

# High Tor, Goonbell, St Agnes, TR5 0PH

## Design & Access Statement incorporating Heritage Impact Assessment

Ref 2406.3.050A



**Desmonde Associates Ltd.**

Head Office:  
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TR5 0TG

**Client: Jo Bowler**

Address:  
High Tor  
Goonbell  
St Agnes  
TR5 0PH



# 1. Introduction

## 1.1. Location

- 1.1.1. The Site is located within the hamlet Goonbell, near to the village of St Agnes. The area is historic mining farmland. It is within the Cornish Killas National Character Area.
- 1.1.2. The Site is located within a World Heritage Site.
- 1.1.3. The Site is located within two special areas of conservation zones, Penhale Dunes SAC and Fal and Helford SAC.
- 1.1.4. Adjacent to The Site are three adjoined Grade II listed cottages (Refer to Appendix 1).
- 1.1.5. The Site is within St Agnes Neighbourhood Development Plan.
- 1.1.6. Near to demolished Goonbell Halt, on the Chacewater to Newquay branch. Railway station closed in 1963.



Figure 1 Location Plan (obtained from Google Earth 2024)

## 1.2. The Property

- 1.2.1. High Tor (The Property) is a single storey property. The surrounding properties are a mix of single and double storey dwellings.
- 1.2.2. There are no tree preservation orders within the site or within the vicinity of the site.
- 1.2.3. The site is outside the St Agnes Conservation Area.
- 1.2.4. There are no public rights of way over or near the site.
- 1.2.5. The site is located within Flood Risk Zone 1 on the Environment Agency's online flood map, which is the lowest risk from flooding.

## 2. Local Heritage

### 2.1. Vicinity

- St Agnes has a Conservation Area Appraisal and Management Plan.

### 2.2. Neighbouring Properties

- 2.2.1. The majority of neighbouring properties comprise of detached houses which are both single and double storey.
- 2.2.2. There are also a number of terraced properties near to the property.

## 3. Proposals

- 3.1. The proposals involve a loft conversion to form an additional half storey and a small exterior extension to the rear of the property, mainly retaining the existing footprint.

- New first floor extension.
- New dormer to North elevation (Rear).
- Forming of two gables to South elevation (Front)
- Forming of gable to West elevation (Rear)
- Widen existing Sunroom to North Elevation (Rear) with a small extension ending at West external wall.
- Small entrance extension to South elevation (Front) in which the existing external wall will be moved out to enclose the space between the two existing gables.
  
- Ground Floor Changes:
  - Existing Living Room and Kitchen combined to form large open plan space in combination with rear extension to existing Sunroom.
  - Rear bedroom replaced with utility room with access to existing garage.
  - Porch and Hallway combined and extended to create staircase access.

#### First Floor Accommodation:

- New Master Bedroom and Ensuite over existing Living Room.
- New Bathroom over existing Kitchen.
- Two new Bedrooms over existing Bedrooms serving the ground floor

## 4. Conclusion

- 4.1. The proposals constitute a sustainable development for which the CLP, NDP and NPPF are presumed to be in favour.
- 4.2. The proposals will help our clients achieve the internal accommodation they require for them and their family.
- 4.3. The proposals have no adverse visual impact on the WHS or designated grade 2 assets in the immediate vicinity.
- 4.4. The proposals are in keeping with the properties in the local vicinity.
- 4.5. The proposed roof height does not exceed those of neighbouring properties.
- 4.6. The external finishes will match those on the existing property.

## Appendix 1

Name: Numbers 2, 3 and 4 (Behind Number 46)

List Entry Number: 1328692

Grade: II

Date First Listed: 31 October 1988

List Entry Description:

ST AGNES GOONBELL SW 74 NW 7/155 Nos 2, 3 and 4 (behind No. 46) - II

3 adjoining cottages. Probably C18. Painted rubble and cob. Steep corrugated asbestos roof (formerly thatched) over left-hand cottage (No 4). Wheat reed thatch over front roof Nos 2 and 3; gouted scantle slate (No 1) and asbestos slate over parallel rear roof. Outbuilt stack at left-hand gable end with brick chimney. Plan: No 4 (left) has 1-room plan with entrance lobby on the right and possible stair projection at rear left. Nos 2 and 3 are a pair of originally 1-room plan cottages with entrances together in the middle, C19 extension under parallel roofs at the rear. Exterior: 2 storeys. Overall 3 window front. Each front has ground and first-floor windows on one side and doorway on the other. Old ledged doors to Nos 3 and 4, C19 6-panel door to No 2. Circa late C19 4-pane horned sashes except for probably older 12-pane 2-light casement at ground floor left and C20 windows to partly rebuilt front of No 2. Interiors not inspected.

Listing NGR: SW7270449698