

# Boscaswell Conservation Area Appraisal

DRAFT AUGUST 2009



|                             |   |
|-----------------------------|---|
| Conservation Area Map       |   |
| Summary of Special Interest | 1 |

## 1.0 INTRODUCTION

|     |   |   |
|-----|---|---|
| 1.1 | Conservation Areas                          | 2 |
| 1.2 | Boscaswell's Conservation Area              | 2 |
| 1.3 | Purpose & Scope of this Character Appraisal | 2 |
| 1.4 | Planning Policy Framework                   | 3 |
| 1.5 | World Heritage Site Inscription             | 3 |
| 1.6 | Consultation & Adoption                     | 4 |

## 2.0 LOCATION AND LANDSCAPE SETTING

|     |                   |   |
|-----|-------------------|---|
| 2.1 | Location          | 5 |
| 2.2 | Landscape Setting | 5 |

## 3.0 HISTORY & DEVELOPMENT

|     |                            |    |
|-----|----------------------------|----|
| 3.1 | The History of Boscaswell  | 7  |
| 3.2 | Physical Development       | 9  |
|     | ◆ Pre-Industrial           | 9  |
|     | ◆ Industrial (1820 - 1986) | 10 |
|     | ◆ Post Industrial          | 10 |

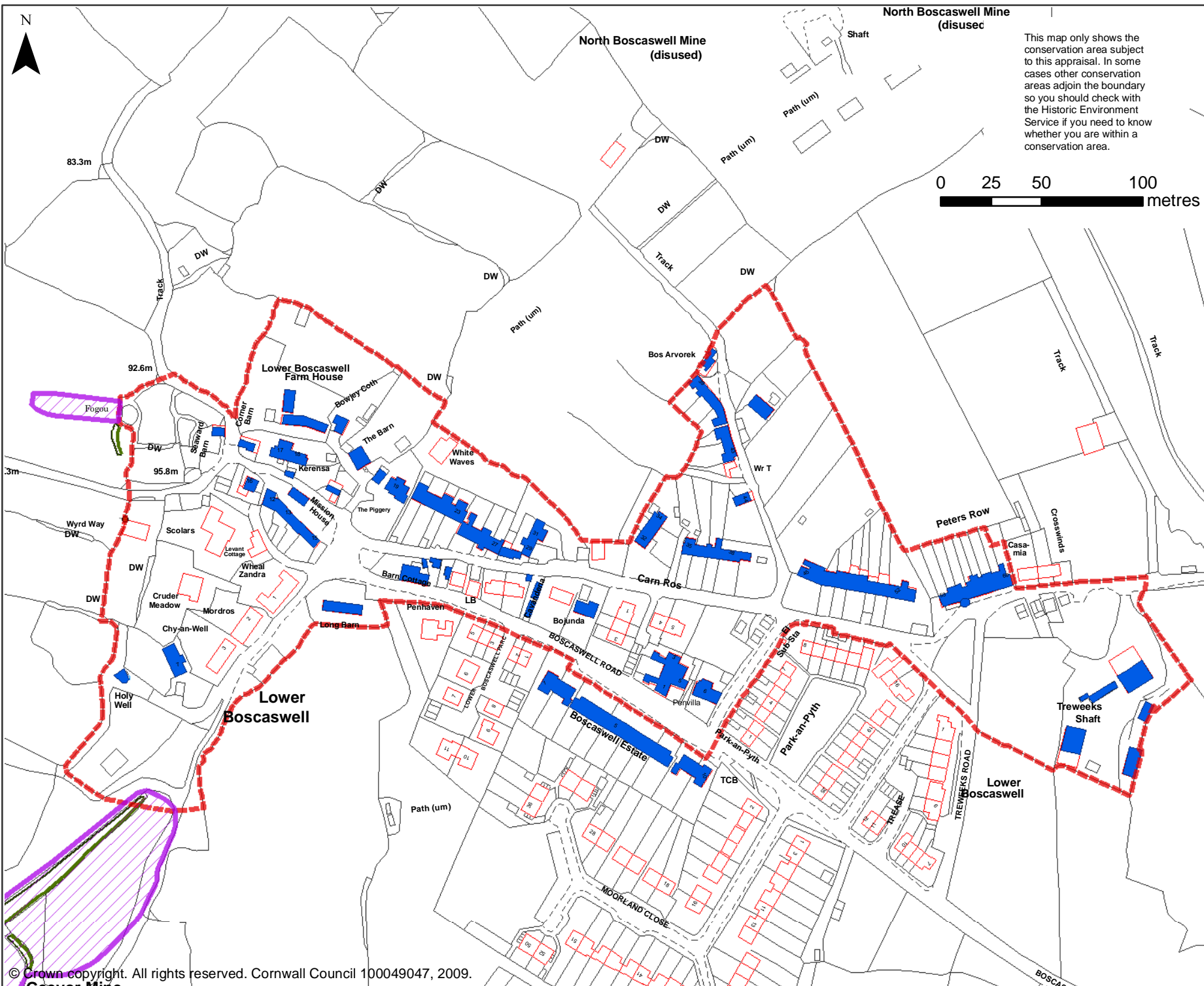
## 4.0 APPRAISAL OF SPECIAL INTEREST

|     |  |    |
|-----|--|----|
| 4.1 | General Character                          | 12 |
| 4.2 | Surviving Historic Fabric                  | 12 |
|     | Pre-Industrial                             | 12 |
|     | Industrial                                 | 12 |
| 4.3 | Architecture, Geology & Building Materials | 13 |
|     | Geology and Building Materials             | 13 |

|     |                        |    |
|-----|------------------------|----|
|     | Architectural Styles   | 15 |
| 4.4 | Spaces, Views & Vistas | 16 |
| 4.5 | Character Areas        | 18 |
|     | • Old Boscawell        | 18 |
|     | • Carn Ros – lower end | 23 |
|     | • Carn Ros – upper end | 25 |
|     | • Boscawell Road       | 27 |

## 5.0 PRESERVATION AND ENHANCEMENT

|     |   |    |
|-----|---|----|
| 5.1 | Preservation  | 29 |
| 5.2 | Design Guidance   | 29 |
| 5.3 | Scheduled Monuments and Listed Buildings                        | 30 |
| 5.4 | The Protection of Other Buildings                               | 31 |
| 5.5 | Issues  | 31 |
|     | 5.5.1 Highway Related Issues                                    | 32 |
|     | 5.5.2 Boundary Treatment and Garden Development                 | 32 |
|     | 5.5.3 Outbuildings  | 34 |
|     | 5.5.4 Retaining References to Former Uses of land and buildings | 35 |
|     | 5.5.5 Use of Prevalent Traditional and Local Building Materials | 37 |
|     | 5.5.6 Contribution of Trees and Other Vegetation                | 39 |
|     | 5.5.7 Wirescape and other Statutory Installations and Services  | 40 |
|     | 5.5.8 Extent of Intrusion and Damage                            | 41 |
|     | 5.5.9 Archaeology   | 43 |
|     | 5.5.10 Climate Change and Historic Conservation                 | 44 |
|     | 5.5.11 Boundary Alterations                                     | 44 |



North Boscaswell Mine (disused)

This map only shows the conservation area subject to this appraisal. In some cases other conservation areas adjoin the boundary so you should check with the Historic Environment Service if you need to know whether you are within a conservation area.



**Cornwall & Scilly Historic Environment Record**  
 Kennall Building, Old County Hall,  
 Station Road, Truro, Cornwall, TR1 3AY  
 tel: 01872 323603 fax: 01872 323811  
 email: hes@cornwall.gov.uk

**Title**  
**Boscaswell Conservation Area**

- Key**
- Conservation Areas
  - Scheduled Monument
  - Significant Historic Building

NB - This map cannot be used for the purposes of identifying whether or not a building is listed, as it is not a complete record. Buildings are added or removed from the list from time to time. Walls, outhouses and other structures in the curtilage of a principal listed building are also covered by listing designation, but are not shown here. Please consult the Historic Environment Service if you need to identify the listed status of a building or structure.



© This document is Copyright. It should not be relied on or used in circumstances other than those for which it was originally prepared and for which Cornwall County Council was originally commissioned. Cornwall County Council accepts no responsibility for this drawing to any other party other than the person(s) by whom it was commissioned.

Originator  
 Date August 2009

## SUMMARY OF SPECIAL INTEREST

Boscaswell (now known as Lower Boscaswell) has an intimate relationship with its surrounding landscape lying a few hundred meters to the west of the main St Just – St Ives coast road, situated on the coastal plain between Pendeen and the sea.

Boscaswell was the original settlement focus in this area and remains a separate village with a locally typical settlement pattern, and because of the continuation of mining in the vicinity up until the end of 20<sup>th</sup> century went through a long period of continuous development and change. There are prehistoric settlement remains, a medieval holy well, buildings associated with post medieval farming and pre-19<sup>th</sup> century mining, as well as 19<sup>th</sup> century industrial housing, around all of which the conservation area is based.

The grain of the settlement has a pattern of parallel lines of development converging on the Iron Age settlement site. A few 17<sup>th</sup> /early 18<sup>th</sup> century buildings survive. During the industrial period individual cottages and rows appeared along the road on the north side of Boscaswell Lower Downs. There has been some loss of cottages in the hamlet centre, and examples where terraces have grown from single buildings, and single larger buildings may have once been multiple properties.

The granite and slate rows in the old hamlet form a good sequence stepping up the slope and are typically of a variety of single and double fronted cottages, but with additions and alterations, set within a good series of lanes and alleys. As the rows were built further out of the old settlement they became more regular and terrace like and show signs of more coherent development rather than informally connected rows of cottages.

There are some good surviving agricultural buildings within the settlement, and a good series of old walls, particularly those associated with the old Iron Age settlement at the west end of the conservation area and some good stone metalled tracks survive in places.

Views into the Conservation Area are perhaps best gained from the north where there is an almost completely harmonious sequence of cottages, farm buildings and rows forming a good cohesive group. Views from the south are dominated by the 20<sup>th</sup> century council housing. There are good views out of the conservation area towards Pendeen Watch, the settlements of Pendeen and Trewellard and to Geevor Mine which forms a dominant landscape feature.