

Cornish Buildings Group 'Buildings at Risk' Project

caring for Cornwall's heritage

Newsletter No.12: Casework Special

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.



Harrogate House, Falmouth



Harrogate House, architect unknown but an important part of Falmouth's historic setting. A building that is ripe for renovation.

The Cornish Buildings Group objected to the demolition of this unlisted heritage asset that represents inter-war suburban developments throughout the United Kingdom (newsletter No.11). The house is typical of many that portray the expansion of the town to accommodate local and retirement residential needs. Thus, in our opinion, it is a marker of the social history of the area. Many of these distinctive houses have been demolished or altered beyond

recognition and in consequence Falmouth is sadly losing important heritage assets which local residents and Cornwall Council value highly.
The application has been withdrawn by the developer.

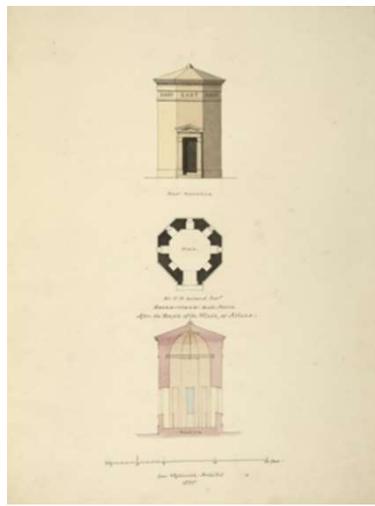
Boslowick Inn, Falmouth



We have objected to an outline planning application to demolish the Boslowick Inn. The building has an interesting history and like Harrogate House makes a positive contribution to the setting of the local area. If a community use cannot be found then we hope residential units might be an option.

Bude Tower





The storm tower at Bude is going to be moved inland to prevent it falling into the sea (newsletters 4 and 5). Bude and Stratton Town Council has been awarded a Heritage Fund Lottery grant of £249,362 for the project. This has been a culmination of a year's worth of fundraising and community work that raised just over £60,000 in just seven weeks. Cornwall Council and the Town Council also contributed. There will be opportunities for the community to get involved in this project.

Pixie House, Tintagel.



The Pixie House in better times. Today the roof has partially collapsed, and the building is looking in very poor condition.

The dilapidated state of the Grade 2 listed Pixie House near Tintagel was reported to this project. We approached Cornwall Council enforcement who investigated under case *EN20/01527 – Alleged deterioration of a grade II listed building*. After discussion with the owner, Cornwall Council closed the case for the following reasons.

'From the council's findings and site visit we do not believe that the site owner is in a position to have the works carried out to maintain the property. If we took an injunction out against the owner, we do not believe that the required works would be carried out. In view of this, to maintain the property the council would have to consider carrying out the works and putting a charge on the property. Due to the Council's current financial position we do not have the funds to carry out the required works and the legal expenses that would be incurred by taking such actions.

This leaves the council in a position where we feel that it is not expedient or in the wider public interest to take any further action and the case was closed.'

We are concerned about this response and will ask why a more robust approach was not taken. There is more information on the options available to the Council here: <https://historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot/>

Carnon Downs Chapel Stables

With reference to our previous casework on the planning application to remove the stable (newsletter No.7) we understand that there are no further plans to either repair or demolish the building. The Chapel originally wanted to repair the building for some community purpose however a survey identified the building as being unsafe. Since then, the building has deteriorated considerably.

The early history of the chapel is fully documented in the Accounts of the Carnon Downs Wesleyan Chapel 1824-1895 (KK MRT/117) which also shows William Murton's request to lease land and the terms of the subsequent lease, including the requirement to build the stable. It also documents other changes to the building and a further lease to Mr. Charles Manuel. We would like to see a heritage impact assessment carried out for this building.

Tall Trees, Mevagissey.



Orchard Dean Developments Ltd have purchased the former hotel, known as The Hollies or Tall Trees, in Mevagissey, which was left derelict for the last 16 years and plan to redevelop the site with luxury apartments and homes – this is an artist impression of what the development will look like when complete

We are pleased to see work has started on a scheme to redevelop the former Tall Trees Hotel in Mevagissey which has been an eyesore on the village for many years (newsletter No.1).

The former hotel was reputedly built as a private residence in the mid-18th century however after many years as a hotel it was left derelict and is now in a dilapidated and dangerous condition. The development will convert the historic building into four residential properties each with three bedrooms. Next door a new build of eight properties, consisting of a one-bedroomed flat, two maisonettes and seven flats, each with two bedrooms will be built.

The Walled Garden Tredethy, Hellandbridge, Bodmin.

We have objected to planning application PA21/03961 'Listed Building Consent for alterations to existing structures within the curtilage of a Listed Building including removal and repositioning of existing stone garden wall and formation of a refuse and temporary construction access in the existing boundary wall to the public highway'.

We are concerned about the loss of historic walling in consequence of providing access from the road onto site. The historic listing notes that the 17th century house (possibly replaced an earlier house) was considerably altered in 1892 to the designs of Silvanus Trevail. The property has formerly been the residence of the Rev Charles Peters (1690-1774), the May and Lang families and thence through marriage to Francis J. Hext Esq. JP. During the mid 20th century it was home to Prince Chula of Thailand. The property is noted in Gilbert and in Douglas Pett's book on the parks and gardens of Cornwall.

It is of note that there is no robust heritage impact assessment or historic analysis of the site that can reliably inform the decision to remove any of the historic walls and or boundaries. Looking at photographic and map evidence any loss of the wall fabric as a result of these proposals will be extremely regrettable.

Tredethy has long been considered a significant Cornish garden and as such was listed in the *Horticultural Directory* between 1908 and 1924. The walled garden is a key feature of this garden and the landscape setting. Changes to the wall and entrances will negatively affect the important character of this walled garden. In addition, the internal wall (arched stone Garden Wall) should be repaired and protected as was a condition 4 of the Decision notice in the previously approved application.

Cardinham Chapel

We recently raised an enforcement case EN21/01727 for Cardinham Chapel with regards to features that were temporarily removed under permission granted on PA16/ 06645 from the chapel for repairs. Our concerns, raised by the local community, were based around the

recent sale of the property and how this would affect the agreement in place with regards to the removal, storage and reinstallation of the historic features.

Cornwall Council have reassured us that the agents have spoken with the new owners who are fully aware of the agreement in place regarding the rostrum and understand their responsibilities in this regard. The new owners therefore will be held accountable for the rostrum and upkeeping the agreement in place.

In other news

Botallack Manor (newsletter No.2) dating to the 17th century with associated outbuildings of 18th and 19th century date has been added to the Historic England Heritage at Risk Register. The Grade 2* two storey house is L-shaped in plan and built of granite rubble with a slate roof. The outbuildings form a long range to the north of the house, with the stables to the northeast.

Work is progressing at **Tregarne Chapel**, St Autsell (newsletter Nos 3, 8, 9, 10) to create residential units in the old schoolhouse and chapel alongside. The Cornish Buildings Group supported the planning application and are pleased to see that, for the first time in over a decade, the exterior is looking tidy.

Some revised plans have been added to PA20/11000 'Conversion of existing chapel to form residential dwelling and associated works **Methodist Church Chapel Terrace Carharrack** (newsletter Nos 4 and 5). The application is still pending.

Polvellan Manor, Looe (newsletter Nos. 4, 5, 9) is also still awaiting a decision.

Get involved

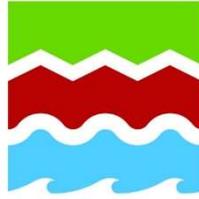
Our WordPress blog <https://buildingsatrisk.wordpress.com/> has proved successful and up until mid-November 2021 has received over 12,000 views.

Our website has been updated as the project progresses <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.

Paul Holden, FSA. Project Lead



Historic
England



Posted by buildings at risk 26th Nov 2021

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](#)