

# LAND at St ANN'S CHAPEL CALSTOCK CORNWALL

Results of a Desk-Based Assessment, Walkover Survey &  
Historic Visual Impact Assessment



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# Land at St Ann's Chapel, Calstock, Cornwall

## Results of a Desk-Based Assessment, Walkover Survey & Historic Visual Impact Assessment

*For*

Ivan Tomlin

*Of*

Planning for Results Ltd. (the Agent)

*By*



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## Summary

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*This report presents the results of a desk-based assessment, walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. on land at St Ann's Chapel, Calstock, Cornwall, as part of the pre-planning documentation for a proposed housing development.*

*The proposed development would be located on land enclosed from the open moorland of Hingston Down in the 1850s. Up to that date the down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospection pits and the Hingston Down Mine was already in operation. The field in question contains a series of linked holloways and mineral prospection pits, although the best examples are located to the north of the proposed development.*

*Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The assessment suggests that only three assets (Hingston Down Mine Enginehouse, Salters Farmhouse, and the historic settlement of St Ann's Chapel) would suffer any level of harm. There may be an incremental change to the character of the WHS, but in terms of the settlement and the wider landscape, that harm is minimal.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on the buried archaeological resource would, however, be **permanent and irreversible**.*

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*Cover plate: View across the site from the north-west corner.*

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- The staff of the Cornwall Record Office (CRO)
- Phil Copleston, Senior Planning Officer, Historic Environment

## 1.0 Introduction

---

|                  |                         |
|------------------|-------------------------|
| <b>Location:</b> | Land at St Ann's Chapel |
| <b>Parish:</b>   | Calstock                |
| <b>County:</b>   | Cornwall                |
| <b>NGR:</b>      | SX4084571139            |

### 1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land at St Ann's Chapel, Calstock in Cornwall (Figure 1). The work was commissioned by Ivan Tomlin of Planning for Results Ltd. (the Agent) in order to establish the historic background for the area and identify any heritage assets that might be affected by the construction of a proposed housing development. This work follows on from an assessment undertaken by Silverlake Design (2015).

### 1.2 Topographical and Geological Background

The proposed site comprises part of one field 0.5ha in extent on the northern edge of the historic settlement of St Ann's Chapel, north of Petroc Close and east of an unnamed parish road. The field lies on the south-facing slopes of Hingston Down below the summit of the down at an altitude of c.235m AOD. The soils of this area are the slowly-permeable seasonally-waterlogged fine loamy soils of the Sportsmans Association (SSEW 1983) overlying the hornfelsed slates of the Tavy Formation (BGS 2015).

### 1.3 Historical Background

The site lies within the parish of Calstock, c.300m to the north of the settlement of St Ann's Chapel. This landscape was largely unenclosed until the 1850s, and forms part of the Cornwall and West Devon Mining Landscape WHS. Hingston Down Mine lies just to the north of the proposed site; this copper mine was active 1850-80, and intermittently thereafter until the 1920s. The area in which the site is situated is classified as *post-medieval enclosed land* on the Cornwall and Scilly Historic Landscape Characterisation (Cornwall Council 2015).

### 1.4 Archaeological Background

The proposed site lies within one of the UNESCO Cornish Mining World Heritage districts (WHS). It also lies south of a linear group of Prehistoric Bronze Age barrows, and south and west of three Grade II Listed buildings. The wider landscape contains a number of Scheduled landscapes at Chilsworthy, Harrowbarrow and Cleave, and Calstock is a protected Conservation Area. A detailed study of the Hingston Down Mine was undertaken by CAU in advance of landscaping and consolidation works, with monitoring and building recording (CAU 2004; 2005; 2007), and survey work, including geophysical survey, was undertaken by SWARCH in advance of a wind turbine application in the area (SWARCH 2014).

## 1.5 Methodology

This document follows the methodology outlined in the Project Design (Appendix 1). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2011a, revised Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013), and *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).

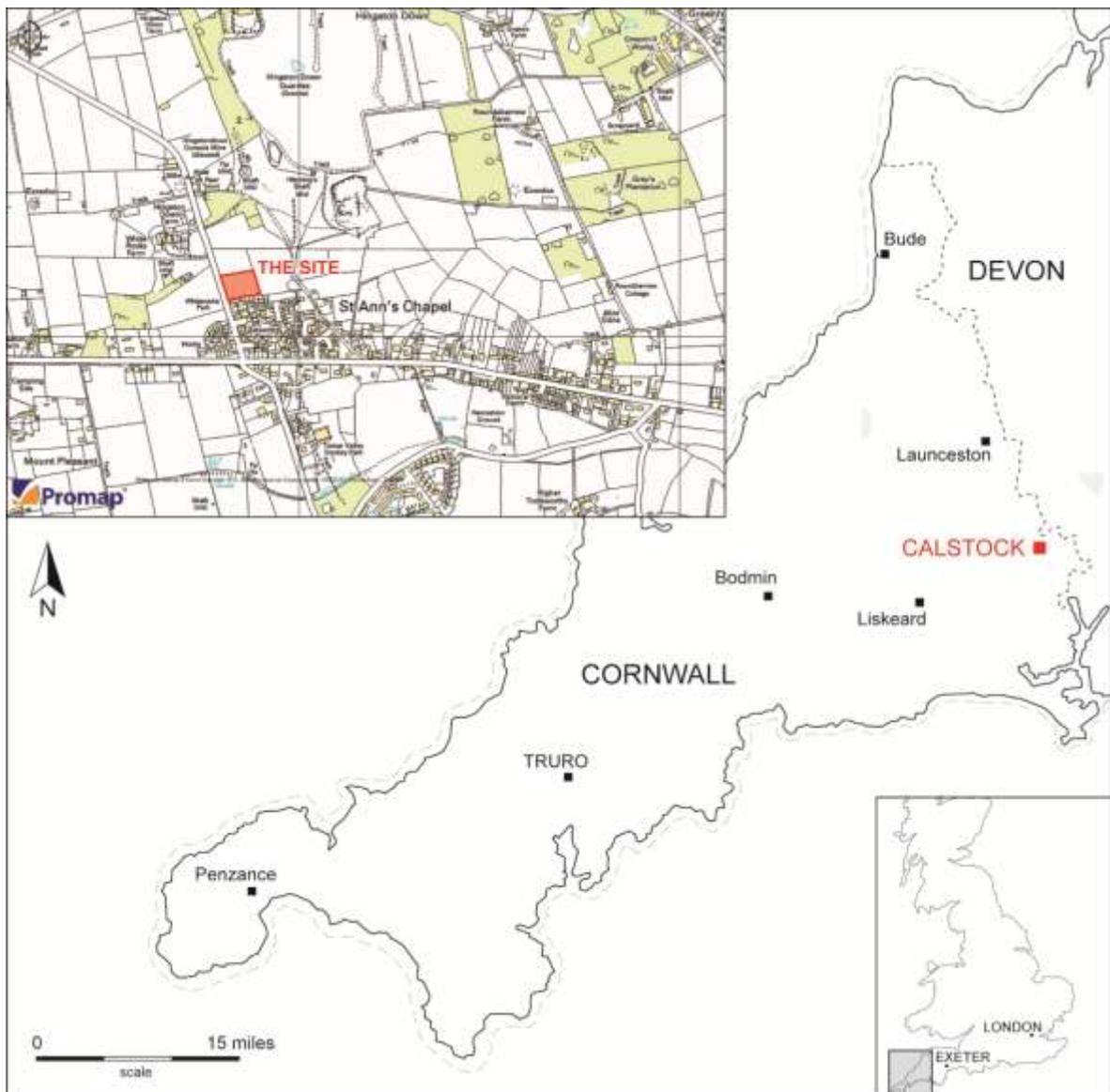


Figure 1: Site location (the proposed site is indicated).

## 2.0 Desk-Based Assessment and Cartographic Analysis

### 2.1 Documentary History

As is clear from the cartographic records (see below), the site of the proposed development was enclosed from open moorland in the late 1850s (enclosure map dated 1859, CRO: QS/PDA 4), and prior to that formed part of the extensive upland area known as Hingston Down. This lay in Calstock, a large parish in the deanery and middle division of the Hundred of East. The manor of Calstock came to the Earls and Dukes of Cornwall in the high medieval period, and remained in their hands until 1798. It was purchased under the Land-Tax Redemption Act by John Pierson Foote Esq, and conveyed in 1806 to the industrialist John Williams Esq. of Scorrier House.

Hingston Down is reputed to be the site of a battle between the Cornish, allied with Danish Vikings, and Egbert of Wessex, which took place in AD 838. It was also where Cornish and Devon tinnerns met to resolve disputes in the 13<sup>th</sup> and 14<sup>th</sup> centuries, and the last Cornish Stannary Parliament was held there in 1753. Its mining heritage is extensive, and the veins of ore so rich as to give rise to the proverb *Hengsten Down well ywrought is London town dear ybonght*. Hingston Down Mine, located immediately to the west, was a copper mine worked intermittently between 1850 and 1920, but openworks on the Down were being worked from the 17<sup>th</sup> century. The buildings and shafts at Hingston were consolidated and capped in the early 2000s.

Adjacent settlements would have grazed their livestock on the moor, and the right of common was enshrined in the leases of individual tenements in, for instance, Callington (e.g. CRO: CY/1846, CY.1849 etc.).

### 2.2 Early Cartographic sources

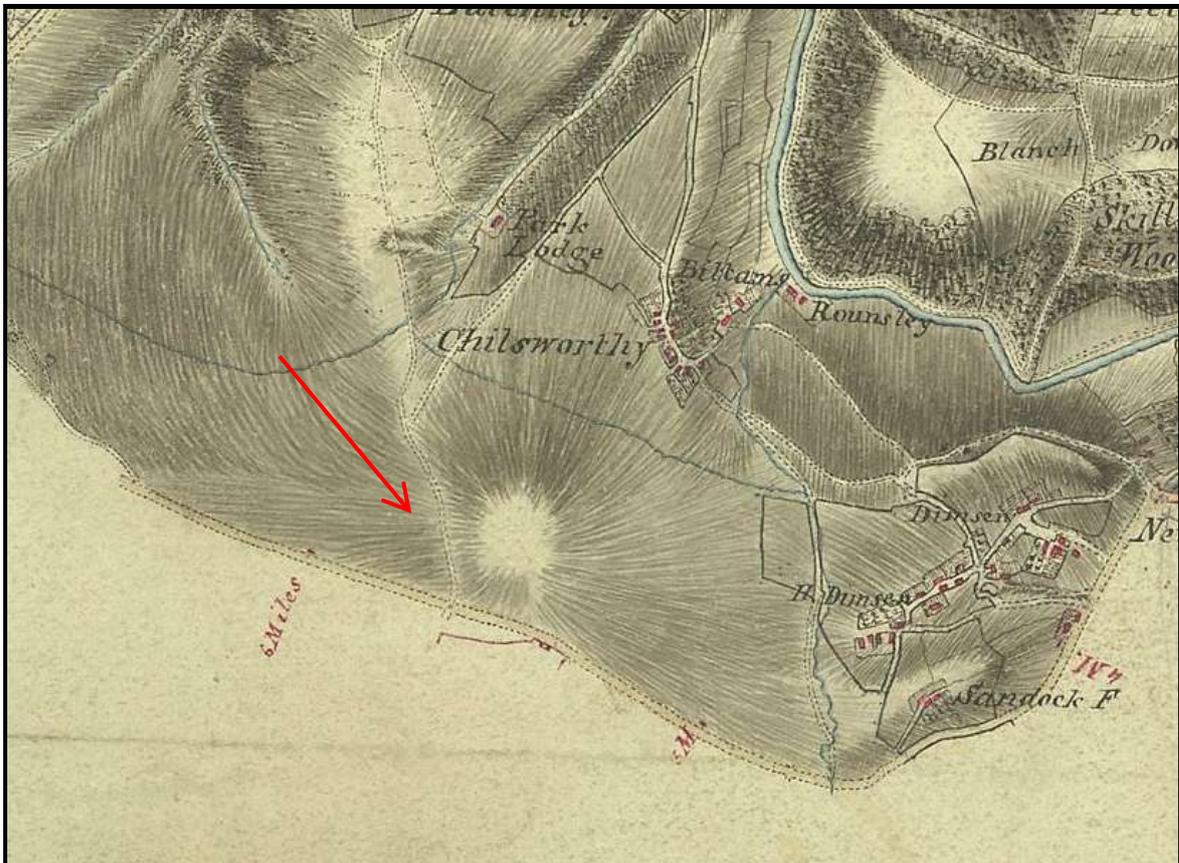


Figure 2: Ordnance Survey Surveyors Draft 1802 (BL) (the approximate location of the site is indicated).



Figure 3: Extract from the 1840 tithe map (CRO) (the approximate location of the site is indicated).

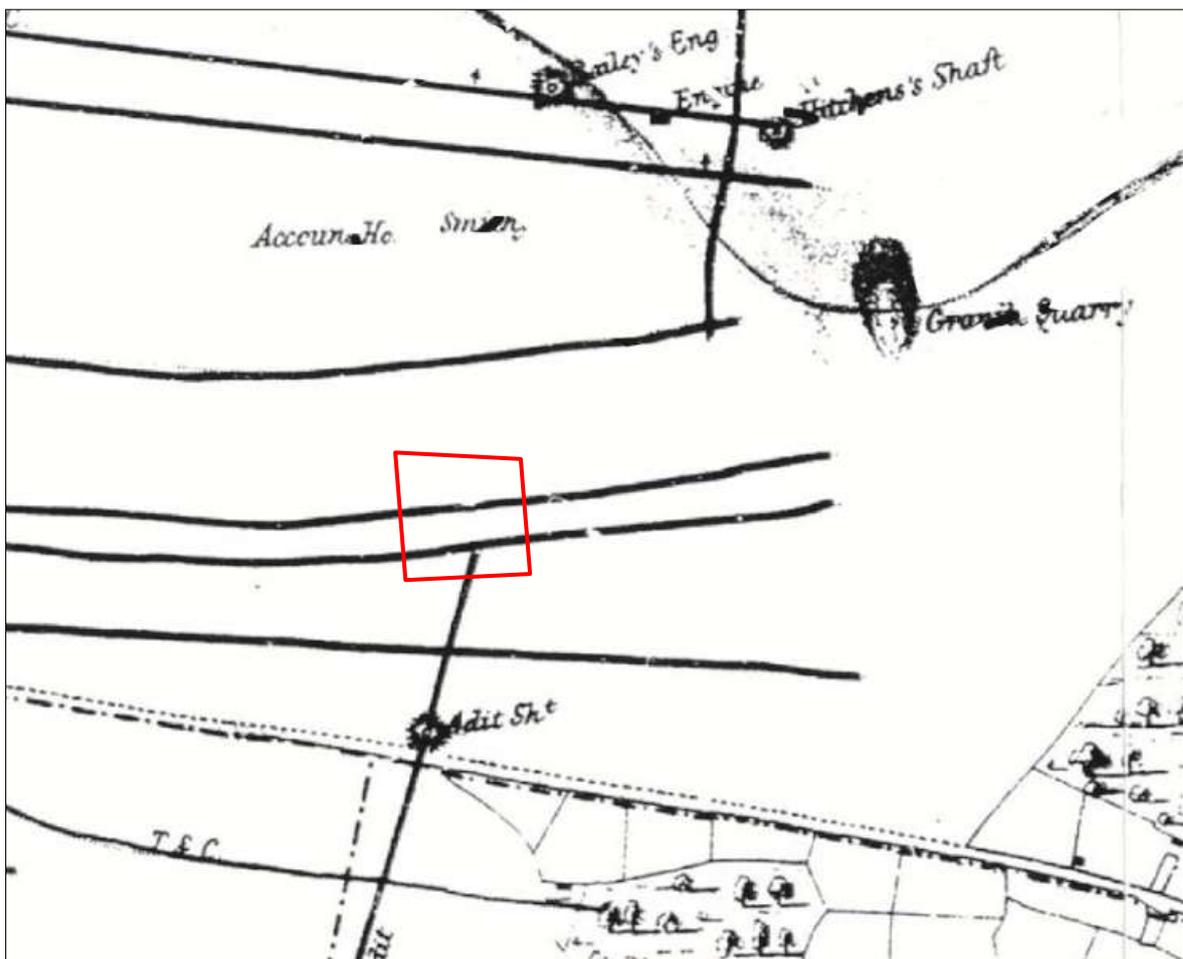


Figure 4: Extract from a map of the Tavistock mining district c.1848 (CRO: ME 2462) (the approximate location of the site is indicated).

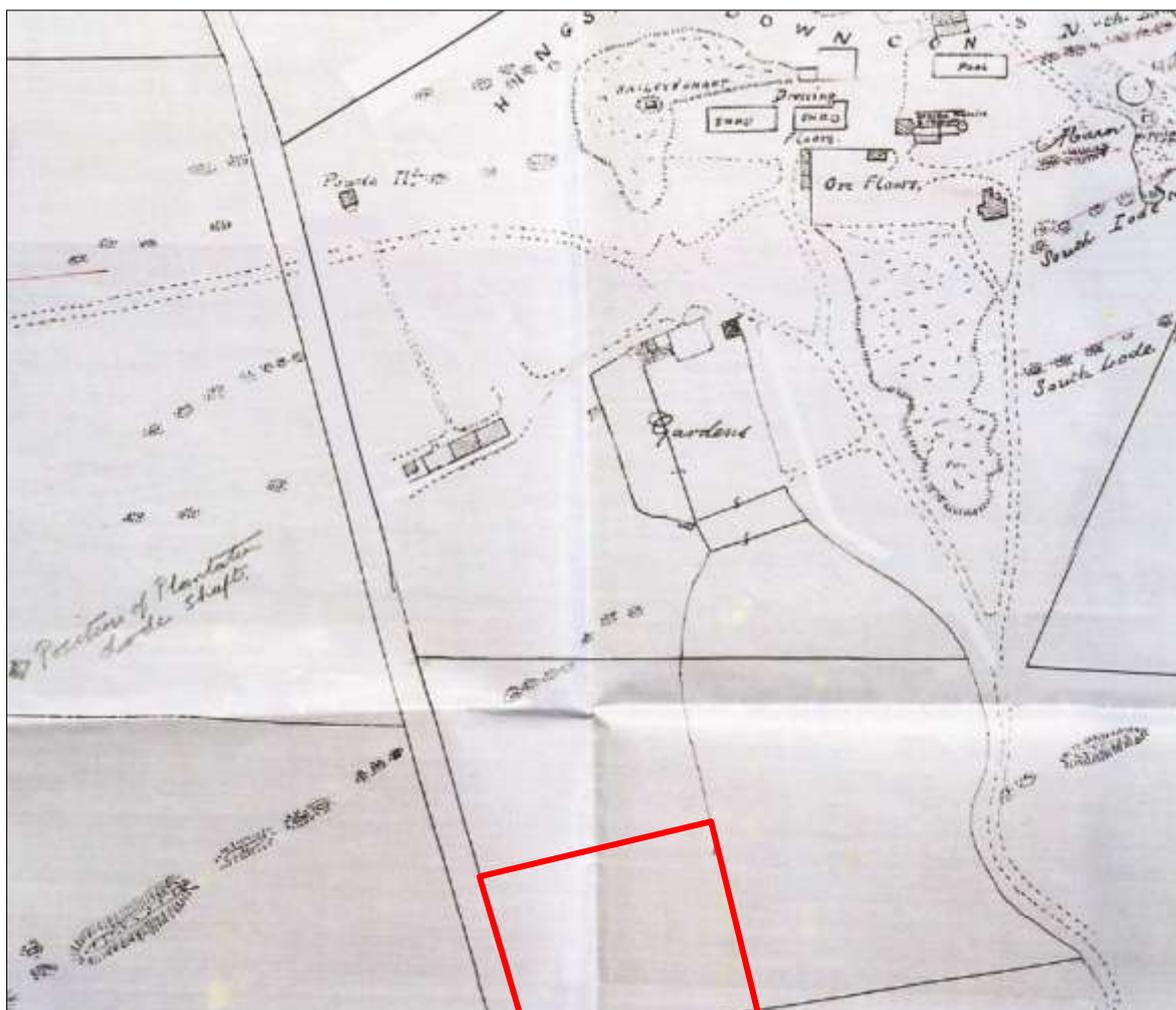


Figure 5: Extract from a surface plan layout of Hingston Mine (c.1864-1880) (CRO: MRO LCXII/7) (the location of the proposed development is indicated).

The earliest large-scale mapping of any value is the 1802 Ordnance Survey surveyor's draft map of the area (Figure 2); earlier maps do not show any relevant detail. The surveyor's draft shows Hingston Down as entirely unenclosed, but the road shown dropping down from the north could easily be Old Mine Lane, despite the fact it is not shown on the subsequent mapping.

The 1840 tithe map (Figure 3) is the earliest detailed cartographic source available to this study. It is clear that at this date, the open moorland along the crest of Hingston Down had yet to be enclosed, and the settlement at St Ann's Chapel was still in its infancy. This land would have been used as common grazing, and various leases in the Cornwall Record Office refer to tenements in Callington having right of common on Hingston Down. Some of the field names in the general vicinity – for example, Lower Newtake and New Prospect Plantation – indicate the depicted fields were relatively recent intakes as well.

The map of the mining district of Tavistock in 1848 (Figure 4) shows the setts and lodes, as well as the nascent Hingston Down Mine, within an unenclosed landscape. The surface plan shows this landscape had been enclosed by 1864-80 (Figure 5), and also depicts a line of prospection pits crossing into the northern part of the field.

The 1st and 2<sup>nd</sup> edition OS maps show a dramatically remodelled landscape (Figure 6 and Figure 7). The whole of the moor was been divided up and enclosed in the late 1850s, but the fieldscape in this part of the down is not as formal as one might have expected. There are hints that enclosure took place in stages, with large block of land allocated to individual tenants, who were

then responsible for subdividing their own properties with no regard for any overarching plan. The earlier enclosures shown on the title map are still there, and probably prevented a more formal layout from being imposed. The Hingston Down Mine is shown at its developed extent, as is the Calstock (firebrick) Works. Both sites are shown as past their prime.



Figure 6: Extract from the 1883 OS 1<sup>st</sup> edition 25" map 1:2,500, Cornwall Sheet XXIX.8 (CRO) (the site is indicated).

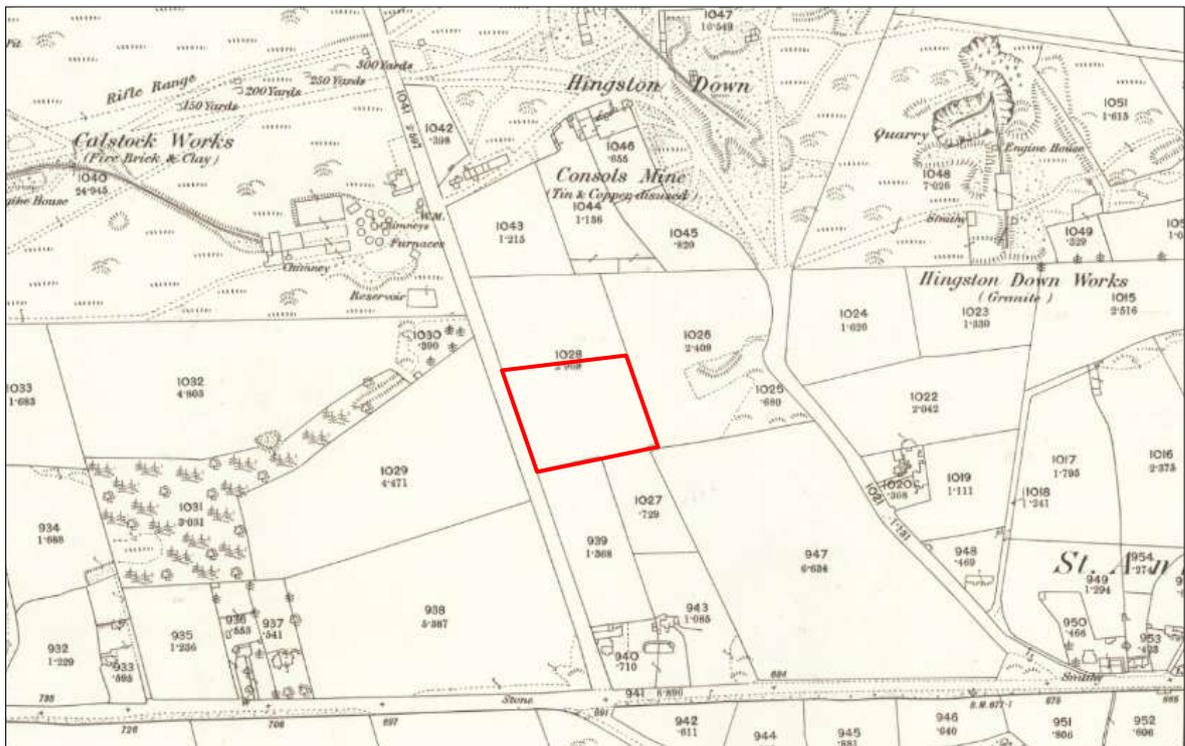


Figure 7: Extract from the 1906 OS 2<sup>nd</sup> edition 25" map 1:2,500, Cornwall Sheet XXIX.8 (CRO) (the site is indicated).

## 3.0 Archaeological Background

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### 3.1 Baseline Data

A considerable amount of work relating to Hingston Down Mine has been undertaken by CAU (CAU 2004; 2005; 2007) and some limited survey work with geophysical survey has been undertaken to the west of Salters Farmhouse (SWARCH 2014). Beyond this, the amount of active fieldwork that has taken place in this area is rather limited.

The lack of investigative fieldwork hinders interpretation. The fact that this high downland was only enclosed in the mid 19<sup>th</sup> century points to low-intensity and intermittent use of this landscape, but the impact of the mining industry makes it difficult to identify traces of earlier occupation and use.

#### 3.1.1 Prehistoric

Evidence for Prehistoric occupation in the area is relatively sparse, with very little – both in terms of settlements or monuments – relating to the later Prehistoric period. In contrast, the Bronze Age is well-represented, with a series of at least 20 barrows strung out along the ridge from Kit Hill to the west (MCO2973) to Roundabarrow Farm (MCO2883) to the east. In addition, possible Bronze Age field boundaries are recorded on the northern flanks of Kit Hill (MCO21124), and the geophysical survey carried out at Salters Farm picked up traces of an earlier fieldsystem that might be of a similar date (SWARCH 2014).

#### 3.1.2 Romano-British

Evidence for late Prehistoric and Romano-British occupation is highly restricted. However, two Roman coins have been reported to the PAS from St Ann's Chapel and Gunnislake (CORN-972292; CORN-0244F2).

#### 3.1.3 Early Medieval

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and the place-names in the area are a mixture of Old English and Cornish. The archaeological evidence for early medieval settlement is almost entirely lacking, but the early estate centres listed in the Domesday Book (e.g. Calstock etc.) had presumably been in existence for some time prior to 1066 and indicates this was an occupied and utilised landscape.

#### 3.1.4 Medieval

By 1086 the basic structure of the medieval landscape had already come into being, with settlement centres located in sheltered mid-slope locations. These settlements were associated with strip-field systems and extensive upland pastures; the distinction between these areas, and the basic outline of the medieval fieldsystems, is evident in the pattern of fields today. Tin mining was clearly important in this area, but not to the extent it was later to assume.

#### 3.1.5 Post-Medieval

Widespread improvement occurred in the later 18<sup>th</sup> and 19<sup>th</sup> centuries, accompanied by the industrialisation of this landscape. The proliferation of mines across the area and the importance of the Tamar for transportation are key themes during this period. The upland areas across Kit Hill and Hingston Down were intensively prospected and worked during the second half of the 19<sup>th</sup> century, with the workforce housed in the smallholdings and humble cottages that sprang up around the edge of unenclosed ground. St Ann's Chapel was one of several industrial settlements in this area. Following the decline of the extractive industries in the late 19<sup>th</sup> century and early 20<sup>th</sup> century, agriculture once again became the principal employer.

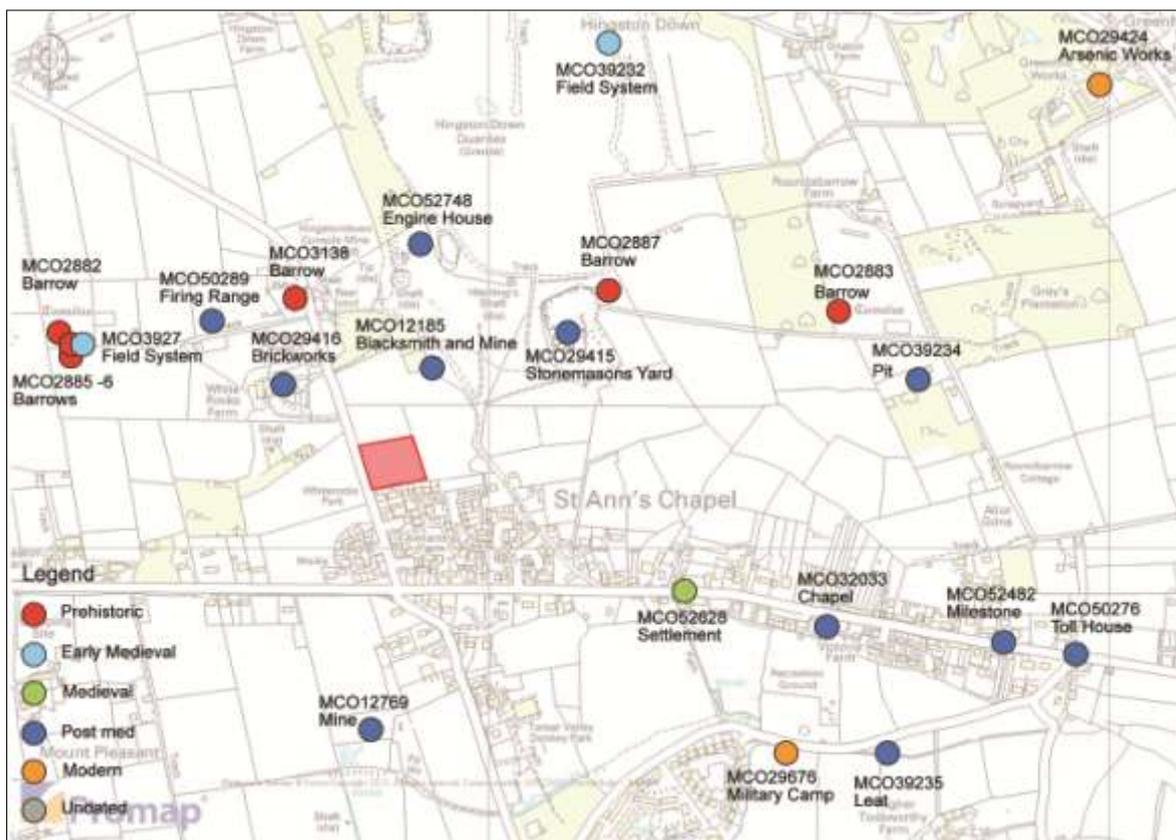


Figure 8: Nearby heritage assets (the site is indicated) (source: Cornwall HER).

| No | Mon ID.  | Name   | Record   | Details  |
|----|----------|--|----------|--|
|    | MCO2882  | Hingston Down – Barrow                       | Monument | Bronze age Barrow                                      |
|    | MCO2886  | Hingston Down – Barrow                       | Monument | Bronze age Barrow                                      |
|    | MCO2885  | Hingston Down – Barrow                       | Monument | Bronze age Barrow                                      |
|    | MCO3927  | Hingston Down – Fieldsystem                  | monument | Early Medieval field system, Medieval fieldsystem      |
|    | MCO50289 | Hingston Down – firing range                 | Monument | Post Medieval firing range                             |
|    | MCO3138  | Mount Villa – Barrow                         | Monument | Bronze age Barrow                                      |
|    | MCO29416 | Calstock - Brickworks                        | Monument | Post Medieval Brickworks                               |
|    | MCO12185 | Hingston Down Consols – blacksmiths and Mine | Monument | Post Medieval blacksmiths workshop, post-Medieval mine |
|    | MCO52748 | Hingston Down Consols – engine house         | Building | Post Medieval engine house                             |
|    | MCO39232 | Hingston Down Consols – Field System         | Monument | Early Medieval field system,                           |
|    | MCO29424 | Greenhill – Arsenic Works                    | Monument | Modern Arsenic Works                                   |
|    | MCO2883  | Hingston Down – Barrow                       | Monument | Bronze age Barrow                                      |
|    | MCO39234 | Grays Plantation – Pit                       | Monument | Post Medieval extractive Pit                           |
|    | MCO2887  | Hingston Down – Barrow                       | Monument | Bronze age Barrow                                      |
|    | MCO29415 | Hingston Down – Stonemasons yard             | Monument | Post Medieval Stonemasons yard                         |
|    | MCO50276 | St Ann's Chapel – Toll House                 | Monument | Post Medieval Toll House                               |
|    | MCO52482 | St Ann's Chapel – milestone                  | Monument | Post Medieval milestone                                |
|    | MCO32033 | St Ann's Chapel – Chapel                     | Monument | Post Medieval nonconformist chapel                     |
|    | MCO52628 | St Ann's Chapel – Settlement                 | Monument | Medieval Settlement                                    |
|    | MCO12769 | West Drakewalls – Mine                       | Monument | Post Medieval mine                                     |
|    | MCO29676 | St Ann's Chapel – Military Camp              | Monument | Modern military camp                                   |
|    | MCO39235 | St Ann's Chapel – Leat                       | Monument | Post Medieval leat                                     |

Table 1: Table of nearby undesignated heritage assets (source: Cornwall HER).

### 3.2 Walkover Survey

The field subject to the proposed development was the subject a rapid walkover assessment as part of this programme of works. This survey took place on the 30<sup>th</sup> November 2015; the weather was overcast, damp and windy, with occasional squally showers. The following general observations can be made.

The proposed development is contained within the southern half of a rectangular field, one element of the 1850s enclosure of Hingston Down. The whole field was subject to assessment, as the presence of features in the northern half has a bearing on the interpretation of features present in the southern half.

The field is defined by narrow hedgebanks topped with intermittent gnarled hawthorn shrubs that do not constitute a continuous hedgeline. The banks are up to 1.2m high and only c.1.4m wide at the base, tapering to c.0.4m wide at the top. These banks seem to be stone-faced and appear to lack ditches, although ditches are probably present as buried features. The western boundary follows the line of a parish road. The hedgebank on the western side of that road is topped with mature beech trees, suggesting either different land ownership at the time of enclosure, or hints at a staged process of enclosure. The southern half of the eastern boundary appears to be flanked by a second hedgebank, defining a very narrow lane or footpath, or else the ground level in that field has been raised (see below 3.3).

The field is accessed by a single gate in the western (roadside) hedge; this gateway contains a metal gate hung on telegraph-pole gateposts. The roadside gateway into the field immediately to the north has a single granite gatepost, and this would imply the gateway should have, or did, sport granite posts. Telegraph poles carry electricity cables across the northern half of the field, from north-west to south-east. There is a small corrugated animal shelter in the south-west corner of the field. South of the field is a recent housing estate of detached and semi-detached homes, rendered and painted white with low-pitched roofs of dark brown concrete tile.

The proposed site was under pasture at the time of the survey. The pasture contained a diverse mix of old-pasture species (knapweeds, plantains) which would suggest it has not been subject to regular or recent re-seeding. The grass was, in places, knee-deep, and thus subtle earthworks would not have been very evident.

However, the field contains a fairly complex set of well-defined earthworks. An obvious sinuous holloway (#1), c.4m wide and up to c.0.6m deep, snakes across the field from north-north-east to south-south-west. Three other smaller holloways cross or intersect with holloway #1. Holloway #2 runs south-west from just south of the western gate to intersect with the holloway #1 close to the southern end of the field. Holloway #3 runs south-east from the north-east corner of the field but peters out, while holloway #4 crosses holloway #3 east-west to intersect with holloway #1. Adjacent to holloway #1, at its northern end, is a line of four circular depressions c.5m across with upcast along the southern edge; these are interpreted as early mineral prospection pits. In the south-eastern corner of the field there are several slight platforms 6-8m across. Adjacent to holloway #1 at its southern end is a raised linear mound c.4m long by c.0.6m wide; this is interpreted as a backfilled geotechnical pit. The presence and preservation of these features indicates the field has not been subject to recent or prolonged ploughing – if at all – and their relationship with the modern field boundaries would suggest they predate the formal enclosure of this landscape.



Figure 9: View up holloway #1, with holloway #2 crossing from left to right just above the scale; viewed from the south (scale 2m).

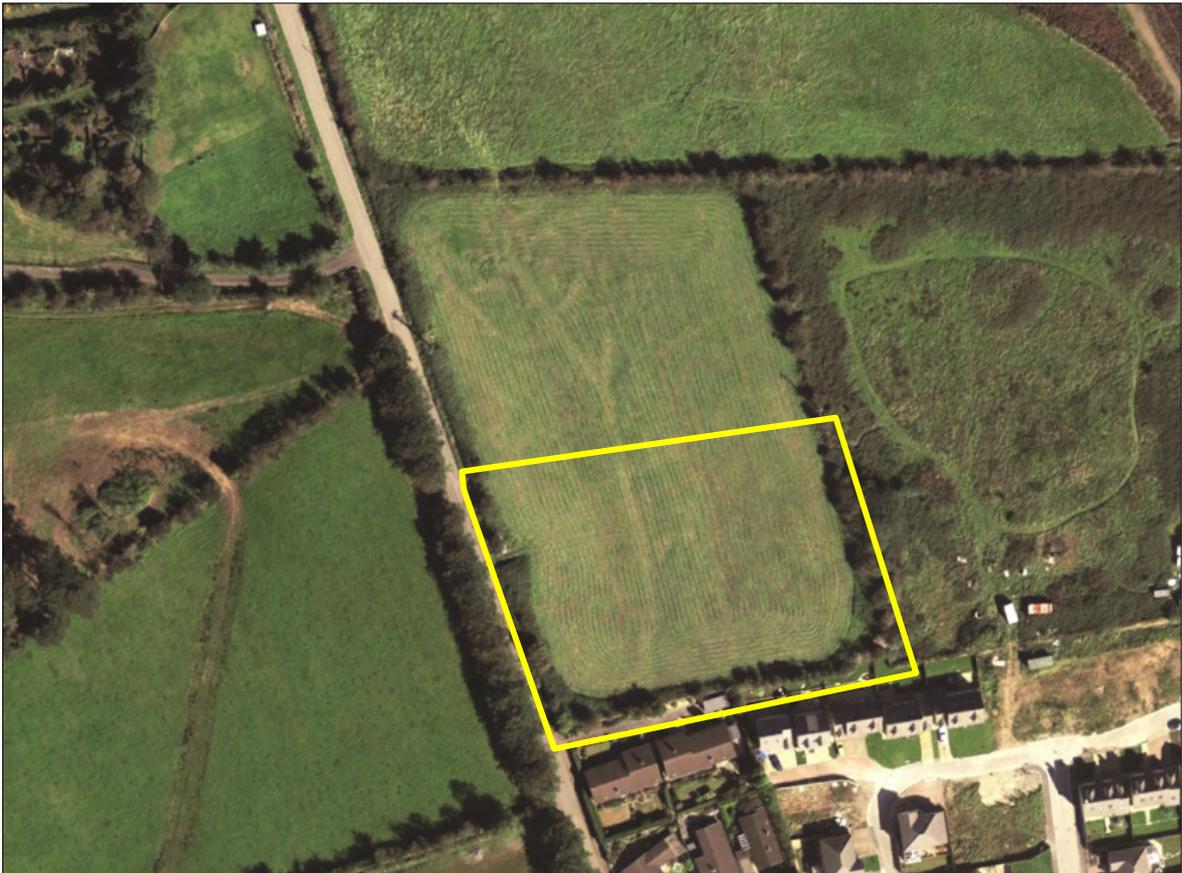


Figure 10: Aerial photograph of the site, with the holloways clearly visible crossing the site; the approximate extent of the site is indicated (© Infoterra Ltd. & Bluesky 2015).

### 3.3 Aerial Photographs

A review of the online and readily-available aerial photographs was undertaken. Holloways #1 and #2 can be observed in all instances. On one of these aerial photographs (taken after 2010), the field adjacent to the east appears as if stripped of topsoil, or perhaps covered with topsoil from the housing development immediately to the south; this field is still used as a compound/dump and car park for what appear to be ongoing works at Petroc Close.

### 3.4 LiDAR

The processed LiDAR (Light Direction And Ranging) data clearly shows the holloways and mineral prospecting pits identified in the walkover survey and aerial photography, and also indicates the presence of a series of possible shallow pits in the south-east corner of the field. The line of a removed field boundary crossing the field from east to west is also shown.

The processed LiDAR data also indicates holloway #2 extends to the south-east corner of the site, and extends further to the north-west, to the west of the parish road, as a broad shallow feature. The mineral prospecting pits at the northern end of the field are shown to lie on or close to a shallow linear depression trending north-east to south-west, presumably a lode.

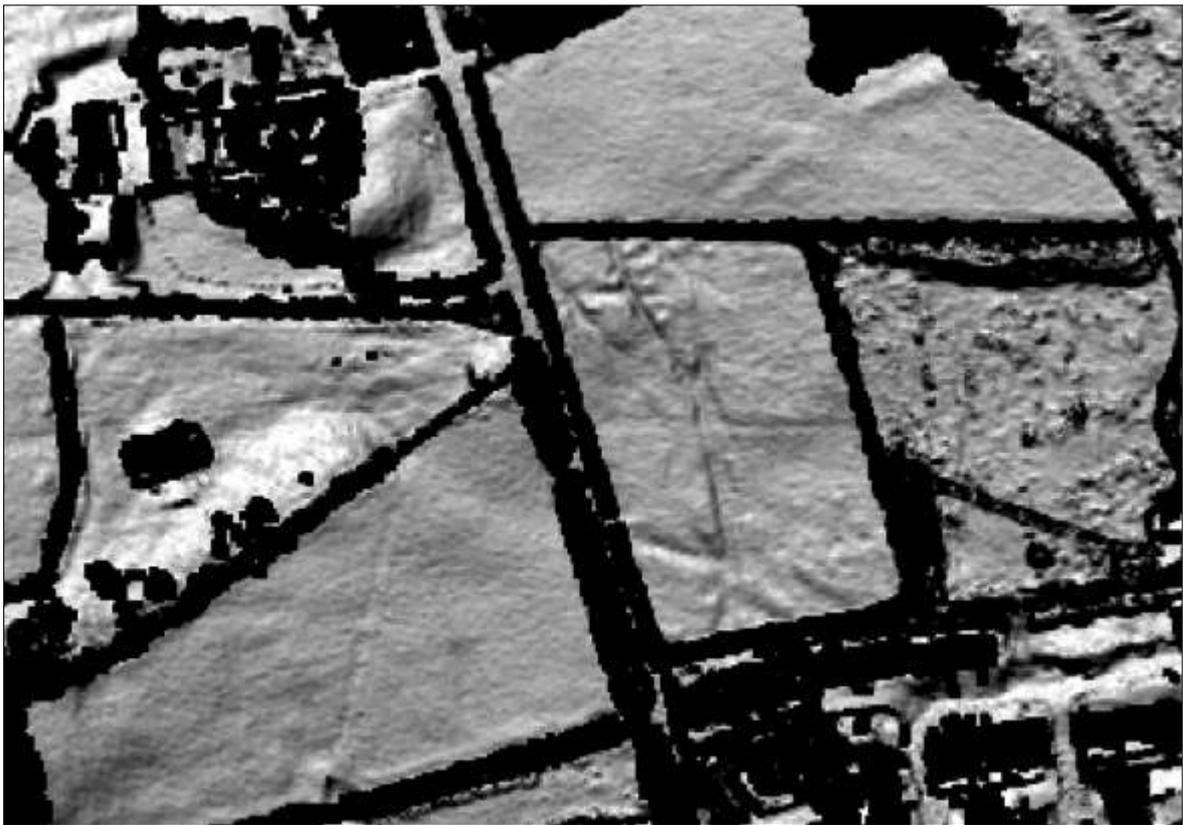


Figure 11: Image derived from LiDAR data, processed using QGIS ver2.8.1 terrain analysis (ruggedness). Contains freely available LIDAR data supplied by Natural Environment Research Council (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey); ©NERC.

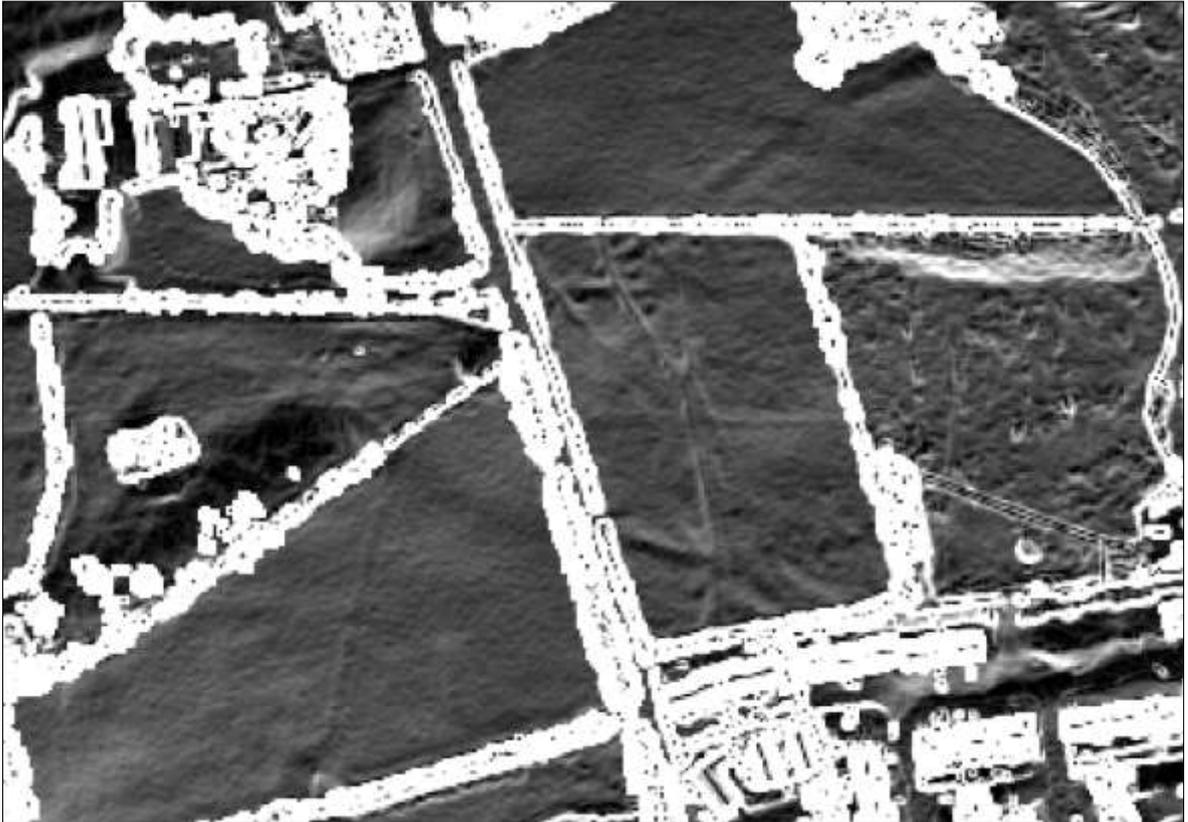


Figure 12: Image derived from LiDAR data, processed using QGIS ver2.8.1 terrain analysis (slope). Contains freely available LIDAR data supplied by Natural Environment Research Council (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey); ©NERC.



Figure 13: This image derived from LiDAR data shows the wider area, and indicates that earthworks are relatively common across the southern flanks of Hingston Down to the east. Processed using QGIS ver2.8.1 terrain analysis (slope). Contains freely available LIDAR data supplied by Natural Environment Research Council (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey); ©NERC.

### 3.5 Assessment of Impact

The presence of mining-related features in the field is not unexpected given the known mining history of this area, the proximity of Hingston Down Mine, and the presence of lodes crossing the field (see above). The earthworks are well defined in comparison to the fields immediately adjacent, but are not uncommon in this area.

The groundworks and landscaping associated with the construction of 25 new dwellings would, however, lead to a permanent and irreversible loss of archaeological remains within the footprint of the development area, and damage those in areas used as site compound/storage etc. The presence of earthworks in this field also strongly suggests that buried mining-related features may be present that have implications for the build.

## 4.0 Historic Visual Impact Assessment

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### 4.1 National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

#### **Paragraph 128**

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the 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. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

#### **Paragraph 129**

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (**including any development affecting the setting of a heritage asset**) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

It is also relevant to consider the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1):

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

This test applies only where the effect of planning permission materially affects either the Listed building or its setting. Where such an effect has occurred the Local Authority (or the Secretary of State) then considers whether the desirability of preservation of the historical asset or its setting is such that the planning balance falls in favour of refusing the application.

#### 4.1.1 Case Law

The duty under Section 66(1) was extensively discussed by the Court of Appeal in the case of *East Northamptonshire District Council and others v Secretary of State for Communities and Local Government and another* [2014] EWCACiv 137, more commonly known as 'The Barnwell Judgement'. In that case the Court of Appeal held that under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the duty required the decision maker to give the desirability of preserving the building or its setting '*not merely careful consideration for the purpose of deciding whether there would be some harm, but considerable importance and weight when balancing the advantages of the proposed development against any such harm*'.

However, it is a common misinterpretation that this decision means that *any* harm to a historic asset or its setting would be sufficient to refuse an application when in actual fact the level of harm and the desirability of preservation must be weighed as against the proposed benefits of the application. Indeed, the Court continued that if the harm to the setting of the Grade I Listed

building would be less than substantial, then the strength of the presumption against the grant of planning permission would be lessened, albeit not entirely removed.

In the instance of the Barnwell Judgement, it is worth noting that it concerned the erection of four 91.4m wind turbines within 2km of, and in direct view of, two Grade I buildings (also Scheduled Monuments), afforded the highest level of National protection (2.5% of all Listed structures). These buildings stand within a contemporary Grade II\* Elizabethan Registered Park and Garden of arguable European significance, itself lying at the centre of an undesignated former park that extended to within 300m of the nearest proposed turbine. The heritage assessment for the site identified there would be a major negative impact (AOC 2011, section 7.7.19). The identified level of harm at Barnwell was an order of magnitude greater than that of many proposed renewable developments, which must be judged on their own individual merit or lack thereof.

It is important, therefore, to bear in mind that one must first establish whether any harm is caused by the proposed development and then whether the historical asset or its setting is sufficiently desirable of such protection and then and only then can the harm be weighed as against the proposed benefit. This reflects the position in National Policy guidance.

## 4.2 Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011a, revised GPS 2015) and *Seeing History in the View* (2011b). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts (superseded but still relevant) are from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7):

*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.*

The HVIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this.

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least

impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

*Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.*

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

#### 4.2.1 Evidential Value

*Evidential value* is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

#### 4.2.2 Historical Value

*Historical value* is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

#### 4.2.3 Aesthetic Value

*Aesthetic value* is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed development would have its principal or most pronounced impact. The indirect effects of development is predominantly visual, and their reflective nature ensures they draw attention within vistas, where local blocking does not prevail. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

#### 4.2.4 Communal Value

*Communal value* is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic*, *social* or *spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

*Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important.

*Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

#### 4.2.5 Summary

Housing developments have a minimal or tangential effect on many of the heritage values outlined above, largely because almost all effects beyond the red-line area are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous, as housing developments are, despite the visual drawbacks, part of the evolution of the historic landscape. There are also clear implications for other value elements (particularly historical/associational and communal/ spiritual), where views or sensory experience is important.

### 4.3 Likely Impacts of the Proposed Development

#### 4.3.1 Types and Scale of Impact

Four types of archaeological impact associated with housing developments have been identified, as follows:

- Construction phase – The proposed construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, landscaping, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – The proposed might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the occupation of the site. Development would also have an impact on historic landscape character. The operational phase impacts are permanent and irreversible.
- Cumulative Impact – a single housing development will have a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single house or housing estate. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.
- Aggregate Impact – a single housing development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

#### 4.3.2 Scale and Duration of Impact

The impacts of the proposed and its associated infrastructure on the historic environment may include positive as well as adverse effects. However, housing development can be generally large and are usually inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of a housing development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings, save only where conscious design seeks to harmonise the proposed with the existing through sympathetic and careful planning.

For the purposes of this assessment, these impacts are evaluated on a six-point scale:

### Impact Assessment

|                               |   |
|-------------------------------|---|
| <i>Neutral</i>                | No impact on the heritage asset.  |
| <i>Negligible</i>             | Where the developments may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.  |
| <i>Negative/unknown</i>       | Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.  |
| <i>Negative/minor</i>         | Where the developments impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.   |
| <i>Negative/moderate</i>      | Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.  |
| <i>Negative/substantial</i>   | Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the development in these instances. |
| <i>Group Value</i>            | Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts (e.g. Conservation Areas). This can influence the overall assessment.  |
| <i>Permanent/irreversible</i> | Where the impact of the development is direct and irreversible e.g. on potential buried archaeology.  |

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

### Condition Assessment

|                       |   |
|-----------------------|---|
| <i>Excellent</i>      | The monument or structure survives intact with minimal modern damage or interference.   |
| <i>Good</i>           | The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.                      |
| <i>Fair</i>           | The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement.                         |
| <i>Poor</i>           | The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features.           |
| <i>Trace</i>          | The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure. |
| <i>Not applicable</i> | There is no visible surface trace of the monument.  |

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

#### 4.3.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Visual Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

##### *Scheduled Monuments*

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning,

conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

#### *Listed Buildings*

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20<sup>th</sup> century are also now included as the 21<sup>st</sup> century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II\* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

- Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed buildings).
- Grade II\** buildings of particular importance, **nationally important**, possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).

*Grade II* buildings that are also **nationally important**, of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have 'group value' or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of 'conservation area', which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

#### *Parks and Gardens*

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II\* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

## 4.4 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011 and revised 2015 GPA3), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

### 4.4.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

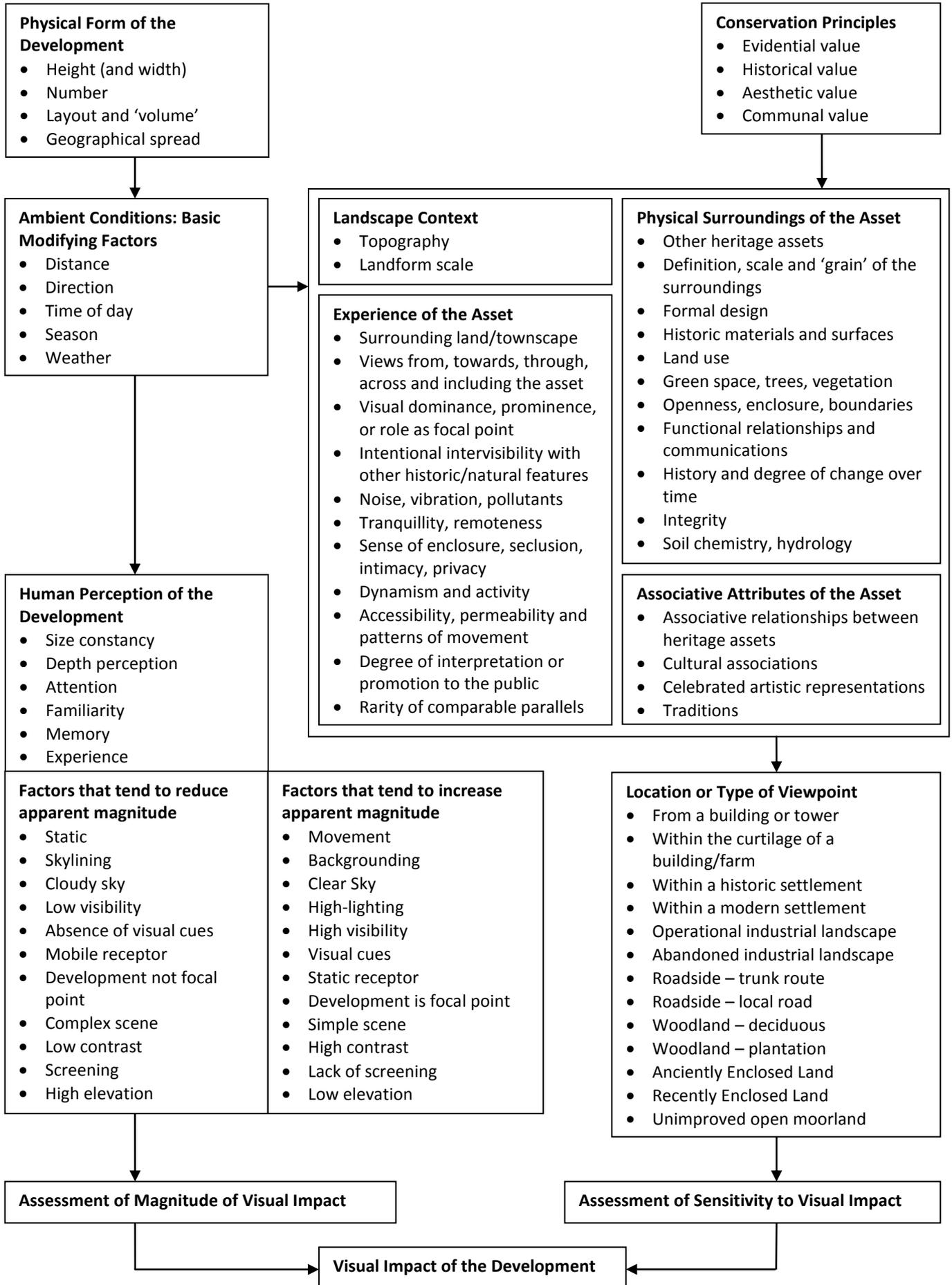


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

## 4.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of *Theoretical* Visibility (ZTV) in this landscape would be limited to the southern slopes of the hill and facing ridges to the south, with no intervisibility with the deep valleys in between or areas to the north of Hingston Down. Surprisingly, intervisibility with Kit Hill is shown as minimal and limited to the summit and a shoulder of the hill running down to the south-east.

The ZTV was mapped to a total distance of 5km from the proposal site by SWARCH (Figure 14). The visibility of the proposed development will diminish with distance, and would be locally blocked by intervening buildings within settlements and by hedgerbanks, woodlands and natural topography. Theoretical visibility has been assessed as the visibility to the apex of roofs (here estimated as 8m above current ground level) and represents a worst-case scenario (observer height 1.8m).

### 4.5.1 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed site unit sites and the surrounding landscape out to 5km, with all the heritage assets that landscape encompasses. However, within the confines of historic settlements many assets were screened by the other buildings, and across the wider countryside hedgerbanks and trees/copses, together with a tendency to seek out sheltered locations, ensured that many assets were subject to comprehensive screening, even in winter.

## 4.6 The Structure of Assessment

Given the large numbers of heritage assets that must usually be considered by a HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* pages 15 and 18), this HVIA groups and discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both. Based on the ZTV (Figure 14), the heritage assets in this landscape were assigned to one of three categories:

- Category #1 assets: Where proximity to the proposed development or the significance of the asset demands detailed consideration (Hingston Down Mine GII; Salters Farmhouse GII; St Ann's Chapel including Candycroft & Vendor GII; Kit Hill SAMs, GII; Cotehele Prospect Tower GII\*; the WHS). These sites were all visited and assessed individually.
- Category #2 assets: All designated assets within the ZTV out to 2.5km; high value assets (GI and GII\* and most SAMs) within the ZTV out to 5km. A high proportion of these sites were visited and assessed individually; however, and as anticipated, in almost all instances the likely visual effects of the proposed development were deemed to be negligible or neutral, and thus detailed consideration was both unnecessary and disproportionate.
- Category #3 assets: Those assets that fall outside the ZTV and have no wider landscape presence, and those assets for which setting is either highly restricted to largely irrelevant (e.g. milestones). These assets were considered initially, but were not assessed in detail or visited.

A comprehensive series of photographs can be found in Appendix 3.

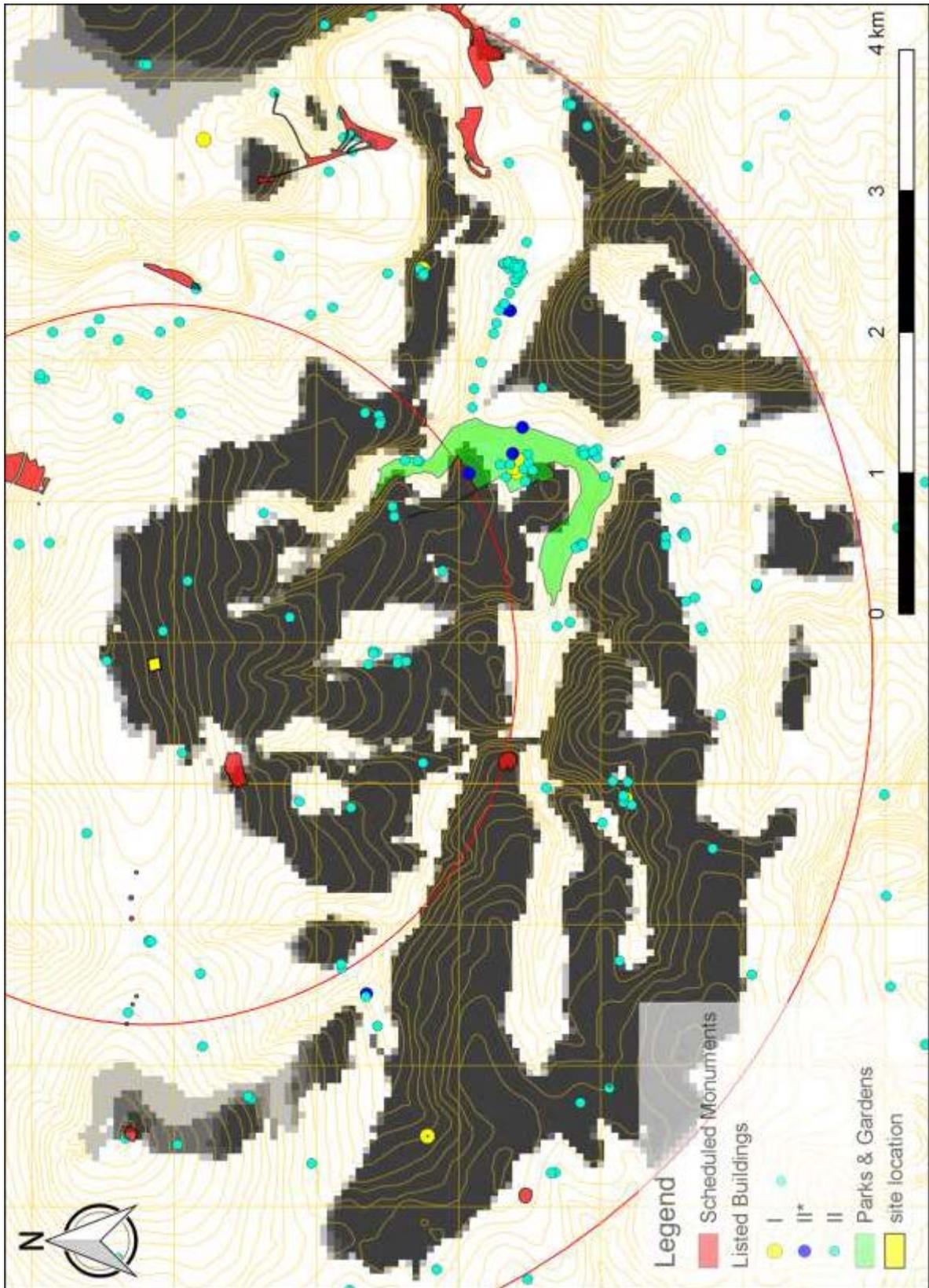


Figure 14: Distribution of designated heritage assets within the ZTV of the proposed housing development (within 5km, observer height 1.8m, building height 8m. The ZTV is shown in shades of grey: the darker the colour, the greater the proportion of the site is visible (this ZTV was produced by SWARCH using QGIS version 2.12 with plugin Viewshed Analysis version 0.4.2, with Ordnance Survey Panorama digital terrain data). (Contains Ordnance Survey data © Crown copyright and database right 2015. Reproduced from OS digital map data © Crown copyright 2015 licence number 100019980 Ordnance Survey; © English Heritage, the English Heritage GIS Data contained in this material was obtained on 19.06.15).

## 4.7 Impact by Class of Monument or Structure

### 4.7.1 Farmhouse and Farm Buildings

*Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout*

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Dependant on proximity, housing development would usually have a restricted impact on the meaning or historical relevance of these sites.

#### **What is important and why**

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

| <b>Asset Name: Salters Farmhouse</b>  |                                |                                   |
|---|--------------------------------|-----------------------------------|
| <i>Parish:</i> Calstock   |                                | <i>Within the ZTV:</i> YES        |
| <i>Designation:</i> GII   | <i>Condition:</i> fair to good | <i>Distance to site:</i> c.0.18km |
| <i>Description:</i> Mid 19 <sup>th</sup> century farmhouse with later alterations. Built of stone rubble and slate hung, with a pitched slate roof. A two-room plan with a central entrance, both rooms heated by gable stacks. There is a single-storey outshut to the rear and a small range of outhouses. The symmetrical south elevation has a three-window front with 12-pane horned sashes. |                                |                                   |
| <i>Topographical Location &amp; Landscape Context:</i> The farmhouse is located on the upper south-facing slopes of Hingston Down.  |                                |                                   |
| <i>Setting:</i> The farmhouse is set back up the hillside from the A390 and is accessed off Old Mine Lane. It lies within its garden with fields to the east and north. The garden is concealed from the lane by a tall hedge pierced by a single wooden gate. The lane is flanked to the west by a modern housing estate.  |                                |                                   |
| <i>Principal Views:</i> Views are restricted by its location and the tall hedges to the east and west, though views out to the south should be possible from within the garden.   |                                |                                   |
| <i>Landscape Presence:</i> The farmhouse enjoys no wider landscape presence.  |                                |                                   |
| <i>Sensitivity of Asset:</i> This was an agricultural dwelling, built in conjunction with the enclosure of Hingston   |                                |                                   |

Down. It is an attractively composed structure, enhanced by its secluded setting within its country garden. Old Mine Lane is less attractively composed, with the back of the housing estate to the west detracting from the experience of the asset.

*Magnitude of Impact:* The farmhouse faces south, and the experience of the visitor to the property would not be affected by the proposed development. However, taken in conjunction with the existing housing estate immediately to the west, the proposed would have a negative impact on the wider setting of the structure.

Overall Impact Assessment: **Negative/minor**

#### 4.7.2 Lesser Gentry Seats

##### *Older houses with an element of formal planning; may survive as farmhouses*

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a housing development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites could be less pronounced.

#### **What is important and why**

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

#### **Asset Name: Cotehele Prospect Tower**

*Parish:* Calstock

*Within the ZTV:* YES

*Designation:* GII\*

*Condition:* Good

Distance to site: 2.55km

*Description:* An 18<sup>th</sup> century three-stage tower with dished sides to give the illusion of greater height. Located north of Cotehele House, on the edge of the RPG (extended to include the tower) but formerly within the larger parkland associated with the house, now agricultural fields. Somewhat isolated, on a break in slope above the House. Understood and defined by its former historic function and restored and maintained as part of the estate by the National Trust. The key function of this building is its outlook and its role as an eyecatcher within the wider estate. Given the presence of a similar tower at Mount Edgecumbe, with which this tower was intervisible, it implies the principal views were up and down the valley of the Tamar, and across the parkland to the main House.

*Topographical Location & Landscape Context:* The tower is located on a slight south-facing slope, set back some distance from the valley of Tamar to the south-east.

*Setting:* Located on the edge of a pasture field, just south of a stone-faced hedgebank topped with low clipped hedge shrubs. Cotehele House lies to the south, shrouded by mature trees within its gardens. It has an open and isolated aspect.

*Principal Views:* The tower was clearly designed to be a highly visible structure (eyecatcher) within the landscape controlled from Cotehele. Important views to and from the tower are clearly from the Tamar, to

|   |
|---|
| the south and east, and to and from the house. The tower essentially enjoys 360° views.   |
| <i>Landscape Presence:</i> Designed to be a visible statement of wealth and set within its private parkland, and doubtless intended to have significant landscape presence. Traces of render on the exterior surface would suggest it was probably painted; in its current state this slender stone tower does blend into the background when viewed against the hillside. As a skyline monument – i.e. when viewed from below, from the approach from the house, or from the river – it qualifies a <i>landmark</i> asset. |
| <i>Sensitivity of Asset:</i> As a viewpoint and eyecatcher, this monument is potentially highly sensitive to visual intrusion.  |
| <i>Magnitude of Impact:</i> The proposed site would be visible from the tower, but would not distract from the panoramic views the experient would enjoy across the wider landscape. The development would not detract from its role as a landmark from the river, or as an eyecatcher within the wider estate.   |
| Overall Impact Assessment: <b>Negligible</b>  |

|   |                        |                            |
|---|------------------------|----------------------------|
| <b>Asset Name: Enclosure and Chimney on Kit Hill</b>  |                        |                            |
| <i>Parish:</i> Calstock   |                        | <i>Within the ZTV:</i> YES |
| <i>Designation:</i> SAM, GII  | <i>Condition:</i> fair | Distance to site: 3.35km   |
| <i>Description:</i> Univallate enclosure on the summit of Kit Hill, now part of a country park. The enclosure is attributed to Sir John Call of Stoke Climsland in the late 19 <sup>th</sup> century and labelled a folly, an imitation Danish fort celebrating the 'battle' of Hingston Down. One of the rounded bastions was used for the base of a windmill, Kithill Consols Mine was constructed immediately to the north, and the interior was used as car parking until the later 1980s. The principal relationship was with the home of Sir John Call, Whiteford House, which stood c.3.2km to the north-west, and was demolished c.1912. The chimney of Kithill mine stands in the north-west corner. This has a circular shaft on a stepped square base with blind rectangular panels to each face and stepped capping. The shaft sports late 20 <sup>th</sup> century steel bands with telecoms aerials attached; immediately adjacent and presumably related is an ugly concrete structure with a mono-pitch roof. |                        |                            |
| <i>Topographical Location &amp; Landscape Context:</i> Located on the summit of Kit Hill.   |                        |                            |
| <i>Setting:</i> Located on the summit of Kit Hill, the broad slopes of the summit slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the hilltop is comprised of coarse grasses and bracken, with closely-cropped grass within the interior of the enclosure. A lane sweeps up to the northern side of the enclosure, where there is a tarmac car park. The area around the enclosure is extremely rugged, with platforms, pits, spoil and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating the enclosure as a distinct entity difficult. The needlessly elaborated chimney is a conspicuous landmark, but the concrete structure to the north, the metal bands on its shaft with attached aerials, and the unpleasant howling whine of the wind through those aerials, seriously detracts from the enjoyment of the place.   |                        |                            |
| <i>Principal Views:</i> Views from within the enclosure are restricted by its ramparts, but from those ramparts 360° views across the whole of east Cornwall and west Devon are possible. The chimneys on the summit are prominent skyline <i>landmarks</i> for the whole area.   |                        |                            |
| <i>Landscape Presence:</i> The summit of the hill, with its chimneys, is a dominant landform in this area. The enclosure itself, at the landscape scale, is lost amid within the complex mining landscape.  |                        |                            |
| <i>Sensitivity of Asset:</i> Given the monument functions poorly as an eyecatcher we may therefore suppose it was intended as a venue, perhaps to reference Sir John Call's house at Whiteford. Its highly visual location renders it sensitive to changes within its environment, but the scale of the landforms involved serves to diminish the effect of any single change.  |                        |                            |
| <i>Magnitude of Impact:</i> The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning.   |                        |                            |
| Overall Impact Assessment: <b>Negligible</b>  |                        |                            |

#### 4.7.3 Listed cottages and structures within Historic Settlements

##### *Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas*

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the

curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant housing development is unlikely to prove particularly intrusive.

### **What is important and why**

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20<sup>th</sup> century has homogenised most, with streets of terraced and semi-detached houses and bungalowoid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19<sup>th</sup> century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

| <b>Asset Name: St Ann's Chapel Historic Settlement, including Candycroft &amp; Vendor GII</b>  |  |                                  |
|--|--|----------------------------------|
| <i>Parish:</i> Calstock  | <i>Within the ZTV:</i> YES             |                                  |
| <i>Designation:</i> u/d, GII   | <i>Condition:</i> varies, poor to good | <i>Distance to site:</i> 0.1-1km |
| <i>Description:</i> A long, linear settlement strung out along a straight section of the A390 where it crosses the middle slopes of Hingston Down. Most of the historic structures are small cottages of stone rubble, often rendered or whitewashed. Towards the eastern end these are set back from the road and have the appearance of small farms, towards the centre of the settlement and to the west, there are small rows of |  |                                  |

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|---|
| cottages flanking the road; this includes the one Listed structure, Candycroft & Vendor. This dwelling is described as of rendered stone rubble with slurried slate roof and gable stacks. The houses are all generally fairly humble, with only a handful with some aspiration to status (e.g. rendered with ashlar pointing). The historic character of the settlement has slowly changed over the years, growing from a discontinuous string of miner's cottages and smallholdings into a continuous ribbon development extending for over a mile. The spaces between the historic structures have been infilled with more modern developments, in a range of styles, some more sympathetic than others. In general, the fields on top of the hill run down to the gardens of the houses flanking the road. The few housing estates are small and flank the road, except at the western end where they extend back up the slope. |
| <i>Topographical Location &amp; Landscape Context:</i> The long narrow settlement is located on the middle south-facing slopes of Hingston Down, at the point where slope begins to drop down into steep-sided valleys.   |
| <i>Setting:</i> The slopes of Hingston Down provide the wider landscape setting of the settlement, but the A390 is its defining characteristic, together with its modern street furniture. The long views up and down the road are marked with some variety, in terms of the proximity of houses to the road, the structural variety and the character of individual gardens, but there is no natural centre to the settlement and no unity of experience.  |
| <i>Principal Views:</i> Views from individual properties are largely to the south, across the valley. Views within the settlement are dominated by the A390.  |
| <i>Landscape Presence:</i> The settlement as a whole is visible on a landscape scale, but its individual components have no or very limited wider landscape presence.   |
| <i>Sensitivity of Asset:</i> Its historic value as a place has been steadily eroded through infilling, and it is dominated by the A390, both visually and aurally.  |
| <i>Magnitude of Impact:</i> The proposed development would be located at the western end of the settlement, set back behind the existing housing estates and further up the slope. As such, it would not impinge on the character of the historic settlement which is largely defined by the A390. The suburban character of the existing housing estates is out of keeping with how this settlement has developed, and this may be exacerbated by further and similar development in the same location.  |
| <i>Overall Impact Assessment:</i> <b>Negative/minor</b>   |

#### 4.7.4 Industrial Buildings and Infrastructure

*A range of industrial and extractive structures, often exhibiting elements of formal planning, rarely with a view to aesthetics*

A whole range of structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include: bridges, canals, capstans, clay-drying facilities, engine houses, fish cellars, gunpowder mills, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The sensitivity of these structures to the visual intrusion of a development depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements. The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated development is lessened, but the group value of the heritage asset is enhanced.

#### **What is important and why**

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18<sup>th</sup> and 19<sup>th</sup> centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or

deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.

| <b>Asset Name: Hingston Down Mine</b>  |                                |                                 |
|--|--------------------------------|---------------------------------|
| <i>Parish:</i> Calstock  | <i>Within the ZTV:</i> YES     |                                 |
| <i>Designation:</i> GII, SSSI  | <i>Condition:</i> fair to good | <i>Distance to site:</i> 0.35km |
| <i>Description:</i> An area of waste ground at the top of the hill that contains the remains of the once extensive Hingston Down Mine complex and granite quarry. The most prominent and Listed element is the three-storey engine house. Mid-to-late 19 <sup>th</sup> century in date, altered for re-use in 1905, and built of granite with dressed quoins and brick dressings. Subject to conservation works in the mid 2000s.  |                                |                                 |
| <i>Topographical Location &amp; Landscape Context:</i> The enginehouse is located just to the west of the summit of Hingston Down. The land falls away fairly gradually to the east, south and west, more quickly to the north.  |                                |                                 |
| <i>Setting:</i> The immediate setting of the enginehouse is fairly constrained, and while the visitor may be aware the location is elevated, the scrubby vegetation and trees around the site mean it is not always obvious. Since restoration works took place gorse and scrub has regenerated in and around the base of the building, restricting outward views. The summit of the hill to the east and south-east, replete with gorse, trees to the north, and the stand of conifers to the south-west, restrict outward views to the south, where the estuary of the Tamar forms a natural visual focus. The site can be accessed by foot from the west from a dismal car park next to telecoms mast within a fenced compound, mainly used by dog walkers or, the physical evidence would suggest, at night by couples with no interest in Listed structures. It can also be accessed via a pleasant green lane from the east. The main route up onto the site from the south ('Old Mine Lane') winds its way past Salters Farmhouse, indicating it predates the formal enclosure of the landscape. The existing housing estates to the west intrude and detract from its visual appeal. |                                |                                 |
| <i>Principal Views:</i> Views from the site are limited by vegetation to the south. In winter it is visible through the trees from the north, but is otherwise most prominent from the south and south-east.   |                                |                                 |
| <i>Landscape Presence:</i> The enginehouse is a very solid-looking tower that is visible on a landscape scale. However, the stand of conifers to the south-west and the trees to the north render it less obvious than its skyline position would initially suggest, and on that basis it falls short of <i>landmark</i> status.   |                                |                                 |
| <i>Sensitivity of Asset:</i> The enginehouse had a specific function within an industrial landscape. Its location was determined by the presence of copper, tin and land ownership, and it was not clearly designed for outward views or to create a landmark. However, the recent development of the site as a community resource, and the fact that the site is growing into the landscape as a romantic ruin, renders it more sensitive to unsympathetic development in the wider area.   |                                |                                 |
| <i>Magnitude of Impact:</i> The housing development would not be visible from the enginehouse, or from much of the site, due to the trees and regenerating scrub. The visual effect of the proposed development would only be experienced on the ascent and descent via Old Mine Lane, and views to the site from the south.   |                                |                                 |
| <i>Overall Impact Assessment:</i> <b>Negative/minor to Negative/moderate.</b>  |                                |                                 |

| <b>Asset Name: Mines on Kit Hill</b>  |                            |                                |
|---|----------------------------|--------------------------------|
| <i>Parish:</i> Calstock   | <i>Within the ZTV:</i> YES |                                |
| <i>Designation:</i> GII, u/d  | <i>Condition:</i> fair     | <i>Distance to site:</i> 3.4km |
| <i>Description:</i> The broad slopes of the summit of Kit Hill slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the open hillside is comprised of coarse grasses and bracken, criss-crossed by animal tracks and footpaths. The summit is approached by a metalled lane from the west, and there are three car parks along this route. The area is extremely rugged, with platforms, pits, spoil, rubble and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating them as distinct entities impossible. The ruined structures on the hillside (e.g. South Kithill Mine) are more intelligible, but only the chimney (GII) survives in good condition. On the summit of the hill is a second GII chimney (considered above). |                            |                                |
| <i>Setting:</i> The exposed hilltop provided the setting for the various monuments and open mine workings scattered across the landscape. The location is very exposed, a broad expanse of tumbled stone partly concealed beneath coarse grasses and gorse. The parts of the moor away from the summit have an elemental quality, a quality only partly offset by the popularity of the location for visitors and their dogs. This is more difficult to avoid at the summit, where the manicured upper car park is located and the concrete telecoms building and aerials are.  |                            |                                |

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| <i>Principal Views:</i> 360° views across the whole of east Cornwall and west Devon are possible from the summit. The chimneys on the summit are prominent skyline <i>landmarks</i> for the whole area.   |
| <i>Landscape Presence:</i> The summit of the hill, with its chimneys, is a dominant landform in this area.  |
| <i>Sensitivity of Asset:</i> This is a highly visual location sensitive to changes within its wider environment; however, the scale of the landforms involved serves to diminish the effect of any single change.   |
| <i>Magnitude of Impact:</i> The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning. |
| <i>Overall Impact Assessment:</i> <b>Negligible</b>   |

#### 4.7.1 Cornwall and West Devon Mining Landscape WHS

The proposed development would lie within the Cornwall and West Devon Mining Landscape World Heritage Site (Tamar Valley & Tavistock). There is an inherent conflict between the protection and preservation of this landscape, and the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character' and the need to appreciate this is a living landscape that continues to evolve and where sustainable development must be encouraged (see the *WHS Management Plan 2005-10*). The upland parts of this landscape form a highly distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character. In addition, this landscape at this location does not feature many housing estates, and those that do exist are located immediately adjacent to the proposed site. The further development of housing estates in this area would erode the regional distinctiveness of this landscape. This harm would need to be balanced against the benefits of the proposed development. The impact of this development on the WHS is therefore considered to be **negative/minor**.

#### 4.7.2 Prehistoric Ritual/Funerary Monuments

*Stone circles, stone rows, barrows and barrow cemeteries*

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to development is also lessened where tall hedgebanks restrict line-of-sight.

#### **What is important and why**

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger

spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

| <b>Asset Name: Barrows on Hingston Down</b>   |                                |                                |
|---|--------------------------------|--------------------------------|
| <i>Parish:</i> Calstock   |                                | <i>Within the ZTV:</i> YES     |
| <i>Designation:</i> u/d   | <i>Condition:</i> poor to fair | <i>Distance to site:</i> 3.4km |
| <i>Description:</i> Kit Hill and Hingston Down are crowned with a line of at least 20 Bronze Age barrows, although only three of the ones on Hingston Down fall within the ZTV of the proposed development. These are, from west to east: Mount Villa barrow MCO3138; Hingston Down Mine barrow MCO2887; and Roundabarrow Farm barrow MCO2883. The Mount Villa barrow is no longer visible on the ground and lies within the garden of an adjacent house. The Hingston Down Mine barrow was reported by Mr G Walford, but has been removed or concealed by mining spoil. The Roundabarrow Farm barrow is the best preserved, being 36m in diameter with traces of a ditch and 2m high with a flat top. It is located close to the corner of the pasture field in which it lies. |                                |                                |
| <i>Setting:</i> An exposed hilltop formerly provided the setting for these various barrows; however, they are now located in a garden, a mining dump, and the corner of a pasture field.  |                                |                                |
| <i>Principal Views:</i> Formerly 360° views, now in each case very heavily restricted.  |                                |                                |
| <i>Landscape Presence:</i> The Roundabarrow Farm barrow is very well defined, but it is tucked into the corner of a field up against its stone-faced hedgebanks.  |                                |                                |
| <i>Sensitivity of Asset:</i> This elevated location was clearly selected because visibility on a landscape scale and, we may assume, remoteness from habitation, was desirable. The fact that two of these monuments no longer survive above ground, while the third stands isolated in the corner of an enclosed field, robs them of meaning beyond the evidential.  |                                |                                |
| <i>Magnitude of Impact:</i> The proposed development would not be visible from the only standing monument.  |                                |                                |
| <i>Overall Impact Assessment:</i> <b>Neutral</b>  |                                |                                |

#### 4.7.3 Historic Landscape

##### *General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be erected within the *Kit Hill* Landscape Character Area (LCA):

- This LCA is characterised by the prominent Marilyn hilltop of Kit Hill, a largely unenclosed heathland of scrub and bracken scarred by its mining heritage, together with a lower granite and slate ridge (Hingston Down) that extends to the east, enclosed in the 19<sup>th</sup> century with improved and semi-improved grassland. Dependant on location, sweeping panoramic views are possible from the upper slopes and hilltops. The wider landscape around St Ann's Chapel is fairly complex, with medieval settlements with their associated fieldsystems defined by substantial Cornish hedgebanks (Harrowbarrow, Metherell, Chilsworthy), and later settlements (Drakewalls, St Ann's Chapel) associated with mining in the area. The complexity of this landscape, when viewed from suitably elevated viewpoints to the south, means the visual effect of the proposed development is less pronounced. However, it was noted during the site

visits the existing housing estates at the western end of St Ann's Chapel were readily identifiable, if not prominent, and the addition of another block of housing at this location would enhance its visibility, if only incrementally. As blocks of housing are largely atypical in this landscape, the impact on the historic landscape as a whole is assessed as **negative/minor**.

#### 4.7.4 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Only two Grade II assets in close proximity to the site are likely to suffer any appreciable negative effect. On that basis the aggregate impact is taken to be **negligible**.

#### 4.7.5 Cumulative Impact

*Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.*

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of a single housing development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational developments, those with planning consent, and those still in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, the fields immediately to the south of the proposed site have been developed fairly recently as housing estates: All Saints Park, Petroc Court (works ongoing) and Foster's Meadow. The suburban form of these developments is at odds with the ribbon development with fields behind that otherwise characterises settlement at St Ann's Chapel, and the choice of materials here (rendered but with stone quoins and brick string courses) is also atypical. The addition of another block of housing at this location, unless sympathetically undertaken, runs the risk of compounding this atypical trend. On that basis, the cumulative impact is taken as **negative/minor** to **negative/moderate**.

## 4.8 Summary of the Evidence

| ID                 | UID   | Name                                   | NGR           | Assessment                          |
|--------------------|-------|--|---------------|-------------------------------------|
| Category #1 Assets |       |  |               |                                     |
| GII                | 60860 | Hingston Down Mine Enginehouse         | SX 4086671474 | Negative/minor to Negative/moderate |
| GII                | 60885 | Salters Farmhouse                      | SX 4108071077 | Negative/minor                      |
| GII                | 60886 | St Ann's Chapel inc. Candycroft Vendor | SX 4143570904 | Negative/minor                      |

|                           |                   |  |                               |  |
|---------------------------|-------------------|--|-------------------------------|--|
| GII*                      | 60790             | Cotehele Prospect Tower                | SX 3850969647                 | Negligible                             |
| SAM                       | CO 461            | Kit Hill Enclosure                     | SX 3751571304                 | Negligible                             |
| GII's                     | 394175,<br>394159 | Kit Hill mining assets                 | SX 3770 & 3771                | Negligible                             |
| u/deg                     | -                 | Barrows on Hingston Down               | SX4071                        | Neutral                                |
| WHS                       |                   | WHS Tamar Valley & Tavistock           | -                             | Negative/minor                         |
| <b>Category #2 Assets</b> |                   |  |                               |  |
| GI, SAM                   | 61203<br>15407    | Dupath Holy Well                       | SX3989267827                  | Negligible                             |
| GI                        | 60772             | Church of St Andrew at Calstock        | SX 4168670956                 | Negligible                             |
| GI                        | 60984             | Church of St Dominica at St Dominick   | SX 3989267827                 | Negligible                             |
| SAM                       | 36035             | Prince of Wales Mine at Harrowbarrow   | SX 4008370572                 | Neutral                                |
| SAM                       | CO 522            | Round at Berry Farm                    | SX 4015468658                 | Negligible                             |
| GII's                     | multiple          | Metherell Historic Settlement          | SX 4069                       | Neutral                                |
| GII's                     | 60793,<br>60807   | East and West Trehill Farms            | SX4168670956,<br>SX4168670956 | Negligible                             |
| GII's                     | 60843             | East Calstock Mine                     | SX 4262769658                 | Neutral                                |
| GII                       | 60797             | Gatepiers at Honicombe Holiday Village | SX4117870186                  | Neutral                                |
| <b>Category #3 Assets</b> |                   |  |                               |  |
| various                   | multiple          | All other assets within 5km            | multiple                      | Neutral to<br>Negligible               |
| <b>Landscape</b>          |                   |  |                               |  |
| -                         | -                 | Historic landscape character           | -                             | Negative/minor                         |
| -                         | -                 | Aggregate Impact                       | -                             | Negligible                             |
| -                         | -                 | Cumulative Impact                      | -                             | Negative/minor to<br>Negative/moderate |

Table 3: Summary of impacts.

## 5.0 Conclusion

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The proposed development would be located on land enclosed from the open moorland of Hingston Down in the 1850s. Up to that date the down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospection pits and the Hingston Down Mine was already in operation. The field in question contains a series of linked holloways and mineral prospection pits, although the best examples are located to the north of the proposed development.

Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The assessment suggests that only three assets (Hingston Down Mine Enginehouse, Salters Farmhouse, and the historic settlement of St Ann's Chapel) would suffer any level of harm. There may be an incremental change to the character of the WHS, but in terms of the settlement and the wider landscape, that harm is minimal.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on the buried archaeological resource would, however, be **permanent** and **irreversible**.

### 5.1 Recommendations

Given the presence of relatively-well preserved archaeological earthworks on the site, it is recommended that a measured earthwork survey be undertaken in order to preserve through record. Archaeological monitoring in advance of, or during, any development would serve to preserve the buried archaeological resource in a similar fashion. Lastly, the mineral prospection pits at the northern end of the field should temporarily be fenced and protected in order to avoid the possibility of damage during the construction phase of the build.

## 6.0 Bibliography & References

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### *Published Sources:*

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### *Websites:*

- British Geological Survey** 2015: *Geology of Britain Viewer*  
[http://maps.bgs.ac.uk/geologyviewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html)

### *Unpublished Sources:*

- CAU** 2004: *Hingston Down Mine: archaeological assessment*. CAU report 2004R051.
- CAU** 2005: *Hingston Down site investigation*. CAU report 2005R066.
- CAU** 2007: *Hingston Down Mine, Cornwall: mitigation recording during land reclamation funded works*. CAU report 2007R010.
- Silverlake Design** 2015: *Heritage/Landscape Impact Assessment in consideration of Planning Application 15/05651, Land north of Whiterock Park*.
- SWARCH** 2014: *Land at Salters Farmhouse, St Ann's Chapel, Calstock, Cornwall: results of a desk-based assessment, geophysical survey, walkover survey and revised historic visual impact assessment*. SWARCH report 140618.

### *Cornwall Record Office:*

- Calstock tithe map  
Hingston Down enclosure map: QS/PDA 4  
Callington grazing leases: CY/1846; CY.1849  
Lode map: ME 2462  
Surface works map: MRO LCXII/7

## Appendix 1

### PROJECT DESIGN FOR DESK-BASED ASSESSMENT, SITE WALKOVER AND VISUAL IMPACT ASSESSMENT ON LAND AT St ANN'S CHAPEL, CALSTOCK, CORNWALL.

**Location:** Land at St Ann's Chapel  
**Parish:** Calstock  
**County:** Cornwall  
**NGR:** SX4084571139  
**Planning Application ref:** 15/05651  
**Proposal:** Housing development of 25 units  
**Date:** 25<sup>th</sup> November 2015

#### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Ivan Tomlin of Planning for Results Ltd. (The Client). It sets out the methodology for desk-based research, site walkover and a visual impact assessment, and for related off site analysis and reporting at land at Land at St Ann's Chapel, Calstock, Cornwall.

#### 2.0 ARCHAEOLOGICAL BACKGROUND

This area was enclosed from open downland in the 1850s. There is a line of Bronze Age barrows along the crest of the ridge, and the tin lodes in this area have been exploited from at least the 17<sup>th</sup> century, with an intensive period of exploitation in the third quarter of the 19<sup>th</sup> century. The remains of Hingston Down Mine are a legacy of that period. St Ann's Chapel originated as an industrial settlement housing miners working at the Hingston and Kit Hill mines.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

3.1.1 Undertake a desk-based assessment of the site;

3.1.2 Undertake a walkover survey of the site;

3.1.3 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of viewshed-analysis;

3.1.4 Assess the direct visual effects of the proposed development upon specific landscape elements and historic assets;

3.1.5 Produce a report containing the results of the desk-based research and the visual impact assessment;

#### 4.0 METHOD

4.1 Desk-based Assessment:

The programme of work shall include desk-based research to place the development site into its historic and archaeological context. This will include examination of material currently held in the Cornwall Historic Environment Record and the examination of readily-available cartographic sources.

4.2 Walkover survey:

The site of the proposed development will be examined for evidence of archaeological remains i.e. unrecorded earthworks or artefactual material identified in the topsoil.

4.3 Historic Visual Impact Assessment (HVIA):

4.3.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) will be generated by SWARCH using QGIS and OS Panorama Opendata.

4.3.2 Historic assets that fall within the VIA will be assessed on the basis of their intrinsic importance and the potential impact of the development following Historic England 2015 guidelines on the Setting of Heritage Assets. This will include: all designated assets within a 5km radius where they fall within the ZTV. An abbreviated list of these heritage assets will be included as an appendix within the report.

4.3.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 3<sup>rd</sup> Edition 2013. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.

4.3.4 The likely impact will be assessed using the methods outlined in the Historic England 2015 *The Setting of Heritage Assets*.

#### 5.0 REPORT

5.1 A report will be produced and will include the following elements:

5.1.1 A report number and the OASIS ID number;

5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;

5.1.3 A concise non-technical summary of the project results;

5.1.4 The aims and methods adopted in the course of the investigation;

5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;

5.1.6 A statement of the impact of the proposed development on the potential archaeological resource;

- 5.1.7 A copy of this PD will be included as an appendix.
- 5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the SDC on the understanding that it will be deposited for public reference in the HER.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological investigations*) database under reference Southwes1-231797.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).
- 7.0 PERSONNEL**
- The project will be managed by Bryn Morris; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of Sefton Council will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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## Appendix 2

### Nearby Heritage Assets

#### Grade I

**Name:** CHURCH OF ST ANDREW

**Grade:** I

**UID:** 60772

Parish church. Probably late C14, with additions of early C15 and late C15 and alterations of circa mid C17. Restored 1866, (Incorporated Society for Building and Churches). Slatestone rubble with granite dressings. Tower, south porch and rood stair in granite ashlar. Slate roofs with raised coped verges to gables. Plan: Nave and chancel in one. North aisle of early C15, south aisle of late C15, with later C15 south porch and west tower. Probably in circa mid C17, one bay was added to the east end of the north and south aisles, the south aisle bay with an axial stack. The east end of the north aisle forms the Edgcumbe Chapel. Exterior: Nave enclosed by aisles. Chancel east end has 3-light C19 window with cusped lights, 4-centred arch and hood mould. Attached slate tablet to John Procter, 1840. North aisle of 4 bays, hollow-chamfered plinth, with one bay to east with a straight joint between, this bay on a chamfered plinth. The main aisle has 2-light early C19 windows, with 4-centred arch and hood mould, paired lancets with Y tracery. Between the 2 east windows, the rood stair, on chamfered plinth, with single light, cornice and blocking course. The east bay has a 4-centred arched doorway, chamfered with step stops, hood mould with label stops and C19 door. Blocked window to left with moulded cill and lintel. East end has 3-light mullion and transom window with hood mould with label stops, hollow-chamfered. The west end has 3-light window with 4-centred arched lights and hood mould. The south aisle is of 4 bays, with porch in west bay and one bay added to east with a straight joint between; the aisle is on a chamfered plinth, no plinth to the east bay. The aisle has 3 windows to south, 2 as at the north side of the north aisle and one C19 3-light window with cusped lights and hood mould. Doorway to east, chamfered with step stops and basket arch, C19 door. Quoins and straight joint to the end bay which has a blocked window, of paired lancets with Y tracery and hood mould. East end has 3-light mullion and transom window as on north aisle. To south, an attached slate tablet with shouldered nowy head and chруб, hourglass and cross bones, to Mary Martyn, 1743. West end has 3-light window with ogee lights, 4-centred arch and hood mould. Axial stack to east in granite ashlar with cornice and shaped top. Gabled south porch on hollow-chamfered plinth with diagonal buttresses. 4-centred arched outer doorway with clustered piers to sides and concave mouldings. The interior has concrete floor with inset granite ledger to the Griffin family, dated 1625. C19 wagon roof. Holy water stoup to east. Recess set low in wall to west. Inner doorway has narrow 4-centred arch with moulded surround, C19 studded door with strap hinges and wooden case lock to the inside. West tower in 3 stages on hollow-chamfered plinth; set-back buttresses rising to the second stage and embattled parapet with pinnacles; the pinnacles are corbelled out from the second stage, octagonal. West doorway has 4-centred arch, hollow-chamfered, with square hood mould, C19 studded door. West window above, C19 3-light with cusped lights. Clock at second stage to west. Third stage has 2-light bell-openings of paired 4-centred arched lights with wooden louvres and relieving arch. Interior: Plastered walls and C19 tiled floor. Nave and chancel have separate roofs, the nave with a C15 ceiled wagon roof, with carved bosses and wall-plate. Chancel has unceiled C19 wagon roof. North aisle has ceiled C15 wagon roof with carved bosses and wall-plate. South aisle has ceiled wagon roof, possibly of C16 or C17, with moulded ribs and wall-plate, no bosses. The tower has tall 4-centred tower arch with paired piers to sides, plain capitals and imposts. Pointed arched chamfered north door to tower stair with C19 doors. Nave and chancel in one, with north arcade of 4 bays, piers with 4 shafts, chamfered 4-centred arches. 4-bay south arcade of Pevsner A-type piers with capitals with ring-mouldings, 4-centred moulded arches. Chancel has north door to Edgcumbe Chapel and south piscina. East window has rere- arch and upper relieving arch with splayed reveal above for single light. North aisle has doorway to rood stair with rebate for door and basket arch; stone newel stair and upper doorway. South aisle has C19 east door and south doorway at the east end. Fittings: C19 stone font in south aisle. C19 pews and stone pulpit in nave. In the tower, a fine ringers' board with painting of ringers and verses, oil on board, dated 1773. In south aisle, Royal Arms, oil on board in moulded frame, dated 1816. Letter of thanks from Charles I at Sudeley, dated 1643 and signed by the churchwardens, 1736, oil on board in moulded frame, in south aisle. Monuments in chancel: marble tablet on slate ground, to John Trengrove, 1780. In north aisle: marble sarcophagus on slate ground, to Jane Wrayford, 1838; stone tablet to John Terrell, 1796; oval marble tablet on slate ground, to Nicholas Gribbell, 1827; stone tablet with entablature and pediment, by Lobb of Calstock, to John Strick, 1844; in south aisle: marble tablet on slate ground, to Lucretia Roberts, 1813; marble tablet on slate ground, to Mary Williams, 1813; marble tablet with pediment, by Lobb of Calstock, to Thomas Merchant, 1845. Edgcumbe Chapel not accessible at time of survey (January 1987), contains monument to Piers Edgcumbe, 1666, and monument to Jemima, Countess of Sandwich, 1674. Sources:

Listing NGR: SX4168670956

**Name:** CHURCH OF ST DOMINICA

**Grade:** I

**UID:** 60984

Parish church. C14, with additions of early C15 and late C15; C19 restoration. Tower in slatestone rubble with granite dressings. South aisle and south porch in granite ashlar with granite dressings; north aisle in slatestone rubble with granite dressings and granite ashlar roof stair, the west end rendered and the east end in ashlar. Chancel in slatestone rubble. Slate roofs with ridge tiles and gable ends. Plan: Nave and chancel in one; west tower of late C14. South aisle and south porch added in early C15, with north aisle and rood stair of late C15. Exterior: The nave is concealed by the aisles. The chancel east end has no plinth; C15 4-light window with C19 mullions, cusped lights with upper tracery, 4-centred arch and hood mould with label stops. West tower in 3 stages, with diagonal weathered buttresses, and string courses. The third stage is corbelled out with a double upper string course and recessed panels between the string courses to east, south and west, with 3 panels, each with a carved figure.

South West Archaeology Ltd.

Embattled parapet and pinnacles. West doorway has 4-centred arch, rounded convex-moulded surround with bar and heart stops, concave outer moulding with same stops and hood mould, C19 double doors; this doorway is similar to that on the tower at the Church of St Leonard and St Dilp, Landulph (q.v.). 2-light west window, with cusped lights and upper tracery, 4-centred arch and hood mould. 2nd stage west and south 2 lancets. South stair tower with pitched roof at first stage. 2nd stage north has lancet and clock. 3rd stage has 2-light bell-openings with 3-centred arched lights, and pierced lead louvres. South aisle of 5 bays with the porch in the west bay; on chamfered plinth continuous with the porch plinth. To south there are three windows, 3-light, with cusped lights, square head and hood mould. To east, a 3-centred arched doorway with plain door and similar 2-light window. East end has 3-light window with cusped lights and upper tracery, & 4-centred arch and hood mould. Slate tablet attached, to Benjamin Fowell, 1803. The west end has 3-light window as to east. Gabled south porch has weathered diagonal buttresses. 4-centred arched outer doorway with clustered piers with plain abaci, C20 lamp set above. Stepped chamfered 4-centred arch. The interior of the porch has C15 wagon roof, ceiled, with moulded ribs and carved bosses and wall-plate. C19 tiled floor. Inner doorway has 4-centred arch, hollow-chamfered with pyramid stops, C19 door with strap hinges. North aisle of 5 bays, with four 3-light C15 windows, with cusped lights, square heads and hood moulds recessed surround. In the centre, the ashlar rood stair, on hollow-chamfered plinth, stepped up from the hollow-chamfered plinth of the aisle; small single light arched pitched roof. The west bay has a blocked 4-centred arched doorway, with recessed spandrels with leaves, square head and hood mould, roll-moulded surround. East end in ashlar, with 3-light window as on south aisle. West end rendered, with similar 3-light window. Interior: Plastered walls and C19 tiled floor. Nave, chancel and aisles has late C15 wagon roofs, ceiled, with moulded ribs and fine carved bosses, carved wall-plate with pomegranates, leaves and flowers; the aisle wall-plates are brattished. Chancel roof painted in C19 with stencilled decoration. Tall narrow 4-centred tower arch; pointed chamfered doorway to south tower stair, door with strap hinges. The south arcade is earlier than the north arcade, with stepped and chamfered rounded arches, with a 4-centred arch at the east end. Piers of four shafts with moulding between, plain moulded capitals and bases. Piers at the junction between the nave and the chancel to north and to south have an opening for the rood loft. 5-bay north arcade, with taller 4-centred arches, with 2 concave mouldings and Pevsner A-type piers with geometric carved abaci. The north arcade was probably built at the same time as the rood screen, as the capitals of the pier on that side is not carved, whereas the pier on the south arcade is carved on all sides. North aisle has a round-arched doorway to the rood stair and an upper chamfered doorway; stone newel stair. Chancel has cusped piscina and aumbry to south, C19 aumbry to north. North aisle has C19 south aumbry. South aisle has chamfered piscina to south. Fittings: C19 pews and pulpit, and fine organ, with panels with painted figures of the saints. Part of the C15 rood screen preserved in the north aisle. Octagonal stone front in nave, possibly C19. Monuments in north aisle: oval slate convex tablet with stone carved wreath surround with putti and grotesque mask, to William Brendon, 1700 4/5. In south aisle: marble tablet on slate ground with arched, cornice and urn, to Thomas Horndon, Rector, 1800; marble tablet on corbels with slate pilasters, cornice and inclined shield of arms, to John Clarke, 1749; fine chest tomb in slate with stone dressings, shields and crests on stone pilasters to side, moulded edge with geometric decoration; recumbent stone effigies, to Sir Anthony Rous of Halton and his son Ambrose, both died 1620, both in Jacobean armour, with 2 shields of arms with helms and inscription tablet on the wall at the east end. Sources: Radcliffe, E.: Buildings of England: Cornwall 1970.

Listing NGR: SX3989267827

**Name:** DUPATH WELL (GI)

**Grade:** I

**UID:** 61203

Holy Well House and chapel dedicated to St. Ethelred. Probably built in 1510 by the Canons of St. Germans. Restored by Rev H.M. Rice, former rector of South Hill. Built entirely of granite ashlar. Rectangular in plan. Small, single storey, single cell building with gabled ends to liturgical east and west. Entrance in west gable end. Rectangular surround to door with roll mould to outer arch and hollow chamfer to segmental inner arch. Plain spandrels. C20 timber plank door with strap hinges. East gable end with 2-light granite mullion window. Cavetto moulds to jambs and arch. Holes for stanchion bars. Granite rectangular slits in north west and south east walls. Roof comprising of long blocks of granite stone supported in centre by diaphragm arch. Crocketed pinnacles at 4 corners possibly later addition. Further crocketed pinnacle in north east end on gable. Turret on south west end in gable. Moulded granite base with battered slab side supporting a moulded cap decorated with a rope band, battlemented cornice and surmounted by 4 crocketed finials and a central crocketed pinnacle. Simple interior with stone arch on rectangular stone responds and plain cube capitals supporting span and junction of granite roof members. Heavily restored. Water runs through building, entering from under threshold on west, flowing along stone runnel into shallow rectangular trough. Then leaves through hole in east wall and falls into stone basin positioned outside. Wellhouse probably once contained altar. Building probably associated with chapel licensed by Bishop Stafford in 1405, dedicated to St. Ethelred. In 1432, the Canons of St. Germans acquired property at Callington including 'Theu Path'. Reputed to be on site of duel fought between poor knight Colan and the rich man Gottlieb for the hand of a maiden. A Lane-Davies Holy Wells of Cornwall rp 1970 J Meyrick A pilgrims guide to the Holy Wells of Cornwall 1982 National Gazetteer (1868) I, 454.

Listing NGR: SX3750669203

**Name:** Dupath holy well, 45m NNE of Dupath Farm (SAM)

**UID:** 15407

The monument includes a large and elaborate late medieval holy well house over a flowing spring, situated 1.5km ESE of Callington in north east Cornwall. Adjacent to the well house is a medieval circular trough that collects the outflowing water. The holy well is located on the upper slope of a small valley containing a minor tributary of the River Tamar. The well house is a monument in the care of the Secretary of State and is Listed Grade I. The holy well survives with a rectangular well house measuring 3.9m north east - south west by 3.59m north west - south east externally, with the entrance in the south west end.

The walls are built from large neatly squared and finely jointed granite blocks, a masonry type called ashlar. The blocks are often massive, up to 3.5m long, and laid in regular courses up to 0.49m thick. The walls rise 2.35m high at eaves level, passing through six courses, though adjoining higher ground masks the lower course of the south east wall. The south west and north east gables are similarly constructed but with generally smaller blocks and rise to c.4m high at roof ridge level. The south west doorway has a depressed arch, hollow-moulded on its outer side. It is set within a sunken surround with raised moulding along its outer edges. This doorway and surround are framed by massive jamb and lintel slabs flush with the south west wall face. The doorway's threshold is a reused window sill, chamfered along its inner edge and with infilled sockets for glazing bars along its upper face. A modern wooden door with iron fittings closes against the doorway's inner face. The well house is lit by a small vertical slit window in each side wall and a larger decorated window of two lights in the north east wall. The slit windows are unglazed, up to 0.48m high by 0.1m wide, with inwardly-splayed sides. The main window, in the north east wall, is 1m high and 0.94m wide overall, divided into two courses up to 0.38m wide by a single mullion. Both lights have depressed arched heads, carved from a single slab, with hollow-moulded edges except for the inner edges of the mullion: its north west inner edge is chamfered while its south east inner edge has a roughly battered chamfer. The mullion is also slightly shorter than the thickness of the window opening, a group of discrepancies taken to indicate that the mullion is reused in its present position. The window's lights also have square sockets for glazing bars: three horizontal and one vertical, though again the mullion differs in having two additional lozenge-shaped sockets in its north west face. The well house is roofed by courses of granite slabs spanning the length of the building, seven courses on each side and two slabs to each course, supported by the gable and a single internal arch. The outer faces of the slabs are bevelled to match the 45-50 degree pitch of the roof, with only fine jointing visible between slabs and courses. The lowermost course along each side overhangs the wall face by up to 0.17m. A course of shorter slabs forms the ridge of the roof. From the lower edge of the roof at each corner of the well house, a slab known as a kneeler, projects a little to each side to support a small square-section pinnacle. The pinnacles have small raised enrichments called crockets along their edges and the most intact pinnacle, above the eastern corner, is 0.9m high. A similar pinnacle rises from the top of the north east gable. The south west gable terminates as a small rectangular platform surmounted by a large bellcote. The sides of the bellcote are formed by two upright tapered slabs whose parallel inner faces bear sockets for the bell pivot. These sides support a highly decorative canopy carved from a square slab, with cable moulding along the lower edge and mock battlements carved around the sides. A small crocketed pinnacle rises from each corner of the slab, with a similar larger pinnacle rising from the centre. The well house walls are generally 0.27m-0.3m thick, but rise to 0.44m thick in the south west wall to accommodate the large entrance opening and the bell cote above. This gives the building internal dimensions of 3.15m long, north east - south west, by 3m wide, north west - south east. The interior faces rise 2.4m to the lowest row of roof slabs, with the gables rising to 4.05m. The interior is divided into two sectors by the roof support arch and by two granite sill slabs crossing the floor beneath the arch. These mark off a south western area, 1.53m long, beside the entrance, in which the spring is channelled across the floor, and a north eastern area, 1.35m long, dominated by the well pool and lit by the main window. The south west area is lit from each side by the two slit windows, their splays partly masked by the arch pillars. Much of the present floor in this area comprises mortared slate paving from a relatively recent restoration, but granite slabs along the north west and south east sides are considered earlier features. Also the result of recent restoration is a granite gutter which carries water from the spring, under the south east end of the threshold slab, and then crosses the floor to a gap between the two sill slabs beneath the roof arch. A 19th century account describes the water flowing unchannelled from the spring. After passing between the two sill slabs, the gutter discharges the water into the well pool, occupying most of the north east sector of the interior. The pool measures 2.45m north west - south east, across the width of the well house, by up to 0.7m wide and 0.2m deep. It is defined to the south west by the granite sill slabs beneath the roof arch and to the north west and south east by granite floor slabs beside the walls. The north east side of the pool is defined by slender granite edging slabs, separated from the north east wall by a narrow strip of recent mortared slate paving. Water flows out of the pool across that recent paving, leaving the well house through a hole near the base of the north east wall. From there the water pours over the lip of a medieval circular stone trough, 0.59m in external diameter, 0.41m high and with walls 0.07m thick. The trough resembles a small mortar and is decorated on its outer surface by four opposed flat vertical ribs, each 0.13m wide and 0.05m high. Water leaves the trough through a hole near the base of its NNW side, flowing into the head of an adjoining modern drain. The roof support arch within the well house is supported on plain pillars, up to 1.75m high, against the north west and south east walls and each largely carved from a single slab, up to 0.33m wide and 0.22m thick. Each pillar supports a plain capital, bevelled on its innermost face only. From this springs the single granite rib forming each side of the arch, meeting at a large but simple bevelled keystone. The ribs forming the arch are finished differently on each face: their north west faces have a rough surface with shallow hollows along their lower edges; their south east faces are smooth with pecked pitting and a chamfered lower edge. A narrow gap between the ribs of the arch and the inner faces of the roof slabs is filled by mortared rubble. The holy well house has been dated to c.1510 and incorporates architectural features typical of the 15th century to the early-16th century. It was built on land that was then named 'Theu Path', acquired by the Augustinian canons of St Germans in 1432 and remaining in their possession until their priory was dissolved in 1539. A tradition persists that this holy well is located close to a chapel dedicated to St Ethelred, licensed in 1405, though the identification of that chapel with this site remains insecure. In the mid-19th century the antiquary Thomas Quiller-Couch recorded the well house as considerably overgrown and other late 19th century writers also note that the monument had relatively recently attracted an apocryphal legend to account for its construction. The well was partly restored during the 19th century by the Revd H M Rice, the rector of South Hill and Callington. Further consolidation and drainage at the monument was undertaken by the Ministry of Works and their successors after the monument passed into Guardianship in 1936. All English Heritage notices, fittings, fences, modern drain pipes and their trenches are excluded from the scheduling but the ground beneath them is included.

National Grid Reference: SX 37499 69220

*Grade II\**

**Name:** THE PROSPECT TOWER

**Grade:** II\*

**UID:** 60790

Folly tower. Probably late C18. Slatestone rubble with granite pinnacles. Plan: Triangular on plan, dished on all sides, giving an optical illusion of greater size ; roofless, with internal stair replaced in late C20. Exterior: 3-stage tower, with plinth and string courses, plain parapet with plain granite pinnacles. The first stage has a blind 2-centred arched opening at all sides, one side with a door. Second stage has blind 2-centred arched window to each side. Third stage has single 2-centred arched light with stone louvres to each side.

Listing NGR: SX4219868926

**Name:** Buildings at Wheal St Vincent

**Grade:** II\*

**UID:** 61461

Silver/Lead smelting works. Early/Mid C19. Killas rubble with red-brick and granite dressing and rag slate roofs. Three buildings in line built on different levels on slope but all inter-connected. The road (west elevation) at the top of the slope has two semi-circular headed openings partly blocked one above another and smaller one in outshot to loft. The south side of this small square block is a narrow arched window. The second section has two later square-headed openings when upper floor inserted: also original round-headed one. Two raking buttresses. Small arched opening to rear. Bottom section is lower again and has three raking buttresses and two segmental headed openings, segmental headed doorway in bottom wall. All roof structures appear original with king post trusses. The top building incorporates a network of kiln-type flues. Use of buildings at present unknown but presumably the slope was used for a gravity-fed process of silver and lead smelting. This building is unusually complete and well finished. Wheal St Vincent had several periods of working between 1810 and 1848 and considerable quantities of silver were smelted. Source A.K Hamilton-Jenkin, Mines and Miners of Cornwall Volume XV Page 27.

Listing NGR: SX3850969647

*Grade II*

**Name:** Milestone at SX 376 681

**Grade:** II

**UID:** 60959

ST DOMINICK SX 36 NE 3/209 Milestone at SX 376 681 II Milestone. C19. Granite monolith about 50 centimetres high, with rounded head. Carved and painted lettering in upper case with serifs: 1½C, for Callington.

Listing NGR: SX3773668144

**Name:** Boar's Bridge

**Grade:** II

**UID:** 60770

CALSTOCK SX 46 NW 4/19 Boar's Bridge II Bridge over a tributary of the River Tamar. Mid - late C19. Slatestone rubble with granite dressings. 3 round arches with slatestone arch rings and granite keystone. The upstream side has 2 low triangular cutwaters. The parapet walls are in rubble with rounded granite coping stones, about 80 centimetres high. The bridge is about 7 metres long and about 3 metres wide. Boar's Bridge is marked on the 1545 estate map of Cotehele.

Listing NGR: SX4111368310

**Name:** Engine house at SX 408715

**Grade:** II

**UID:** 60860

CALSTOCK HINGSTON DOWN CONSOLS MINE SX 47 SW 2/115 Engine house at SX 408715 13.2.86 II Cornish engine house. Mid - late C19, altered 1905. Granite with dressed quoins and brick dressings. Plan: Rectangular engine house. Exterior: 3 storeys. The bob wall has an arched opening at ground level and a large rectangular bob opening above. Just below this are cast iron wall plates, two to each corner, marked Tavistock Iron Works 1882. Side walls have an arched window at each level. Parapet rebuilt in brick and the building re-roofed in 1905, when the building was adapted to house a second-hand 36 inch rotative beam engine by the Bedford foundry, Tavistock. This had previously worked at Devon Great Consols and here worked a set of stamps and pumped from the adjacent Bailey's Shaft. The hipped roof is now largely decayed. An interesting example of a late engine house adapted for a dual purpose engine but itself apparently older. The brick parapet and roof structure look like an alteration to an older building, but the whole may date from 1905. The 1882 dates on the wall plates seem unlikely to refer to the original building, since the mine was unworked at that time. The main periods of working Hingston Down Consols Mine were 1846-78 and 1905-8. The engine house makes a prominent landmark on the summit of Hingston Downs. Sources: Barton, D.B.: A Historical Survey of the Mines and Mineral Railways of East Cornwall and West Devon. 1964.

Listing NGR: SX4086671474

**Name:** Chimney at Wheal St Vincent

**Grade:** II

**UID:** 61462

Chimney. Probably 1835. Killas rubble. Tall tapered stack with band round the top all complete. Chimney of Wheal St Vincent silver/lead smelting works active circa 1810 circa 1848. This particular structure built apparently for the middle period of working. Source A.K Hamilton-Jenkin, Mines and Miners of Cornwall, Volume XV page 27.

Listing NGR: SX3848769652

**Name:** Danescombe Cottage

**Grade:** II

**UID:** 60832

CALSTOCK COTEHELE CONSOLS MINE SX 46 NW 4/86 Danescombe Cottage GV II House at Cotehele Consols Mine. Late C19, with few later alterations. Slate rubble. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: 2-room plan with central entrance, each room heated from a gable end stack. Exterior: 2 storeys, symmetrical 3-window front ; all windows are C20 replacements. Ground and first floor to left and right a 16-pane sash, first floor central 12-pane sash. Central C20 half-glazed door with pitched slate hood. Right and left sides blind. Interior: Not inspected.

Listing NGR: SX4228369274

**Name:** White Cottage

**Grade:** II

**UID:** 60883

CALSTOCK METHERELL SX 46 NW 4/136 White Cottage II Farmhouse, now house. Early - mid C17, with additions of later C17, and later alterations in C19 and C20. Painted stone rubble. Slate roof with C19 crested ridge tiles and gable ends. Rear lateral stack to left, axial hall stack with rubble shaft, weathered, with shaped top ; similar gable end stack to right. Plan: 3-room and cross passage plan ; lower end room to left, heated from a rear lateral stack, and with a C19 stair inserted at the left end. Hall to right of the passage, probably originally open to the roof, and now heated from an axial stack backing onto the passage. Inner room to end right, heated from a gable end stack to right. In the later C17, a stair tower was added to the rear of the hall. Probably also in the later C17, a single storey unheated outshut was added to the rear of the hall, to the left of the stair tower. Later alterations include the insertion of a fireplace in the chamber over the lower end, using the flue from the hall stack ; this is dated 1704. Probably in circa mid C19, the house was divided , with the lower end and passage as one house, the hall and inner room as a second house, with a door inserted in the front of the hall. In C20, a room was inserted in the rear of the passage. Exterior: 2 storeys, asymmetrical 2-window front ; all windows C20 replacements. The passage has C20 door with sidelight, chamfered timber lintel with run-out stops. Lower end to left has 2-light casement at ground and first floor. Hall to right has C20 window (formerly door) and 2-light casement ; shallow hall bay, possibly originally gabled, with 2-light casement at ground floor and C19 2-light 6-pane casement at first floor in a raking dormer. At the right end is a small single light at first floor. The left end has an inserted C19 window at first floor with 4-pane light, and a blocked single light in chamfered granite surround. At the rear, the inner room has a window at ground floor and door at first floor, with granite cill remaining with stoolings for mullions, probably re-used. The rear of the hall has a stair tower with pitched roof and single light, single storey outshut to right with C20 window. Rear of the passage blocked, with 4-pane sash above. The lower end has stack, probably inserted in C19, with 4-pane sash at ground floor. Interior: The lower end room has 5 large roughly hewn beams. Blocked window in the gable end, blocked at the time the staircase was inserted. The passage has a bathroom inserted to rear. In the hall, there is a large granite fireplace backing onto the passage, with cloam oven inserted to right. 5 large chamfered beams with bar and run-out stops. The door to the rear outshut has chamfered and step-stopped lintel. The stair tower has a wooden 4-centred arch to the doorway, chamfered. Stone newel stair. The inner room has gable end fireplace with cambered and chamfered timber lintel, cloam oven inserted to right. The first floor chamber at the lower end has the fireplace in the back of the stack, with plaster voussoirs, with the date 1704 and fleur de lys. Roof: At first floor, the wall between the hall and the inner room is inserted below a truss ; the hall roof formerly had dovetailed collars, with sockets for threaded purlins, and appears smoke-blackened. The roof over the lower end retains 2 early trusses with very curved feet ; not chamfered, formerly with threaded purlins and threaded ridge purlin at the apex. Principals halved and pegged at the apex, one cambered collar and one straight collar, halved and notched to the principals. The timbers appear to be sooted over the lower end as well as over the hall.

Listing NGR: SX4084369634

**Name:** Brooklands Farmhouse

**Grade:** II

**UID:** 60881

CALSTOCK METHERELL SX 46 NW 4/134 Brooklands Farmhouse GV II Farmhouse. Late C18 or early C19, with later C19 additions and C20 alterations. Slatestone rubble with brick dressings. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: Large 2-room plan with central entrance, each room heated from a gable end stack . In the mid C19, a wing of one-room plan was added to rear right, heated from a stack at the right side. At about the same time, a second wing was added to rear left, also of one-room plan with a stack at the left side. Exterior: 2 storeys, symmetrical 5-window front with attic. Ground floor has central 6-panelled door ; to left a 12-pane sash with sidelights and blocked window, to right two 12-pane sashes, all with segmental brick arches, probably early C19. At first floor all windows are early C19 12-pane sashes with segmental brick arches. Attic has 3 gabled dormers, all with 12-pane sashes. At the right side in the rear wing, there is a C20 door at ground floor leading to a lateral corridor, and a 3-pane light with margin glazing at first floor. Left side blind. At the rear, the wing to left has a 2-storey canted bay with 12-pane sashes with cambered arches at each floor. 12-pane sash at ground and first floor to right and a 2-light casement in the attic gable end. The wing to right is rendered, and also has a 2-storey canted bay to right with 12-pane sashes at ground and first floor. Stair light with margin glazing to left. Single storey C20 porch enclosing the central rear door. Interior: Not inspected.

Listing NGR: SX4092169601

**Name:** Pair of gate piers about 10 metres east of Brooklands Farmhouse

**Grade:** II

**UID:** 60882

CALSTOCK METHERELL SX 46 NW 4/135 Pair of gate piers about 10 metres east of Brooklands Farmhouse GV II Pair of gate piers. Late C18. Granite monolith piers, about 1½ metres high, of square plan, each with separate cornice and convex necking with ball finial.

Listing NGR: SX4093669602

**Name:** Old Brooklands

**Grade:** II

**UID:** 60880

CALSTOCK METHERELL SX 46 NW 4/133 Old Brooklands GV II Farmhouse, now house. Early - mid C17, with later C17 additions, C18 and later alterations and additions. Painted slatestone rubble. Asbestos slate roof with gable ends. Gable end stacks and axial stack with clustered rubble shaft with cornice. Plan: 3-room and through passage plan. The hall is to right of the passage, heated from an axial stack backing onto the passage. The inner room is to end right, heated from a gable end stack to right. The lower end room is to left, heated from a gable end stack to left. Later in the C17, the hall bay was extended to front, and possibly at the same time the first floor room over the hall was heated from a fireplace with an axial stack to right; at about the same time, a stair tower was added to rear of the hall. Probably in the C18, a barn was added to the front of the lower end room. At the rear, a 2-storey outshut was added to the rear of the hall and the inner room, of 2-room plan, with a stack at the rear of the room behind the hall. Exterior: 2 storeys, asymmetrical 4-window front, with all windows either later C19 sashes or C20 casements. The passage has a 4-panelled door with timber lintel, 16- pane sash in raking dormer above. The hall to right has a 16-pane sash at ground floor, and 2-light casement above. The gabled hall bay is 2-storey, 2-light casement with dripstone at ground floor and 16-pane sash at first floor with timber lintel with chamfer and run-out stops. The inner room to right is partly faced in painted slate-hanging ; 2-light casement at ground floor and 16-pane sash in raking dormer at first floor. The right gable end is blind and built into the bank. The front barn to left has a 4-pane light at first floor at the right side ; at the left side there are two C20 windows at ground and first floor, large double doors through the full height and a large window to left. Small single storey lean-to at the front gable end. The left gable end of the house has a large external stack with shaped top. Small single light at ground floor to right. To left of the stack, ground and first floors have 3-light chamfered granite window with C20 casements, the attic has similar single chamfered granite window; these windows partly renewed in C20. At the rear, the passage doorway is enclosed by a small open-fronted rubble porch with scantle slate roof and 6-pane light, outer half-glazed door and inner plank door. The porch also encloses a 2-light casement with iron stanchions and timber lintel, and a pump, dated 1878, with cast iron handle and spout, and granite semicircular trough. At ground floor to right is a 2-light chamfered granite window. First floor to right has two 2-light chamfered granite windows. The 2-storey outshut to the rear of the hall and the inner room has an external stack with oven at the base, plank door inside the porch. The room to the rear of the inner room is rendered with a small single light at upper level. At the side is a 4-pane light at ground floor and margin-glazed light at first floor. Interior: The lower end room has chamfered beams ; granite fireplace with flat lintel and jambs, all roll-moulded, with a scroll-carving at the base. The passage has roughly-hewn beams, and the rear doorway has pintles remaining from an early door. The hall has granite paved floor ; granite fireplace with plain lintel and one chamfered jamb, formerly with a settle by the door. Beams replaced. The stair tower has stair probably of C19, which divides to right and left. The inner room has rebuilt fireplace ; 2 recesses on rear wall with wooden lintels.

Listing NGR: SX4092969574

**Name:** HOUSE AT SX 401692

**Grade:** II

**UID:** 60799

House at SX 401692 II House. Mid C19, with few later alterations. Slatestone rubble, partly slate-hung. Slurried slate roof with ridge tiles and gable ends. Gable end stacks with rubble shafts. Plan: Double depth plan, with central entrance, kitchen to right and parlour to left, with shallow service rooms to rear. Exterior: 2 storeys, symmetrical 3-window front. Upper level slate-hung. All windows are 16-pane sashes ; central early C20 porch with glazed sides and flat roof, double half-glazed doors. Left side upper level slate-hung, with small single storey lean-to. To right side is blind, with oven projecting at the base of the flue. The rear has central first floor stair light, a tall light with margin glazing; 16-pane sash to right and left. At ground floor, central door, 2-light casement with L hinges and C20 window, all with cambered brick heads. Interior: Not inspected.

Listing NGR: SX4014569250

**Name:** TODSWORTHY HOUSE

**Grade:** II

**UID:** 60806

Todsworthy House II Farmhouse. Early C18, possibly incorporating an earlier building. Additions and alterations of C19 and C20. Rendered stone rubble. Half-hipped slate roof, partly in asbestos slate. Slurried slate roof over shippon. Stacks to sides with brick shafts. Plan: 2-room plan, with equal size room to left and right, each heated from an end stack. Central entrance passage. To rear left, a one-room plan addition for service, 2-storey , possibly of late C18 - early C19; in late C20 this was extended along the whole of the rear of the house. C18 single storey shippon addition at the left side. Exterior: 2 storeys, symmetrical 5-window front. Central C19 panelled and glazed door with timber lintel and shallow hood on wooden piers ; C19 buttress to right

and left. Ground floor to left has C20 glazed door set inside an attached greenhouse, and C19 12-pane sash. Ground floor to right has C19 12-pane sash and 16-pane sash. At first floor, the 3 windows to left and one to end right are early C18 12-pane sashes with thick glazing bars. Second window from right is C19 16-pane sash. Left side has single storey shippon lean-to with door to side and ventilation slit to front. Door and 2-light casement to left. Rear addition to left has C20 porch and door and C20 window at first floor. The right side has two C19 buttresses. At the rear, the addition to right has 3 C20 windows at ground floor and 2 at first floor ; the service room addition has been extended in late C20 to left along the whole of the rear. Interior: Not accessible.

Listing NGR: SX4191670370

**Name:** SALTER'S FARMHOUSE

**Grade:** II

**UID:** 60885

Salter's Farmhouse II Farmhouse. Circa mid C19, with later C19 additions and few later alterations. Stone rubble, slate-hung. Slate roof with ridge tiles and gable ends ; gable end stacks with rendered shafts. Plan: 2-room plan, with central entrance, each room heated from a gable end stack. At the rear is a narrower parallel range added circa late C19, of 2-room plan with stack to rear right. There is a single storey outshut at the left side, with a small single storey dairy attached to the rear, and a small single storey range of outhouses attached to rear right. Exterior: 2 storeys, symmetrical 3-window front, all windows are C19 12-pane sashes; central gabled porch with margin-glazed sidelights, inner and outer half-glazed door with margin glazing. At the left side is the single storey lean-to ; the upper level of the house is slate-hung. At the rear of the outshut is the single storey dairy with C20 window. At the rear, the parallel range has a hipped roof, stair light with margin glazing to centre, ground floor 4-pane light to left, first floor 2-light 8- pane casement. Attached to left, the single storey outhouses, extended in C20. Interior: Not inspected.

Listing NGR: SX4108071077

**Name:** GATE PIERS, WALLS AND RAILINGS AT SOUTH WEST ENTRANCE TO HONICOMBE HOLIDAY VILLAGE

**Grade:** II

**UID:** 60797

Gate piers, walls and railings at south west entrance to Honicombe Holiday Village II Gate piers, walls and railings. Mid C19. Granite ashlar piers, slatestone rubble walls and cast iron railings. Central pair of square plan piers on plinths with convex shaped necking and acorn finials. Low flanking walls swept forward with chamfered granite coping; surmounted by cast iron railings with trefoil finials. Similar terminal piers about 3 metres high.

Listing NGR: SX4117870186

**Name:** MILESTONE ON HINGSTON DOWN (NGR SX4021870943)

**Grade:** II

**UID:** 503497

Mid C19 milestone of granite; rectangular in plan with rounded top. The dressed south face has been carved at an angle to slope backwards. Incised lettering to south face: C. 3 / T. 6½.

HISTORY: It is one of a series of milestones erected by the Callington Turnpike Trust on its route between Callington and Tavistock. REASON FOR DESIGNATION DECISION: This milestone is designated at Grade II, for the following principal reasons: \* A legible example of a mid C19 milestone, showing the expansion of the road network and the impact of the 1773 general Turnpike Act, which made recording the mileage compulsory. \* Group value with other milestones erected along this route by the Callington Turnpike Trust.

National Grid Reference: SX4021870943

**Name:** ENGINE HOUSE, BOILER HOUSE AND TWO CHIMNEYS EAST CALSTOCK MINE

**Grade:** II

**UID:** 60843

Engine house, boiler house and two chimneys II Mine buildings at East Calstock Mine, including engine house, boiler house and two chimneys. Late C19. Slatestone rubble. Plan: The engine house is of rectangular plan, with one chimney about 15 metres to north and the second chimney about 20 metres to south east, with single storey building attached. The engine house has the bob wall to south in the gable end, with round arch and lower round-arched opening ; window openings to sides. Cylinder bedstone in the engine house. The northern chimney is circular and tapered, with brick cornice ; the southern chimney is circular and tapered, in rubble only, with a single storey building attached with doorway and window openings. In 1865 there was a 42 inch pumping engine with a 24 inch whim engine. East Calstock Mine produced copper, and is located to the west of the line of the East Cornwall Mineral Railway. Sources: Tamar Valley Project. Barton, D.B.: Mines and Mineral Railways of East Cornwall and West Devon 1964.

Listing NGR: SX4262769658

**Name:** HAROBEARA FARMHOUSE

**Grade:** II

**UID:** 60795

Harobeara Farmhouse (formerly listed as West Harrowbarrow 23.1.68 House) GV II Farmhouse, now house. Probably C16 origin, with additions and alterations of mid C17 (probably of 1662-3); alterations of C19 and C20. Probably circa late C19 the lower end was abandoned ; the passage and lower end are now derelict. Slatestone. rubble with granite dressings. Slate roof

with ridge tiles and gable ends. The hall stack is now at the gable end, with cornice and shaped top, formerly in an axial position backing on to the passage; the parlour is heated from a stack at the outer side. Plan: Probably originally a 2-room plan with through passage. The hall is to left, heated by an axial stack backing on to the passage. The lower end is to right, with a room heated from a gable end stack. There was a second kitchen added at the right end, with gable end stack and oven, and a cobbled kitchen yard to the rear; attached to the right end of this, an unheated 2-storey addition, with external stair at the gable end giving access to the loft. Probably in the mid C17, a parlour wing of one- room plan and 2-storeys was added to the front left of the hall, heated from a stack at the outer side. Probably also at this time, a wall was built from the front of the lower end, so that the parlour wing formed one side of a front courtyard, with gateway in the front wall immediately opposite the front door to the passage. Probably also in mid C17, a stair tower was added to the upper left end. Probably at the time the original lower end was abandoned, a lean-to was added to the inner side of the parlour wing, as a kitchen. The passage has no roof, so the end wall of the hall has become the end wall of the house. Exterior: 2 storeys, asymmetrical front with the parlour wing projecting to left and the remains of the lower end to right. The passage doorway is in granite, with 4- centred arch, chamfered, with pyramids stops and pintles remaining from the door and draw bar sockets. The wall to the lower end is to right, with 3-light window at ground and first floor, and the surround remaining from a single light at first floor. The main house has 2-light granite window at first floor, chamfered, with hood mould. The parlour wing has gable end to front, with 4-light chamfered granite window at ground floor, with king mullion and hood mould. First floor has 2-light chamfered granite casement without hood mould. There is a straight joint to right, to the lean-to at the inner side of the wing. The lean-to is single storey, with 3 C20 windows and 4-panelled door, with a small single granite light, chamfered, re- used from elsewhere in the house. The lower end There is a cobbled through passage, with no rear doorway remaining. The inside of the ground floor window to front has iron stanchions. The wall is continued with 2 keeping holes, and possibly a rear window recess on the rear wall. There is a fireplace at the lower end of the room. The second room in the lower end has a rear doorway leading to the rear kitchen courtyard ; the doorway is granite, with segmental arch, chamfered, with bar and run-out stops ; there is a rebuilt 2- light window beside the door and a blocked window to the front. The stack to this room is at the lower end, in granite, with cornice and shaped top ; the fireplace has a wide timber lintel, cambered and chamfered, with one granite jamb. The fireplace is partly bricked in, with a C19 cloam oven inserted to right, and a deep oven recess to left, with stone segmental arch over, partly blocked. At the end of this room is an unheated 2-storey addition ; this conceals the external stack ; at the gable end there are stone steps leading to the loft door. The front courtyard This is cobbled, and enclosed by rubble walls. The front gateway is in granite, with 4-centred arch, as at the front of the passage. The right side of the hall is in rubble, with a blocked doorway leading from the passage to the hall ; the doorway has ovolo-moulded and stopped frame. The left side of the parlour wing has external stack, 2-light C19 window at ground and first floor to right, with brick segmental heads. The left side of the hall has the 2-storey stair tower attached, with gable end ; the gable end has 2-light chamfered granite window at ground and first floor, with hood moulds ; C20 porch with inner segmental- arched granite doorway, chamfered, with pyramid stops and C19 door. The rear of the stair tower has small single light at ground floor, chamfered in granite, and a 2- light chamfered granite window at first floor. The left gable end of the hall has 4- light chamfered granite window with hood mould at ground floor, only the king mullion remaining ; first floor has 3-light chamfered granite window with hood mould and attic level has 2- light chamfered granite window with hood mould. The rear of the hall has 3-light chamfered granite window with hood mould at ground floor and 2-light chamfered granite window at first floor. Interior: The hall has slate floor and C19 ceiling beams; the fireplace has granite jambs and chamfered lintel, formerly with a dated plaster overmantel, now removed. Granite hearth. Recess to the side of the fireplace at the position of the former doorway to the passage. The granite windows are chamfered internally. The parlour wing also has C19 ceiling beams. The wall on the inner side, originally an external wall, has a single light with wooden frame and ogee head, originally unglazed. The fireplace has a 4-centred arch inserted below at flat hollow-chamfered granite arch with pyramid stops. The stair tower has a closet below the stair, with keeping hole and studded door. C19 winder stair, formerly extending to attic level. At first floor, the doorway to the chamber over the hall and the doorway to the chamber over the parlour wing both have wooden frames, ovolo-moulded, with run-out stops. The chamber over the parlour has a blocked fireplace, 4-bay roof with boxed feet of the principals; the chamber over the hall has a fireplace rebuilt in C20, also with boxed beams, and 3-bay roof. Roof not accessible.

Listing NGR: SX4168670956

**Name:** BARN ABOUT 25 METRES EAST OF HAROBEARA FARMHOUSE

**Grade:** II

**UID:** 60796

Barn about 25 metres east of Harobeara Farmhouse GV 23.1.68 II The list entry shall be amended to read: Barn. Probably C17, with addition of C18 and C19 and C20 alterations. Slate- stone rubble, partly slate-hung, with granite dressings. Slate roof with gable ends. Plan: Large barn, with gabled front wing to left added circa C17; there is a later addition to the left end of shippon with loft, probably of circa C18 or C19. Later additions to the right end and to front right. Built into the bank at the rear. Exterior: The front is 2 storeys, rebuilt to left in concrete with 2 doorways. The front gabled wing has slurried slate roof, and in the front gable end are double doors, with a 2-light hollow-chamfered granite window above, and another window opening to left. The left side of the wing has an external granite stair to the loft. The right side of the wing is partly rebuilt in C20, with door- way. In the main range to right, there is a granite doorway, with 4-centred arch, hollow-chamfered, with heart-shaped stops. To front right is a single-storey rubble lean-to with door. The right end has a C19 rubble lean-to with hipped roof and door. The left end has external stone stair leading to the loft door, and a ventilation slit at the lower level to the shippon. At the rear, the barn is built into the bank, with ventilation slits and a door with timber lintel opposing the door in the main range. There is a straight joint between the main barn and the attached shippon. Interior: The main range has 8 bay roof, reusing earlier timbers; the principal rafters rest on the wall-tops, with upper and lower collars pegged to the prin- cipals and 2 rows of

purlins, some trenched and some resting on the backs of the principals. The front wing is a stable with loft over. The shippon attached to left has heavy chamfered beam at ground floor.

Listing NGR: SX4168670956

**Name:** HOUSE ADJOINING HAZELDENE TO SOUTH EAST

**Grade:** II

**UID:** 60854

House adjoining Hazeldene to south east II House. Probably early C18, with some later alterations. Painted stone. rubble. Slurried slate roof with ridge tiles and gable ends ; gable end stack to left with brick shaft. Plan: one-room plan, with entrance directly into the room ; heated by gable end stack to left. Greenhouse attached to right side. Exterior: 2 storeys and one window ; ground floor has 2-light 8-pane casement and plain door, both with cambered arches. First floor has 2-light 2-pane casement. The left end has large external stack. The right end has attached greenhouse; at first floor a 2-light 6-pane casement with L hinges. At the rear, attached single storey shed. Interior: Not fully inspected at time of survey (December 1986). Ground floor room has C19 ceiling beams. Fireplace with C19 mantel and oven to right.

Listing NGR: SX3982969756

**Name:** WHEAL LANGFORD

**Grade:** II

**UID:** 61217

Engine house for Wheal Langford silver and copper mine with chimney to south west. Circa early to mid C19. Rubblestone with brick round arches. Gable ends to west. Roof removed. West front of 3 storeys with wide entrance on ground floor with double timber doors and corrugated iron tympanum below round brick arch. Brick arches to first and second floor openings. South facade with corrugated lean-to garage added. Round arched opening above. Stone tapering stack continued in brick with moulded brick cornice. Earlier engine house to south much overgrown with foliage at time of inspection. Under name Wheal Langford (alias Wheal David earlier Wheal St. Vincent) working was renewed for the third time in 1848. Operations continued until 1856 when machinery consisting of a 64" pumping engine, a 12½" rotary and 2 horse-whims were offered for sale in the Mining Journal. As New Langford, further trials took place in 1884-6.

Listing NGR: SX3828169570

**Name:** HARROWBARRROW METHODIST CHURCH AND ATTACHED SUNDAY SCHOOL AND WALLS

**Grade:** II

**UID:** 60855

Harrowbarrow Methodist Church and attached Sunday School and walls II Methodist church and attached Sunday school and walls. Dated 1842. Stone rubble; lined out in stucco. Hipped slate roof with ridge tiles. Plan: Single auditorium plan, with ritual east to the rear and entrance to the front. The Sunday school is attached at the right side. Wall attached to front, enclosing area. Exterior: 2 storeys, symmetrical front ; central round-arched doorway with moulded surround, panelled double doors with fanlight; above, a circular date plaque in moulded surround, with date 1842 and initials MC. Tall round-arched widow to right and left. Left side has 2 tall round-arched sashes, 24-pane with splayed glazing bars. Wall attached to the front of the chapel in 3 stepped ranges with chamfered coping ; in painted stone. Attached at the right side, single storey Sunday school with gable end to right ; front has three 2-light casements. Gable end to right has gabled porch with plain door. Similar wall about 10 metres long and about 1½ metres high, attached to the porch and swept round to right. Rear and interior not accessible.

Listing NGR: SX3987170119

**Name:** FARMHOUSE NORTH EAST OF NEWTON FARM

**Grade:** II

**UID:** 60794

Farmhouse north east of Newton Farm II Farmhouse. Probably late C18 with addition to rear probably of mid C19, with C19 and C20 alterations. Stone rubble. Hipped scantle slate roof with crested ridge tiles, stacks to sides with brick shafts. Plan: 2-room plan with central entrance, each room heated from a stack to the side. In circa mid C19, a 2-storey service wing was added to rear left, heated from a stack at the junction with the main range ; a stable was added to the rear of the service wing. Exterior: 2 storeys, symmetrical 3-window front. First floor has 12-pane sash to right and left, central C20 window. Ground floor has central C20 glazed door, 16-pane sash with chambered head to right and left. The left side has blind end wall ; the rear service wing has two 4-pane sashes at ground and first floor. Attached to rear, a 2-storey stable with corrugated iron roof; the side has 2 doorways and first floor window opening to left, built into the bank at the rear gable end. The right side is blind. Attached to rear right is a lean-to of one storey and loft, unheated, with 4-panelled door to side, 4-pane light at ground and first floor to rear. Interior: Not fully accessible at time of survey (December 1986). The front right room has slate floor and marble chimneypiece. Boxed stair to rear with stick balusters and columnar newel. The front left room has a wooden chimneypiece. At the rear of the entrance passage is a door leading to the kitchen in the rear wing.

Listing NGR: SX4150869114

**Name:** CANDYCROFT VENDOR

**Grade:** II

**UID:** 60886

Candycroft and Vendor II Pair of attached houses. Early - mid C19, with few later alterations. Rendered stone rubble. Slurried slate roof with ridge tiles and gable ends. Gable end stack to right with rubble shaft, other stacks removed. Plan: Candycroft is

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to left, of 2-room plan, with central entrance ; probably originally had a gable end stack to left. Vendor is to right, with one room, heated by a gable end stack to right ; there is a one-room plan addition to right, heated from a gable end stack. Exterior: 2 storeys, asymmetrical 3-window front ; the first floor has C19 16-pane sashes. Ground floor has 6-panelled door to Candycroft, with similar 16-pane sash to right and left. Vendor has a 6-panelled door, with C19 16-pane sash to right. Lower 2-storey addition to right, slightly set back, with C19 12-pane sash at ground and first floor. Right end wall blind, with external stack. Rear and interior not accessible.

Listing NGR: SX4143570904

**Name:** EAST TREHILL

**Grade:** II

**UID:** 60793

East Trehill GV II Farmhouse, now house. Circa mid C17 ; addition of C19, and some C20 alterations. Slatestone rubble. Slate roof with ridge tiles and gable ends. Gable end and axial stacks. Plan: 3-room and through passage plan. The lower end room to right is heated from a gable end stack to right and has external steps at the front leading to a loft at first floor. The hall is to left of the passage, heated from an axial stack backing on to the passage. Room to end left heated from a gable end stack. Behind the hall there is a one-room plan unheated wing, probably of circa mid C19, and a single storey outshut to the rear of the end room to left. Exterior: 2 storeys, with the passage and the lower end at lower roof level ; asymmetrical 3-window front. The upper end to left forms a symmetrical 2-window front, with two C20 2-light casements with segmental arches at ground floor, 2 similar casements at first floor in gabled dormers. Buttress to left. The passage has C20 door with pitched slate hood ; C20 2-light casement with segmental arch to right at ground floor and buttress ; external stone stair leading to loft door. The right gable end has two C19 16-pane sashes at first floor. Left side has external stack. At the rear, the lower end has C20 2-light casement at ground floor to left and C19 2-light casement at first floor. The passage has a C20 rear door and open-fronted porch with pitched roof. The rear wing behind the hall has a hipped roof and single light at ground floor, C20 2-light casement at first floor. To right is the single storey lean-to, with a roof forming a catslide with the main range ; two 12-pane lights at the left side and loft door. Interior: Not inspected. Sources describe a wooden ovolo-moulded doorframe, and other features of C17 may survive. Sources: Tamar Valley Project. National Trust Vernacular Buildings Survey.

Listing NGR: SX4168670956

**Name:** WEST TREHILL

**Grade:** II

**UID:** 60807

West Trehill GV II Farmhouse, now house. Mid C19, with few later alterations. Slatestone rubble, partly rendered and partly slate-hung. Slate roof with ridge tiles and gable ends. Gable end stacks with rendered shafts. Plan: 2-room plan, with large room to left, central door to entrance hall and small room to right with stair at the rear of the room. To rear right an integral service wing of 2-room plan, the room at the end heated from a gable end stack. Exterior: 2 storeys, symmetrical 3-window front, slate-hung. All windows are mid C19 plate-glass sashes with margin glazing. Central panelled double doors with pitched slate hood and inner half-glazed margin glazed door. The right side is rendered. The right gable end blind. The rear wing to right is 2-storey, with C20 door, 2 C20 casements at ground and first floor ; gable end stack has brick shaft with curved oven at the base ; door to right of the stack and C20 window at first floor to right. The left side of the main range has blind gable end and lean-to of 2 storeys to rear with C20 casement at ground and first floor. Interior: Not inspected.

Listing NGR: SX4168670956

**Name:** CARPENTER'S ARMS INN

**Grade:** II

**UID:** 60878

Carpenter's Arms Inn GV II House, now inn. Probably circa early C16, remodelled in early C17, with later alterations and C20 addition to the lower end. Slatestone rubble, partly granite ashlar and granite dressings. Asbestos slate roof, with gable end to left and hipped to right ; the front bay has a hipped roof. Axial stack to the hall in granite ashlar with cornice and shaped top ; other stacks removed. Plan: Originally a 3-room and through passage plan ; the hall is to left, probably originally open to the roof, and now heated from an inserted axial stack backing onto the passage. The lower end is to right, and inner room to end left. Probably in mid - left C17, the hall bay was extended to the front when the floor was inserted in the hall ; probably at about the same time a stair tower was added to the rear of the hall. The upper end room is now all one with the hall, the lower part of the dividing wall only remaining. Probably circa late C17, an outshut was added to rear of the hall, in the angle with the stair tower. In the late C20, a large 2-storey addition was made to the lower end. Exterior: 2 storeys, asymmetrical front, with the hall bay to left, passage and lower end to right. The passage has a granite doorway with basket arch, hollow-chamfered with stops ; C19 16-pane sash to right with brick segmental head ; at first floor a 2-light C20 casement and C20 verandah on piers. Large 2-storey C20 addition, rendered, at the right end. The hall bay has hipped roof to front, 3-light casement at ground floor with L hinges and re-used timber lintel. First floor has C19 6-pane sash. The right side of the bay is in granite ashlar with a single granite hollow-chamfered light at first floor. To left, single storey C19 addition with 2-light casement with brick segmental head. Well and pump with lead spout attached to the front of the hall bay. The rear of the lower end has single storey lean-to with plate-glass sash ; there is a rear lateral stack to the lower end room in rubble with brick shaft. The rear of the hall has a wide stair tower with hipped roof, door at ground floor and blocked single stair light at lower level, C20 stair light at upper level. At first floor to right is a 2-light casement. Single storey lean-to at the rear of the hall to right with C20 2-light casement and stack with brick shaft. Interior: The hall has 4 heavy beams, chamfered, with bar and run-out stops ; slate paved floor. The front window in the hall bay has wooden lintel, chamfered with run-out stop. The fireplace has flat granite lintel and

jamb, chamfered. The door to the stair tower and the hall/passage door both have 3-centred arched heads, in wood, chamfered. The outshut to rear left of the hall has 2 chamfered arched doorways, inserted and probably moved from the lower end of the passage ; similar doorway at the upper end of the hall, into the inner room, with a beam across the end wall of the hall. The stair tower has a newel stair, and includes a small chamber at ground and first floor, with Tudor arched doorway at first floor. Lower end room much remodelled, one beam with bar and run-out stops remaining, and the rear lateral fireplace rebuilt. The end wall to right has been partly demolished to give access to the C20 addition. At first floor, the chamber over the hall also has a granite fireplace, hollow-chamfered, with flat lintel and pyramid stops ; one chamfered beam remaining. The room has been partitioned, with heavy chamfered feet of principal rafters visible. The chamber over the lower end room has rebuilt rear lateral fireplace and narrow unchamfered beams. Roof: The roof has been rebuilt over the original trusses. Principal rafters with curved feet. There are 2 trusses over the hall, the principal rafters chamfered below ceiling level, but not chamfered above ; formerly had trenched purlins. The collars are cambered and chamfered, halved to the principals ; principals halved and pegged at the apex with diagonal ridge purlin. In the hall bay, one truss, formerly with threaded purlins, without a collar, otherwise as the main trusses. Over the stair tower is one truss, halved and pegged at the apex, not chamfered, with chamfered and cambered collar halved and pegged, with trenched purlins and diagonal ridge purlin. The roof over the lower end has 2 similar trusses, with cambered dovetailed collars and trenched purlins. There may also be dovetailed joints in the upper end roof, not fully accessible.

Listing NGR: SX4088269427

**Name:** METHERELL BAPTIST CHURCH WITH ATTACHED SUNDAY SCHOOL

**Grade:** II

**UID:** 60877

Metherell Baptist Church with attached Sunday School II Baptist church with attached Sunday school. Dated 1818, the Sunday school probably added in circa mid C19. Painted slatestone rubble. Hipped slate roof. Plan: Single auditorium plan, with entrance at the front and ritual east to rear. The Sunday school is attached to the rear. Exterior: The front has double doors with Gothic panels and cambered arch to right ; upper level has central round-arched 15-pane sash with splayed glazing bars. Left side has 2 large 12-pane sashes with segmental heads, of late C19 at upper level. The right side has one similar sash and small C20 porch to rear with double doors. The schoolroom is to the rear, lower 2-storey, rendered ; at the left side are 3 round-arched early C20 windows. Interior: Not accessible ; has a gallery around the front and sides.

Listing NGR: SX4086369368

**Name:** CHIMNEY AT KITHILL GREAT CONSOLS MINE

**Grade:** II

**UID:** 394157

Chimney, probably arsenic flue. 1858. Roughly coursed granite with a little slate stone; granite ashlar to capping of shaft and base. Circular shaft on stepped square base with blind rectangular panel to each face and stepped capping. Shaft has moulded plinth and capping with projecting square slab to top. Associated earthworks and shafts. Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. Late C20 steel bands wrapped around shaft which has aerials attached. Situated on the top of Kithill, the chimney makes a prominent landmark. (BOE p 48; A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2).

Listing NGR: SX3748471341

**Name:** BARN ABOUT 10 METRES NORTH OF GOOSEFORD FARMHOUSE

**Grade:** II

**UID:** 60952

Barn about 10 metres north of Gooseford Farmhouse II Bank barn. Late C18 - early C19. Slatestone rubble with granite dressings. Slate roof with gable ends. Plan: Large bank barn, with shippon at ground floor and barn over. Exterior: 2 storeys, nearly symmetrical front. The ground floor has 6 round-arched shippon doorways with slatestone heads, with granite springers and keystones. 2 centrally placed loading doors with hipped hoods and granite cills. To end right there is a round-arched window at first floor; the opening at ground floor to right is a window, not a doorway. Left end has single storey lean-to with hipped roof and door to front. Ventilation slit to the loft. At the rear, one doorway to left, round-arched window with similar dressed head set off-centre to left and double doors with a pitched hood set off-centre to right. C20 addition to rear with corrugated iron roof. Interior: Roof has scissors trusses.

Listing NGR: SX3874367869

**Name:** RADLAND

**Grade:** II

**UID:** 60961

Farmhouse, now house. Probably mid C17, with addition to front of circa C18, alterations of C19 and C20. Slatestone rubble, roughcast. Thatched roof with gable ends. Gable end stack to right, axial stack backing on to the passage and stack to outer side of the wing to front left. Plan: 3-room and through passage plan. The lower end room is to right, heated by a gable end stack. The hall is to left of the passage, heated by an axial stack backing on to the passage. The upper end room to left appears never to have been heated, and contains a large stair hall and 2 small unheated store rooms to the rear. To the front left is the parlour wing, heated by a stack to the outer side. This appears to be of the original build. Probably in the C18, the house was made nearly symmetrical by the addition of a 2-storey stable to the front right; the partition wall between the lower end room

and the stable seems to have been rebuilt. There is a small single storey C20 addition to the rear of the passage and the hall. Exterior: The front is 2-storey, 2 windows, all C20 replacements. Ground floor has studded door with fleur de lys strap hinges and thatched hood. 2-light casement to right and 3-light casement to left. First floor has two 2-light casements with eyebrow formers. The 2-storey wing to front right has a studded door with fleur de lys strap hinges, probably re-used from elsewhere in the house; single light. 3-light casement at first floor. The wing to left is also 2-storey, with C20 door to the inner side. The front of the wing has 2-light casement at ground floor and 3-light casement at first floor. At the right side, there is a C20 glazed double door; gable end external stack with curved oven at the base, At the left side, the front wing has an external stack; the gable end of the main range has 2-light casement at ground floor and single light to the stair at first floor. At the rear, to left there is 3- light casement at ground and first floor. C20 addition to rear of passage and hall. To rear right, two single lights at ground floor and 2-light casement at first floor. There is a straight joint by the passage, possibly the site of some rebuilding. Interior: The lower end room has irregular-shaped chamfered and run-out stopped beams. The gable end fireplace has a moulded timber lintel; there are 2 slits in the back of the fireplace, which appear to continue into the flue, possibly for draught control. Pot jack and cloam oven to left. Former smoking chamber to left of the fireplace. There is a doorway from the room into the stable, which has concave moulded and step-stopped frame; the wall appears to have been rebuilt, with an internal window between the lower end room and the stable. The hall has a granite fireplace, jambs and lintel chamfered with step stops; timber lintel set over the granite lintel. The front left wing is the parlour, ceiled, with granite fireplace with roll moulding and double step stop. The end room has a dog-leg stair, with re- used C18 turned balusters; this may be the site of the original stair. At first floor, there is a moulded lintel remaining over the blocked fireplace at the right gable end. Roof: Much rebuilt, re-using some earlier timbers, including some principals formerly with trenched purlins. Principal rafters crossed and pegged at the apex, with halved collars.

Listing NGR: SX3972267989

**Name:** LOWER BABER COTTAGES

**Grade:** II

**UID:** 60988

Lower Baber Cottages II Three attached houses, now two. Mid C19 with few later alterations and additions. Slatestone rubble, partly rendered and partly slate-hung. Slate roof with ridge tiles and gable ends; gable end stacks and rear lateral stack. Plan: Three houses arranged in an L-plan, with 2 houses in range to left and one house in the front right wing. The two to right are now one house. House to left of 2-room plan, with central entrance and room to left and right; room to left heated by gable end stack and room to right heated by rear lateral stack. Central house of one- room plan, with entrance directly into the room, which is heated by a gable end stack to right, the house in the wing to front right is heated by a gable end stack at the front of the wing, and is also of one-room plan. Small C20 addition to rear. Exterior: Main range of 2 storeys, slate-hung at the front, a nearly symmetrical 3- window front. First floor has three C19 2-light 8-pane casements. Ground floor has house to left with central door with hipped hood and 3-light casement to right and left. House to right has similar door and 3-light casement to right. The left end is slate-hung at the upper level and has a small single storey lean-to. The wing to front right is also 2-storey, and rendered. The front gable end has 2-light casement at ground floor and external stack, with oven at the base. The inner side of the wing has a 2-light casement at first floor. The right side of the wing has 2-light casement at ground floor. The gable end of the main range has C20 door and single light. First floor has 2-light casement and single casement. The rear has a single storey addition behind the central house. Interior: Not inspected.

Listing NGR: SX4001667916

**Name:** WESTMEAD

**Grade:** II

**UID:** 60879

Westmead GV II House. Mid C17, with additions probably of circa C18 and C20 alterations. Painted stone rubble. Slate roof with ridge tiles and gable ends. Gable end stack with brick shaft to left, axial stack with rubble shaft and gable end stack with weathering and shaped top to right. Plan: 2-room plan, each room heated from a gable end stack, and with a lobby entrance against the stack to right. No passage, and originally a stair to rear right. In circa C18, an addition of one-room plan was added to the left end, heated from a gable end stack, and probably at the same time, a straight stair was inserted at the right side of this room. Lean-to to rear of the room to left, originally heated from a stack to rear left. To the rear of the centre room, there was formerly a dairy, now replaced by a C20 addition. Probably in the C19, the house was used as 2 houses, with a doorway in the front of the room to end right ; this is now the main entrance and the doorway to end right has been blocked. Exterior: 2 storeys, asymmetrical 3-window front, all windows C20 20-pane sashes to the two rooms to right, 3 at ground floor and 2 at first floor. The bay to left has 16-pane sash at ground and first floor and C20 porch to right. The original house to right is at lower roof level. The left end has oven at the base of the stack and C20 window at ground floor to right. At the rear, C20 windows at first floor, and single storey rubble lean-to to right with C20 windows. C20 single storey addition to left. Interior: The two original rooms have had the central partition wall removed, and are now one room. There are chamfered beams with scroll stops. Fireplace at the right gable end has a roughly hewn cambered timber lintel, which is a replacement ; the jambs are in granite, chamfered with pyramid stops. Cloam oven to rear left, with granite cill and clay door with handle, clay-lined oven. The other fireplaces are rebuilt in C20. On the rear wall, in the original left-hand room, there is a chamfered and stopped granite lintel, probably originally from a window. Roof not accessible, the feet of the principal rafters are visible at first floor and are chamfered.

Listing NGR: SX4085269430

**Name:** BEECH HAVEN

**Grade:** II

**UID:** 60983

Beech Haven II Rectory, now residential home. Circa 1860, with few later alterations. Rendered stone rubble with stone dressings. Slate roof with gable ends; stacks in centre valley with polygonal terracotta pots. Plan: Double depth plan; porch entrance to front with principal room to right and larger principal room to left including a bay projecting to front left. There is another principal room to rear right, on the garden front, and service rooms to rear left. Tudor Gothic style. Exterior: 2 storeys, asymmetrical 4-bay front with the gable end of the projecting bay to left; 2-storey porch and 2 bays to right. The gable end of the bay to left has canted bay at ground floor with plate-glass sashes, paired plate-glass sash above with hood mould and recessed cross over. The porch has ground floor double doors with pointed arched fanlight, upper storey on corbels with plate-glass sash with hood mould; embattled parapet. 2 bays to right each have paired plate-glass sashes with hood moulds at ground and first floor. The right side has a gable end to left and 2 bays to right; the gable end has canted bay through 2 storeys with plate-glass sashes at ground and first floor, and panels of quatrefoils between. Ground floor to right has 2 triple sashes with hood moulds, first floor has paired sashes to left and C20 window to right, with hood moulds. Left side has gable end to left and 3 bays to right; gable end has C20 window at ground floor, paired sash and quatrefoil above. The 3 bays to right have sashes and central gabled dormer with sash. Rear has had single storey additions removed, and has 2 C20 windows at ground floor and central 12-pane sash. First floor paired 8-pane sashes. Interior: Not inspected.

Listing NGR: SX3984767783

**Name:** WILLINA COTTAGE

**Grade:** II

**UID:** 60989

Willina Cottage II House. Mid C19 with some later alterations. Slatestone rubble, the front rendered. Slate roof with crested ridge tiles and gable ends. Gable end stacks with rendered shafts. Plan: 2 room plan, each room heated from a gable end stack. Exterior: 2 storeys, symmetrical 2-window front. Ground floor has central porch, open-fronted with pitched roof and plain inner door. 16-pane sash at ground and first floor to left, 2-light 8-pane casement at ground and first floor to right. Interior: Not inspected.

Listing NGR: SX4001167812

**Name:** BOUNDARY WALL AND 2 GATEWAYS AT THE EAST SIDE OF THE CHURCHYARD OF CHURCH OF ST DOMINICA

**Grade:** II

**UID:** 60985

Boundary wall and 2 gateways at the east side of the churchyard of Church of St Dominica GV II Boundary wall along the east side of the churchyard, with 2 gateways, one to north east and one to south. C19. Slatestone rubble wall with granite dressing. Cast iron gates with wrought iron overthrows. The wall is about 50 metres long and about 2 metres high, diminishing with the slope of the ground. The gateway to north east has single cast iron gate with spear finials to the top rail. Moulded granite coping to each side as a base for the wrought iron overthrow, which has leaf finials, lamp missing. The gateway to south has one roughly hewn granite pier to left and elaborate wrought iron overthrow with central lamp; single cast iron gate with spear finials to the top rail.

Listing NGR: SX3991367841

**Name:** MORDEN FARMHOUSE

**Grade:** II

**UID:** 60960

Morden Farmhouse II Farmhouse. Late C18 - early C19, with some C20 alterations. Slatestone rubble with stone dressings. Slate roof with ridge tiles and gable ends, gable end stacks with brick shafts. Plan: Double depth plan with central entrance and principal room to front right and left; shallow service rooms to rear. Exterior: 2 storeys, symmetrical 3-window front. Ground floor has central plain door with gabled hood; 3-light 8-pane casement to right and left, with cambered stone heads and dripstones. First floor has 2-light 8-pane casement to right and left, central blind window painted in as a 2-light casement. The left side has wide external stack, 2-light 8-pane casement at ground and first floor to left with flat stone arches and dripstones. Single storey lean-to with stack to rear left. Right side has external stack. Rear and interior not inspected.

Listing NGR: SX4114168218

**Name:** PAIR OF MONUMENTS TO THE HASKIN FAMILY IN THE CHURCHYARD ABOUT 2 METRES NORTH EAST OF NORTH AISLE OF CHURCH OF ST DOMINICA

**Grade:** II

**UID:** 60986

Pair of monuments to the Haskin family in the churchyard about 2 metres north east of north aisle of Church of St Dominica GV II Chest tomb and headstone. C18. The chest tomb is in slatestone rubble, with plain slate lid with incised border, with good script and verses, to Richard Haskin, 1782. the headstone is slate, with shouldered nowy head, with trumpeting angel carved in relief to top centre, cherub's head with wings to right and left, with crossed bones below the inscription and verses; to Richard Haskin, 1737.

Listing NGR: SX3990167839

**Name:** SUNDAY SCHOOL AT NORTH WEST CORNER OF CHURCHYARD OF CHURCH OF ST DOMINICA

**Grade:** II

**UID:** 60987

Sunday School at north west corner of churchyard of Church of St Dominica GV II Sunday School; formerly also used as the parish reading room. Early - mid C19 with few later alterations. Slatestone rubble with granite dressings. Slate roof with ridge tiles and gable ends; gable end stack to right. plan: Small rectangular building set in the corner of the churchyard; on the churchyard side the building is single storey, built into the bank raised churchyard so that the lower room is approached at the rear from outside the churchyard. Each room is heated from the gable end stack, and there is a small lean-to at the right end, also heated from a separate brick stack. Exterior: Symmetrical 2-window front; C19 central 4-centred arched door with cover strips and square hood mould with label stops. 2-light window to right and left with pointed arched lights and diamond glazing bars, similar hood moulds. The right side has single storey lean-to with 4-pane light; single light in the gable end. The rear of the lean-to has a door. At the left side there is a blocked doorway at ground floor, and external stone stair to a door at the upper level, with 4-centred arch. Bellcote over the doorway; 6-pane light in the gable end. The rear has a door at the lower level with overlight, 2-light 6-pane casement to right and left with brick segmental heads. Single storey porch to left with C20 door. Interior: Not inspected.

Listing NGR: SX3986767844

**Name:** CHIMNEY AT KITHILL GREAT CONSOLS MINE

**Grade:** II

**UID:** 394157

Chimney, probably arsenic flue. 1858. Roughly coursed granite with a little slate stone; granite ashlar to capping of shaft and base. Circular shaft on stepped square base with blind rectangular panel to each face and stepped capping. Shaft has moulded plinth and capping with projecting square slab to top. Associated earthworks and shafts. Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. Late C20 steel bands wrapped around shaft which has aerials attached. Situated on the top of Kithill, the chimney makes a prominent landmark. (BOE p 48; A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2).

Listing NGR: SX3748471341

**Name:** KITHILL CASTLE

**Grade:** II

**UID:** 61207

Engine house for Princess of Wales Mine converted to a spa and health resort and now a private house. Circa early C19, converted circa 1880 for William Dingle. Rubblestone, rendered, with large granite quoins. Moulded granite string above ground floor on front. Flat plat-band on front above first floor. Slate roof with hipped ends extended to rear in cat-slide. Brick stacks to rear. Comprising one large room per storey. Originally 4 storeys with flat roof, later reduced to 3 in circa mid C20. Ground floor with projecting porch covered in locally made Phoenix terracotta ornamental tiles. Moulded granite cornice with slightly coved roof. Entrance door and rectangular side windows with margin glazing bars. First floor with 2 round headed sashes with thin glazing bars. 2 round headed sashes above with radiating glazing bars and stone keys in round arches. Right-hand side wall with 12-pane sashes with segmented arched heads to ground and first floor. Second floor sash altered in bottom light. Extending to rear, kitchen wing with 2 storey further extension on east. Rubblestone with slate roof with gable ends. 12-pane sashes on ground floor and 16-pane sash above. Late C19 cast iron grates retained in interior. For illustrations of Kit Hill Castle prior to alterations, see Lightbody p105 and Venning p73. Patron, William Dingle was an eminent leader of the Wesleyan Church in Callington. A. K. Hamilton Jenkin Mines and Miners of Cornwall volume 15, 1976 Sheila Lightbody The Book of Callington 1982 James Venning Vennings New Central Postal Directory 1901, p73

Listing NGR: SX3777970479

**Name:** CHIMNEY AT SOUTH KITHILL MINE

**Grade:** II

**UID:** 394159

Chimney. Mid-C19. Roughly coursed granite with purple brick top. Circular section tapering to top. Associated earthworks, shafts and remains of other buildings (not included in this list). Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. (A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2)

Listing NGR: SX3743970976

**Name:** TERRACES DIRECTLY TO SOUTH WEST OF KITHILL CASTLE

**Grade:** II

**UID:** 61208

Mine waste heap terraced circa 1880 as part of the amenities of the spa and health resort of William Dingle (qv. Kithill Castle). Terraced mound with granite rubble retaining walls extending in a spiral. Remains of circular building at summit with granite rubble walls of approximately 1 metre in height, used as viewing house or tea room for Dingle's spa and health resort. For late C19 and early C20 illustrations see Lightbody (p.105) and Venning (p.73). Owner also in possession of photograph taken in the 1920s. Sheila Lightbody: The Book of Callington 1982 James Venning: Vennings New Central Postal Directory 1901. Listing NGR: SX3776470459

*Cornwall and West Devon Mining Landscape*

This is a cultural World Heritage Site in England. Its coordinates are N50 8 10 W5 23 1 and it measures 19,719 hectares. There is a World Heritage Site Management Plan for the World Heritage Site (2005) and implementation of the objectives and action plan is undertaken by a World Heritage Site team in Cornwall Council. A Steering Group made up of key stakeholders oversees World Heritage activities

**Name:** Round at Berry Farm

**Grade:** n/a

**UID:** CO 522

The monument includes a round, situated on the east-facing summit of a spur, overlooking the steep valley of a tributary to the River Tamar. The round survives as a roughly-circular enclosure defined by a rampart and largely buried outer ditch with a similarly defined annexe to the north west. The main enclosure measures approximately 65m in diameter internally. The rampart survives differentially, but reaches a width of up to 10m and an external height of 0.8m up to 2m to the north and west. To the south it has been incorporated into an existing field boundary. The annexe rampart has been partially fossilised within existing field banks, although to the north the rampart stands to a height of 1.7m above the accompanying ditch which is some 7m wide and 0.3m deep. Elsewhere it has been cut by farm buildings or is preserved as buried features.

The farm buildings and yard are excluded from the scheduling.

National Grid Reference: SX4015468658

**Name:** ROSE COTTAGE

**Grade:** II

**UID:** 60990

ST DOMINICK METHERELL SX 46 NW 4/493 Rose Cottage II

Cottage. Circa late C18 modernised 1987. Rendered local stone rubble, first storey may be cob. Low-pitched scantle slate roof with gabled ends and at least one early crested ridge tile. Large projecting stone rubble chimney stack at left gable end with set offs, drip-courses and cemented cap. Originally 2-room and central cross passage plan. The left hand room is heated from a gable end stack and the right hand room is unheated. The passage leads to a straight stairs which is partitioned off at the back of the right hand room which is therefore smaller. 2 storeys. Almost symmetrical 2-window range. First floor 2 very small 6-pane sashes. Ground floor two 2-light horizontally sliding sashes with 6 panes per light. Central doorway with plank door with cover-moulds. All the features and the roof are 1987 replacements when the interior was also altered. The appearance of the cottage remains the same. Interior is very intact. Wooden plank partitions either side of passage. The stairs are also partitioned off from right hand room by a plank partition and there are original plank doors. Small scantling and closely spaced wany cross-beams. Fireplace in left hand room has original wooden chimney-piece with moulded pilasters and shaped brackets to mantel shelf; it contains an iron range. First floor not inspected. Rose Cottage is a remarkable survival of a virtually unaltered late C18 2-room plan house. Un-altered 2-room plan houses without extensions are rare.

Listing NGR: SX4091069106

**Name:** Prince of Wales Mine at Harrowbarrow

**Date first scheduled:** 30-Nov-2006

**UID:** 36035

The monument includes the northern part of the Prince of Wales Mine which is situated on a gentle south facing slope on the northern edge of Harrowbarrow village. The mine represents an amalgamation of several other mines amongst which are Wheal Fortune, Wheal Pleasant, Wheal George, Wheal Barnard and West Edward which together were known as Calstock United Tin and Copper Mines in the early part of the 19th century. In 1861 the mine was re-constituted as the Prince of Wales Mine and operated intermittently from then until 1914. In 1940, during World War II, a processing floor was established at the mine to rework the earlier dumps and material from nearby small mines and Devon Great Consols. In about 1971 a Canadian company carried out exploratory work including drilling and finally in 1977 an exploratory adit was cut into the hillside. Between 1861 and 1914 output from the mine was 10,845 tons of copper ore, over 1000 tons of black tin and 7,720 tons of arsenic yielding iron pyrites. The mine's relatively long and productive life has resulted in a complex series of structures and earthworks surviving. Amongst these are three engine houses, shafts, a dry, at least two processing floors of different dates, a magazine, two boiler ponds, tramways, concrete buildings and extensive waste dumps. All three engine houses were constructed with pinkish shillety killas, with wooden lintels and without granite quoining. The western engine house was built in 1888 and powered stamping machinery. It was modified during the 1940's reprocessing event and at this time the stamping floor, loading and boiler house were demolished. The middle engine house, built in 1879, once held a 50 inch pumping engine extra cting water from the adjacent Watson's Shaft and its boiler house is attached to its eastern wall. Its detached chimney, which is capped with brick and incorporates a decorative drip-ring and cap, stands a short distance to the north west and they are connected to each other by an underground flue. The third engine house, installed in 1888, held an all-indoor beamed rotative engine for winding from Watson's Shaft. The bedstone remains in its original position and to the south is the crankshaft loading and a rectangular pit which would have held the winch drum. Traces of the boiler house survive to the north. The dry building stands to the north of the pumping engine house and was enlarged to incorporate its chimney sometime between 1881 and 1906. In this building miners' wet clothing was dried, presumably using heat generated by a flue from the nearby boiler house. Much of the earlier tin dressing floor now underlies later waste material, although three conical buddles protruding through this material indicates that much of this floor, which was housed in a large building, survives as a buried feature. By contrast much of the 1940's dressing floor survives as a series of concrete footings and bases together with a large

ore bin. A small stone-built standing structure set away from the mine at NGR SX 39957059 may represent the site of a powder magazine. Two boiler ponds are known from early maps. The first at NGR SX 40027058 has been truncated by the 1977 adit, whilst the other larger example at NGR SX 40107063 survives as a rectangular water filled hollow denoted on its lower side by a substantial bank. A small number of concrete buildings surviving within the monument relate to the 1940's reworking, whilst a large adit together with tramways belong to the 1977 exploration. Dominating the southern part of the monument are substantial dumps of fine yellow-grey sand. These represent waste from the 1940's activity, but they do overlie and protect earlier dumps. Modern fences built around open shafts and other structures are excluded from the scheduling, but the ground beneath them is included.

National Grid Reference: SX 40083 70572

**Name:** Hingston Down – Bronze Age Barrow

**HER:** 6582.20

One of a number of round mounds on Hingston Down, this is a large flat topped bowl barrow covered in grass, in excellent condition. The barrow is 36m in diameter at the base, 15m in diameter at the top and 2.0m high. There is a possible ditch around the barrow. The western edge of the barrow impinges on a stone hedge forming a field boundary. There is a slight hollow in the top of the barrow which may indicate antiquarian excavation (h1). The barrow is visible on 1947 RAF and 1988 CCC air photographs (p1, p2), which show the ditch as a visible feature round the south-east and east sides of the mound.

## Appendix 3 Baseline Photographs

### *Walkover Survey*



The gateway into the field from the parish road; viewed from the west (scale 2m).



View from the gateway along holloway #2; viewed from the west-north-west (scale 2m).



View up holloway #1 from the south (scale 2m).



View of the field from the south-west corner, looking north.



View of the field from the south-west corner, looking north-east.



View of the field from the south-west corner, looking east.



The probable backfilled geotechnical pit, with holloways #1 and #2 in the background; viewed from the south-east (scale 2m).



The corrugated iron animal shelter in the south-east corner of the field; viewed from the west.



View of the field from the south-east corner, looking west.



View of the field from the south-east corner, looking north-west.



View of the field from the south-east corner, looking north.



View of a possible platform in the south-east corner of the field; viewed from the east (scale 2m).

View



View across to the field adjacent to the east, showing the raised ground surface; viewed from the west (scale 2m).



The eastern hedgebank, viewed from the south-west (scale 2m).



View of the field from the north-east corner, looking south.



View of the field from the north-east corner, looking south-south-west.



View of the field from the north-east corner, looking south-west.



View of the field from the north-east corner, looking west.



One of the mineral prospection pits at the northern end of the field; viewed from the north-east (scale 2m).



Two more mineral prospection pits, viewed from the north-east (scale 2m).



The northern end of holloway #1, viewed from the north (scale 2m).



Holloway #3 (to the right) and holloway #4 (to the left), viewed from the north-west (scale 2m).



View of the field from the north-west corner, looking south.



View of the field from the north-west corner, looking south-east.



Holloway #3, viewed from the south-east (scale 2m).



The central part of holloway #1, viewed from the north (scale 2m).



The central part of holloway #1, where it bifurcates; viewed from the south (scale 2m).

*HVIA*



The view from the southern flanks of Kit Hill, looking east; the approximate location of the site is indicated.



The view from South Kithill Mine, looking east; the approximate location of the site is indicated.



As above, detail; the approximate location of the site is indicated.



View across to the SAM enclosure on the top of Kit Hill, viewed from the north-west.



View across to the SAM enclosure on the top of Kit Hill, viewed from the south-west.



The needlessly elaborate chimney with telecom aerials at the summit of Kit Hill; viewed from the south-west.



View from the eastern edge of the summit at Kit Hill, looking east; the approximate location of the site is indicated.



As above, detail.



The view from the access road leading up onto Kit Hill, looking east-south-east.



As above, detail.



The view from the middle car park at Kit Hill, looking east-south-east.



As above, detail.



View across the barrow site at Mount Villa; viewed from the east.



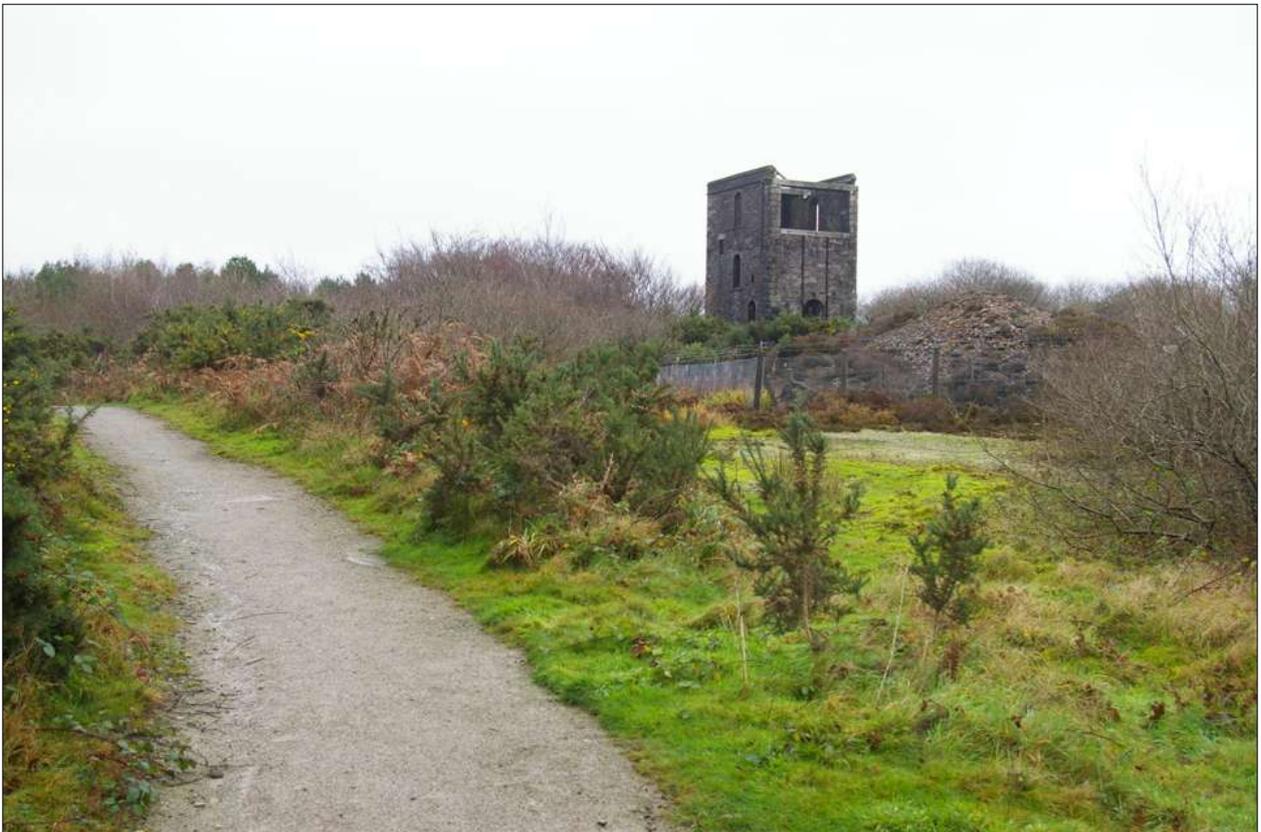
The telecoms mast and compound next to the west access to the Hingston Down Mine site; viewed from the west.



The west access to the Hingston Down Mine site, viewed from the west.



The western entrance to the Hingston Down Mine site; viewed from the south-west.



View across to the Listed enginehouse at Hingston Down Mine; viewed from the south-west.



Left: The Listed enginehouse at Hingston Down Mine, viewed from the south-west.  
Right: View through the enginehouse from the north.



View across the Hingston Down Mine site from the east; the enginehouse is just visible on the right (indicated).



View across the Hingston Down Mine site from the north-east, looking down and across the site to the location of the proposed development; viewed from the north-east.



The approach to Hingston Down Mine from the south, along Old Mine Lane; viewed from the south-east.



The field to the east of the proposed site, as viewed from Old Mine Lane to the east.



As above.



The end of Old Mine Road and the entrance to the Hingston Down Mine site; viewed from the south. The enginehouse is indicated.



As above.



Looking down the relatively open southern part of the Hingston Down Mine site, towards Old Mine Lane. The site would be located behind the scrub/trees to the right.



View down the parish road to the west of the proposed site, from the crest of the hill; viewed from the north.



View through the hedge to the undesignated barrow at Roundabarrow Farm; viewed from the south.



A streetscape view of historic St Ann's Chapel; viewed from the north-east.



A streetscape view of historic St Ann's Chapel; viewed from the north-east.



A streetscape view of historic St Ann's Chapel; viewed from the north-east.



A streetscape view of historic St Ann's Chapel; viewed from the south-west.



A streetscape view of historic St Ann's Chapel; viewed from the south.



View of the GII Listed cottages in St Ann's Chapel, Candycroft and Vendor; viewed from the north-west.



As above, viewed from the north.



The view up Old Mine Lane close to the junction with the A390; viewed from the south-east.



View from Old Mine Lane across the modern housing estate to the west; viewed from the south-east.



As above.



Salters Farmhouse, viewed through its garden hedge; viewed from the south-west.



The garden gate leading into Salters Farmhouse; viewed from the west.



The derelict 1950s cowshed in the field behind Salters Farmhouse; viewed from the west.



View of the Prince of Wales Mine; viewed from the west.



Left: Assets at Prince of Wales Mine.  
Right: Assets at Prince of Wales Mine.





The GII Listed gate piers at the entrance to the Honicombe holiday park; viewed from the south-west.



The view from the north to the prospect tower at Cotehele (indicated).



As above, detail.



East Trehill Farm, viewed from the south-west.



West Trehill Farm, viewed from the south-east.



The view from the lane adjacent to East and West Trehill Farms, looking back to the site of the proposed development (indicated); viewed from the south-east.



As above, detail.



Part of East Calstock Mine, viewed from the south-west.



As above, detail.



The watertower at East Calstock Mine, viewed from the north.



Another GII Listed asset at East Calstock Mine; viewed from the west.



View down the lane to East Calstock Mine; viewed from the north.



View across to two undesignated mine chimneys from the entrance to East Calstock Mine; viewed from the south.



St Andrew's Church at Calstock; viewed from the south-west.



The view from the western edge of the churchyard at St Andrew's, looking back towards the site of the proposed development; viewed from the south-east. The site is indicated.



As above, detail.



View from the edge of the settlement at Cotehele, next to the estate farm building on the upper western part of the site, looking towards the site of the proposed development; viewed from the south-east.



As above, detail.



Cotehele, viewed from the north.



The GII\* Prospect Tower at Cotehele, viewed from the south-south-west.



View from the top of the Prospect Tower at Cotehele, looking back across to the site of the proposed development (indicated); viewed from the south-east.



As above, detail. The Listed enginehouse at the Hingston Down Mine is indicated.



View from the top of the Prospect Tower at Cotehele, looking towards Kit Hill; viewed from the south-east.



As above, detail.



View from the top of the Prospect Tower at Cotehele, looking towards the house and down the Tamar; viewed from the north.



View from the top of the Prospect Tower at Cotehele, looking to the east along the Tamar; viewed from the west.



The view from Lower Methereil; viewed from the south.



The GII Listed White Cottage in Lower Methereil, viewed from the north.



Streetscape view of Lower Methereil, looking toward the GII Listed assets in the village; viewed from the south.



As above, viewed from the north.



The GII Listed pub The Carpenter's Arms in Lower Metherell; viewed from the south.



The view across Metherell from the pub car park; viewed from the south.



The view from the public road across to the SAM Berry Farm enclosure; viewed from the south-west.



The view from near the SAM Berry Farm enclosure back to the proposed site (indicated); viewed from the south-south-west.



As above, detail.



St Dominica's Church at St Dominick; viewed from the south-east.



The view from the western edge of St Dominica's Churchyard, looking towards the proposed site (indicated); viewed from the south-west.



As above, detail.



The GI Listed holy well at Dupath Farm, viewed from the north.



As above, viewed from the south.



The view from near Dupath holy well, looking towards the site of the proposed development (indicated); viewed from the south-west.



As above, detail.



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
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