

230 Design and Access Statement & Heritage Statement

Site address: Derna House, Porthtowan TR48AA

Date : November 2023

Client: J & J Smith

Doc. Status: For Planning



loop design

l a n d s c a p e , u r b a n & a r c h i t e c t u r a l d e s i g n

Loop Design is a consultancy based in Cornwall dealing with all aspects of the built environment. Robert McGuinness is a Chartered Landscape Architect and Urban & Architectural Designer.

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Accompanying Drawings - Planning Drawings to scale

- 230-PL-01 Location & Block Plan
- 230-PL-02 Existing Elevations
- 230-PL-04 Existing Floor Plans
- 230-PL-100 Proposed Site Plan and Floor Plans
- 230-PL-101 Proposed Elevations

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Introduction and Summary

This Design and Access Statement and Heritage Statement was prepared by Robert McGuinness of Looop Design on behalf of J & J Smith the owners of Derna House, Porthtowan.

As Porthtowan is within the **Cornish Mining World Heritage Area** and is subject to the **Porthtowan to Cubert Article 4 Direction** properties within these designated areas do not benefit from Permitted Development Rights. This document therefore sets out in detail (full Planning Application) the proposals for the conversion of the existing garage to an annexe.

Derna House is a period building centrally located within the village on the west side of Beach Road close to the shops and cafes directly opposite the central car park.

Planning History

Previous planning applications related to the property:

Replacement conservatory, new garage and landscaping to rear garden C1/PA25/2031/07/R - work now complete.

Erect one detached residential dwelling - C1/PA25/0329/08/R (now the adjacent property to the west).

The attached property to the east of Derna - now known as Stones Throw (previously Bosula) - was subject to a planning application for an extension - there are no documents associated with the application although permission was granted with conditions: we do not know if the work was carried out.

PA18/04310 planning permission was granted which included a loft conversion, kitchen extension and various renovation works.

Heritage Statement, Designations and Landscape Character

Heritage Statement

CORNISH MINES WORLD HERITAGE SITE

Derna is a centrally located

AONB & AGLV

Derna is outside the St Agnes AONB and is outside the AGLV running along the coast to the west the proposed works will have no impact on either designated area.

SSSI (fig 6)

The rear garden west boundary borders the Godrevy Head to St Agnes SSSI. Non of the proposed works will impact the SSSI which is some 50m from the house.

Trees (fig 5)

There are no protected trees on or close to the site. A Tree Survey (BS5837) has been carried out; there are two self sown ash toward the lower end of the garden which can be seen in the site photographs they are relatively young (semi mature). These will have been removed by the time the planning application is lodged. There are no other trees affected by the proposals.

Schedule Monuments and Listed Buildings (fig 7)

There are no Scheduled Monuments close enough to be impacted upon by the proposed works.

Derna House is not a listed building and there are no Conservation Areas in the village Porthtowan is however subject to an **Article 4 Direction**.

Porthtowan lies within the ***St Agnes Landscape Character Area (LCA 12)***.

The characteristic linear development along is typical of small river valley settlements along the coast. Porthtowan developed as holiday destination in the 19th and 20th centuries. Derna House sits at the foot of the steep east facing valley side across Beach Road from the river.

Derna House was one of the earliest houses in Porthtowan where photos from the early 20th century see it fully detached with few neighbours - it is of course now semidetached and Beach Road fully developed.

The work proposed at Derna House will have a **positive impact** on the property and the street-scape. Restoration, repair and the proposed efficient use of loft space and courtyard will ensure the house continues to play an important role in the history of Porthtowan.



Fig 1 Aerial photograph showing landscape context - field pattern and linear settlement pattern.

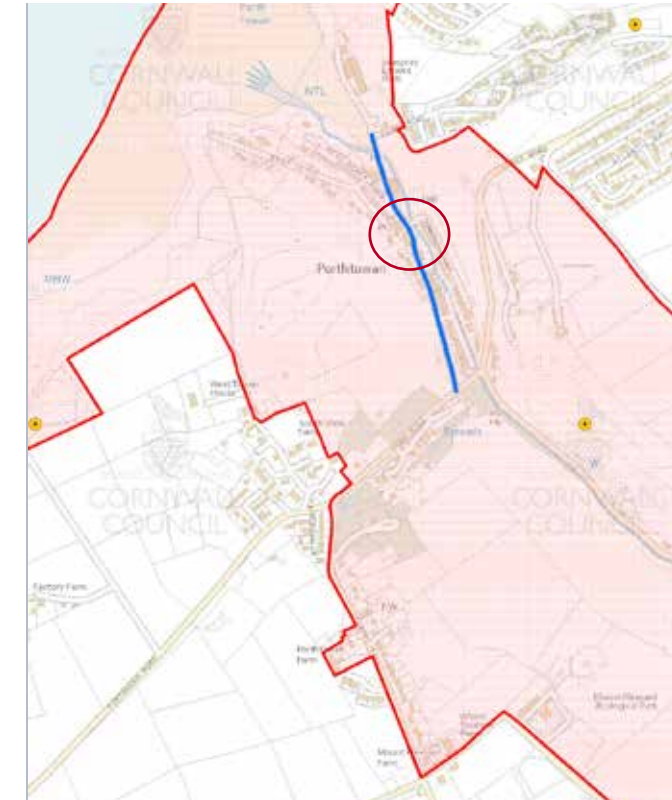


Fig2
Cornish Mines World Heritage Site

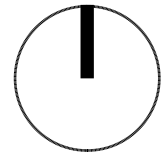


Fig 3
Article 4 Direction (pink spots)
SSSI (blue stripes)

Existing house and garden

Site description

Derna House is located on the west side of Beach Road at the foot of the east facing valley slope. The plot is effectively divided into two distinct areas; the building plot and the garden. The house and rear courtyard are cut into the valley side with a 2.5 metre retaining wall. The garden is a narrow plot steeply sloping from the retaining wall to approximately 50m distance up the valley (approx 20m relative altitude) where it borders the heathland SSSI.

Access to the rear garden is through the garage or through the house development to both sides of the house now mean there is no external access.

Boundaries

The property is clearly defined:

1. North/adjacent property - immediately adjacent to the driveway and garage
2. East/ Beach Road - low wall and driveway/parking area
3. South/adjacent property (semidetached)
4. west/hedge/fence to heathland SSSI

The garden area has until recently been neglected and totally overgrown with access almost impossible. Access has now been cleared with some scub and some self set young trees.

Visibility

Derna House faces directly onto Beach Road (with little defensible space now parking/turning area) and as such plays an important role in the street scene and as one of the oldest houses in the village adds historical and architectural value.

The valley topography ensures that the rear of the property is very private. Although there are two properties (Brackenbury to the north and Penmuir to the south) higher up the valley side than Derna neither directly overlook and are screened by mature vegetation.



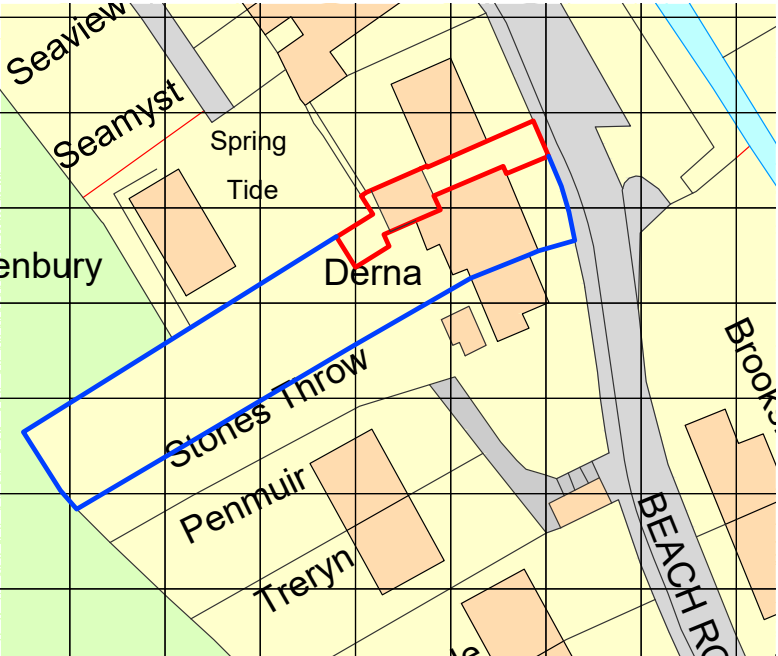
Fig 4 Photograph showing the general site arrangement and the house in its context



The rear of the house from the garden - existing garage outlined in red



rear access to garage to be retained for access to courtyard garden
proposed first floor access to garden terrace



Heritage Statement

Heritage Impact Assessment

Planning Application: PA23/07476

Introduction

This statement has been prepared by Robert McGuinness of Looop Design and considers the potential effect of the development in the Cornish Mines World Heritage Site.

Historic context and streetscene

Derna is one of the earlier houses in Porthtowan and can be seen here in this late C19th photograph as a detached stone fronted house. It is a Victorian dwelling built from local stone with typical slate roof and, as is becoming apparent thanks to the current renovation work, is revealed to be of high quality cut and dressed stone with exposed granite lintels. The current replacement windows and doors due to be replaced with a more period appropriate style and material.

Now semi detached there is relatively new house to the east. To the west is a detached contemporary cottage, recent in-fill development it is approximately 3.5m from Derna defining the west boundary. Land to the rear of the house rises sharply to the south and has been landscaped in a series of terraces.

Wheal Lushington Engine house visible in both photos remains the only listed building in the village and will be unaffected by the proposals. There are no Scheduled Monuments in the vicinity and the village does not have a Conservation Area.

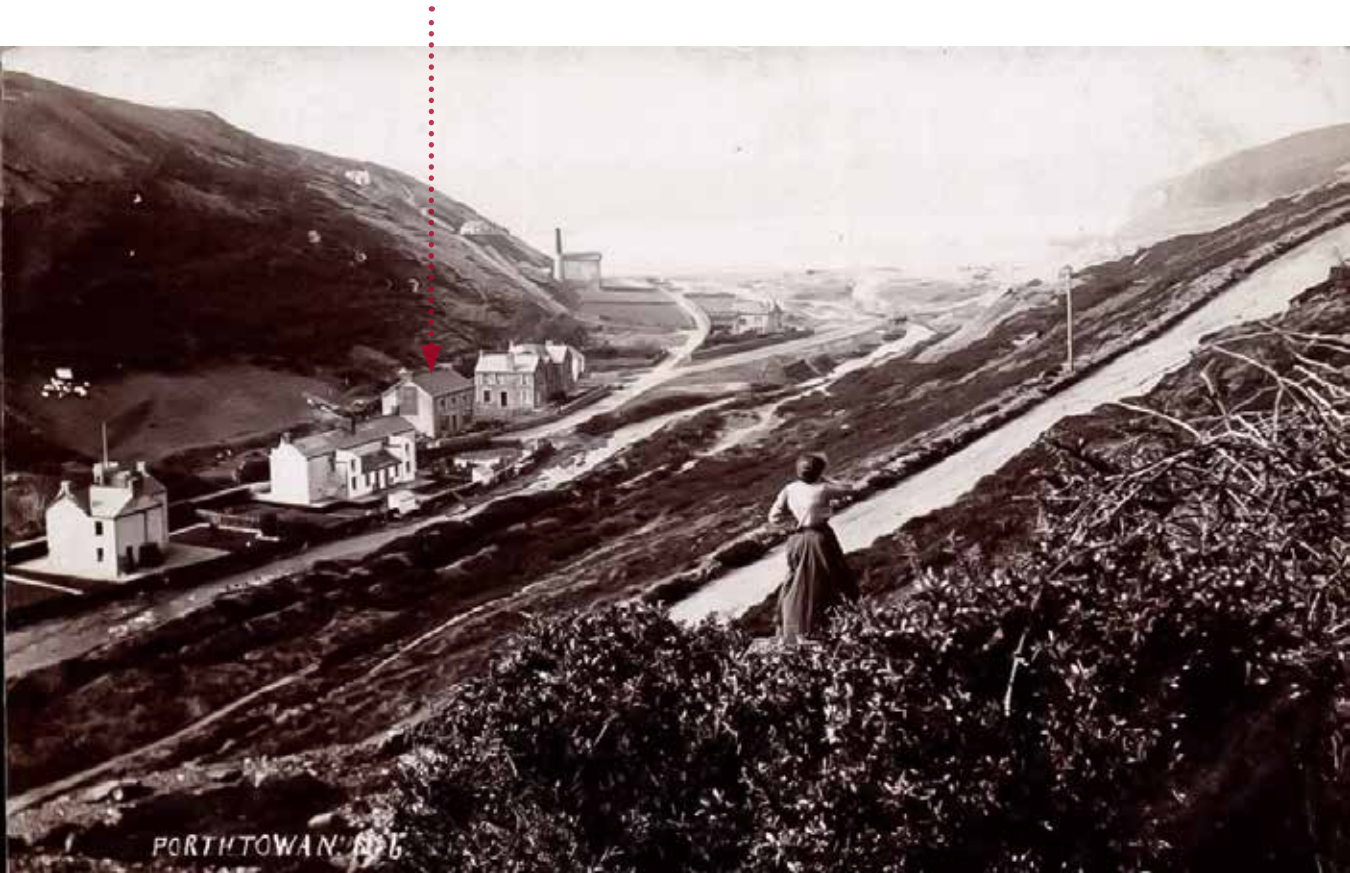
The historic photo shows a prominent house set within a sparsely populated streetscene typical of the late Victorian mining era. The photo below shows a now fully developed linear but compact village the older buildings playing a an important role in defing the character of this popular seaside resort. The two houses either side of the house have no particular architectural merit nor historic merit.

Proposal.

The proposal is to convert the existing concrete block garage (with utility room and storage in the roof space) to a one bedroom annexe with the bedroom on the ground floor and living room kitchen on the first floor. Due to the existing garden levels the living room will open to an existing garden terrace at the rear. Pleas refer to attached design information in this document.

The scale and form of the annexe is defined to a great extent by the footprint of the existing garage extension which is believed to have been constructed in the 1990s. The annexe will be relatively narrow at the front (road side) constrained by the width of the driveway and then widening slightly at the rear, opening at ground floor onto the shared garden courtyard. This single storey element, containing the entrance, cloakroom and barhroom, will extend from the existing garage toward Beach Road. It will however be set well back from the front of the two buildings (Derna and Spring Tide) that define the street frontage of the two main properties.

The traditional pitched roof form is entirely appropriate and with black corrugated metal and black stained timber cladding is typical of Cornish sheds and outbuildings. It will sit recessively between the two main dwellings and will only be seen when viewed directy from Beach Road. It will be an improvemnt on the current situation and will complement the restoration of this once impressive house.





Derna House frontage - Stones Throw to the left, Spring Tide to the right



to the rear the new dormer bedroom and on going render removal exposing fine stone work - render will be removed from the front of the



Beach Road frontage - west elevation (Stones Throw)



garage between Derna and Spring Tide

Heritage Impact

The annexe has been sensitively designed to be in-keeping: a modest conversion of the existing structure. The construction is seen as having no impact on the structure or integrity of the existing house. There will be no loss of garden as the annexe will utilise the same footprint as the existing extending only slightly beyond it. Parking for two to three cars will be retained.

The proposed traditional shed is in-keeping and of a scale that will not detract from the character of

the lane indeed the improvements on the whole will have a positive effect in enhancing the World Heritage

Summary

We believe the proposals are in line with relevant policies and guidance within the Cornwall Design Guide, Neighbourhood Development Plan the NPPF and the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan (CC DG WHS SPD) and as required by the NPPF the information supplied is proportionate to the scale of the proposals and their potential effect on the valued heritage asset.

Proposal

The proposal is for the conversion of the attached garage at Derna on Beach Road Porthtownan. The garage is a single storey building with a mono pitched roof. Access to the garage is on the north west side of Derna house. The garage immediately abuts the neighbouring property Spring Tide. The north west wall of the existing garage forms the boundary with Spring Tide and defines its courtyard garden.

The garage is located toward the rear of the properties and is accessed via a driveway between the two. The conversion would entail the addition of a second storey above the existing garage with a single storey extension to the front. The conversion would have an independent 'front door' but also with access internally from the main living room of Derna. There will ground and first floor access to the garden at the rear. The annexe would be ancillary to the use of the main house used primarily by the family but could be used in the future as a holiday let/bed and breakfast.

Due to the location of the building - set back between the two houses - the building will have minimal visual impact on Beach Road. Beach Road is the primary street in Porthtownan and is characterised by an eclectic architectural mix of residential and commercial properties. Derna is one of the older proerties, a double fronted period property initially a detached stone fronted house but is now book ended by two relatively recent additions to the street scene. Following the construction of a dwelling (Stones Throw) by previous owners the house is now effectively semi detached. On the other side - Spring Tide - is a contemporary timber clad and render cottage. Across the road from Derna is a public car park.

The single storey elevation of the annexe would be timber clad the two storey element would be clad with black corrugated steel as too both sections of the roof. The lower storey would be painted render.

Access to the annexe would be from the driveway or internally from Derna. There will be an entrance hall with storage for boots and coats, a WC and shower. The living space would be on the first floor, the existing garage would be a double bedroom. The kitchen/living room will have access at the rear to a garden terrace immediately outside double French doors.

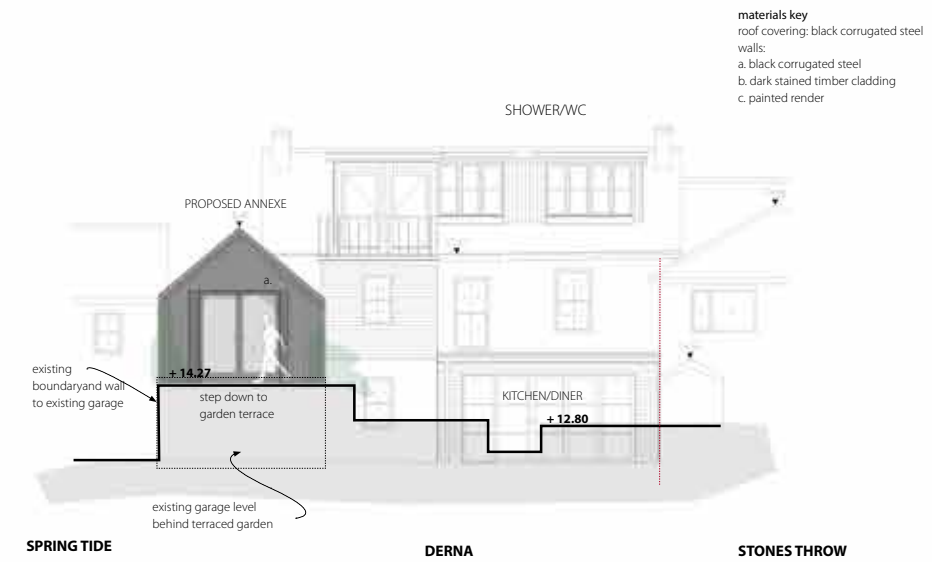
Ample parking is available at the front of the house and public parking across the road.

The existing garage is 24sqm which will be doubled to 48sqm with the first floor addition. The single storey element would be 18sqm totaling 66sqm GEA.

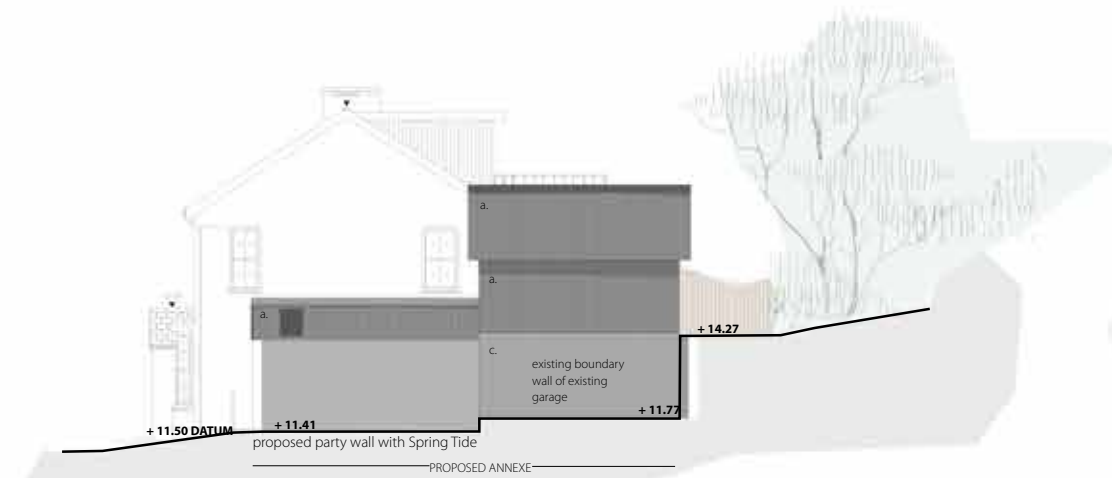




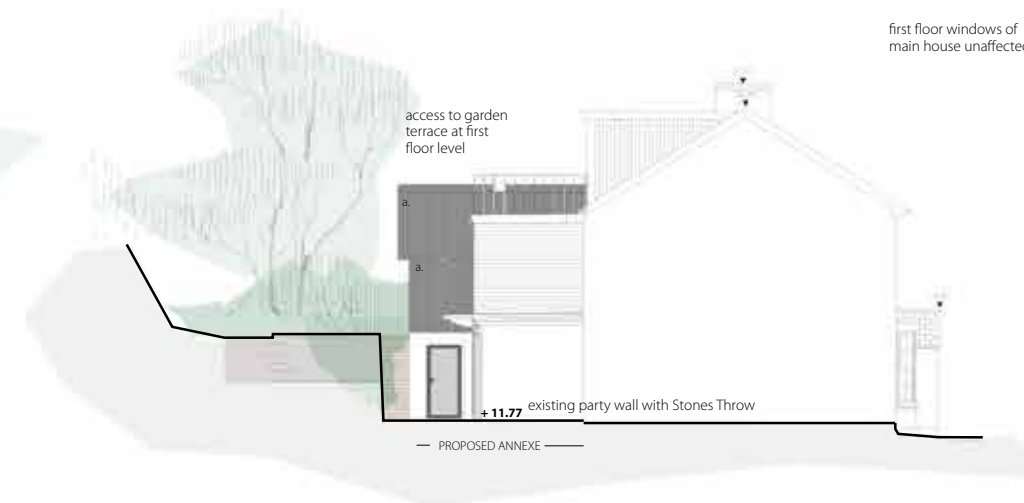
PROPOSED NORTH EAST (STREET) ELEVATION 1:100



PROPOSED SOUTH WEST ELEVATION 1:100



PROPOSED NORTH WEST ELEVATION 1:100



PROPOSED SOUTH EAST ELEVATION 1:100

Green Infrastructure

As described the proposals centre around the conversion of an existing garage to an annexe and as such there will be no loss of any garden space nor vegetation in the process. The applicants are creating an extensive terraced garden of predominantly flowering trees shrubs and perennials. The garden provides substantial amenity space both for the main house and for the proposed annexe. A Green Infrastructure form has been submitted with the application.

Sustainability

A key aspiration and objective of the design has been for the proposed garage conversion to have a minimal impact on the site and the wider environment and to minimise household energy consumption. This has firstly been achieved through careful consideration of the site & building layout including the provision of functional external spaces which are sheltered and private. Secondly through a ***fabric first*** approach to the construction and retro-fitting high levels of insulation and energy efficient windows and doors.

Summary

These proposals for Derna House are an appropriate design response to Mr and Mrs Smith's brief and present an ideal opportunity to upgrade one of the oldest and architecturally, one of the more important houses in Porthtowan. Every effort has been made during the design process to ensure that the integrity of the house and the street scape are maintained.