

## **Heritage, Design & Access Statement**

The Wellington Hotel  
The Harbour  
Old Road  
Boscastle  
PL35 0AQ

St. Austell Brewery

5<sup>th</sup> December 2023

This statement has been prepared to support a Listed Building consent application to install a public access defibrillator at The Wellington Hotel, The Harbour, Old Road, Boscasle PL35 0AQ to Cornwall Council on behalf of St. Austell Brewery.

The Statement is to be read in conjunction with the following:

Architectural Drawings:

- 1833-10-001 Ground Floor Plan as existing, Block and Location Plans
- 1833-10-002 Elevations as Existing
- 1833-10-005 Ground Floor Plan as Proposed & section through cabinet
- 1833-10-006 Elevation as proposed

Manufacturers Details

Defib Store 4000 Cabinet

Planning Context

The National Planning Policy Framework (NPPF) states at paragraph 128 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’.

## Site Appraisal

Overlooking Boscastle, tucked into the hillside at the bottom of a valley The Wellington Hotel is a 3/4 storey hotel, restaurant and pub believed to be 17<sup>th</sup> Century coachin house but largely rebuilt in the 19<sup>th</sup> century.

Slate hipped roof with stone rubble walls with parapet castellations with painted timber sash windows with a prominent tower to the principal elevation

The Wellington Hotel is Grade II Listed and is separated from The Old Mill, another Grade II Listed Building by its carpark. The Wellington Hotel is also within the Boscastle Conservation Area with several mentions within the conservation area appraisal.



The Wellington Hotel

**Official list entry**

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1239415**

Date first listed:**17-Dec-1962**

List Entry Name: **WELLINGTON HOTEL**

Statutory Address 1: **WELLINGTON HOTEL, DUNN STREET**

Statutory Address: **WELLINGTON HOTEL, DUNN STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Cornwall (Unitary Authority)**

Parish:**Forrabury and Minster**

National Grid Reference: **SX 09883 91186**

**Details**

FORRABURY AND DUNN STREET (east side), Boscastle SX 09 SE MINSTER 1/21

17.12.62 Wellington Hotel GV II

Coaching house, now public house and hotel. Possibly with C17 origins, largely rebuilt in 1853. Slate stone rubble. Front range, probably dating from 1853, has slate roof with hipped ends and brick end stack on left. Higher range on right with canted slate roof and castellated parapet. Wing to rear right with gable end and lower wing to rear has bitumen coated rag slate roof with hipped end. Across the rear elevation is a 2-storey wing, probably part of the earlier building which has a rag slate roof with hipped ends. The original plan of the coaching inn is uncertain as the building has been extended and remodelled in C18, C19 and C20. The river Jordan flows underneath the building and the old road, which ran parallel to the river, originally passed through the coaching inn. The rear wing may be part of the earlier building although it has been remodelled and incorporated into later extensions. Overall 'U' shaped plan; front range of single depth plan with carriage entrance now blocked by reception. Rear wing on right continues parallel with the road and is returned at right angles parallel with the front range. Front range has a 3 storey elevation near centre, 2 storey elevation where the ground rises to the left and a 4 storey elevation to the right. Overall 5:1 window front. To left segmental dressed stone arch to carriage entrance and 12-pane sash on ground floor. First and second floor with five 12-pane hornless sashes with crown glass and brick segmental arches. To the right, the tower-like extension of 4 storeys with a castellated parapet has a curved facade with entrance to right and 2 hornless 12-pane sashes on ground floor. First, second and third floors each have three 12-pane hornless sashes and a possibly C15 stone window which has been reset below the parapet. The rear wing on right has a 4-storey 3-window elevation with 12-pane hornless sashes and the lower 2-storey wing beyond has 12-pane hornless sashes and a battlemented parapet above the circa early C20 2-storey entrance porch. 2-storey rear wing with brick segmental

arches to openings. Interior remodelled on ground floor with 1 long serving bar in right-hand wing. 4 stained glass windows from the Royal Hotel, Bodmin which commemorated Queen Victoria's visit to Bodmin in 1846. Lamps possibly designed by Thomas Hardy, originally used in St Juliot's Church (qv Church of St Julitta, St Juliot). The fireplaces have been largely remodelled with C20 grates and the ceiling beams are un moulded and roughly cut. The Wellington Hotel was originally known as the Bos Castle Hotel, renamed in 1852 after the Duke's death.

Listing NGR: SX0988391186

### **Proposals**

It is proposed to install a proprietary cabinet externally to the left of the main entrance to the reception area.

Public access defibrillators (PADs) are devices that can be used by anyone to deliver an electric shock to the heart of a person who has suffered a sudden cardiac arrest (SCA). PADs are designed to be simple and safe to use, and they can provide clear voice instructions to guide the user. PADs can be found in various locations across communities, such as schools, workplaces, churches, and public buildings. The Wellington Hotel being in the heart of the harbour area of Boscastle is an ideal location.

PADs can have many benefits for saving lives and improving outcomes for SCA victims. Some of these benefits are:

- PADs can increase the survival rate of SCA victims by up to 75%, especially when combined with effective cardiopulmonary resuscitation (CPR).
- PADs can increase the rates of return of spontaneous circulation (ROSC), which means restoring a normal heartbeat and blood pressure.
- PADs can improve the neurological outcomes for patients, which means reducing the risk of brain damage or disability.

Therefore, PADs are a valuable resource for communities and can make a difference between life and death for SCA victims. It is important to raise awareness of the availability and location of PADs, as well as to train more people in CPR skills. By doing so, we can create a nation of lifesavers and show our care for each other.





Location of proposal highlighted red

### **Impact on the Asset - Justification**

The impact to the asset will be very minimal. There will be very little disturbance which will not affect the historic fabric. Any holes drilled for fixing and cable routing will, where possible, go into mortar joints.