

Statement Heritage

Botallack Cricket Club Truthwall, St Just, Cornwall.

Heritage Impact Assessment:

SH Ref BOTA1017 –

NGR SW36633254

08/11/2017



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This project was commissioned by Morgan Francis and carried out by Daniel Ratcliffe BA MA MCIfA between the 31st October and the 8th November 2017

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith and on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.

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Non Technical Summary

This assessment presents the result of an assessment of the heritage significance of a building most recently used as Botallack Cricket Club and of the impacts of current for its change of use to a residential dwelling.

The assessment evidences the contribution of the building to the St Just Mining District (Cornwall and West Devon Mining WHS) and concludes that the proposals will have an overall positive benefit on the Outstanding Universal Value of the World Heritage Site through the sustainable reuse of an asset which forms part of a legible mine complex and its associated transport infrastructure. In accordance with Policy P132 of the National Planning Policy Framework such conservation may be accorded 'great weight' in planning balances.

The assessment is based on a 'Level 2 Descriptive Record' as defined by Historic England and takes account of Cornwall Council's adopted 'Cornwall and West Devon Mining Landscape World Heritage Site SPD'

The assessment has established that the building originated as stables associated with Wheal Owles a 19th century mine, before its closure in the early 20th century and the subsequent re-use of the buildings, probably for agricultural use, before their conversion for use by the Cricket Club in the later 20th century.

The assessment demonstrates that visually the principal contribution of the buildings to the setting of the World Heritage Site lies in its locally distinctive form which makes a positive contribution to the Outstanding Universal Value of the mining landscape. The proposed development provides an opportunity to conserve and renew this contribution, which is otherwise at risk from the redundancy of these buildings, by giving them an optimum viable (minimally harmful) economic purpose through their sensitive conversion.

Whilst part of the buildings has been shown to retain some archaeologically valuable evidence of use as a stable, it is considered feasible to conserve this value via careful attention to close design of the project.

Taking into account of design and mitigation recommendation made within the report it is concluded that conversion and renewal of these buildings is desirable in conservation terms and can be achieved without unjustifiable harm to the Outstanding Universal Value of the World Heritage site.

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1. Introduction and Methods

- 2.1 This report has been commissioned by Morgan Francis, to assess the impacts of a proposal to convert the former clubhouse of the Botallack Cricket Club (SW36633254). This proposal has formerly been subject to a withdrawn planning application to Cornwall Council (LPA ref PA17/06932).
- 2.2 Prior to its withdrawal an officer of the Cornwall and West Devon Mining Landscape Management Team team identified that the application required a supporting heritage impact assessment, specifically stating:

“The application lacks the required heritage assessment as set out by paragraph 128 of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Policy 24 of the Local Plan and the adopted WHS Supplementary Planning Document (SPD).

A review of the historic mapping indicates that the building was in-situ sometime after the date of the Tithe map, being extant on site by the time of the 1875-1901 mapping. The building’s location adjacent to the smithy buildings and tramway within the Wheal Owles mine point to a likely association with the mining activity on this site, where mining was carried out in two broad periods being 1810-1825, and 1834-1893.

Further assessment of the building as a possible attribute expressing the Outstanding Universal Value (OUV) of the WHS is required before a proper assessment of this application can be undertaken in the manner set out within Section 12 of the NPPF and Policy 24 of the Local Plan. The requirement and guidance for producing a suitable heritage assessment is also set out within the adopted WHS SPD.” (WHS Planning Officer comments PA17/06932)

- 2.3 The report responds specifically to these requirements.
- 2.4 This assessment is based on a ‘Level Two’ descriptive survey as defined by Historic England in *Understanding Historic Buildings* (Historic England 2016) and the application of the WHS SPD (Cornwall Council 2017). As such desk based analysis has comprised consultation and interpretation of archive and documentary sources, historic mapping, including the Tithe Survey and Apportionment for St Just in Penwith, of previous editions of the Ordnance Survey ‘County Series’ and ‘National Grid’ mapping, and of the Cornwall and Scilly Historic Environment Record. Site survey work was undertaken on 31st October 2017 in clear bright weather and comprised an interior and exterior photographic record in addition to a rapid ground based landscape survey to review the contribution of the building to the character and Outstanding Universal Value of the World Heritage Site.

2. Summary of Relevant Policy and Guidance used in this assessment.

2.1 **The National Planning Policy Framework (2012)** states that the “[conservation of] heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” is a core principle of the planning system”.

2.2 Specific policy for heritage assets are set out in Chapter 12 of the NPPF.

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment¹, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place*

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by 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.

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*
- *the desirability of new development making a positive contribution to local character and distinctiveness*

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible². However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.3 The **Cornwall Local Plan** also places considerable planning weight on the conservation of the historic environment and of local character and distinctiveness with a particular focus on the World Heritage Site. Policy 24 carries over the essential principles of NPPF Policy 24 and takes a positive approach to proposals which “*sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*” It goes on to state that “*Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.*”

2.4 The UK Government is signatory to the **World Heritage Convention** which was established in 1972 by UNESCO. The Convention initiated a list of World Heritage Sites. World Heritage sites are places

of “Outstanding Universal Value” to people today and in future generations. In the UK it is government policy to fulfill its responsibilities under the Convention via the land use planning framework and the existing mosaic of Statutory designation. World Heritage sites are recognized by Chapter 12 of the NPPF as a “designated heritage asset of the highest significance”. Accordingly, they are subject to the same weight and principles as Grade I and II* assets and Scheduled Monuments.

3 Description of Site and Introductory Historical Outline.

- 3.1 The site is located at SW36633254 about 200m west of the small industrial hamlet of Truthwall, recorded by the Cornwall and Scilly Historic Environment Record (CSHER 2017) as an early medieval settlement *"first recorded in 1302 when it is spelt "Trewthwol". The name is Cornish and contains the element tre 'estate, farmstead' (suggesting a settlement of early medieval origin) and a personal name."* (CSHER MCO18156)
- 3.2 Geologically the site is underlain by the Land's End Granite Intrusion (BGS: Geology of Britain Viewer) one of the major granitic intrusions that characterise the south western peninsula dating from the Permian / Carboniferous event which metamorphosed and mineralised the surrounding slates through which it thrust.
- 3.3 The earliest historic map consulted for this project is the 1809 Ordnance Survey Drawing by John Hewitt (figure 3). This drawing (of an original 2 inch to the mile scale) is of limited use for landscape reconstruction although mining activity is shown to the north of Botallack.



1Figure 3: 1809 OS Surveyors Drawing (B Lib ref OSD1, 18)



Fig 4: St Just in Penwith Tithe Survey © Cornwall County Records Office

3.4 The 1841 Tithe survey shows the site of the study building to the east of a mine site (the shaded areas of the survey) labeled 'Wh. Owles Mine'. The CSHER records that Wheal Owles worked from 1810 to 1825 and again from 1834 to 1893. The site was surveyed in detail by the Cornwall Archaeological Unit (CAU) in 1992 (Sharpe 1992; CSHER MCO13070) with the results informing the following details on the HER. During the 19th century period Wheal Owles grew and absorbed a large number of surrounding mines including Parkenoweth to the north, West Wheal Owles to the west, Tregeseal, and Bostraze before the sett was incorporated into those at Botallack to the north from 1907. The extensive lodes accessed by the mine complex are shown on figure 5. The Tithe Survey shows buildings on the current sites of the surviving Engine House, Smithy and Count House lying to the immediate west of the site, but not a building on the site itself. A further engine house is shown to the south of the complex at this time, correlating with the position of a shaft noted on the HER record which Sharpe thought associated with a 22" Boulton and Watt engine erected in 1810, replaced by a 36" engine in the building which survives today.

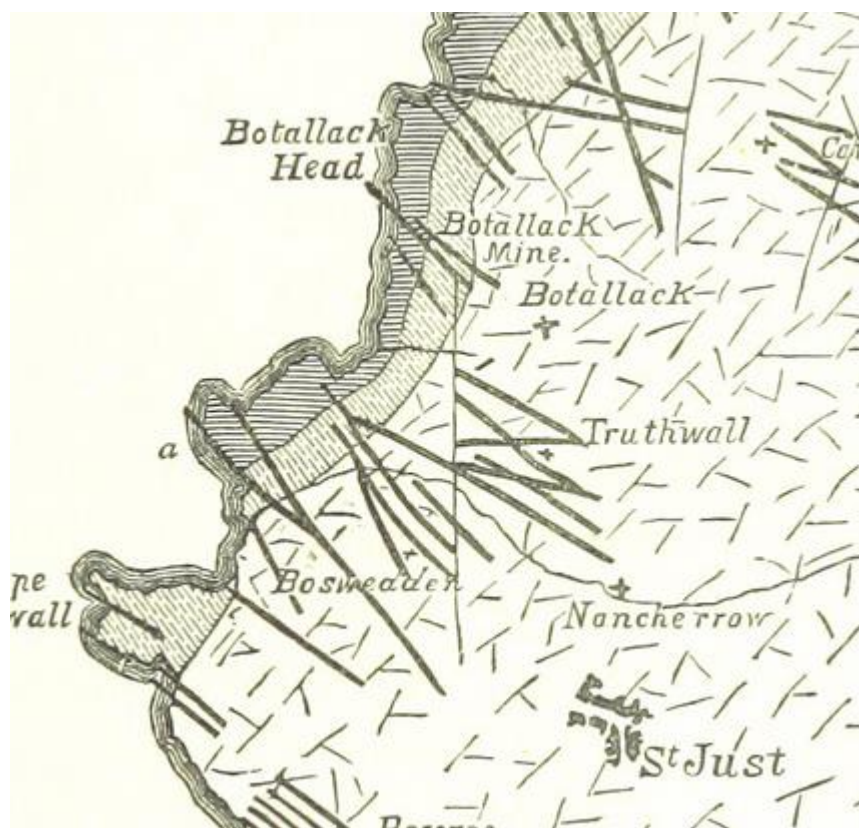


Figure 5: Main Lodes around Botallack being worked in the late 19th century (Hunt 1884, p 433)

3.5 By 1874 (figure 6) significant change has been wrought across the centre of the study area by the development of the Wheal Owles complex. The building that became the Cricket Club is now shown as part of the complex, as are the smithy, engine house and count house. Tramways have been laid out connecting the mine to wider networks including Parkenoweth to the north and extensive spoil heaps are shown to the south and west of the complex.

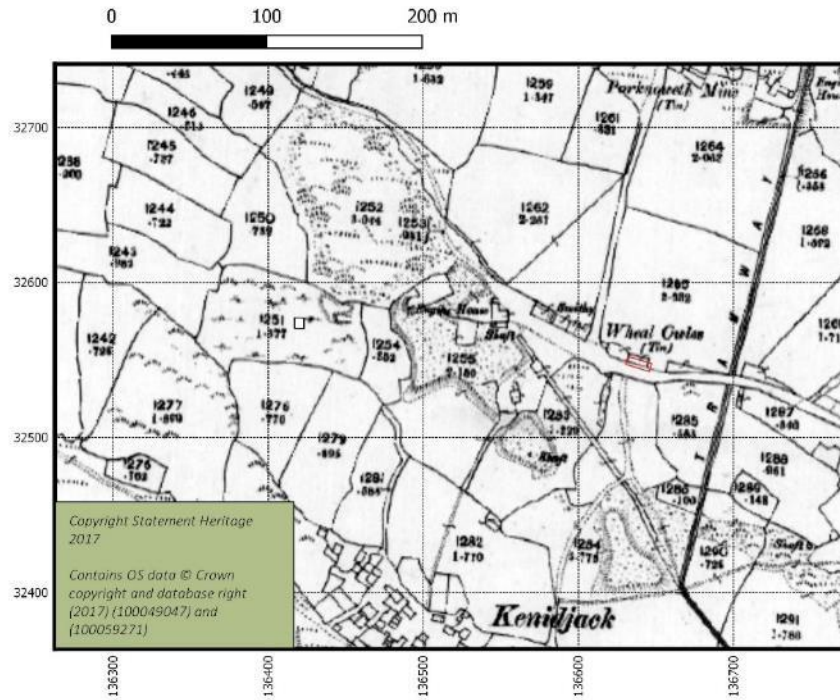


Figure 6: 1875 Ordnance Survey 25 inch County Series mapping (Cornwall LXVII.13)

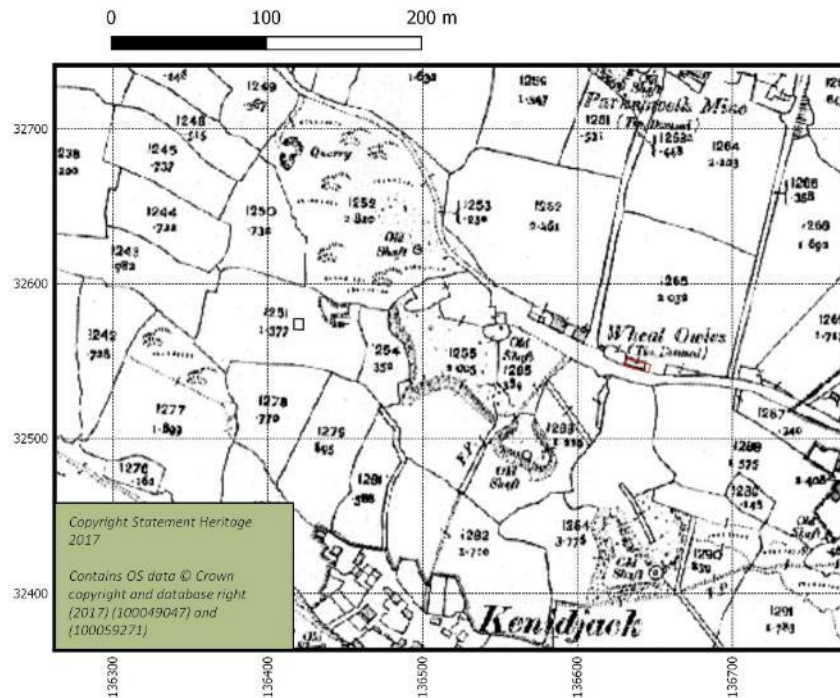


Figure 7: 1906 Ordnance Survey 25 inch County Series mapping (Cornwall LXVII.13)

- 3.6 The main change depicted on the 1907 map is that both Wheal Owles and Parkenoweth Mines are shown 'disused', with the broken tramway networks indicating that the areas altered by mining were beginning to revert to agricultural use.
- 3.7 During the preparations for D-Day Sharpe records that much of the western and northern walls of Wheal Owles Engine House were reduced by a demolition exercise (Sharpe 1999, 48).
- 3.8 The CAU's survey in 1992 noted disturbance of the spoil tips around the engine house from shaft capping and dump removal operations and that the engine house was *"in need of consolidation. Parts of its rear and offside wall have already fallen, and more sections of masonry will follow if not secured."* (CAU 1992). At the same time the survey noted the conversion of the Count House and Smithy to a dwelling and outhouse *"the latter in a very poor state of repair"*.
- 3.9 The CSHER and earlier archaeological surveys do not refer to the Cricket Club building, however the building was identified as a stable connected to the mine by the *'Botallack Industrial Settlements Initiative'* Report of 2002 (Cahill 2002, 8). This report notes the *"important inter-relationship of a long agricultural tradition with sporadic and sometimes intensive mining activity.... The disused buildings at Wheal Owles fell back into the hands of the landowner after closure of the mine, and the old mine stables, still standing and partly used as the village cricket club pavilion were reused in the late 19th/ early 20th century as the stables and smithy for Truthwall Manor Farm (pers.com Mr Alford, former owner Truthwall Manor Farm cited in Cahill 2002,8-9)*
- 3.10 The CSHER records that consolidation of the Engine House was undertaken in the winter of 1997/8 (CSHER MCO13070). This work is recorded by a report by the Cornwall Archaeological Unit (Sharpe 1999). This work was undertaken following the purchase of the Kenidjack property containing much of the Wheal Owles mining landscape by the National Trust and funded by a Land Reclamation Grant from English Partnerships.
- 3.11 The Cornwall and West Devon Mining Landscape World Heritage Site was inscribed by UNESCO in 2006. The inscription followed a period from the late 20th century onwards in which mining began to pass from an active industry to an aspect of Cornish heritage and pride. As it did so the post-industrial landscape of St Just increasingly became an object of conservation.

4 Description of Study Building

4.1 This section is based on a Level 2 Historic Building Recording (Historic England 2016) exercise carried out by Daniel Ratcliffe MA MCIfA on 31st October, 2017 in clear, bright conditions. Level 2 constitutes a basic descriptive record.

4.2 Botallack Cricket Club is sited at SW 3663 3254 along a track leading west from Truthwell, before turning north towards the site of Parkenoweth Mine (figure 8)

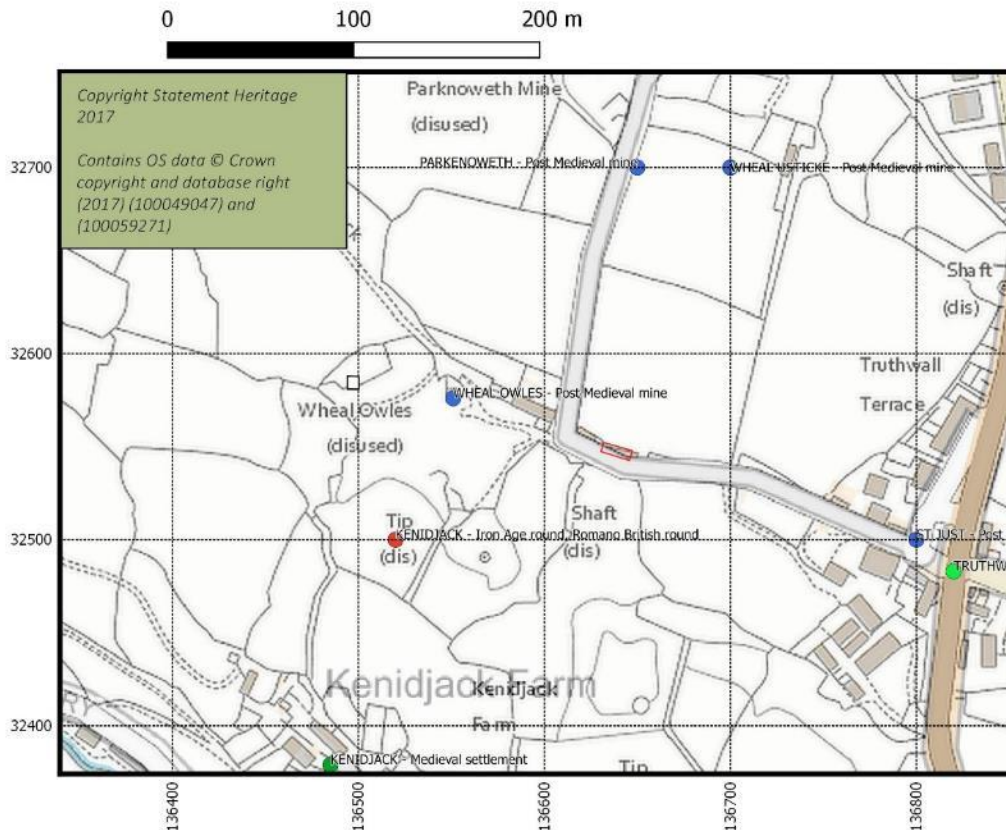


Figure 8: Location of Botallack Cricket Club (red rectangle) on modern OS base overlain with sites recorded on the Cornwall and Scilly Historic Environment Record.

4.3 The Cricket Club Building forms part of a coherent group with the consolidated Engine shaft, Count House, and Smithy buildings. None of these buildings are Listed, although all lie within the WHS. The HER record for Wheal Owles is centred on the Engine House.



Figure 9: Ortho-rectified southern elevation of Botallack Cricket Club – formerly Wheal Owles Stables (Statement Heritage photography registered to survey base supplied by MH Architects)

4.4 The building's southern elevation is presented in figure 9.

4.5 In plan the building is of two parts. The two storey section is built in angular fine grained poorly megacrystic granite rubble, likely to be mine spoil, with quoins from a quarried richly megacrystic granite. This part of the building is that shown on the historic mapping. The building has been recently repointed in appropriate lime mortar.

4.6 Against the eastern gable of the building is a late 20th century concrete blockwork lean-to extension.

4.7 The southern elevation of the two storey section is asymmetrical, with the western section showing clear evidence of rebuilding. The evidence for this rebuilding includes the megalithic orthostats and lintel which are from a different quarry source to the other architectural quoins in the elevation (they are more biotic in character and therefore greyer in colour). Above the lintel (which is augmented to its rear by an iron girder) the walling departs from the un-coursed nature of the rest of the elevation and becomes loosely coursed.

4.8 The eastern end of the elevation retains a probable late 19th century ledge and braced entrance door and features four further openings, one of which is a first-floor loading door.

4.9 To the rear (north) the building presents an essentially blank elevation (figure 10) broken only by a horizontally emphasized modern opening (it is executed in concrete) at first floor level.



Figure 10: Rear Elevation (Archive ref: BOTA1017_023)

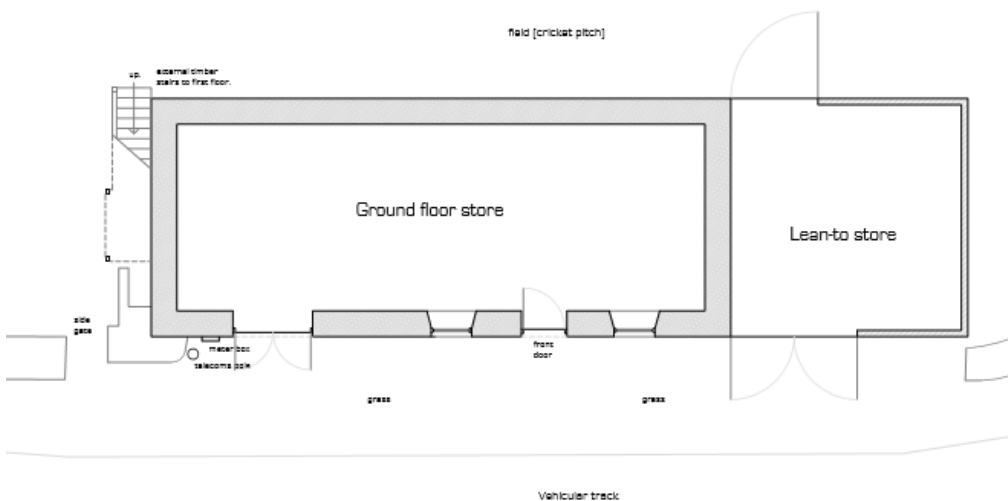
4.10 The building's current roof covering is of fibre cement corrugated sheet, into which are set polycarbonate skylights.

4.11 The north gable features a modern timber stairway giving access to the first-floor loft (figure 11)



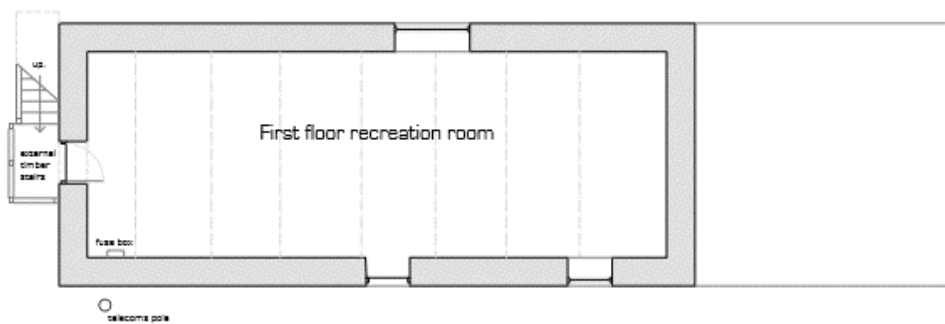
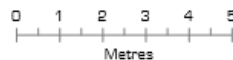
Figure 11: West gable of the building (BOTA1017_0024)

4.12 Despite the building's southern elevation, inside the building is currently single celled both at ground and first floor level. Figure 12 shows the simplicity of the internal plans.



Ground floor plan - existing

scale 1:100



First floor plan - existing

scale 1:100

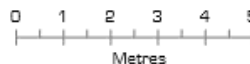


Figure 12: Architects plans of ground and first floor level – © Matthew Hurditch.

4.13 At ground floor level the interior is unfloored – it is likely that a stone or earthen floor previously existed within this space, and a drain pierces the eastern gable at floor level. (Figure 13)



Figure 13: The east end of the stable, showing the dug out interior floor, limewashed walls and a drain hole (bottom right) and details of the iron girders inserted to support the first floor joists.

- 4.14 No evidence was observed of any hearths having existed within this space, which makes it unlikely that it has ever functioned for full time domestic use.
- 4.15 Original window joinery (if indeed these openings were ever glazed) is lost.
- 4.16 The building's first floor is accessed via the external wooden stair via a door on which is stenciled "Tea Room", no doubt relating to the use by the Cricket Club.
- 4.17 Figure 14 shows the internal space at first floor. The simply jointed 'A frame' trusses are original, resting in sockets along the tops of the masonry wall on simple stone plates, but the purlins are modern.
- 4.18 The original floor is lost, the current flooring being modern chip-boarding.
- 4.19 Figure 15 shows the area of the southern elevation (interior) above the cart entrance, where interior lime finishes have been removed and the rebuilt stonework repointed in cement mortar.



Figure 14: Looking east into the first floor of the stables. Note the concrete lintel above the window in the north elevation indicating its modern date and the loading door to right.



Figure 15: showing the interior of the rebuilt section of the south elevation.

5 Assessment of the Significance of the buildings.

5.1 The evidence from the descriptive record of the buildings above is consistent with its interpretation as a former stables as suggested from the historical sources.

5.2 Stable buildings are described with Cornwall Council and Historic England's 'Farmsteads Character Statement' (2017) as "*A building or part of a building, for housing horses and their harnessing and tackle. The largest stables are concentrated in industrial areas where horses were hired out, or effectively formed part of the transport establishment of a large industrial concern*". Typical features include tall, relatively narrow doors (compared to cow houses), two storey forms with hay lofts (sometimes used for accommodating horse lads) above, and floors of earth, stone or cobbles sloping towards a drainage point. Many examples have an area to one end for the storage of tack and harness.

5.3 The building can also be said to contribute to two of the 'attributes' (as described in the WHS SPD, p 32) that contribute to the Outstanding Universal Value of the World Heritage Site. The relevant attributes in this case are:

- That it forms part of a 'mine site' (Wheal Owles); and
- That it is linked to 'mine transport infrastructure' (horses were of use for surface transport in the Cornish mine industry – their underground use being locally rare).

5.4 Figures 15, 16 and 17 show the buildings within the landscape, forming a coherent group with the Count House, Smithy and Engine House components of Wheal Owles.

5.5



Fig 15: The Wheal Owles group from fields to the south (BOTA1017_0010)



Fig 16: The group from the extant spoil heaps adjacent to the Engine House (BOTA1017_007)



Fig 17: The group from the track (to north) leading to Wheal Parkanoweth (BOTA1017_0041)

5.6 The WHS SPD requires consideration of ‘Authenticity’ – essentially a measure of the heritage values contributing to OUV and also of the ‘Integrity’ or ‘wholeness’ of those attributes.

5.7 The ‘**authenticity**’ of the building lies in its origins a mine stables, built, as is characteristic of mine buildings in the St Just area from locally available mine waste and re-used subsequent to the closure

of the mine, within local agriculture and social practice. Its exterior appearance remains characteristic of a stables, with its close association with the other buildings and landscape features (spoil heaps, trackways, fragmentary tramroads) of the Wheal Owles group helping to illustrate its former role in mine transport.

- 5.8 The ‘authenticity’ of the building has been reduced by the likely collapse of part of the southern elevation, which means that it is no longer possible to verify that the current appearance of this part of the building is representative of its original form; through the loss of its original flooring (at both first and ground floor levels); through the loss of original fenestration detail; and through the poor visual and historic quality of the lean-to extension.
- 5.9 The authenticity of the wider Wheal Owles group has been reduced by some aspects of the conversion of the Count House and Smithy, which has compromised their industrial character.
- 5.10 The building contributes to the very strong ‘**integrity**’ of the immediate surviving Wheal Owles group, and to the wider landscape of this group including its visual connections to Botallack; the site of Wheal Parkenoweth; to Kenidjack to the south; West Wheal Owles to the coast; and to the palimpsest landscape in between, itself profoundly altered by mining.
- 5.11 This landscape retains very strong mining related character, with some of the best preserved mine complexes here open to the public, including Botallack (fig 18) with its own Count House and Smithy group, Geevor Tin Mine and Levant Mine and Beam Engine.
- 5.12 The Count House / Smithy groups at Botallack and Wheal Owles are inter-visible (figure 19), the stable forming a sky-line feature from in front of the Botallack Count House.



Figure 18: The Count House and Smithy group (G11*) at Botallack.



Figure 19: The view back from Botallack towards Wheal Owles

6 Assessment of Impact and Mitigation Recommendations

6.1 Recent case law has developed a principle that ‘less than substantial harm’ (the threshold identified by NPPF P134) does not necessarily amount to a less than substantial objection to the grant of planning permission (Barnwell Judgement [2014] EWCA Civ 137 p29). In such cases it is incumbent on decision makers to ensure an informed balancing exercise is carried out, taking account of the public benefits of the proposal, the degree of harm and the statutory and policy weight to be accorded to designated assets. Assessing the degree of harm to a heritage asset typically involves a balance between different heritage values and a degree of professional judgement is always involved. To ensure that the judgements given in this report are as clear as possible the assessment uses the following definitions to develop a four-step grading of harm.

Substantial Harm	The change seriously affects a key element contributing to the significance of the asset, going to the heart of its significance
Moderate Less than Substantial Harm	A major element of the heritage value of the asset or its setting is harmed, whilst enough value is retained to continue to justify identification as a heritage asset
Minor Less than Substantial Harm	Some heritage values are harmed but these do not constitute a major element of the significance of the asset, and / or the change is offset by enhancement or revelation of other heritage values
Negligible Less than Substantial Harm	Minor negative harm to the heritage values of a place that are neither substantive or primary to its overall significance

Principal of conversion.

6.2 Redundancy of historic building stock is one of the key risk factors for heritage assets in Cornwall. This is recognised within the WHS Management Plan by **Policy C3** which aspires to a “presumption in favour of retaining and re-using historic buildings which are important components of the site”. Conversion of the stables to sustainable domestic use, (as long as it is carried out in accordance with the other policies of the management plan, Local Plan, and NPPF is supported by national and local policy and would be **beneficial** to the **authenticity and integrity of the WHS** by sustaining an important attribute. As the conservation of designated heritage assets is accorded ‘great weight’ by P132 of the NPPF this positive benefit is something that should be accorded ‘great weight’ by the LPA.

External design *comments based on revised design drawings 1703/PL/RevC*

6.3 The revised design seeks to conserve and enhance the landscape contribution of the stables. The current concrete block extension is proposed for demolition and replacement with a two storey vertically timber clad extension. The design steps down slightly from the ridge height of the main range in order to ensure it remains subservient to the historic building. Wooden boarded buildings were commonly used to extend and augment mine buildings (fig 20). Its use here aims to reference this without pastiche. In discussion with the architect we have recommended the vertical boarding shown on previously supplied plans is amended to horizontal boarding.



Figure 20: Uses of timber boarding around the Geevor Site within the St Just Mining District.

- 6.4 Fenestration is (re)introduced to the window openings on the southern elevation, with single paned double glazed units in dark coloured frames set well back into the reveals. The legibility of the loading door is maintained by the use of vertical boarding over its lower half. This approach takes its lead from Historic England's very recently published guidance *Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse* (2017)¹. Any current framing within the windows on this building are of twentieth century date; evidence for former fenestration detail (likely not to have been present) is absent. An introduction of supposed historic domestic detailing (as indicated on previous plans) runs the risk of pastiche and reducing the grain of the historic landscape. In such cases Historic England advises that a robust approach to framing is preferred – suggesting “*In masonry structures setting glazing deep in the reveal of existing openings (which were rarely glazed) creates shadow lines and minimises reflections and impact*” (Historic England 2017, 23). This approach maximises the degree to which current character could be retained.
- 6.5 To the rear (northern) elevation new openings are made at ground floor level for a timber ledge and braced door, and for two modest new windows.
- 6.6 Roof coverings will be renewed by new metal corrugated coverings of sinuous profile. Again this material choice echoes the historic use of materials in the mining district and is considered entirely appropriate. A modern solar thermal water unit is proposed on the south facing elevation of the extension, ensuring that modern elements are kept to a minimum on the historic section of the building.
- 6.7 Overall the changes to the exterior elevations (informed by these recommendations), constitute no more than **negligible less than substantial harm** as they introduce some harm to historic fabric but this is not substantive, and careful attention has been paid to conservation of the overall industrial / agricultural character of the elevations. We would also note the careful choice of materials, and by the conservation and consolidation of the stone walling of the building by repointing in lime. It is important to note that this harm is more than offset by the overall benefit of sustainable adaptive reuse.

Internal Design

- 6.8 Internal subdivision of the building is not considered to have a significant impact in this case, due to the losses which have already taken place to internal structure and fixtures. These changes will have no impact on the archaeological, historical or aesthetic contribution of the building to the World Heritage Site.

7 Conclusion

- 7.1 The above assessment represents a robust assessment of the significance of the building and its contribution to the OUV of the St Just Mining District based on a Level 2 Descriptive Record as defined by Historic England and application of the approach set out within appendix 2 of the WHS SPD
- 7.2 The assessment has highlighted the degree to which the building, built as stables associated with the Wheal Owles mine site, continues to articulate and contribute to the authenticity and integrity of the St Just Mining District (Area 1 of the Cornwall and West Devon Mining Landscape World Heritage Site).
- 7.3 In accordance with the National Planning Policy Framework (P129) the LPA and applicant should now be able to use this assessment to work together to identify how this contribution may be sustained through the proposed adaptive reuse of the building and accord 'great weight' to the public benefits of this reuse and (NPPF P132 / Policy 24 CLP / Policy C1, C2, C3, C7 WHS MP).
- 7.4 The fenestration detail and external landscaping of the scheme may, involve some 'negligible less than substantial harm' to fabric but the design has been careful to *avoid* these wherever possible within the historic envelope, *reduce and avoid* domestication impacts via careful close design, through the treatment of the new extension; and *offset* some residual impacts¹ through the commissioning of this report which has created an archival record of the building in its current state; and also by the degree the works will utilize traditional methods and craftsmanship and safeguard the landscape contribution of the Wheal Owles group.
- 7.5 Taking into account the important public benefit of conservation of the WHS landscape our assessment of the overall heritage balance of these proposals is that they deliver **positive benefit**.

¹ This sequential approach to harm management is in accordance to that set out within Appendix 2 of the WHS SPD and also by Policy 24 of the Cornwall Local Plan.

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