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# Statement Heritage

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## Outbuilding at Tregardock Farm Cottage, Delabole PL33 9ED

Heritage Impact Assessment: SH Ref TGAR1017  
23/10/2017



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*This project was commissioned by Neil Mclachlan and carried out by Daniel Ratcliffe BA MA MCI(A) in September 2017*

*The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.*

OASIS REF: statemen1-299382

Archive Location: Contact Statement Heritage: pending deposit with Kresen Kernow.

## Non Technical Summary

*This assessment presents the result of an assessment of the heritage significance of vernacular buildings within the curtilage of the Listed 'Old Tregardock Farmhouse' and of current proposals to re-use these buildings to provide extended accommodation and an additional bathroom for the client and his visiting family. The assessment is based on a 'Level 2 Descriptive Record' as defined by Historic England and takes account of Cornwall Council and Historic England's emerging Cornwall Farmsteads Assessment Framework.*

*The assessment has established that internal parts of the buildings recorded originated as part of a now largely illegible farmyard to the north of the Listed Buildings, and were substantially altered in the early to mid-twentieth century to accommodate a garage for a motor vehicle with their roof coverings and structures renewed at this time. The historic illustrative value of this former farmyard is*

*shown to have been further eroded in the mid twentieth century by its transformation into a domestic garden.*

*The assessment demonstrates that visually the principal contribution of the buildings to the setting of the Listed Building lies in their locally distinctive vernacular form which makes a positive contribution to the landscape of the hamlet of Tregardock and its surroundings. The proposed development provides an opportunity to conserve and renew this contribution, which is otherwise at risk from the redundancy of these buildings, by giving them an optimum viable (minimally harmful) economic purpose (to provide extended accommodation and an additional bathroom for the client and his visiting family).*

*Whilst part of the buildings has been shown to retain some archaeologically valuable evidence of use as a stable, it is considered feasible to conserve this value via careful attention to close design of the project.*

*Taking into account of design and mitigation recommendation made within the report it is concluded that conversion and renewal of these buildings is desirable in conservation terms and can be achieved without unjustifiable harm to the significance of the Listed asset and its setting.*

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# 1. Introduction and Methods

- 2.1 This report has been commissioned by Neil Mclachlan, to assess the impacts of a proposal to convert outbuildings at Tregardock Farm Cottage (SX 04646 8388). This proposal is subject to a current application for Listed Building Consent to be determined by Cornwall Council (LPA ref PA17/08459).
- 2.2 An officer of Cornwall Council's 'Historic Environment Planning' team has identified that the application requires a supporting heritage impact assessment, specifically requiring assessment of the significance of the buildings, the impact of the proposals, and the effect of any changes on the primary listed building (the main farmhouse and attached historic barn listed as 'Old Tregardock Farmhouse' (NHLE ref: 1158427). The buildings to which the application relates are to the north of the primary listed building but fall within its curtilage and so fall subject to a requirement for Listed Building Consent.
- 2.3 The report responds to requirements in the NPPF (P128) (DCLG 2012) and Cornwall Local Plan (Policy 24) (CC 2016) to ensure that all applications for development are based on a proportionate assessment of the significance of any heritage assets affected, including any contribution made by their setting.
- 2.4 This assessment is based on a 'Level Two' descriptive survey as defined by Historic England in *Understanding Historic Buildings* (Historic England 2016) and the application of the emerging *Cornwall Farmsteads Assessment Framework* (Cornwall Council / Historic England 2017). As such desk based analysis has comprised consultation and interpretation of historic mapping, including the Tithe Survey and Apportionment for St Teath, and previous editions of the Ordnance Survey 'County Series' and 'National Grid', and of the Cornwall and Scilly Historic Environment Record. Site survey work was undertaken on 17<sup>th</sup> October 2017 in clear bright weather and comprised an interior and exterior photographic record and a basic measured survey.

## 2. Summary of Relevant Policy and Guidance used in this assessment.

2.1 **The National Planning Policy Framework (2012)** states that the “[conservation of] heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” is a core principle of the planning system”.

2.2 Specific policy for heritage assets are set out in Chapter 12 of the NPPF.

*126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment<sup>1</sup>, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place*

*128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

*131. In determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*
- the desirability of new development making a positive contribution to local character and distinctiveness*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional....*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>2</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

2.3 The **Cornwall Local Plan** also places considerable planning weight on the conservation of the historic environment and of local character and distinctiveness. Policy 24 carries over the essential principles of NPPF Policy 24 and takes a positive approach to proposals which “*sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*”

## 3 Description of Site

3.1 The site is located at SX 04646 83889 within the medieval hamlet of Tregardock which is about 2km to the west of Delabole (fig 1).



Figure 1: Location of Tregardock (Contains OS (open) data © Crown Copyright 2017)



- 3.2 Geologically the site is underlain by the Tredorn Slate Formation, which consists of typical 'killas' slates of Devonian age (BGS: Geology of Britain Viewer).
- 3.3 The Cornwall and Scilly Historic Environment Record records Tregardock as having been first recorded in the Domesday survey of 1086 which recorded an estate with land for 3 ploughs and 10 acres of pasture. The placename is of Cornish origin and contains the common *tre* prefix which means "estate of farmstead" and a personal name of unknown origin (CSHER MCO 11379)
- 3.4 Numerous archive references in the County Record office and National Archives catalogues record that from at least 1442 until into the 20<sup>th</sup> century the Manor of Tregardock was held by the Fortescues of Bocconoc (CRO F/4/25/5; CRO F1/136 A&B)
- 3.5 The 1840s Tithe Map of St Teath (see below) (CRO P 219/27/3) records two foci of settlement at Tregardock, both of which still survive as *Tregardock Farm* and *Tregardock (Old) Cottage*. The application site is recorded by the Apportionment (CRO P 219/27/2) (as plot "1127" – *Tregardock. West and Ribby's Tenement*. To the north and west the current *Tregardock Farm* is recorded simply as *Tregardock*. Both tenements lie between an area of common 'town-place' and parallel curvilinear field enclosures characteristic of the late medieval or post medieval enclosure of former common arable fields.
- 3.6 Tregardock Cottage was listed at GII by the former English Heritage as *Old Farmhouse at Tregardock and Barn Adjoining to the Rear* (NHLE 1158427) in 1988. It is described by the Listing Description as follows:

"ST TEATH SX 08 SW 3/152 Old Farmhouse at Tregardock and - barn adjoining to rear GV II

Farmhouse and barn adjoining to rear. Possibly early to mid C17, partly remodeled in mid C18 and eaves raised in early C19. Rendered stone rubble. Rag slate roof with gable ends and hipped end to rear wing. Stone rubble end stacks. Plan: original plan uncertain. Overall T shaped plan to house, the front range facing south west of 2 room and cross passage plan, both rooms heated by end stacks. Rear kitchen wing of 1 room plan, heated by end stack, the shaft now removed. It is uncertain whether the rear wing is contemporary with the front range. In circa mid C18 the front range was partly remodeled and in circa early C19 the eaves of the front range were raised. Exterior: 2 storeys. Asymmetrical 2 window front. Ground floor with 4-pane sashes and entrance near centre. 6-pane and 4-pane sashes

above. Barn to rear of house. Possibly C18. Stone rubble. Rag slate roof with hipped end on rear left. The barn is rectangular-on-plan, probably added to the left-hand side of the rear wing in circa C18 with shippens on ground floor and loft above. Interiors not accessible at time of survey (1986)."

3.7 The buildings described are in excellent condition as are shown by Figs 3-x. A phased drawing is presented in figure 2 at the rear of this report.



*Figure 3: Principal Farmhouse Range: S. Elevation (SH Archive Ref TGAR1018\_0008)*



*Figure 4: Principal Range N Elevation. (SH Archive Ref TGAR1018\_004)*

3.8 The principal range (figs 3 ad 4 and – phase 1 on fig 2) is almost certainly the oldest and unlikely to be later than the 'early to mid-17<sup>th</sup> Century' date given in the listing

description. It is a two storey range (having had its gables raised at some point in its history but probably at the time at which the kitchen range was joined to it) with an asymmetric arrangement of windows and gable end stacks. It is oriented east-west and built into rising ground to the east leaving open the possible interpretation that this site may originally have been that of a 'long-house' with domestic accommodation to the higher ground in the east with accommodation for cattle to the lower western end. In addition to the alteration of the range's height, the rear elevation shows evidence for a blocked door – potentially an opposing 'screens passage' door matching that on the front range. This door appears to have been blocked at the time the current internal staircase was built which is now in this location. The range is likely of local killas rubble, but has been rendered over in lime. Above a roof of sized Delabole slate

- 3.9 To the rear of this range (fig 5) a one-unit kitchen range has been added (phase 2 on fig 2). Side elevations of rendered lime with northern gable wall showing killas rubble construction. Above the roof of this range differs from the principal range in having a hipped northern end.



Figure 5: Kitchen Range (Archive Ref TGAR1017\_006)

- 3.10 Of late 18<sup>th</sup> but more likely of early 19<sup>th</sup> century date a typical two storey “chall barn” (CC/Historic England 2017*in prep*, 10) completes the plan to the west of the kitchen range. This barn, converted to domestic accommodation, would have functioned with shippens (livestock accommodation) on its ground floor) with a threshing loft above. It is constructed robustly of killas slate rubble and it has a good quality rag slate roof of local Delabole material.



Figure 6 Chall Barn. (note gable end of Kitchen Range to west) (TGAR1017\_003)

- 3.11 Fenestration throughout Tregardock Cottage is of a mixture of 19<sup>th</sup> and 20<sup>th</sup> century dates, but mostly of good quality wooden units.
- 3.12 A glazed link unit, of exemplary mortised glass design, gained listed building consent in the 1990s (CC Online Planning Register) and sits in the northern corner between the barn and kitchen ranges. It is of architectural significance in its own right and constitutes a very successful aesthetic and conservation solution to the design challenge of bringing together the converted and historic elements of the house.



*Figure 7: Southern Elevation of Chall Barn showing 1990s glazed link – a very early example of a mitred glass structure.*

- 3.13 The St Teath Tithe map shows Tregardock Cottage, at this time a working farmhouse, in much the form it is today with the three main ranges described on the listing in place

## 4 Development of Study Buildings

- 4.1 The buildings proposed for conversion lie to the immediate north of Tregardock Cottage.
- 4.2 These are shown on fig 8. In plan the building has three principle components, namely two adjacent north-east to south-west rectangular ranges under a common monopitch rag slate roof, with a squat and squarish lean to against the southern wall of the eastern unit.
- 4.3 The eastern unit contains the oldest fabric and is shown on the Tithe and OS plans of 1882 and 1907 (below)



Figure 9: Extract from St Teath Tithe Survey (1841)



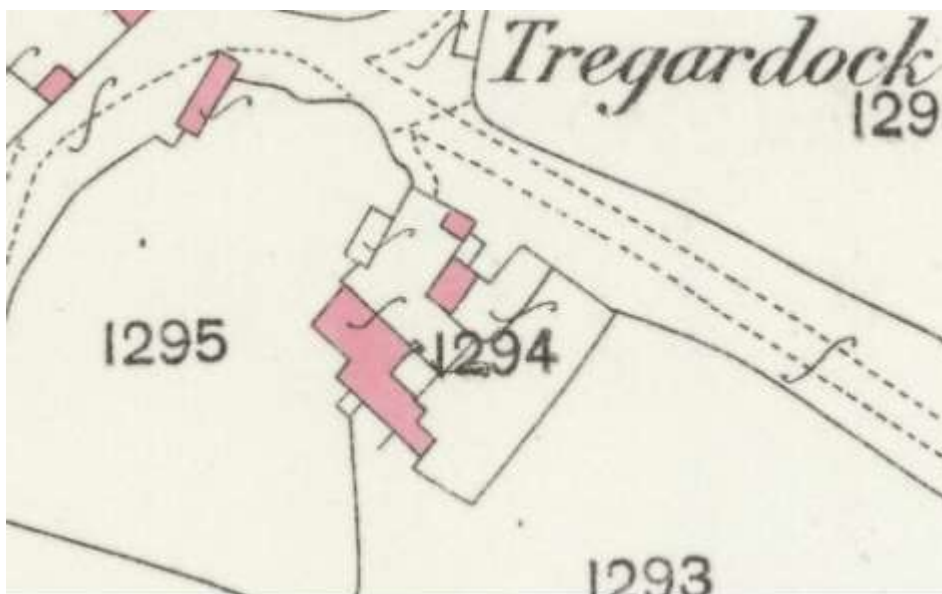


Figure 10: 1882 OS 25 inch to the mile survey. (Cornwall XIV.2 – surveyed 1882)

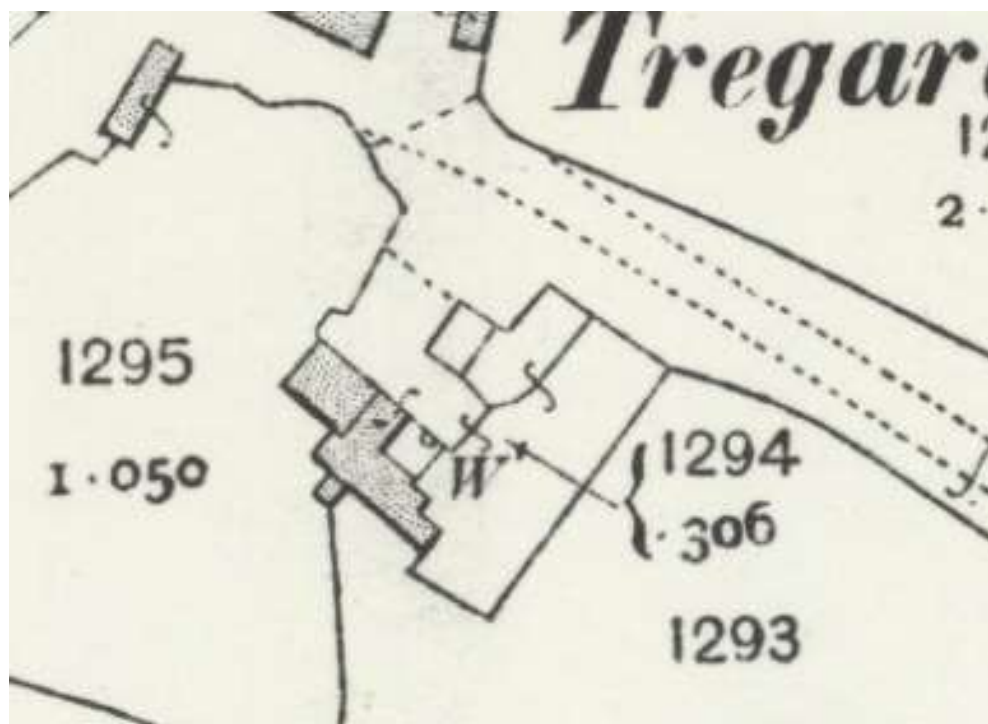


Figure 11: 1907 OS 25 inch to the mile survey. (Cornwall XIV.2 – surveyed 1907)

- 4.4 These historic plans show the easternmost linear unit, before the construction of the western 'garage' range and the small square southern annex. They demonstrate that through the 19<sup>th</sup> century there was many alterations around what constituted (with the main barn attached to the farmhouse) what Historic England and Cornwall Council's draft Farmsteads Assessment Framework term a 'loose courtyard' arrangement (Historic England 2017, 8). A small attached building to the immediate north of the eastern range is demolished between 1841 and 1882, whilst further small buildings to the north east of the current site of the western range, and to the west of this informal farmyard are lost by 1907. They also demonstrate that until the 20<sup>th</sup> century the eastern building directly fronted the common routeway to the north.
- 4.5 Following the approach outlined in the draft Cornwall Farmsteads Assessment Framework (CC/HE 2017) the development and characterisation of the farmstead's plan form is shown in Figure 9a (at rear) and discussed further in section 5b) *Significance of the setting*.
- 4.6 Site survey has shown that these buildings (figure 10) are of at least two principal phases. The south-eastern range (fig 11) is of un-coursed rubble construction, against which abut the southern annex (built from similar but coursed material – probably reused) and the north-western range which is of 'imported' slate from the Delabole formation (a much finer grained grey slate) which has been machine cut with a circular saw (fig 12) – dating it to the early to mid-twentieth century when high speed and carbide steels became available. The first OS map on which this range is depicted at the reliable 1:2500 scale dates to 1972.
- 4.7 The western elevation, which has a concrete screed floor, is broken by a central doorway, closed with concrete blockwork, painted to give the illusion of a window (fig)
- 4.8 Both ranges are structurally open to their north-eastern elevations. The north-western range closed by mid twentieth century garage doors (fig), which no longer open due to the raising of ground levels to the north. The south-eastern range is closed by informal reused timber partitioning and 'chicken' wire.





Figure 10: The buildings proposed for conversion (TGAR1017\_25)



Fig 12: Detail of the circular saw cut Delabole material used for the 20<sup>th</sup> century work (TGAR1017\_0019)



Figure 11: Southern elevation: 20C garage range is to left. (TGAR1017\_0012)

4.9 Both linear ranges are under monopitch roofs, with 'rag slate' coverings. The timbers of the northwestern range are of 20<sup>th</sup> century character of a fast grown (broad grained softwood) timber. Principal rafters carry purlins which in turn carry rag slates laid, as traditionally, directly to the common rafters. These slates are clearly re-used retaining peg holes from an earlier installation (figs 13 and 14).



Figure 13 West elevation showing rag slate roof and blocked doorway / window (TGAR1017\_0015)



Figure 14: Detail of the garage range roof: Modern timbers support reused rag slates laid directly to common rafters (TGAR1017\_0023)

- 4.10 The ground to the north of the south-western range is levelled, showing signs of concrete hard-standing underneath developing turf. The wall to the road is of modern date and is not depicted on pre-twentieth century dates.



*Figure 15: The north elevation of the buildings demonstrates the current level of dereliction. Note the former driveway surface / level and the probable made ground to create a domestic garden within the old farmyard.*

- 4.11 It is concluded that the north-western range is likely to have been constructed in the mid twentieth century as the garage for a motor vehicle, before the creation of an ornamental lawn to its north – presumably at the point at which the farmyard went out of use.
- 4.12 The older eastern range is built against a stone retaining wall behind which the level of the field to the east is substantially higher. This retaining walling, which is noticeably bowed out in places is presumed older than the range itself, as the gable walls of the range abut it (see plan). It is likely that this retaining wall formed the eastern boundary of the post-medieval farmyard.
- 4.13 Only the south-western gable wall and the wall which now divides it from the garage range to its west are likely to part of the building shown on these historic

maps. These robust (0.8m-1m thick) walls are of un-coursed slate (see fig 11, 16,17, 18). These are generally well pointed with a lime mortar with slate inclusions, but in an area on the interior of the south-western wall some original matrix survives (fig16) and is of a more earthy character and may even be 'ram' – the local name for decayed granite clay subsoils, traditionally used for wall bonding. The southern doorway cut into this wall has been altered. Internally the timber lintel above it continues approx. 3.5m into the adjacent walling indicating the presence of a wider earlier opening (presumably supported by a central pier).



*Figure 16: The interior of the southern wall of the eastern range. The white mortar used in the 20C works shows the extent of modifications at this time, including the raising of this gable (note also the raised height of the retaining wall to left) and the blocking of the older door (beneath embedded lintel).*

4.14 Within the long wall to the north west of the range, which is founded on large boulders, a common vernacular technique in Cornwall, is evidence of a blocked, internally splayed window opening under a wooden lintel (fig 17 and 18). This is about 0.8m in height, 0.4m wide externally and 0.65m wide internally and would have provided some low illumination of the southern end of this building. At the southern end of the north-western face of this wall there is a small void at floor level, which may have been provided to drain the interior of this space.





*Figure 17: Southern end of the exterior wall of the eastern range (taken from inside the garage) showing the blocked window and possible drain for the stable room. (TGAR1017\_21)*



*Figure 18: The wider opening of the same window (indicating its internal splay) from within the stable (TGAR1017\_31)*

4.15 The space has a traditional compressed earth floor.

4.16 The space is currently used for the storage of firewood.

4.17 Fixed to the retaining wall in the north-east corner of the space is a traditional wooden hay manger (fig 19).



*Figure 19: Wooden hay manger (TGAR1017\_27)*

4.18 Taken together the survey evidence suggests that this space may have originated, or – equally may have been re-used at a later stage, as a stable.

- 4.19 There is evidence of alteration of this range at the same time as the construction of the garage range.
- 4.20 The eastern retaining wall shows evidence of having been raised to form the current roof level, with a change of masonry at high level. The pattern of the areas pointed in the white mortar with slate inclusions on the south-western gable wall also suggests the raising of the level of this roof (see fig 16 and 19)
- 4.21 The roof of this part of the eastern range is also of rag slate. However, it has clearly been both re-built and relain in the mid twentieth century. Superficially of similar structure to the garage roof, this section re-uses some older, but not significant and now very damp, timbers as purlins (their short lengths suggesting something of a 'make do and mend' ethos) on which has been laid modern (now failed) roofing felt, before sawn fast grown softwood common rafters, similarly modern square profile battens onto which have been laid re-used rag slates.



*Figure 20: Rebuilt monopitch roof in eastern range with reused rag slate covering and failed modern felting (TGAR1017\_0032)*

- 4.22 The range is subdivided along its length by a wall opened with a doorway and window. This wall may be original as it appears well keyed in to the northwestern



wall - but rebuilt in the mid twentieth century as the openings are edged in cut Delabole slate, which has also been used to relieve the load on a wooden lintel over the door. Beyond this wall an area of the building mapped since the late 20<sup>th</sup> century as unroofed is in fact covered with a monopitch corrugated metal one, resting on principal rafters fashioned from re-used 'Southern Electric' power line supports. A single socket in the western wall records that this section of the building was once more formally roofed, and may be associated with a stock of used rag slates stored within it.



*Figure 21: The wall subdividing the northern and southern rooms of the eastern range has been substantially rebuilt, or may have originate from the same phase as the garage, making use of sawn Delabole slate. Note the telegraph pole and corrugated metal construction of the temporary roof structure of this room.*

4.23 The historic fabric of this long wall does not reach all the way to the north-eastern elevation of the building (see fig (plan)) where it has been rebuilt to a different thickness and using the same cut Delabole slate material as the garage range.

4.24 The north-east face of the range is structurally open, closed today by reused wooden planks and chicken wire.



4.25 Taken together, historic map and survey evidence suggests that this space was re-roofed, and its side walls rebuilt in the later 20<sup>th</sup> century following failure of an earlier roof. The space may always have been open to its northern frontage (suggesting use as a cart, gig, or implement shed), which historically opened directly to the trackway giving access to the farm, or conversely the north gable may have been lost.

## 5 Assessment of Significance

### a) Significance of the buildings

- 5.1 The principal buildings of significance on site are those described within the Listing description being the historically extended '*Old*' *Tregardock Farmhouse* / *Tregardock Cottage* and its attached two storey barn. They have very high historic and architectural value as some of the oldest surviving buildings of the two farmsteads now making up *Tregardock*, illustrating the development of this farmstead from medieval manor through its re-development at the time of the early 17<sup>th</sup> century 'Great Rebuilding' (Chesher DATE), through to the 'improvement' period of agriculture from 1750 onwards. The buildings have been sensitively conserved, reused and conservatively modernized and are in excellent condition greatly adding to their aesthetic appeal. Archaeologically there is likely to be much yet to be learnt from these primary listed buildings about their date, the development of their internal plan form, their roof structures and archaeological deposits underneath and around them.
- 5.2 The curtilage structures currently proposed for works are also something of an archaeological palimpsest. As suggested by the draft Cornwall Farmsteads Assessment Framework the buildings of a farmstead are best assessed as a whole, working as they did together in the life of a working farm.
- 5.3 Historic map and structural evidence suggests that parts of the eastern range of these buildings represent a surviving agricultural fragment of a working farmstead of the 19<sup>th</sup> century which (with the exception of the principal listed farmhouse and barn) has now largely been swept away by demolition and 20<sup>th</sup> century landscaping, reducing the overall historic legibility of the working farmstead.
- 5.4 As such the surviving elements of this building have **moderate historic** (in that they illustrate the eastern edge of this farmyard) **and archaeological value** (in that this value can now only really be appreciated through detailed survey). These values are represented in the following surviving elements
- Retaining wall (likely 18<sup>th</sup> century or earlier)

- Southern section of north western wall of older range
- Blocked openings within south western wall of older range
- South eastern range dividing wall
- Beaten earth floor

5.5 The traditional wooden hay manager (likely to be of 19<sup>th</sup> century date) in the southern room is a rare and significant feature within a historic stable (Cornwall Farmstead Assessment Framework). Its positioning adjacent to the opening in the wall may have facilitated its stocking from a store within the northern room – although the alteration of this opening in Delabole slate suggests it may have been re-located at the time of the 20<sup>th</sup> Century works.

5.6 Architecturally, archaeologically and historically the value of the south-eastern range has been compromised by:

- The loss, replacement raising and ongoing failure of its original roofing – although this is mitigated to some extent by the choice of a locally appropriate rag slate covering.
- The failure, loss and inappropriate replacement of the roof (and potentially part of the western side wall) of the northern room.
- The creation of the northeastern range, which obscures the vernacular masonry of its north-western elevation.

5.7 The north western (garage) range is of low intrinsic historic value, and of no archaeological value, representing either a very late stage in the life of the working farmyard, or subsequent wholly residential re-use. Its rag slate roof covering (but not its supporting structure) is of some architectural value

## b) Significance of the setting / Farmstead Character.

5.8 Tregardock Cottage and its curtilage sit within a mature landscape typical of 'Cornish Anciently Enclosed Land : Medieval Farmland' as defined by the Cornwall Historic Landscape Characterisation (HLC) (1994 as updated). A characteristic of this landscape is dispersed farmsteads such as that of Tregardock Cottage. The farmstead as shown on historic maps would be typical of the characterisation

given in the *Cornwall Farmsteads Assessment Framework* (HE CC 2017) of the killas farmland “where wealthy farms, often linked with wealthy estates predominate. ... ancient medieval enclosure, strip fields and farming hamlets, many of which devolved into individual farmsteads” (p 9).

5.9 Whilst the farmhouse and its former chall barn survive in a good state of conservation the overall legibility of the historic origins of the former farmyard has been much reduced by the creation of the essentially ornamental landscaping of its former farmyard to its immediate north, the enclosure of this area by a stone wall (although this is of locally distinctive and high-quality character) and the raising of the ground levels within it. The legibility of the historic relationship of the historic fabric within these buildings to the listed building is further compromised by the later garage which conceals the truly vernacular fabric.

5.10 This area now reads as a domestic curtilage and driveway, rather than as an agricultural yard. In line with ‘Stage 1’ of the Assessment Framework these changes are summarized in figures 9 and 22 (at rear)

5.11 Despite the loss of the historic legibility of the farmyard, the current buildings nevertheless sit well aesthetically and architecturally within the local landscape at middle distance (fig 23) being of appropriate and locally distinctive materials and form.



Figure 23: The current buildings sit well within the landscape and make a positive contribution to the setting of the listed assets.

## 6 Assessment of Impact and Mitigation Recommendations

6.1 Recent case law has developed a principle that ‘less than substantial harm’ (the threshold identified by NPPF P134) does not necessarily amount to a less than substantial objection to the grant of planning permission (Barnwell Judgement [2014] EWCA Civ 137 p29). In such cases it is incumbent on decision makers to ensure an informed balancing exercise is carried out, taking account of the public benefits of the proposal, the degree of harm and the statutory and policy weight to be accorded to designated assets. Assessing the degree of harm to a heritage asset typically involves a balance between different heritage values and a degree of professional judgement is always involved. To ensure that the judgements given in this report are as clear as possible the assessment uses the following definitions to develop a four-step grading of harm.

|                                       |   |
|---------------------------------------|---|
| Substantial Harm                      | The change seriously affects a key element contributing to the significance of the asset, going to the heart of its significance  |
| Moderate Less than Substantial Harm   | A major element of the heritage value of the asset or its setting is harmed, whilst enough value is retained to continue to justify identification as a heritage asset                            |
| Minor Less than Substantial Harm      | Some heritage values are harmed but these do not constitute a major element of the significance or its asset, and / or the change is offset by enhancement or revelation of other heritage values |
| Negligible Less than Substantial Harm | Minor negative harm to the heritage values of a place that are neither substantive or primary to its overall significance   |

### Changes to the roof pitch.

6.2 Externally the currently submitted proposals involve increasing the roof pitch of the current monopitch roofs from 17-degree slopes to one of 25 degrees. We are advised within the ‘visual appraisal survey’ submitted that the low roof pitch has contributed to the degree of water ingress noted on site. This issue is likely to be

made worse by prevailing weather in such proximity to the exposed coast to the west.

6.3 Visually this change would have the effect of increasing the amount of slate visible in views of the buildings from the west. This has the potential to be either negative or positive – the effect depending on the materials and execution of the works and acting on the setting of the buildings, and the principal listed building.

6.4 These works would constitute new works to the building, changing its current form. However, the assessment above demonstrates that the value of the current roof lies not in its intrinsic (historic or archaeological value) but its aesthetic contribution to local character and distinctiveness. The change in pitch will also affect the north facing elevation of the building; the design here is softened by the introduction of a new north facing pitched roof to cover the northern end of the eastern range.

6.5 **Recommendation 1:** We recommend that **the specification of the roofing material and style is changed to that of a new rag slate (using local Delabole material) covering. As a new addition any new walling required to raise the pitch of the roof) should follow the visual language and material palette of the garage, rather than the older elements.** In this circumstance the aesthetic contribution of the current roof will be conserved, and the effect of the raised angle will be minimised. Given the clear evidence on site that the roof's existing pitch is inadequate for the conservation of such a roof at this location, and the positive benefits of the replacement of the inappropriate roofing solution over the northern part of the eastern range and the failing roof coverings elsewhere (which will safeguard the overall future of the building) we consider that this change will be **neutral or slightly positive** to the significance of the building. The introduction of rooflights to the quantity shown on the plans would introduce some negligible – **minor less than substantial harm** which in our opinion is outweighed by the benefit of bringing these buildings back into use and safeguarding their

Reinstating the western door to the 'garage' range and the changes to the northern elevation.

6.6 These changes do affect historically significant fabric and are **neutral**. The choice of naturally weathering larch boarding is minimally visually and structurally intrusive. **Recommendation 2: any new external doors should follow the same plank and ledge design of existing doors.**

### The proposed rear porch

6.7 The appropriacy of the domestic design of this unit, which opens onto currently agricultural land has been questioned by the Conservation Officer.

**Recommendation 3: We recommend that the design of this element be altered to feature a monopitch 'pentice' style roof, matching the approach of other roofs in the development and being more vernacular in character, rather than the current centrally peaked design with the sides of the porch detailed in slate rubble matching the other walling. This should reduce the impact of this element of the design to Negligible to minor less than substantial harm to the undesignated landscape to the west.**

## Internally

- 6.8 Internally the proposals involve fitting out of the internal spaces with domestic accommodation, introducing an entrance hallway into the southern room of the eastern range, creating a small bathroom and store within the space so created, and using the spaces of the northern room of the eastern range and garage range as accommodation. Current plans show an opening being made in the approximate location of the blocked window in the western wall of the historic range. This opening, in this position would result in **moderate less than substantial harm** to fabric of **historic and archaeological value**.
- 6.9 **Recommendation 3.** The two ranges should be connected internally by making a new opening to the north of the same wall (from the proposed study) within the section of that wall rebuilt in the 20<sup>th</sup> century. This would reduce the harm of this change to **negligible less than substantial**.
- 6.10 **Recommendation 4:** Internal linings should be carefully considered according to the following policies. A) Any 'dry lining' should be carefully installed so as to ensure its reversibility by ensuring that it is fixed into the mortar between stones rather than into any masonry. B) Flooring levels over the surviving earthen floor should be raised rather than lowered, if necessary by the use of a suspended floor system. C) consideration should be given to re-opening the blocked window opening from the southern room, and glazing with obscure glass as a 'borrowed light'.
- 6.11 **Recommendation 5:** The wooden hay manager identified should be carefully removed in advance of works, sensitively repaired where necessary and re-installed within the finished development.
- 6.12 The approach recommended above will ensure that no archaeologically significant elements are lost and that they are satisfactorily conserved *in situ*. Archive standard recording to Historic England 'Level 2' has informed this study. Its deposit for long term curation may be secured by condition if desired.



## Impact on the Setting of the Listed Building and Surrounding Countryside

- 6.13 As shown within section 5 b) the contribution that the surviving historic elements at hand make to the historic legibility of the farmyard of which they were once part is significantly compromised by the changes in character of that yard from one of agricultural production to a residential curtilage, and the addition of the twentieth century garage wing. **The proposals are not assessed here to contribute additional harm to the contribution the buildings make to the historic values of the curtilage**
- 6.14 The buildings do however contribute to the wider setting of the Listed Building within an agricultural landscape of vernacular and locally distinctive character. By securing a long-term future for these buildings, and by the use of appropriate materials and architectural detailing the re-use of these buildings would be of **minor to moderate benefit to the setting of the Listed Building.**

## 7 Conclusion

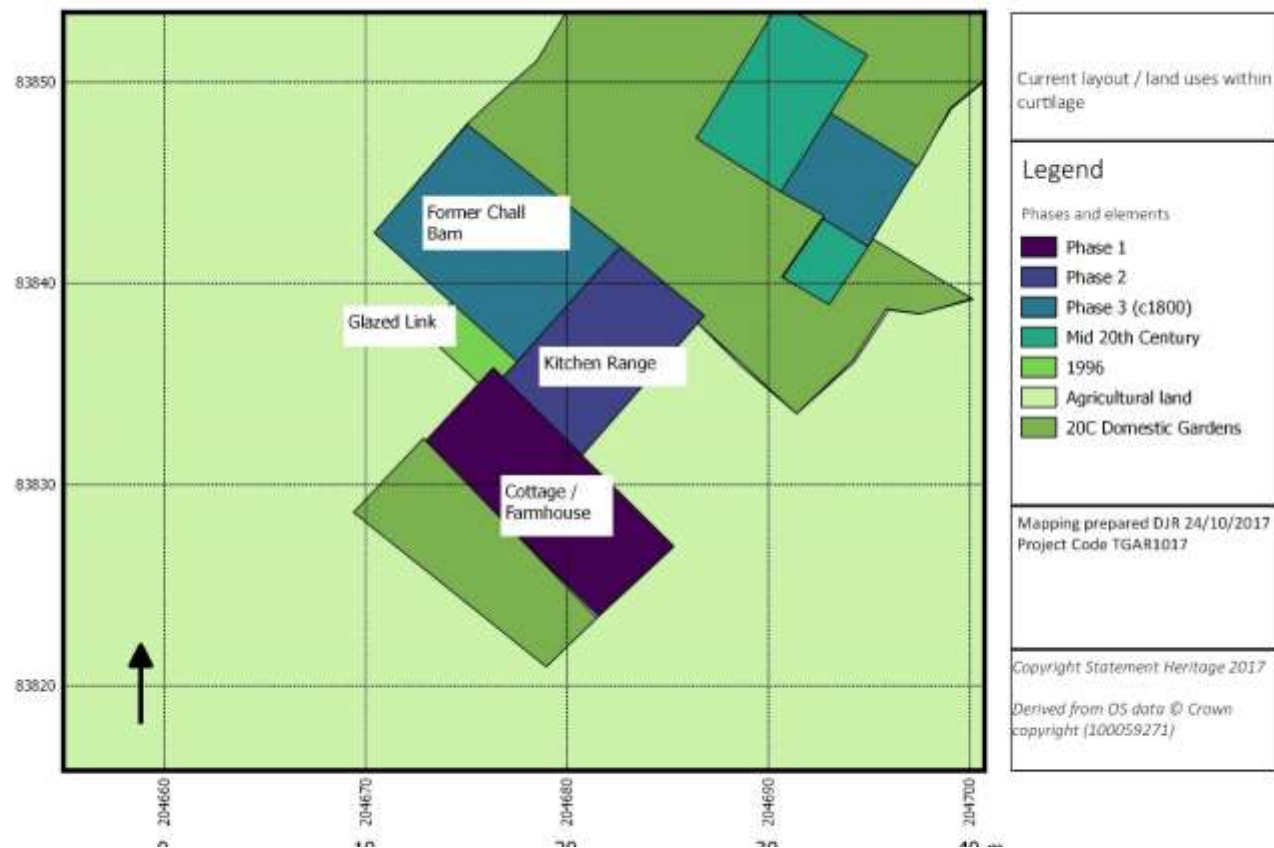
- 7.1 The above assessment represents a robust assessment of the significance of the buildings based on a Level 2 Descriptive Record as defined by Historic England.
- 7.2 The assessment draws on the *Cornwall Farmsteads Assessment Framework* (2017) to examine the historic layout of the farm of which they were part; identify changes to that layout and the resultant significance of the buildings; and identify how the proposed changes will impact on the conservation or enhancement of that significance

- 7.3 It has found that the significance of the buildings lies in their archaeological / evidential values and their contribution to the setting of the Listed Building through their aesthetic vernacular materials and detailing – rather than the conservation of a historically legible layout.
- 7.4 As with many farmstead buildings these examples are redundant. Given the longstanding conversion of the farmhouse and barn to residential use they are redundant, and without appropriate use will continue to fall into disrepair – eventually risking the total loss of their contribution to local character.
- 7.5 An economically viable reuse of the buildings to provide extended accommodation and an additional bathroom for the client and his visiting family will enable opportunities to be taken to sustain their locally distinctive landscape contribution for future generations; support the continuance of local vernacular craft skills; and conserve the archaeological value of the surviving historic fabric.
- 7.6 In determining this application, we would recommend that the applicant and LPA should take account of the above recommendations (section 6) in order to “avoid or minimise conflict” with the significance of the heritage asset (NPPF P129) and to release the potential public benefits of their conservation and optimum viable use which should be weighed against the residual less than substantial harms identified (NPPF P134).

# Bibliography

|                        |      |  |  |
|------------------------|------|--|--|
| BGS                    | 2017 | Online resource  | BGS Geology of Britain Viewer  |
| Cornwall Record Office | 2017 | Online catalogues  | Various records cited in text.                                       |
| Cornwall Council       | 2017 | Online database  | Cornwall and Scilly Historic Environment Record                      |
| Cornwall Council       | 2016 | Cornwall Council (online)                                | Cornwall Local Plan Strategic Policies                               |
| Cornwall Council       | 2017 | Cornwall Council (online)                                | Draft Cornwall Farmsteads Assessment Framework                       |
| DCLG                   | 2012 | Department for Communities and Local Government (online) | National Planning Policy Framework                                   |
| Historic England       | 2015 | Historic England (online)                                | Managing Significance in Decision-Taking in the Historic Environment |
| Historic England       | 2015 | Historic England (online)                                | The Setting of Heritage Assets                                       |
| Historic England       | 2016 | Historic England   | Understanding Historic Buildings                                     |
| NHLE                   | 2017 | Historic England   | National Heritage List for England                                   |

# Large Figures



STA  
WV

01 Figure 2: Phasing of the main buildings on site – based on map regression and site survey

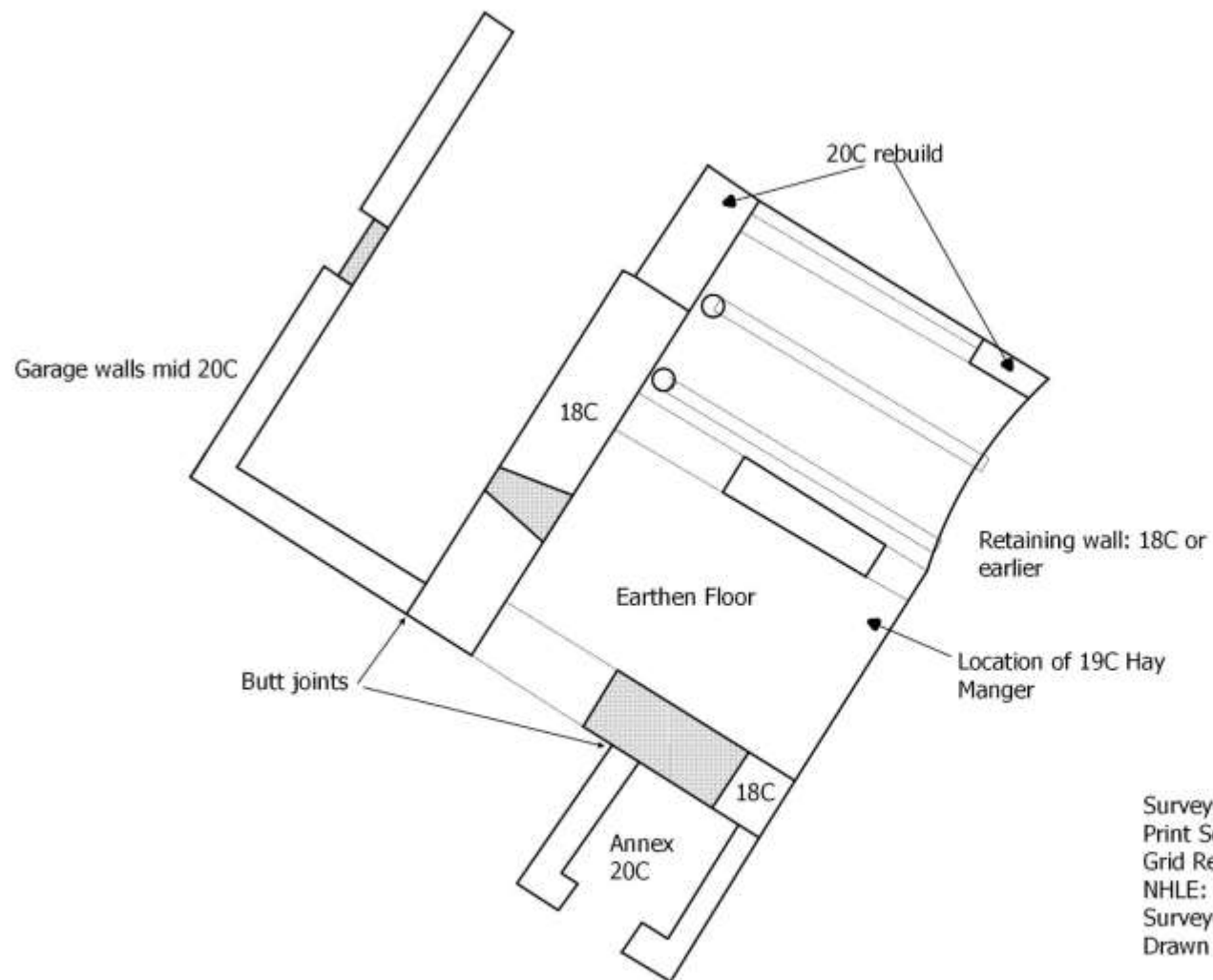


Figure 8: Survey of buildings proposed for conversion

(c) Statement Heritage - based on an original survey

Surveyed: October 2017  
 Print Scale: 1:100 @ A4  
 Grid Ref: SX 04646 83889  
 NHLE: 1158427  
 Surveyed by: Dan Ratcliffe  
 Drawn by : Dan Ratcliffe



Plan: Buildings to the north of Tregardock Cottage

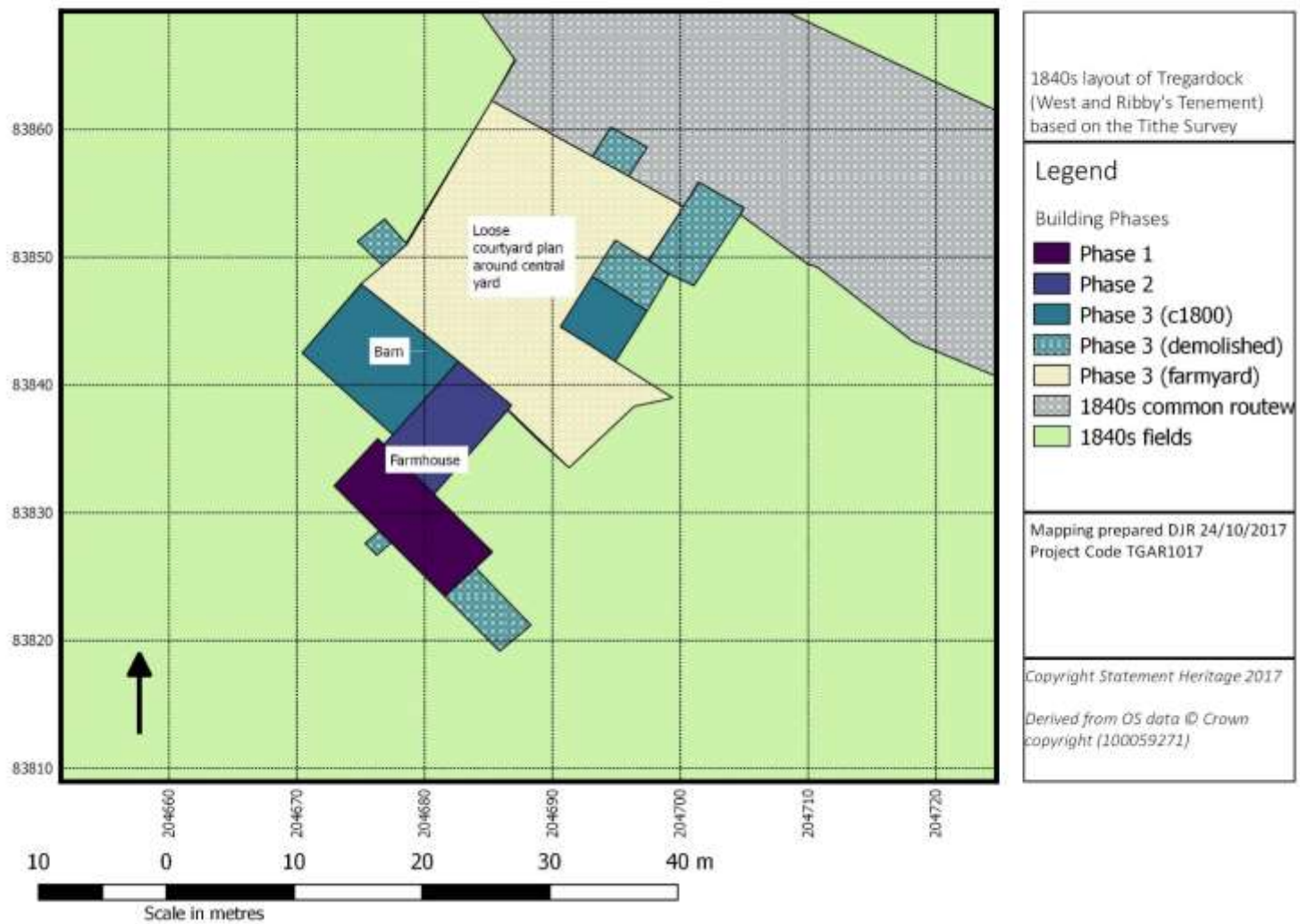


Figure 9a: Reconstructed interpretative plan of the farmstead at the time of the Tithe Survey

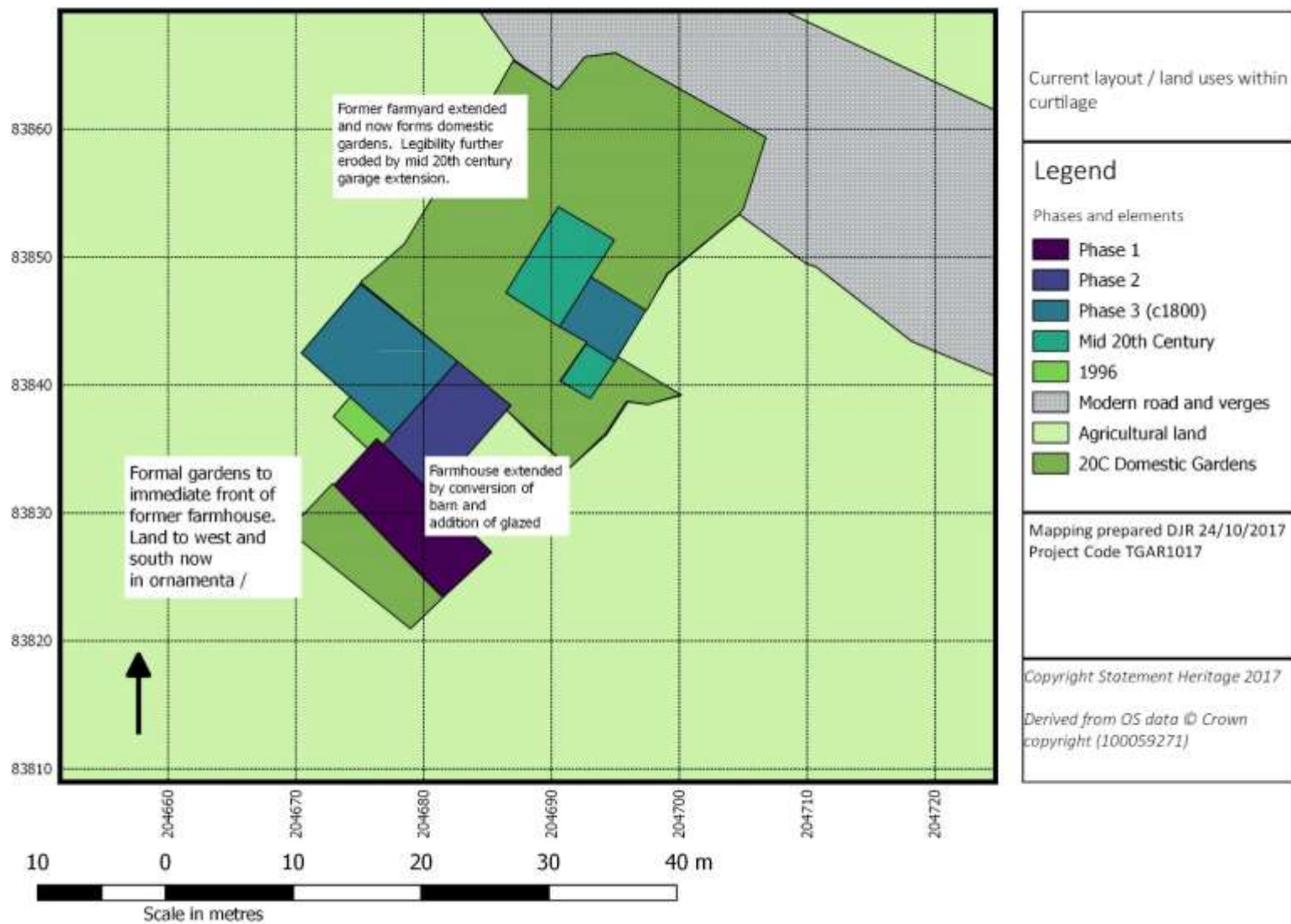


Figure 22: Historic characterisation of the site today (2017). Compare with figure 9 above to see the changes associated with the loss of legibility of the historic farmyard.