white painted timber, and both modern interventions. The rear door, within the extension, has twelve panes of glass over vertical timber panelling; the front door has a translucent perspex top pane over horizontal timber panelling below.

Concrete interlocking roof tiles cover both the cottage and extension and are again a modern replacement to what was assumed to be natural slates. The internal roofspace was not surveyed in detail but it is anticipated that modern felt and battening is present given the tiled finish, and it is likely that repairs and replacements to the roof structure have occurred.

The cottage comprises two chimneys externally, both of brick construction with the northern chimney rendered in cement. The southern chimney has a simple corbelled top and cement flaunching with 2no. terracotta chimney pots; the northern a concrete coping and singular terracotta chimney pot.

The rainwater goods comprise a combination of white uPVC and white painted cast iron guttering, in both ogee and half-round profiles, with both round uPVC, round cast iron and square uPVC downpipes.



VIEW OF GARDENER'S COTTAGE FROM THE WEST



VIEW OF GARDENER'S COTTAGE WEST ELEVATION



VIEW OF GARDENER'S COTTAGE FROM LANE
ALONG NORTH OF PROPERTY



VIEW OF GARDENER'S COTTAGE SOUTH ELEVATION
WITH TIMBER GARAGE TO SOUTH EAST



VIEW OF GARDENER'S COTTAGE EAST ELEVATION



VIEW OF GARDENER'S COTTAGE EAST ELEVATION



VIEW OF GARDENER'S COTTAGE PART NORTH ELEVATION



Internally, the property is in a poor state of repair and few original features remain. The entrance door leads into a small porch comprising little of note other than a slate flagstone floor, which appears to be reclaimed, possibly from the original cottage when the extension works took place.

The porch leads through the original entrance opening into the living room, with a staircase leading up to the first floor directly in front. The staircase is again a modern replacement, assumed to be in the same position as the original once was, and is an open tread stained timber staircase of simple design with a newel post, bannister and stringers visible.

The living room is carpeted and has a ceiling of exposed joists with tongue and groove panelling between, all painted white, and the joists have a simple bead detail to the lower edges. Simple white painted timber ovolo skirting boards and architraves are present. A modern wood burning stove on a square slate hearth protrudes into the room with the flue rising diagonally back into the chimney; the fireplace surround and mantel are both also modern additions. The wall coverings appear to be painted cement plaster; several hairline cracks are visible (notably around the chimney) and there is evidence of black mould at low level to the southwest corner of the room.

The dining room is accessed from the living room through a timber four panelled door (a second doorway at the bottom of the staircase is blocked in). The room is carpeted with an exposed ceiling as per the living room, also with matching architraves and skirting boards. The walls appear to be painted cement plaster, blown in places, and significant amounts of black mould is present to the northern gable wall and around the window, all suggestive of trapped moisture within the external walls. This is further reinforced by the presence of salts around the chimney hearth and window reveals, the former being the retaining wall to the lane to the north of the cottage. The fireplace is left open and appears to be unvented - although the register plate shows evidence of a previous flue opening - with a modern timber mantelpiece and a hearth with a cover of roofing slates. Terracotta flooring tiles have been used as the internal window sill.

Within the more recent rear extension, the kitchen is accessed from the living room and externally through the rear door. The room is open to the monopitch ceiling and has white painted exposed timber joists and purlins with a painted plasterboard and gypsum skimmed ceiling, with an openable white painted timber frame rooflight with two vertical metal glazing bars. The floor comprises modern stone tiles and a run of worksurfaces sits along the eastern wall, with a white modern tiling splashback and painted gypsum plaster above. The western wall comprises yellow painted timber panelling below dado height with painted gypsum plaster to ceiling height. No skirting boards or architraves are present.

The bathroom is accessed through the kitchen and forms the remainder of the rear extension. The walls, floor and ceiling match those of the kitchen and the room is fitted with a white sanitaryware bath, basin and WC of no special merit.

At first floor, the staircase splits to a bedroom to both the left (north, bedroom 1) and right (south, bedroom 2).

Bedroom 1 sits above the dining room and has a carpeted floor and painted cement render walls. There is a significant amount of black mould present to the northern gable wall in the two alcoves either side of the chimney breast. No evidence of a fireplace is present and this aligns with the single chimney pot as observed externally. The ceiling is flat save for two narrow pitched sections to the east and west and appears to be of a painted gypsum skimmed plasterboard (as opposed to lath and plaster). The window has a simple beaded edge to the jambs and head of the reveal, with a white painted timber window board. The skirting boards have a simpler bullnose profile and no architraves are present. Within the eastern wall there is subtle evidence of the blocked-in window, visible through patchmarks in the plaster and breaks in the skirting board. The door is a white painted timber four panel door as per the ground floor rooms.

Bedroom 2 sits above the living room and is also carpeted with painted cement render walls. Black mould is present to both the south east and south west corners of the room. The ceiling is also painted gypsum skimmed plasterboard and contains a small loft hatch into the roof void above. The blocked in window to the east is more visible as the reveal and window board are still apparent; the western window reveal and board match that of the window in bedroom 1. A small fireplace is present in the southern gable wall and appears original - a simple timber mantelpiece (now painted white) and tiled backing (now painted red) with a small slate hearth encroaching into the room. The bedroom's door matches that of bedroom 1 and a second narrow timber ledge door leads into a small storage cupboard over the staircase below.



KITCHEN EASTERN WINDOW



WOOD BURNING STOVE WITHIN LIVING ROOM



LIVING ROOM CEILING



EVIDENCE OF BLOWN PLASTER TO DINING ROOM WINDOW REVEAL



EVIDENCE OF BLACK MOULD AND SALTS WITHIN DINING ROOM FIREPLACE



MODERN STAIRCASE



FRONT PORCH



INTERNAL VIEW OF ROOF STRUCTURE



EVIDENCE OF BLOCKED UP WINDOW WITHIN
BEDROOM 1



BEDROOM 1 NORTH WALL



BLOCKED UP WINDOW WITHIN BEDROOM 2



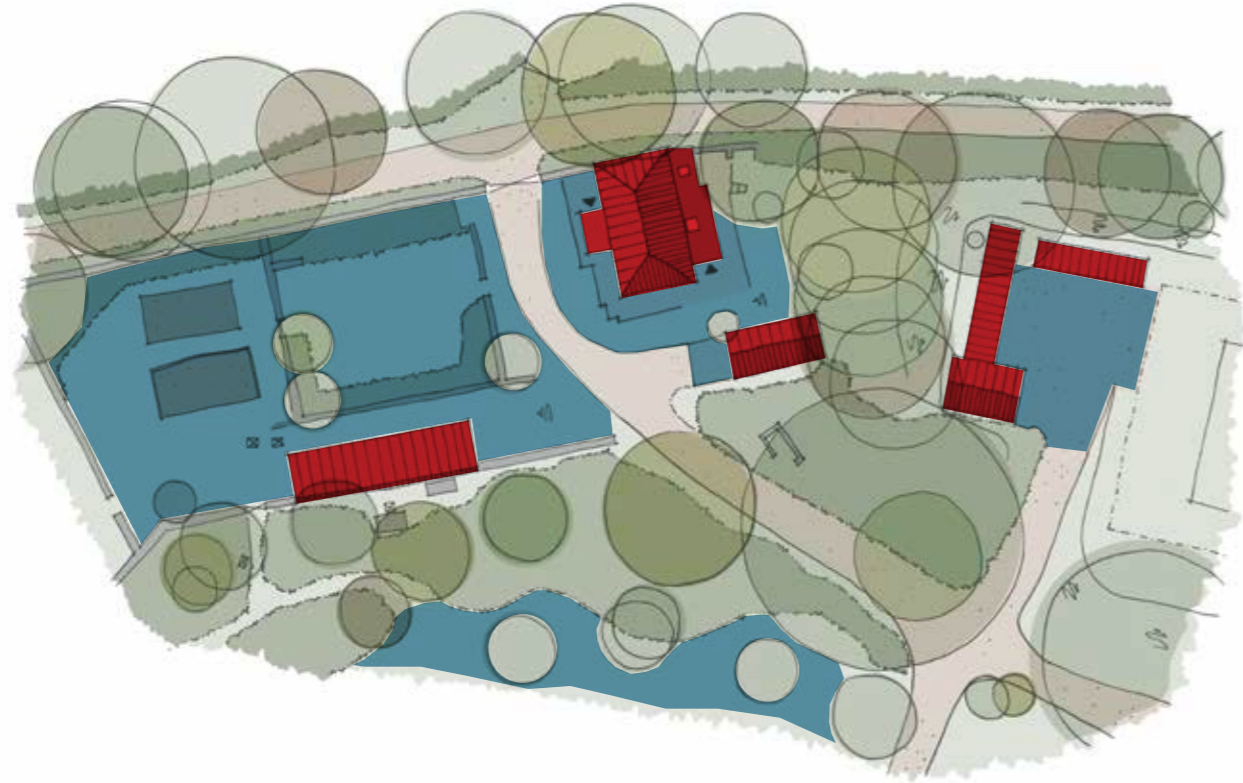
BEDROOM 2 FIREPLACE



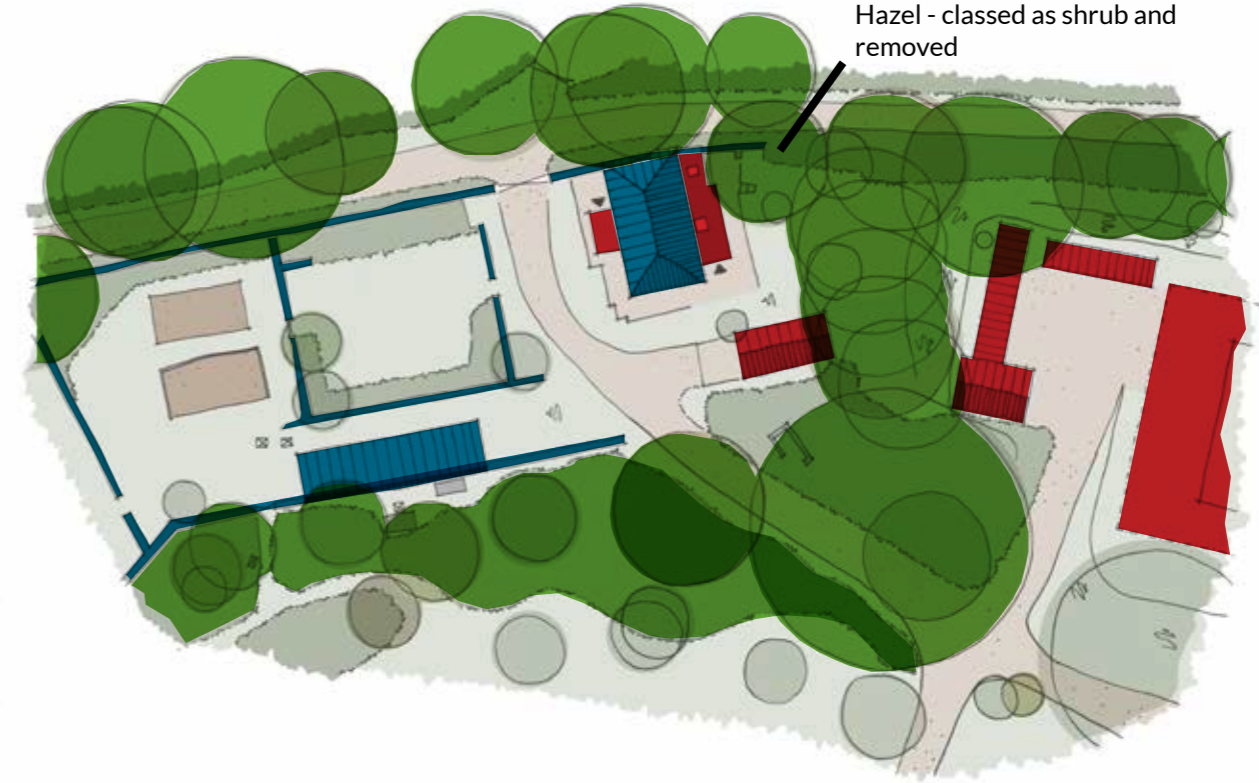
1842 TITHE MAP OF TULLIMAR (sp.) [NTS]
©TheGenealogist

LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION of LANDS AND PREMISES.	STATE of CULTIVATION.	QUANTITIES in STATUTE MEASURE.			Amount of Rent-Charge apportioned upon the several Lands, and to whom payable.						REMARKS.	
					a.	r.	p.	PAYABLE TO VICAR.			PAYABLE TO Imprescriber.				
					£.	s.	d.	£.	s.	d.					
Basset, Lady and Sir, Charles (cont. / continued)	Eccles Army Kilgwin, Rev. James Sir, Elizabeth	111	Tredrea (continued) Houses, Garden & Plantation	Garden & trees	3	21		1	7		6	15	12		
		112	Dwelling House, Garden & Plantation	Garden & trees	2	30		1	3		6	15	12		
		113	Garden	Garden	1	17									
		114	Lawn & pleasure Grounds		2	17									
		115	Garden & plantation	Garden & trees	1	12									
		116	Homestead	Homestead	1										
		117	Garden	Garden	2	36									
		118	Crooked Field	Arable	1	1	29								
		119	The Croft	Rough pasture	1	3	13								
		120	Field	Arable	1	2	23								
		121	School House & Field	"	1	3	28								
		122	Head Field	"	1	1	19								
		123	Long Field	"	1	3	2								
					12	0	36	17	6	A	17	0	AOAI		
Richard (cont.)	himself	102a	Meadow	Arable	1	18		6			6	15	12	R.44604. Imp. Rr. only.	
Benjamin (cont.)	himself	133	Fruit Garden	Garden	2	13									
		134	Lodge & Garden	"		21									
		135	Plantations, Shrubs &c.		3	1	32								
		136	Mansion, Backsett & Yard			12									
		137	Outhouses, Stables & Yard			22									
		138	Wullimaar	Arable	5	0	24								
		139	Water mark Croft & Lodge	"	1	1	18								
		140	Litch Meadow	"		38									
							11	0	20	16	3	A	8	0	R.44604. Imp. Rr. only. CR 5746 Vic. only.
		141	plot near Jillyn Grease	Arable	2	22									
142	meadow in Jillyn Wartha	Large & pasture	1	0	39										
					1	3	21	1	0	A	1	6	AOAI		
Prater, Thomas		Part of Blankednick													
		143	Corner Field	Arable	2	36									
		143a	Higher Blankednick Field	"	2										
		144	Lower Blankednick Field	"	1	15									
		144a	Long Field	"	3	16									
145	Cottage & Garden	Homestead		16											
					2	2	3	2	3	A	3	9	A		

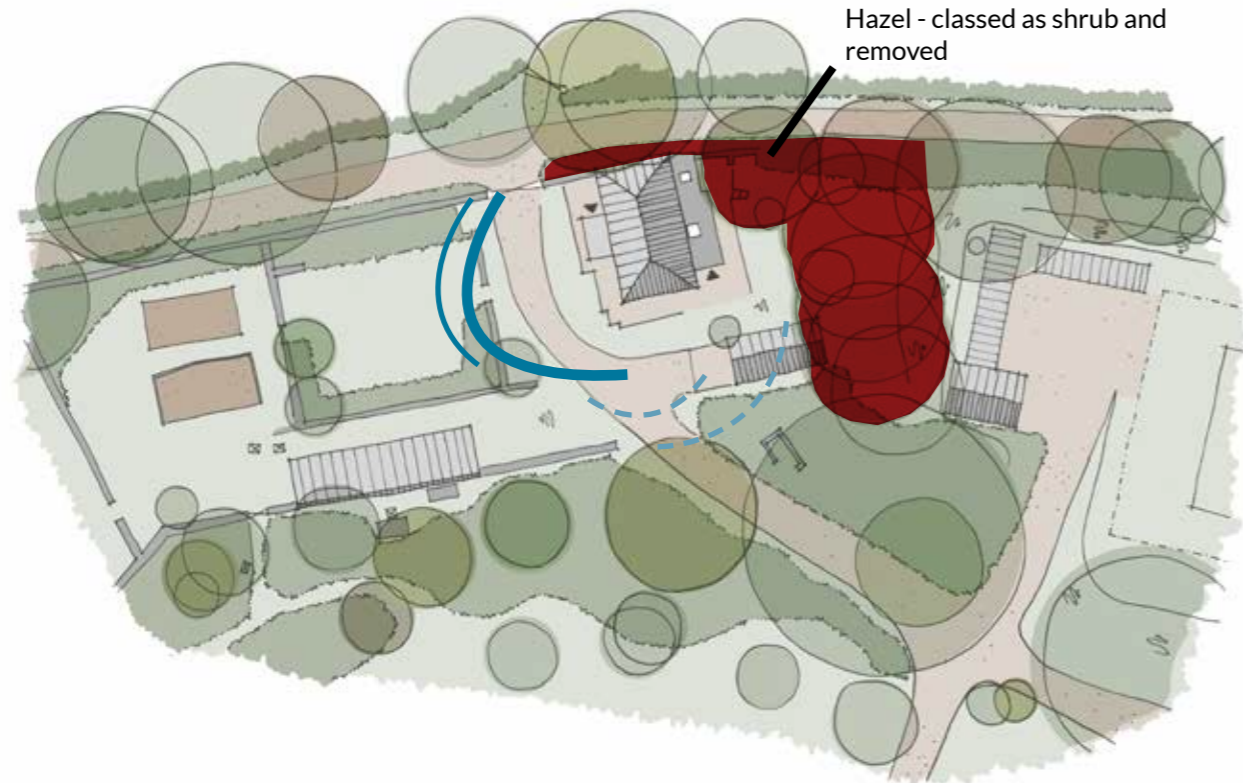
5.0 SITE OPPORTUNITIES & CONSTRAINTS



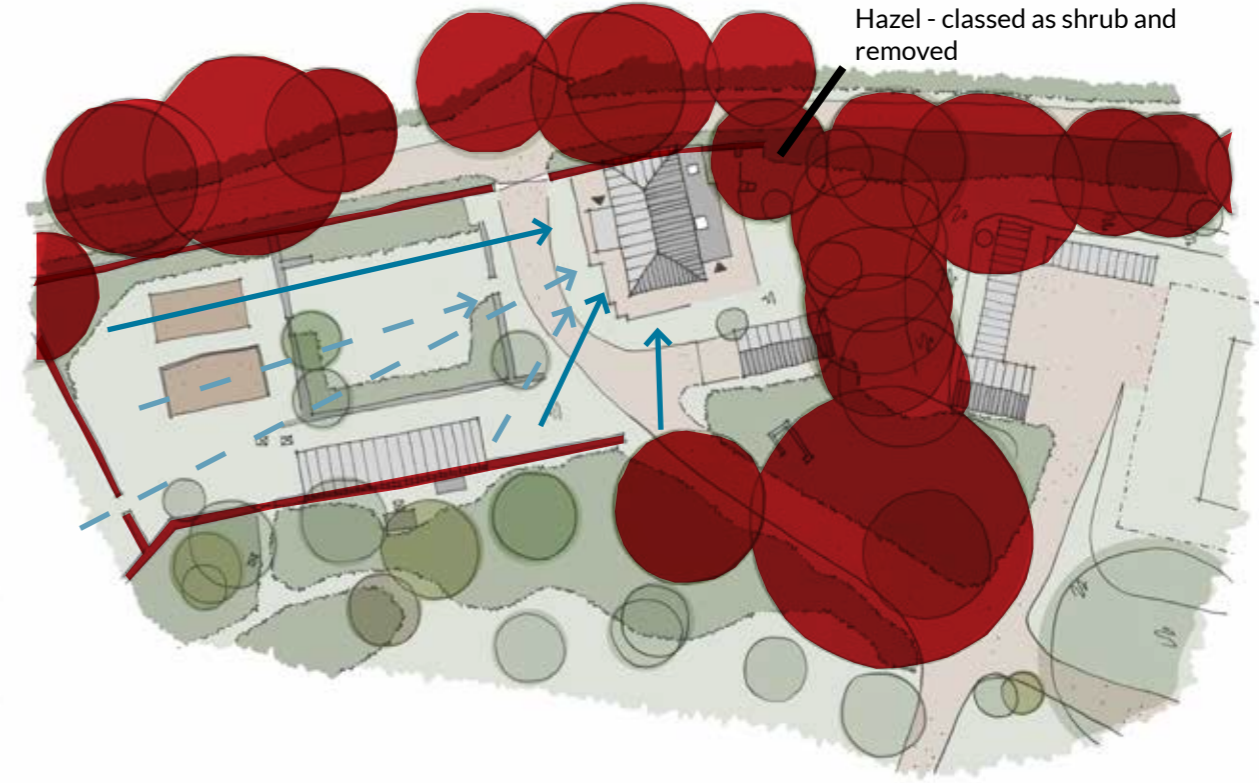
Built form - Gardener's Cottage, Stove House, garage, log store
Open Spaces - gardens + parking



Original Gardener's Cottage, stone walls + sheds
Established + mature planting
More recent Gardener's Cottage extensions, garage, log store, tennis court



Hazel - classed as shrub and removed
Views to W over garden
Limited views to S over access track + vegetation
Boundary wall + dense vegetation blocking views to N + E



Views blocked by mature trees + walls
Uninterrupted views
Glimpses through vegetation / openings



6.0 IMPACTS OF SITE CONSTRAINTS

In considering the optimal and appropriate locations within the site to extend and provide additional accommodation in line with the ambitions of the applicant, the following impacts have been identified as placing restrictions on future development (see also site plan, below):

6.1 TOPOGRAPHY ①

The rising ground and retaining wall located immediately to the east of the *Gardener's Cottage*, and north and east of the *Stove House* places restrictions on the provision of additional accommodation in these directions. It would be less onerous to extend the *Gardener's Cottage* to the east if the existing single-storey extension was removed, although further excavation and retaining works would be likely.

6.2 SITE OWNERSHIP ②

The stone boundary wall immediately to the north of the cottage determines the extent of applicant ownership in this direction, and restricts the possibility of extending in this direction.

6.3 FRONT ELEVATION + ACCESS ③

Conservation convention suggests that the formal elevations should remain as such (western elevation to the *Gardener's Cottage*, and northern elevation to the *Stove House*), and any future extension(s) should not encroach on these frontages. The access connecting to the farm track to the north should also be retained.

6.4 MATURE TREES + ESTABLISHED GARDENS ④

The existing row of mature trees and vegetation to the east of the *Gardener's Cottage* form a natural screen and boundary, and as such restrict extending too far in this direction. It is likely that LPA and HEP Case Officers would be resistant to the removal of any/all trees unless absolutely necessary, with the exception of the tree closest to the rear of *Gardener's Cottage*, a hazel tree that was been coppiced some time ago and is in poor condition.

6.5 SERVICES ⑤

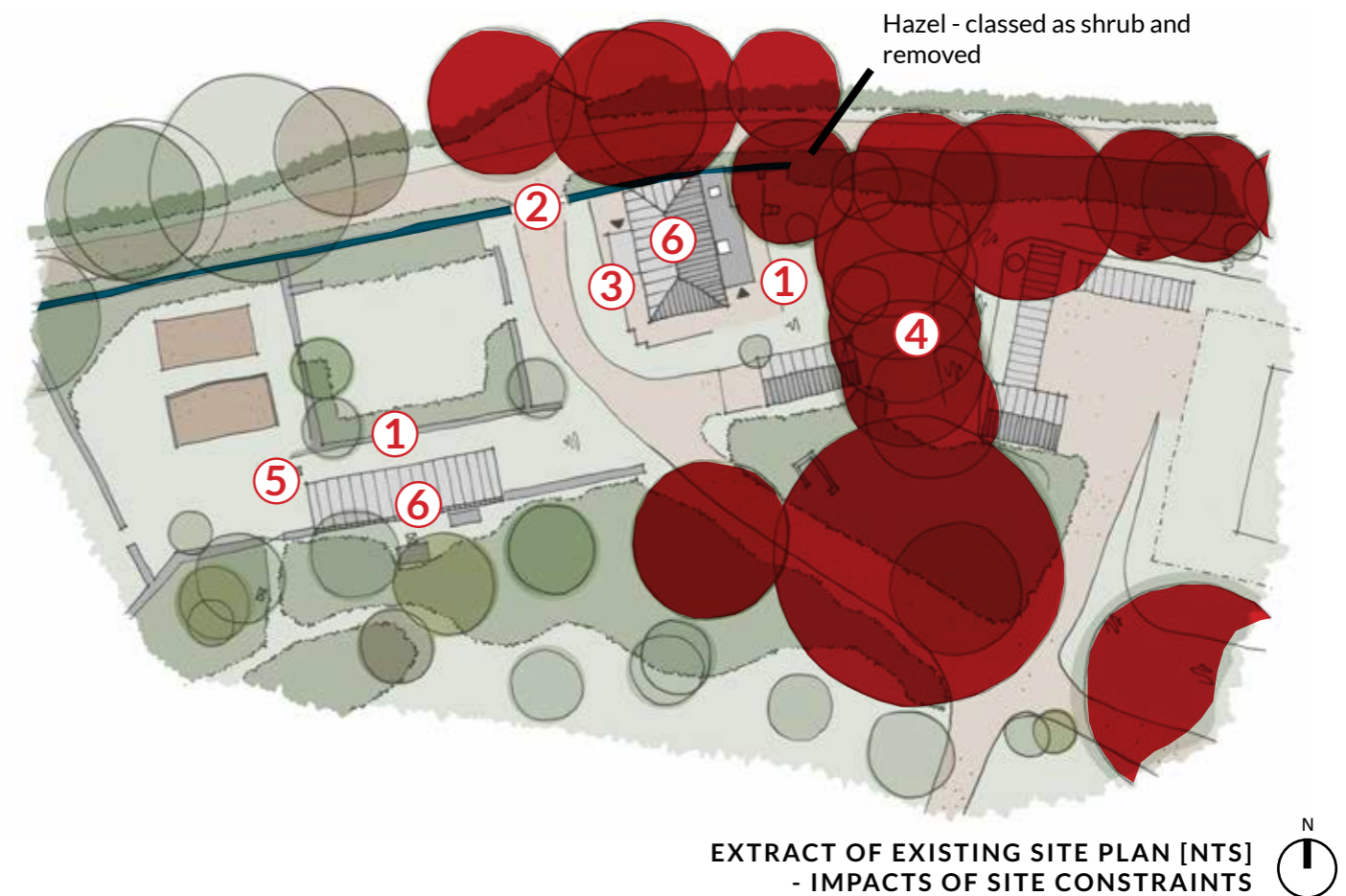
The exact locations, depths and condition of the existing drainage and other below-ground services are currently unknown and may constrain any future extension works to either the *Gardener's Cottage* or the *Stove House*.

⑥

6.6 WILDLIFE

The initial Bat + Nesting Bird Survey PES/866 (dated August 2018) by Penpont Ecology Services Ltd. and later Visual and Single Update Bat Emergence Survey by Wheel Grey Ecology Ltd confirmed the need for a Natural England Bat Mitigation Licence to permit the proposed works to be undertaken lawfully.

- Due to the date of the updated Bat Emergence Survey in October 2022, a further Bat



7.0 STATEMENT OF SIGNIFICANCE

7.1 DESIGNATIONS

The Gardener's Cottage is curtilage listed to the Grade II* Listed Tullimaar House, and is also within the immediate setting of the Grade II Listed Mariners (120m away), The Coach House (130m away), West Lodge (160m away) and Garden Wall (50m away), the latter three in the same ownership as the cottage. The Gardener's Cottage is 250m from the Grade II* Listed Church of St Pirran and 500m from East Lodge.

Whilst part of the wider curtilage of Tullimaar is within the Devoran and Perran Foundry World Heritage Site, the cottage itself sits outside of this designation. The wider site is also near to the Perranarworthal Conservation Area (>100m to the west), South Coast - Central Area of Outstanding Natural Beauty (>100m to the south), and Carclew Grade II Registered Park and Garden (>250m to the south).

7.2 EVIDENTIAL

Only a few original features remain (some internal doors and the fireplace to bedroom 2), with significant amounts having been removed and replaced with modern alternatives (notable the roof covering, windows and staircase).

The footprint of the original cottage (dining room, living room and both bedrooms) is likely to have remained consistent, however the floor plan of the dwelling has been altered by the additions of the front porch and rear extension.

7.3 HISTORICAL

The Gardener's Cottage forms an important part of the history of the wider Tullimaar site, especially within the local setting of the adjacent Stove House, walled garden and remains of the Potting Shed. As such a strong level of group value is considered to be held.

7.4 AESTHETIC

Whilst the Gardener's Cottage in its original form would have had a symmetrical polite appearance (now somewhat diluted by the front porch and replacement windows), the architecture of the building is very much that of a worker's cottage, but with a significance derived from its grandiose setting and approach, along the sweeping driveway passing Tullimaar House and through mature and walled gardens.

7.5 THREAT TO SIGNIFICANCE

The Gardener's Cottage has been unoccupied for some while, and as such its interior is degrading through lack of use and general repair and attention. Refurbishment is required to extend the longevity of the cottage and to upgrade its interior to contemporary living standards.



8.0 SUMMARY OF PROPOSALS

To sympathetically update the *Gardener's Cottage* to modern standards, following the applicant's brief and conservation guidance, the following recommendations are proposed to be carried out:

- Replace glazing with more in-keeping Georgian style timber sliding sashes (*preferably double-glazed*) - 8/8 to Gardener's Cottage and 6/6 to the replacement extension. Reinstate existing blocked in windows to rear of cottage.
- Remove front porch and replace with more sympathetic lean-to canopy.
- New two storey extension to rear of property, to replace existing single-storey addition, to provide additional accommodation and to allow existing spaces to be enlarged in line with modern expectations. The scale and massing of the extension are to be subservient to the existing cottage, with a hipped roof and lead valley gutter between the new and existing roofs.
- Replace roof covering with natural slate in diminishing courses of variable widths, preferably second hand or restored if possible, alternatively new from Trevillet Quarry. New roof to extension to match.
- Replacement and new rainwater goods with black painted cast iron ogee guttering and round downpipes.
- Replacement and new fascia boards, painted timber with a bottom drip bead detail.
- Repoint stone walls where required and repoint with lime mortar - suggested Cornish Lime CLS28 with coal dust or ash added. New stonework to match existing as closely as possible. Replacement and new lintels should be either in reclaimed brick, or in granite to match existing lintels.
- Replacement heating, plumbing + sanitaryware throughout. Heating to be served by new air source heat pump, hidden from sight externally.
- Replacement electrics where required (+ sockets/light fittings).
- Remove all cement render (both internally and externally) and allow structure to dry naturally.
- Thermally line inside face of external walls, using breathable and natural insulation, finished with a lime plaster and breathable paints.
- Re-plaster all ceilings with lime plaster and breathable paints.
- Repair or replace (only where necessary) internal doors, replacing front door with timber

four panel door to match existing others.

- Repair chimney stacks where required, including leadwork, flaunching, chimney pots, brickwork and mortar. Remove render on north chimney to reveal brickwork.
- Remedial damp-proofing where required.
- Creation of 2no. windows within southern elevation, to provide more natural daylight to ground floor living space and first floor bedroom.

Criteria for Establishing Value

(Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

VERY HIGH

- Structures inscribed as of universal importance as World Heritage Sites.
- Other buildings of recognised international importance.
- Landscapes of international value
- Extremely well preserved historic landscapes with exceptional coherence, time depth or other critical factors
- The view is likely to be a nationally or internationally important view (e.g. identified within a WHS Management Plan)

HIGH

- Scheduled Monuments with standing remains.
- Grade I and Grade II* (Scotland: Category A) Listed Buildings.
- Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.
- Conservation Areas containing very important buildings.
- Undesignated structures of clear national importance.
- Designated /undesignated historic landscapes of outstanding interest or demonstrable national value
- Well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factors of national value
- The asset/s are the central focus or well represented in the view
- The viewing location is a good /the only place from which to view a particular
- The view is likely to be a nationally / internationally important (e.g. identified in a WHS Management Plan)

MEDIUM

- Grade II (Listed Buildings).
- Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.
- Conservation Areas containing buildings that contribute significantly to its historic character.
- Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures).
- Regionally important designated / undesignated landscapes
- Not the main focus of the view but the significance is well represented in the view
- The viewing location is good but not the best or only place to view the asset
- The view is likely to be of importance at a county or district level
- The view may contain heritage assets (e.g. listed buildings, WHS) whose heritage significance is clearly readable, but not best represented, in this particular view

LOW

- 'Locally Listed' buildings
- Historic (unlisted) buildings of modest quality in their fabric or historical association.
- Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
- Not the main focus of the view but the significance is well represented in the view
- The viewing location is good but not the best or only place to view the asset
- The view may contain locally valued or Grade II assets, conservation areas, whose heritage significance is clearly readable, but not best represented, in this particular view

NEGLIGIBLE

- Buildings of no architectural or historical note; buildings of an intrusive character.
- View absent/substantially occluded

UNKNOWN

- Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Given that the Gardener's Cottage is itself unlisted, but curtilage listed to a Grade II* property, within the vicinity of a number of other Grade II Listings, and close to a World Heritage Site and Conservation Area, it is therefore assumed that the Gardener's Cottage is of a 'Medium' to 'High' criteria of value.

Magnitude of Impact - Historic Buildings
(Derived from DMRB Vol 11, 2009)

MAJOR

Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.

MODERATE

Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.

MINOR

Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.

NEGLIGIBLE

Slight changes to historic buildings elements or setting that hardly affect it.

NO CHANGE

No change to fabric or setting

The detailed schedule of proposals over the following pages lists a number of interventions identified as being required in order to restore the cottage to bring it up to standards of contemporary living, and to extend the cottage to provide sufficient accommodation in line with the applicants' briefing requirements.

Each proposal is listed separately along with a justification and magnitude of impact (as above) plus whether the proposal is deemed to be beneficial or otherwise.



9.0 DETAILED PROPOSALS

9.1

Existing glazing to west elevation to be removed and replaced with 8/8 Georgian-style double-glazed painted timber sliding sashes.

Justification:

The existing in-situ timber windows to the west elevation of the Gardener's Cottage are both in poor condition and are modern replacements, visually obtrusive in their style and quality and are clearly not in keeping with the historic nature of the cottage and the wider site.

Replacing these windows with a more traditional style will upgrade the visual impact of the cottage and wider site, and by sourcing double-glazed units (such as from a heritage slimline range), the thermal performance of the cottage will be improved, as well as a reduction in the energy required to maintain a comfortable internal living environment.

Impact:

Moderate, beneficial.

9.2

New glazing to proposed extension to be 6/6 Georgian-style double-glazed painted timber sliding sashes. Feature arched window in similar style to nearby historic stable block

Justification:

The general style of the windows to the extension should be in keeping with those proposed as being installed to the cottage's west elevation, however in a 6/6 style to imply that the extension is a more recent addition.

As above, double-glazed units (such as from a heritage slimline range), the thermal performance of the extension will be improved, as well as a reduction in the energy required to maintain a comfortable internal living environment.

Impact:

Beneficial.

9.3

Reinstatement of northern blocked-in window to east elevation of cottage to internal doorway opening.

Justification:

As above, the existing window in this location was blocked-in to allow the construction of the single-storey rear extension and lean-to monopitch roof. By replacing the extension with

one of two storeys in height, the existing window opening can be repurposed as an internal doorway leading from the existing cottage to the new extension, by lowering the sill to floor level. This avoids creating any further openings in the existing fabric.

Impact:

Minor, neutral.

9.4

Removal of concrete interlocking roof tiles and replacement with natural slate diminishing courses of variable widths, preferably second hand or restored if possible, alternatively new from Trevillet Quarry.

Justification:

The existing in-situ concrete interlocking roof tiles are a visually obtrusive modern intervention and are detrimental to the cottage and wider setting. These should be removed and replaced with a more appropriate slate roof (preferably second-hand or restored) to better match the style and quality of what would have been installed originally.

Impact:

Moderate, beneficial.

9.5

Roof covering to extension to be natural slate diminishing courses of variable widths, preferably second hand or restored if possible, alternatively new from Trevillet Quarry.

Justification:

By matching the new roof covering to that of the proposed replacement covering to the Gardener's Cottage, the style and quality will be maintained throughout the building.

Impact:

Beneficial.

9.6

Removal of front porch and replacement with more sympathetic canopy.

Justification:

The existing front porch is a modern replacement and of a visually obtrusive style and quality not in keeping with historic nature of cottage and site. The removal of this with a

more sympathetic canopy in its replacement will be more visually appropriate whilst still providing shelter from the rain when using the front door. the design of the new Porch draw inspiration from some of the traditinal porches in nearby Devoran.

Impact:
Moderate, beneficial.

9.7

Removal of single-storey monopitch roof rear extension and replacement with two-storey hipped roof extension with a lead valley gutter between the cottage and extension.

Justification:

The existing single-storey rear extension is a modern add-on to the original Gardener's Cottage form, and while its form, scale and massing is not inappropriate, the materials used are not in keeping with the historic nature of the cottage and site.

The site constraints to the north, south and west of the Gardener's Cottage as outlined above in this document result the provision of additional accommodation being best suited to being positioned to the east. By removing the modern rear extension a visually more appropriate replacement can be positioned on its footprint, with accommodation over two storeys to be more in line with the applicants' requirements. The scale and massing of the replacement extension are to be clearly subservient to the existing cottage form, through a smaller width, lower ridge height and a stepped back southern elevation.

Impact:
Major, beneficial.

9.8

Replacement of rainwater goods with black cast iron metal ogee guttering with round downpipes.

Justification:

The existing rainwater goods are a combination of a number of styles and materials (ogee, round, square; uPVC and cast iron) and represent piecemeal repairs over the life of the cottage and extension. The removal of these and replacement with black cast iron metal ogee guttering with round downpipes will be more in keeping with the historic nature of the cottage.

Impact:
Minor, beneficial.

9.9

New rainwater goods to the extension to be black cast iron metal ogee guttering with round downpipes.

Justification:

By matching the extension rainwater goods to the proposed replacements to the cottage, the style and quality will be maintained throughout the building.

Impact:
Beneficial.

9.10

New granite lintels to be provided above the proposed windows to the southern elevation of the cottage.

Justification:

The existing windows to the western elevation of the cottage have granite lintels over; by including matching lintels over new openings to the cottage southern elevation the building will appear to be visually in keeping throughout.

Impact:
Minor, beneficial.

9.11

New granite lintels to be provided above the proposed windows to the replacement rear extension.

Justification:

The existing windows to the western elevation of the cottage have granite lintels over; by including matching lintels over new openings to the replacement rear extension the building will appear to be visually in keeping throughout.

Impact:
Minor, beneficial.

9.12

All internal gypsum and cement render/plaster to be removed, walls left to dry out, and all existing and proposed walls and ceilings to be plastered with lime mortar, such as Cornish Lime Fine Putty

Mortar.

Justification:

The existing gypsum and cement render/plaster present within the property, especially to the internal face of external walls, is detrimental by being unbreathable and trapping moisture within the walls, contributing to the presence of mould and salts within the cottage. By removing gypsum and cement, letting the walls dry out, and plastering existing and proposed walls in lime mortar, the walls become breathable and should create a better and more comfortable internal living environment.

Impact:

Moderate, beneficial.

9.13

External walls to the Gardener's Cottage be repointed with lime mortar, such as Cornish Lime CLS28 with possible coal dust or ash added.

Justification:

The mortar to the existing external walls is a combination of a number of different mixes and materials (both cement and lime) as isolated areas of repairs have been required over the life of the building. By replacing the mortar throughout with a consistent lime mix (such as Cornish Lime CLS28 with ash added) the walls will appear more visually consistent and will be more breathable to aid in reducing trapped moisture.

Impact:

Moderate, beneficial.

9.14

External walls to the extension to be faced in stone matching the existing cottage (including colour, size, coursing), with a matching lime mortar such as Cornish Lime CLS28 with possible coal dust or ash added.

Justification:

By matching the external wall materials of the existing cottage the visual appearance of the extension will be in keeping and more visually appropriate than the existing lean-to extension. The stonework and lime mortar will ensure that the walls remain breathable to avoid a build-up of trapped moisture.

Impact:

Moderate, beneficial.

9.15

Ground floor internal wall and staircase to be removed in order to open up existing ground floor plan.

Justification:

The existing ground floor plan of the original Gardener's Cottage is currently divided into two smaller rooms (living and dining) by an internal wall and modern replacement staircase. By removing these and relocating the staircase (see below), a larger and more contemporary open-plan living/study space can be created more in line with the applicants' ambitions.

Impact:

Moderate, semi-beneficial.

9.16

Installation of replacement staircase along internal face of northern gable.

Justification:

The relocation of the existing (modern) staircase from its current central position (as above) allows for the creation of a larger open-plan room at ground floor, reduces the floorspace lost to circulation at first floor, and allows three rooms to be included above. A visually more traditional staircase can therefore be installed to be more in keeping with the historic nature of the cottage.

Impact:

Moderate, semi-beneficial.

9.17

Removal of existing timber garage / storage building to the south east of the Gardener's Cottage.

Justification:

The existing timber garage / storage building is both in need of repair and is not visually in keeping with its setting, especially as the approach to the Gardener's Cottage is from the south and the garage provides a detrimental first impression.

The removal of the building will allow for the creation of vehicular parking adjacent to the cottage.

Impact:

Moderate, beneficial.

9.18

Thermal lining provided to internal face of existing cottage external walls, through natural and

breathable insulation materials and with a lime plaster finish.

Justification:

The existing cottage currently has no wall insulation and as such is costly to heat to a comfortable level. By thermally lining the internal face of the external walls with a natural and breathable material (such as sheep's wool, cork, hemp or wood fibre), and finished in lime plaster, the comfort levels of the internal living environment will be improved, the heating energy and cost requirements will be dramatically reduced, and the airtightness will be improved further reducing heat loss through ventilation.

The internal floor area will be subsequently reduced and a balance will need to be found between thicknesses of insulation vs. loss of floor space to find an appropriate compromise.

Impact:

Moderate, beneficial.

9.19

New Air Source Heat Pump (ASHP) heating system provided to heat the cottage and extension. External ASHP unit to be hidden from sight (to the east of the extension) to mitigate visual impact.

Justification:

The cottage currently has no central heating and is reliant on the wood burning stove and open fireplaces to provide heating - both inefficient and inappropriate for contemporary living standards. A new ASHP system with under-floor heating and/or radiators will provide reliable, consistent, controllable and renewable energy for the cottage and extension.

Impact:

Minor, beneficial.

9.20

Existing cottage fascia boards to be removed and replaced with painted timber fascias with a bottom drip bead detail.

Justification:

The existing fascia boards to the cottage are in need of repair work and are likely to require replacing as part of the works in removing the concrete interlocking tiles (as above) and replacing with a slate finish.

Impact:

Minor, neutral.

9.21

Painted timber fascia boards with bottom drip bead detail to extension.

Justification:

By matching the new timber fascia boards to the extension with the proposed replacement fascia boards to the cottage, the building will be visually consistent.

Impact:

Neutral.

9.22

Replacement electrics throughout.

Justification:

The existing electrics within the cottage are dated and are likely to have little usable lifespan remaining. Given the nature of the proposed works it is suggested that replacement electrics throughout the cottage in conjunction with new electrics within the extension is justifiable.

Impact:

Beneficial.

9.23

Replacement sanitaryware throughout.

Justification:

The existing sanitaryware within the cottage is a modern replacement and in poor condition, and is not considered worthy of retention. Replacement sanitaryware to the cottage and new sanitaryware within the extension will help to bring the building up to contemporary living standards.

Impact:

Negligible, beneficial.

9.24

Doors repaired and redecorated and replaced where necessary to match existing timber four panel doors throughout.

Justification:

Minor repair works are required to the internal doors and their ironmongery, and all require

re-decoration. The in-situ front door within the western elevation is a modern replacement and should be replaced with a more traditional alternative to match the timber four panel doors as present throughout.

Impact:

Minor, beneficial.

9.25

Chimney stacks repaired where required, including leadwork, flaunching, chimney pots, brickwork and mortar. Remove render to northern chimney to reveal brickwork (to match southern chimney).

Justification:

Minor repair work is needed to both chimney stacks, to preserve their lifespan and to reduce the risk of moisture entering the cottage. Leadwork will need to be replaced when the existing concrete interlocking tile roof covering is removed and replaced with natural slate, and the brickwork, mortar, flaunching and chimney pots should be inspected and made good where required. The northern chimney should have the cement render removed to allow the chimney to breathe and to reduce any trapped moisture within.

Impact:

Minor, beneficial.

9.26

Creation of 2no. new window openings within the southern elevation of the Gardener's Cottage.

Justification:

The addition of two new windows within the existing blank southern gable involves breaking through the existing fabric in order to allow more natural daylight into the ground floor living space and the first floor bedroom above (bedroom 2). The two windows will be of a similar size and proportion to the openings already present within the west elevation, with double glazed Georgian style timber 8/8 sliding sashes to match.

It is argued that the inclusion of the windows will add more character to the blank gable - especially as the southern elevation is viewed from the approach to the cottage - and will be better balanced visually with the glazing within the proposed extension to the east.

Impact:

Moderate, semi-beneficial.

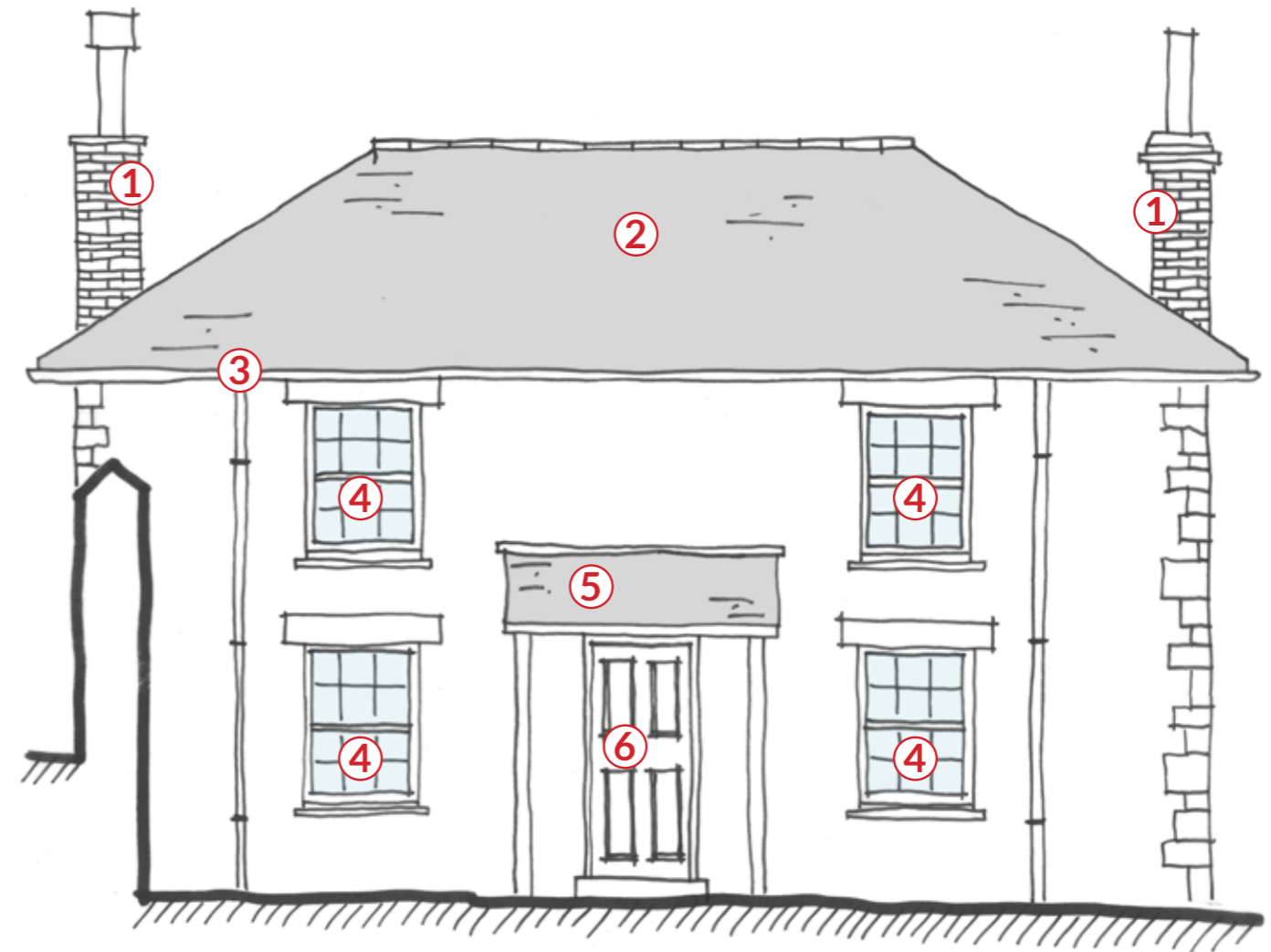


10.0 PRE-PLANNING APPLICATION ENQUIRY

The following pages summarise the submission documents comprising pre-planning application enquiry PA21/00732/PREAPP, notably those relating to the Gardener's Cottage. The pre-planning application feedback follows this information, along with a description of how this has informed the next stage of the design process leading to the submission of this application.

10.1 OPTION 1

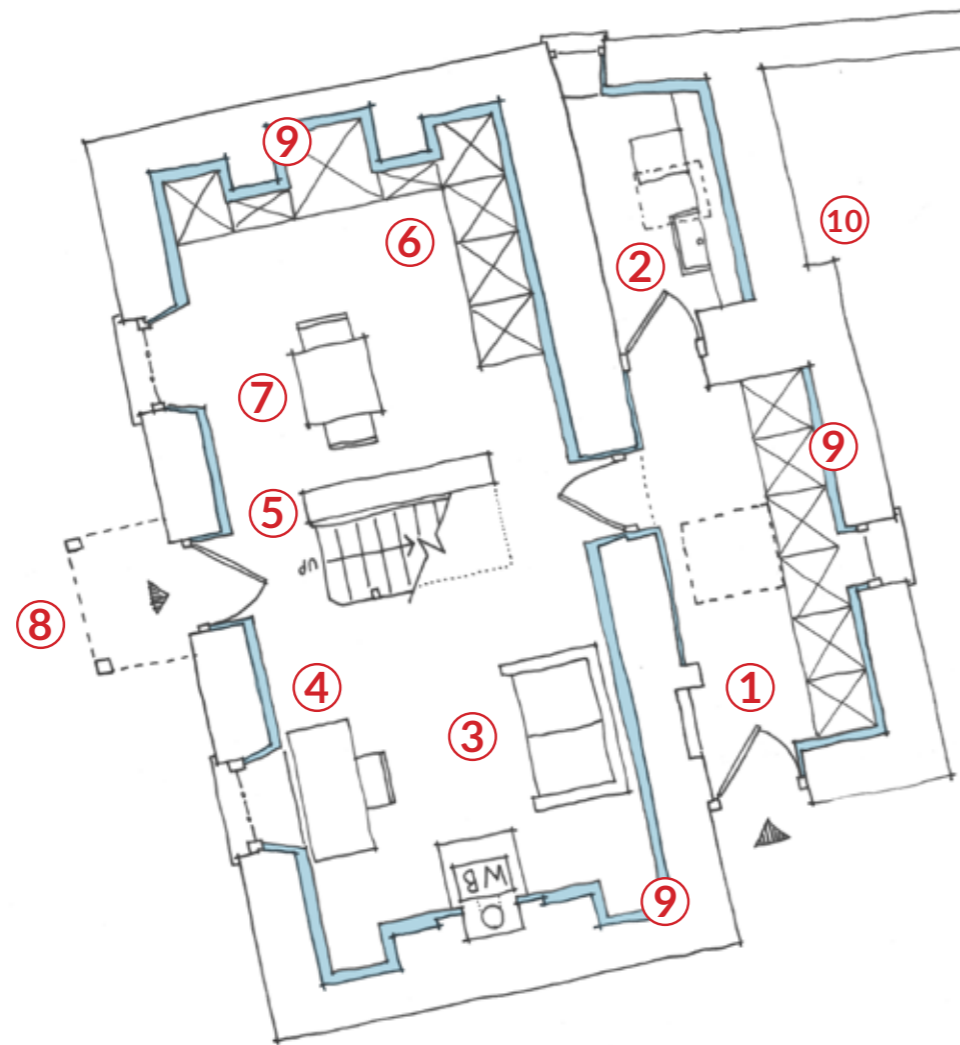
This option would not provide any additional floorspace to either building, however would comprise a simple remodelling exercise of the Gardener's Cottage to result in a one-bedroom cottage. This option is likely to be less intrusive and the least expensive, however does not provide the desired levels and types of accommodation as set out in the client brief. This option should only be explored further if later options and iterations are not deemed feasible.



OPTION 1 - INDICATIVE GARDENER'S COTTAGE FRONT (WESTERN) ELEVATION [NTS]

- 1- Brick chimney stacks
- 2 - Roof covering replaced with natural sized or rag slate, with sympathetic ridge tiles and mitred hips
- 3 - Replacement cast iron rainwater goods where required
- 4 - Replacement Georgian six over six timber sliding sash windows
- 5 - Replacement front porch - simple lean-to pitched natural slate roof
- 6 - Replacement timber four panel front door

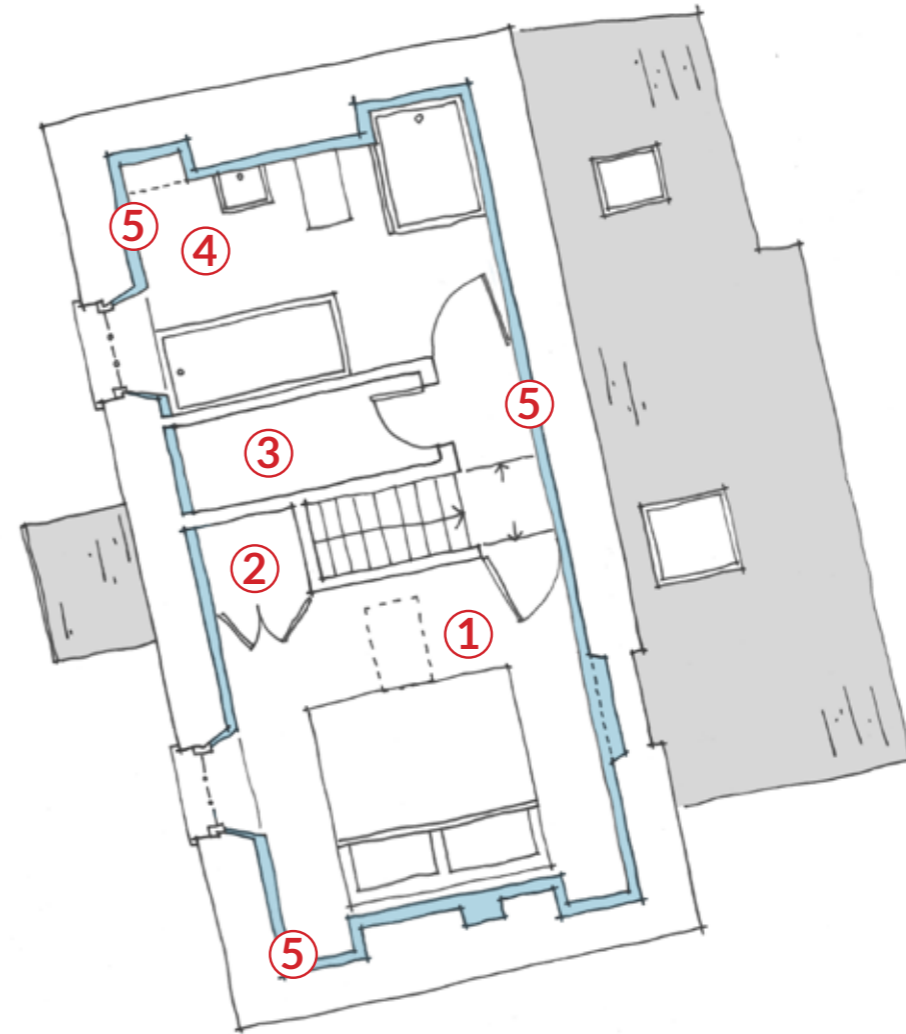




OPTION 1 - INDICATIVE GARDENER'S COTTAGE
GROUND FLOOR PLAN [NTS]



- 1 - Rear entrance - Utility / Boots
- 2 - WC
- 3 - Living
- 4 - Study
- 5 - Historic opening reinstated
- 6 - Kitchen
- 7 - Dining
- 8 - Front entrance - replacement porch
- 9 - Internal thermal lining
- 10 - Extension retained as existing



OPTION 1 - INDICATIVE GARDENER'S COTTAGE
FIRST FLOOR PLAN [NTS]



- 1 - Bedroom
- 2 - Wardrobe
- 3 - Store
- 4 - Bathroom
- 5 - Internal thermal lining



10.2 OPTION 2

Given the high cost in extending to the east for a relatively little increase in floorspace, it is suggested within this option that the more recent single storey extension to this side should be removed, and replaced with a larger footprint extension to contemporary building standards. A greater level of excavation and retaining work would be required for an extension of this size, however positioning the accommodation to the rear results in the principal elevation of the Gardener's Cottage remaining unaffected.

A visually separated two storey element could be incorporated to provide additional accommodation at both ground and first floor level, to an extent in line with the client brief provided the extension remains visually subservient to the Gardener's Cottage. In order to maintain a level of hierarchy between the existing and proposed, a single-storey glazed link between the two elements is proposed, with a second staircase up to the proposed new first floor accommodation.

This option proposes additional study space within the new ground floor extension, with sleeping accommodation above served by a second staircase within the extension. A more generous entrance hallway on the footprint of the existing single storey extension serves both the original Gardener's Cottage and its proposed extension, with a larger WC / shower room for disabled access positioned to the rear of the central connecting link.

The relocation of the currently central modern staircase within the Gardener's Cottage to the north of the dwelling allows a more open-plan ground floor, with scope for sanitary accommodation at first floor in addition to 2no. single / twin bedrooms in line with the client brief.

In addition to the conservation and repair work suggested within Option 1, this option also proposes to open up and reinstate the blocked-in first floor windows to the east, which will now be feasible with a lower central link section roof.

Option 2 ties in with the proposed southern resource extension as outlined below, with a proposed shared glazed atrium access central to the two elements.

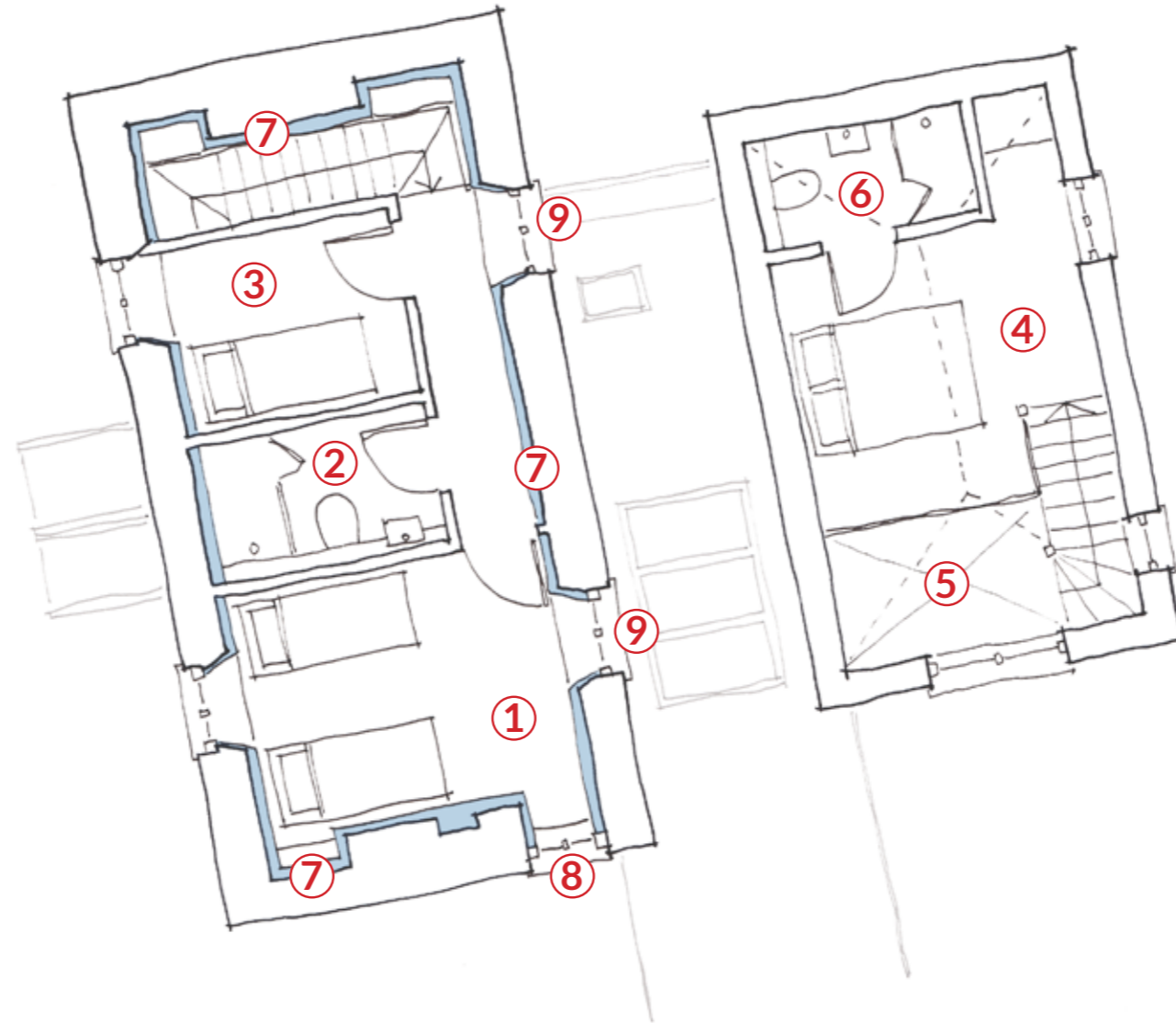


OPTION 2 - INDICATIVE GARDENER'S COTTAGE
GROUND FLOOR PLAN [NTS]



- 1 - Glazed atrium access
- 2 - Shower Room
- 3 - Living
- 4 - Kitchen
- 5 - Dining
- 6 - Replacement porch
- 7 - Internal thermal lining
- 8 - Study
- 9 - Boots / coats
- 10 - Courtyard
- 11 - New window opening





OPTION 2 - INDICATIVE GARDENER'S COTTAGE
FIRST FLOOR PLAN [NTS] 

- 1 - Bedroom 1 (twin)
- 2 - Bathroom
- 3 - Bedroom 2 (single)
- 4 - Bedroom 3 (double)
- 5 - Double-height space
- 6 - En-Suite
- 7 - Internal thermal lining
- 8 - New window opening
- 9 - Reinstated window opening



In order to provide sufficient additional resource accommodation to fulfil the amounts and level of quality required within the client brief, a further extension to the south of the Gardener's Cottage is proposed, focusing on a dedicated resource and learning centre for the William Golding Archive and William Golding Limited. This extension would sit over the footprint of the existing timber garage (to be removed) and further south into the area currently comprising low-level vegetation and ruined stone walls (believed to be remains of a small outhouse or store).

10.3 RESOURCE CENTRE DESIGN CONCEPT

The proposed design concept focuses visually on a contemporary single-storey standalone building, connected to the Gardener's Cottage via a central glazed entrance link (see 3D concept sketch below).

In plan, the extension turns its back on the mature vegetation to its west, with thick stone walls mirroring the existing garden walls visually dominant in the surrounding landscape. The front of the building curves around to the north west, following the line of the access track, and welcoming arrivals towards the central entrance point.

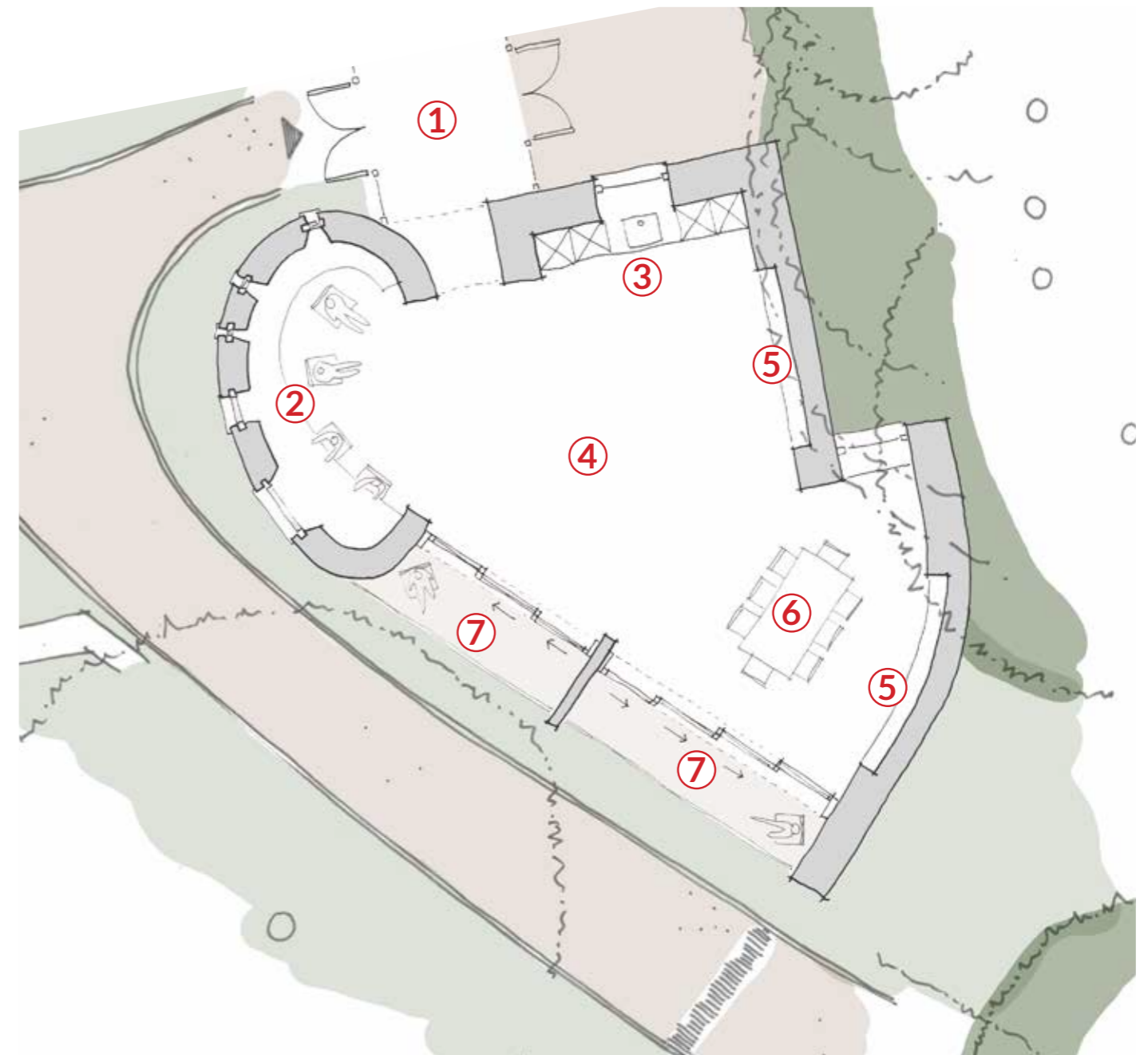
In order to reduce the overall scale and massing of the proposal, a low-pitch parabolic-inspired roof is suggested, with a low eaves level along its primary elevation rising to a single point at its north east corner, with the backdrop of the mature trees and vegetation to the east. This results in creating an interesting internal aesthetic and a roof form more suited to the irregular plan.

Internally, a flexible central space is proposed for study, talks, seminars and presentations, with areas for storage and small-scale archiving around the perimeter.

Floor-ceiling glazing is proposed to the south west elevation, focusing on looking out over the formal gardens and with sliding elements leading to a small covered external platform to connect with the outside space. The suggested roof overhang provides protection to this area and reduces direct sunlight into the resource centre.

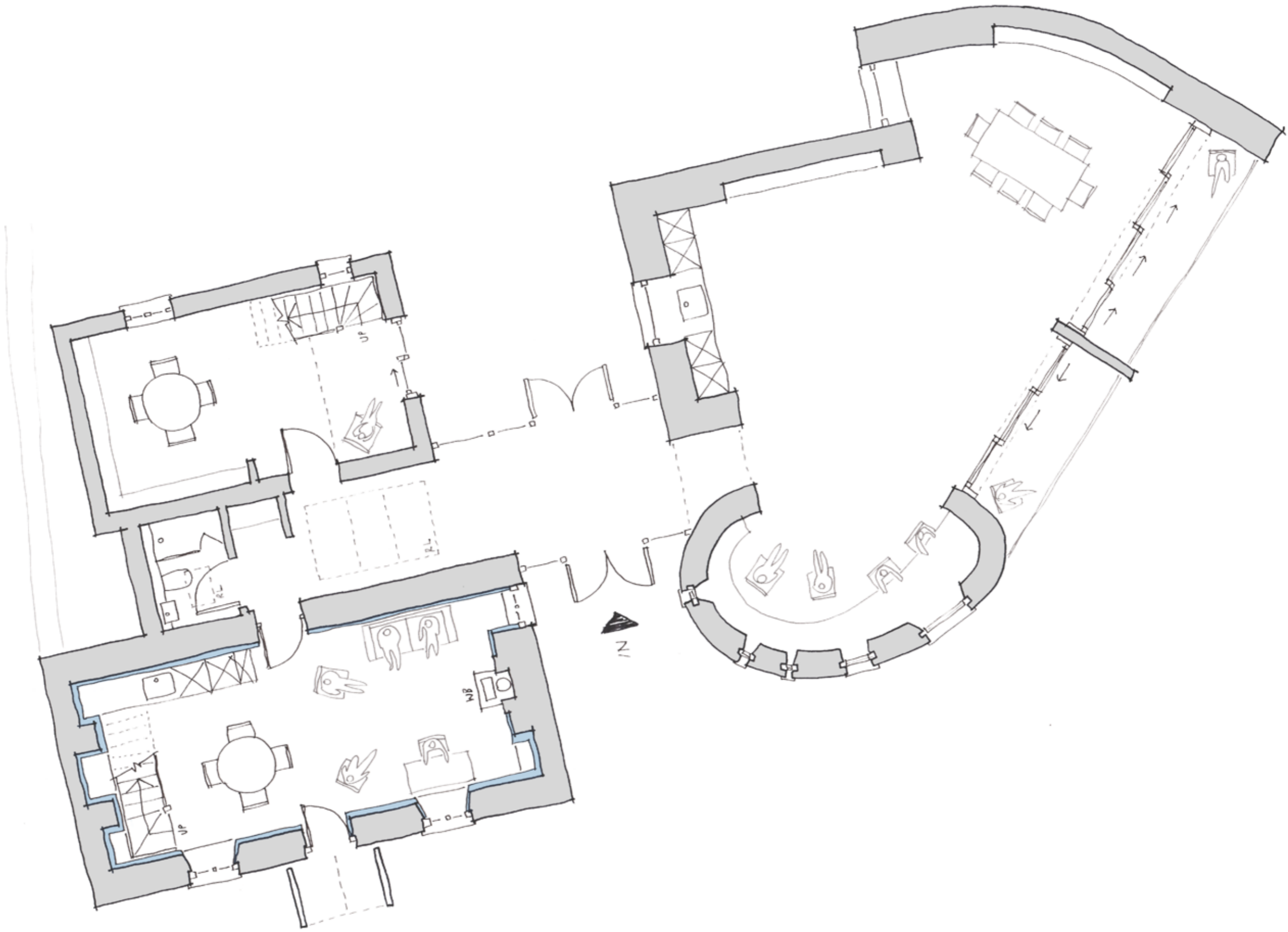
Suggestions for materiality are as follows:

- Slate covered roof (with secondary waterproofing membrane beneath due to low pitch).
- Natural stone walls of a style to sit comfortably with the existing garden walls (including lime mortar consideration) - lime render to rear sections not forming principal elevation.
- Natural weathered timber cladding to 'pier' elements.
- Timber or aluminium glazing frames.
- Glazed entrance link.
- Metal rainwater goods.



INDICATIVE RESOURCE CENTRE EXTENSION TO THE SOUTH OF THE GARDENER'S COTTAGE [NTS]

- 1 - Glazed atrium access
- 2 - Built-in storage / desk space
- 3 - Kitchenette
- 4 - Flexible study / seminar / presentation space
- 5 - Archive space within feature wall
- 6 - Study / conference / meeting table
- 7 - Covered external platform accessed via sliding doors





INDICATIVE 3D CONCEPT SKETCH
RESOURCE CENTRE - VIEW OF WEST ELEVATION IN CONTEXT WITH GARDENER'S COTTAGE



11.0 PA21/00732/PREAPP FEEDBACK

Listed below are the comments received from the Historic Environment Planning Officer, as part of Pre-Planning Application PA21/00732/PREAPP, which proposed a number of works to both the Gardener's Cottage, Stove House, and creation of an Archive and Resource Centre (the latter two still remain the applicant's long-term ambitions however are not included within this application). Pertinent points specifically relating to the Gardener's Cottage are highlighted in red.

This proposal is informed by a clear and detailed supporting planning statement, the following text simply summarises details given in the statement in order to set the historic context of the Gardener's Cottage and associated buildings.

Tullimaar House is Grade II Listed (No. 1161008), constructed in the late 1820s within a planned garden/country landscape. Within this setting there is a Lodge House (Grade II Listed No. 1141597), a Coach House and Stables (Grade II Listed No. 1328666), and two Walled Gardens (Grade II Listed No. 1141596). The main house, Lodge house, Stables and the rectangular walled garden are shown on the 1842 Tithe map, and possibly the Potting shed (unless the cottage is incorrectly shown). The Devoran and Perran Foundry WHS boundary includes the main part of the site but excludes that of the cottage.*

It is recommended that the Gardener's Cottage (constructed between 1842 and c1880), is curtilage listed with that of the Main house and so it is of higher significance than even a non-designated historic asset. The latter is described within NPPF 197 which states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. A site visit with the planning case officer was undertaken on 22nd April 2021.

The proposal to substantially enhance and provide appropriate conservation methods and specifications to the Gardener's Cottage to provide accommodation for visiting scholars, is commended. In general, all the cottage renovation proposals are seen as appropriate for this mid C19 Gardener's Cottage, again the historic context of this cottage still within the former building on the back of what is shown as a large Greenhouse (possibly the Potting Shed), and another large building with yard area (perhaps a Carpenter's/Woodman's building?) all of which are related to the management and maintenance of this important Tullimaar House estate landscape.

It is however recommended that the proposed rear extension should be designed with more of a traditional attached extension with perhaps a (higher) mono-pitch roof rather than a 'separate' linked extension building. This should be subservient but contain traditional construction details in order to be seen to complement the building as opposed to contrasting.

The site location of the proposed new build Resource Centre is in a relatively small sloping triangle of ground between the cottage, the site of the existing garage and the access track leading to the cottage and potting shed etc. It is felt that this location would not enhance nor respect the setting and character of the C19 curtilage listed Gardener's Cottage. It appears squeezed in and its very modern front elevation clashing and contrasting with the primary west face elevation of the cottage which faces the former occupational gardening buildings.

It is suggested that perhaps an alternative location could be the site of the existing Tennis Courts (which could also site the new car park) or perhaps on a rectangular site of ground adjacent to the Listed Walled Garden, and adjacent to the former site of what is surmised as being a possible Carpenter's/Woodman's building (with adjacent yard area). Either site would separate the new build from the Cottage.

Given the still extant low boundary walls of the Carpenter's/Woodman's building (with adjacent yard area) it is thought that careful sensitive thought should be given to any new proposals - which should complement this site's character, function (rural estate management), and building materials.

This latter comment should also be applicable to any adaptive re-use of the Potting building (labelled as the Stove Shop), which should be seen to complement this building's character and previous function. During the site visit it was observed that the flat site of the former Greenhouse (or perhaps garden Summer House/Orangery?), given the way the garden paths are centralised and downslope of this site as shown on the 1880 OS Map) measuring c 6.5m x 12.5M can still be seen, as well as a blocked in former doorway on the east side of the adjacent high curtain wall.

It is recommended that a rebuild of a similar glazed feature (same or less area) could also be appropriate in this context (Café/seating area of repose to admire the landscape scenery of Tullimaar Gardens below?).

Therefore, it is recommended that the principle of these preapp planning consent submission proposals in their present form are not appropriate and may not meet the requirements of NPPF Section 197 and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030.

It is considered that the materials, massing and design of the proposed cottage rear extension and primarily the proposed Resource Centre is inappropriate to the overall setting and character of the curtilage listed (and non-designated heritage asset) cottage.

12.0 DEVELOPMENT OF PROPOSALS

Since the submission of the Pre-Planning Application Enquiry in 2021, the focus of the applicant has shifted in the short-term to prioritise the works to the Gardener's Cottage, given its state of disrepair and urgent need for conservation and enhancement.

The following pages highlight the development of the strategy and design, which initially focused on a more site-wide strategic plan (to inform this and future applications), before looking at a range of options and concepts to extend the Gardener's Cottage whilst providing sufficient accommodation to meet the applicant's brief and take account of feedback from the Pre-Planning Application Enquiry. The development of the proposal also seeks to be in accordance with Cornwall Council Local Plan 2010-2030 Strategic Policy 24 (Historic Environment) as noted on the following page, with more pertinent sections in **bold**.

This exercise resulted in a further informal conversation with the Historic Environment Planning Officer, as summarised below:

- The 1878 OS map shows evidence of a (presumably) monopitch extension to the east of the cottage, by 1908 this includes a section further to the north – overall length of approximately 7 - 7.5m.
- The main point of concern of the pre-planning application enquiry indicative proposal was the glazed link rather than the scale and massing of the proposal.
- The Officer would like to see a traditional attached extension with either a monopitch/lean-to roof or gabled/hipped form with a lead valley gutter.
- The Officer would like to see the existing blocked in windows (to the rear at first floor) to be reinstated, potentially one or both as a doorway into a new extension at first floor.
- Visually a traditional extension would be preferable to anything more contemporary.
- The replacement windows should be 8/8 sliding sash to the Gardener's Cottage with 6/6 to the extension, preferably in a heritage slimline range.
- The roof material (both to the existing Gardener's Cottage and the extension) should be in slate diminishing courses of variable widths, preferably second hand or restored if possible, alternatively new from Trevillet Quarry.
- All repointing and new mortar should match existing, suggested Cornish Lime CLS 28 with possible coal dust or ash added.
- All rainwater goods (replacement and new) should be black metal ogee with round downpipes.

- Replacement and new lintels should be in granite to match existing, or in reclaimed brick.
- Replacement and new fascia boards should be in painted timber with a bottom drip bead detail.
- Internal walls and ceilings should be lime plastered.
- A new air source heat pump to serve the property would be considered acceptable, but should be hidden from sight if possible.

POLICY 24: HISTORIC ENVIRONMENT

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:

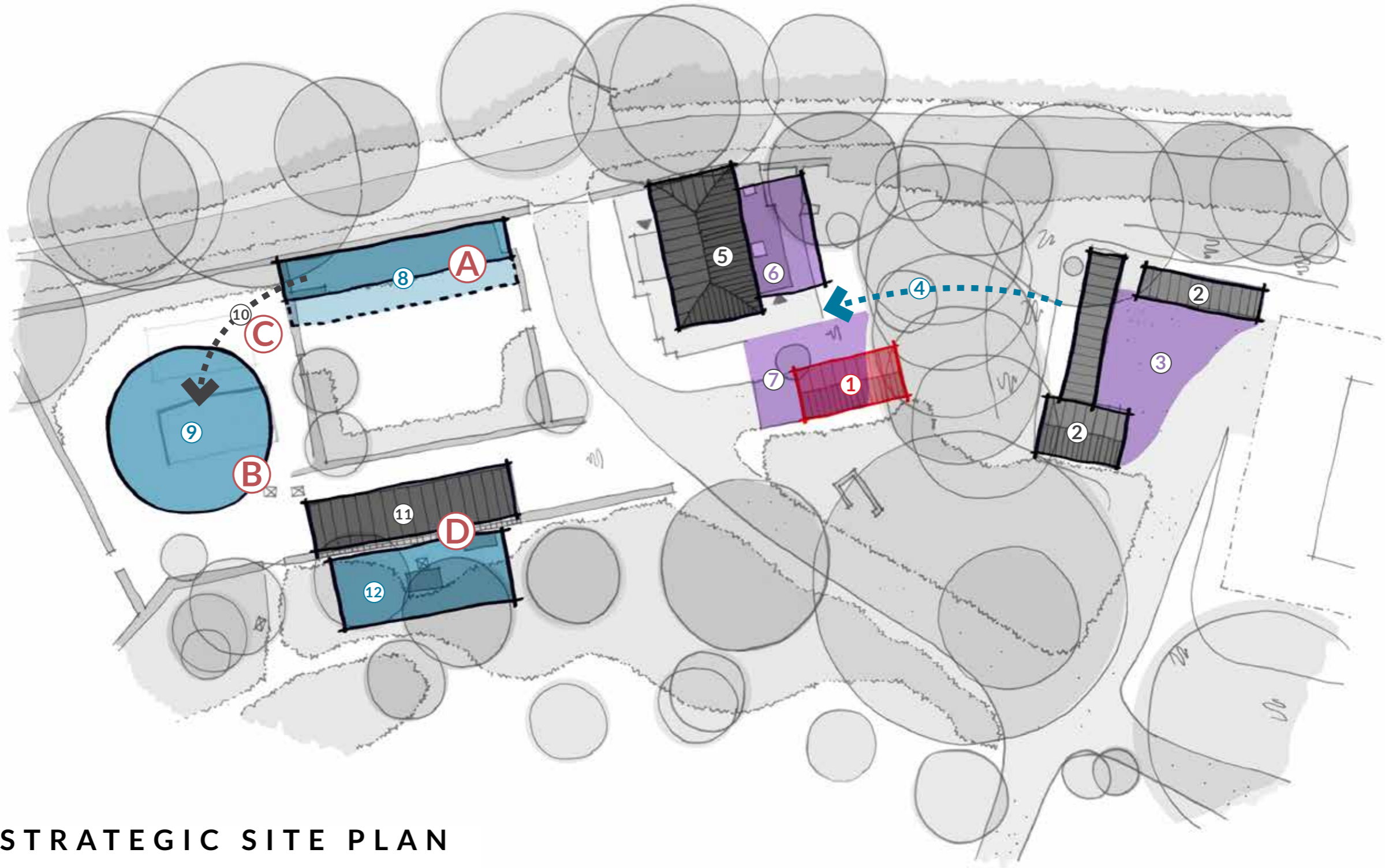
- *sustain designated heritage assets;*
- *take opportunities to better reveal their significance;*
- *maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- *conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- *conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- *protect the historic maritime environment, including the significant ports, harbours and quays.*

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including un-designated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.



STRATEGIC SITE PLAN

KEY

- 1 Existing garage - to be removed
- 2 Existing log stores - to be retained or (partially) removed (TBC)
- 3 Proposed location of car parking to serve Resource Centre & Archive (exact extent TBC)
- 4 Proposed connection from car parking to Gardener's Cottage, Resource Centre & Archive
- 5 Extent of existing Gardener's Cottage - to be altered, repaired and improved
- 6 Proposed 1.5 - 2-storey extension to Gardener's Cottage (exact extent TBC)
- 7 Proposed location of car parking to serve Gardener's Cottage (exact extent TBC)

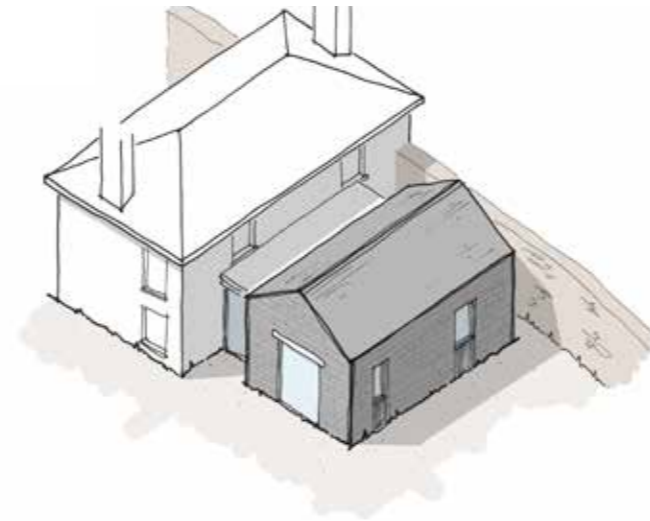
- 8 Option A: Recreate new building on footprint of former Potting Shed (with potential modest extension to the south) - to form Resource Centre
- 9 Option B: Standalone new building (exact extent TBC) to form Resource Centre
- 10 Option C: A larger building formed as a combination of Options A & B (exact extent TBC)
- 11 Extent of existing Stove House - to be repaired and improved to form the proposed Archive
- 12 Option D: Extension to the southern side of the Stove House (encroaching into the formal garden) to form Resource Centre (inclusive of Stove House footprint). Archive to be formed as Option A (Potting Shed)



DESIGN DEVELOPMENT OF REAR EXTENSION



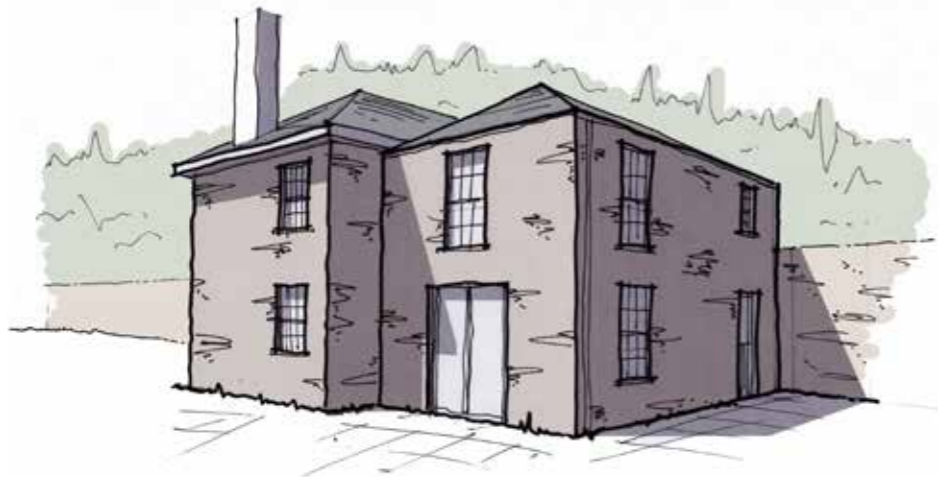
CONTEMPORARY SINGLE STOREY LEAN-TO



GABLED SINGLE STOREY EXTENSION WITH LINK



TWO STOREY EXTENSION WITH LINK - SECTION

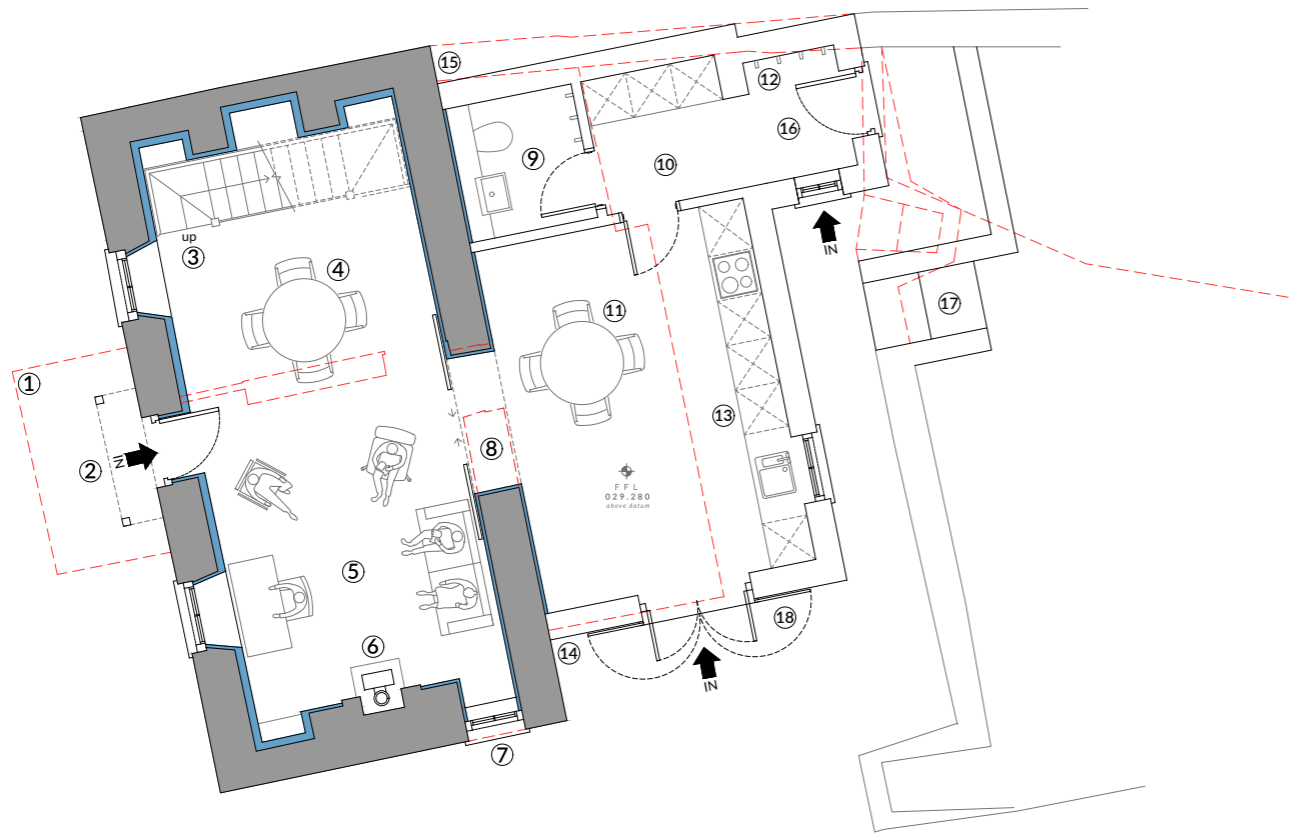


HIPPED TWO STOREY EXTENSION WITHOUT LINK
- RESPONDING TO COMMENTS FROM HISTORIC
ENVIRONMENT AS DETAILED ON PAGE 45



FINAL DESIGN - SIDE PORCH ADDED TO EAST (REAR)
ELEVATION, NEW WINDOWS ON SOUTH ELEVATION
OF EXTENSION ECHOING DESIGN OF NEARBY STABLE
BLOCK

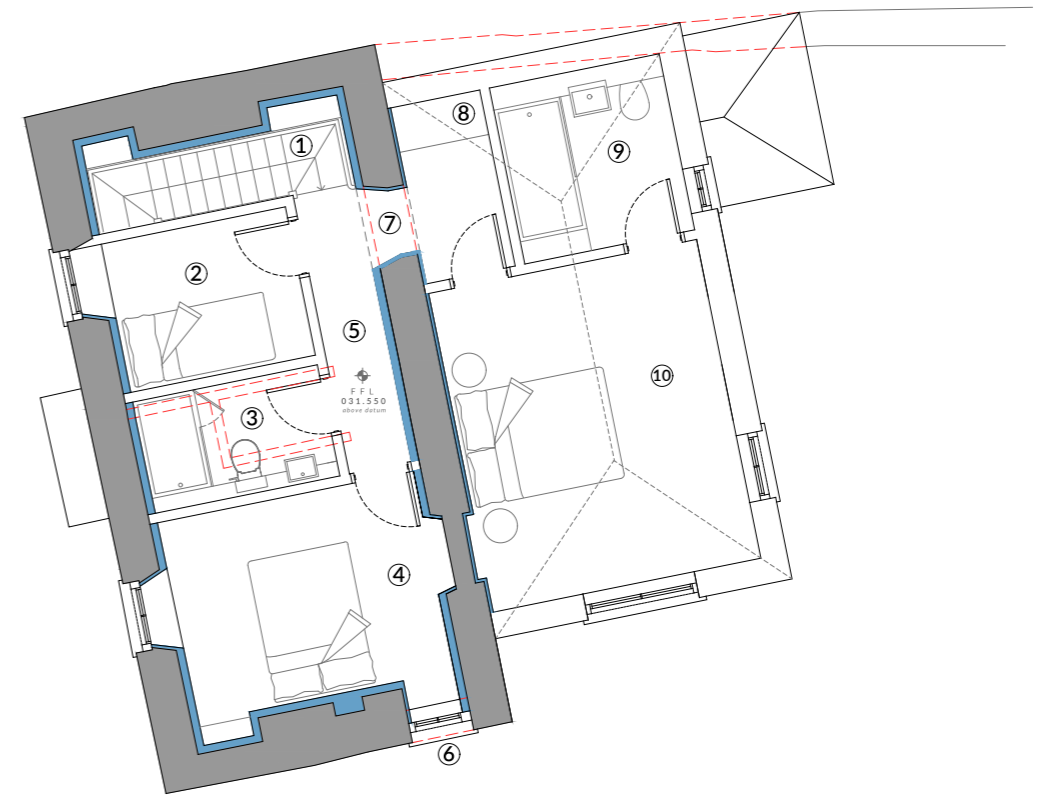




PROPOSED GROUND FLOOR PLAN
1 : 50

KEY

- 1 Outline of existing porch to be demolished
- 2 Replacement porch
- 3 Replacement staircase
- 4 Study
- 5 Living
- 6 Replacement wood burning stove
- 7 New window opening
- 8 Existing opening widened
- 9 WC
- 10 Utility
- 11 Dining
- 12 Coats / boots
- 13 Kitchen
- 14 Outline of existing lean-to extension to be demolished
- 15 Extent of existing boundary wall to be demolished
- 16 Back Porch
- 17 Reposition of Steps to Garden
- 18 Door Shutters

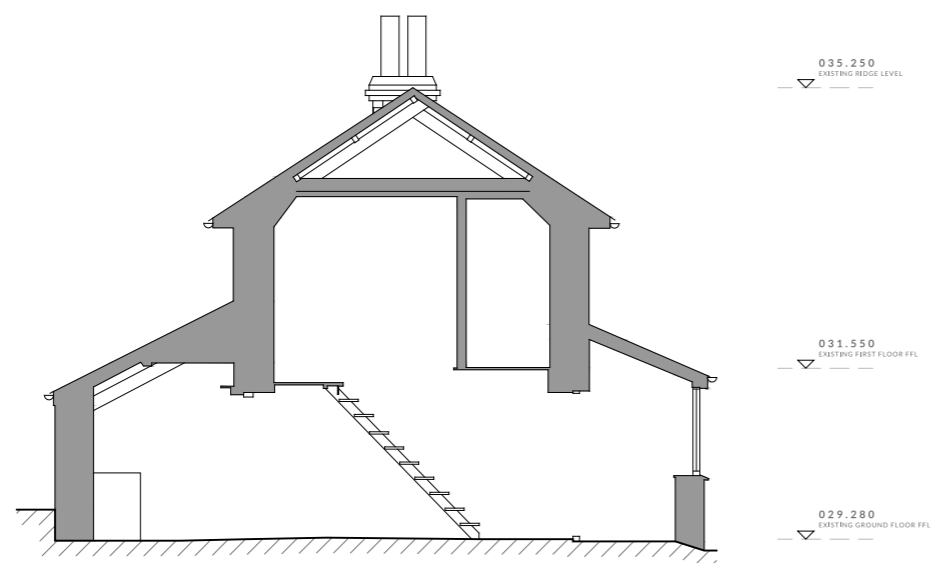


PROPOSED FIRST FLOOR PLAN
1 : 50

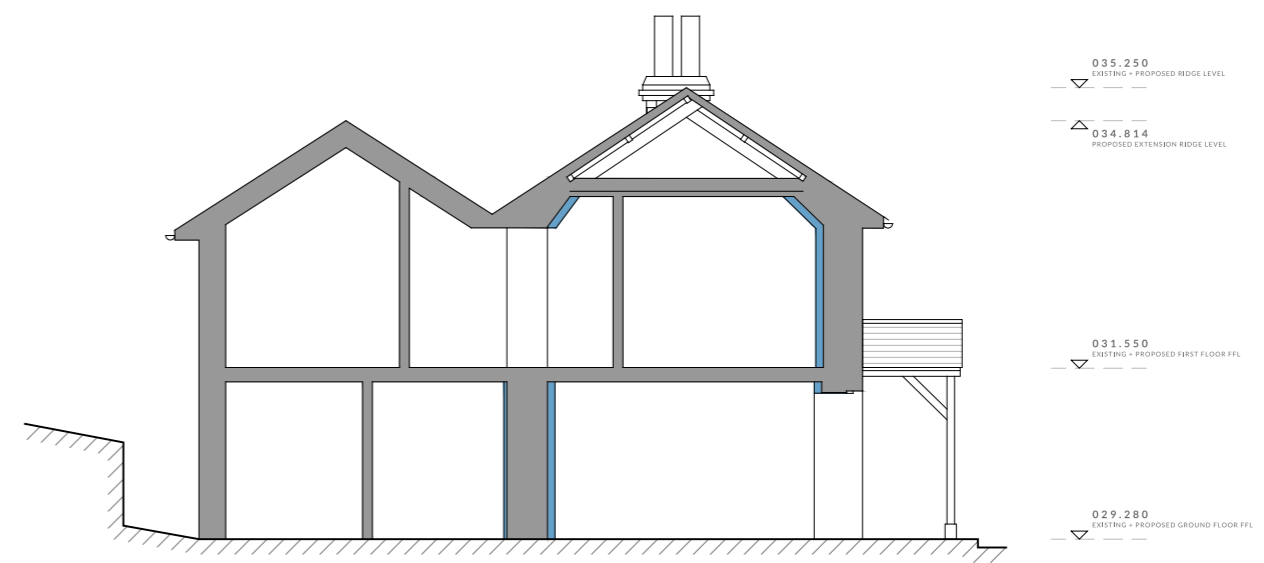
KEY

- 1 Replacement staircase
- 2 Single bedroom
- 3 Shower
- 4 Double bedroom
- 5 Hallway
- 6 New window opening
- 7 Existing blocked-in window reinstated to form opening
- 8 Storage
- 9 En-Suite
- 10 Double bedroom



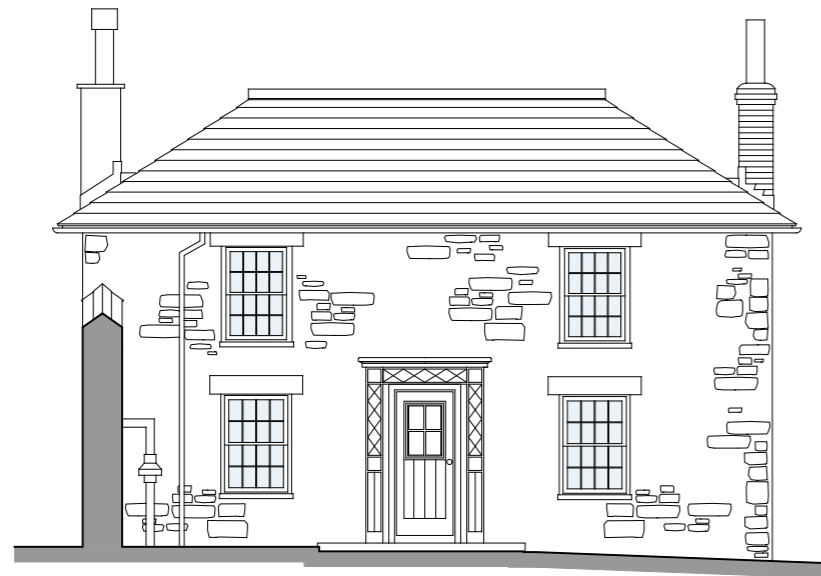


EXISTING SECTION AA



PROPOSED SECTION AA





035.250
EXISTING + PROPOSED RIDGE LEVEL

034.814
PROPOSED EXTENSION RIDGE LEVEL

031.550
EXISTING + PROPOSED FIRST FLOOR FFL

029.280
EXISTING + PROPOSED GROUND FLOOR FFL

PROPOSED WEST ELEVATION



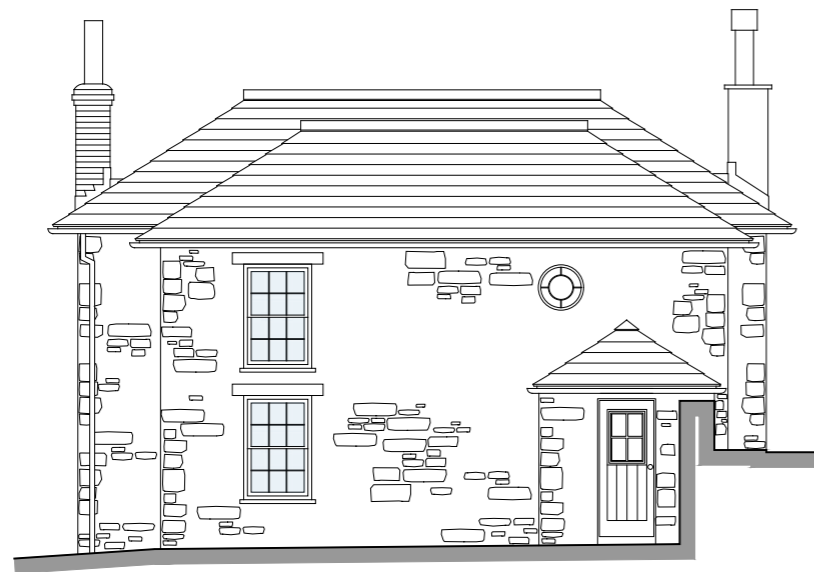
035.250
EXISTING + PROPOSED RIDGE LEVEL

034.814
PROPOSED EXTENSION RIDGE LEVEL

031.550
EXISTING + PROPOSED FIRST FLOOR FFL

029.280
EXISTING + PROPOSED GROUND FLOOR FFL

PROPOSED SOUTH ELEVATION



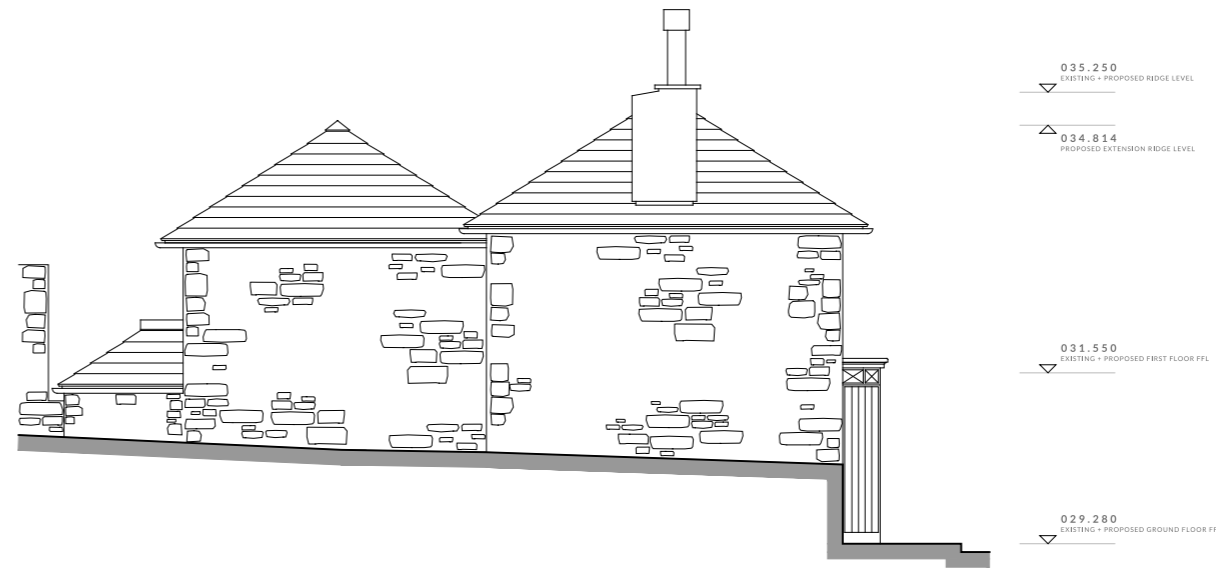
035.250
EXISTING + PROPOSED RIDGE LEVEL

034.814
PROPOSED EXTENSION RIDGE LEVEL

031.550
EXISTING + PROPOSED FIRST FLOOR FFL

029.280
EXISTING + PROPOSED GROUND FLOOR FFL

PROPOSED EAST ELEVATION



035.250
EXISTING + PROPOSED RIDGE LEVEL

034.814
PROPOSED EXTENSION RIDGE LEVEL

031.550
EXISTING + PROPOSED FIRST FLOOR FFL

029.280
EXISTING + PROPOSED GROUND FLOOR FFL

PROPOSED NORTH ELEVATION



13.0 USE & AMOUNT

13.1 USE

The proposal within this application is for the conservation, alteration and extension to an existing dwellinghouse, the Gardener's Cottage, within the wider curtilage of Tullimaar House.

The intention of the applicant is that the cottage will be used by the visiting scholars, students and guests as accommodation and a place for the study of the Nobel Prize winning author Sir William Golding, and his works, on a short term basis.

13.2 AMOUNT

The footprints and gross internal floor areas (GIFAs) of the existing cottage, existing modern extensions (porch and rear lean-to) and proposed replacement extension are listed below:

Existing original cottage footprint = **43.0m²**
Existing original cottage GIFA = **57.5m²**

Existing front porch footprint = **4.2m²** (to be removed)
Existing front porch GIFA = **2.2m²** (to be removed)

Existing rear extension footprint = **17.0m²** (to be removed)
Existing rear extension GIFA = **11.3m²** (to be removed)

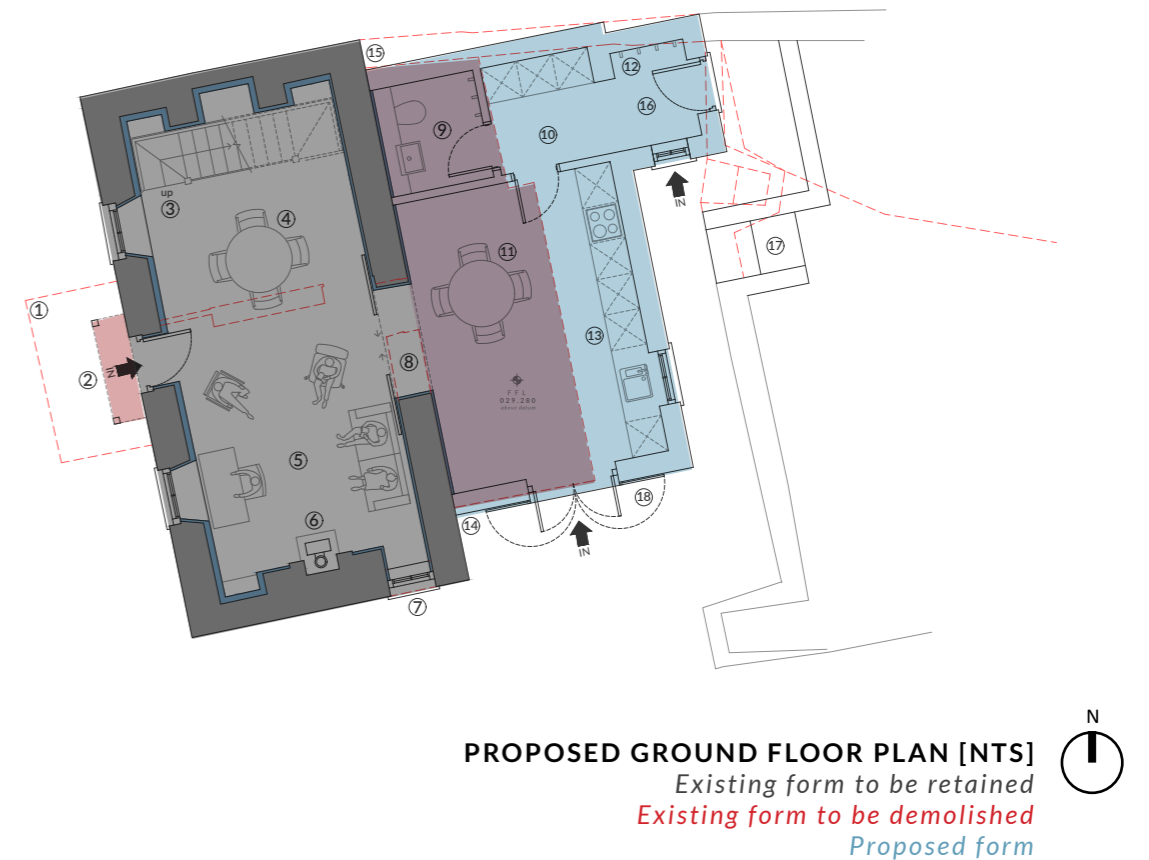
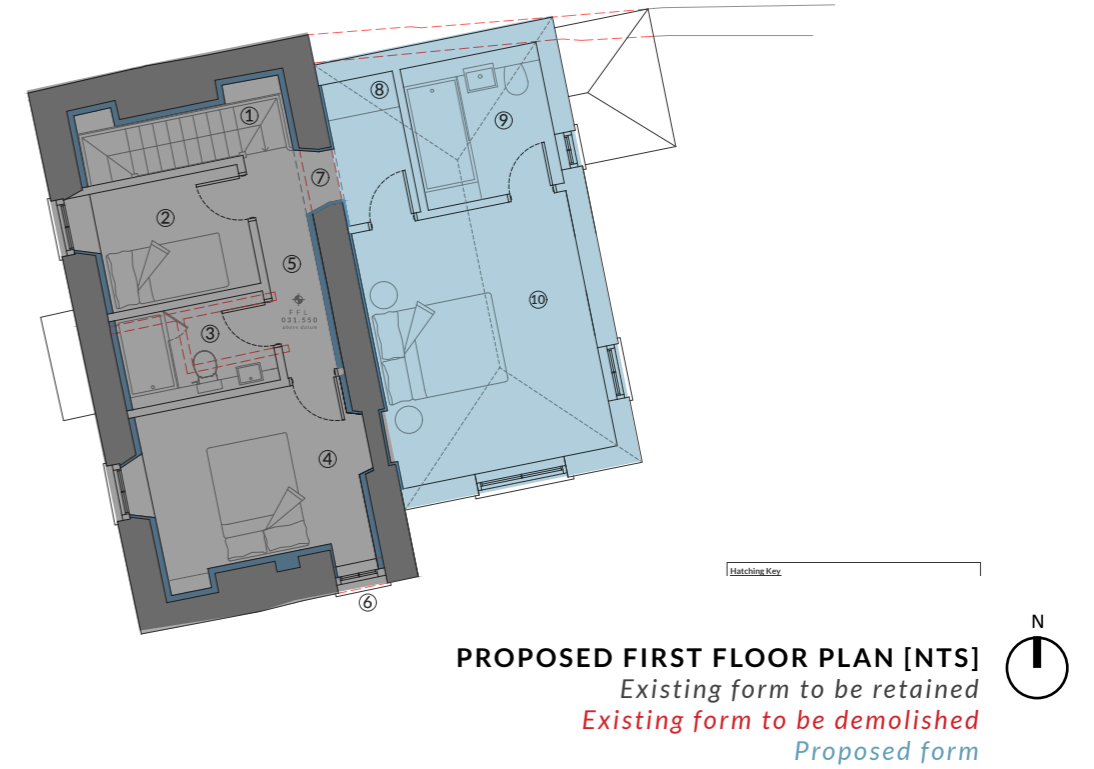
Proposed rear extension footprint = **30.1m²**
Proposed rear extension GIFA = **49.3m²**

Total 'as existing' footprint = 43.0 + 4.2 + 17.0 = **64.2m²**
Total 'as proposed' footprint = 43.0 + 30.1 = **73.1m²**

Net increase to footprint = 73.1 - 64.2 = **8.9m²** (13.9% increase)

Total 'as existing' GIFA = 57.5 + 2.2 + 11.3 = **71.0m²**
Total 'as proposed' GIFA = 57.5 + 49.3 = **106.8m²**

Net increase to GIFA = 106.8 - 71.0 = **35.8m²** (50.4% increase)



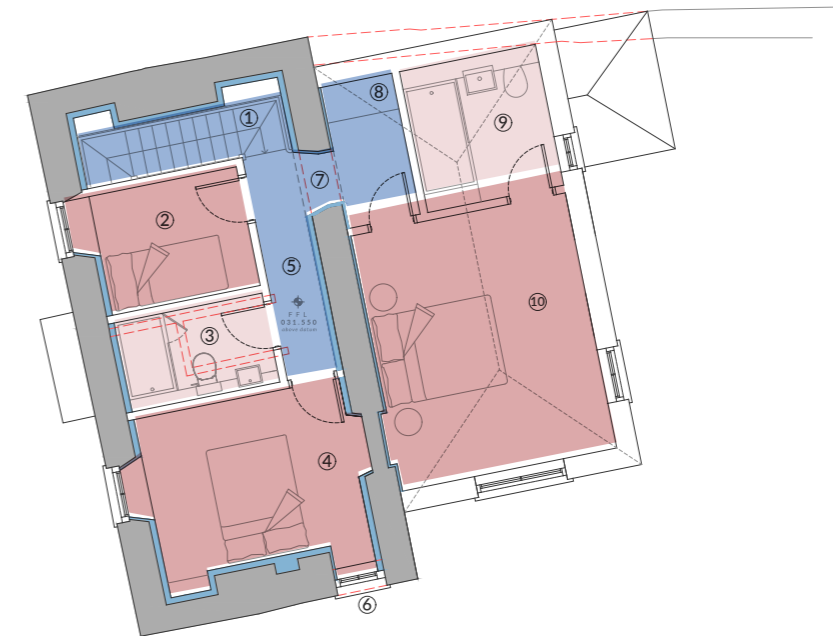
14.0 LAYOUT

The layout of the proposals is very much informed by the site constraints as explored earlier in the opportunities and constraints section of this document. In summary, the property boundary to the north restricts additional accommodation in this direction; the principal elevation is to the west and it would be inappropriate to extend in this direction; the initial view of the cottage is via the approach from the south and this should not be visually obscured by an extension in this direction; and to the east the rising ground and line of trees restrict an extension much further to the east than the line of the existing lean-to extension.

The cottage is currently accessed through both the front porch (to the west) and kitchen door (to the south), although it is proposed that the original dwelling entrance to the west is reinstated and used as the primary access point, with a secondary access through the kitchen / dining area within the replacement extension.

Internally, the proposals put forward an open-plan living / study space at ground floor (in the footprint of the original Gardener's Cottage), leading to a kitchen / dining area within the replacement extension. A small utility room, separate WC and back door are positioned to the north.

The replacement staircase is positioned against the northern gable wall of the original cottage, and leads up to a small hallway, off which are a single bedroom, a double bedroom, and a shared bathroom (all within the original cottage), plus a further double bedroom and en-suite within the first floor of the proposed extension. It is proposed that the northern blocked-in window is reinstated to create the access through from the original cottage to the extension.



PROPOSED FIRST FLOOR PLAN [NTS]
Circulation
Sleeping
Living
Utility



PROPOSED GROUND FLOOR PLAN [NTS]
Circulation
Sleeping
Living
Utility

15.0 SCALE & MASSING

Given the site constraints as listed above, and in order to provide sufficient accommodation to meet the requirements of the applicant, a two storey extension has been proposed (rather than a more expansive single storey alternative) to keep the additional net footprint (8.9m², 13.9% increase) to a minimum.

In order to reduce the impact of the extension when viewed from the southern elevation (the approach to the dwelling), the extension is designed with a smaller massing than the original cottage so it appears subservient and clearly a later addition. Its width (east-west dimension) is 15% less than that of the cottage (4.0m compared with 4.7m), its eaves height is 200mm lower, and its ridge height 435mm lower:

Existing and proposed Ground Floor finished floor level = 29.280 above datum level

Existing and proposed First Floor finished floor level = 31.550 above datum

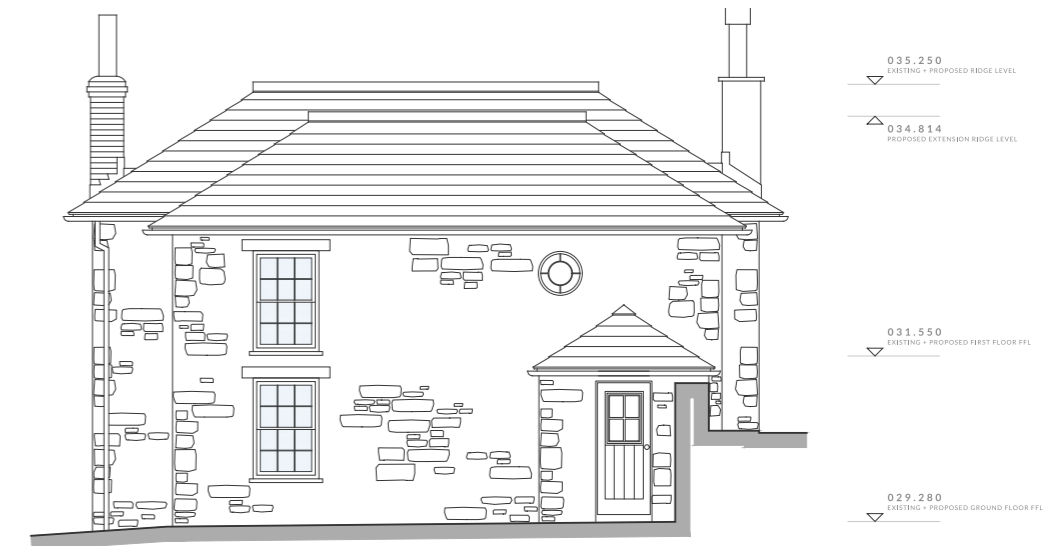
Existing and proposed cottage ridge level = 35.250 above datum

Proposed rear extension ridge level = 34.814 above datum (436mm below cottage ridge level)

The proposed roof form of the extension matches that of the original cottage, i.e. fully hipped and with the same 32.5° pitch, so that the extension looks in keeping with the cottage and its setting whilst keeping the mass reduced. In addition, the southern elevation of the extension is stepped back over a metre from the cottage southern elevation to further highlight a level of subservience.



PROPOSED SOUTH ELEVATION [NTS]



PROPOSED WEST ELEVATION [NTS]



16.0 LANDSCAPING

The overall ambitions of the hard and soft landscaping and boundary treatments are outlined below. It is suggested that further in-depth and more detailed proposals are provided if required as conditions to any forthcoming planning consents, so that the applicant can work with the local authority to agree on a landscaping scheme both suitable for the immediate site and the wider gardens and landscape it sits within.

16.1 HARD LANDSCAPING

Hard landscaping is suggested to be kept to a minimum and could comprise the following:

- Permeable area for vehicular parking (in approximate location of existing timber garage / storage building to be removed).
- Non-slip pedestrian pathways from parking to entrances to south and west of dwelling, in local riven slate with pea gravel between.
- Small non-slip permeable paved amenity space, to south of extension, in local riven slate flags.

16.2 SOFT LANDSCAPING

Soft landscaping is suggested to be in keeping with the extensive mature gardens to the south and west of the cottage, and could comprise the following:

- Bareroot and semi-mature native / indigenous tree planting
- Mid-level indigenous shrubs / bushes
- Low-level planting and bulbs

An emphasis could be placed on 'useful' soft landscaping, i.e. edible / scented / beneficial planting, and trees, shrubs and flowers attractive to pollinators, birds and other wildlife.

16.3 BOUNDARY TREATMENTS

The existing treeline boundary to the east will be retained and reinforced with indigenous species where required, to maintain and enhance privacy and security for the proposal.

The existing stone wall immediately to the north of the cottage, running alongside the farmer's lane, will be retained and repaired where required, with similar stonework and mortar, to ensure its longevity.



17.0 DRAINAGE

17.1 SURFACE WATER DRAINAGE

The proposal seeks to utilise the existing surface water connections, which are assumed to be one or more soakaways beneath the nearby garden. If, once works commence, it is found that the existing soakaways require repair or replacement, it is strongly recommended that new soakaways are positioned >5m from buildings (existing + proposed) and >2.5m from plot boundaries.

In addition to replacement and new downpipes connecting into the below ground surface water system, it is recommended that any level thresholds (such as the new entrances proposed within the rear extension) are fitted with a slot drain, also connecting into the surface water system.

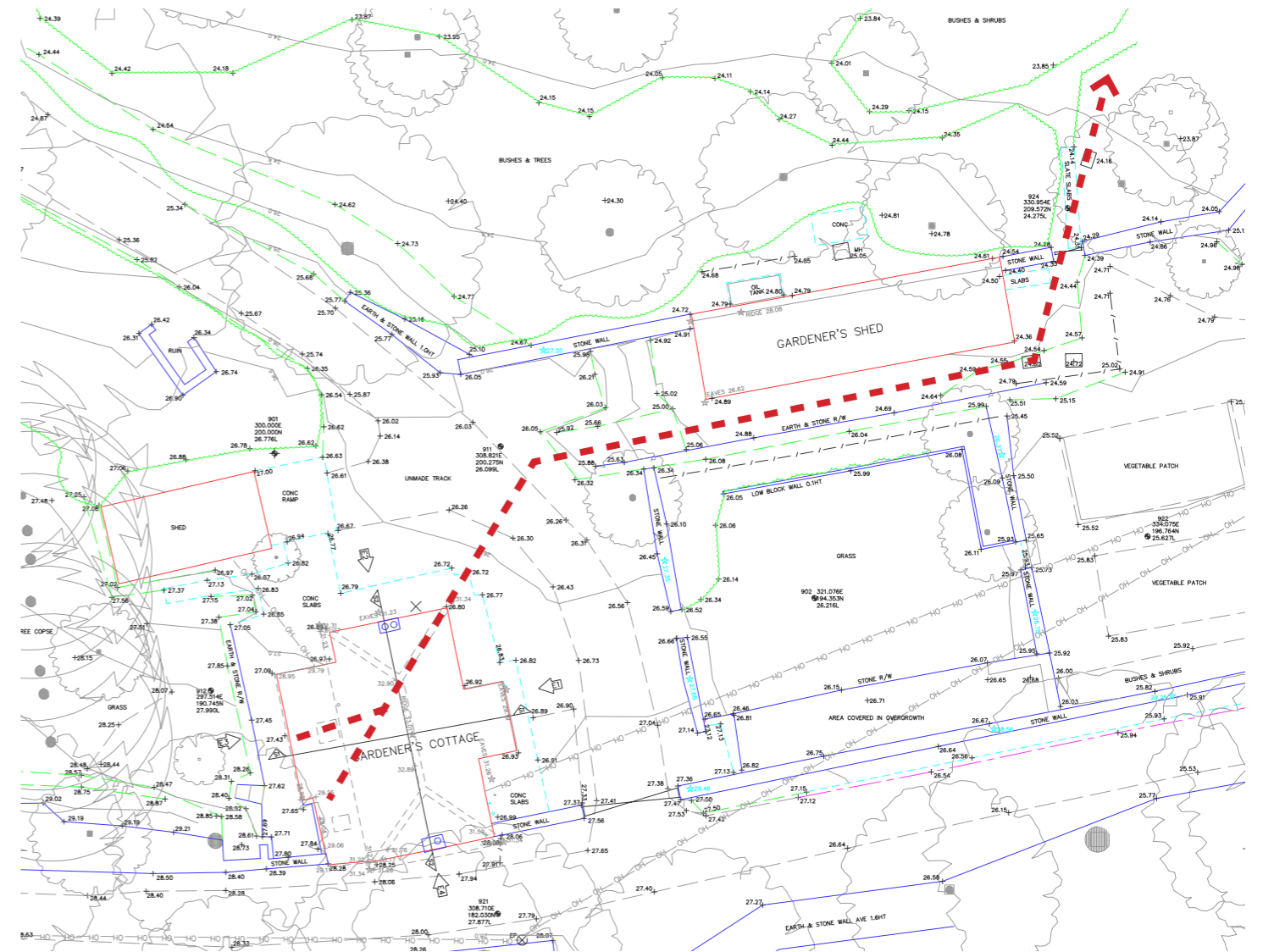
If any infiltration testing is required it should be carried out in accordance with BRE Digest 365 or CIRIA 156.

17.2 FOUL WATER DRAINAGE

This application proposes to utilise the existing foul water drainage currently serving the cottage, assumed to be a private septic tank. The assumed positioning of the existing foul water drainage is outlined to the right.

If, once works commence, it is found that the existing system is not suitable, then a new private treatment system to serve the cottage is to be installed in accordance with manufacturer's installation guidance and the Building Regulations Approved Document H.

The



ASSUMED EXISTING FOUL WATER DRAINAGE [NTS]



18.0 ECOLOGY

An initial Bat & Nesting Bird Survey was carried out by Penpont Ecology Services Ltd in August 2018 (PES/866), where two Common Pipistrelle bats were seen emerging from gaps between the soffit and external wall, and at the lead flashing above the entrance porch. Nesting birds were noted as being absent.

A further two Dawn / Dusk Emergence Surveys were recommended as being required, which were completed by Penpont Ecology Services Ltd. in August 2018 and April 2019 (PES/968). It confirmed that between one and two Common Pipistrelle bats were using the exterior structure of the house as a non-breeding daytime roost and that a Natural England Protected Species Licence may be required prior to the works commencing.

Given the length of time since the completion of the initial emergence surveys, a further singular Visual and Single Update Bat Emergence Survey was completed in September 2022 by Wheal Grey Ecology Ltd (21-326/BP). Small numbers of Common Pipistrelles and an additional single Whiskered bat were seen as using the same locations of the cottage as a non-breeding daytime roost.

A Natural England Bat Mitigation Licence was advised as being required prior to the commencement of works, and an additional second emergence survey was recommended to take place in April-May 2023.

In order to update the bat survey a further survey and emergence surveys were carried out by Spalding Associates, included with this application.

19.0 ACCESS

19.1 VEHICULAR & PEDESTRIAN LINKS TO & FROM THE SITE

As this proposal is for works to an existing dwelling, it is proposed that the site access from the A39, and approach to the Gardener's Cottage, are maintained as existing with no alterations or improvements. Whilst the existing access has not been surveyed in detail, it is approximately 5m wide and has unobscured visibility in excess of 100m in both directions.

The existing timber garage / storage building currently to the south east of the cottage is proposed to be demolished, and dedicated parking for 2no. vehicles provided in its space. Permeable surfaces will ensure that no surface water will run down the access driveway towards Tullimaar House.

The access track running east-west to the north of the cottage leads into Perranarworthal to the west (joining Church Road), however is under private ownership and is not a Public Right of Way.

The nearest bus stop is approximately 400m to the west of the site entrance, although the A39 running along the southern edge of the site does not have an adjoining pedestrian pavement or walkway and is therefore considered too dangerous for pedestrian access.

It is likely therefore that all trips to and from the site will be made by private vehicle.

19.2 TRIP GENERATION ASSESSMENT

While the cottage is an existing dwelling, it is currently unoccupied and therefore a trip rate analysis has been undertaken utilising Cornwall Council approved trip rates for open market dwellings:

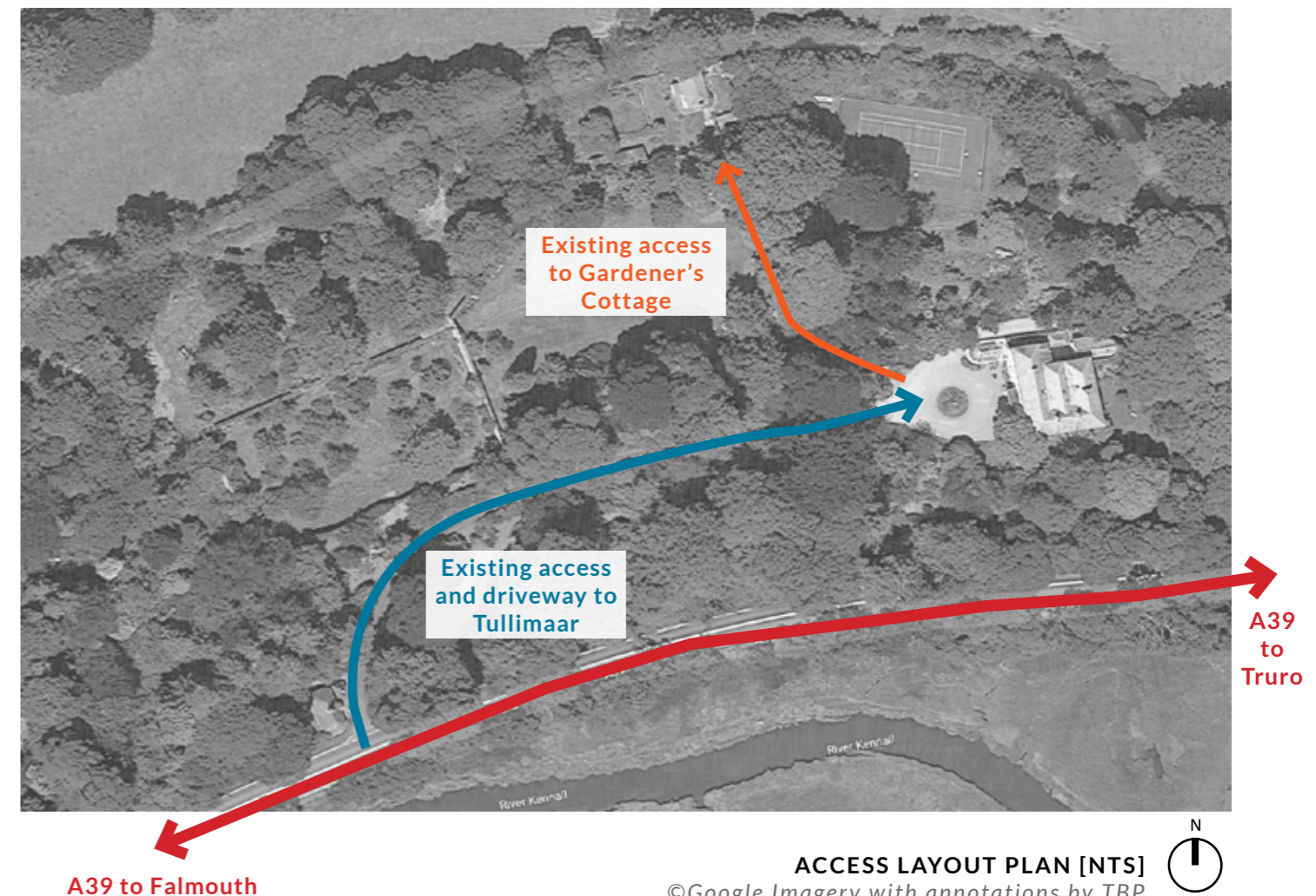
AM Peak (08:00 - 09:00)

Arrival = 0.14 trip rate * 1no. dwelling = 0.14 vehicle trips
Departure = 0.46 trip rate * 1no. dwelling = 0.46 vehicle trips
Total = 0.60 trip rate * 1no. dwelling = 0.6 vehicle trips (1)

PM Peak (17:00 - 18:00)

Arrival = 0.42 trip rate * 1no. dwelling = 0.42 vehicle trips
Departure = 0.28 trip rate * 1no. dwelling = 0.28 vehicle trips
Total = 0.70 trip rate * 1no. dwelling = 0.7 vehicle trips (1)

It is concluded that the resultant increase in trips at peak times is negligible and could easily be accommodated on the surrounding highway network, with no discernible impact on the free flow of traffic.



20.0 CONCLUSION

This Householder Planning and Listed Building Consent Application brings forward a proposal to conserve, alter and extend the existing Gardener's Cottage at Tullimaar. It intends to reverse a number of more modern inappropriate interventions to the cottage (such as the front porch and rear extension) and materials (such as the concrete tiled roof and cement render/plaster) and reinstate the cottage to a more appropriate level within its historic setting, whilst providing the additional amounts of accommodation in line with applicant requirements.

The feedback from an initial pre-planning application enquiry and subsequent discussions with the Historic Environment Planning Officer have driven the proposed design, along with the applicants' ambitions to restore the cottage and bring it up to more contemporary and comfortable living standards with reduced energy usage and use of renewable heating as primary considerations.

It is intended that this application is the first of several to upgrade the wider site to meet the longer term ambition of providing a series of spaces to celebrate the legacy of Sir William Golding's life and works.





Gardener's Cottage - Tullimaar
DESIGN & ACCESS STATEMENT
HERITAGE IMPACT ASSESSMENT
THE BAZELEY PARTNERSHIP
bude@bazeley-architects.co.uk