

Heritage Statement

Client:

Mr. & Mrs J Hill.

Site:

Land West of Little Place, Blisland, Bodmin. Cornwall. PL30 4JF.

Proposal:

Proposed erection of a detached single dwelling.

Agent:

Architectural Concepts

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Architectural Concepts.

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1.0 Design Considerations

1.1 Existing:

Architectural Concepts were instructed by James Hill to prepared and submit a formal planning application to erect a single detached dwelling on land to the west of Little Place, Blisland, Bodmin, Cornwall, PL30 4JF (OS Grid Ref: SX 10155 73286).

This Heritage Statement is to inform a planning application to construct a single residential dwelling on the land.

The application site lies within the village of Blisland, which is located close to Bodmin Moor in North Cornwall. Blisland is situated approximately five miles east of Bodmin.

Blisland itself is a beautiful moorland village with many historic granite houses grouped around an extensive rectangular wooded village green, an unusual feature in Cornwall unlike other counties in Britain.

The village has many amenities including a traditional village public house (The Blisland Inn), Post Office/Shop (which also includes a cafe, prescription collection point, visiting Acupuncturist, Podiatrist, and beauty therapists), the Village Institute and the Village Hall.

To the south of the village green is the historic St. Protus and St. Hyacinth church.

The application site is located on the east side of the village and accessed by lane which not serves the application site but some of the adjacent dwellings leading onto road leading out of from Blisland to the nearby Waterloo.

The current application site houses a barn which is mainly used along with adjoining yard and paddock to store farm plant machinery, etc. and to house farm animals when required for the applicant's own business.

The village Blisland is located within Area designated ANOB - Area of Natural Outstanding Beauty.

The application site itself is outside of the designated Blisland Village conservation area but is an area classified as an area of outstanding natural beauty.



➤ Photograph looking across the village green.

There are many listed structures but not all are directly adjacent to the application site of or can be seen from the proposed dwelling due to its secluded location so overall impact is minimal. The village of Blisland can be found on the north-western fringe of Bodmin Moor, just five miles from Bodmin, in an area that is densely packed with prehistoric monuments. It was recorded in the Domesday Book (1086) as Glustone, and is a gentle oasis from the more rugged and hostile landscape of the nearby open moorland. As previously mentioned a village green is a rare sight in Cornwall and this one in Blisland is magnificent, not to mention one of the largest in the county. An expansive area covered in daffodils during the spring months.

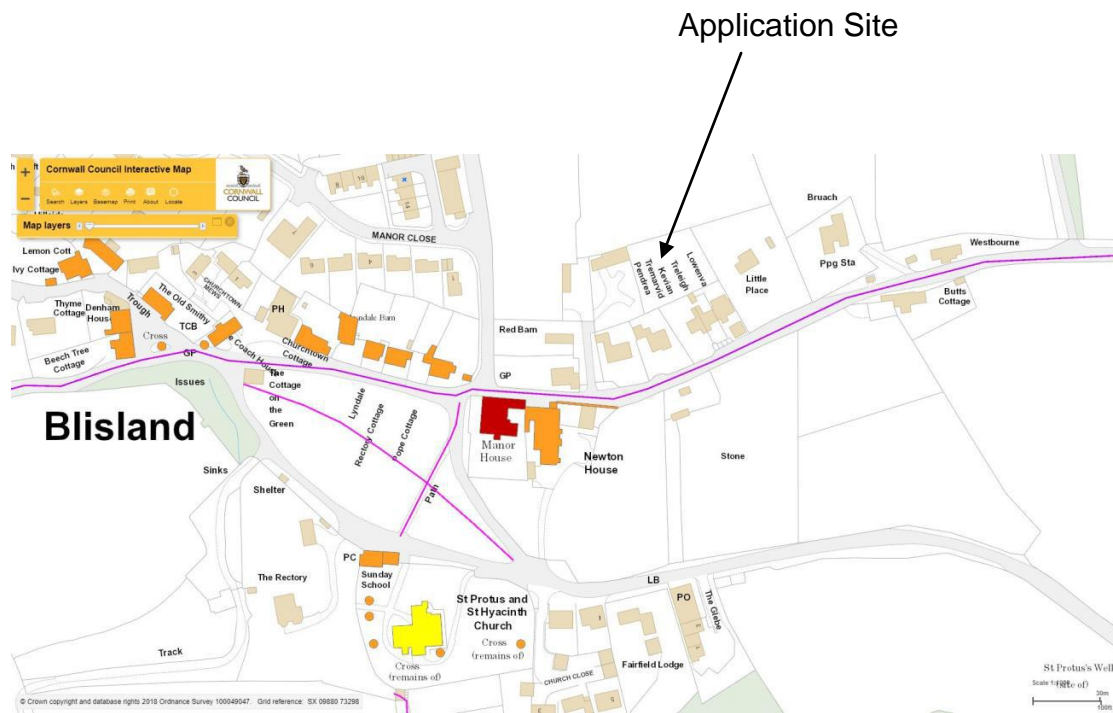
The crowning glory of the village must surely be the Norman Grade I Listed Church dedicated to St Protus and St Hyacinth, the only such dedication in England and that Pevsner describes as 'One of the loveliest churches in Cornwall, of compelling and varied interest.' The 12th century church was altered and enlarged during the 15th and 16th centuries. By the Victorian period it was in urgent need of restoration and this task fell to F C Eden. He was commissioned by the then rector, a member of the Edward-Collins family who funded the project, to create a new interior whilst retaining the medieval barrel vaulted roofs.



➤ Photograph of the historic St Protus & St Hyacinth Church.



➤ Photograph of The Blisland Inn.



- Image is taken from Cornwall Interactive Mapping to indicate listed building within close proximity to the proposal

The following Listed building details of the three nearest to the application site are taken from the Historic England Website:

A. Newton House:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1142371

Date first listed: 11-Nov-1987

Statutory Address 1: NEWTON HOUSE

District: Cornwall (Unitary Authority)

Parish: Blisland

National Grid Reference: SX 10097 73211

Newton House is a Grade II listed property, list number 1142371. The property was first listed in November 1987 and the following details apply:

The house is of late 16th Century and remodelled in the late 19th Century., The building is formed from stone rubble, rendered to the East front elevation and part slate hung on the rear elevation. Ashlar granite is partly visible on the right hand, North Elevation. The roofs are slate with double hips to the front and rear. The rear wing of the property is offset with a gable end complete with 2 projecting side lateral stacks to the right in the North West Wing, attached to the rear right also forming the rear wing of the coach house and stables (qv), heated by an axial stack with a circa late C16 segmental hollow chamfered arch with large ball stops in the south gable end. In circa mid to late C19 the house was considerably altered and extended to the south with a further 1 room range, heated by a projecting side lateral stack. The plan was altered probably to the existing arrangement with the main entrance on east leading into a large stair hall. Reception room to left in new addition on south and 2 reception rooms to north heated by side lateral stacks. The rear north west wing became the back kitchen. Single storey 1 room extension added on right (north). Exterior: 2 storeys. 2 bay projections on ground floor to right and left. Entrance with reset C17 granite chamfered basket arch with diagonal stops and hood mould. 4- pane sash above to left, 12-pane sash above entrance and early C19 16-pane sash to right. Single storey extension on right hand side. Interior: largely C19 with high ceilings and remodelled C19 stair. Rear wing on north west with chamfered segmental granite arch with large ball stops. First floor not inspected.

Listing NGR: SX1009573216

B. Mansion House:

Official list entry

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1311659
Date first listed: 06-Jun-1969
Date of most recent amendment: 11-Nov-1987
Statutory Address: MANSION HOUSE
District: Cornwall (Unitary Authority)
Parish: Blisland
National Grid Reference: SX 10075 73220

Mansion House (previously listed as Church Town Farmhouse, Marston 6.6.69 House and Ivy Dene Cottage) Circa late C16 or earlier, probably extended and partly remodelled after 1627 for Obadiah Reynolds. Datestone 1636 in first floor room. Granite rubble with large granite quoins. Renewed scantle slate roofs with gabled and hipped ends. Circa early C17 moulded granite axial and gable end stacks. Plan: Original plan uncertain. The house was converted into a series of cottages in circa C18 or C19 and converted back into 1 house and restored in the late C20. According to Maclean, the house in the circa C16 consisted of a great hall with spiral stone staircase and parlour adjoining the hall. In circa 1627 it was granted to Obadiah Reynolds who extended the house. At the end of the C18 the great embattled gateway which formed the approach was removed to Lavethan (qv). The house is arranged around a courtyard with an overall 'U' shaped plan with ranges on south, west and north and high wall on the east which partly forms the end wall to the carriage house and stables to north west of Newton House (qv). It is possible that there was a service late roofs with gabled and hipped ends. Circa early C17 moulded granite axial and gable end stacks. Plan: Original plan uncertain. The house was converted into a series of cottages in circa C18 or C19 and converted back into 1 house and restored in the late C20. According to Maclean, the house in the circa C16 consisted of a great hall with spiral stone staircase and parlour adjoining the hall. In circa 1627 it was granted to Obadiah Reynolds who extended the house. At the end of the C18 the great embattled gateway which formed the approach was removed to Lavethan (qv). The house is arranged around a courtyard with an overall 'U' shaped plan with ranges on south, west and north and high wall on the east which partly forms the end wall to the carriage house and stables to north west of Newton House (qv). It is possible that there was a service wing on the east which has now been demolished. The ground slopes down gradually from the north to the south and east. The through passage, in the south range is roughly in line with the cross passage in the north range; the 2 passages are linked by a covered way in the courtyard under a pentice roof against the west wing. The entrance is through a rebuilt 2-storeyed porch on the south side which was probably added in circa early to mid C17 and rebuilt in late C20. South wing of 2 room and passage plan with offset rear door. Partition

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removed on higher west side of passage and thick wall with axial stack on lower east side. The east room was heated by this stack and there is a further room to east which appears to have been added in circa C18, possibly on the site of an earlier service range which may have continued to the north. The west room is heated by an axial stack, shared with the fireplace which heats the southern room of the west wing. The northern room of the west wing is heated by an end stack and there is a circa C18 panelled screen which divides these 2 rooms. Principal room above, probably a large first floor parlour heated by an end stack on the north. The north wing is a single storey to the north where the ground level rises and 2 storeys facing the courtyard on the south. The ground floor rooms appear to have been used as service room with a particularly large fireplace on the east gable end. The roofs above the north, west and south wings appear to be contemporary, probably of late C16 to early C17 date and although possibly slightly blackened in places, the colouring may be the result of staining rather than soot blackening. Exterior: South wing of 2 storeys with asymmetrical 3 window front. Gabled 2 storey porch to left of centre partly demolished in 1959 and rebuilt in 1970's following earlier photograph and reusing material. Porch has moulded granite gabled parapet with scroll kneelers; segmental arched granite entrance with roll mould and crosses in spandrels and 2-light mullion window above. The inner door has a granite frame with chamfered lintel and jambs with diagonal stops. To left, two 2-light mullion windows on ground floor. To right two 2-light mullion windows on ground and first floor and partly blocked door between. The right hand part may be a circa C18 extension with a definite straight joint on the front and rear walls. The gabled parapet and scrolled kneelers have probably therefore been reused. West elevation: Asymmetrical 3 window front with straight joint to right of centre between west wing and west end of south wing. West wing has two 2-light casements flanking a 6-panel door with 2 early C19 20-pane hornless sashes above. Hipped end to south wing has 3-light mullion window with hood mould and 28-pane sash above. North elevation: Gable end to north end of west wing, hipped end on right (west) of north wing and gable end on left (east). Steps up to round arched door opening which Pevsner suggest is a Norman arch. Small window opening to basement and splayed lancet window with chamfered segmental arch to first floor of north wing and in gable end of west wing, adjoining first floor fireplace. Courtyard: Lean-to pentice roof over passage between south and north wings. Well on west side. Interior: South wing; roughly cut wavy ceiling beams to south wing and in probable extension on east. Thick wall on east side of passage has 2 circa C17 granite chamfered doorframes with diagonal cut stops; similar doorway into courtyard and on north west, into west wing. The back-to-back fireplaces heating the west room of the south wing and south room of the west wing also have chamfered granite lintels and jambs with diagonal stops. Remains of circa C18 panelled screen dividing north and south rooms of west wing and altered granite fireplace to north room. The chamber above the west wing, probably used as a best parlour has a large depressed arched granite fireplace on the north with roll mould and large ball and spade stops. Plasterwork above with floral motif and date 1636. To the right of the fireplace are the remains of further plasterwork, possibly indicating the earlier existence of a C17 barrel vaulted ceiling (removed) and a tympanum-type arrangement above the fireplace. Roof structure: The south,

west and north wings appear to have the remains of a late C16 to early C17 roof structure with morticed apices and dovetailed notched and lap-jointed collars. The possibly circa C18 extension on the east of the south wing has 1 truss which is halved and lap-jointed and pegged at the apex with lapped collars. At the end of the C15 the house was referred to as 'Farmers House'. In 1595 it was granted to Humphry Kempe, Jane his wife and son William for 3 lives. In 1627 it was sold to Obadiah Reynolds. Maclean, Sir J Parochial and Family History of the Deanery of Trigg Minor in the County of Cornwall, 1875 Notes on restoration by previous owner, Dr Mitchell in possession of present owners. Copy of late C17 documents relating to buildings around Blisland Green from Royal Institution Library, Truro (in possession of owners).

Listing NGR: SX1007273221

C. PIGHOUSE TO EAST OF POPE'S COTTAGES:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1328267

Date first listed: 11-Nov-1987

Statutory Address: PIGHOUSE TO EAST OF POPE'S COTTAGES

District: Cornwall (Unitary Authority)

Parish: Blisland

National Grid Reference: SX 10061 73238

Pigshouse, now used as a store. Circa 1833, probably contemporary with house (qv Pope's Cottages). Stone rubble. Rag slate roof with gable ends. Plan: rectangular 1-cell plan with entrance to right of centre. Exterior: Low single storey building with plank door to right of centre. Situated to north east of village green.

Listing NGR: SX1006073239

1.1 Proposed:

The client's proposal is to erect a single detached dwelling (for themselves, which will allow them carry on their agricultural plant machinery hire business more efficiently) while also retaining the existing barn for the business.

Appearance:

The appearance of the proposal reflects the materials found within the locality of the proposed property. The selection of materials has been applied carefully in order not to affect the nearby historical character of the properties or the surrounding area.

The external materials proposed to create a typical traditional house in keeping with the surrounding properties are natural roof slates with red ridge tiles on a 30 degree pitch roof, concrete block and concrete block walls with smooth sand cement render with granite quoins at corners of the dwelling plus granite lintels over window and door openings White painted timber or aluminium clad timber double glazed windows and doors

The foul drainage will connect into existing main sewer system serving the village of Blisland.

The stormwater and surface water will discharge into a new sustainable soakaway system.

Sustainability:

The proposal incorporates materials that have a long lifespan and that is robust, subsequently reducing the amount of maintenance that is required. A reclaimed iron garden gate has been specified for this entrance to the walled garden in order to match the character and setting of the listed building. The new construction will promote energy efficiency in its design and will include under floor heating using air source powered system. It is also proposed to incorporate PV solar panels on the roof of the dwelling which will also have a battery back-up electricity unit.

2.0 Conclusion:

It is considered the proposal is in keeping with the surrounding properties (Listed or not). The design reflects the materials of the surroundings in a simple form reminiscent of what would be considered for a development of this type without causing a detrimental impact on the fabric of the area.