

# Treligga

## Conservation Area Character Statement



(front cover)

*Treligga is a quiet hamlet set on the cliff top about one mile from Trebarwith Strand. Typical cottages, such as the Old Bakehouse seen here, are gable ended, built of local slatestone rubble with roofs of rag slate. There are many old slate quarries in the immediate vicinity.*

## INTRODUCTION

Conservation Areas are designated by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as *an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*. North Cornwall District Council, as the local planning authority, has a duty to designate appropriate parts of its area as Conservation Areas. At present there are some 8,500 Conservation Areas in England of which 29 are in the district of North Cornwall. During the preparation of the North Cornwall District Local Plan the centre of Treligga was identified as a potential Conservation Area. Following public consultation it was designated as a Conservation Area by North Cornwall District Council on 3 February 1997.

### The Hamlet of Treligga

The small hamlet of Treligga lies close to the North Cornish coast approximately 5 km (3 miles) south of Tintagel and 2 km west of Delabole. It is closely identified with the incidence of slate quarrying in the Trebarwith and Delabole area, and has an early 19th century former Wesleyan chapel in the centre of the settlement.

The name Treligga probably derives from 'tre' (Cornish for 'farm') plus the name of the original owner - 'Luga'.

Treligga is a quiet hamlet at the end of a lane leading from the B3314. Essentially a collection of farmsteads, there has been little change in recent years with only very gradual growth. Several houses are now only occupied on a seasonal basis as holiday homes. Local needs are served by facilities at Delabole.

### Conservation Area Boundary

The Conservation Area boundary has been drawn to include the historic core of the hamlet together with open fields which form part of its immediate setting, and across which there are views to the Atlantic Ocean.

The purpose of this statement is threefold:

- to analyse the special character and appearance of Treligga
- to outline the planning policies and controls applying to the Conservation Area
- to identify opportunities for enhancement

## THE CHARACTER OF THE CONSERVATION AREA

### Historical Context

Field patterns around the hamlet indicate that the area was settled by Saxon times, and the surrounding area, including Tintagel, contains much evidence of pre-Conquest history. The settlement is recorded in the Domesday Book as Treluga.

The beds of old Devonian slate which underlie Treligga and outcrop on the cliffs to the west have been exploited over many centuries. Nearby Delabole is the largest and most

famous quarry, but many other sites in the Trebarwith area supplied local and regional needs for walling and roofing stone from at least the early 1400's.

Treligga is also associated with the early Non-Conformist movement. The hamlet is in the parish of St Teath - but the parish church is about 3 km away to the south. By 1816 it had become a regular preaching place and in 1829 a Wesleyan Methodist Chapel was built in the centre of the settlement. Later, a Bible Christian Chapel was built on high ground on the eastern outskirts of Treligga. It is likely that the congregations travelled from some distance to Treligga, swelling the small local population. An 18th century bakehouse survives.



*At the entrance to Treligga is the former Bible Christian chapel, built in 1902 to replace an earlier chapel on the site. It is now in residential use. The building is visible from some distance away, its white rendered walls conspicuous in the landscape when viewed from the Tintagel direction.*

## The Present Character and Appearance of the Village

Treligga occupies a cliff top location, the land sloping away north-westwards towards the Atlantic coast. From inland the hamlet is not very visible, although the rooftops and in particular the former Bible Christian Chapel can be seen from the Tintagel road, several kilometres away. It is a quiet place, a dead end for traffic. The centre of Treligga has a sense of peace and harmony - a cluster of farms, outbuildings and terraces of small cottages with a few more substantial dwellings on the outer flanks.

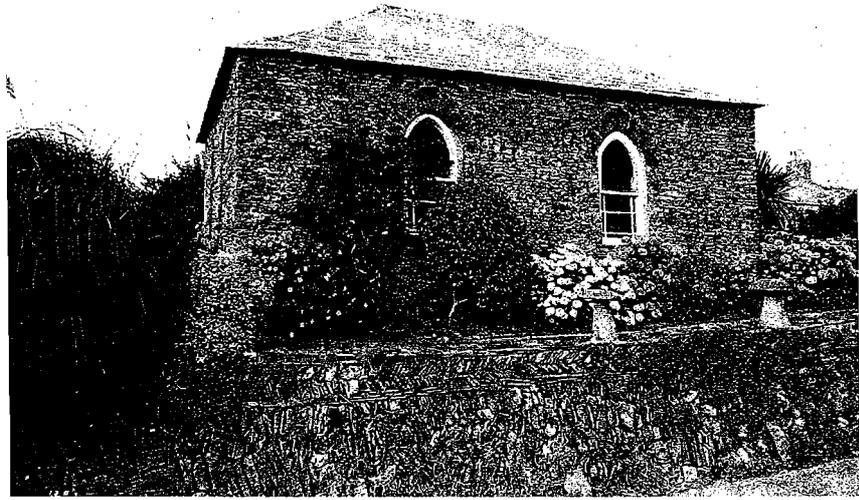
As an aid to understanding, Treligga is analysed in more detail below, in the following order:

- *Approach*
- *North towards Trecarne*
- *The centre of the hamlet*

### ***Approach:***

There is only one road into the hamlet; it is a dead end and consequently there is little traffic movement. The approach is down a narrow lane with high hedgerows from where there are occasional glimpses of the sea through gateways leading into the surrounding fields. On the final gentle descent there are views across Trebarwith valley towards Tintagel and Trewarmett. But there is little sense of impending arrival until the rendered walls of the former Bible Christian Chapel come into view. This tall, rectangular Gothic style building dates from 1902 and is prominent in the local scene, set on high ground at Treligga's extreme southern edge. Its presence is magnified by its bright, white colouring. The fenestration of the chapel has been altered since its conversion to residential use. A traditional red telephone box is situated on the adjacent grass verge.

*The former Wesleyan chapel is an important historic building in the centre of the Conservation Area. It is dated 1829. The raised bank on which it is situated illustrates a variety of walling techniques used locally either to build free-standing walls, or, as here, to face an earth bank. The granite 'mushrooms' - staddle stones - have been brought from another site where they would probably originally have been used to support a granary. The sharp overhang of the top stone was designed to prevent rats finding their way into the building.*



The rough ground opposite the chapel was once a fording point; now it is overgrown with no special use. An unpainted wooden fingerpost sign indicates the way to three public footpaths - to Delabole, to the coast and to Trearne and Trebarwith. From this point there are distant views to the north-east and more local views to the north-west across Trebarwith Valley. The new house at Court Farm is a foreground feature of the latter, especially its brown concrete tiled roof, not typical of local materials in this area.

### ***North towards Trearne:***

At the sign, the road forks, and a figure of eight configuration of narrow lanes leads around the village. The buildings are randomly laid out, some facing the lanes, others at right angles. The north arm leads past the new Court Farmhouse to an older painted stone farmhouse at Park Farm, on the east side. Though altered at various times, this building retains 19th century 16 and 20 pane sliding sashes and a slated roof. Poole Farm is situated further along on the west side of the lane, just past the turning to Treligga Farm. Poole Farm is a complex of mostly 19th century buildings, now subdivided. Both Poole Barn and Cheswardine are part of the old farmstead. Opposite the entrance to Poole Barn is a group of dilapidated traditional outbuildings of rag slate and local stone. A trackway leads out of the hamlet between hedgerows towards Trearne. About 100 metres further along a gate leads into a yard where a disused eighteenth century farmhouse now functions as a barn and store.

### ***The centre of the hamlet:***

The turning to Treligga Farm loops back towards the centre of the hamlet. On the north side are the buildings of Poole Farm; on the south the stone outbuildings of Treligga Farm are hard up at the back edge of the lane, giving a sense of enclosure. Treligga Farmhouse has the appearance of a much altered mid-19th century building. Opposite, on the seaward side, views down across the cliff tops to the ocean are glimpsed between the stone, rendered and slated outbuildings which are a feature of the hamlet. From Driftwood, a picturesque group of painted single storey stone cottages with large chimney stacks and swept dormers extends at right angles to the lane. These buildings date back to the 17th century, and, though altered, they considerably enhance the landscape.

Within the present garden area of the cottages is the former Wesleyan Chapel. It occupies an elevated position on a stone faced bank raised above the level of the lane. Despite now

being in domestic storage use it still forms a local landmark at the focal point of the village where the two loops of the figure of eight road pattern intersect, and the scene opens out. A square, stone building with a mitred hipped rag slate roof, its side and rear elevations are pierced by arched windows with Gothick and margin glazing typical of the late Georgian period. There is a prominent datestone on the front. It is the most important historic building in the Conservation Area.

The sense of openness around the chapel contrasts with the feeling of enclosure in the lanes leading away from this space, where stone walls in a variety of patterns contribute greatly to enclosed views at low level. From near the chapel there are important views across the fields by Sea View. The sense of openness also results in part from the visitors' car parking area laid out in the former Court Farm yard, where the original farmhouse has been altered and converted to several individually-named separate units of holiday accommodation.

To the south and east are old stone houses of 17th and 18th century origin - Old Corner House and The Old Bakehouse. On the margin of the hamlet, Royston Farm is of much more recent origin. From Old Corner House, which is set at right angles to the road, a narrow lane rises past short stepped terraces of stone and slate cottages towards the former Bible Christian Chapel. These are mostly modest two-storey dwellings and with simple features such as the garden gate at Myrtle Cottage.

This lane is the most sheltered part of Treligga and there is a strong sense of enclosure which is compounded by stone boundary walls and shrub growth. The feeling at the top of the lane is rather different with a much greater sense of exposure to the winds off the sea - most of the vegetation is shrub-like or stunted trees which are no higher than the dwellings.

## Building Materials

The proximity of local slate quarries is particularly evident in Treligga. As well as the large rag slates on roofs, other slate features are common. Some of the boundary walls are in vertical slate slabs tied together with iron straps. Gateposts of slate are also found. Many of the house signs are on rag slates appropriate to their vernacular setting. Slate paths to some dwellings still remain.

Chimneys are usually brick, or rendered, some built up from stone stacks. Many of the buildings are constructed in random slatestone rubble walling. Some are rendered and painted - mostly white. Lintels are formed of various materials - stone arched, granite or timber.



*White paint - traditionally lime wash - and slate hanging are characteristic wall finishes in Treligga. The left hand cottage has modern replacement windows with top hung lights, rather than the casements or sliding sash styles usually found in buildings of this age.*

Dwelling windows are a mix of type - sliding sash and casement windows are most common but there have been a number of replacement windows. Windows are painted, mostly white, with slate sills. Planked stable doors are a feature of many of the cottages.

Garden and boundary walling is a particular feature of Treligga. There is some fine Cornish hedging with vertical and herringbone coursing - a style maintained on some newer developments.

## PLANNING POLICIES AND CONTROLS

All planning authorities are required by Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to *pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas*. Local planning authorities - in this case North Cornwall District Council - have a duty to *formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas*. This statement seeks to respond to that statutory duty.

Guidance on planning policies in Conservation Areas is provided at a variety of levels. Government guidelines are given in Planning Policy Guidance Note 15 *Planning and the Historic Environment* (PPG15). English Heritage also publishes advisory leaflets. At county level, the Cornwall Structure Plan provides a strategic policy framework in its Countryside and Built Environment chapter. At local level the North Cornwall District Local Plan forms the basis for planning decisions. The policies contained in the *The Historic Environment* section of its Environment chapter are particularly relevant. Supplementary planning guidance is provided by this Character Statement and by the North Cornwall Design Guide.

Treligga is also subject to particular policies which are described in more detail in the North Cornwall District Local Plan. It is located within an Area of Outstanding National Beauty, in an Area of Great Scientific Value and close to the South West Coast Path. The hamlet is not a settlement designated for any further development.

Owners of property within the Conservation Area should be aware that the designation of a Conservation Area automatically brings into effect additional planning controls and considerations which include:

- The demolition of buildings is not permitted except with the prior consent of the District Council.
- Tighter limits on 'permitted development' allowances.
- Restrictions on felling and other tree work. Owners must give 6 weeks notice to the District Council of proposed work to trees. Important hedges and trees are shown on the accompanying character map.
- The District Council must publicise development proposals.
- A presumption that new development should preserve or enhance the character of the area.
- Outline planning applications will not be accepted.

The provision of substitute windows, doors and materials to walls and roofs has occurred in some cases. This is considered to be detrimental to the character of the Conservation Area. The future use of PVCu, or other inappropriate window, door or wall styles or materials is discouraged. This includes the use of manufactured slates or tiles on roofs or as cladding. Traditional boundary treatments should also be maintained. As a general rule repair rather than replacement is preferred. Where repairs are necessary the use of traditional materials

and styles which maintain the architectural detailing of the Conservation Area is recommended. The North Cornwall Design Guide gives further details.

## Listed Buildings

Some buildings are listed by the Secretary of State as being of special architectural or historic interest in their own right. The interiors and exteriors of these buildings are protected by law and prior listed building consent is usually necessary from the District Council before any works of alteration, demolition or extension can be carried out. Such works could include re-roofing, rendering or painting walls, the alteration of doors and windows, replacing rainwater goods, the removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Buildings in Treligga which are listed as being of special architectural or historic interest are shown on the accompanying character map.

## AREAS OF OPPORTUNITY FOR ENHANCEMENT WITHIN THE CONSERVATION AREA

There are some features of Treligga Conservation Area where there is scope for enhancement work. Responsibility rests with both private owners and public bodies. The suggestions below have been identified in conjunction with local people and are set out for consideration as opportunities arise. The District Council will take the lead in encouraging their implementation.

- The entrance to Treligga is slightly unresolved in the area of the former ford which presents an unkempt, scrubby appearance. There is scope to improve this area of rough ground and highlight the information on the finger post sign.
- The co-operation of statutory undertakers will be sought to reduce the impact of overhead lines.

## FURTHER INFORMATION

Documents and policies referred to above include:

Department of the Environment/Department of National Heritage, PPG 15 : *Planning Policy Guidance: Planning and the Historic Environment*, HMSO 1994

English Heritage, *Conservation Area Practice*, October 1995

English Heritage, *Development in the Historic Environment*, June 1995

Cornwall County Council, *Cornwall Structure Plan*

North Cornwall District Council, *North Cornwall District Local Plan*

North Cornwall District Council, *North Cornwall Design Guide*

*Lake's Parochial History of the County of Cornwall*, Vols. 1-4, 1867-72

O. J. Padel, *Cornish Place Names*, 1988

For further advice contact: Director of Planning & Development

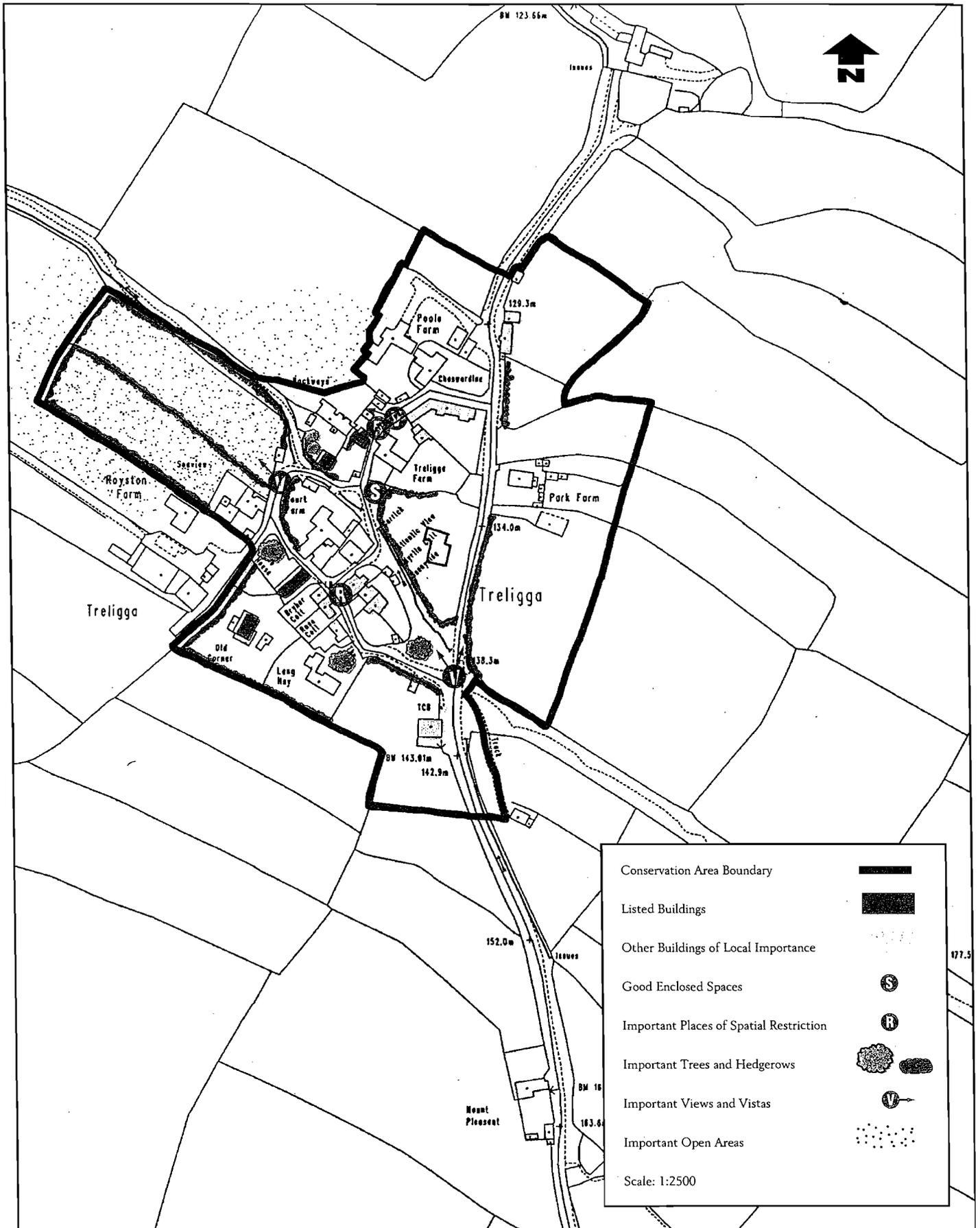
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# TRELIGGA CONSERVATION AREA



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