

Cornish Buildings Group 'Buildings at Risk' Project

Caring for Cornwall's heritage

Newsletter No.13

A three-year project led by the Cornish Buildings Group and supported by Historic England and the Cornwall Heritage Trust, commenced in September 2020. The funding supports a case officer in order to help identify and monitor buildings at risk and seek solutions for neglected, redundant or derelict listed buildings and unlisted buildings.



Pubs at Risk

Our January blog post 'Pubs at Risk' caused some interest amongst our readers. We were notified that the Boslowick Inn, Falmouth, which is currently under threat of demolition, has been put forward for listing and that the Butcher's Arms at St Ives has now been sold despite having planning permission in place for redevelopment. We understand that the new owners of the former pub at St Ives are busy restoring the old rectory opposite and building a new museum dedicated to the British welfare campaigner, anti-war activist, and pacifist, Emily Hobhouse. We will watch with interest any development proposals for this Grade II listed former pub.

Pubs to Watch

Although not immediately 'at risk' two pubs with uncertain futures were reported to the project – the Stag, an early 19th century public house in at St Austell which is now empty and 'Chapel an Gansblydhen' in Bodmin, a Grade II listed Wesleyan chapel dated 1840, which is currently on the open market. If you know of any other pubs at risk please let us know.

The Former St Mawes Rowing Club

The Cornish Buildings Group put forward an unsuccessful listing application for the former St Mawes rowing club which is currently ear-marked for demolition – the latest newsletter from St Just & St Mawes Heritage Group explains the current thinking...

“Our Architect is now holding some preliminary discussions with the County Planning Department, and we anticipate submitting the full planning application early in the New Year. There will be a public exhibition of the proposals for the new building as part of the planning consultation process. If all goes to plan, we aim to complete by the end of 2024”

Cornwall Council Enforcement

This project has put several cases to enforcement over the past couple of months. The responses we are receiving are of some concern in that it appears that Cornwall Council are reluctant to enforce breaches of planning, even those where the condition of the building is affecting the amenity of the area and/or where buildings at risk that could potentially pose public safety issues. We are awaiting responses on investigations at three listed heritage assets that clearly have structural issues and appear to be suffering from poor maintenance. These are...

Criggan Mill, Mullion, Grade II listed. EN22/00023.

We have reported this building to the SPAB mills project.



Listing description – MULLION MULLION COVE (PORT MELLIN) SW 61 NE 5/86 Criggan Mill 17 1 30 II Water Mill, probably mid C19. Whitewashed rubble with brick dressings, slate roof and brick chimney substantially reduced in height. 3-storeys, gable front. Stable door to left, central loading door on first floor with opening above. Thirty-foot over-shot hybrid (metal and timber) wheel to rear by Williams and Son of Lady Street, Helston. Complete machinery inside with sack hoist gearing, 2 pairs of millstones, stone crane to lift runner stone off pivot. One of few complete Cornish flour dressing machines ('Jigger'). Later machinery includes Improved Corn Crushing Mill (R Hunt and Co Ltd) and grinding mill. Near site of manorial mill. Typical of many grist mills in area. Part of farmyard group.

Farm buildings near Riviere Farm, Hayle, Grade II listed. EN22/00079



Listing description – HAYLE PHILLACK SW 5638-5738 9/149 Farm buildings immediately west of Riviere Farmhouse. GV II Farm buildings, including stables, cart-shed, shippons, engine house and granaries and fodder stores in the lofts, originally built to accommodate the pack-mules and horses of the Cornish Copper Company. Circa mid C19. Built for the Cornish Copper Company. Granite rubble, copper slag blocks and granite dressings. Hipped grouted scantle slate roofs, some corrugated sheeting. Plan: Irregular inverted F-shaped plan plus two small wings at right angles to the rear. 2-storey part is L-shaped adjoining bank barns with left hand front wing built into a high bank on the left and main larger barn built into bank at rear. Otherwise, single storey: engine house at rear middle; swill kitchen at rear right; cart-shed at front left; stables at front right; and L-shaped stable and cart-shed at far right. Exterior: Regular elevations with original doorway and window openings. Main barn has 2-storey front and there is a 2-storey front returning in front on the left. Main barn has ground floor doorway with loading doorways over and regularly disposed window openings. Other front has 3 ground floor doorways; the left-hand part is a symmetrical 3 window front with central doorway. Mostly ledged doors, shuttered windows to ground floor openings and 2 light windows to first floor opening; all with top light ventilators. Interior: Where inspected most of the original fittings have been removed but the floors and roof structures are original. Sources: Hayle Town Trail, by Brian Sullivan.

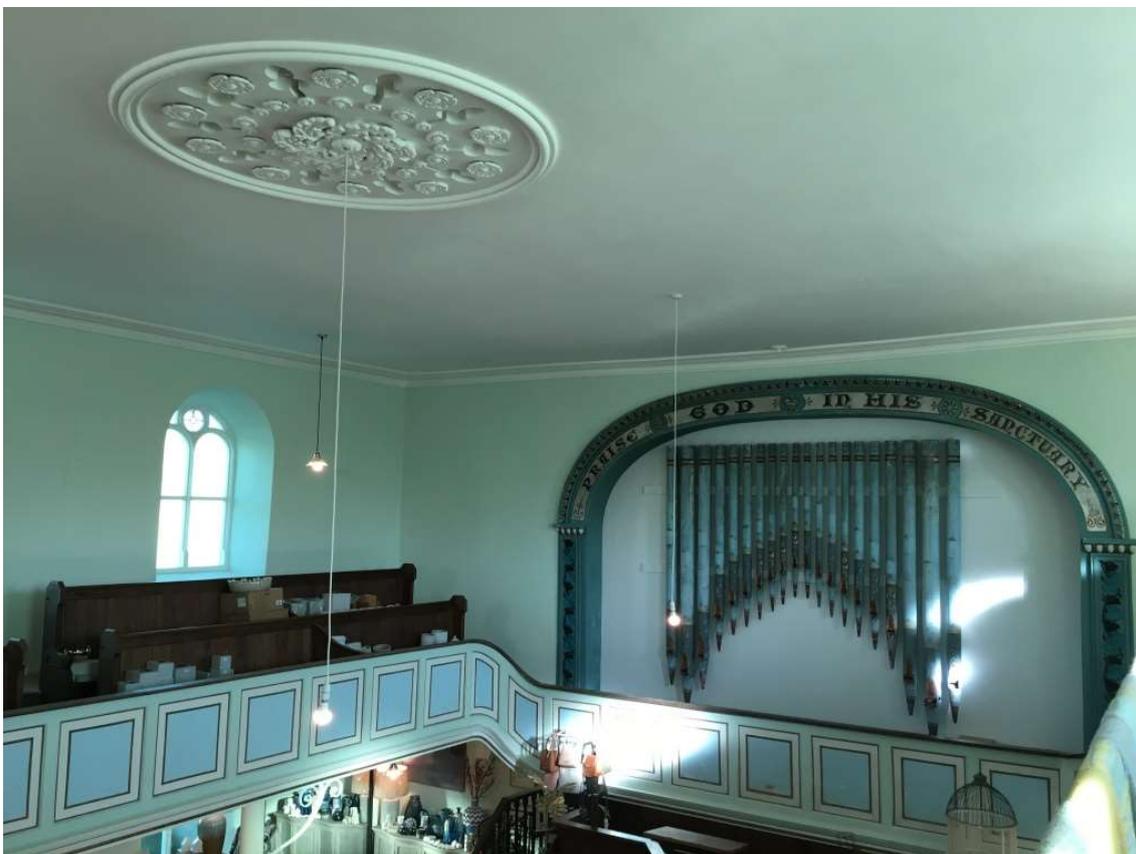
Carpenter's Shop, Hayle, Grade II listed. EN22/00080



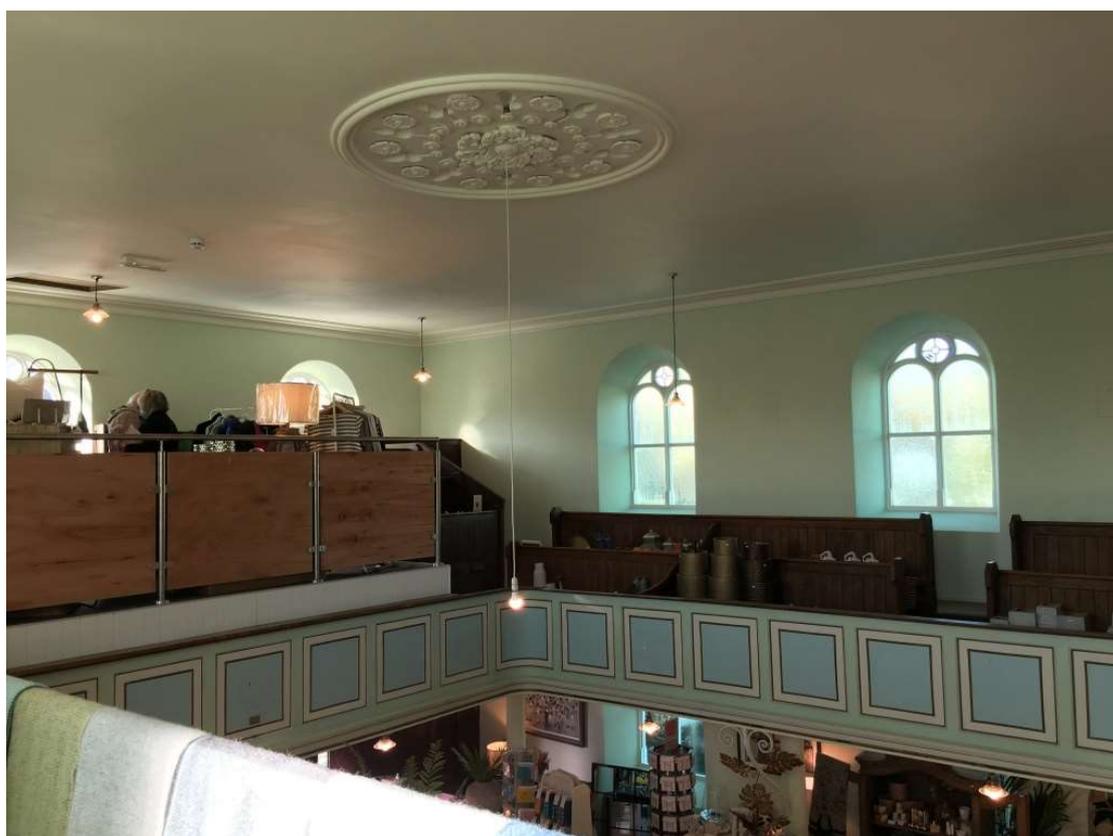
Listing description – ST DAY TELEGRAPH STREET SW 74 SW (south side) 11/361
Carpenter's shop opposite Lynmouth Cottage GV II Carpenter's shop. Probably mid C19. Uncoursed killas rubble, part rendered, with some weather-boarding on a timber frame, slurried slate roof. Rectangular plan. Two storeys; the ground floor, of rubble painted white, has a doorway at the right-hand end, and continuous fenestration from this to the left end, consisting of narrow vertical strips of glass set in very thin glazing bars, grouped as 5, 12, 12, and 2 panes, interrupted in the centre by a deeper 6-pane fixed window; the 5-pane and 2-pane sections at the ends appear to be centrally-hinged tilting casements. The upper floor is weather-boarded, and has a long horizontal window offset to the left, in 3 equal sections of similar vertical glazing but with broader strips in the centre, making 12, 8, and 12 panes. Hipped roof. The right-hand end wall is rendered and has a door at 1st floor next to the front corner. The rear wall, of uncoursed rubble with granite quoins, is blind. (Low gabled building attached at left end, not of special interest.) Good example of small C19 workshop, similar to Wilton's workshop in garden to rear of No.6 Church Street (q.v.)

Chapels: First the good news...

After many years of campaigning by the Cornish Buildings Group it is good to see Charlestown chapel has reopened. The main chapel has been restored and is being used as a interiors shop. The enabling development at the rear which includes the refurbishment of the old schoolhouse appears to remain unsold.



Inside the early 19th century chapel.



...and now the bad – Chapel-on-the-Moor, Falmouth, closes.

It has been reported that £500,000 is needed to repair the roof, while it is estimated that it would take £1 million to make the building fit for purpose. Although not at risk as yet, the loss of this significant chapel by James Hicks of Redruth is concerning. The building remains unlisted. The media quoted Rev Andrew Mumford, Superintendent Minister for the Falmouth and Gwennap Methodist Circuit, as saying 'It will be with mixed emotions that the Methodist congregation say goodbye to the building that has been their home for around 150 years, and to a site where there has been a Methodist chapel since 1791'.



Image by Barry West showing inside of the chapel on the day of its last service.



Old Brewery Yard, Lower Treluswell, Penryn.



This former brewery is very poor condition and is showing the partial collapse of the roof structure. The interior, with its surviving kiln drying floor and kiln furnace room, too is in very poor condition. An application to turn this building into residential units is accompanied by a poor Heritage Impact Assessment that fails to mention the few surviving historic features. We understand that there is now a discussion between Cornwall Council and the owner's agent reach some agreement. Historic Buildings and Places (formerly the Ancient Monuments Society) are monitoring the case. As to the best way forward – putting this structure to a new use appears a good solution however some of historic integrity should be maintained.

How can you follow the project?

Our WordPress blog <https://buildingsatrisk.wordpress.com/>

Our website <https://sites.google.com/site/cornishbuildingsgroup/home>

Updates and alerts will be shared via our Twitter feed @CbgCornwall

To keep up-to-date on the project please follow our blog; when we have something to say you will receive an alert. Or you can follow us on Twitter.

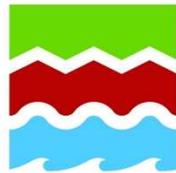
Please support us

We welcome any feedback on any aspect of the project and its aims.

You can play your part in this work by volunteering to support our aims. You can do this by reporting your concerns about historic buildings or valued heritage assets in your area which are either derelict or not being properly looked after. Please contact Paul Holden at cbgcasework@gmail.com

A form that will help us with some background local knowledge is available on our website

[Report a building at risk](#)



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Since 1969 the aims of the Cornish Buildings Group have been to stimulate interest, appreciation and knowledge of good building in Cornwall, and to encourage the erection, protection, repair and recording of such buildings. Like any amenities group, we depend on numbers, strength and support of our membership, who provide the force and knowledge that have made us effective for over fifty years. We encourage the protection and repair of historic buildings whether these are listed buildings or simply good examples of traditional building. We aim to encourage good architecture and to raise the general standard of building throughout the county. We hope that our generation may leave behind it buildings which will be looked back on with that same pleasure and enjoyment that we experience when we look at the architecture of past ages. [View more posts](#)