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# Statement Heritage

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## Former Council Highways Depot, Access to Tredavoe, Newlyn, Penzance Cornwall.

Heritage Impact Assessment:  
SH Ref GOLD0918  
28/09/2018



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*This project was commissioned by Tim Smith of Greendale Group and carried out by Daniel Ratcliffe BA MA MCI(A) in September 2018*

*The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith 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.*

## Non Technical Summary

The proposed development, a large shed building, is designed to sit within the area of a former stone quarry which exploited an intrusion of gabbro in the later 19<sup>th</sup> to earlier twentieth century replacing former common land.

The quarry appears to have been operative no earlier than 1888 and no later than 1962, by which time the site had been re-used as a land-fill site, with nearly the entirety of the extractive workings being backfilled by this later date probably with domestic and demolition waste from Newlyn. An older spoil-heap, initially generated during the life of the quarry, survives on ground falling away to the north of the site., otherwise there is little left on site to evidence its extractive history.

In the 1980s the site was re-used once more as a Council depot, with the northernmost part of the quarry re-excavated from within the land-fill material.

This re-excavation has since been buried again, most likely with material obtained by site clearance in recent years. No buildings or quarry faces survive within the proposed development area which now reads as an artificially terraced platform with decaying hard surfacing. No historic quarry faces are currently visible and all buildings and machinery have been cleared away.

It is concluded that the site has a low potential for archaeological remains either of pre-quarrying activities or those relating to mineral extraction. Whilst there remains some current unknown potential for some remains of the quarry buildings and an internal rail trackway to survive below modern made ground, these remains are considered to be of little significance, with archaeological observation in the event of their disturbance unlikely to advance what is known about the site to any significant degree.

Further archaeological mitigation or evaluation is not recommended in this instance.

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# 1. Introduction and Methods

- 1.1 This report has been commissioned by Tim Smith of Greendale group, to assess the impacts of the proposed redevelopment of land located at Former Council Highways Depot Access To Tredavoe, Newlyn, Penzance, Cornwall (OSNGR SW45450 29150) (figure 1). Development will comprise the 'construction of a building for net-making and storage with associated parking area and service yard'. Cornwall Council LPA application is currently live (PA18/06684) and shows that the building would be erected on existing level ground within the site with no major new earthworks required. The building would be 40m x 13m in plan being 5.75m to ridge and 4.25m to eaves.
- 1.2 The Council's archaeological advisor has commented as follows:

*Thank you for consulting HEP Archaeology on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record (HER) and note that the proposal lies within a site recorded in the HER, a 20th century quarry (MCO51693). The quarry is first shown on the c1907 OS 25? map, and is shown close to its current extent on the 1930s OS mapping, along with associated infrastructure.*

*We note that this application does not include an adequate Heritage Statement (HS). This HS should include the results of a site visit to determine the presence/absence of surviving features from the quarrying. If remains are present the HS should include an historic impact assessment of the proposals. We cannot advise further until the appropriate HS has been provided. This application should not be determined before this HS is received and we have had an opportunity to comment further. This HS should be carried out by a suitably qualified organisation or individual in accordance with accepted national guidelines. This is in accordance with the provisions of NPPF (2018) Chapter 16, paragraph 189 and Cornwall Local Plan policy 24. Should an adequate report not be forthcoming, then further consultation with HEP Archaeology is advised before determination. Paragraph P189 of the NPPF (MHCLG 2018) requires that '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'*

- 1.3 This report seeks to provide appropriate this expert assessment, on behalf of the applicant. It is based on an assessment of historic OS and Tithes award mapping, supplemented by basic HER and bibliographic research and a site inspection. Consultation (beyond index searches) of the archive records held by Cornwall Record Office was not possible due to the temporary closure of the office until 2019 pending its relocation. The assessment has been prepared by Daniel

Ratcliffe MA MCIfA<sup>1</sup> trading as 'Statement Heritage'. Daniel has 19 years of professional experience of the assessment of the historic environment in connection with proposals for development, during which time he has served as both Cornwall County Archaeologist and (for Historic England) Inspector of Ancient Monuments for Devon and Cornwall. Daniel led Cornwall Council's Strategic Historic Environment Team from 2014-2017.

1.4 Desk based research and analysis for this project has been informed by ClfA 2014 standards and guidance for historic environment desk based assessment and has involved:

- Consultation of Cornwall County Historic Environment Records.
- Consultation of large scale (1:2500) historic OS mapping of the site published between 1880-1995 (supplied by Groundsure Insights)
- Consultation of the National Heritage List for England.
- Documentary and archive research.

1.5 Field work was undertaken on 27<sup>th</sup> September, 2018 by Mr Ratcliffe. Fieldwork comprised an inspection of the property and surrounds internally and externally with sufficient photographic and written records made to understand the impact of the proposed works.

1.6 The significance of heritage assets referred to in this document have been assessed with particular reference to the approach detailed in *Conservation Principles* published by English Heritage (now Historic England) in 2008, and the overall approach influenced by the WHS SPD (2017). Setting impacts to designated heritage assets have been assessed according to 'The Setting of Heritage Assets' (Historic England 2017)

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## 2 Site Description and History

- 2.1 **The site:** is located at SW45502912 (see Figure 1) and comprises approximately 2.7 hectares. It comprises a recently cleared and informally surfaced terraced platform surrounded by agricultural enclosures and disused tips with well established scrub cover. Historically the site lay within the ecclesiastical parish of Paul. Today the site lies just to the west of urban Newlyn, with a modern housing estate to the north east.
- 2.2 **Geology:** The site corresponds fairly closely to a small un-named intrusion of Devonian metagabbro and metamicrogabbro (BGS Geology of Britain Viewer). A basic basaltic rock, gabbro is a variable stone in composition generally coarsely crystalline, often dark grey green, and very durable which has been used as both a general-purpose dimension and walling stone (Historic England 2017) The intrusion is set within a larger area of hornfelsed slate and siltstones comprising part of the Mylor Slates.
- 2.3 **Designations:** There are no designated sites within, or inter-visible with, the proposed development site. The nearest listed buildings lie at the historic settlements of Trembath (c.350m to the west); at Trerife c500m to the north; and at Tredavoe c.500m to the south. The nearest Scheduled Monument is the 'Round 280m WNW of Higher Faugan Hotel' lying c. 850m to the south of the site. None of these designated sites are visible from the site, being screened by topography and well-established vegetation.
- 2.4 **Historic Landscape Character:** The site lies within 'anciently enclosed land – medieval farmland' as defined by the 1994 Cornwall Historic Landscape Characterisation data set (Herring 1998). This landscape character type constitutes the agricultural heartland of Cornwall with irregular or semi-regular field patterns and sinuous boundaries that are distinct from those of later enclosures. Enclosure patterns in the zone are likely to be of pre-historic or medieval origins and the 'anciently enclosed' zone is generally rich in evidence of prehistoric settlement and other activities.
- 2.5 **Historic Development:** The potential site of a round (Tredavoe MCO8574) is indicated c130m to the south of the site. The record of this site results from the interpretation of Vivien Russell, and is based on a field name 'Rounding' recorded on the 1841-5 Paul Tithe Award. Interpretations of prehistoric land-use based on place-names alone tend to be less demonstrably reliable than other forms of evidence.
- 2.6 Recorded prehistoric sites to the development site include Bronze Age Barrows at Mount Misery (MCO3131) and Higher Faugan (MCO2848) and iron age univallate enclosures (rounds) at Tredavoe (MCO51694); Bollogas (MCO7610); Faugan (MCO51696); Higher Faugan (MCO8054); Trewidden (MCO51772), a distribution typical of that to be found across much Cornish anciently enclosed land.
- 2.7 As noted above, designated historic buildings around the site are all associated with settlements with *tre*- prefixed placenames, indicating a foundation in the early medieval period. This is borne out by the HER references for these settlements. Tredavoe, was first recorded in 1298 (MCO17132); Trembarth in 1327 (MCO107517); and Trefreife in the 12<sup>th</sup> century (MCO17171). The *tre* prefix comes from the Cornish language and means '*estate*' or '*farmstead*'.

- 2.8 Historic mapping (figure 2) shows that in the early to mid-19<sup>th</sup> century the site formed the northern edge of a triangular area of rough ground. The 1845 Tithe Award for Paul parish lists the this triangular area as plot 120 'St Golder Hill' and its use as 'Waste' (CRO/TA172). 19<sup>th</sup> century authors referred to this land as 'St Golder Common' (see for example Wright, 1885).
- 2.9 The 1908 mapping shows that a small quarry (c 40m by 30m) had been established to the immediate south of the current proposed development area. No records of this quarry have been identified by this assessment, but it is recorded from the same source and from 1946 aerial photography by Historic Environment Record MCO 51693, which also notes 'an associated spoil heap to the north-west of the quarry at SW45427 29137.
- 2.10 The features of the quarry recorded by the HER are depicted in that form by the 1936 OS 25-inch to the mile mapping. This shows the quarrying away of the majority of the former common to the south of the proposed development site with two small buildings recorded within the site. A small stretch of trackway is shown linking the quarry to the spoil heap to the north west.
- 2.11 The 1962 1:2,5000 mapping indicates that extractive working of the quarry had ceased. A small further group of buildings had been added in a small enclosure, the northern spoil heap had been significantly enlarged, whilst the majority of the quarry itself is no longer shown except to its northern extents, instead a large spoil heap is shown on its site indicating backfilling of the workings.
- 2.12 No further significant changes to the site are indicated by the 1983 mapping, but the 1988 and 1994 1:2500 surveys show the largest of the former quarry buildings as a 'depot' (presumably the 'former council depot' that gives the site its current name), and indicate that an area of the mid-20<sup>th</sup> century spoil heap to its immediate south had been re-excavated to the width of the former quarry (approximately 25m at this point) as shown by the earlier mapping.
- 2.13 **Site survey:** The current topography of the site is shown by figure 3 and was confirmed by a site visit on 27<sup>th</sup> September, 2018.
- 2.14 Access was possible to the entirety of the proposed development 'red-line' area; to and around the spoil-heap to the north west of the site; and partially to the overgrown land to the immediate south of the proposed development area.
- 2.15 Figure 3, based on a metric topographic survey undertaken for the developers by Target Surveys summarises our observations.
- 2.16 The area in which development is proposed comprises a level and likely artificially created terrace which is informally surfaced in hardcore and compressed re-used tarmac. Part of the site is being used for the stockpiling of roadstone or similar material. No surface traces of the buildings shown on historic mapping were observed.
- 2.17 The compressed hardcore surface extends across the top of the spoil-heap to the northwest (spoil-heap 1). The sides of this spoil-heap are supporting maturing self seeding trees and scrub, whilst its level top is largely clear of trees whilst supporting low-level herbaceous scrub.
- 2.18 To the south of the site the area of the quarry re-excavated between 1983 and 1988 is no longer apparent, the southern boundary of the site being formed by a low (c1.20) bund of spoil which is relatively free of vegetation perhaps indicative of fairly recent deposition (see figure 4). This less vegetated material (spoil-heap 3) was observed to contain demolition material, tarmac and modern plastics.
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- 2.19 Spoil material 3 has been tipped against an older higher in profile volume of spoil (spoil heap 2) which lies between 10-20m to the south of the development site. This material is supporting maturing trees and well-developed scrub vegetation.
- 2.20 **Discussion:** The site has a relatively straight-forwards and clear sequence. Rough common ground is likely to have developed here on an area of ground with less favourable geological foundations for cultivation than the better drained killas slates around it. This land is likely to have been used for common grazing until the early 20<sup>th</sup> century when extraction of the gabbro stone below it began, extending by 1936 to the available ground of the former common and two adjacent agricultural enclosures to the west. Quarrying is shown largely to the south of the proposed development area, which most likely functioned as a yard, housing the associated buildings of the quarry and a small track leading to a spoil dump to the north west. The quarry appears to have been backfilled during the mid-20<sup>th</sup> century, probably as landfill from urban Newlyn, with this activity beginning around 20m south of the current development area. During the 1980s a Council depot re-used the site, with a small excavation being made into the mid 20<sup>th</sup> century tip to the south being made, probably to increase the area available for storage. More recently the area of the proposed development appears to have been cleared of vegetation in preparation for development, with further tipping taking place to the immediate south of the proposed development area, re-burying the north of the historic quarry.

### 3 Assessment of significance.

- 3.1 The National Planning Policy Framework (MHLG 2018, Glossary) notes that the significance of a heritage asset derives from its value ‘to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic’.
- 3.2 The NPPF notes that heritage assets may be ‘designated or non-designated’ (NPPF2018, Glossary). Whilst the conservation of non-designated heritage assets does not attract the ‘great weight’ accorded to designated heritage assets subject to planning determinations (ibid, p 193)
- 3.3 Historic England’s Good Practice Advice Note in Planning 2 ‘Managing Significance in Decision Taking’ notes that historic impact assessments should seek to assess the ‘*nature*’, ‘*extent*’ and ‘*level*’ of the significance expressed by a heritage asset.
- 3.4 The current development site lies within an area of medieval farmland – ordinarily of high archaeological potential for the remains of all periods. However, it is reasonable to expect that the extractive activities recorded within this site will have entirely removed or seriously impacted any archaeological remains of earlier periods. As such this section will consider the heritage value of the site as a historic quarry. The site has no architectural or artistic value, but does constitute a ‘non-designated heritage asset’ in that it contains some historic and archaeological values.
- 3.5 The *nature* of the site’s historic interest lies in the degree to which it illustrates a part of the quarrying heritage of Cornwall.

The *extent* of this significance is illustrated most clearly by the surviving spoil-heap to the north west of the site and, to a lesser extent by the re-use of the workings to the south of the site for later tipping activities.

The **level** of the site's historic significance is greatly reduced by the tipping of the primary workings, as these are now concealed by the deposited material, with no exposed quarry faces now visible. Consequently the site is assessed as being of **low historic value**

- 3.6 The **nature** of the site's **archaeological** value lies in the degree to which future investigation or development may reveal evidence of the former quarry workings.

The **extent** of this significance lies mostly outside the proposed development to its south, where quarry workings are likely to survive below later tip materials. Within the development area any buildings, and the former track between quarry and spoil heap have been entirely removed above ground although there is a small possibility that some below ground foundations may have been buried when the current surfacing was provided.

The **level** of the archaeological interest of the site is consequently very low as any remains that do survive within the proposed development area are unlikely to provide significant new knowledge of the quarry.

- 3.7 As the quarry faces are currently concealed it is not considered that the construction of a building within the level proposed development area would negatively affect their setting.

## 4 Impact and Policy Assessment

- 4.1 NPPF P189 states *'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.'*
- 4.2 NPPF P197 states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 4.3 The current application proposes the development of a shed of dimensions be 40m x 13m in plan being 5.75m to ridge and 4.25m to eaves.
- 4.4 No significant ground-works are indicated within the supplied Design and Access Statement and it is not considered that the foundations for this structure will be extensive, although it assumed that some drainage / service provision and a foundation slab may be required.
- 4.5 The development will not affect any of the spoil heaps identified by this assessment and will not affect any of the historic quarry faces either directly or visually as these lie to the south, concealed by later spoil deposits.
- 4.6 The development has a low potential to affect buried remains of former quarry buildings and a trackway. It is considered that archaeological observation of any surviving evidence would be unlikely to advance knowledge of the quarry beyond that achieved by this study.

4.7 It is considered that 20<sup>th</sup> century development impacts within the site are likely to have reduced any residual potential for prehistoric or medieval archaeological deposits to have survived within the development area.

## 5 Conclusions.

- 5.1 The proposed development is located within the area of a former stone quarry, probably sited to exploit an intrusion of gabbro in the later 19<sup>th</sup> or earlier twentieth century on former common land.
- 5.2 This quarry is recorded on 1948 aerial photographs interpreted for archaeological purposes by the National Mapping Programme, by a record on the County Historic Environment Record, on historic OS mapping and now by this report.
- 5.3 The quarry appears to have been operative no earlier than 1888 and no later than 1962, by which time the site had been re-used as a land-fill site, with nearly the entirety of the extractive workings being backfilled by this later date. A spoil-heap, initially generated during the life of the quarry, survives on ground falling away to the north of the site.
- 5.4 In the 1980s the site was re-used once more as a Council depot, with the northernmost part of the quarry re-excavated from within the land-fill material.
- 5.5 This re-excavation has since been buried again, most likely with material obtained by site clearance in recent years. No buildings or quarry faces survive within the proposed development area.
- 5.6 It is concluded that the site has a low potential for archaeological remains either of pre-quarrying activities. Whilst there remains some current unknown potential for some remains of the quarry buildings and an internal rail trackway to survive below modern made ground, these remains are considered to be of little significance.
- 5.7 Archaeological mitigation is not recommended in this instance.

## 6 Bibliography

British Geological Survey *Geology of Britain Online Viewer* (online <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

English Heritage 2008 *Conservation Principles*

Herring, P 1998 *Cornwall's Historic Landscape*. Truro, Cornwall Archaeological Unit.

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Historic England 2015 *The Setting of Heritage Assets* GPAN 3

Historic England 2017 *Strategic Stone Study: A Building Stone Atlas of Cornwall and the Isles of Scilly*. [online] available at <https://www.bgs.ac.uk/downloads/start.cfm?id=2017> (accessed 01/10/2018)

NHLE (*National Heritage List for England*) 2018 [online – available at [www.historic-england.org.uk](http://www.historic-england.org.uk)]

MHLG 2018 *National Planning Policy Framework* London, Ministry of Housing and Local Government.

Wright, W ed. 1885 *The Western Antiquary: or a Devon and Cornwall Notebook*. London, Latimer and Son

### Historic Mapping and Archives Consulted

1845 Paul Tithe Award. Cornwall Record Office CRO/CN/1853

1881 (surv. and pub.) Ordnance Survey County Series 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

1908 (surv. and rev.) Ordnance Survey County Series 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

1936 (surv. and rev.) Ordnance Survey National Grid 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

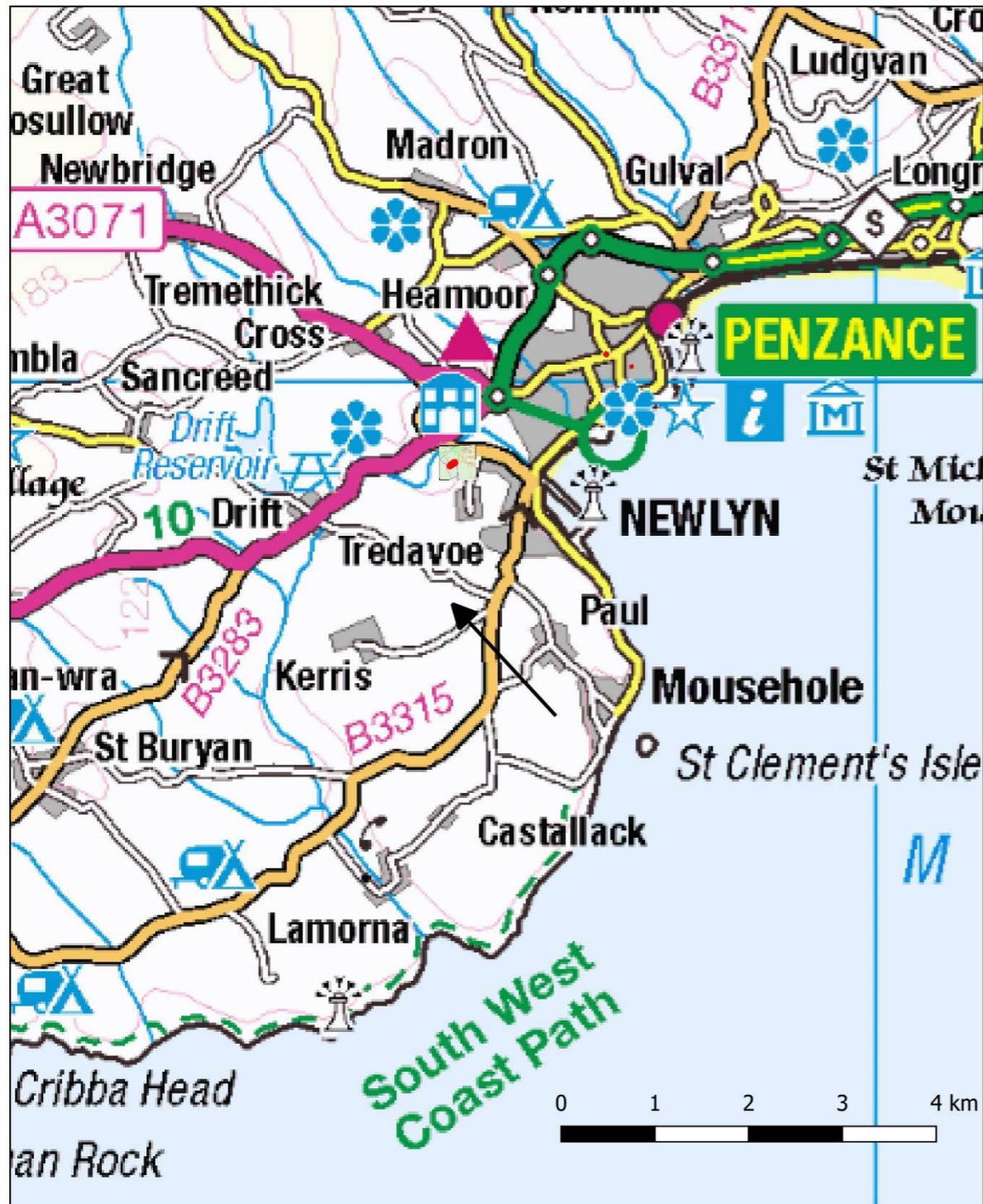
1962 (surv. and rev.) Ordnance Survey National Grid 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

1983 Ordnance Survey National Grid 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

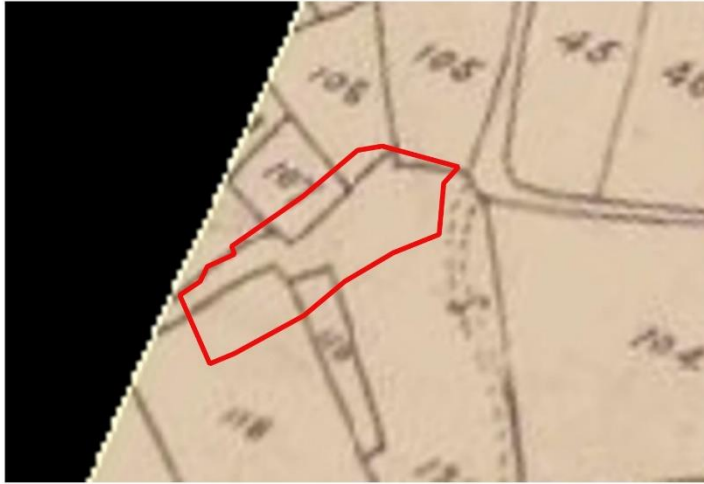
1988 Ordnance Survey National Grid 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

1994 Ordnance Survey National Grid 1:2500 *supplied digitally by Groundsure Insights (GS-5454917)*

7 Figures



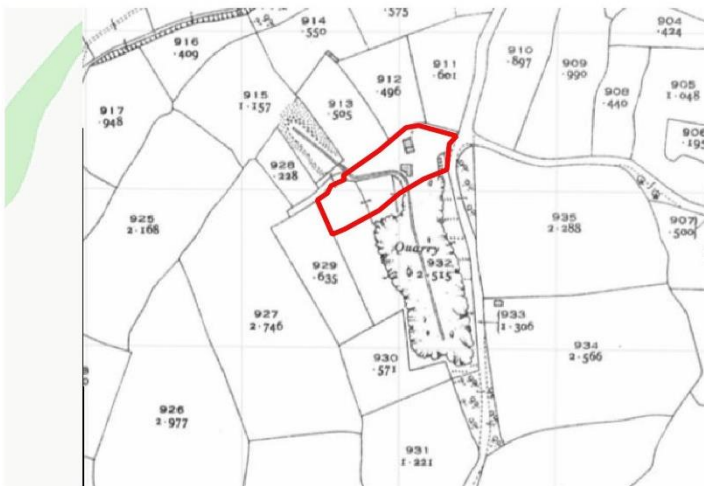
<p>Figure 1 Location</p>	<p>Project Code: BABA0718                  Project Name: Former Council Depot,                  Tredavoe Road, Newlyn.                  OSNGR: SW45450 29150</p>	<p>(c) Statement Heritage                  Contains OS Data (c) All Rights Reserved                  100059271</p>
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i) 1845 Tithe Survey showing the former St Golder Common



ii) 1908 OS 1:2500

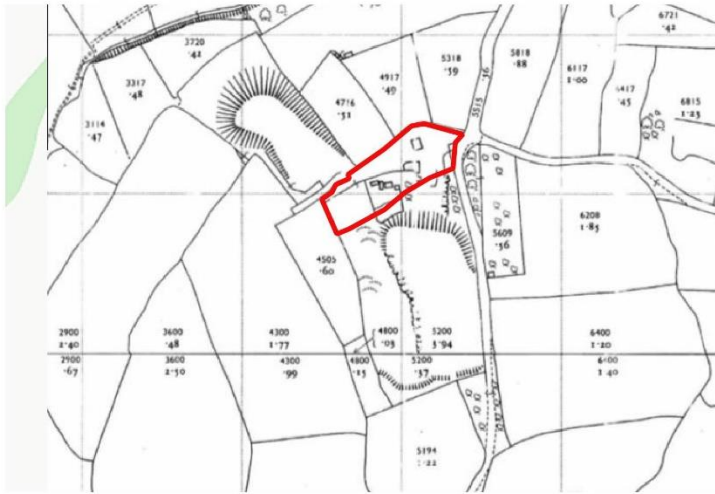


iii) 1936 OS 1:2500

## Figure 2 Historic Maps

Project Code: GOLD0918  
 Project Name: Former Council Depot  
 Tredavoe, Newlyn.  
 Data used under licence from  
 www.groundsure.com  
 (C) and database right Ordnance Survey  
 100035207 and 100059271  
 GS-5454917 Grid ref 14591 29107

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i) 1963 OS 1:2500



ii) 1994 OS 1:2500

## Figure 2b Historic Maps

Project Code: GOLD0918  
Project Name: Former Council Depot  
Tredavoe, Newlyn.  
Data used under licence from  
[www.groundsure.com](http://www.groundsure.com)  
(C) and database right Ordnance Survey  
100035207 and 100059271  
GS-5454917 Grid ref 14591 29107

(c) Statement Heritage

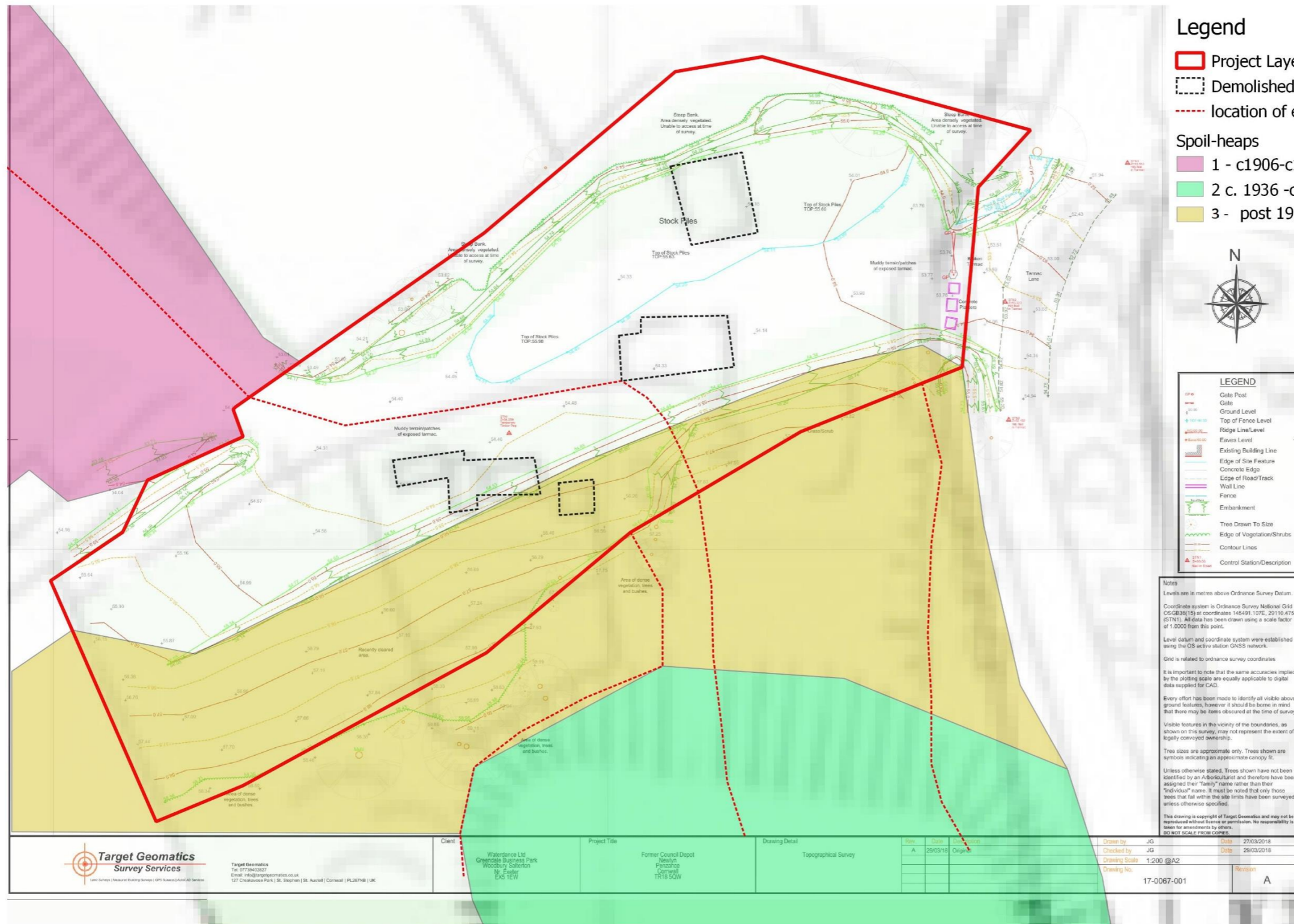


Figure 3 Location of historic quarry features overlain on modern topography

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 Project Name: Former Council Depot,  
 Tredavoe Road, Newlyn.  
 OSNGR: SW45450 29150

(c) Statement Heritage  
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 100059271  
 Basemap (c) Target Geomatics for the  
 client - overlain with features  
 transcribed from historic mapping





*i) Looking across the site facing NW from spoil-heap 3*



*ii) Looking NW from site along the top of spoil heap 1*



*ii) Looking S from the centre of the site. The nearer 1m ranging pole is at the edge of spoil heap 3; the further 1m pole marks the start of spoil-heap 2. Foreground is a mix of broken concrete and tarmacadam*

**Figure 4a**  
**Site photographs**

Project Code: GOLD0918  
Project Name: Former Council Depot  
Tredavoe, Newlyn.  
All photos taken 27/09/2018

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*i) Site main entrance from road*



*ii) Looking SW from site entrance towards the backfilled quarry entrance, now overlain by spoilheap 3*

**Figure 4b**  
**Site photographs**

Project Code: GOLD0918  
Project Name: Former Council Depot  
Tredavoe, Newlyn.  
All photos taken 27/09/2018

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