

Bojewyan Conservation Area Appraisal

DRAFT AUGUST 2009



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**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

**Bojewyan
Conservation Area**

Key

-  Conservation Areas
-  Listed Building
-  Significant Historic Building

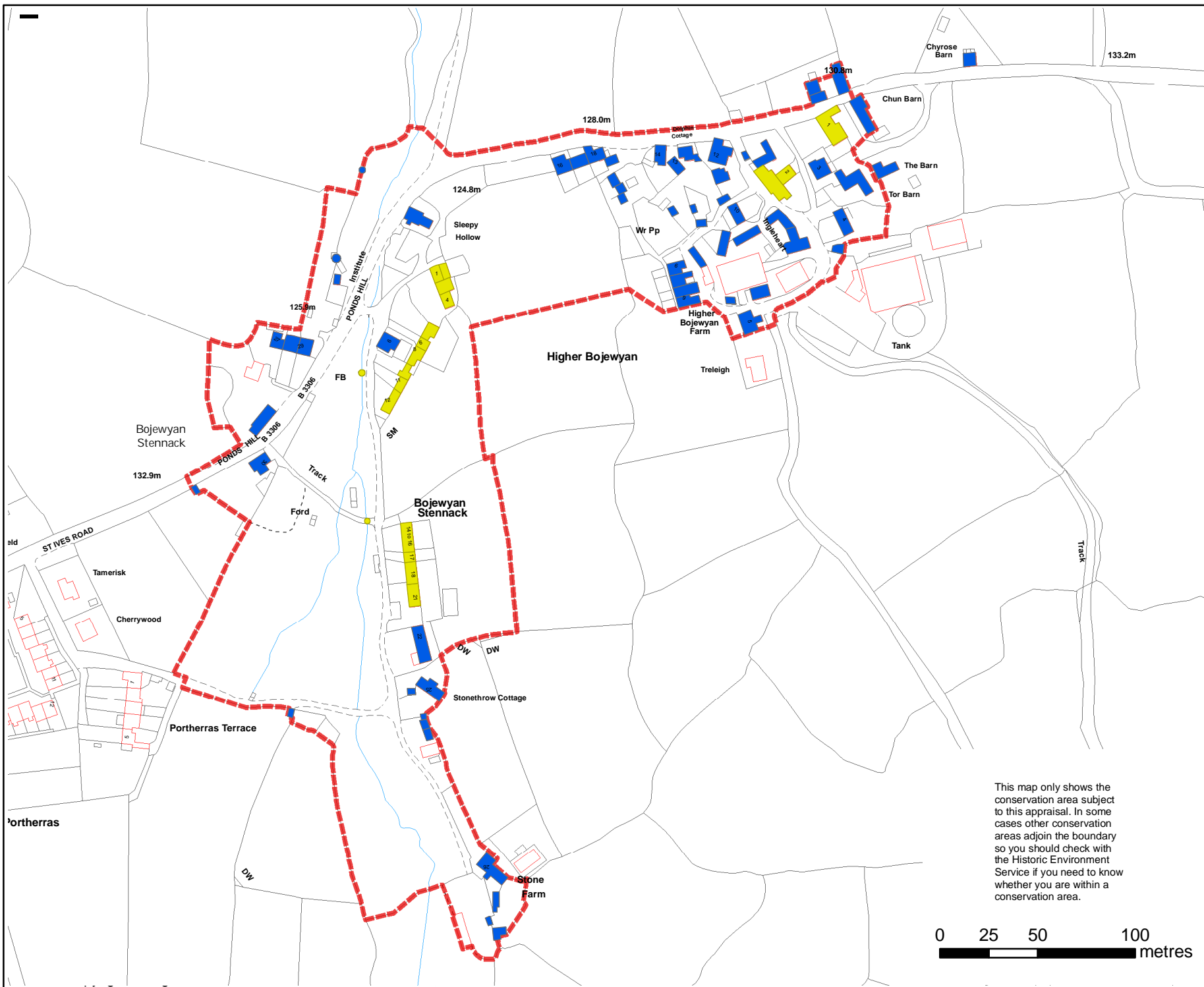
NB - This map cannot be used for the purposes of identifying whether or not a building is listed, as it is not a complete record. Buildings are added or removed from the list from time to time. Walls, outhouses and other structures in the curtilage of a principal listed building are also covered by listing 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.

Date

August 2009



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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.



SUMMARY OF SPECIAL INTEREST

Bojewyan is set in a landscape of ancient field systems on a narrow coastal plain set around the sheltered Portherras valley, one of few valleys cutting up into the Penwith moorland. This is a landscape of great beauty and drama as well as outstanding historical significance. The conservation area is made up of two very distinct parts – the hamlet of Higher Bojewyan and Bojewyan Stennack / Ponds Hill.

Higher Bojewyan is an old nucleated agricultural hamlet standing with a broad sweep of relatively good agricultural land. It is remarkably unaffected by modern developments and gives perhaps the best impression of what a working hamlet in this area looked like during the 19th century and stands as a good example of the expansion and subsequent contraction of an old agricultural settlement affected by the mining boom in a period of less than 50 years. The cluster of buildings look in to the old townplace and the lane running north-south through the hamlet. The unmetalled tracks, rough walled enclosures and fragmentary remains of ruined buildings add considerable character and quality to the scene. The settlement stands within anciently enclosed farmland of medieval or earlier origin. Given the long history of tin working there has probably always been an industrial element to the landscape and settlement history in this area. Higher Bojewyan retains much of the fabric and character of its pre-industrial nucleus, with some of the best examples in the area of 17th /18th century cottages and farm buildings, and good groups of outbuildings either side of an intimate lane which broadens out into a townplace shared between at least two different farms.

Bojewyan Stennack is entirely a creation of the industrial phase although it now also incorporates an originally separate pre-industrial hamlet at Ponds Hill. Many original elements survive including miners cottages built on the edge of common land or waste land, fragments of outbuildings, bridges and the remains of leats and other remnants of the old stream workings. The views from Portherras Cross down into the valley and overlooking the Stennack rows is one of the most picturesque scenes associated with the mining settlements in the area. Bojewyan Stennack contains three terraces of miners cottages, although heavily restored with a uniformity of detail yet still incredibly important to the special character of the area. They have the typical larger house at one end and front gardens.

Following the decline in local industry populations reduced, buildings were abandoned and demolished. Higher Bojewyan reverted to being a primarily farming settlement and that still dictates its character today. Bojewyan Stennack became so emptied of population that it narrowly escaped demolition altogether. Now the terraces have been refurbished and several are used as second homes / holiday cottages.

Within the conservation area there is a relatively high number of listed buildings reflecting their quality and importance. The overall range of building types is limited. There is a unique series of early farmhouses with various and extremely varied farm buildings of all dates, shape and sizes attending them. However most buildings in Bojewyan are relatively simple 19th century cottages, in pairs or rows and there is nothing overtly industrial.

It is almost without exception a granite village and this is used in a variety of ways much of it relating to the date of the buildings as well as their relative social status. Alongside the granite the universal roofing material was Cornish slate, typically a wet laid scantle and numerous good examples survive today on both domestic and agricultural buildings.