

Cornish Buildings Group 'Buildings at Risk' Project

Caring for Cornwall's heritage

Newsletter No.14

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.



Tredethy Walled Garden, Helland Bridge

Responding to a live application (PA21/03961) to demolish, reconstruct and realign parts of a historic wall structure within the curtilage of a listed building, this project put forward a listing application to recognise the historic wall structure in its own right. Despite not being mentioned specifically in the Grade II listing of Tredethy House Cornwall Council consider that the wall is protected as curtilage of the house. We are concerned that parts of this historic structure will be lost due to the development plans. Any loss would be a great shame as inserted in the wall are medieval building stones which, evidence suggests, were once part of the nationally important Bodmin Priory.



Above – historic wall structure with inserted medieval stone tracery.

Our detailed application was not put forward for assessment and was therefore not subject to any investigation.

Historic England response was as follows

Thank you for submitting this application along with your research and documentation. We appreciate you taking the time to consider possible additions to the National Heritage List for England.

We previously assessed Tredethy Walled Garden in December 2021 and at the time the local authority had already determined the structures were protected by curtilage listing by way of association with the grade II listed Tredethy House (List Entry 1327967).

We appreciate that this is acknowledged in your application and after reviewing the material provided, Historic England considers that this is an appropriate level of protection and that we will not be taking the application to have the Walled Garden listed in its own right further.

We appreciate this may be disappointing but decisions on planning proposals which may affect the curtilage structures should continue to be determined by Cornwall Council's Conservation Officer or equivalent.

We are disappointed that our application was not assessed and will await a determination from Cornwall Council in whether parts of this historic wall will now be lost for development.



Walled garden at Tredethy House near Bodmin, some demolition has already taken place.

Polvellan Manor, Looe

Another building that this project unsuccessfully put forward for listing was Polvellan Manor, Looe.

This former country house (latterly a hotel) remains in a perilous state and the latest plans to turn the manor into residential units with an enabling development alongside has now been withdrawn. We wonder now, without any statutory protection or plans for redevelopment, whether there are any hopes of saving this important heritage asset.

Enforcement requests

Our three enforcement requests, noted in Newsletter 13, have not yet been responded to by Cornwall Council. Our applications were for investigations at Criggan Mill (EN22/00023), Riviere Farm (EN22/00079) and the Carpenter's Shop at St Day (EN22/00080). We have passed additional information onto Cornwall Council by request.

Pixie House, near Tintagel

The Grade II listing (SX0819186214) states

TINTAGEL SX 08 NE Pixie House to west of Lower 4/165 Penpethy II Shop, possibly built as a cottage. Probably late C19. Slate stone rubble. Scantle slate roof with semi-conical hipped end on left and hipped end on right with gable end to porch. Projecting front lateral stone rubble stack. Very small 1 room plan with entrance through gabled porch on right and rounded left end. Heated by a front lateral stack. Single storey. Picturesque asymmetrical front elevation with low slate roof with semi-conical hipped end on left and gabled open-fronted porch on right slightly to right of centre of front a large lateral stack with wide set-offs, the shaft with slated weathering at top. 2 narrow window openings flank the stack, the left-hand half dormer window with a gabled roof. Narrow window opening in left hand side wall. Interior has segmental arched slate lintel to the fireplace and an exposed collar rafter roof. A board inside the porch states that this house, traditionally built for the piskies in the C19, was formerly inhabited by an old woman.

Today the property is extremely neglected and much of the roof has collapsed in. The building's derelict state has forced a groundswell of opinion on social media, and we believe has prompted some discussion between Cornwall Council, the parish council and the building's owners.



The Pixie House, in the early 20th century.

Cornwall Council

The ability to manage change in the historic environment is only as good as the resources available. The Historic Environments Service exists within the local authority in order to respond to planning officers when consulted on planning/listed building consent applications and to provide advice through paid pre-application submissions. Currently the Historic Environment (Planning) Team covers the whole of the county but consists of only a team leader and six officers, two of which deal with archaeology. For such a high workload and with such few people to provide sound, high quality, advice, we wonder if this department needs further resources.

Falmouth Methodist Chapel



The chapel was bombed in 1940

The last service at this chapel took place several weeks ago and the building is now closed. Although not at risk as yet this project with support of Falmouth Civic Trust are researching the building's history for a potential listing application to Historic England. If you have any old photographs of the chapel please let us know.

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](#)



Historic
England



Posted by buildings at risk 6th Mar 2022

Published by buildings at risk

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](#)