

Statement Heritage

Farmhouse and Stable Block, Duporth Retirement Living, Bay View Road, Duporth, St Austell, PL26 6BD
Heritage Impact Assessment: SH Ref DUPO0518
17/05/2018

Submission. (rev2405)



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This project was commissioned by RST South Cornwall and carried out by Daniel Ratcliffe BA MA MCI(A) in May 2018

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.

Statement Heritage would like to thank the client, Gerald the Site Manager at Duporth, Vic Robinson, Senior Development Officer (Historic Environment) at Cornwall Council, and Jo Sturgess and Nigel Thomas at the Cornwall Archaeological Unit for their assistance and advice in preparing this report.

Non Technical Summary

These buildings, originally an estate farmstead of the demolished Duporth Manor are located at NGR SW0325 5132. The buildings currently benefit from planning consents and a Listed Building Consent (PA17/02393) for 'partial demolition and development of an age restricted community.... [including] conversion of existing curtilage listed farm buildings to accommodate 8 further dwellings'.

During technical design work at RIBA Stage 4 a number of technical and structural issues have arisen with the buildability and marketability of the consented scheme requiring submission of revised details to the LPA for approval. At the request of the LPA, and pursuant to the NPPF P128 and Local Plan requirements the Client has commissioned Statement Heritage to undertake Heritage Impact Assessment of the revised proposals.

The phasing and interpretation of these buildings is already well understood as a result of previous research undertaken by the project team. This assessment draws on that existing evidence base to produce a revised Statement of Significance for the buildings which contextualises their contribution to the setting of the Listed Clock Tower and within the wider character of the lesser estate farmsteads of the mid Cornwall Killas.

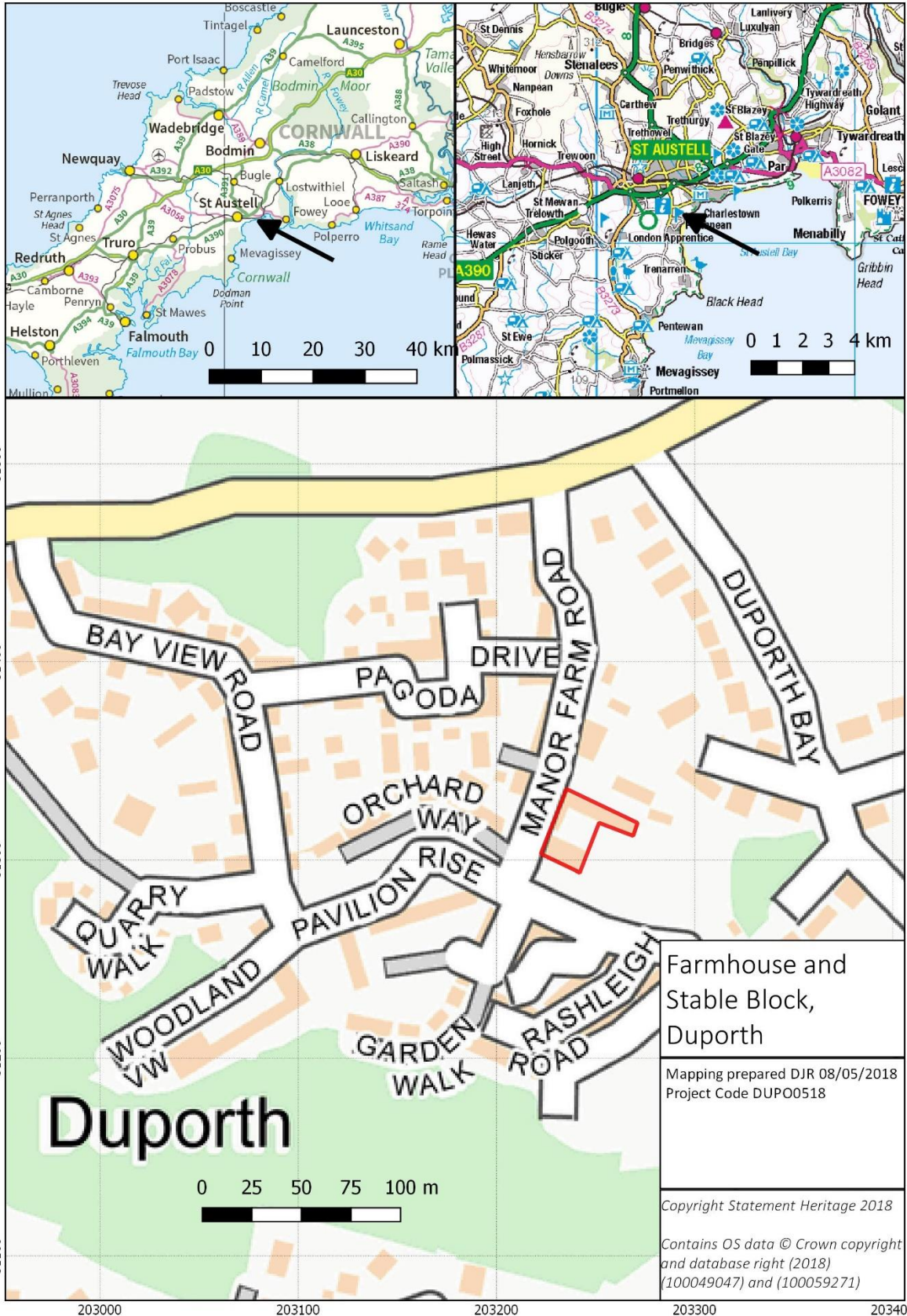
*It is predicted that assuming good quality close design following the broad recommendations made that the changes proposed will result in overall **conservation** (ie a neutral impact) of the significance of the historic environment.*

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1. Introduction and Methods

- 1.1 This report has been commissioned by *RST South Cornwall*, to assess the impacts of a revised scope of works for previously consented works at the former estate farm at Duporth, St Austell (Fig 1).
- 1.2 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.
- 1.3 Desk based research and analysis has involved:
 - Consultation of a Level 2-3 Historic Building Record of the buildings recently undertaken by the Cornwall Archaeological Unit pursuant to a condition on the current Listed Building Consent (CAU / Thomas 2018) and Heritage Impact Assessment (Stride Treglowan / Channing 2017) in order to understand the current phasing and interpretation of the buildings.
 - Consideration of a Condition Report (Stride Treglowan / Kemp and Jessup 2018), and Timber Condition Report (Timberwise / Anderson 2018) in order to better understand the structural condition of the building.
 - Limited online research to seek readily obtainable historic images.
 - A basic site inspection was made by the author on the morning of 02/05/2018 in order to review the items contained on the revised scope of works and to gain an appreciation of the buildings. Photographs were made of recently dug foundation tests in order to understand floor levels and stratigraphy, and of various windows around the property for dating and record purposes.



6 Figure 1 – Site Location

1.5 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 |

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 environment¹, 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. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site*
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation*
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible*
- the harm or loss is outweighed by the benefit of bringing the site back into use*

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.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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 accessible². 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 Designation

3.1 The buildings have previously been considered as listed as part of the curtilage of the clock tower which stands to their immediate east. This is described by the List Description as follows.

'Clock Tower at Duporth Farm Hotel. List Entry Number: 1218850. Listed Building Grade II. Early C19. Tall square rubble clock tower. Small narrow round headed windows. Slate roof with ogee shaped bell turret. Clock labelled John Thwaites of Clerkenwell London 1806. Contains the works of the origin[al] clock. Listing NGR: SX 03256 51301. Date first listed: 11 Mar 1974'

3.2 The tower is not shown on an estate map of 1824 or the Tithe survey of 1842 the mechanism must have originally housed elsewhere, probably the 'turret clock' described in sales particulars of 1824, and most likely to have been on a coach house within an old farm site demolished in the mid 19th century (Thomas 2018, 6).

3.3 The farmstead which forms the subject building has been shown to have been developed for George Freeth, who purchased the estate in 1839, who set about re-ordering the ornamental estate. Historic map evidence demonstrates that this took place between 1842 and 1888.

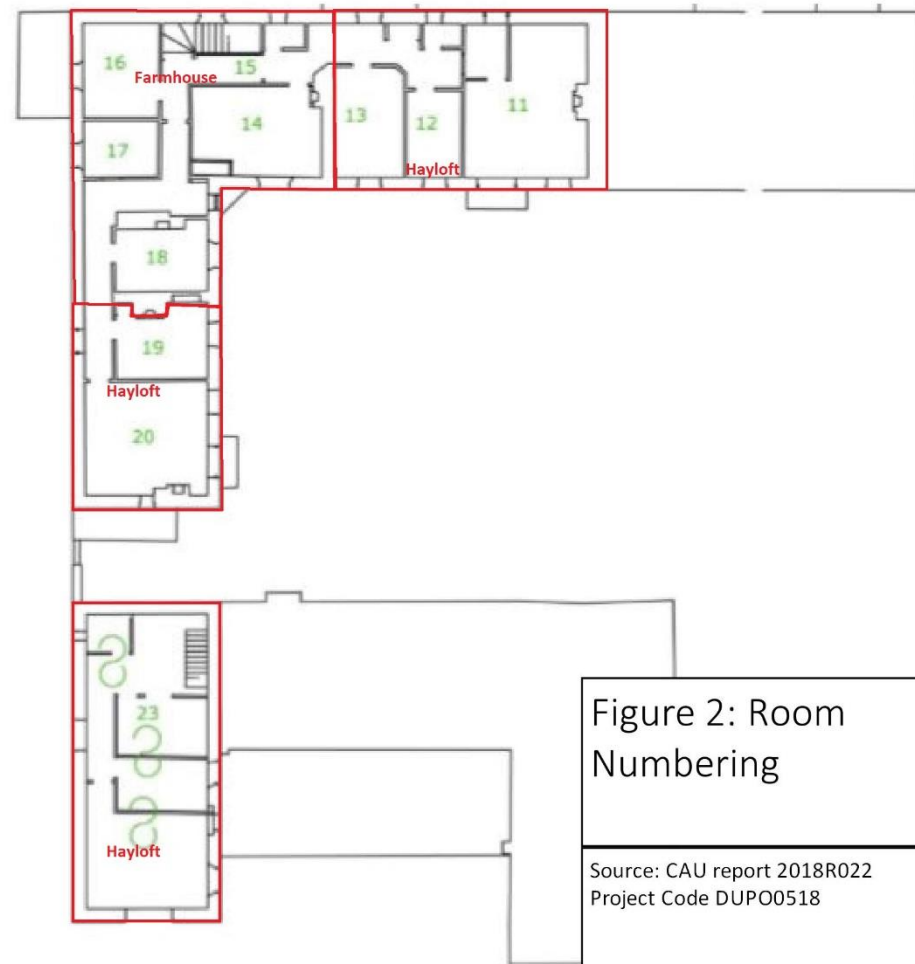
3.4 Based on the character of the masonry of the structure Thomas places the construction of the tower as contemporary with the third phase of development of the Stable Range (see below). Consequently it is more likely to be of mid 19th century date than the 'Early C19' date given in the List Description.

3.5 There is ambiguity regarding the status of the Farmhouse and Stable block as curtilage structures of the clock tower, as, on the face of it, it would appear that the tower should more accurately be viewed as ancillary to the farmstead. However it is our client's intention, as in 2017, to treat these buildings as listed by curtilage and apply for Listed Building Consent for the works desired.

4 Description and outline history of the buildings

- 4.1 The buildings are to be found at 'Duporth Retirement Living Bay View Road Duporth, St Austell, Cornwall, PL26 6BD.
- 4.2 The buildings are described in detail within the Cornwall Archaeological Unit's 'Historic Building Record' (Thomas, 2018). This provides a very comprehensive evidence base against which to make the current assessment. Whilst the buildings have been inspected on the ground to critically assess the interpretations contained within this work, we do not depart from their essential findings and have drawn upon this evidence liberally below and use the room numbering established by Thomas (reproduced at figure 2) in our text.
- 4.3 The Duporth Estate, established by industrialist Charles Rashleigh. Rashleigh is a significant local figure, developing Charlestown to the north east from the earlier fishing village of Porthmear, to serve his extensive mining interests in mid Cornwall. Until its demolition in 1988 the Duporth Estate was centred on the country house developed by Rashleigh between 1799 and 1811 (Thomas 2018, 5).
- 4.4 However, as noted above, the buildings of the current farmstead complex date not to Rashleigh's time, but to a later owner, George Freeth who bought the estate from Dr William Mein Pattison in 1839. Freeth was appointed the deputy Steward of the Duchy of Cornwall by Prince Albert in 1842¹
- 4.5 The buildings form two ranges, both of which were constructed on land formerly shown as enclosed land, between the time of the 1834 St Austell Tithe Survey and the 1888 Ordnance Survey First Edition
- 4.6 To the north is a 'L-shaped' '**Farmhouse Range**'. The original farmhouse occupied the footprint of ground floor rooms 4,5,6 and 7 and would have contained accommodation over two storeys.
- 4.7 Contemporary with the farmhouse and contiguous with it to the south is an originally single storey extension (ground floor room 9). The ground floor room retains evidence of its original function as a stable in the form of 4 equally spaced curved recesses in its west wall and the typical stable arrangement of openings (a wide animal entrance with windows either side) on its east wall. An upper storey (rooms 19 and 20) was later added above, with a former loading door in the east elevation indicating that this extension was initially to provide a hayloft above the stable.

¹ MSS document by Prince Albert Prince Consort as Steward for his son Prince of Wales, dated 6th May 1842 and advertised for auction in 2017 (available at https://autographauctions.co.uk/0075-lot-236-ALBERT-PRINCE-1819-1861-Prince-Consort-of-the-United-Kingdom-husband-of-Queen-Victoria-D-S-Al?auction_id=0&view=lot_detail)



Overlays in red show original functional use of spaces

Figure 2: Room Numbering

Source: CAU report 2018R022
Project Code DUPO0518

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- 4.8 Contemporary and with the farmhouse and contiguous with its northern range was originally an open cart entrance (now built in to form ground floor room 3), a probably cow house (ground floor room 2 with the space now occupied by first floor rooms 11,12 and 13 likely functioning as its hayloft / feed storage area) and a full height threshing barn (room 1), likely originally open to its rafters.
- 4.9 Thomas describes the original build described above as phase 1, with the creation of the hayloft above the stable as phase 2, most likely taking place still within the 19th century.
- 4.10 The Duporth Estate was sold in lots in 1931, the farmhouse range becoming a guesthouse soon after this sale, the rest of the estate being laid out by Seaside Holiday Camps Ltd. Thomas describes the works connected to this conversion as 'Phase 3' of this range's development. The works appear to have been comprehensive. The side hung, flush fitting, small pane casement windows and their fittings are entirely consistent with a 1930s date, as is the oak panelling which now lines the former cart entrance (room 3), the mock tudor studded front door under its curved slate porch and the ornamental shutters added to the roadside windows. Thomas also dates much of the internal subdivision of the building to this date. A 1947 aerial photograph (Figure 3) shows the building at this point, casement windows in place within the farmhouse range along with a current wrought iron railed balcony installed within the former loading door to the cow house hayloft and the former cart access already closed with french windows.
- 4.11 To the south lies a separate **Stables Range**.
- 4.12 The developmental phasing of this range is shown by Thomas's figure 23. The initial build consisted of a two storey range (the current western wing of this range) consisting of stable (now divided into rooms 21 and 22) probably with a tack room to its northern end below a hayloft. A single storey east-west wing connected to this stable was open fronted and probably formed three coach houses.
- 4.13 Vertical joins within the building fabric show that phase 2 consisted of a further stable in the north west corner of the building opening to the central yard (room 24 - interpreted by Thomas as being for a working horse), whilst a further phase consisted of the current room 27 a further stable, with recessed feeding troughs with integral arches at low level in the east wall for the drainage of dung. This wing mirrors and faces the design of the original wing, essentially creating a southern 'carriage yard'.
- 4.14 Original multi paned sash windows with horizontally pivoting fixings survive facing into the carriage yard from the side wings (figure 4). The 1947 aerial photograph shows that these windows are representative of the fenestration of other openings of the Stables wing, although some appear to have larger 4 pane windows.
- 4.15 A further 4th phase, undertaken by the time of the 1947 aerial photograph, was the construction of a lean-to structure between the east and west wings, likely as a motor garage. An inspection pit within and altered entrance to the right hand stable indicate that this area was converted during the 20th century to a servicing area for motor vehicles.
- 4.16 A 5th phase, dated by Thomas to the 1960s or 1970s involved the re construction of the 1st floor of the western wing (figure 5) and the insertion of a modern open string stair, the creation of a bar area and internal subdivisions. Much re-fenestration appears to have accompanied these works including small pane wooden casements and standard uPVC units. These are all of low quality and have failed (figure 6) the wooden examples being of much poorer build and material quality than those used in the 1930s works, and having 'stormseal' type overlapping closures rather than the concealed flush fittings of the earlier casements fitted to the Farmhouse range. As with the Farmhouse range there is a significant

element of 'olde worlde' pastiche to the design of the finish of the works to this range such as the application of faux scalloping to applied roof beams. Thomas records that the camp was sold to Butlins in 1972.



Figure 3: Detail from 1947 Aerofilms aerial photograph EAW011857 © Historic England available at <https://britainfromabove.org.uk/en/image/EAW011857>



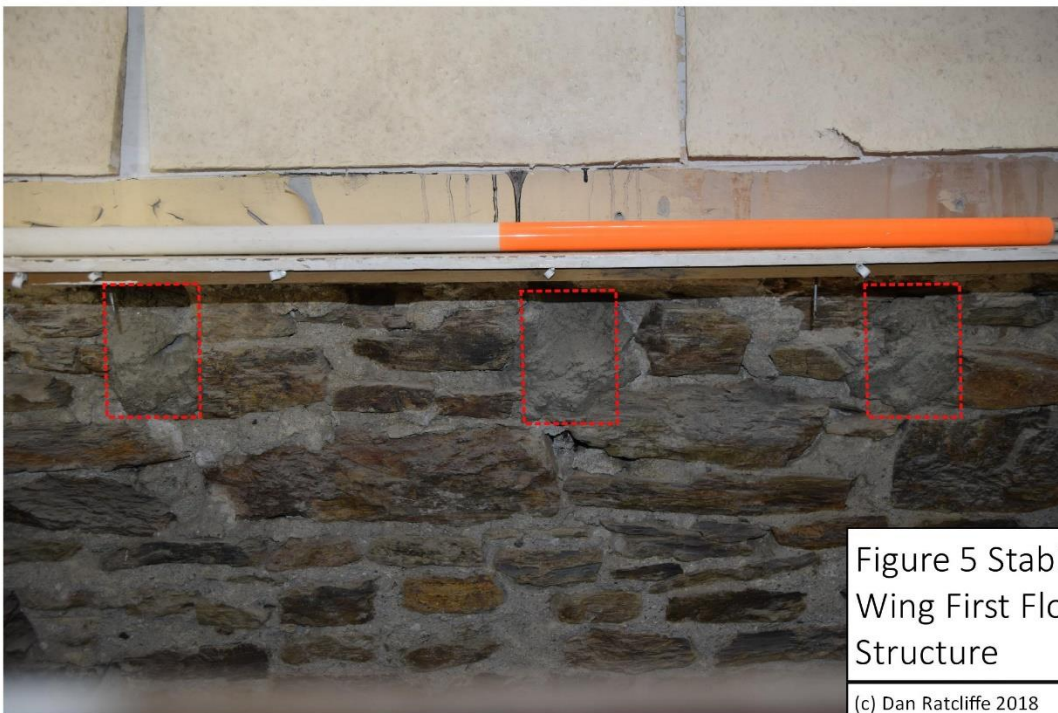
The two surviving 19th century windows of the stables wings are multiple paned windows with internal lambstongue glazing bar details in horizontally pivotted units.

These windows look out into the 20th century motor vehicle shelter. (Scale divisions 500mm)

Figure 4 Stable Windows

(c) Dan Ratcliffe 2018
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Opening up by structural surveyors (above) shows the modern and undersized joists of the first floor of the west wing of the stables.

Below, filled joist holes in the east wall of the wing (indicated in red) where the modern open string staircase has been inserted. These evidence the earlier floor beams, and that the original stair (if more than a ladder was provided) to the hayloft was elsewhere.

Figure 5 Stable Wing First Floor Structure

(c) Dan Ratcliffe 2018
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Apart from those shown in figure 4 the windows of the Stable wing all post-date those shown in 1947 (fig 3) and are a mixture of very poor late twentieth century bay casements and uPVC units. The uPVC units are within historic openings, the wooden casements have been let into what was previously likely to have been a blank wall, although this is obscured on the 1947 photograph.

Figure 6 Stable
Wing modern
window joinery

(c) Dan Ratcliffe 2018
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5 Statement of Significance.

- 4.17 A brief statement of significance for the buildings was previously presented by Channing in the *Heritage, Design and Access Statement* for the 2017 applications.
- 4.18 Whilst no specific statement of significance was developed by Thomas, that archaeological recording programme and associated work as well as our own assessment of the building, allows for a revised statement of significance to be made here. It is organised below according to the terminology used within the NPPF and further informed by guidance within *Conservation Principles* (2008) and Cornwall Council's *Farmstead Assessment Framework*.
- 4.19 **Historic Character** The farmstead is typical of a barton or estate farmstead within the west and central 'killas' character area defined by the *Cornwall Farmstead's Assessment Framework* (Lake *et al* 2017a, 9). Within this character area "larger farms, often linked with wealthy estates predominate [often a]ssociated with productive, sheltered land in areas of medieval enclosure". In the case of this farmstead, the general characteristics of the character area should also be seen within the context of its development within the ornamentalised estate landscape of Duporth as developed by the Freeth's in the mid 19th century. As such it is very much appropriate not to see the farmstead solely in functional, but also in aesthetic terms.
- 4.20 **Architecturally** the geological basis of the killas area is expressed through the constructional core materials of the buildings, with locally quarried killas stone forming the dominant component. The plan-form of the buildings conforms to the 'regular courtyard plan' described by Lake *et al* (2017b, 16) which is often associated with the rebuilding of farmsteads in the mid 19th century and tends to aspire towards 'model farm' principles of efficient improved design. The courtyard plan at Duporth appears to have developed from the combination of two originally L shaped ranges, with later elements being added through the 19th century to produce an open yard to the north of the farmhouse range, a square central courtyard between the farmhouse and stable range (eventually closed by the construction of now lost piggeries (see Thomas p19) and the current clock tower), and a further u-shaped yard to the south of the stable. Within this layout the plan form and building forms suggests mixed farming on model farm principles including a large impressive threshing barn, cow house, stabling (which appears to have become increasingly emphasised though the 19thC perhaps indicating the priorities of the Estate's owners) and the storage of feed hay.
- 4.21 The addition of an ornamental clock tower in the mid to late 19th century is described by Channing as 'wholly unusual'. Indeed it is a rare feature, although more common within Estate farmyards, for example the GI example at Caerhays designed in 1808 by John Nash (NHLE 1144759). Its addition here demonstrates the (now lost) relationship between the farmstead and former country house landscape. The listing of this clock tower in 1974 and later the demolition of the House means that the surrounding farmstead now comprises the principal setting of the clock tower, contextualising its architectural function as an ornamental feature stressing the efficiency of estate farming practices.
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- 4.22 The subsequent development of the farmstead as a hotel / guesthouse within the recreational landscape of a 20th century holiday camp was expressed by the re-fenestration of the entire complex in domestic style, its comprehensive internal re-ordering, subdivision and replacement of internal joinery and, perhaps slightly later, by the addition of a range of largely ahistorical embellishments intended to give an 'olde worlde' feel to the buildings. Whilst these additions are not entirely without architectural interest the extant Listed Building Consent decision making does not appear to have put significant weight on their conservation, and the design principles of the previously consented application adopted a philosophical approach which made the decision that “[t]hose characteristics that most truthfully reflect and embody the cultural heritage values of the building will be retained.” (Channing 2017, p31 para6.2.0). It is our judgement that on balance the significance of the buildings, and the contribution they make to the setting of the Listed Clock Tower lies principally in their origins as farmstead buildings, this outweighing the interests of the conservation of some of the later changes to the buildings.
- 4.23 **Historically** the buildings are now well understood following the research undertaken and archived via the planning process in connection with this development programme. As expressed by their architecture their historic value lies in the degree to which they illustrate the farming practices of a lowland Cornwall landed estate in the 19th century, and (in the case of the stable range in particular) the growing importance of first horse and later motor transport to the occupants of such a 'seat'. The building's connection to George Freeth, a significant individual in the administrative history of Cornwall by virtue of his post as effective Steward of the Duchy (the Steward's post itself technically held at that time by the Prince of Wales) adds to the historical value of the buildings, although overall this significance has been harmed by the breaking up and redevelopment of the wider estate context. The extensive and detailed analytical and archive standard recording of the buildings by the CAU has converted much of the **Archaeological** value of the complex into historical documentation. This has adequately captured the evidence of the later development of the complex to recreational use, a very important part of the overall story of these buildings. Little further is likely to be gained from further archaeological intervention on this site
- 4.24 **Aesthetically** the buildings retain significant visual character related to their architectural and historic agricultural significance. This aesthetic quality lies in the traditional materials from which the buildings are constructed, from the sense of enclosure which their plan provides and from their massing.
- 4.25 Together the historic values of the site combine to form significant **communal** value to the overall place that is modern Duporth, being the oldest legible component of its historic landscape. This wider historic landscape includes elements of the older landscape such as the sunken 'salting way' that still provides access to the beach, elements of the Estate landscape such as the gate piers and Lodge to Duporth House and the retained chalets of the holiday park. As such the farmstead buildings make a significant contribution to the identity and sense of the Duporth development, and add value to the narrative which its overall master-planning has achieved through the sensible and pragmatic conservation of elements of the estate, holiday camp and older historic landscape.
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6 Impact Assessment and Mitigation by Design Recommendations

6.1 This section models the impact of the proposed revisions to the consented scheme against the above evidence base, the baseline of the extant consent (as a 'do-nothing' scenario) and statement of significance. 'Justifications' given here are specific to heritage balances. Further practical (ie non-heritage) justifications are presented in the document '4010: Duporth Retirement Village Farm Buildings – Heritage Advice Meeting Agenda which informed previous discussions with the Conservation Officer'. Based on an initial telephone conversation with the Conservation Officer we expect the tabulated impacts to be relatively un-controversial. Works in regards of window replacement have more potential to impact the contribution these buildings make to the setting of the Clock Tower and so are dealt with in more detail below the table.

| Proposed Change | Potential Impact | Justification | Mitigation Recommendation | Residual Impact |
|--|---|---|--|--|
| Replace rather than repair existing concrete floors incorporating DPM's and Radon protection | Neutral. No important fabric affected. | The existing consent and discussion with the LPA has established that existing 'moisture closed' flooring systems may remain in principle. | None Figure 7 shows the floor stratigraphy demonstrating no archaeologically sensitive layers. | Neutral |
| Intermediate floor replacement | Minor less than sub. within Farmhouse Range as some floors original. No impact within Stables range where floor is modern. | Timber and structural reports (MBA and Timberwise) confirm that these floors are unacceptably affected by damp, are unsuited to care home loadings and access requirements. Whilst the harm lies in the loss of an element of original fabric, this fabric is considered to make only a minor contribution due to the level of internal re-ordering undertaken during the twentieth century, meaning that the | Our recording has added to the archaeological knowledge of the building by demonstrating that the Farmhouse floor timbers were limewashed, indicating that they were probably originally exposed prior to the 20 th century re-modelling. This information has added to our knowledge of the building as per NPPF P141. | Negligible less than substantial harm —appropriately mitigated by an increase in our understanding of the building. |

| | | | | |
|--|---|--|--|---|
| | | residual importance of these buildings is principally in their external appearance. | | |
| Replacement of Timber Lintels with RSJ or reinforced concrete | Negligible less than substantial harm | MBA / Timberwise reports document that all lintels are damp and in need of replacement. The external appearance of the building will be conserved | Replacement should be undertaken from inside the building to conserve the external appearance. LPA Conservation have indicated no objections to replacement with modern lintel systems. | Negligible less than substantial harm |
| Replacement rather than repair of Lath and Plaster ceilings | Very Negligible less than substantial harm | Our observation that first floor joists within the farmhouse section of the buildings were originally lime / whitewashed strongly suggests that the building's ceilings, which have a modern 'artex' finish were all installed as part of the extensive works to convert the building to a guesthouse. In accordance with the established philosophy underpinning the existing consent guesthouse fabric is agreed to be of less significance. | The Conservation Officer has indicated verbally that they have no objection to replacement with modern ceiling systems. | Very Negligible less than substantial harm |
| Incorporation of an internal 'Newtonite' membrane to the existing specification for external walling, finishing as before with lime render | Negligible less than substantial harm | In response to high damp readings and to avoid likely after sales issues. Given the established decision to maintain a moisture / vapour closed flooring system, the use of the proposed internal tanking system, which allows for a lime finish internally is appropriate and sensible | We are advised that it remains the intention to finish internally with lime plaster and externally by raking out of cement and replacement in lime mortar, steps which should result in a pragmatic and sustainable transpiration regime | Negligible less than substantial harm |

| | | | | |
|--|---|---|---|---|
| Window Replacement rather than repair. | <i>Dealt with in more detail separately below</i> | <i>Dealt with separately below</i> | <i>Dealt with separately below</i> | <i>Dealt with separately below</i> |
| Replacement of external timber lintels with granite | Neutral | Where present these relate to 20 th century modifications – granite is a more suitable vernacular solution | None required | Neutral |
| Replacement of defective concrete sills with slate | Minor enhancement | This intervention will restore lost character | None required | Minor enhancement |
| Replacement of the Farmhouse Barn Roof | Neutral | Whilst we were unable to inspect this roof ourselves we would agree with the interpretation given in the 2017 D&A statement, based on its figures 21, 22 and 23 that the current common rafter trusses are not original. Current truss design does not allow the addition of a first floor and eaves height needs to be raised by around 300mm to allow Buildings Regulations compliant headroom. | None required. | Neutral |
| Removal of all brick chimney stacks externally and internally. | Minor Less than Substantial Harm | The CAU report notes that all external stacks are non-original (Thomas 2018, 8-9) | Already considered mitigated by recording undertaken by the CAU | Negligible less than substantial |

This test pit is against the west wall of the Phase 1 Stable of the farmhouse wing (Thomas's room 9). The original floor level can be interpreted from the surviving limewash below the modern concrete floor level. The pit goes down to a clean natural clay approx 600mm below modern floor level, overlain by 450mm of loose unconsolidated stoney rubble overlain by 150mm of modern concrete without visible DPM.



(right) Against the southern wall of the Cowhouse (room 2) this pit goes down to a surviving flagstone floor overlain by approx 200mm of rubble and 150mm of modern concrete. No DPM visible. Again limewash on the walls is older than the modern floor.



(below right) Against the eastern wall of room 25 (a former cart shed within the Stable Wing) showing evidence of later 20th century work here in the cement based render to the wall, the polyurethane DPM and the thicker dustier concrete screed.



Figure 7 Foundation test pits showing concrete floor and historic levels.
(dug by structural surveyors prior to our visit)

(c) Dan Ratcliffe 2018
Project Code DUPO0518

6.2 We have also been asked to assess and advise on the impact of replacement (with 'double glazed timber windows in a heritage style' rather than repair of existing timber windows on these buildings.

6.3 It is noted by the client that the consented repair raises the following issues:

- A number require replacement due to poor condition, absence, previous replacement in uPVC, and or adaption due to consented changes in aperture size.
- The extant consent already allows for a significant number of new windows
- The thermal efficiency of single glazed windows is not desirable within a development for the over 55s due to acknowledged issues with fuel poverty amongst the older demographic

6.4 We have inspected the windows of the complex and considered the findings of Channing (2017) and Thomas (2018) in their regard and would make the following evidential observations of our own

- We agree with previous heritage specialists who have dated the flush fitted casement units of the **farmhouse range** to the early twentieth century, almost certainly the 1930s works to the guest house. We have made record photography of a typical unit, illustrated as figure 8.
- Windows of this design are entirely appropriate for vernacular buildings of the 18th and 19th century, and indeed continued to be used well into the 20th century. The most significant loss to the 1930s fenestration is the replacement of the glazing to the southern threshing opening of the barn with uPVC.
- The pane size of the windows and glazing around the building is variable although the glazing bar detail (a simple chamfered rectangular detail) is consistent as is most of the window furniture. This suggests strongly that these windows were produced bespoke for this project and that a high level of finish was specified as part of the original hotel conversion.
- A hornless, 36 pane sliding sash window on the west elevation of the farmhouse (figure 9) is a notable exception to the fenestration scheme on the farmhouse range. Thomas notes that this window may be original and indicative of the original glazing elsewhere on the farmhouse. We note however that the glazing bars of this window are unusually robust and of rectangular section with rounded corners. On such a window of mid 19th century date we would usually expect a 'lambs-tongue' moulding, such as on the surviving 19th century widows within the Stables range and consequently we suspect this window may be an early 20th century replacement, perhaps contemporary with the casements as the pane sized and glass type used seems well matched, and it is otherwise an example of good quality bespoke joinery. There is otherwise little evidence of the original fenestration of this range although it is possible, to an extent to extrapolate from known historic farmsteads (such as those presented within the Cornwall Farmsteads Character Statement (Lake *et al* 2017b) that the form of openings and their fenestration or joinery typically followed their function.

- As already noted by the Conservation Officer the glass within these windows does display some irregularity and ‘movement’ indicative of early 20th century cylinder glass of this date – more regular and less rare than the earlier crown glass but still less regular than modern float glass.
 - Despite their inherent quality their consistent deployment around the building hinders interpretation of the differing original functions of the original openings, as does the remodelling of original and addition of newer openings identified by Thomas. However the extant consent has established, in principle, that glazing around the farmhouse and stables should continue to be standardised to this pattern.
 - Within the **Stables range** two original mid nineteenth century multi-pane windows with internal lambs-tongue glazing bars hung at their mid-point on a horizontal pivot survive looking into the 20th century ‘car port’.
 - Historic photography from 1947 indicates these are typical of the original windows of this range.
 - The remainder of the windows of this range have been replaced with very poor quality ‘storm-seal’ type casements with faux crown glass inserts or equally poor quality failed uPVC units.
- 6.5 Due to the high level of loss of original windows it is the client’s preference to provide new windows throughout the complex, based on the small pane model of the current Farmhouse Range windows.
- 6.6 We would suggest small pane flush fitting casements based on the current units.
- 6.7 The above approach would in our opinion represent negligible less than substantial harm to the historic legibility of the farm buildings, and conservation of the setting of the Listed Clock Tower.



Left - typical pattern of 1930s casements within the stable range (the other side of the window shown on the cover illustration.

(right) Catch detail



(below right) stay detail



Figure 9 1930s Casement windows (farmhouse range only)

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Figure 10 ?1930s Hornless sash

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7 Conclusion

- 7.1 This assessment has summarised the archaeological and historical evidence for this interesting and characterful farmstead complex, taking into account the new enhanced evidence of its development enabled by the archaeological recording exercise recently completed by the Cornwall Archaeological Unit.
- 7.2 In doing so it has been possible to demonstrate that the most important contribution these buildings make to the historic environment is via their contribution to the setting of the Listed Clock Tower, the development of which they contextualise as being part of a small 'model' estate farmstead in the mid Cornish Killas farmstead character area.
- 7.3 Whilst the subsequent development of the Duporth Estate as a holiday camp has significant communal value, both to those that remember it with fondness and to an understanding of the evolution and historic character of the 'Two Coves' development as a whole, the historic and architectural special interest of this complex (that which benefits from Statutory protection) resides most clearly within its farmstead origins. The farmstead character of the buildings was harmed during the twentieth century by its re-use as recreational accommodation, however the enhanced interpretation of the buildings now available allows an informed reconstruction of that character that will be modestly enhanced by the removal of some inappropriate detailing during the implementation of this development.
- 7.4 Such an enhancement in the understanding of the significance of the complex can be identified as having strong support within national and local historic environment policy, and it is reasonable and proper to identify how such an aim may inform design choices such as those to be made at RIBA Stage 4.
- 7.5 Drawing on this understanding it has been possible to model the impacts of the proposed scheme modifications against this outcome and the baseline of the current condition of the buildings and the changes already consented on them by the extant LBC.
- 7.6 A number of the proposed new interventions are related to work required to remediate structural or building performance issues identified in opening up or as a result of specialist timber / structural reporting. These issues, and the **negligible to neutral impacts** on significance are tabulated at 6.1 of this report above. It is acknowledged that as a building subject to listed building consent regimes all harm is consequential, but we feel that these impacts are clearly justified and care has been taken to minimise their impact in accordance with national and local conservation policies. We advise that they are clearly outweighed by the overall benefit of the application.
- 7.7 Proposed re-fenestration of the building will have a **negligibly less than substantial impact** arising from the limited loss of some original glazing details. The justification for these losses is the improvement of the energy performance and saleability of the scheme. The harm is judged to be only negligibly less than substantial as the vast majority of the original fenestration detail has not survived, with mitigation provided by an improvement in the overall external appearance of the buildings set against the current

poor quality fenestration elements and through the mitigation recording already undertaken by the Cornwall Archaeological Unit.

7.8 Overall we would assess the changes to have a **neutral** effect on the significance of the buildings when assessed against the extant consent.

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