

Great Carvedras Farm - Replacement dwelling in lieu of  
extant Class Q

## Pre-application - Design statement

Job number 060

Pre-application Issue 06/03/2024

**STUDIO/gather**

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## Contents

This statement is to support the pre-application submission for a replacement dwelling in lieu of Class Q prior consent (ref: PA22/06925) to the land at Great Carvedras Farm, Constantine, Cornwall, TR11 5QE.

The statement looks at the proposal in detail and covers the following topics:

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Context

Built Environment - Farmstead study

Built Environment - Farmstead study continued

Relevant precedents

Design and access

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping

Summary



## Introduction

Application details

*Location* – Great Carvedras Farm, Trewardreva, Constantine, TR11 5QE, United Kingdom.

*Type of Application* – Pre-application advice

*Agent* – STUDIO/gather

*Applicant* – Ms Georgie Winfrey

*Description*








STUDIO/gather has the great pleasure of preparing a pre-application for a replacement dwelling in lieu of Class Q prior consent (ref: PA22/06925) at Great Carvedras Farm, Trewardreva, Constantine, TR11 5QE, United Kingdom. The proposal will create a new highly efficient 3 bedroom family home on the land known as Great Carvedras Farm. An accompanying planning statement has been prepared by LPC (Trull) planning consultants in support of this application.



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### Context

The site is located within the context of the Great Carvedras farmstead. There are a number of dwellings surrounding the site including the original farmhouse and converted agricultural barn (which the applicant received Class Q consent for and completed and is now occupied).

- Key
-  Sun path
  -  Views
  -  Prevailing wind
  -  Topography fall direction
  -  Camera view point
  -  Approved Class Q curtilage
  -  Public right of way

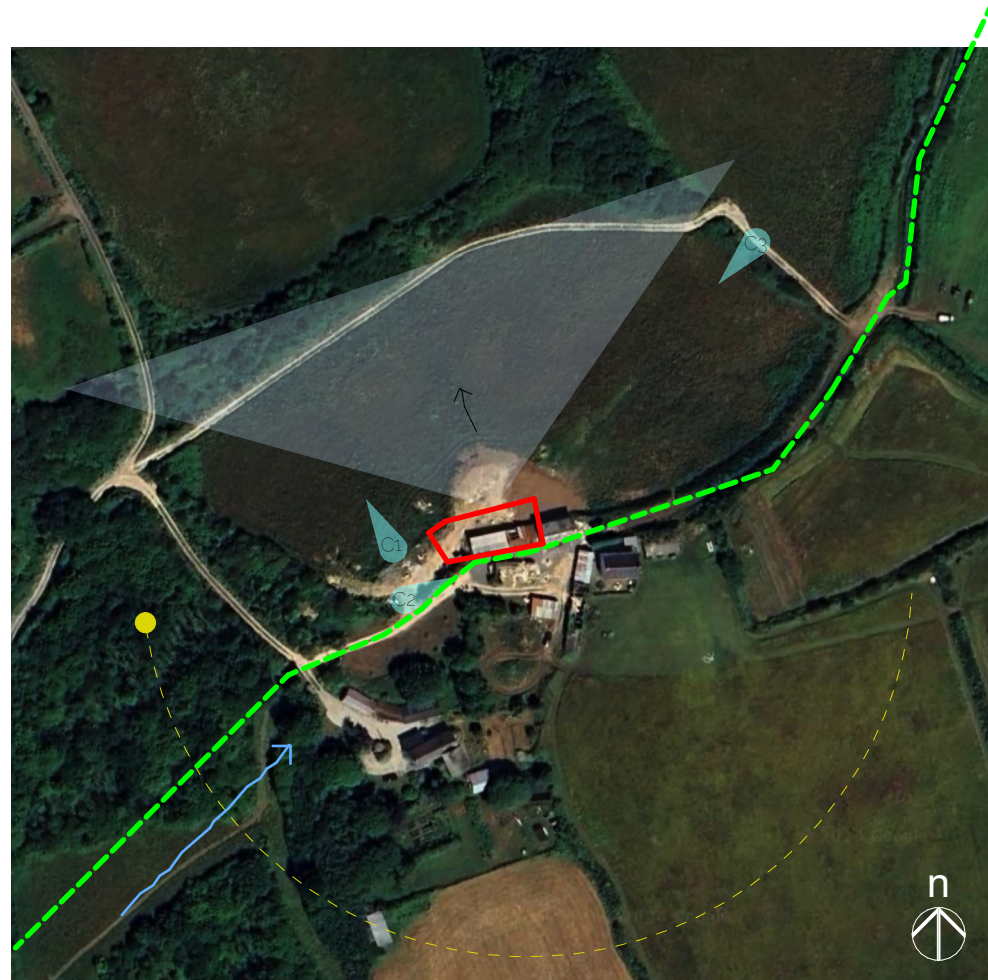


Image source: Google earth



C01



C02



C03



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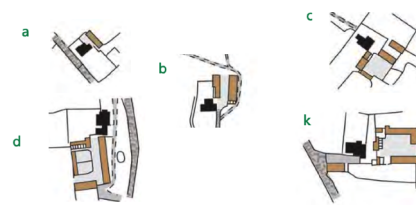
## Built environment - Farmstead study

We have referenced Historic England's *Cornwall Farmstead Character Statement* to inform and influence the design process in accordance with local farmstead layout.

The extracts opposite show the various farmstead types. Overleaf we have mapped the local farmsteads which has highlighted a typical loose layout, with the odd linear layout.

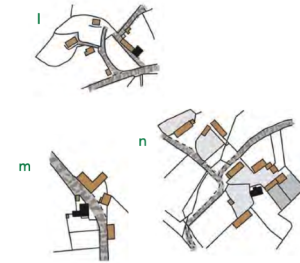
### Key

- Farm house
- Working buildings
- Yard
- Routeway



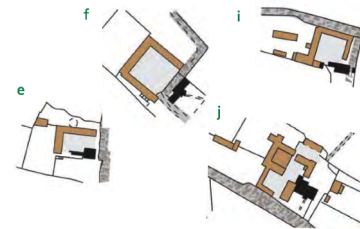
Courtyard plans

*Loose Courtyard layouts*  
 a-d) Loose Courtyard layouts have detached buildings loosely arranged around one (a) or more (b - 2; c - 3; d - 4) sides of a yard.



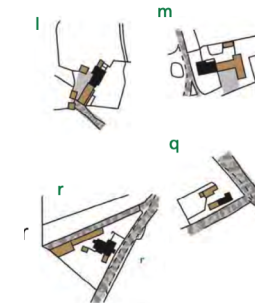
Dispersed plans

*Dispersed plans face outwards in different directions.* Working buildings may be apparently randomly dispersed within the boundary of the farmstead (l), they usually relate to droveways (m), dominated by the route ways to them, which often served to move stock from one farming zone to another, but these routes often converge on a central 'Town Place' around which are loosely dispersed multi-yards (n).



Regular Courtyard layouts

*e-j) Regular Courtyard layouts consist of linked ranges formally arranged around one or more yards: L-plans (e) and U-plans (f) - typically small-medium scale resulting from comprehensive rebuilding in the 19th century.*



Linear

*Linear plan types have the working buildings built in-line with integral farmhouses (l) and occasionally extended into L-shaped plans (m).*



Built environment - Farmstead study cont.

As farming has changed over the years from small farmsteads to larger more industrial operations the more modern farm buildings that have been built locally have lost any connection to any historical layout and are clearly over massed compared to the original farm buildings as illustrated opposite.

- Key
- Farm house
  - Assumed early working buildings
  - Assumed modern buildings
  - Yard

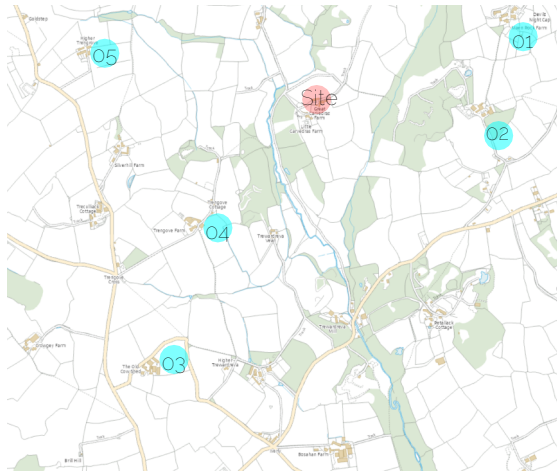
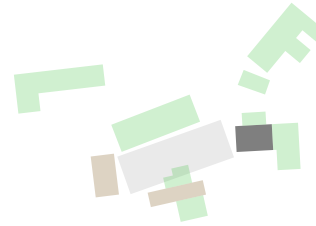
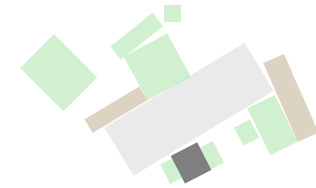


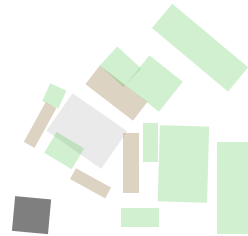
Image source: Cornwall Council interactive mapping



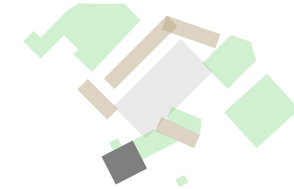
01  
Type: Loose courtyard



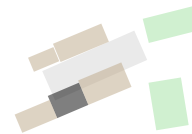
02  
Type: Loose courtyard



03  
Type: Loose courtyard



04  
Type: Loose courtyard



05  
Type: Linear



Site  
Type: Loose courtyard



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### Relevant precedents

Opposite are three examples of a relocated, altered massing and extended boundary of a new dwelling in lieu of Class Q prior consent approval.

01

Application details:

- Class Q Prior approval consent - ref: PA21/12624
- Replacement dwelling in lieu of Class Q prior consent ref: PA23/03629

02

Application details:





- Class Q Prior approval consent - ref: PA20/08166
- Replacement dwelling in lieu of Class Q prior consent ref: PA21/08421

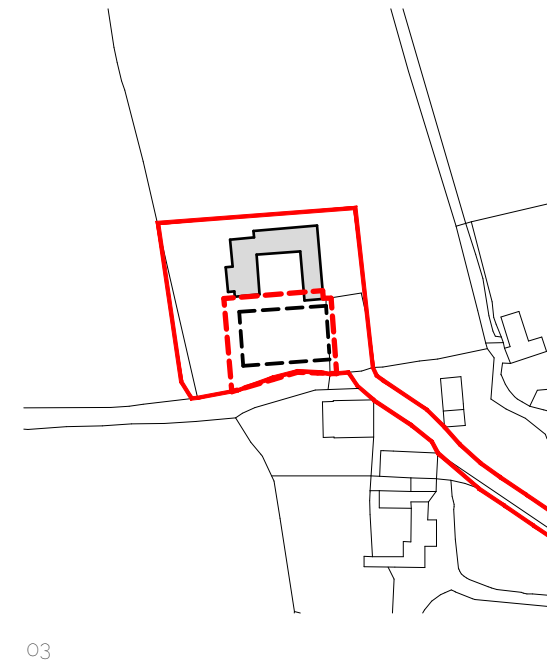
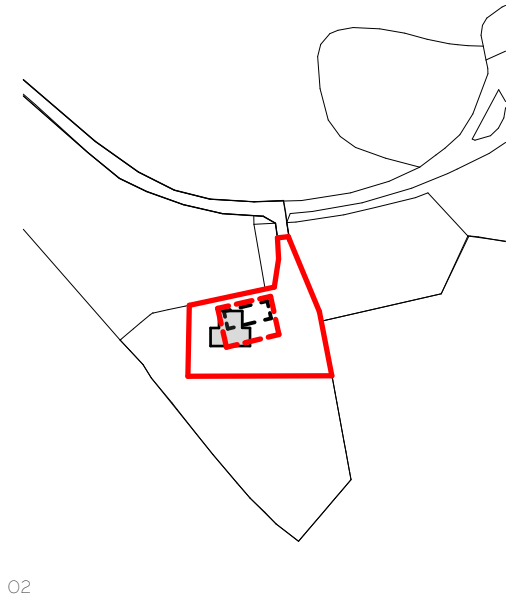
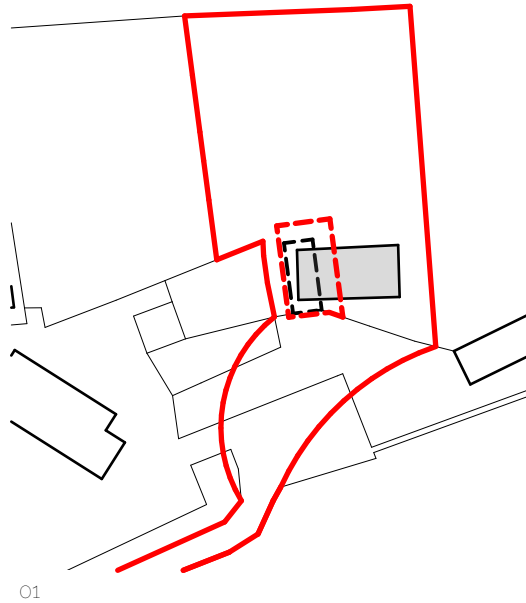
03

Application details:

- Class Q Prior approval consent - ref: PA18/04126
- Replacement dwelling in lieu of Class Q prior consent ref: PA18/09905

#### Key

-  Line of existing barn with Class Q consent
-  Line of barn curtilage with Class Q consent
-  Approved relocation of and altered massing of replacement dwelling
-  Approved curtilage for the replacement dwelling



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## Design and access

### Use

The proposed use will be unchanged as Use Class C3 - residential dwelling.

### Amount

Existing footprint: 95m<sup>2</sup>  
 Proposed footprint: 145 m<sup>2</sup>  
 Percentage increase: 53%

The increase in footprint will allow for a much-improved standard of accommodation.

### Layout

The orientation of the dwelling references the layout of the existing farm building found on site.

The dwelling's main entrance is via a central link with the living accommodation positioned on the east and the sleeping accommodation on the west wing. We have split the building into half storeys to reduce ground works and massing.

The size of the spaces, natural light and thermal efficiency will make it more suitable to modern living than the approved Class Q scheme.

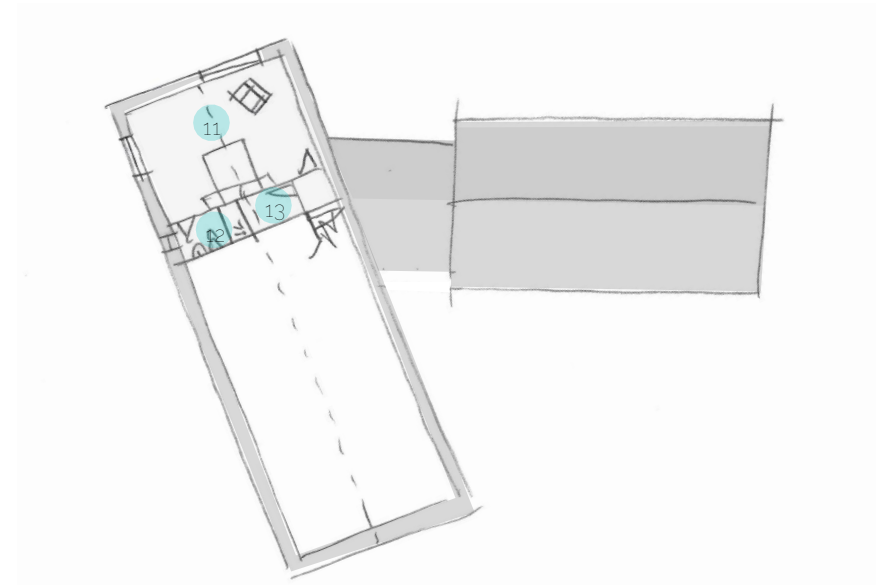
The proposal we be built to the highest specification for thermal efficiency and use natural and sustainable materials where possible.



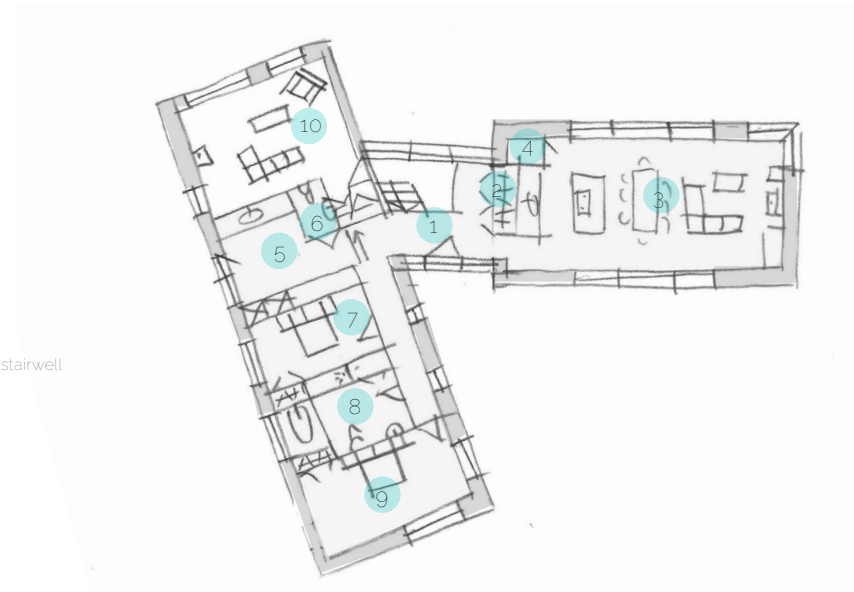
Nolly plan

### Key

- Farm house
- Assumed early working buildings
- Yard
- Replacement dwelling



First floor plan



Ground floor and lower ground floor plan

### Key

1. Entrance lobby and double height stairwell
2. Coats
3. Kitchen / diner / living
4. Pantry
5. Utility
6. WC
7. Bedroom
8. Family bathroom
9. Bedroom
10. Lower ground floor snug
11. Master bedroom
12. En-suite
13. Wardrobe



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**Design and access**

**Scale**

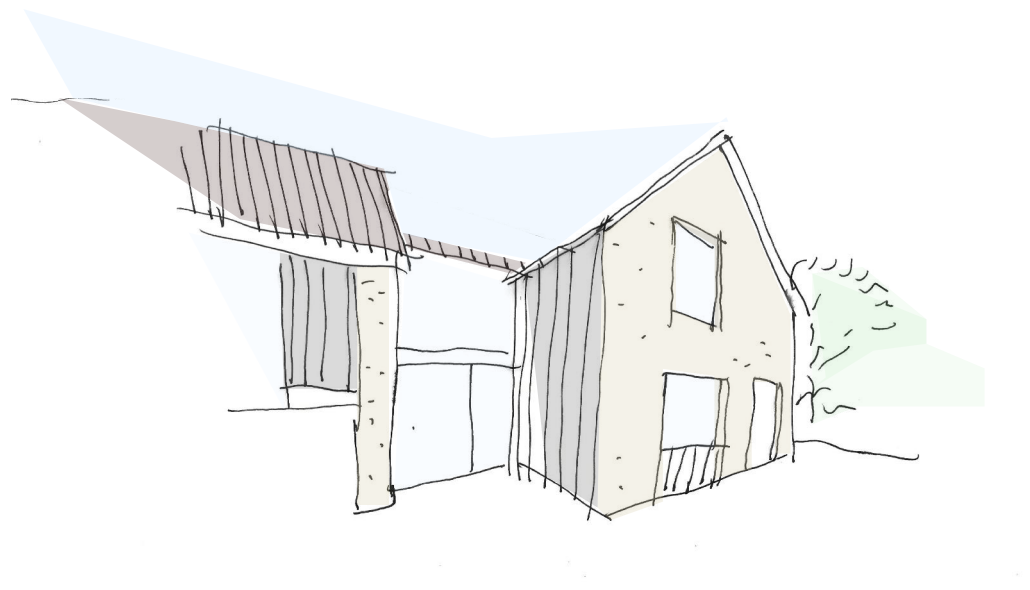
The proposal will take the form of a single storey building from the entrance with a two-storey element being employed on the north west elevation as the grounds falls away.

**Appearance**

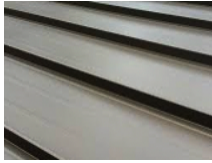
Inspiration has been taken from the existing agricultural buildings, by keeping pitched roofs with gable ends to reflect the character of the other buildings, large openings to reflect the function of a barn as well as using stone, slate and metal cladding to reflect an agricultural heritage.



Vp 1 - View of proposal from entrance / public right of way



Vp 2 - View of north elevation



01 - example of pressed metal roofing



02 - example of slate hanging



03 - example of natural stone finish



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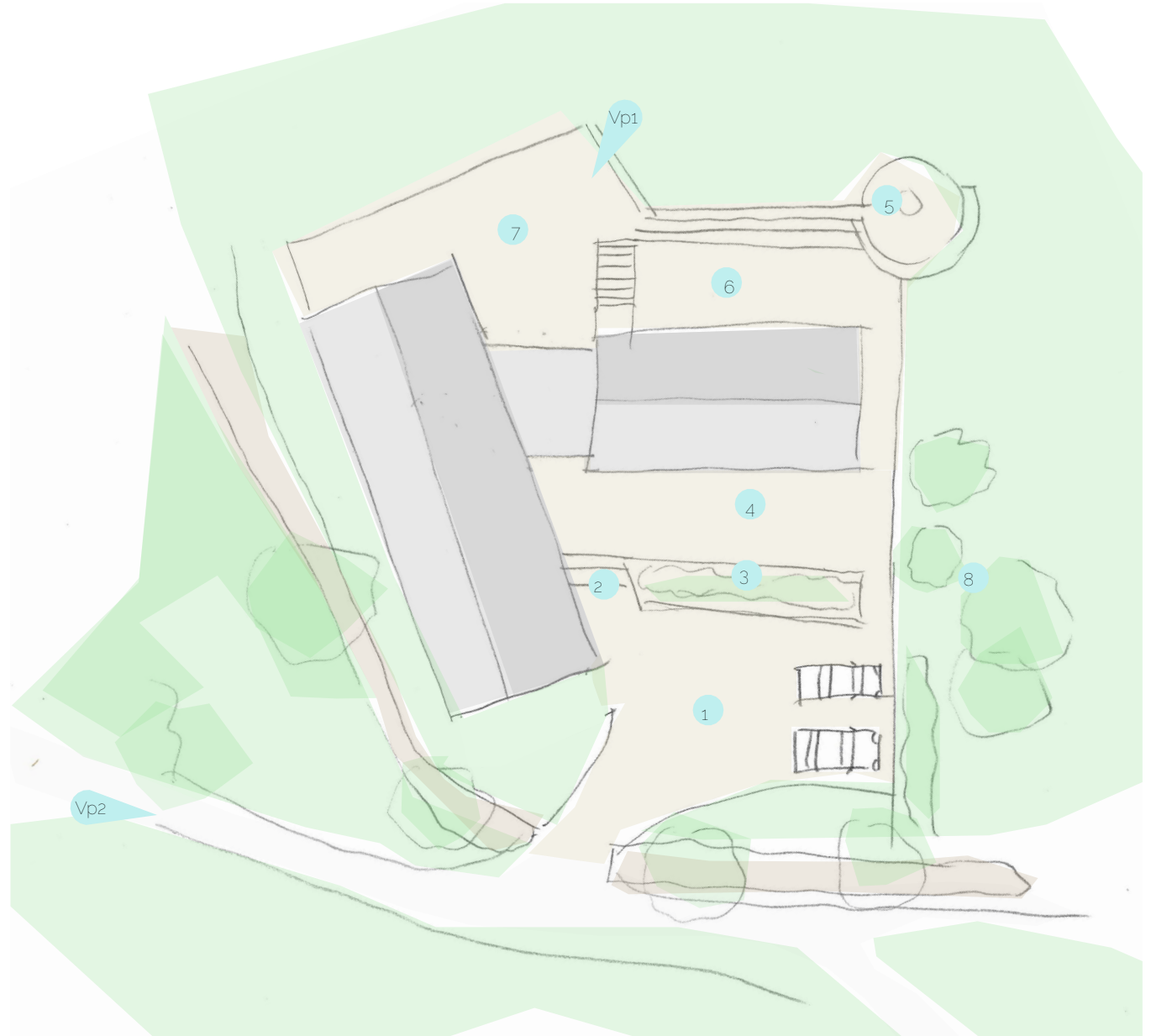
**Design and access**

**Landscaping**

New landscaping arrangements will create 3 parking spaces with sufficient turning circles.

Access to the property will be either via series of steps or a path with a gentle slope running along the southern elevation. Planters will be used to separate the parking from the property and address level changes as well as delivering biodiversity net gain through the careful selection of wild flowers and shrubs. The existing stone walls will be retained and maintained where needed.

On the north elevation there will be a terrace with stepped access to the west wing accommodation. A fire pit and outside eating area have been positioned on the east corner of the plot to enjoy evening sun and be within close proximity to the living accommodation.



Site plan key

- 1. Parking
- 2. Steps
- 3. Raised beds
- 4. Courtyard
- 5. Fire pit
- 6. Upper terrace
- 7. Lower terrace
- 8. New planting of native trees and shrubs

Vp. View point (see over leaf)

Site plan



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## Summary

This document outlines the proposal for a replacement dwelling in lieu of Class Q prior approval. We have carefully considered local character and agricultural setting and feel the proposal to be sympathetic to its environment.



Proposed montage north elevation



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