



Heritage Impact Assessment
Land South West of Jamaica Inn
Proposed Touring Site

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Summary

Enhance Land & Planning has been instructed to provide a heritage statement to accompany a planning application for the change of use of fields to provide a touring site as an extension to the existing holiday accommodation offer provided at the Jamaica Inn, a renowned attraction and grade II listed building in the small settlement of Bolventor on Bodmin Moor.

The purpose of this assessment is to provide sufficient information to allow an understanding of the impact of the current proposals on the setting of nearby heritage assets, in accordance with the advice of Paragraph 189 of the National Planning Policy Framework.

Site Location and Description

The site consists of two gently sloping grass fields to the southwest of the Jamaica Inn, a Cornish hedge with hawthorn and other planting splits the two sections of the site into a small rectangular field immediately adjacent to the car park, and a long tapering field below this. The larger, lower field is proposed for touring. The upper site is used as overflow car parking occasionally and for dog exercising. There is a break wide enough for pedestrians through the hedge linking the two fields.

The proposed site forms a sloping, green wedge between the A30 dual carriageway to its west and the Class C road leading to Jamaica Inn and through the village of Bolventor to its east; the road was the old A30 prior to the bypass. Bolventor and the surroundings contain a number of grade II listed buildings, which lie within the wider setting of the site, however the immediate vicinity is not subject to any other heritage designations. The area lies within the Bodmin Moor Area of Outstanding Natural Beauty (AONB).

The lower field tapers and slopes down to its southwestern end, where it abuts a group of trees that screen the lower sections of the site, this group of trees were formerly part of a plantation. There is an existing field gate onto the road at the south east corner. The site is enclosed by Cornish hedge boundaries.

The residential area of Bolventor lies on the east side of the road, opposite the Inn, and includes further grade II listed buildings. The site itself does not adjoin any other properties.

The southern end of the field lies at a similar elevation to the A30, however as the fields rise, the A30 creates a steep cutting through the hillside, resulting in the dual carriageway being significantly lower than the Jamaica Inn itself. The Dual Carriageway also severs the site from grade II listed buildings to the southwest, on the opposite side of the carriageway.

The earliest part of the Jamaica Inn forms the central section of the complex of buildings, which has been significantly extended over the years. The southwest corner of the building marks the nearest point to the fields, and lies over 50m away across the car park from the entrance to the site. This distance increases to 100m from the nearest part of the proposed touring field.

The location of the site is shown outlined on the aerial image below.



Figure 1: Aerial view highlighting the site.

Proposed Development

The site would be accessed through the existing overflow car park entrance, through the main car park to the southwest of the Jamaica Inn. A utility building and bin store would occupy the southeast corner of the northern field, with parking spaces against the roadside boundary.

The access road would continue into the larger southern field at its north east corner, through widening an existing break in the hedge. The internal access would then run diagonally down the length of the field with hard core standing areas for caravans on either side. As the road would not be straight, it allows for softening green edges to be retained against the eastern boundary and in the northwest corner, where a camping area for tents is allocated.

In addition, it is noted that the proposed plans show a detailed planting schedule, which will further soften any development and enhance the existing boundaries.



Figure 2: Proposed layout



Legislative and Policy Considerations

In considering a development proposal, the Local Planning Authority (LPA) will assess applications against the policy framework set by government guidance and the adopted policies of the development plan for the area. In addition, Local Authorities are responsible for the protection of the historic environment within the planning system. The relevant national legislation and guidance relating to the historic environment considerations in this case are set out in the following paragraphs.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA must pay special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses (Section 66).

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was updated in 2019. It sets out the government's planning policies for England and how these are expected to be applied.

Section 16 of the NPPF sets out the government's current planning policy in relation to conserving and enhancing the historic environment. Historic Environment is defined in Annex 2: Glossary of the NPPF as: "All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora."

In Annex 2: Glossary of the NPPF, a heritage asset is defined as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".

Paragraph 189 refers to applicants' responsibilities in respect of development proposals affecting heritage assets and states that: "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".

Annex 2: Glossary describes significance for heritage policy as: "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance".

The setting of a heritage asset is described in the Glossary as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its



surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

The Glossary defines the historic environment record as: “Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use”.

The Glossary further states that: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point”.

Paragraph 190 of the NPPF states: “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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

In determining applications, Paragraph 192 requires that: “Local planning authorities should take account of:

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

Under the heading “considering potential impacts”, Paragraph 193 states: “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 (and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 continues: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

A non-designated heritage asset is not formally defined by the NPPF but is covered by the description of a heritage asset given in the Glossary. A designated heritage asset is distinct from a non-designated heritage asset in that it has been designated under the relevant legislation and is afforded statutory protection. The distinction in this case would be the Listed farmhouse is a designated asset and the barn to its west, with separate curtilage is non-designated.

Paragraph 196 states: “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, where appropriate, securing its optimum viable use”.

Concerning non-designated heritage assets, Paragraph 197 states: “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 directly or indirectly affect 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”.

Cornwall Local Plan - Strategic Policies (2010-2030):

Policy 24, which relates to the Historic Environment, states: “Development proposals will be permitted where they would 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”.

In addition, the Policy states: “Development proposals will be expected to:

- 🏡 sustain designated heritage assets;
- 🏡 take opportunities to better reveal their significance;
- 🏡 maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- 🏡 conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- 🏡 conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- 🏡 protect the historic maritime environment, including the significant ports, harbours and quays”.

The policy states that: “All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Settings Appraisal

Having consulted the heritage record for the area, the main constraints have been identified as relating to the setting of a number of grade II listed buildings in the surroundings of the site; these are contained in the immediate area in and around the settlement of Bolventor. All assets within 500m could be considered to be in the setting of the site or at least the setting of the settlement due to the relative openness of the landscape in the locality.

Due to intervening topography and distance, it is not considered necessary to assess any assets that lie beyond this 500m area. Other scattered listed farmhouses in the surrounding moorland countryside lie too far away to be considered under this assessment. No Conservation Areas, World Heritage Sites, or Scheduled Monuments lie within the setting. The nearest Scheduled Monument is the Prehistoric hut circle settlement on Stanning Hill, on the opposite side of the A30, over 1.5km to the south west.

An extract showing the site in relation to nearby listed buildings is shown at Figure 3.



Figure 3: Location of site in relation to grade II listed buildings

Statement of Significance

The site

The site itself is not subject to any recorded entries on the heritage record for the area, non-designated assets in the vicinity tend to correspond with the location of designated assets shown as listed buildings. The settlement of Bolventor itself is entered on the heritage records as:

The settlement of Bolventor is first recorded on the 1st Edition 6" OS map of 1888. The name is English and means 'bold venture' (b1). Bolventor is still occupied (b2).

<1> Ordnance Survey, 1880s, 1st Edition 6 Inch Map (Cartographic materials). SCO4049

<2> Gover, JEB, 1948, Place-Names of Cornwall, 43 (Bibliographic reference). SCO3402.

<3> Ordnance Survey, 1970s, 1:10,000 OS Map (Cartographic materials). SCO4045

The site is shown on the 1841 Altarnun Parish tithe map as part of a larger field, listed as apportionment 2485. The tithe entry shows the field to be in the same ownership as Jamaica Inn, under the ownership of Francis Road Esquire, and with the same occupier John Langstone (Original Date 22nd July 1841, Description of Land Boldventure, Quantities in Statute Measure 4,2,16)

While the proposed touring field doesn't appear to be of note, the car park area between the site and the Inn was described as the west meadow (apportionment 2484), with the east meadow lying on the opposite side of Jamaica Inn. It also appears that the existing Cornish Hedge between the upper and lower parts of the proposed site was added since the tithe map, only the original



hedge line marking the boundary of the existing car park is evident. This situation continues on the later OS mapping up until the 1980's, so it is likely the existing hedge running across the site was constructed around the time of the resizing of the field by the construction of the bypass.

It is clear that the A30 (1993) cut through the western section of the site, resulting in the more elongated current form of the site. The bypass also cut through the plantation to the south of the site, known as Deep Hatches Plantation (2499). Deep Hatches is the historic name given the dwelling to the southeast of the site.

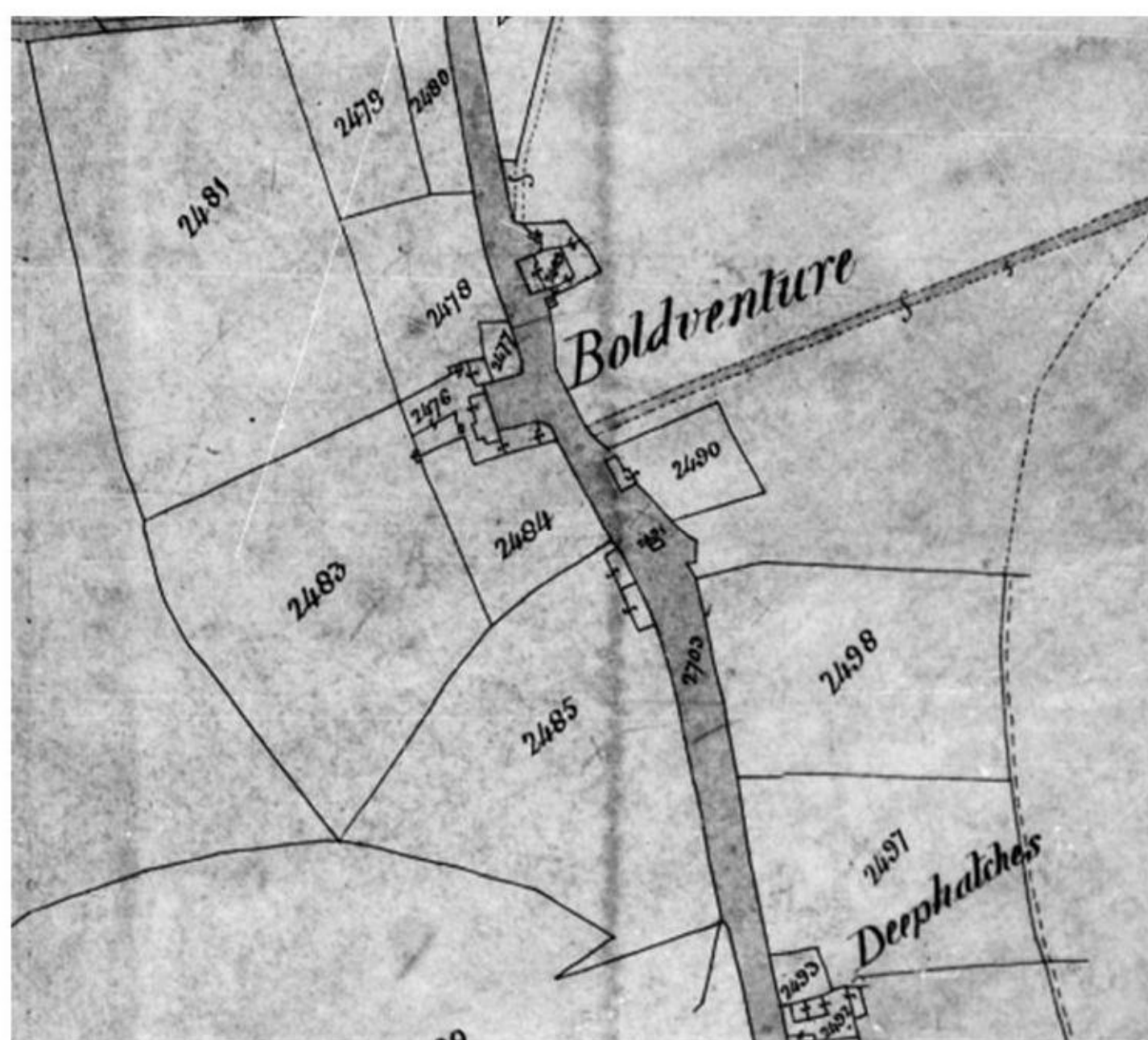


Figure 4: Tithe map (site is apportionment 2485)

The site has a Historic Landscape characterisation of Post medieval enclosed land (Summary : Land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. Generally in relatively high, exposed or poorly-drained parts of the county). The remaining plantation at the foot of the site fall within the description of Plantations and scrub (Plantations and scrubland. Blocks of mainly conifer plantations, comprising those on uplands planted to produce timber, replantings of ancient woodlands which had been intensively harvested and those created as elements of designed ornamental landscapes).

Given the original boundaries and proportions of the site itself are not evident, the site is considered to be of limited historic value and there are no suggestions that there would be any archaeological value to the site, given the relatively recent establishment of Bolventor as a settlement coinciding with the formalisation of the transportation route across the Moor. Its main value is therefore confirmed to be in respect of the rural character and any contribution in



its current form to the setting of the setting and listed building. The site has an aesthetic value in this respect. There is no planning history relating specifically to the site.

Designated Assets

The listed buildings and structures shown at Figure 3 are described through their list descriptions, which are included in the section below.

Name: JAMAICA INN

List Entry Number: 1142775

Public house. Circa late C18. Slate hung with rag slates. Bitumen coated rag slate roof with hipped ends. Slate hung shafts to axial stacks. Plan: Probably originally a two room and cross or through passage plan, heated by end stacks. In the circa C19 extended with two further rooms on right and left hand sides, the right hand room heated by a fireplace, backing onto the earlier end fireplace of the right hand room. Further extended with second range across rear in C19 and C20. The stables which join the front right hand corner and project in a wing to front right have been converted into domestic use with a shop on the ground floor. Exterior: Two storeys. Symmetrical 1:3:1 window front with windows replaced in C20. Central C20 door in gabled C20 porch flanked by two C20 2-light casements to right and left. 5 similar casements on first floor. Interior: Internal partitions to central range removed. Roughly cut granite lintels to the fireplaces. Jamaica Inn is closely connected with the novel by Daphne Du Maurier of the same name. The house was made into an inn as the result of the novel's success.

The architecture of the Inn and the quality of the original listed elements is appreciated primarily from in front of the building from the road, with the forward projecting former stable wing also listed. Views of other elevations appear smothered by later additions.



Photo 1: listed building at Jamaica Inn from road.



The other sides of the building have undergone significant alterations and extensions, including recently. The Inn has an extensive planning history, with the majority of recent permissions focused on extending the complex at its eastern end.

A detailed Heritage Impact Assessment was produced in 2014 by James Weir, Historic Building Consultant, in support of the application PA14/08859 (New kitchen building, new function building, new hotel block(s) to provide 14 additional hotel bedrooms, new office and laundry room. Conversion and extension of existing kitchen to create farmshop. Erection of storage shed). This report set out in detail the history and significance of the current complex. Subsequent alterations to the east and rear of the building were also permitted in 2018.

Due to the distance of the proposals from the historic elements of the Jamaica Inn complex and the nature of the proposals, it is not considered necessary or proportionate to reassess the elements of the building itself, the significance for the purposes of this assessment regarding the setting can be understood from the list description and having reviewed the previous in depth assessment in relation to the evolution of the building.

The current proposals are set on land away from the building, on land that is not currently developed. The small eastern field (top of site) is used informally as an overflow car park, but is also undeveloped. The intervening car and coach park layout, provides a significant intervening distance from the important elements of the listed building, which are primarily appreciated in views from the south east and northeast on approach. The car park area also results in a modern foreground that can already be seen to have a significant impact on the setting, but which is now long established and accepted as a significant element of the setting on the west side of the complex.

Applying the Conservation principles of Historic England, it is clear that the Jamaica Inn has undoubted Evidential Value, Communal Value, Historic Value, and Aesthetic Value (summarised below).

Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.

Evidential Value: the potential of a place to yield evidence about past human activity

Historic Value: the ways in which past people, events and aspects of life can be connected through a place to the present – illustrative or associative.

Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The Aesthetic Value of the building is primarily appreciated from the frontage from the old road, where it appears as part of a settlement, seen in combination with other buildings opposite, and it retains its attractive, imposing finishes and appearance, that allows its historic function to be clearly understood. The form of the original wings and courtyard in front have little altered. This would not be affected by the proposals at some distance to the west and lower down the slope.

The asset is also a destination and its place in literature is also important. Given the site's accessibility to the public over a long period of time, it is also likely to have a strong communal value to many. Whereas a church or hall may be mainly appreciated by the local community, the fame of the location, means the communal value in the case of the Jamaica Inn can be considered more significant, due to the widespread nature of visitors. However, the reasons



people visit would not be affected, and indeed the provision of greater variety of tourism accommodation on the site could result in an increase in the ability for more people to appreciate the asset by staying in the historic environment.

Name: HOUSE 40 METRES TO SOUTH OF JAMAICA INN INCLUDING FRONT GARDEN WALL

List Entry Number: 1142777

Row of cottages, and garden wall to front. Converted to form one house. Circa early C19. Stone rubble, hung with rag slates. Bitumen coated rag slate roof with hipped ends. Two slate hung stone rubble axial chimney stacks with slate pots. Plan: Row of one-room plan cottages heated by axial stacks converted to form one house of 3-room plan. Exterior: Two storeys. Almost symmetrical 3 window front with windows replaced in C20. Entrance porch on front near left hand end; C19 slate porch with hipped slate roof and panelled inner door. Three 2-light casements on ground floor, the right hand casement with glazing bars. Three 2-light casements on first floor. Stone rubble garden wall to front. Interior: Not inspected.

The building lies opposite the Jamaica Inn car park, seen as part of the settlement. It has some aesthetic value alone and in combination with the settlement pattern and buildings along the former main road. The building is seen in some shared views with the site along the highway from the west.

Name: CHURCH HALL (FORMER NATIONAL SCHOOL)

List Entry Number: 1328084

National school, now used as church hall. 1846 (datestone). Stone rubble with granite quoins, rendered on right hand side. Bitumen coated rag slate roof with gable ends. Granite ashlar end stack. Plan: Overall rectangular plan with entrance near front of left hand side. Exterior: Low single storey building with gable end to front, facing the road. Central battered buttress with datestone 'National School 1846' above. Two-centred arched openings to the two windows in the right and left sides and plank door to entrance towards front in left hand side. Interior: Not inspected.

The building is the most easterly building on leaving the settlement and lies opposite the entrance to the site. It has communal value through its community use and people may have memories of attending the building in the past. Historic and evidential value is derived from its age and origin as an integral part of the settlement on the main route through the hamlet, seen in combination with the Inn opposite and listed house to the east, and in the setting of the proposed site.

Name: Bolventor War Memorial and dwarf walls

List Entry Number: 1452056 (listed 2017)

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. One such memorial was erected in the village of Bolventor, probably during the 1920s, to commemorate three local men lost their lives during the First World War and to also honour those who served in this conflict.

Details



First World War memorial, erected probably in the 1920s.

DESCRIPTION: the memorial is prominently situated in the village, standing opposite the Grade II-listed Jamaica Inn. It comprises a two-stepped, square base, a tall plinth with chamfered capping stone and a tapering shaft rising to a wheel-head cross. The lower part of the shaft is inscribed: 1914-1918, and the front (north-west) face of the plinth carries the inscription in black lettering: ERECTED, / BY THE / INHABITANTS AND FRIENDS / OF BOLVENTOR / TO THE SACRED MEMORY OF THE FALLEN / AND IN HONOUR / OF ALL THOSE WHO SERVED / FROM THE PARISH / THESE GAVE THEIR LIVES, / FOR / KING AND COUNTRY / (NAMES of the Fallen) / RIP. The sides of the plinth each carry the inscription: HONOURABLE SERVICE and records the names of those who served and returned.

SUBSIDIARY FEATURES: the memorial stands within a small Remembrance garden which is bounded by dwarf walls of stone rubble to the sides and rear.

Pursuant to s1 (5A) of the Planning (Listed Building and Conservation Areas) Act 1990 ('the Act') it is declared that the modern post and chain-link fencing is not of special architectural or historic interest and is not included in the listing.

The structure primarily has communal value, which would not be affected. Its scale and position mean it is unlikely to be seen in combination with the proposed site.

Name: MOOR VIEW AND HOUSE ADJOINING ON LEFT

List Entry Number: 1142776

Pair of cottages. Circa early C19. Stone rubble, hung with rag slates. Bitumen coated rag slate roof with hipped ends. Central slate hung stone rubble axial stack. Plan: Pair of one-room plan cottages, heated by a central axial stack with entrances on right and left. Pigshouses attached in lean-to outshuts to right and left. Exterior: Two storeys. Symmetrical 2-window front entrances through C19 porches with hipped slate roofs to right and left with C19 2-light casement to left of centre and later probably C20 2-light casement to right of centre. C19 2-light casements on first floor directly above the two entrances. Lean-to outshuts, originally containing pigshouses to right and left. Interior: Not inspected.

Forms an integral part of the settlement, which has expanded very little over the years due to remoteness. Not seen in combination with the site and not affected by the proposals.

Name: BOLVENTER SCHOOL AND WALLS TO FRONT

List Entry Number: 1328083

School and walls to front. 1878 (datestone). Snecked local stone with granite dressings, partly slate hung. Slate roof with gable ends and pierced crested ridge tiles. Projecting snecked stone front lateral stack with stepped weathering and octagonal shaft. Plan: Roughly rectangular shape plan with entrance through C19 porch on right into school room which is heated by front lateral stack. Small outshut on left hand side of front and C19 and C20 extensions to rear. Gothic style. Exterior: Single storey school room with steeply pitched roof and lateral stack near centre of front elevation. Steeply pitched roof to entrance porch on front right and catslide roof to outshut on front left. Entrance porch has asymmetrical 4-centred chamfered arch to entrance with ornate C19 wrought-iron hinges to the plank door and a mullion and transom window to right. The gable end is ornamented with timber studding and the deep barge boards are decorated with a central pendant finial. The central chimney-stack is dressed with granite with a date plaque in the centre. To left a 3-light mullion and transom window with outshut to left which has a 4-centred arched opening for a C19 door in the right-hand side. High stone rubble walls to front enclosing the play ground. Interior: Not inspected.



Forms an integral part of the settlement, which has expanded very little over the years due to remoteness. Former communal use is of some significance. Not seen in combination with the site and not affected by the proposals.

Name: HOLY TRINITY CHURCH (this is now a dwelling)

List Entry Number: 1328081

Parish church, now disused. 1846, built for patron Squire Rodd of Trebartha. Snecked local stone with granite plinth and granite dressings. Slate roof with lower roof to chancel. Plan: Nave and chancel, north and south transepts, south porch, vestry and belcote at junction of nave and chancel. Exterior: Small church with belcote at junction of nave and chancel. The corbelled octagonal belcote has four pierced openings and a conical roof surmounted by a finial. C19 3-light Perpendicular tracery in 4-centred arched window openings in gable ends of nave and chancel, transepts and similar windows in north and south walls of nave; the windows have been boarded now that the church is disused. Gabled south porch with C19 inner door. Interior: C19 plastered walls and C19 arch braced roof. Roof of nave and transepts of similar height with lower roof to chancel. Roughly dressed granite columns to chancel arch with moulded caps and bases. Octagonal font with bowl decorated with quatrefoils and crosses. Simple C19 furnishings. The separate parish of Bolventor was formed in 1846. Axford, E.C. Bodmin Moor, 1975.

Once easily reached from the other buildings and houses in Bolventor, the church is now severed from the community and in residential use. It has undoubted historic, evidential, aesthetic and communal value. Its setting is now dominated by the A30.

Name: VICARAGE FARM FARMHOUSE

List Entry Number: 1328082

Parsonage, later farmhouse and now private house. 1848. Painted and rendered stone rubble. Steeply pitched pyramidal slate roof with central axial granite ashlar stack with moulded cap. Plan: Overall almost square shaped double depth plan with principal rooms to front, flanking central entrance, and service room to rear. The right hand side of the house, which overlooks the garden, is set back with a deep verandah continuing around the side and part of the front elevation. Exterior: One storey and attic. The steeply pitched slate roof sweeps down to just above the ground floor windows. The right hand side of the front wall and the right hand side wall is set back and the deep eaves of the roof form a verandah which is supported on thin iron columns. Central entrance with simple plank door flanked by mullion and transom window on left and 2-light casement on right. Central gabled full dormer with mullion and transom window and C19 cusped barge boards. Two similar dormers in centre of right and left hand elevations. Interior not inspected. Polsue, J Lake's Parochial History of the County of Cornwall reprinted 1972.

The building is set back from the road, on the west side of the A30, adjacent to the church and severed from Bolventor settlement. It is screened by trees and has a very immediate setting that means its aesthetic value is appreciated close by only, but retains its evidential and historic value as reference in the listing.

Name: MILESTONE 40 METRES TO THE SOUTH OF HOLY TRINITY CHURCH

List Entry Number: 1142774

Milestone. Probably early to mid C19. Painted granite post, rectangular-on-plan with pointed top. Inscribed in upper case lettering Launceston 12, Bodmin 10.

Historic value, difficult to notice in the new setting dominated by the dual carriageway.



Impact Assessment

The proposed touring site is comparatively well screened for the locality and sits relatively low in the landscape. The remaining plantation of trees in the dip parallel with the church screen the lower slopes on approach along the A30 from the west. The established hawthorn hedge on top of the Cornish hedge screen the upper section of the site. Jamaica Inn itself is more visible on approach from the east where there is not such screening, but the touring site would not be visible from this direction. The view of Jamaica Inn and Bolventor from the east view is more striking in terms of the sense of remoteness and isolation of the settlement surrounded by moorland, and this adds to the experience and expectations of the cultural links of the locality and its association with literature for example.

However, as shown below, the approach from the west is softer, with the buildings being set behind hedges and vegetation, and does not appear as being on such an exposed hill top. The A30 dominates the approach.



*Photo 2: View of site through trees from layby to southwest.
Lower touring field shown by arrow. Hedge provides screening to north.*

Bolventor Church and Vicarage Farmhouse to the southwest of the site are visually separated from the site by the dual carriageway (lying on the left side of the above photos). Furthermore, the carriageway itself is elevated from the valley bottom and the road serving the church. This means a pedestrian when standing can see only a glimpse of the upper section of the touring field through the trees at distance. The experience of the church and listed farmhouse as assets is appreciated at close quarters and one would not be aware of the development on the opposite side of the carriageway. The church is now in private use as a dwelling and therefore very few would venture to the church to appreciate it along the dead-end road as they would have done in the past. There would be no impact on the setting of assets on the west side of the A30. This is demonstrated in the viewpoints below.



Photos 3 and 4: taken from approach to Bolventor Church on west side of A30 showing Jamaica Inn buildings and site boundaries respectively



Photo 5: View from lane adjacent to Bolventor Church. Northwest corner of proposed lower touring field glimpsed.

From within the site and from the road adjacent to it, the site will be seen in combination with the Inn complex, albeit at distance, and to some extent the listed church hall and dwelling opposite. The eastern hedge to the lower site is poor quality, mainly brambles and this results in a relative openness to the road, which allows the buildings along the road to be seen in the same views as the site. The upper section of road boundary is more formal appearing as a wall with little vegetation. The old road is itself relatively wide adding to degree of visual separation. Impacts of the development would be mitigated by the nature of the development with few permanent structures and the site being at a lower level and sloping away from the road, as well as the distance between the touring field and assets.

The buildings and their intervisibility with the site are shown below.



Photo 6: View looking north east long road towards listed buildings, site on left. Roadside boundary to lower section adjacent to touring field overgrown with brambles.



Photos 7 and 8: Listed hall from street (nearest listed building).



Photos 9 and 10: street scene through Bolventor, site at lower level in right



The site is separated from the Jamaica Inn building by a large car park and coach park. This hardstanding area itself contains a central planted hedge that provides some screening from the site and acts as an important feature in breaking up what would otherwise be a large and continuous area of tarmac (shown as the former west meadow on the tithe map). The western side of the Jamaica Inn complex has an obvious character and appearance of being a visitor attraction. The main historic elements of the building are not readily apparent and are overwhelmed from the site by the large car park foreground and other sections of the building.

The existing Cornish hedge that marks the boundary of the car park with the upper section of the proposed site is not substantial, appearing to have been modified and reduced in sections over time, particularly at its northern end, where there is no planting but flag poles, it nevertheless provides a clear boundary and some trees that add to screening. The southern end of the upper field is a strong Cornish hedge with hawthorn trees, and as this section is nearer the road, it also adds to the existing screening between the site and the listed building at Jamaica Inn.

The following section shows photos demonstrating the immediate setting of the site and intervisibility with the listed buildings.



Photos 11 and 12: view towards site from Jamaica Inn entrance, and view towards inn from entrance to site, showing hedge in middle of car park.



Photos 13 and 14 showing entrance to site on left and poor original hedge between upper site and car park



Photo 15. View from pavement toward Jamaica Inn, showing intervening hedging. Proposed service buildings would be on left.



Photo 16: view from upper field toward Inn complex, from site of proposed toilet block, showing existing access and two intervening hedges.

As the upper field is more open and closer to buildings it is considered important that the majority of green field would remain. Small, incidental buildings in the southeast corner, set against hedges, and parking inside the road side hedge, would not significantly alter the existing character of the field. The larger field proposed for touring would appear more intensively used when the site is busy and the increased separation distance and well-defined northern boundary mean the majority of development can be better accommodated on the southern field without adverse impacts.



*Photo 17 (left) access into site, Photo 18 view of upper field from road.
Both show significant hedge screening touring field at lower level.*



*Photo 19 and 20 existing pedestrian access to touring field through break
(modern hedge with established native trees).*



Photo 21: View towards Jamaica Inn from lower section of touring field.



Photo 22: Touring field. Holy trinity church and adjacent house behind trees.

Conclusions

The nature of the development and proposed layout would largely retain a sense of openness to the site, particularly to the upper field, closest to existing buildings. Proposed service buildings proposed in the lower corner of this field would appear incidental in scale and positioned against existing hedge boundaries. Traditional form and materials would ensure the structures would not be prominent or out place.

Existing hedges should be retained, and native planting could be enhanced, particularly to roadside boundaries and the northeast boundary with the car park. This would add to the separation and screening that currently exists between the field setting and the historic core of the settlement.

While the proposals represent a visual change to the site, this assessment has found that the proposed development in this location, having regard to the sites position in the landscape and separation distance from assets, would not result in harm to the setting of nearby assets and would not result in any conflict with the relevant national or local policies in respect of heritage considerations.

REFERENCES

- Heritage Impact Assessment – James Weir September 2014
- Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12
- Historic England Conservation Principles, Policies and Guidance