

4 Rosemundy, St Agnes  
November 2020

# COAL

architecture &  
interior design

Design & Access Statement incorporating Heritage Statement



Visualisation of the rear (South) elevation of the proposed extension

## 1. Introduction

This Design & Access statement addresses the key design issues relating to the single storey extension at 4 Rosemundy. The final section of the document also assesses the impact of the proposed extension on the St Agnes Conservation area and Cornish Mining World Heritage Site.

## 2. Existing

The existing house is part of a prominent Victorian terrace constructed out of stone and brick, with timber windows and a slate roof with terracotta ridge tiles. The house is an end terrace and has a small front garden in addition to side access to the larger rear garden where there is a small outbuilding which houses a utility area and sauna. Internally, the original house is well proportioned, but the small lean-to extension at the rear constricts the plan as the kitchen narrows and the head height plummets.



Fig.1 photograph of the rear elevation with small lean-to in the foreground



Fig.2 photograph of the kitchen

## 3. Proposed

The proposal is to create a small side and rear extension which will partly replace the existing rear lean-to in order to provide a more generous kitchen and dining area which has a stronger connection with the garden. Two rooflights will also be inserted in the roof over the bathroom at first floor level. The form of the extension has been conceived through a careful analysis of the historic buildings and landscape within the locality. A key characteristic of Rosemundy Hill Lane is the steep garden walls which flank either side of the lane. At the base of the hill are larger Villas with interesting timber extensions. The design for the extension is imagined as a combination of these two features, which are then assembled with reference to the established material of stone, painted timber joinery and brick detailing. A stone and brick 'garden wall' will be constructed along the eastern side of the site which delineates the edge of the extension, a lighter timber structure is then placed on top of this like a large piece of architectural joinery which is punctuated with clerestory windows. A pitched roof caps the extension and visually ties it back in with the original house.



Fig.3 The view down Rosemundy - note the interesting timber orangery



Fig.4 The view up Rosemundy - note the imposing garden walls which create a sense of enclosure. The upper part of the east elevation of No.4 can also be seen

#### 4. Access

No alterations will be made to the access.

#### 5. Heritage Statement

##### 5.1 Analysis of Heritage Asset

The site lies within the Cornish Mining World Heritage Site, which is UNESCO protected. The WHS is characterised by the remnants of mining infrastructure and the alterations to the landscape above and below ground. In addition to mining infrastructure that is woven into the physical fabric of St Agnes, the domestic architecture is also a central part of the landscape and directly relates to the mining activity. St Agnes is therefore characterised by a range of smaller vernacular cottages and larger more formal Victorian era houses.

No.4 Rosemundy is an excellent example of a large Victorian terrace house constructed out of traditional materials like many of the houses along Rosemundy Hill Lane, which is a historic residential lane connecting Vicarage Road to Peterville. The St Agnes village Character Assessment (VCA) 2008, describes the material palette along Rosemundy as follows:

“The prevalent and traditional building materials here are a fusion of local granite killas, red and buff coloured brickwork, natural slate roofs, wood fenestration, granite steps and boundary walls.” (p.81)

The VCA goes on to describe the row of terraces which 4 Rosemundy bookends as follows:

“...the street is defined by a Victorian terrace on its southern side which borders the woodland area to Rosemundy Hotel. This is a well maintained group of buildings which retain a good proportion of original features. Its strong form in the street benefits from the raised gardens to the front of the dwellings.”

The lane falls steeply downwards following the line of the terrace. There are smaller historic cottages on the left handside and then larger Victorian villas at the base of the hill where the lane branches off down towards Peterville or up to Goonown. The VCA describes the physical morphology as follows:

“For the rest of the lane the dwellings are local vernacular cottages all with their own unique character. Terminating the view at the bottom of Rosemundy Hill are large Victorian villas that add character with their interesting wooden additions - one a corner bay the other a small lean-to orangery.”

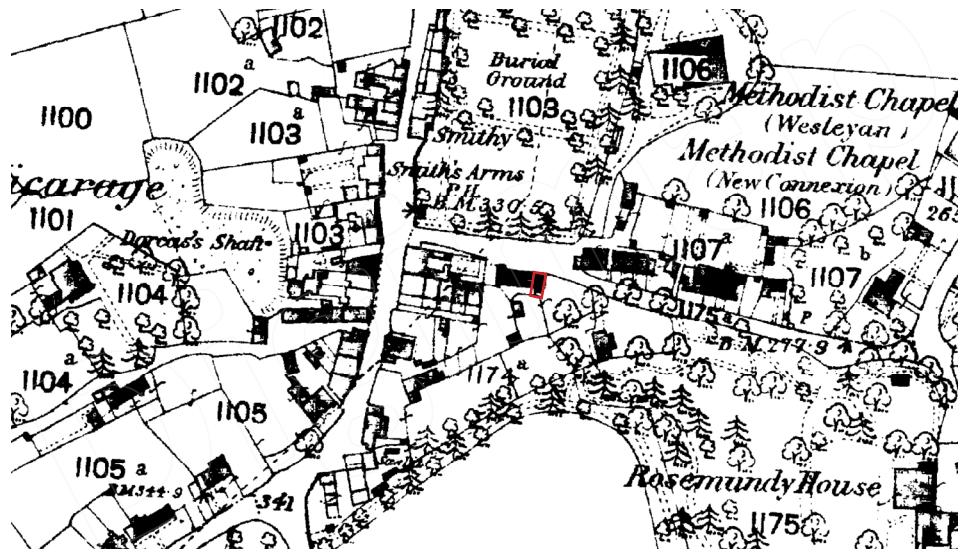


Fig.5 1880s historic map with the site highlighted in red - the morphology of the area has remained largely unchanged

## 5.2 Impact on Heritage Asset

The scale, form and material approach to the design has been developed to integrate sensitively within the historic setting. By nature of the extension being located to the rear of the property - which is heavily screened by topography and trees - it will be inconspicuous and barely visible from public highways and footpaths. The most prominent elevation of the extension is the eastern elevation which will be glimpsed when walking up Rosemundy Hill Lane. By virtue of being set back from the existing building line, the extension will naturally recede and the form and materiality should ensure that it doesn't create any visual harm, but rather enhances the setting by carefully responding to it.