

Design Access Statement & Heritage Impact Assessment

Replacement Extension at Pheasant Cottage, Clowance

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1.0 Introduction

1.1 Background

Atlantic building consultants have been engaged by the owners and caretakers of Pheasant Cottage, Clowance. Instructions have been received to prepare a heritage impact assessment which will be used to inform the design process for a replacement extension. The study relates to the grade II listed building Pheasant Cottage, Clowance. Following the design process, the heritage impact assessment will be used to support a planning application.

The heritage impact assessment and planning submission will be compiled by Atlantic Building Consultants Ltd. This document should therefore be read in conjunction with the associated details and plans.

1.2 Aims & Objectives

The report has been prepared in accordance with *2023 National Planning Policy Framework (NPPF)*. More specifically, section 16 has been closely referenced, which relates to conserving and enhancing the historic environment. Reference has also been made to the document *Historic England: Managing Significance in Decision-Taking in the Historic Environment*, July 2015.

The aim of this document is to bring together guidance from various sources to deliver a concise and impartial assessment on the potential impact the proposed development has on the heritage asset at Pheasant Cottage, Clowance. In order to achieve this, the report aims to:

- Investigate and outline the historical and cultural significance of the building and its wider physical context.
- Investigate and outline the physical status of the building and site.
- Outline and describe the proposed development works.
- Assess the impact of the proposed development works on the significance of the heritage asset and seek to justify where necessary.

1.3 Extent

The extent of the report is limited to the extent of the proposed works. This includes provision of a replacement extension at Pheasant Cottage, Clowance. The proposals are outlined in more detail within section 4.0.

2.0 Significance

2.1 Grade II Listed

Pheasant Cottage, Clowance is a grade II listed building and the listing is dated 26th August 1987. The list entry notes the following details:

Pheasant Cottage - GV II

Probably an estate account (count) house, but also the home of a gardener or gamekeeper for the Clowance estate. Circa mid C19. Killas and granite rubble walk with dressed granite quoins, jambstones, sills and lintels. Slurried scantle slate roof with brick chimneys over the gable ends. Small square plan: ground floor at basement level has kitchen/living room probably originally subdivided; the first floor with 2 tall windows on the north side probably originally one room and used as an office. Single storey C20 extension at the rear obscures the original doorway position. 2 storeys (the ground floor virtually a basement). Symmetrical 2 window north front, 2 squat ground floor window openings with 8 pane horizontal sliding sashes and 2 tall window openings over with 8-pane horned sashes. Interior not inspected. One of a group of buildings associated with Clowance Farm and the kitchen gardens of the Clowance estate, all set within mature wooded surroundings. This house is a curious design and clearly had a specific purpose relating to the estate.

Listing NGR: SW6366734860

The garden walls to the south of Pheasant Cottage are also grade II listed. This appears to exclude the garden walls which connect to the east side cottage, although these walls would be curtilage listed with the cottage. The listing text for the garden walls notes the following:

Kitchen garden walls south of Clowance Farmhouse - GV II

Kitchen garden walls. Circa early C19 with some reused C17 fragments. Stone rubble with granite dressings, the principal wall dividing the farm from the gardens, with brick facing to the south side. Some reused C17 dressed granite fragments. Irregular rectangular enclosure with a wall at each side plus 2 rectangular walled enclosures outside the most northerly corner. Entrance to main enclosure midway in the east side and in the north side and entrances to the smaller enclosures in the west sides and east sides. The principal north wall of the main enclosure is brick faced to the inner (south) side, laid to Flemish bond, a blind arcade with brick piers and with the brick coping carried on shallow elliptical arches springing from the piers. The rear is rubble with granite dressings to the piers and some ball finials surviving. The north entrance through this wall has a low pitched gable coping carried on an elliptical brick arch over granite piers, framing a small doorway slightly recessed with a segmental brick arch and with the original 6-panel doorway with chamfered stiles and rails and wrought iron HL hinges. The other walls are mostly rubble with granite dressings to the openings. The wall dividing the 2 smaller enclosures is brick to the upper part, pierced with small ventilation holes. The west entrance of the north enclosure (the garden of Pheasant Cottage qv) is a low doorway fitted with a reused 4-panel section of a C18 fielded panelled door, possibly originally from Clowance

House. These garden walls are an integral part of the Clowance estate and form part of a group with the buildings of Clowance Farm.

Listing NGR: SW6368034715

2.2 Tregonning and Gwinear Mining Districts

The proposed site at Pheasant Cottage lies within The Tregonning and Gwinear Mining District of the UNESCO Cornish Mining World Heritage Site, also known as Area 3: Tregonning and Gwinear Mining Districts with Trewavas. A wealth of history and information relating to the World Heritage Site is available on the Cornish Mining website, accessed 26.10.23 at:

<https://www.cornishmining.org.uk/areas/tregonning-and-gwinear-mining-district>

The information provided by the Cornish Mining website includes the following relevant details:

Cornwall and West Devon's mining landscape, shaped during a period of intense industrial activity, is testimony to one of the greatest periods of economic, technological and social development Britain has ever known.

From 1700 to 1914, the metal mining industry played a vital role in transforming our way of life. It provided essential raw materials to feed the Industrial Revolution in Britain, and pioneered technological developments that helped shape the society we live in today. For example, Richard Trevithick's advances in steam engine technology – originally motivated by the need to pump water out of mines – ultimately enabled the development of steam trains, changing the world forever through the mass movement of people and goods.

This and other new engineering solutions and inventions developed here were exported to mining regions across the world – including Australia, the Americas and South Africa – playing a key role in the growth of an international capitalist economy. There are at least 175 places, across six continents, where Cornish mine workers took their skills, technology and traditions; a truly global heritage.

Further site specific information is contained within the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018 or *Tyller Ertach an Bys Balweyth Kernow ha Dewnens West Towl Dyghtya 2013 – 2018*. This document includes the following:

Area 3: Tregonning and Gwinear Mining Districts with Trewavas

Outline

This rural mining district includes tin and copper mines (some of which were sites of important eighteenth century technological developments), together with extensive mineworkers' smallholdings, mining settlements and large estates related to the mining industry. The boundary has been drawn to contain the best surviving mining landscape in the south and west, important settlements in the north and the principal parkland of the country house

estates in the east. A detached enclave in the south contains the sites of two undersea copper mines.”

Key Characteristics

The granite cone of Godolphin Hill and the long ridge of Tregonning Hill with the engine house and chimney stack of Great Work mine prominently visible in the saddle between them, dominate the southern part of this ancient mining district. Some of the richest and, at times, the deepest tin and copper mines in the region occur within this Area.

*To the north, the landscape is a mixture of gently-rising downland on which a patchwork of smallholdings and new farms has been created, interspersed with long-established farms and parkland associated with the great mining estates of Godolphin and **Clowance**. Most mineworkers’ cottages are dispersed in a landscape of small fields or set in small groups, though larger settlements of highway villages with fine industrial terraced cottages exist, notably at Praze-an-Beeble and Leedstown. Small groups of mineworkers’ cottages set within substantial blocks of early-nineteenth century mineworkers’ smallholdings flank the A394 road through the southern part of the mining district.*

A number of engine houses form landmarks in the Area and the sheer density of mine shafts in the landscape is particularly impressive. Some mark the site of some of the earliest steam engines on metal mines in the world.

Given that the site is located within an enclosed private garden, the proposed development is considered to have negligible impact on the outstanding universal value of the wider World Heritage Site. The grade II listed status is therefore considered to be the most important heritage designation in this context.

2.3 Historic Maps

The historic footprint of the buildings and site at Pheasant Cottage, Clowance can be partially determined by viewing historic maps, using map regression in order to assess the historic developmental phases of the site.

Clowance is shown as a manor house on the 1699 Gascoyne Map (figure 1), but with no real level of detail. The 1811 OS drawing (figure 2) shows the extant buildings of Clowance House, with an enclosed garden located to the south of Pheasant Cottage. It appears that Pheasant cottage had not been constructed at this stage, although the level of detail on the map makes this difficult to determine.

The 1840 tithe map (figure 3) shows the walled gardens and associated buildings to a greater level of detail. A small building is shown on the site of Pheasant Cottage, which is likely to be the original cottage. The cottage forms part of the farmyard and plot 1593 is described as *Clowance, Farm Yard* with landowner/occupier *Reverend JM St Aubyn*.

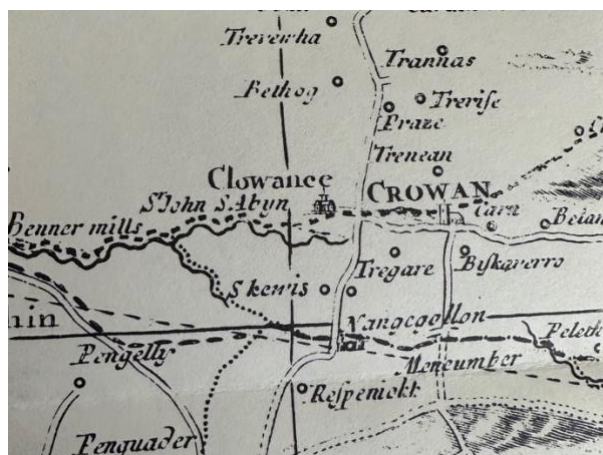


Fig 1: 1699 Joel Gascoyne Map



Fig 2: 1811 OS Drawing



Fig 3: 1840 Tithe Map

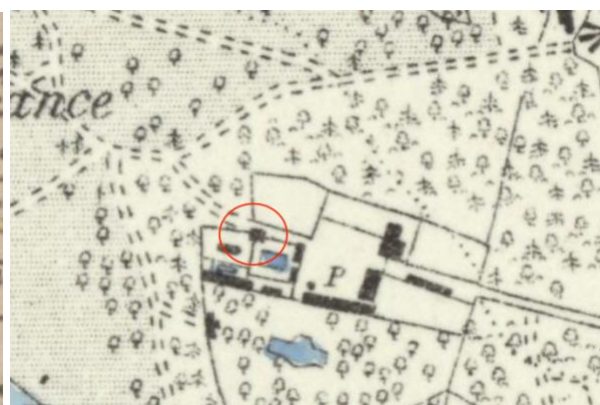


Fig 4: 1879 Ordnance Survey Map



Fig 5: 1906 Ordnance Survey Map



Fig 6: Modern Satellite Image

The 1879 OS map (figure 4) shows further garden buildings and structures having been added within the grounds of Pheasant Cottage, generally appearing along the garden walls.

The 1906 OS map (figure 5) indicates buildings attached to the east of Pheasant Cottage along the garden wall in a similar position to the proposed extension.

The modern satellite image (figure 6) indicates the existing situation. It is noted that the pitched roof which forms part of the existing east extension to the main cottage is on a different footprint to the 1906 east extension.

2.4 Planning History

2.4.1 Planning History Search

The planning history of the site was accessed 26.02.24 at:

<https://planning.cornwall.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=0052TBFGI000>

The following cases are recorded:

- Construction of replacement side extension.
Ref. No: PA23/08927 | Status: Withdrawn
- Listed building consent for the construction of replacement side extension.
Ref. No: PA23/08928 | Status: Withdrawn
- Construction of Replacement Side Extension
Ref. No: PA22/09602 | Status: Refusal
- Listed building consent for construction of replacement side extension
Ref. No: PA22/09603 | Status: Refusal
- Pre-application advice for: an extension to a Grade II listed cottage; proposed remodelling of existing porch and removal of existing duo pitch roof extension to return East elevation to its original aspect.
Ref. No: PA19/02096/PREAPP | Status: Closed - advice given
- Extension to dwelling
Ref. No: PA11/07114 | Status: Withdrawn
- Listed building consent for Extension to dwelling
Ref. No: PA11/07396 | Status: Withdrawn
- Listed Building Consent for alterations to existing dwelling
Ref. No: W2/PA96/H0007 | Status: Approved
- Retention and completion of extensions to existing dwelling
Ref. No: W2/PA96/00039/F | Status: Approved
- Listed Building Consent for the partial demolition and erection of an extension to existing dwelling
Ref. No: W2/PA95/H0067 | Status: Approved with conditions
- Erection of extensions to existing dwelling
Ref. No: W2/PA95/00459/F | Status: Approved with conditions

2.4.2 Withdrawn Submission

Listed building consent PA23/08928 followed a consultation under the previously refused listed building consent PA22/09603 and pre-application enquiry PA19/02096/PREAPP. The previously withdrawn scheme PA23/08928 was therefore developed in response to these consultations. However it was decided to withdraw and resubmit a revised scheme followed further advice from the historic environment team at Cornwall Council:

Historic Environment Planning

Comment Date: Thu 07 Dec 2023

Development Management Comments (Historic Environment).

Listed building consent for construction of replacement side extension; Pheasant Cottage, Clowance Praze An Beeble Camborne Cornwall TR14 0PT

Planning Advice. PA23/08928 7/12/23

Summary

It is recommended that whilst the principle of this application (based on the footprint of the previously consented 1995/6 planning applications) is appropriate, it is recommended that the design of the replacement east side extension is not appropriate to meet the requirements of NPPF Sections 203, (2023), and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030.

Relevant comments are also made relating to this application.

Historic context:

Pheasant Cottage is within the historic 'Home farm' complex of the Clowance Estate: Rose Cottage is sited north west of the Clowance estate Walled Garden, and west of other farm buildings (Barns and single storey lincays/cow houses etc). Pheasant Cottage itself is Listed Grade II (No. 1310747) on 26/8/1987.

It is considered appropriate to reproduce the listings description in its entirety (given the number of historic/original features to this house which places significance on the historic context of this house and its setting): 'Probably an estate account (count) house, but also the home of a gardener or gamekeeper for the Clowance estate. Circa mid C19. Killas and granite rubble wall with dressed granite quoins, jambstones, sills and lintels. Slurried scantle slate roof with brick chimneys over the gable ends. Small square plan: ground floor at basement level has kitchen/living room probably originally subdivided; the first floor with 2 tall windows on the north side probably originally one room and used as an office. Single storey C20 extension at the rear obscures the original doorway position. 2 storeys (the ground floor virtually a basement). Symmetrical 2 window north front, 2 squat ground floor window openings with 8 pane horizontal sliding sashes and 2 tall window openings over with 8-pane horned sashes. Interior not inspected. One of a group of buildings associated with Clowance Farm and the kitchen gardens of the Clowance estate, all set within mature wooded surroundings. This house is a curious design and clearly had a specific purpose relating to the estate'.

From a historic context, Pheasant Cottage may well be shown on the 1840 Tithe map, with later additions (primarily buildings associated with the function as an estate Gamekeeper's house). This map shows a fresh water leat that fed a square water feature (tank) in the south garden of this property. It appears that the estate worker (and his family) - perhaps a Gamekeeper (Pheasant/grouse etc) reared the birds in a series of long buildings built off the high walls that are to the south of the property (the rearing nests still in-situ in the east boundary wall). It also appears to be the case that small fish were reared in the tank(s) with perhaps two others ? before being transferred to the Fish Pond sited further to the south of this property (and which was extant in 1840). The 1880 OS map also shows that the house had a small extension on the east side of the house (not the existing east extension) ' on the north

side of the north wall boundary. The front elevation was on a similar alignment to the house front wall. There are no other extensions shown by this date. The pheasant rearing covered roof (s) are also shown on this map (probably narrow mono-pitch roofs). It is important to characterise this rare estate Gamekeeper's historical context.

By 1908 the entire east side (front) extension had gone, and was replaced by a presumably single storey (mono-pitch ?) extension on the south side of the east wall boundary (ie the present building which is built against by the conservatory). Another small building is close by this extension (possibly an outside toilet).

The present day map shows the site as it is today (the possible two other tanks to the west of the main tank are infilled/covered) ' the side roofs of the buildings built off the garden walls ' now all gone.

The wider historic area context is that the cottage is within a number of farm buildings and walls which when combined have a high significant heritage setting/character context.

Planning history reveals the fact that since the house was purchased by the previous owners, extensions have been added to the south, west and east sides from 1995 to 2012 of what was a small Listed Gamekeepers cottage. A preapp enquiry (PA12/02356/preapp) response to a proposed number of extensions all along the southern face of the building commented; 'The proposed extension is probably acceptable in footprint but it is far too high and too heavy. It should be subservient to the listed building which is really small anyway. It is difficult to pick out the original listed building on the South elevation because of the previous and proposed extensions around it'. Another more recent preapp enquiry (PA19/02096/Preapp), made very similar comments relating to a proposed extension on the same site as proposed. During that preapp site meeting, a more detailed look at the building gave the impression that the new extensions to the south and west have already negatively (in scale and mass), cumulatively impacted the setting and significance of the small listed estate cottage. The modern OS map shows that these extensions have doubled the area of the original house on plan. Clarification of the listed building shapefile shows that these extensions are also listed (which is quite possibly incorrect).

As stated above, this cottage retains a high degree of significance from the perspective of its garden, walls and structures ' it is unfortunate that the cottage has been so impacted by its C20 extensions, but it is maintained that the cottage garden and related contextual features are all 'non-designated heritage assets' (NPPF 203), and any future development should respect and compliment the significance of these features.

Whilst the principle of this application to base the consented 1995/6 footprint of utility, hall and conservatory to inform the dimensions of the proposed is deemed to be appropriate (given the previous refused version of PA22/09603).

However, firstly the 1995/6 scheme was specifically designed not to be visible from the outside track north elevation (over the top of the wall), given the historic significance of the adjacent walled garden wall. So, a flat roof was consented with lower conservatory mono-pitch roof. Whilst it is agreed that both the conservatory and pitched roof section was illegally built, this

does not provide justification for extending the roof pitch along the entire length of the 'extension'.

Secondly, as stated above "It is difficult to pick out the original listed building on the South elevation because of the previous and proposed extensions around it'. This application is yet another proposal to extend this property. The 1995/6 application was to extend on the east side for a new hall/utility and conservatory. The latter to be a light building which would add little perceived additional massing to the previous extensions. This application seeks to add an improved lobby, but another bedroom and ensuite bathroom. Thus, the previously defined cumulative impacts that has already caused harm to this former Gamekeepers Cottage, is proposed to be once again further increased.

It is recommended that the roof should not protrude beyond the top of the adjacent wall, and that a light Conservatory building (giving credence to the notion of a glazed extension), would not result in further visual cumulative impacts already caused by previous C20 extensions, and to reflect the significance of both the listed cottage and the NDHA Gamekeepers features that are still extant in the garden.

Therefore to summarise; it is recommended that whilst the principle of this application (based on the footprint of the previously consented 1995/6 planning applications) is appropriate, it is recommended that the design of the replacement east side extension is not appropriate to meet the requirements of NPPF Sections 203, (2023), and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030. The application has been considered; there are no further historic environment observations to make in respect of this proposal.

Where any specific issues arise in relation to the impact of the proposal on the Listed Building please re-consult the Historic Environment (Planning) Service.

A further consultation has taken place and it has been agreed to reduce the roofing mass and stone cladding to make the building a more lightweight and subservient within the setting of the host listed building.

3.0 Pre-Development Description & Analysis

A description of Pheasant Cottage is provided in the list entry description quoted in section 2.1 of this document. Photographs of the existing situation are appended in section 6.0. This is considered adequate to set the context of the existing cottage.

This section will therefore focus on the existing east extension, which has presumably been constructed in 1995 following grant of planning permission/listed building consent W2/PA95-00459-F & W2/PA95/H0067. The approved extension footprint is indicated in figure 10, with the full plan document in appendix 6.1.

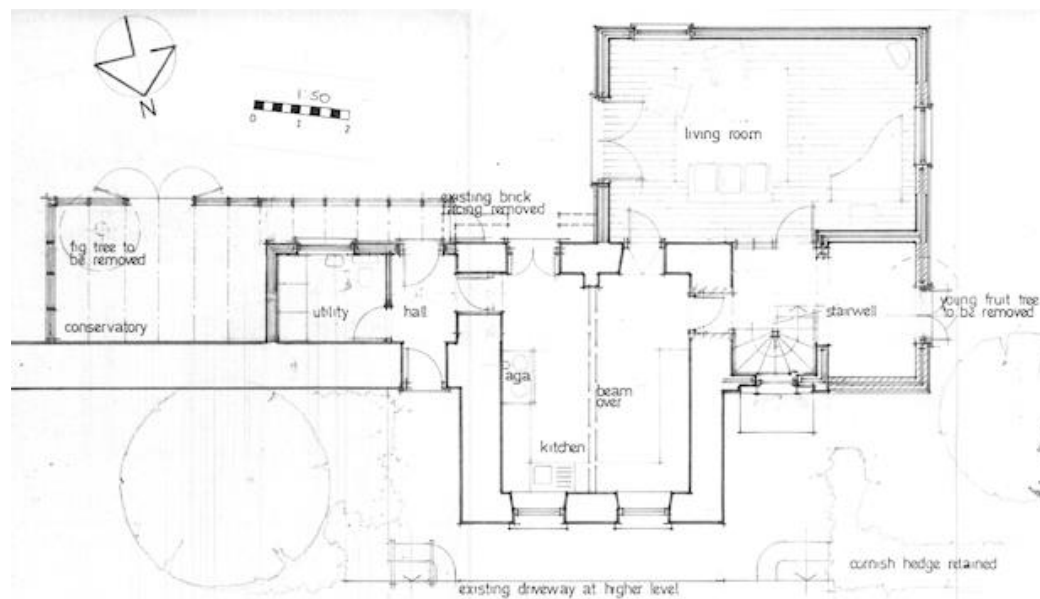


Fig 10: Approved 1995 extension plan

The existing conservatory extension is of poor quality with various leaks and defects. Furthermore the design differs from what was approved in 1995, in that it projects further to the south and does not reach its full eastward extent. The approved 1995 extension roof was to be partially glazed and partially formed with a flat roof, whereas the existing situation comprises a roof formed in a mix of fibre cement slate and polycarbonate. Nonetheless the material start on the 1995 scheme is considered to make the consent extant, despite some corrections necessary to the built situation.

The previous planning advice reviewed in section 2.4 is helpful, but reflects the complex and confused history of this site. There is a suggestion that the section of the existing east projection covered by a fibre cement pitched roof might represent the previously existing 1906 extension. However this section of the building has been found to be mid-C20 style concrete block construction and does not extend as far east as the projection shown on the 1906 OS maps (see section 2.3).

The extant consent could be used to form the basis of any scheme moving forwards. However the 1995 approved scheme might now be considered inappropriate under current heritage and conservation philosophy. The empathise of any new scheme should therefore be on improving the existing built and previously approved situation.

4.0 Proposed Works Description and Impact Assessment

It is proposed that the existing east extension will be entirely removed and replaced with a more appropriate structure, but on the same footprint as the approved extension under consents W2/PA95/00459/F & W2/PA95/H0067. The stone garden wall at the north of the extension will remain, being part of the historic fabric.

The proposed extension will provide an improved entrance area to the dwelling, incorporating a utility and access to the rear garden. A further doorway will then be provided to an ensuite bedroom/study.

The external appearance will be sympathetic and subservient to the existing cottage, with a shallow pitched standing seam zinc covered roof incorporating conservation rooflights. This will allow removal of the existing untidy roof structure and ensure that the addition remains subservient in scale.

New walls will be clad in natural timber to ensure the building retains a lightweight feel when viewed from within the garden. The shallow pitch roof will keep the building below the garden wall level, ensuring that the host building is not visually disturbed when viewing from the approaching driveway. This is an improvement on the existing situation where a small section of C20 man-made slate covered roof rises above the wall.

Careful thought has been given to the design of fenestration. There are a mixture of mid C19 sash windows to the main cottage, and possibly some earlier Yorkshire sash windows at ground floor level to the north elevation. The south west extensions have modern painted timber windows in a mixture of Yorkshire sash and side hung casement configuration with heavy glazing bars and modern glazing. It is proposed that the new extension will have more slender glazing bars with slimline double glazing and side hung casement painted timber design. Low window sills over a dwarf wall have also been detailed. This is considered to provide a glazed conservatory/garden room style appearance which would be an appropriate addition given the perceived historic uses of the cottage and grounds. Conservation roof lights are proposed to the south facing roof which will be set into the slating and add to the garden room/conservatory style of the extension.

The existing conservatory is leaking and requires major works for maintenance reasons. The proposed designs address this need and are considered to keep the building subservient to the original cottage whilst improving on the 1995 approved designs and the existing built situation.

5.0 Conclusion

This heritage impact assessment has been developed to aid the design process with the aim that minimal intervention is made on the grade II listed building at Pheasant Cottage, Clowance, whilst altering a modern section of the building to provide improved accommodation. The purpose of the assessment is to ensure that the listed building is afforded an appropriate degree of protection in light of the proposed scheme.

The proposals presented within this application have been carefully considered as a means to upgrade the property and generally improve the quality of a previously constructed extension. The existing east extension was constructed by previous owners following planning permission in 1995, but has not followed the approved designs and is of poor quality. The proposed extension seeks to rectify this situation and takes the opportunity to improve on the previously approved designs.

A previous planning application for a larger extension was submitted and refused in February 2023, with a further scheme submitted in December 2023 and later withdrawn. The design process for this revised scheme has included a thorough review of the buildings' complex history and feedback from the previous applications. The proposed designs for a smaller lightweight extension are considered an appropriate solution for the grade II listed building within the Cornish Mining WHS.

The proposals presented within this application are generally considered to be justified and will help to improve the existing dwelling and ensure its ongoing viability as a family home. It is therefore recommended that approval is granted for these proposals.

Above all these proposals are considered to accord with paragraph 7 of the NPPF. The designs will meet the needs of the present without compromising the ability of future generations to meet their own needs.

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6.0 Appendix

6.1 Photographs



North elevation



East elevation



South elevation



West elevation



North elevation



North elevation

