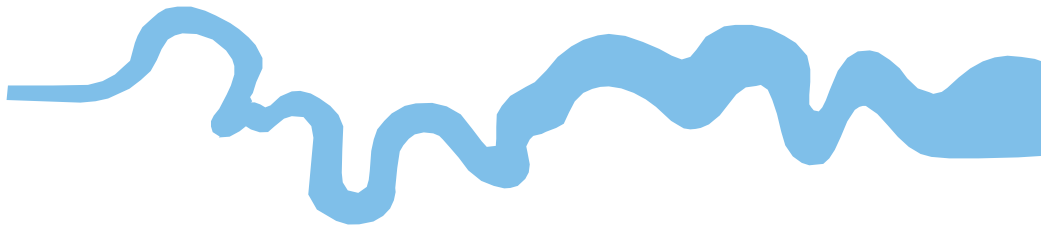


T V A S



SOUTH WEST

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**

Building Recording

by Danielle Milbank

Site Code: SQD18/173

(SW8512 5966)

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**

Building Recording

For Armour Heritage

By Danielle Milbank

Thames Valley Archaeological Services Ltd

Site Code SQD 18-173

November 2018

Summary

Site name: Former Public House, Sunnyside Holiday Park, Quintrell Downs, Newquay, Cornwall

Grid reference: SW8512 5966

Site activity: Building Recording

Date and duration of project: 6th and 7th November 2018

Project coordinator: Danielle Milbank

Site code: SQD 18-173

Summary of results: The building recording was carried out on the former public house prior to demolition. The building was found to be in a dilapidated state, with the core unstable, and was recorded to the fullest extent possible given its condition. The building dates to the early Victorian period (c.1840-1860) and has cob walls and a simple layout, with two phases of remodelling represented by an early outshut at the north-east, and a further outshut at the north-west and internal remodelling carried out for its conversion from a cottage to a public house, forming part of the holiday park complex.

Location and reference of archive: The archive is presently held at TVAS Taunton and will be deposited at Cornwall Record Office in due course.

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Report edited/checked by:	Steve Ford✓ 23.11.18
	Steve Preston✓ 23.11.18

Former Public House, Sunnyside Holiday Park, Quintrell Downs, Newquay, Cornwall Building Recording

by Danielle Milbank

Report 18/173

Introduction

This report documents the results of building recording at Sunnyside Holiday Park, Quintrell Downs, Newquay, Cornwall (Figure 1). The work was commissioned by Ms Sue Farr of Armour Heritage, Greystone, Cottage, Trudoxhill, Frome, Somerset, BA11 5DP.

Planning consent (Refs. APP/D0840/W/17/3181044 and APP/D0840/W/17/3181047) was granted by Cornwall Council on appeal for the demolition of the existing public house building and the construction of new dwellings. The consent is subject to a condition (25) which requires a programme of building recording prior to demolition. This report documents the results of the building recording.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the County Council's policies on the historic environment. The fieldwork was undertaken by Danielle Milbank and Daena Guest on 6th and 7th November 2018 and the site code is SQD18/173.

The archive is presently held at TVAS Taunton and will be deposited at Truro Museum and a copy sent to the National Monuments Record in due course.

Location, topography and geology

The site lies on the south-eastern outskirts of Quintrell Downs, south-east of Newquay (Fig. 1). The public house is set within a former holiday park (Fig. 2), with several modern structures relating to the park use still extant including access roads to the pitches, though the buildings are now empty and the caravans have all been removed. The site lies on ground that slopes to the south-west at a height of 50m above Ordnance Datum. The underlying geology comprises head deposits of silt sand and gravel (BGS 2012).

Historical Background

The site has been the subject of a desk-based assessment by Armour Heritage (ref. AH670/1), which included a map regression of the site. In summary, the area of the cottage is not shown in great detail on Speed's 1610-11 map. The site as a whole is shown on the tithe map of 1839 (Fig. 3) as farmland comprising several arable fields

owned by Sir Richard Rawlinson Vyvyan with various tenants, and a long rectangular building on a south-west to north-east axis is shown in the approximate location of the former public house.

The First Edition Ordnance Survey map of 1881 shows the long rectangular building has been replaced by the public house building (at this point, a cottage), T-shaped in plan, with the main part on an ESE–WNW axis. The 1907 Ordnance Survey shows the public house building slightly differently (in three parts) suggesting the addition of the rear outshut at the east. Subsequent Ordnance Survey maps show little change to the building itself, though the fields at the south of the site are developed to form the Sunnyside caravan park (with the addition of Tarmac roads and a car park). Ordnance Survey maps of the 1970 show the addition of a bungalow, and further development of the site was carried out in the early part of the 21st century (namely the construction of the lodge and nightclub buildings), and subsequent abandonment of these buildings from 2009 onwards, when the Holiday Park was finally closed.

The plans and elevations relating to the 1994/1995 planning application show two proposals for the building's conversion from a cottage to a bar, one proposal with a one-storey extension and an alternative proposal with two storeys at the north-east, a first floor landing and dining area. The actual modifications followed the former scheme.

Methodology

The building recording was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments for a Level 3 record (RCHME 1996; HE 2016), with certain constraints imposed by health and safety considerations.

The building is orientated with its front elevation facing south-south-east, however for ease of description within this report, the building will be described as if the front elevation faced south, the rear elevation facing north, etc. The location and orientation of each of the photographs in the photographic catalogue are shown on floor plan (Fig. 4), with the elevations shown on Figure 5.

Description

Exterior

The building is set within a field, and is approached by a Tarmac access road via a car park (Pl. 1), with a modern single-storey building to the west (part of the range of buildings forming the holiday park complex). The land around the building is relatively flat, beyond which is a gentle slope up to the south and to the north.

The building has a Tarmac path to its door, and a Tarmac drive in poor condition alongside the east of the building. To the west and at the north (rear) of the building is a garden, overgrown at the time of the building recording.

The form of the building is rectangular, with a rear projection at the centre of the north facing side and an outshut at the east and west of this. It was formerly two storeys, with evidently a very low ceiling height, though it has been modified internally to form one main interior room. The building has a shallow pitched roof, with a gable at the east end and hipped at the west. It is tiled in grey slate tiles, which are in good condition overall and appear to be modern. At the eastern end of the roof is a single chimney of rendered red brick, with a single chimneypot. The rear projection and outshuts are roofed with a catslide pitched roof and grey slate tiles, as is the small porch on the front elevation. The walls throughout the main building including the porch, rear projection and outshuts are rendered cob, with the extension at the rear is of breeze-block construction with a flat roof, and the building as a whole is painted in pale blue.

The front elevation (Pl. 2) is asymmetric, with the front door and porch to the right hand side. The porch appears to be cob-built, with walls thinner and slightly neater than the building overall. Damage to the render shows that there is a timber lintel above the doorway. The three first-floor windows are irregularly spaced, and of differing dimensions. These were boarded but it was possible to establish that they each comprise two (probably side-hung) panes in simple black-painted wooden frames. The cob wall appears to be in good condition in the front elevation,. An area to the left of the porch is of a slightly smoother finish and suggests a blocked window adjacent to the pair of windows at the left. There is also tentative evidence for this on the corresponding area of the interior wall.

At the left of the elevation, the wall has two slightly projecting buttresses which are steeply sloping and die into the wall at first floor level. There is nothing to suggest they are a later addition. The ground-floor windows are of similar two-light types, are of the same dimensions and black painted wood and simple form without moulding and do not match the dimensions of the windows above. At the eaves, there is modern guttering, a satellite dish, and two electric lights. At the right of the ground floor, a low garden wall built of cob extends to the south, in line with the eastern extent of the building.

The east facing elevation (Pl. 3) comprises a gable end with no window, plain modern bargeboards at the eaves and modern alarm fittings. At the right is the side of the outshut, with a small modern window of one fixed pane, and beyond this, the breeze-block extension.

The upper part of the gable on its north side, and the north side of the main roof apex, are in very poor condition and a large part of the cob wall has crumbled into the building interior. The remaining cob walls in this part of the building are in a precarious state. Plastic protective sheeting has been put in place by the current owners to prevent further deterioration but it was judged to be in a very unstable condition at the time of the building recording, and at risk of imminent further collapse.

The rear elevation (Pl. 4) shows the flat roofed extension, though trees, shrubs and undergrowth obscure the rear wall, including the door and window. The west side elevation (Pl. 5) has a hipped roof tiled in grey slate, with red ceramic ridge tiles. A single window at the centre of the first floor comprises two panes with black-painted wooden frames.

At the left of the elevation is the cob-built single storey extension with a catslide roof, and a door which is of similar short height to the front door.

Interior

The front door gives access to the main room [1] (Pl. 6), which occupies the width of the building. It served as the main bar area and the room is plastered internally, which has removed any evidence for the location of a partition wall which would have separated the space into two rooms in its original form of a cottage.

The ceiling joists are exposed and are fairly widely-spaced, and appear to be machine-cut timbers. At the north-east corner, the damage to the roof and the gable end wall has resulted in the partial collapse of the ceiling (Pl. 7). The precarious state of this wall and the ceiling prevented full access to the rear rooms at the east (Pl. 8). These occupy the single-storey outshut at the east and represent the male and female toilets of the public house (Room 3). The upper part of the rear (north) wall has also collapsed into the room, with a substantial quantity of fragmented cob material and other debris filling the space (Pl. 9). A void is exposed which represents the chimney of a former fireplace which faced into the west of the main room. This has been removed (probably in the 1995 conversion to a public house). The windows are deeply-set and splayed, illustrating the thickness of the walls, and have wooden sills and lintels (Pls 10 and 12).

At the west of the room, the bar area continues in an L-shape to occupy the rear outshut (Pl. 11). This is a one-storey high space, with machine-cut joists set at right angles to those in the main room. These are supported on a rigid steel joist at the centre of the room and this part of the building has an internal (modern, wooden) door leading to the east into the store room [4] which occupies the original rear projection of the building, though this could not be accessed due to the risk of collapse.

Interpretation

The former public house was found to have undergone two main phases of development, though neither has drastically altered its form as a small cob-built building. This compact, simple cottage form is typical of its period and location, and small cottages on arable land were built in this style using cob throughout the 18th century and Victorian period (Brunskill 1990). Its initial construction, comprising two units with rear projection (forming a T-shape) was built between 1839 and 1881, and the proportions and low ceilings might hint at its being from the early part of this range.

The second phase of the cottage's development comprised a cob built rear outshut at the northeast, of one storey, which was added in the very late 19th or first years of the 20th century, being a common modification as indoor toilets became standard.

A further phase of modification came in the mid 1990s, when the cottage was converted to a pub, the first floor removed to create one main room at the front, and the fireplace removed and chimney bricked up, though it was not clear whether this was with cob or (more likely) brick or breeze block. The removal of the substantial structure of the fireplace at the core of the house may have served to destabilize the rear wall and contribute to its later failure. A single-storey outshut was added at the rear (north-west) which served as part of the bar area, creating an L-shaped interior space, and the slate roof tiles also appear to belong to this phase.

Conclusion

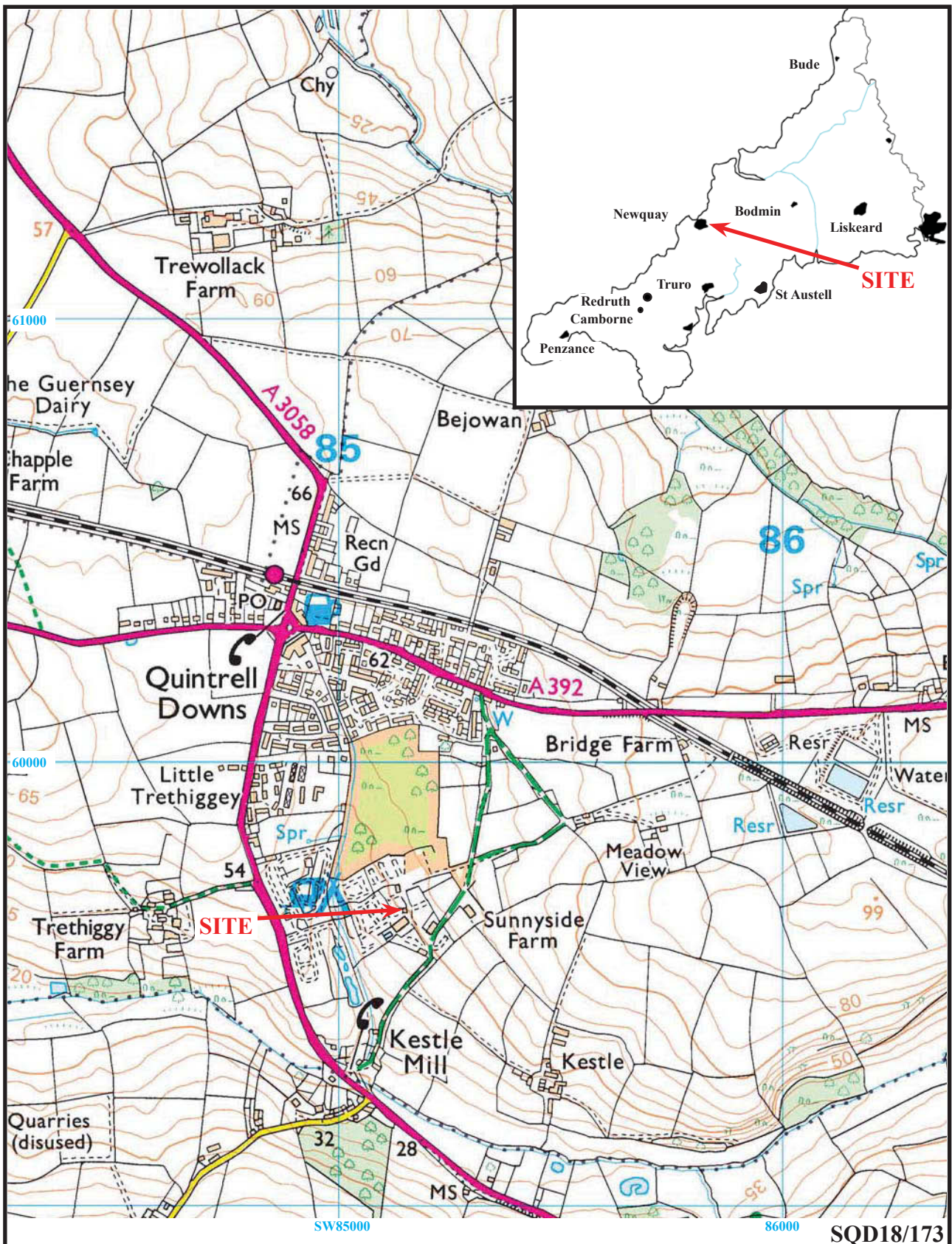
The building recording was carried out to the fullest extent possible given the safety considerations imposed by the condition of the roof and rear wall. It has documented the important features of the building, and shown its development since its early Victorian origins. Overall, it would have represented a good example of its type when first built, through most of the 20th century, and the conversion to a public house did preserve many of its original features and its overall character. The front elevation appears to be sound and considered alone would perhaps merit preservation. However, the conversion has removed many internal features and added the north-west outshut which is slightly less in keeping with the cottage form. Structurally, the conversion is also likely to have contributed to the current condition of the house by destabilising the core and allowing moisture into the cob walling. Once moisture was introduced, the wall structure would have become weakened fairly rapidly, and it is likely that the ingress of moisture has affected more of the structure than the parts obviously damaged. A likely loss of further cob material would be expected over the winter months, despite the current owners' work to protect the structure, and in its current condition, little potential remains to increase its lifespan.

References

- BGS, 2012, *British Geological Survey*, 1:50,000, Sheet 346, Solid and Drift Edition, Keyworth
- Brunskill, R W, 1990, *Brick and Clay Building in Britain*, London
- HE, 2016, *Understanding Historic Buildings*, Historic England, London
- NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London
- RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London

APPENDIX 1: Photographic Catalogue

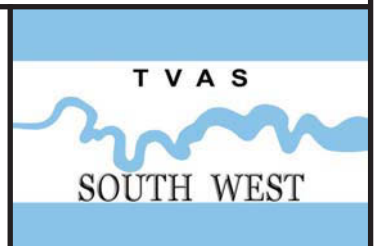
<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	2 x 1m	Exterior	Looking NNW	General (Plate 1)
2	2 x 1m	Exterior	Looking NW	Front elevation (Pl. 2)
3	2 x 1m	Exterior	Looking SW	NE facing side elevation (wide) (Pl. 3)
4	2 x 1m	Exterior	Looking SW	NE facing side elevation (close)
5	2 x 1m	Exterior	Looking SE	Rear elevation (Pl. 4)
6	2 x 1m	Exterior	Looking NE	SW facing side elevation (Pl. 5)
7	2 x 1m	Exterior	Looking NW	Porch (Pl. 6)
8	2 x 1m	Interior	Looking NW	Room 1(Pl. 7)
9	-	Interior	Looking N	Room 1
10	-	Interior	Looking N	Room 1 Ceiling
11	-	Interior	Looking NNW	Room 1/Lobby(Pl. 8)
12	2 x 1m	Interior	Looking NW	Room 1 rubble (lower) (Pl. 9)
13	-	Interior	Looking NW	Room 1 rubble (upper)
14	2 x 1m	Interior	Looking SW	Room 1
15	-	Interior	Looking SW	Room 1/ Room 2 (Pl. 10)
16	-	Interior	Looking NW	Room 1/ Room 2
17	-	Interior	Looking S	Room 1
18	-	Interior	Looking N	Room 2 (Pl. 11)
19	-	Interior	Looking N	Room 2
20	-	Interior	Looking N	Room 1 corner
21	1 x 1m	Interior	Looking N	Room 1
22	2 x 1m	Interior	Looking SE	Room 1(Pl. 12)
23	-	Interior	Looking	Lobby

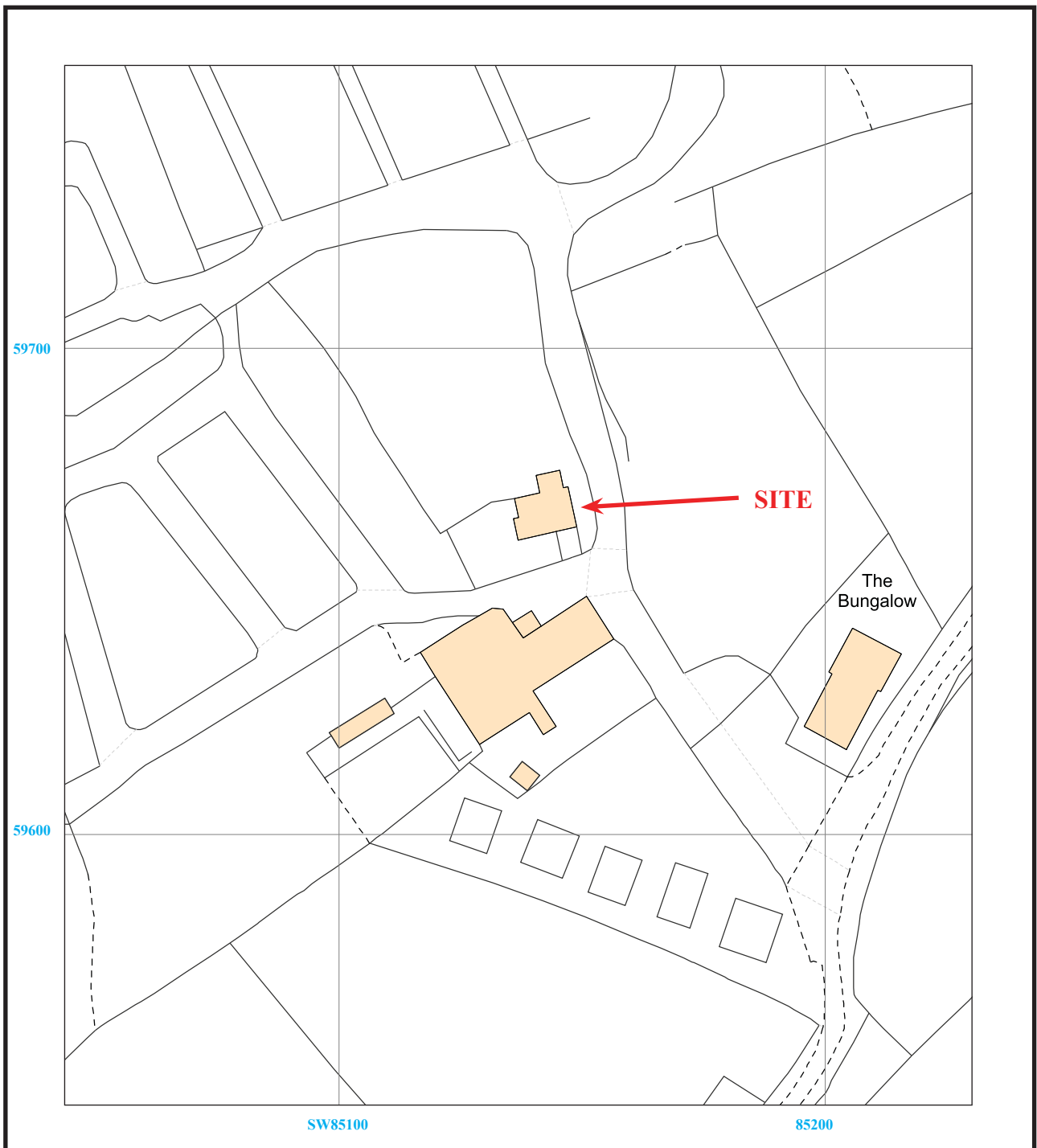


**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall
Building Recording**

Figure 1. Location of site within Quintrell Downs and Cornwall.

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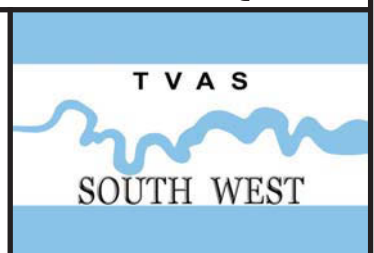
SQD18/173

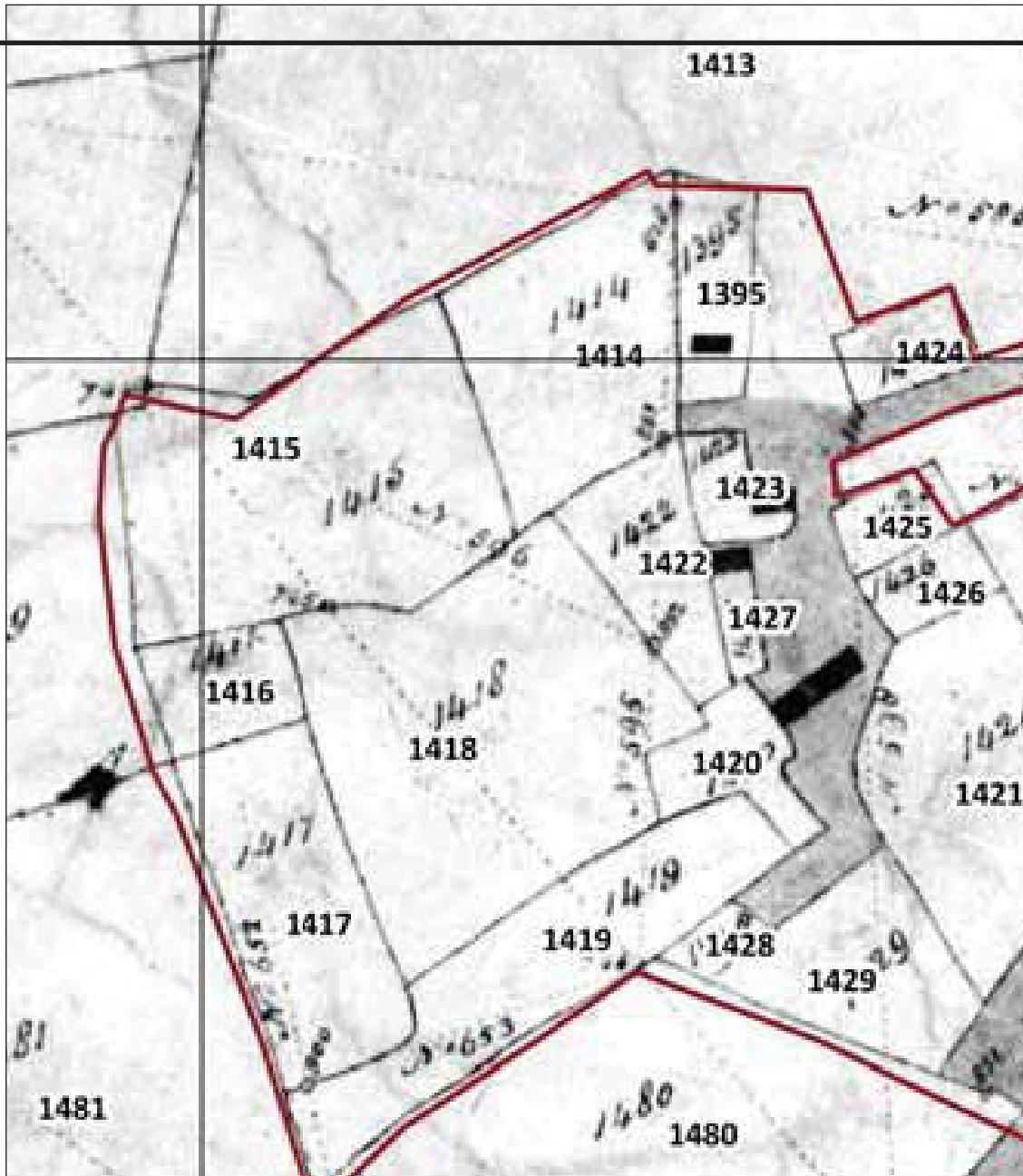
**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**

Building Recording

Figure 2. Detailed location of site.

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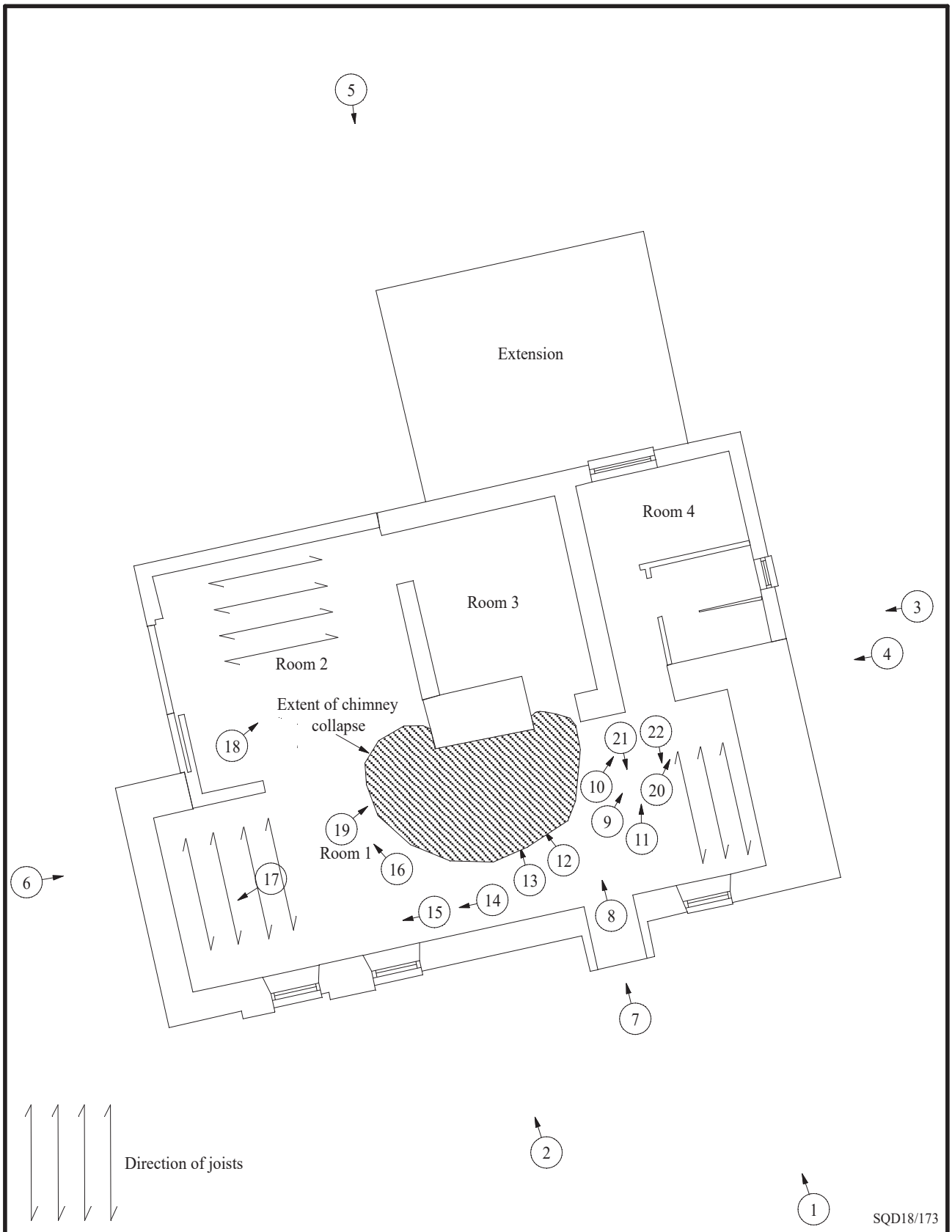


SQD18/173

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall
Building Recording**

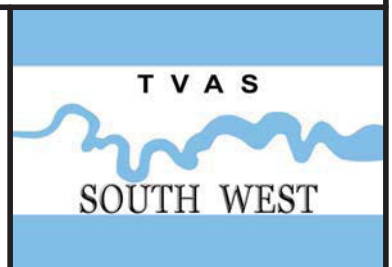
Figure 3. St Columb Major Tithe map 1839.





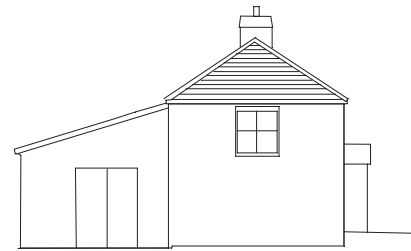
**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall
Building Recording**

Figure 4. Site plan showing photograph locations and orientations

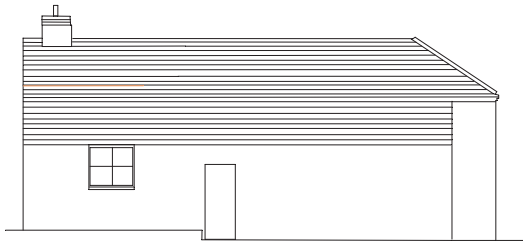




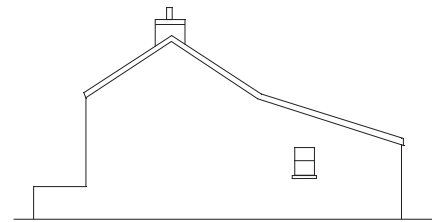
Front elevation



West facing elevation



Rear Elevation



East Facing Elevation

SQD18/173



**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall
Building Recording**

Figure 5. Elevations





Plate 1. Exterior, general, looking NNW, Scales: 2 x 1m.



Plate 2. Exterior, front elevation, looking NW, Scales: 2 x 1m



Plate 3. Exterior, NE facing side elevation, looking SW,
Scales: 2 x 1m



Plate 4. Exterior, rear elevation, looking SE, Scales: 2 x 1m.

SQD18/173

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**
Building Recording
Plates 1 to 4.

THAMES VALLEY
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Plate 5. SW facing side elevation, looking NE, Scales: 2 x 1m.



Plate 6. Exterior, Porch, looking NW. Scales: 2 x 1m.

SQD18/173

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**
Building Recording
Plates 5 and 6.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 7. Interior, Room 1, looking NW, Scales: 2 x 1m.



Plate 8. Interior, Room 1, looking NNW. Scales: 2 x 1m.

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**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**
Building Recording
Plates 7 and 8.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 9. Interior, Room 1, looking NW, Scales: 2 x 1m.



Plate 10. Interior, Room 1 and 2, looking NNW.

SQD18/173

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**
Building Recording
Plates 9 and 10.

THAMES VALLEY
ARCHAEOLOGICAL
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Plate 11. Interior, Room 2, Looking N



Plate 12. Interior, Room 1, Looking SE. Scales: 2 x 1m

SQD18/173

**Former Public House, Sunnyside Holiday Park,
Quintrell Downs, Newquay, Cornwall**
Building Recording
Plates 11 and 12.

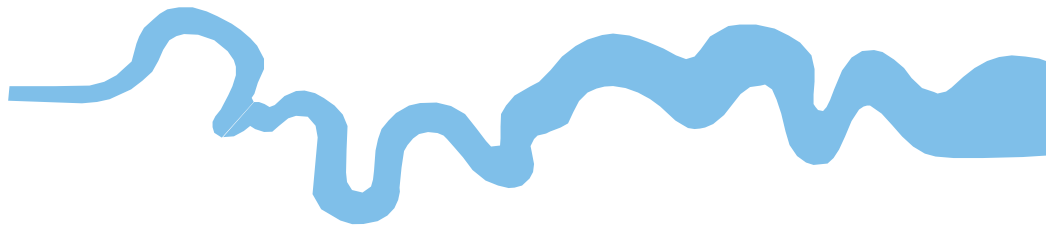
T V A S

SOUTH WEST

TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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