



Land at Tolvaddon Energy Park, Pool, Cornwall;
Heritage Impact Assessment

Cornwall Archaeological Unit

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Heritage Impact Assessment

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This study was commissioned by Hydrock and carried out by Cornwall Archaeological Unit, Cornwall Council.

The Project Manager was Andy Jones.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

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Cover illustration

Interior of west gable end of westernmost of two roofless farm buildings near the north west corner of the abandoned settlement within the proposed development area. Note the distinctive rubble used for the wall fabric, potentially a rare, very local freestone.

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
DCO	Denotes reference number for designated monument in Cornwall HER
HER	Cornwall and the Isles of Scilly Historic Environment Record
HIA	Heritage Impact Assessment
HLC	Historic Landscape Character
LB	Listed Building
MCO	Denotes reference number for monument in Cornwall HER
NMP	National Mapping Programme
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
WHS	World Heritage Site

1 Summary

This report presents the results of a Heritage Impact Assessment (HIA) for a proposed development at Tolvaddon, in the Camborne-Pool-Redruth area, West Cornwall. The HIA was required by the local planning authority (LPA) (planning ref. PA12/11568). It was commissioned by Hydrock, and carried out by Cornwall Archaeological Unit (CAU). The assessment included a brief desk-top study and rapid 'walkover' fieldwork.

The proposed development area is c4.5 acres (1.8 ha) in extent. It lies close to the 'Camborne and Redruth Mining District', Area A5i, of the 'Cornwall and West Devon Mining Landscape' World Heritage Site (WHS), lying to the south and south east, c0.5km away at its nearest point. The nearby parts of the WHS contain numerous mining-related structures and urban landscape also protected by Listed Buildings and Conservation Area status. Also in the vicinity, c1.5km to the north west, are the mansion and walled gardens of Tehidy House, Listed Buildings (LBs) at Grade II.

The study area lies near, between, and on approaches to, the WHS mining landscape and the Tehidy estate core with its LBs, and has historic relationships with both. Miners' smallholdings are noted components elements of historic mining landscape (WHS nomination). Unusual, specific documentation records their promotion during the 18th century to house miners in this locality by the lords of Tehidy. Connections with Tehidy may be legible at the site itself, through the use of building stone similar to that used in the Georgian mansion there. Much of the ground here offers views to the north, framed on the skyline by the extensive 18th century and later plantations of Tehidy Park.

The assessment shows that the area was formerly downland. Like other downs elsewhere in Cornwall, this may have been used for ritual or ceremonial sites in later prehistory. A potential Bronze Age barrow is recorded at Trevenson c600m to the south east along the ridge on which the assessed land lies. The ridgeway adjoining on the north probably served as an approach to early settlements including a Roman villa at Magor at the end of the ridge around 2.5km to the west. Low earthworks visible on the ground within the site may mark medieval outfields (periodic cultivation).

The principal heritage value of the Tolvaddon site, as far as is currently known, lies in its representation of the extent and layout of two smallholdings of 18th century origin, with substantial survival of their structures. Despite partial collapse, and more recent disturbance in limited areas, the cottages, outhouses, enclosures and routes of the main, westerly settlement mostly survive fairly well, albeit in poor condition. The site of a lost central cottage, covered in scrub, may retain upstanding elements, as well as below-ground remains. Substantial survival of a ruined settlement of this kind is unusual in the locality. The smallholding has clear potential for unrecorded evidence of its original and developed form, character and use. It also has features contributing to local distinctiveness and semi-natural diversity, including the possible local freestone.

The proposed development would have an adverse potential impact on the abandoned smallholding, considered significant as an element of the setting of the WHS and that of LBs at Tehidy. This would include loss of the open land of the smallholding with its subdivisions, and removal, truncation, disturbance or levelling of the settlement remains, which however are in poor condition, roofless with most of their walling reduced. There is also potential for disturbance or removal of any buried artefacts, features or deposits relating to activity on the site in the prehistoric to Roman and medieval eras.

Mitigation measures, subject to approval by the LPA, are proposed to reduce the potential adverse impact, in the event that the planning application is successful. These include protection and if feasible enhancement of extant remains of the smallholdings, or elements of them; respecting and retaining in use if possible the boundary banks and related features; for any buildings disturbed, initial removal of vegetation and rubble under archaeological direction, followed by further archaeological assessment of needs and recording at appropriate levels of detail; and archaeological watching brief for all ground-disturbing works, excavation and levelling, to allow for recording or other appropriate treatment of any significant buried remains encountered.

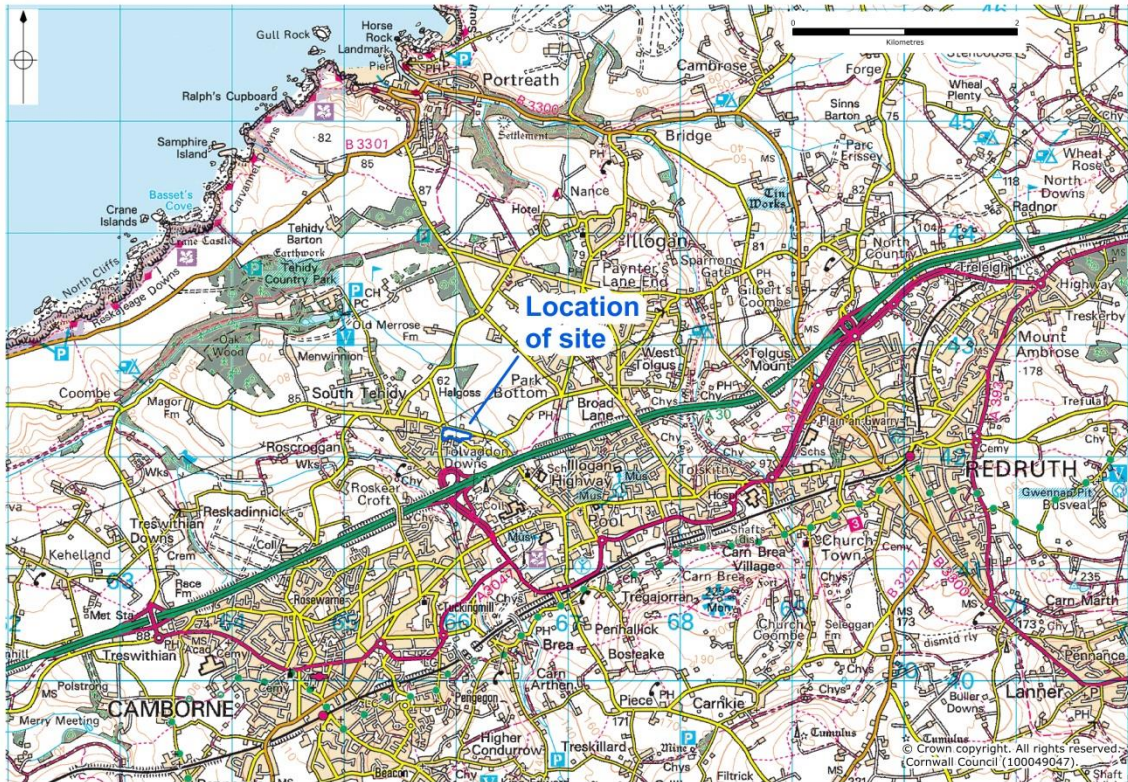


Fig 1 Map locating the study area (outlined in blue) in Illogan parish, West Cornwall.

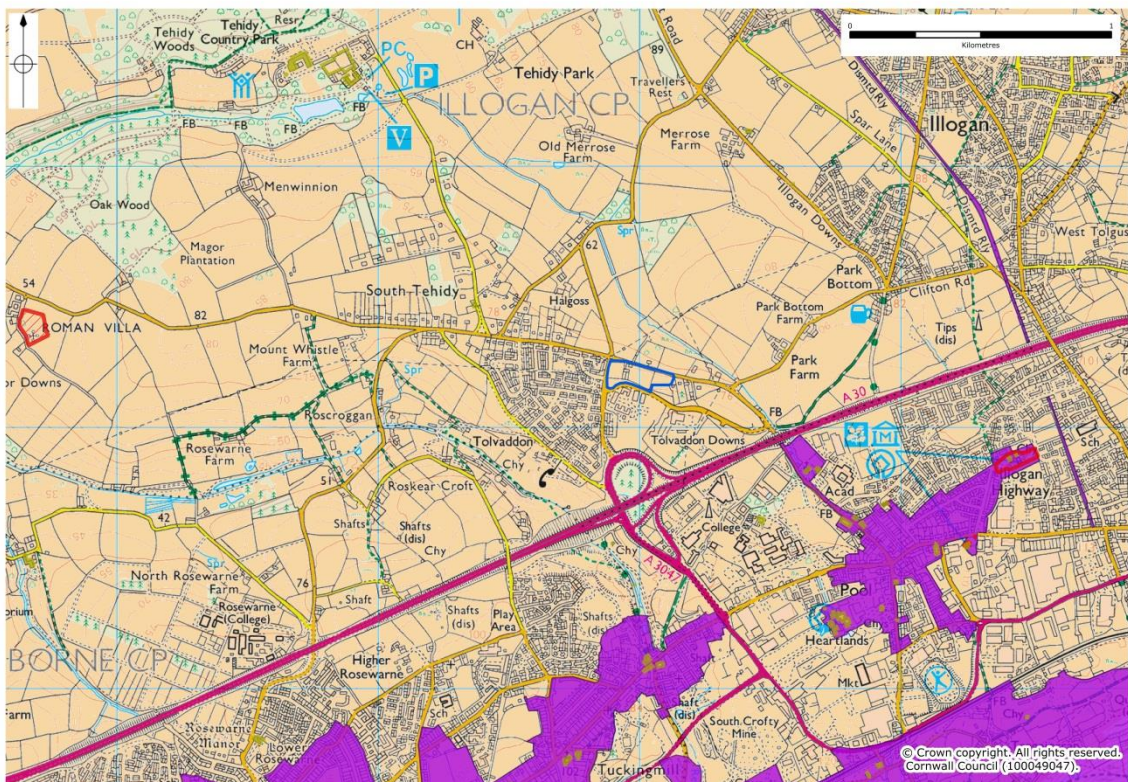


Fig 2 Map locating designated heritage assets in the area noted in the assessment.

Note Tehidy's LBs on the north west (outlined in green), the WHS mining landscape on the south (shaded purple), and Magor's Scheduled Roman villa site to the west (in red).

2 Introduction

2.1 Project background

This report presents the results of a Heritage Impact Assessment (HIA) for a proposed development at Tolvaddon, in the Camborne-Pool-Redruth area, West Cornwall (Figs 1 and 2). The HIA was required by the planning authority (planning ref. PA12/11568) and was commissioned by Mr Stephen Wherry on behalf of Hydrock. It was carried out during April and May 2017 by Cornwall Archaeological Unit (CAU).

The proposed development site is approximately 4.5 acres (1.8 ha) in extent. The area lies close to part of the World Heritage Site (WHS) protected mining landscape (see further Section 4); it includes the sites of smallholdings, recorded in the 19th century, and lies in an area identified, as part of a county-wide mapping of Historic Landscape Character (HLC), as post-medieval farmland, with potential for sites relating to earlier farming and possibly to mine working.

2.2 Aims

As detailed in the project design (Parkes, October 2016) the HIA is designed to provide the following, in accordance with planning requirements;

- Definition of the archaeological resource within the proposed development extent.
- Identification of significance of sites or features potentially affected by the proposal.
- Assessment of impact/s of the proposal on the importance and integrity of the resource.
- Recommendations for minimising adverse impacts upon the archaeological resource, including further archaeological recording during the development and construction of the scheme if appropriate.

2.3 Methods

The assessment consisted of the following stages:

- Rapid desk-top study;
- Brief field visit;
- Production of the HIA report, presenting the results from the assessment.

The work undertaken accorded with the appropriate Chartered Institute for Archaeologists (CIfA) *Standards and Guidance* including the *CIfA Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

2.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted, to obtain information about the history of the site and the structures and features that were likely to survive, and produce a base map for use on the field visit. The main sources consulted were as follows:

- Cornwall's Historic Environment Record (HER), including the National Mapping Programme (NMP) plot of features visible on aerial photographs.
- Images of England online listed buildings database.
- Early maps including those by Martyn (1748), Mills (1806), and the OS (1809, 1813, 1880 and 1908), and the tithe survey (1840) (see further Section 9.1).
- Published histories (see Section 9.2)

2.3.2 Fieldwork

Fieldwork consisted of a rapid 'walkover' of the site, to record information about the survival and condition of sites identified during the desk study, and identify additional features or areas with potential for buried archaeological remains.

2.3.3 Post-fieldwork

The results from the desktop assessment and site visit were then combined and analysed to provide a summary of the heritage resource, development and significance of the area as currently understood, and to generate the recommendations.

2.4 Archive deposition

The documentary archive was prepared for deposition with the Cornwall Record Office (CRO) in due course, and in the medium term for storage at ReStore. All digital records were filed on the Cornwall Council network.

3 Location and setting

The proposed development site is located in West Cornwall, in the Tolvaddon area of the parish of Illogan, on the outskirts of Pool. This is a historic mining settlement lying between the two principal old mining towns of the district, Redruth and Camborne. The site lies on fairly level ground, sloping slightly in a NNE direction from a height of c85m OD to c80m, on the shoulder of a spur of a ridge. This ridge, low and mostly quite flat-topped, is nevertheless a major landscape feature, running roughly east-west between the two towns, north of the prominent hill of Carn Brea (Figs 1 and 2).

The principal bedrock here is the mudstone, siltstone or sandstone of the Upper Devonian, known locally as shillet. Being only around 0.5km from the igneous intrusion marked here by Carn Brea, rocks in the near vicinity are highly mineralised, and were exploited in the past by mining for copper and tin. Soils on the site are classed as the Denbig 2 series of typical brown earths.

4 Designations

The assessed site is not directly affected by any heritage-related designations. It is, however, close to designated structures and landscape, in particular the following (see Fig 2);

- **International and National Designations c0.5km from site.** The Pool part of the 'Camborne and Redruth Mining District', Area A5i, of the 'Cornwall and West Devon Mining Landscape' World Heritage Site (WHS), at its nearest point, is approximately 0.5km south east of the site. Buildings within this nearby part of the WHS area include Trevenson Church and the former Bassett School and stables, both designated as Listed Buildings of National Importance (LBs) at Grade II. Also within the WHS, a little further south east, are the engine houses and associated mining remains at Robinson's Shaft, Mitchell's Shaft and Taylor's Shaft, all Grade II* Listed Buildings.
- **International and National Designations c0.9km from site.** The Tuckingmill arm of a larger part of the 'Camborne and Redruth Mining District' Area A5i of the 'Cornwall and West Devon Mining Landscape' World Heritage Site (WHS) reaches to approximately 0.9km south of the site. Within this extent of the WHS are diverse further mining-related structures and urban landscape also protected by Listed Buildings and Conservation Area status, including at Tuckingmill the Bickford Smith mine fuse works Listed at Grade II.
- **National Designation c1.5km from site.** The mansion and walled gardens of Tehidy House, LBs at Grade II, lie round 1.5km north west of the site, which was formerly part of the Tehidy Estate.

5 History and archaeology of the site

Prior to the second half of the 18th century the proposed development site was part of a more extensive area of open rough ground, Tolvaddon Down. It is possible that this area, like similar downs elsewhere in the district and in other parts of Cornwall, was used for ritual or ceremonial sites in later prehistory. There is some, limited evidence for such activity nearby. A potential site of a Bronze Age barrow is recorded at Trevenson (named on Fig 20), just 600m or so to the south east along the ridge (MCO 3826). The route running along the ridge, passing immediately north of the study area, is itself likely to be prehistoric in origin. It probably served as an approach to early settlements including the Roman villa at Magor (DCO 1584) at the end of the ridge around 2.5km to the west (see Fig 2).

It is likely that the downs at Tolvaddon, again like those in other parts of Cornwall, were used for outfields (ie, for supplementary, temporary cultivation in one or more episodes) during medieval times. A series of parallel low banks recorded by the NMP on the site of modern housing only c140m west of the assessment site is recorded in the HER as possible remains of an early field system (MCO 37513), but seem likely instead to be planting/draining ridges associated with forestry operations, as the area in question formed one of the outer ornamental plantations of the Tehidy estate in the 19th century, as can be seen from Figures 21, 22 and 23. However, possible traces of former outfield cultivation are visible on the ground within the three smallholding fields extending across the study area, **Site 1**. In the western field, a very low scarp only c15cm high defines a strip of ground some 7m wide west of the belt occupied by the cottage settlement and enclosures (Fig 3). In addition to this, a slight bank 3m–4m wide runs roughly east-west across the central field; and at the time of the walkover survey, ground disturbance east of the settlement had exposed at least one sherd of post-medieval pottery, possibly brought here with manure as part of preparation for cultivation.



Fig 3 View across a low earthwork west of the abandoned settlement, in one of the fields forming Site 1, looking NNE. The 1m scale marks the edge of the feature.

In more recent centuries the downland is recorded as part of the manor of Great Nancecuke, part of the greater estate of Tehidy. The down is clearly indicated, on Martyn's map of 1748, through the use of dashed lines denoting open tracks leading through the rough ground (Fig 19). These tracks included the route running along the ridge which became the road now defining the north side of the study area. The down was a common, used as rough pasture, as documented in a lease of Tolvaddon dated 9 Nov 1700 (CRO B/1/21/123). By the middle of the 18th century parts of the common were rented out for small enclosures and associated new dwellings. Leases of Little Tolvaddon with rights to a croft or rough field of around five acres survive from 1721 (CRO B/1/21/124); further study could establish where such tenements lay.

The ground in the study area was mostly enclosed before 1806, with small, angular but irregular fields, and one or possibly two small-scale farmsteads, as recorded in a Tehidy estate survey of that date (CRO AD894/7/11). The exception to this was the land at the west end of the site, still part of the downs for a few more years but taken in by the time of the scaled drawing made in 1809 by the OS, as a preliminary to their first one-inch mapping reproduced in Figure 20. The farmland remains generally undisturbed under grass cover, with belts of blackthorn along some boundaries in the central and eastern fields (Fig 4). As indicated on modern mapping (Fig 25), the central field has a recent fenced area for parking or similar use, taken out of its south side.



Fig 4 Eastern field showing the typical character of the study area, with dump Site 10 on the south (right), and the neighbouring smallholding of Mount Pleasant beyond.

The field boundaries are typically hedge banks c1m-2m wide and 1m high (Fig 5), with earthy cores, and battered faces of vertically set local rubble stone including slate, granite and quartz. (Herringbone facing to the hedge on the north west reflects the realignment of the boundary there associated with road improvements.) A recess in the roadside boundary on the north marks the gateway to the settlement, blocked with hedging. Many original granite gateposts survive, both *in situ* and displaced. They have generous proportions and are shaped irregularly but well with square or rectangular sections, and sometimes with rounded heads, and have features including wedge-splitting and iron gate fixings in broad drill holes, consistent with a date before c1800.



Fig 5 Bank west of cottage Site 3, with old ash tree, and possible well cover left of this.

Hedgerow trees include a large mature ash growing from the base of the bank bounding the settlement on the west, on the farmland/downland edge of the turn of the 19th century (Fig 5). Mature oak and beech, marked as individual trees on the highly detailed 1880 OS map, survive on the eastern boundary against Mount Pleasant, which also has long-established hedgerow flora including primrose and bluebell (Fig 18).

West of centre in the study area is an abandoned settlement, overgrown with brambles and overhung with bushes. The Tehidy estate plan of 1806 marks two buildings set close together here at **Site 3** and **Site 4**, beside the western ground which remained part of the open downs at that time. This was a cottage settlement, being recorded as such on later historic maps. As recorded by the 1840 tithe survey, the structure on **Site 4** was initially distinct from that alongside at **Site 3**, rather than joined to this, and was probably a barn or animal house since the fields now forming the study area (plus a piece of land on the south west, about the size of the small eastern field within the area, now part of a developed area to the south) were leased and occupied by a single tenant, J. Sampson. The tithe schedule lists the settlement as 'Houses and Gardens' but this use of the plural 'houses' cannot be taken to mean there was more than one cottage, as the term house was used in the region at the time to denote animal housing such as cowsheds as well as dwellings. By the time of the OS map of 1880 (Fig 22) a pair of structures stood at **Site 4**, built up to **Site 3**. These may represent two very small dwellings (in addition to the original cottage at **Site 3**), since, as discussed further below, a pair of gardens, **Site 2**, was made to the rear of the settlement at this time.

The cottage settlement here was founded by the Bassetts, lords of Tehidy. Being dated by map evidence to the period between 1748 and 1806, as outlined above, it can be attributed to either the Francis Bassett who held and developed Tehidy 1756-1769, or to his son Francis Bassett who succeeded him as lord and great 'improver' of the estate 1769-1835, and who became Baron de Dunstanville in 1796 (Parkes 2011). The second of these Bassett lords wrote in 1793 that he had encouraged poor labourers chiefly employed in mining to build cottages and enclose fields of a few acres on waste lands,

that his father had made similar arrangements, and that around 50 such holdings had been created in the past few years alone (Thomas 1990, 13).

Mining in the near vicinity in the 18th and 19th centuries is very well recorded and visible in the landscape surrounding the study area in the south. Besides the remains of the great belt of mines and related industry north of Carn Brea now forming part of an area of the Cornish Mining WHS (see Section 4), sites of several mine shafts lying c265m-280m to the south east can be seen on historic OS mapping and/or on the NMP plot derived from historic aerial photographs (Figs 22 and 23). Tin streaming c100m north of the proposed development area also appears on the 1880 and 1908 maps (this term can denote primary extraction of ore-bearing gravels, but here means secondary processing of residual tin carried in a natural watercourse from works upstream). Such diverse elements of the industrial landscape may have provided employment at various times for the inhabitants of the holdings here. The cottages were maintained into the 20th century, as indicated on site by cement based render on walling, and by a squarish slab of concrete some 0.6m across and 9cm thick with a hole c5cm diameter in one corner, now leant against the hedge bank on the west of the settlement (Fig 5, centre foreground). This slab may be a cover for a well fitted with a pipe (so may indicate a water source nearby, perhaps an adapted early draw well).

The cottage at **Site 3** is approximately 8m square. It has lost its roof and much of it is concealed by tumbled fabric and by vegetation, but it has substantial survival of walling around 1m wide to a height of c1.3m or more and may retain features relatively undisturbed under rubble. Large worked granite blocks survive both *in situ*, notably at the east end where they form a fireplace, and in tumble (Fig 6). Other masonry includes roughly shaped blocks of pale freestone. This may be the 'free-stone raised on Illogan downs, of which the eastern front of Tehidy House....is mostly built' recorded in the mid-18th century (Borlase 1758, 95).



Fig 6 East end of cottage Site 3 with massive granite blocks probably forming the fireplace.

Note the depth of rubble sealing the base of the building, indicated by the 1m scale.

The adjoining **Site 4** was obscured and inaccessible at the time of the walkover due to dense scrub. Part of the exterior of the east gable was visible, with walling rising to c3m high, featuring a window opening, and signs of extension to the north (Fig 7).



Fig 7 East end of the overgrown dwelling at Site 4, showing potential for recording.

The 1806 plan also depicts an enclosure on the north of the settlement, subdivided between the mapping of 1840 and that of 1880 to form plots at **Site 5** and **Site 8** and a farmyard with outbuildings at **Site 6** and **Site 7**. The two small outbuildings are reduced in places but largely survive to roof height showing they were single-storey structures made of the pale freestone used in the cottage at **Site 2** (cover photo). The plots around them have generally well-preserved boundaries with facing of local rubble stone and substantial granite posts similar to those in the adjoining fields noted above.



Fig 8 Granite posts, in situ and displaced, between yard Site 6 and plot Site 8 (from south).

Some stones are displaced, and the east side of yard **Site 6** has been recently reduced and breached by machine (Figs 8 and 9). Spreads of fallen or disturbed stone here may conceal paving or other features. The plan as recorded by the 1880 map (Fig 22) indicates that the western farm building was built onto the east one, and other indications of chronology are likely to be recoverable in this overgrown and rubble-strewn area.



Fig 9 Recent damage on east of yard Site 6, with tracks aligned towards dump Site 10.

A lane from the road on the north is blocked by a hedge bank. The enclosures to either side at **Site 5** and **Site 8** are overgrown, but **Site 5** is clearly a garden (Fig 10).



Fig 10 Front garden Site 5 from the west, showing mature shrubs as well as brambles.

The 1840 plan records a secondary enclosure south of the settlement. By the time of the 1880 map this was split into two gardens running north-south (**Site 2**), with a pair of privies, and a pigsty or other shed in the far corner on the east side. This area is overgrown and partly obscured by small-scale but quite numerous modern deposits of garden waste, plastic, corrugated iron and the like. However, most of its external boundary bank survives, including a small gateway with granite posts at the east side of the south end of the western garden (Fig 11). The posts are slighter and more regular than those used for the earlier cottage enclosures, reflecting a later date.



Fig 11 Inner, north side of gateway at south end of subdivided south garden, Site 2.

The garden interiors have overgrown shrubs marking a living hedge between them (Fig 12), a spread of rubble up to c3m across and 0.7m high representing the site of the privies, and traces of the base of the corner shed, overgrown and breached on the east.



Fig 12 Living hedge and associated earthwork dividing garden Site 2, looking NNW.

A little building on the north side of the central field at **Site 9**, shown on the 1806 map, may have been another cottage, having its own curtilage fronting the road on the north. It was removed after the first OS mapping of the district dated 1813, before the time of the tithe survey of 1840. Its site is now overgrown with dense scrub (Fig 13).



Fig 13 Site 9, with potential for remains of smallholding structures, seen from south.

In the eastern field at **Site 10** is a linear dump running roughly east-west. It is c14m long by 3m wide and over 1m high and consists of local stone and other material including wrought iron hinges, apparently from the abandoned settlement (Fig 14).



Fig 14 Dump at Site 10; note iron hinge protruding to the right of the scale bar division.

6 Significance

The proposed development area at Tolvaddon has no heritage designations within it. It is considered a significant element of the settings of both the WHS of international importance (containing numerous designated mines and related sites) on the south, and the nationally important Grade II Listed mansion and gardens of the Tehidy estate to the north west. It lies near, between, and on approaches to, both mining landscape and estate core, and has historic relationships with both. Miners' smallholdings are noted components of historic mining landscape (WHS nomination, Anon 2005, 148). Unusual, specific documentation records their promotion during the 18th century to house miners in this locality by the lords of Tehidy, who improved the estate with funds from mines partly now in the WHS. Connections with Tehidy may be legible at the site itself, through the use of building stone similar to that used in the Georgian mansion there. The location, on a fairly flat-topped ridge, means there are no clear lines of sight between the study area and those designated complexes. However, much of the ground here offers rural views to the north, framed on the skyline by extensive 18th century and later plantations marking the vast ornamental park of Tehidy (Figs 15 and 16).

The principal heritage value of the Tolvaddon site lies in its representation of the extent and layout of two smallholdings founded in the 18th century, with substantial survival of their structures, showing evidence of their origins, and development over time including limited adjustments to overall field area and important ones to sites of dwellings and gardens. Despite collapse of roofs and loss of walling in places, and more recent disturbance or demolition in limited areas, the cottages, farmyard outhouses, enclosures and lanes or narrow paths of the main, westerly settlement mostly survive fairly well, albeit in poor condition, while old shrubs preserve some vitality in the gardens. The dump of rubble building stone and other material on the east may contain significant remains (such as worked stones) from the abandoned settlement. The site of a longer-abandoned more central cottage, wholly obscured by dense scrub, may retain upstanding elements, and can be predicted to have below-ground remains. The presence of another smallholding east of the study area (still occupied) adds further meaning, in that wider patterns in and shifts of cottage distribution may be seen.

Substantial survival of a ruined settlement of the early industrial and Victorian periods is unusual in this locality (its rarity could be assessed through further documentary research and fieldwork). The smallholding has clear potential for unrecorded evidence of its original and developed form, character and use (Figs 17 and 18). It may provide information on or enhance understanding of the circumstances and changes affecting past lives supported by the deep mining economy, and of the roots of the modern growth of the Redruth-Pool-Camborne conurbation which has followed the mining belt. As noted in WHS documentation (Anon 2005), the nearby Carn Brea mining area was the most important and complex of the mining districts in Cornwall and West Devon, containing the majority of its most significant mines and key industrial enterprise, and witnessed the most widespread urbanisation of what was previously a rural landscape.

The site is also significant in terms of local distinctiveness and semi-natural diversity. The cottages with their development into a small row reflect aspects of local social organisation, tradition, vernacular building styles and skills in the 18th and 19th centuries, as well as the impact of deep mining. The presence of very local freestone also used for Tehidy House, if confirmed, would be of particular interest in this respect. The hedgerows preserve trees and flora of the pre-urban landscape, rubble facing displaying the range of stones occurring in the vicinity, and hand-worked gateposts.

In addition, the proposed development area has general potential for below-ground remains such as flint artefacts associated with its position on a ridge, in proximity to a possible Bronze Age barrow to the east, and linked by a ridgeway to known sites of later prehistoric to Roman period settlements further away to the west. The possible indications of cultivation pre-dating the smallholding suggest there may also be traces of medieval outfield strips, unlikely however to have left complex buried remains.



Fig 15 Limited view towards the south west from the western field (part of Site 1).



Fig 16 Wider view north from the hedge of the western field, framed by Tehidy woods.



Fig 17 View from the south of the east sides of cottage Site 4 (under the tall growth of ivy) and yard Site 6 (right of this), indicating their poor condition, and potential.



Fig 18 Mount Pleasant on the west, showing the character of a smallholding still in use.

7 Assessment of potential impact

The planning proposal is for a residential development of approximately 40 units largely in linear arrangements running north-south; together with related small plots, larger parking areas, access ways, services and other infrastructure including pumping station and electricity substation, and allotments at the east end of the property covering around half of the existing small eastern field (Fig 26).

The works would entail ground disturbance across most of the area. The proposed plan does not indicate retention or respecting of historic structures or earthworks within the area. The plan does show a large tree near the centre of the existing boundary dividing the central and western fields; this would appear to be the existing, old ash in that position, but this is not specified. Plan labels indicate 'retention/reinforcement of existing hedges and vegetation' on the external boundaries to the north, south and west sides; the proposed outer hedgerow on the east appears to be the existing one, judging from its line on the plan, but this is not labelled as such.

The proposed development would have an adverse potential impact on the principal heritage resource of the area, that is, the abandoned smallholding. This is considered significant as an element of both the setting of Area A5i, the Camborne and Redruth Mining District, of the Cornwall and West Devon WHS, and the setting of the Grade II LBs of Tehidy House. Impacts would include loss of the open land of the smallholding with its sub-divisions (**Site 1**), and removal, truncation, disturbance or levelling of the upstanding and buried remains of its cottages and related buildings, enclosures and associated route-ways (**Site 2 – Site 9**). It should be noted, though, that the remains of the settlement are in poor condition; the standing buildings are roofless and most of their walling is reduced.

There is also potential for disturbance or removal of any buried artefacts, features or deposits relating to activity on the site in the prehistoric to Roman and medieval eras.

The potential adverse impact on the heritage resource, however, could be reduced by the implementation of an agreed programme of mitigation and archaeological recording as set out below (Section 8).

8 Recommendations

Note: All measures proposed below are subject to approval by the Local Planning Authority.

8.1 Protection and if feasible enhancement of extant smallholding remains, considered significant elements of the setting of a WHS area and that of a LB

It is recommended that proposals for the site are informed by the following principles;

- Taking account of the known upstanding remains of the abandoned settlement, by preserving the structures and earthworks or elements of them, where feasible, in improved, stable condition; or ideally, through restoring components or features to appropriate new use compatible with their long-term survival (**Site 2–Site 8**).
- Respecting and retaining in use if possible the existing boundary banks with their traditional gateposts and hedgerow trees, including the hedge banks defining the fields within the site (see also separate note on relevant legislation, in Section 8.3).

8.2 Recording of upstanding and buried remains

In the event that the planning application is successful, the following measures are proposed (to be undertaken in the order given).

- For the cottages and other buildings, in advance of any other disturbance, careful removal of vegetation, and initial freeing from rubble, on walls and in

interiors and immediate surroundings, under archaeological direction; followed by further archaeological assessment of needs (**Site 2–Site 9**).

- Full recording at appropriate levels of detail for the remains of the settlement, through building survey. This work should involve research on potential documentation for the site, in the Tehidy archives at CRO, for example (**Site 2–Site 9**). (In the event that the settlement remains or components are preserved or restored as recommended in Section 8.1 above, the results of the building survey should be used to inform this process with archaeological guidance; see further below.)
- Targeted archaeological excavation at the settlement in the event that this is not preserved as recommended in Section 8.1 above (**Site 2–Site 9**).
- Archaeological guidance and watching brief for restoration of the main settlement site to stable condition or appropriate new use, should this be undertaken as recommended in Section 8.1 above (**Site 2–Site 8**).
- Archaeological watching brief for all ground-disturbing works, excavation and levelling, to allow for recording or other appropriate treatment of any significant buried remains encountered. As part of this, dismantling of the dump on the east of the site, thought to contain material derived from the settlement, could be monitored, to allow suitable re-use in the development of any appropriate materials such as granite posts and local hedging stone (**Site 10**).

8.3 Complying with legislation on historic field boundaries

Historic field boundary banks, including those in and surrounding the assessment area which are all recorded on the estate map of 1806 and/or the tithe survey of 1840 (except that on the north west relating to road improvement there, and that forming the south side of the western field which was built between 1840 and 1880), are subject to statutory Hedgerow Regulations. These stipulate that permission be sought in advance from the planning authority for any proposed removal including cutting to admit access (**Site 1**).

The hedge banks here post-date the mapping of 1748, so it is unlikely that archaeological recording such as section drawing would be required for any permitted works to them (as might be the case for hedges with potential for medieval or earlier cores).

9 References

9.1 Primary sources

Thomas Martyn, 1748. *Map of Cornwall* (photocopy at CAU)

James Mills, 1806. *A Survey and Valuation of the Manor of Tehidy...The North East Division of Tehidy* (Bound volume, including a plan of this area, and plans of holdings within it, as well as schedules) CRO AD 894/7/10

Ordnance Survey, 1809. *2 Inch Drawing* (British Library website)

Ordnance Survey, 1813. *1 Inch Map* (licensed digital copy at CAU)

Tithe Map and Apportionment, 1840. *Parish of Illogan* (licensed digital copy at CAU)

Ordnance Survey, 1880. *25 Inch Map* First Edition (licensed digital copy at CAU)

Ordnance Survey, 1908. *25 Inch Map* Second Edition (licensed digital copy at CAU)

Ordnance Survey, MasterMap Topography

9.2 Publications

Anon, 2005. *Nomination of the Cornwall and west Devon Mining Landscape for inclusion on the World Heritage List*

Borlase, W, 1758. *Natural History of Cornwall*, Oxford

Parkes, C, 2011. *Tehidy Park, Illogan, Cornwall; Archaeological Assessment* Historic Environment Projects (former name of CAU), Cornwall Council: Truro

Thomas, J, 1990. *Illogan More than a Village* Dyllansow Truran: Redruth

9.3 Websites

<http://www.heritagegateway.org.uk/gateway/> Online database of Sites and Monuments Records, and Listed Buildings

10 Project archive

The CAU project number is **146282**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit

Electronic data is stored in the following locations:

Project admin, and this report: G:\TWE\Waste & Env\Strat Waste & Land\Historic Environment\Projects\Sites\Sites T\Tolvaddon, Land at Energy Park, HIA 146682

Digital photographs: R:\Historic Environment (Images)\SITES.Q-T\Sites T\Tolvaddon Energy Park HIA 146682

Electronic drawings: L:\Historic Environment (Data)\HE_Projects\Sites_T\Tolvaddon HIA 146682

Historic England/ADS OASIS online reference: cornwall2-284950



Fig 19 The area as it appears on Martyn's map of 1748. The road bounding the study area on the north is marked with broken lines, showing it lay in open downland.



Fig 20 First edition OS map, 1813, recording the two cottages on the site, later abandoned, together with a third immediately east at Mount Pleasant, still occupied.

Note also the depiction of Tolvaddon Downs, west of the site; the tree-lined approach to Tehidy House running north from there; and Illogan Downs to the east, possible source of the stone used in construction of the cottage settlement at the site.

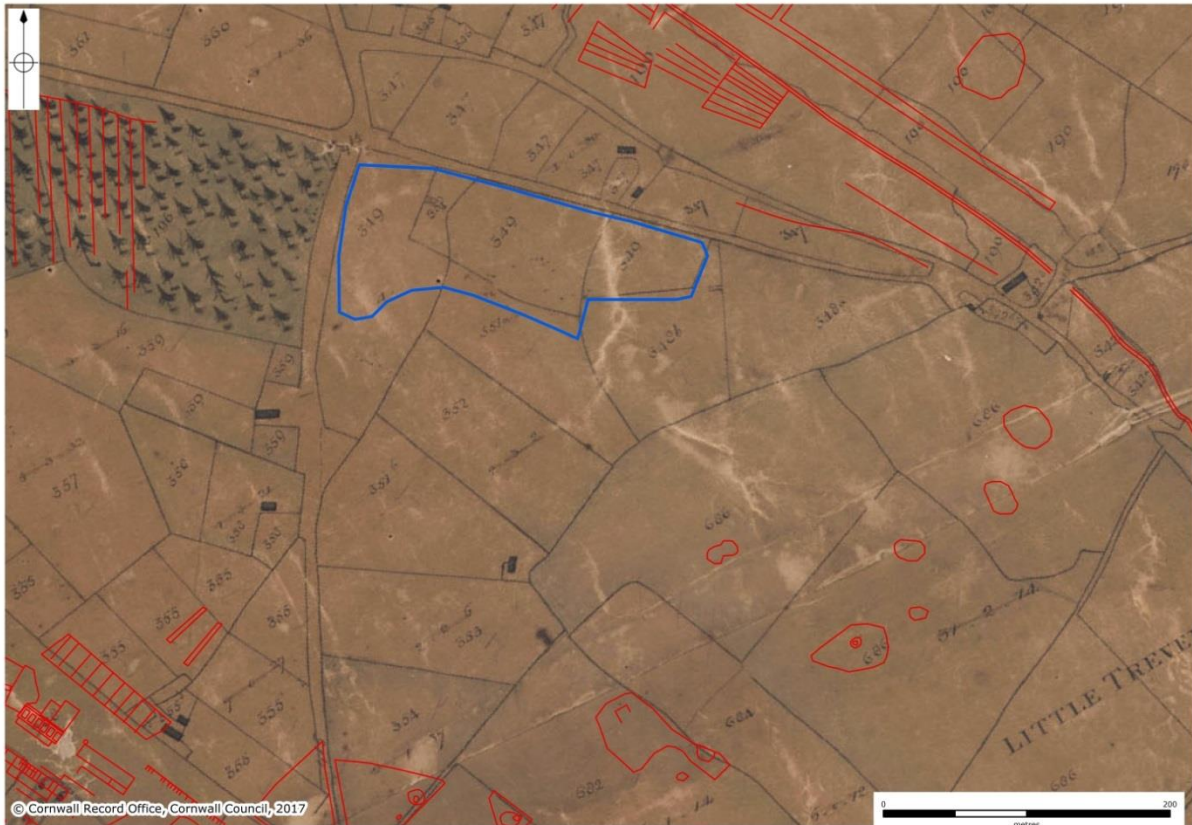


Fig 21 Tithe map, 1840, with NMP plot in red. Site 9 has gone, while Site 2 is enclosed.

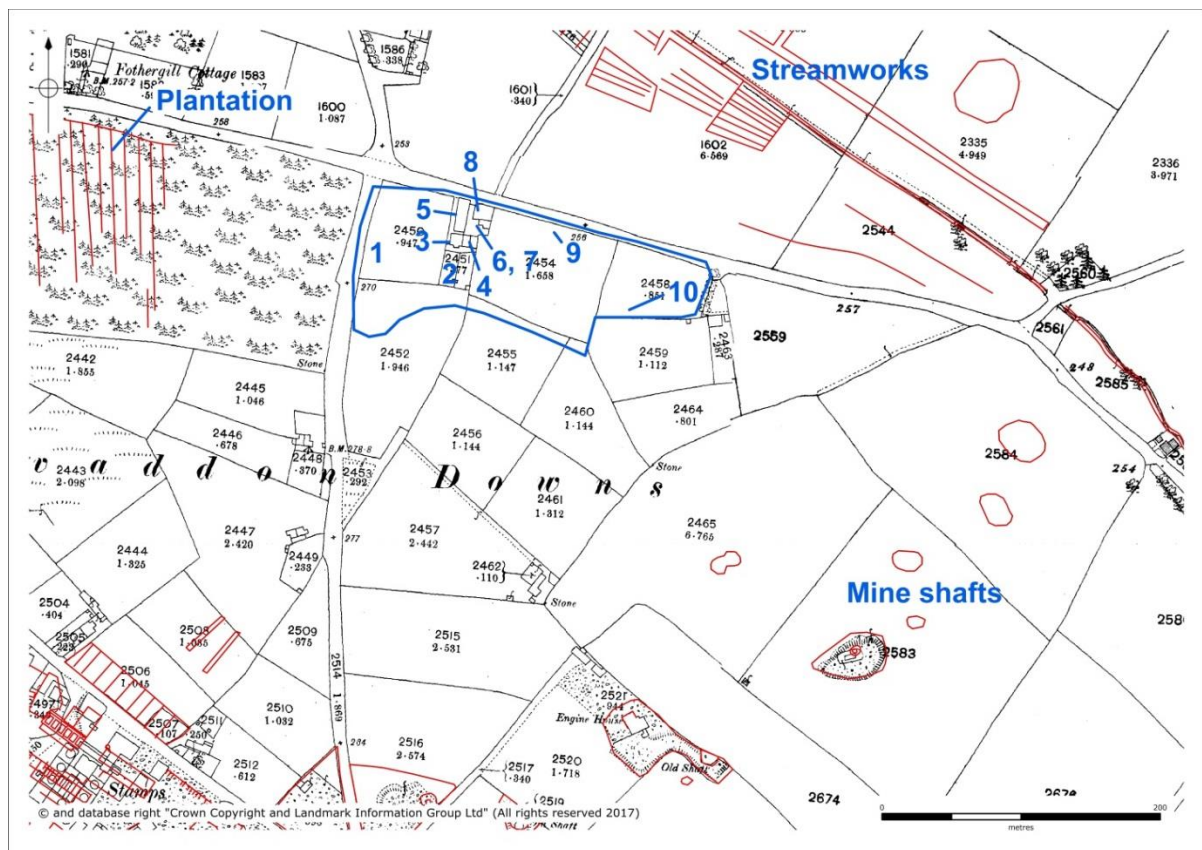


Fig 22 1880 OS map, with NMP plot in red, and sites in the area and vicinity in blue.

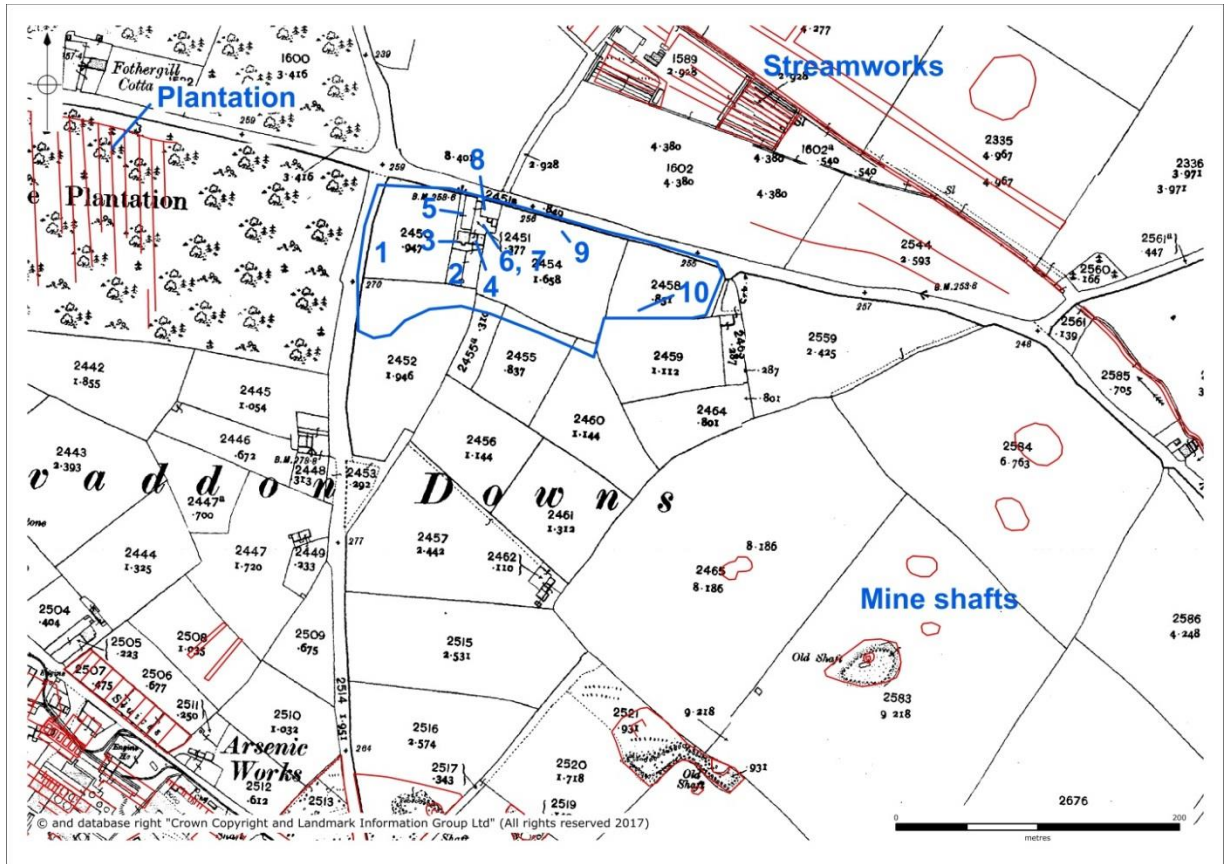


Fig 23 1908 revision, with NMP plot in red, and sites in the area and vicinity in blue.

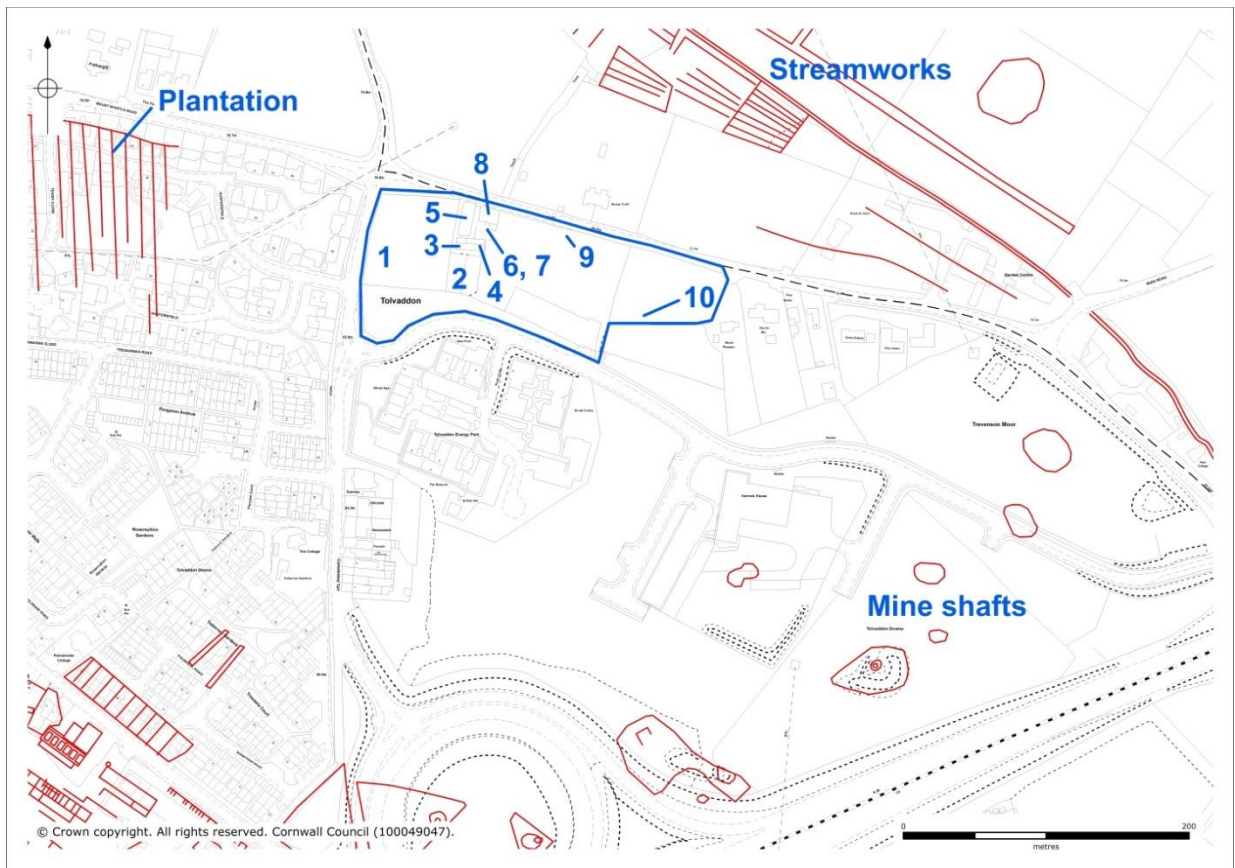


Fig 24 Modern map, with NMP in red, and sites in the study area and vicinity in blue.

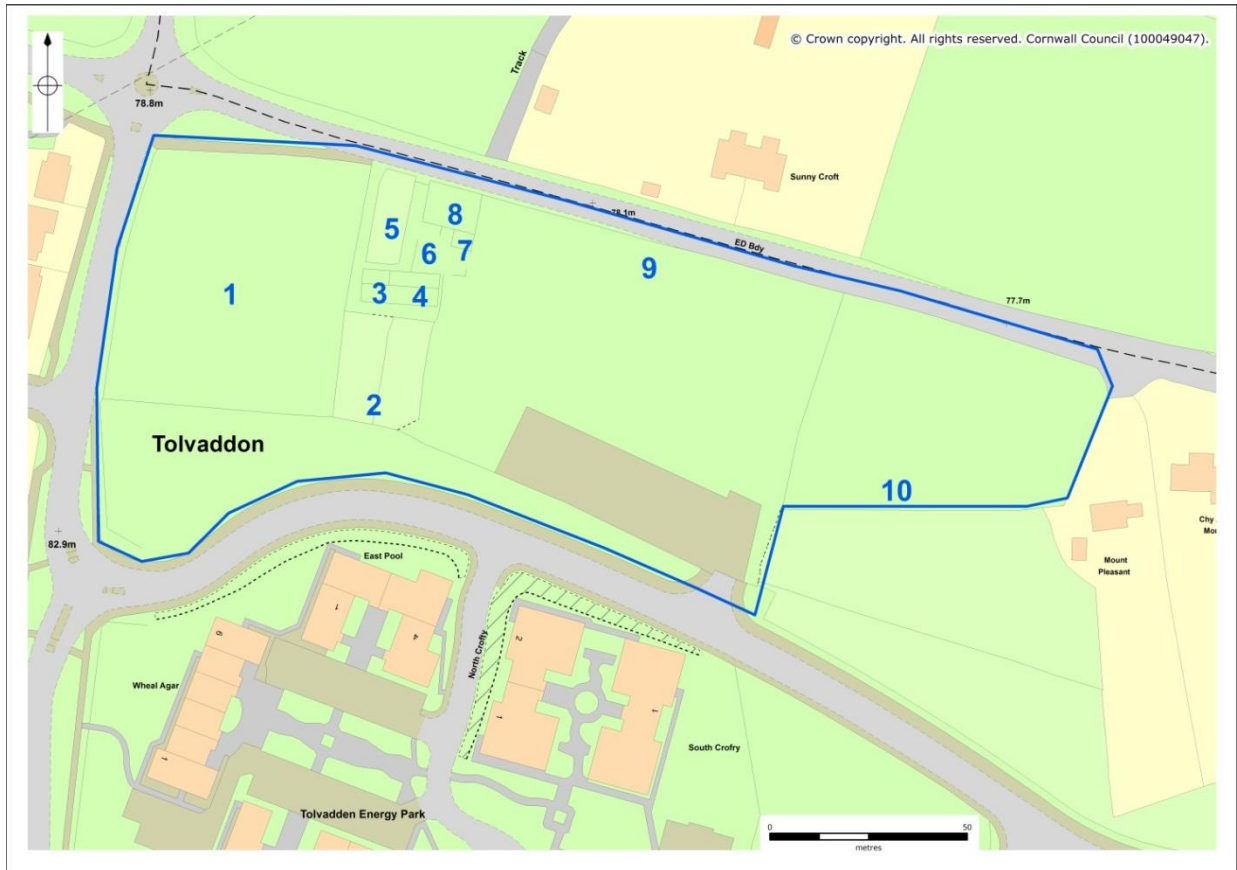


Fig 25 Larger scale modern mapping, with sites in the study area marked in blue.



Fig 26 Plan of proposed development

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