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# Statement Heritage

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## Land to the West of Shute Lane, Pensilva PL14 5QE

Heritage Impact Assessment within a World Heritage Site:  
SH Ref SHUT1218 14/12/2018



*Shute Lane from the north*

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*This statement was prepared by Daniel Ratcliffe BA MA MCIfA in December 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.*

**OASIS ID: statemen1-336954**

## *Executive Summary*

*This assessment draws on historic and archive research, as well as the results of field observation to understand the development of the proposal site.*

*The site is likely to have been laid out in the mid 19<sup>th</sup>-century as part of the subdivision and allotment of land by a landlord for the provision of cottages and land as smallholdings for the accommodation of miners working on the eastern edges of Bodmin Moor. This process led to the foundation of the settlements of Pensilva and Middlehill.*

*The overall pattern of development of Middlehill, which was probably set out on the drawing boards of a surveyors office at the behest of an absentee landlord, reflected the primary colonisation of what was probably historically agriculturally marginal land or common. Cottages were small and cheaply built and our assessment has indicated that they were subject to the boom and bust cycles of the mining industry, being subdivided, amalgamated and neglected depending on the stage of the economic cycle.*

*As such the historic landscape is considered to reflect the attributes of the World Heritage Site Landscape, with surviving elements contributing to its Outstanding Universal Value.*

*The assessment identifies that one such row of cottages occupied the centre of the site in the mid 19<sup>th</sup> century, being abandoned and demolished, probably as a result of depopulation, by 1907. Further cottages surrounding the site survive, however the overall integrity and legibility of the smallholder landscape immediately surrounding the site is shown to have been much reduced by later suburbanisation and its infill development, reflecting something of a re-birth of Pensilva as an attractive commuter and retirement location in the later 20<sup>th</sup> century.*

*The assessment considers the impacts of the proposal, which proposes the construction of 4 new homes, of a similar massing than those provided historically, although of more reasonable proportions as appropriate to modern living standards. The proposals are assessed as of neutral impact to the OUV of the WHS, conserving the historic boundaries of the enclosure in which development would take place, and being of historically appropriate scale and layout.*

*The detailing of the proposals mitigates their impact, being of locally distinctive vernacular materials and traditional design. Further simple recommendations as to how the impacts may be further mitigated are presented.*

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# 1. Introduction.

- 1.1. This report has been commissioned by the client to meet the requirement of the Local Planning Authority (acting on the advice of the Cornish Mining World Heritage Site Management Team) for a proportionate heritage impact assessment to accompany an application for development within the World Heritage Site (hereafter WHS).
- 1.2. The development is subject to a planning application in hand at Cornwall Council (PA18/10069) proposing 'Construction of 4 detached, two storey dwellings with associated access and car parking provision'.
- 1.3. The WHS Management Team commented on the application as follows

*Thank you for consulting the Cornish Mining World Heritage Site Office. We have reviewed the submitted information. The application site is located within Area 9: Caradon Mining District, of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).*

*The WHS is a designated heritage asset of the highest importance and the application is therefore subject to the requirements set out within paragraph 189 of the NPPF that confirms:*

*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.*

*Paragraph: 035 Reference ID: 18a-035-20140306 of the Planning Practice Guidance also states:*

*Applicants proposing change that might affect the Outstanding Universal Value (OUV), integrity and, where applicable, authenticity of a World Heritage Site through development within the Site or affecting its setting or buffer zone (or equivalent) need to submit sufficient information with their applications to enable assessment of impact on OUV.*

*Policy 24 of the Cornwall Local Plan also requires that:*

*All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

*From our research of the site, it is apparent that the existing building and the site are extremely likely to have representative components (attributes) that contribute to the OUV of the WHS.*

*From a review of the submitted information, there has not been an adequate appraisal of the site or the submission of sufficient information to enable an assessment of the impact on OUV to be undertaken. The application should therefore be supported by an*

*appropriate assessment as set out above before a full assessment as to the impacts of these proposals can be made.*

*A fuller understanding of this site through a heritage assessment is required to understand the impacts of this development within the WHS. Without this the LPA is not able to determine the application in accordance with Section 16 of the NPPF or Policy 24 of the adopted Cornwall Local Plan.*

*On this basis it is recommended that the application be refused.*

- 1.4. As noted by the officer, applications with the potential to affect the 'Outstanding Universal Value' of the WHS, as defined in the Management Plan for the site (Cornwall Council 2012) fall subject to the requirements of the NPPF (P189) and Cornwall Local Plan (P24) which require expert but proportionate assessment of the significance of heritage assets and their settings affected by proposed development and the impacts on that significance of such development.
- 1.5. This assessment, the overall methodology of which is informed by Cornwall Council's adopted Supplementary Planning Document for the WHS (Cornwall Council 2017), and by Historic England's best practice note Making Changes to Heritage Assets (2017a) will
  - Describe via a full regression exercise of large scale (1:2500) Ordnance Survey historic maps, the development of this part of the WHS and the date of the buildings at hand.
  - Describe and assess the results of our own field-based assessment of the site, which follows the approaches set out within Historic England's Setting of Heritage Assets (2016). Field assessment has been informed by the results of online consultation of data provided by the Cornwall and Scilly Historic Environment Record via the Cornwall Interactive Mapping and desk-based assessment by consultation with relevant bibliographic and archive sources.
  - Describe the significance of the assets assessed.
  - Consider the impacts to the significance of the assets affected according to the relevant policy principles.

## 2. Historic Background.

### Designations.

- 2.0 The site lies within 'Area 9: Caradon Mining District, of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS)'. The site, inscribed in 2006, is described by UNESCO within its overarching statement of significance as comprising *'the most authentic and historically important components of the Cornwall and west Devon mining landscape dating principally from 1700 to 1914, the period during which the most significant industrial and social impacts occurred. The ten areas of the Site together form a unified, coherent cultural landscape and share a common identity as part of the overall exploitation of metalliferous minerals here from the eighteenth to twentieth centuries'*<sup>1</sup>
- 2.1 Site visits confirmed the prediction made during our initial pre-fieldwork appraisal that no Listed Buildings, Scheduled Monuments or other designated heritage assets will have a significant visual relationship with the proposed development.
- 2.2 *Pensilva* does not benefit from designation as a Conservation Area.

### Description of Site.

- 2.3 The proposed development site (figure 1) consists of a triangle of land (c100m in length from north to south and 26m along the southern boundary), most recently in use as allotment gardens.
- 2.4 Geologically the area is underlain by bedrock of the Brendon Formation which is made up of hornfelsed slates, siltstones and sandstones (BGS 2018).
- 2.5 Topographically (figure 2) *Pensilva* lies close to the east of the granite upland *Bodmin Moor*, with the summit of *Caradon Hill* at 375mAOD being about 2.5km north west of site. The proposal site lies on the upper eastern slope of the valley of a tributary to the River Tiddy. This stream, which only runs in wet weather (client pers.comm.). The stream forms the western edge of the site, with *Shute Lane* forming the eastern boundary. Beyond the southern boundary lies *South View* a mid-19<sup>th</sup> century cottage pair. The site lies between 194mAOD and 187mAOD with land to east and west sides at higher elevations.

### Historic Background.

- 2.6 The only settlement shown nearby by the early OS 'surveyors drawing' (Dawson 1808 – figure 3) is labelled as *'Higher Woolson'* but at the site of the present *Middlehill Farm*. The Cornwall and Scilly Historic Environment Record notes the earliest known form of the place-name dates to 1286 (CSHER MCO15726)
- 2.7 Dawson's map appears to show small irregular 'piecemeal' enclosures across much of the area of the later village and *Middlehill* field system. These lie to the south of the former *Silva Downs*

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<sup>1</sup> <https://whc.unesco.org/archive/2010/whc10-34com-8E.Adde.pdf>

- and most likely represented informal piecemeal enclosure of the edges of this common in the early post medieval period.
- 2.8 Census records record two farmsteads, *Bodminland* and *Middlehill* by 1841, rising to 20 houses in 1851 (many with lodgers) with a population of 2000 ‘mostly miners’ noted by 1874 (Gillard 2004,12-14).
  - 2.9 This same period (1841-1882) also saw great expansion of extractive activities on Bodmin Moor, most notably at *South Caradon Mine* which grew from the 1840s into the third most productive copper mine in the county (Cornwall Council 2012, 63). Gillard records a workforce there of 410 in 1844, 600 in 1855, 320 in 1865 (following a depression in copper prices) and 600 by 1869 following resurgence (2004, 12-13).
  - 2.10 The mine at South Caradon was one of a number of similar ventures around *Caradon Hill* where as many as 4000 men may have been employed in mining ventures in the mid 1840s. The survives of these mines was greatly facilitated by the laying of the Liskeard and Caradon Railway. In 1846 the line reached to the granite quarries at *Cheesewring* to the north of *Minions* in the north and to *Moorswater* in the south.
  - 2.11 Development at Pensilva appears to have been planned around the preexisting roads across the earlier common land, as shown on Dawson’s map, with wholesale re-organisation of the land between into regular surveyed enclosures of a type recognised across the mining areas of Cornwall as ‘smallholder enclosures’. These patterns are clearly visible on the 1883 OS mapping (figure 4).
  - 2.12 Into this pattern, the overall organisation of which indicates the work of surveyors working for landowners, were developed large numbers of small cottages or cottage rows, dispersed within the agricultural landscape (the *Middlehill* development), and more nucleated along the main east-west roads which became the *Pensilva* village centre (today known as *Higher Road / Princess Road* and *Jubilee Road / Fore Street*).
  - 2.13 Parts of *Middlehill* to the west of the proposal site were developed by its landowners the Strode family of Devon, with development patterns similar to those laid out at a similar time across the project area.
  - 2.14 Service buildings, including three chapels, a Sunday School, the *Victoria Hotel* and a post office were developed within this new village core.
  - 2.15 By **1881** (figure 4) the changing fortunes of the mining industries on the moor had slowed development at *Pensilva* and *Middlehill* and 21 houses were recorded as ‘uninhabited’. An 1892 report described *Pensilva* as a ‘large mining village with a decreasing population, with dilapidated cottages with limited facilities and poor hygiene’ (*cited in* Gillard, 2004, 15).
  - 2.16 During this period the proposal site is shown as having a cottage row situated within it made up of two very small buildings to the west, two probable ‘back-to-back’ cottages and a further larger cottage.
  - 2.17 Development around the site is very regular with two tracks laid east west between *Shute Lane* and *Quarry Road*, facilitating a dispersed layout of smallholdings. The cottages around the site are shown associated with market garden plots. There are at least 5 small quarries shown to the east of *Lower Middle Hill*. These may well have provided the stone required for the construction of the cottages in the area.
  - 2.18 By **1906** (figure 5) some contraction in settlement is apparent, with the cottages shown within the site in 1883 removed along with most of a short row immediately to the east



- (approximately in the location of 20-21 *Shute Lane*. At the same time some properties were being subdivided, for instance *South View* the cottages to the immediate south of the site are shown as 3 cottages in 1883, whilst in 1906 they are shown divided into 4.
- 2.19 A report for the Strodes written in 1908 dealing with *Leasehold Premises at Middlehill* (Plymouth and West Devon Record Office ref 273/185) noted that ‘*On many of these leaseholds, the Lessees have allowed the cottages to fall into decay, and are simply letting the land at a rental of £2-3 per acre, each leasehold containing from one to two acres of land*’.
- 2.20 The Middlehill estates of Maj G.S Strode were offered for sale in 1919 (Cornwall Record Office SP/193).
- 2.21 There is a significant gap in available OS 25 inch mapping between 1906-1976, probably indicating a lack of need for re-survey due to little change.
- 2.22 It is stated in the *Industrial Settlements* report that Pensilva was much expanded following the construction of the *Tamar Bridge* (opened 1962). The 1976 (figure 6) OS mapping shows considerable infill and ribbon expansion around *Pensilva*. 20<sup>th</sup> century development within the setting of the site included the bungalows set above and to the east of the site (nos 18-23 *Shute Lane*) possibly local authority housing, and speculatively developed detached housing to its north along the west side of *Shute Lane* and the east side of *Lower Middle Hill*.

## Field Observations

- 2.23 The site was inspected by Daniel Ratcliffe MA MCIfA on 30<sup>th</sup> October 2018. Weather conditions were sunny intervals with clear visibility.
- 2.24 An indexed photographic record was made for the purposes of informing the assessment whilst the characteristics of the site and settings of historic monuments were noted on *Statement Heritage* generate pro-forma forms based on Historic England’s *Setting of Heritage Assets* guidance. This archive will be curated by Statement Heritage pending eventual deposit with *Kresen Kernow*.
- 2.25 The general character of the interior of the site is shown at figure 7.
- 2.26 Evidence of abandoned allotment cultivation is apparent in the form of a range of derelict wooden and corrugated metal sheds along the eastern edge of the site. The site includes a number of modern trees, notably outgrown Norway spruces, probably originally planted as Christmas trees during this use.
- 2.27 A concrete panel garage with up and over door is sited to the north of the site – this building does not appear on any historic maps, but is considered likely, on stylistic grounds, to have been built between 1960 and 1980.
- 2.28 The site of the cottages shown in 1880 corresponds to an area of the site which appears to have been excavated and levelled (figure 8) Part of this site has recently been excavated in the course of percolation testing.
- 2.29 The eastern boundary along *Shute Lane* (figure 9) is formed by a Cornish hedge boundary, consisting of a stone-faced earth bank of approximately 1.2m width and height along which well-established woody species, with traditionally laid hazel dominating, are established (Lees 2018). This boundary type has been noted as characteristic of those laid out across *Middlehill* (Payne 2008, 7-8) would support a mid-19<sup>th</sup> century date. The boundary is not

considered to constitute an *Important* hedge per the Hedgerow Regulations. An entrance has recently been formed within this boundary towards the south eastern corner of the site.

2.30 Surviving cottages (figure 10) have been identified at 1-2 *South View* to the south of the site; 1-3 *South View Cottages* to its south east; and at no 17 *Shute Lane*, as well as more generally amongst later 20<sup>th</sup> and 21<sup>st</sup> century infill between the lanes linking *Shute Lane* and *Quarry Lane*. All of these cottages have been significantly altered in their history, for examples the southern extensions added to nos 1 and 2 *South View Cottages*, the rear extension to no 2 *South View*, side extension to 1 *South View* and the external pebble dash rendering of 17 *Shute Lane* originally a cottage pair. *The Glen* to the west of the site may represent rebuilding of earlier conjoined short cottage rows on the same footprint, although the character of what remains is modern.

2.31 Of those surrounding the site 1-2 *South View* represent the closes to their original form, although both feature later extensions and porches, have been re-roofed, have had windows replaced, and may have been subdivided and (re)amalgamated in their history. Both show evidence in their principal elevations of having been subdivided into two dwellings at some point, before becoming the pair of cottages that survive today, an interpretation supported by historic mapping.

2.32 To the north of the surviving cottage rows the remainder of *Shute Lane* has a late 20<sup>th</sup> century character (fig 11), illustrated by the Local Authority developed bungalows opposite and above to the east of the site. Development of a similar age contributes urban character to the west of the site, with the roofs of the modern detached housing of *Lower Middlehill* prominent along the ridgeline.

### 3. Statement of Significance (including assessment of the contribution of the site to OUV)

3.1 The term used to quantify the significance of World Heritage Sites is their 'Outstanding Universal Value' (OUV). The current management plan for the site (Cornwall Council 2012) identifies seven landscape character types or attributes that together particularly express OUV. These include

- Mine sites, including ore dressing sites
- Mine transport (including maritime and terrestrial sites)
- Ancillary industries (e.g. foundries, explosive, chemical works)
- Mining settlements and social infrastructure (including the houses, public buildings and religious buildings of miners)
- Mineworkers smallholdings
- Great houses, estates and gardens
- Mineralogical and other related scientific sites

3.2 The degree to which a World Heritage site's OUV is conserved and expressed is described via the concepts of 'Integrity' and 'Authenticity', described in full within the World Heritage

Operational Guidance (UNESCO 2015) and with reference to the Cornish Mining WHS within the WHS Management Plan (Cornwall Council 2012) and Supplementary Policy Document (SPD) (Cornwall Council 2016). Briefly, 'integrity' describes the wholeness and intactness of a WHS property, whilst 'authenticity' describes its 'truth' in relation to its form and design, materials, use, traditions, locations and intangible heritage.

3.3 The NPPF defines 'significance' as follows

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'* and defines the setting of a heritage asset as,

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

- 3.4 Area 9 of the WHS (*Caradon Mining District*) is described in the Management Plan as a '*rural upland mining district [which] represents a 1840s-1860s copper mining landscape [also including] some important tin mines and dispersed mining settlements'* noting also that the boundary has been specifically drawn around the *well preserved mineworkers smallholdings at Pensilva* (2012,61).
- 3.5 In their original form these smallholdings, were probably at their most densely populated by the 1870s, during the greatest period of mining activity on *Caradon Hill* to the west. As with the mining industries that supported it the settlement was extremely sensitive to 'boom and bust' economic cycles with archive, map and architectural evidence all suggesting fluctuations in population. Between 1880 and 1919 the community was in decline, with contraction and amalgamation of existing cottages. During this period a cottage group that formerly occupied the current development site was lost. It is clear from archive records and other historical sources that many of the cottages, which appear to have been poorly built to begin with, were falling into disrepair by 1919.
- 3.6 From the early 1960s onwards *Pensilva* and *Middlehill* both experienced substantial urban growth, partly in response to the construction of the *Tamar Bridge*, which brought the settlement within 40 minutes of *Plymouth* by road. This urban growth took place to the north of the linear east west roads of *Pensilva* and between *Lower Middlehill and Quarry Lane*. Whilst development generally took place within existing boundaries established by the laying out of the smallholder landscape, the densification of the settlement pattern has fundamentally altered the character of the *setting* of the proposal site, which no longer has a visual relationship with any other enclosed land.
- 3.7 Further losses to the *integrity and authenticity* of the proposal site have resulted from the renovation, modernisation and adaption of surviving cottages within its setting. Those which

have survived have all been subject to substantial works which have reduced their authenticity, for instance the bringing together and extension of smaller dwellings to make ones of sustainable size, the rendering of original stonework, and the replacement of what were probably poorly maintained fenestration and roofing materials.

- 3.8 The sole surviving component within the site which contributes to the integrity of the OUV of this part of the World Heritage Site is the Cornish hedge boundary forming its boundary with *Shute Lane*. This boundary is contemporary with the establishment of the *Middlehill* smallholder landscape and is *authentic* in terms of its material, style of construction and botany.
- 3.9 Within the setting of the site, whilst compromised in terms of their *authenticity* by their adaption and modernisation, the surviving cottages to the south, and east of the site, in addition to those which survive elsewhere, and the underlying boundary pattern in which they are set, all contribute to the remaining *integrity* of *Pensilva* and *Middlehill*.

## 4 Policy Requirements.

- 4.1 In respect of the identification of harm to OUV the NPPF states: *Not all elements of a ... World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of a World Heritage Site should be treated either as substantial harm... or less than substantial harm..., as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the ... World Heritage Site as a whole.* <sup>2</sup> (NPPF P201)
- 4.2 Cases of less than substantial harm are dealt with according to P197 of the Framework. This states *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...*
- 4.3 P197 of the Framework deals with non-designated heritage assets, stating *The effects of applications 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.*
- 4.4 P199 of the Framework requires that *Local Planning Authorities should 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

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<sup>2</sup> [edits relate to Conservation Areas not relevant to this case]

## 5 Impact Assessment, Mitigation Recommendations and Conclusion.

- 5.1 Development proposals are shown at figures 12-14.
- 5.2 The proposals will provide two pairs of detached houses, the larger (4 bed) units will occupy a similar site and have a similar aspect to the cottages that were present in 1888, whilst the 3 bed units will be situated to the south west corner of the site facing east.
- 5.3 The buildings are proposed to be finished in render to their ground floors, whilst first floors will be slate hung or timber clad. Roofs will be of natural slate. All these materials and finishes have locally distinctive precedent.
- 5.4 The mass of the development is shown by the contextual 3D drawings. It is clear that the scale of the development does not overbear the developments surrounding it.
- 5.5 The access to the development is proposed to come through a new opening (in part already made) through the eastern boundary. Comparison with the 1883 OS mapping demonstrates that this is the same location from which access to the cottages that previously occupied the site. Otherwise this boundary will be maintained, with new splays being provided (constructed to the same specifications as the existing Cornish hedge, to offset the area to be removed.
- 5.6 The leat to the west of the site will be maintained, becoming the western boundary of those properties in which it will fall.
- 5.7 The development will remove the existing modern vegetation within the site, (ie the spruce trees and scrub which relate to the modern use of the site as allotments) as well as the derelict buildings also relating to that modern use.
- 5.8 Taken together, this assessment finds that the impacts of the development as proposed are of **neutral impact** to the OUV of the World Heritage Site. The site was previously occupied by residential dwellings within the relevant period of the WHS designation at a similar density, and development will conserve the character of the original external boundaries of the site.
- 5.9 **Opportunities to enhance** the contribution to the WHS include:
  - 5.9.1 Close attention to the material quality of the finishes to the proposed buildings.
  - 5.9.2 An archaeological watching brief on groundworks in the area of the earlier cottages and ensure any remains are recorded and those records put on public record (per P141 of the NPPF).

## 6 Bibliography

### Databases

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<https://historicengland.org.uk/listing/the-list/>

Cornwall Council 2018 *Cornwall and Scilly Historic Environment Record* (database) available via

<https://map.cornwall.gov.uk/website/ccmap/>

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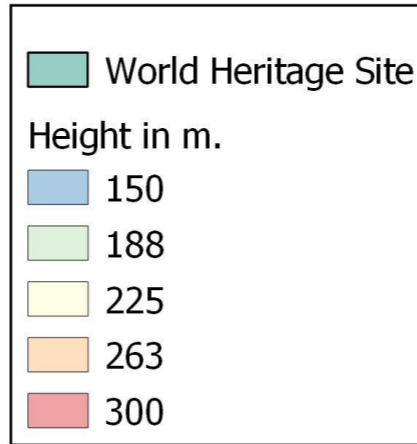
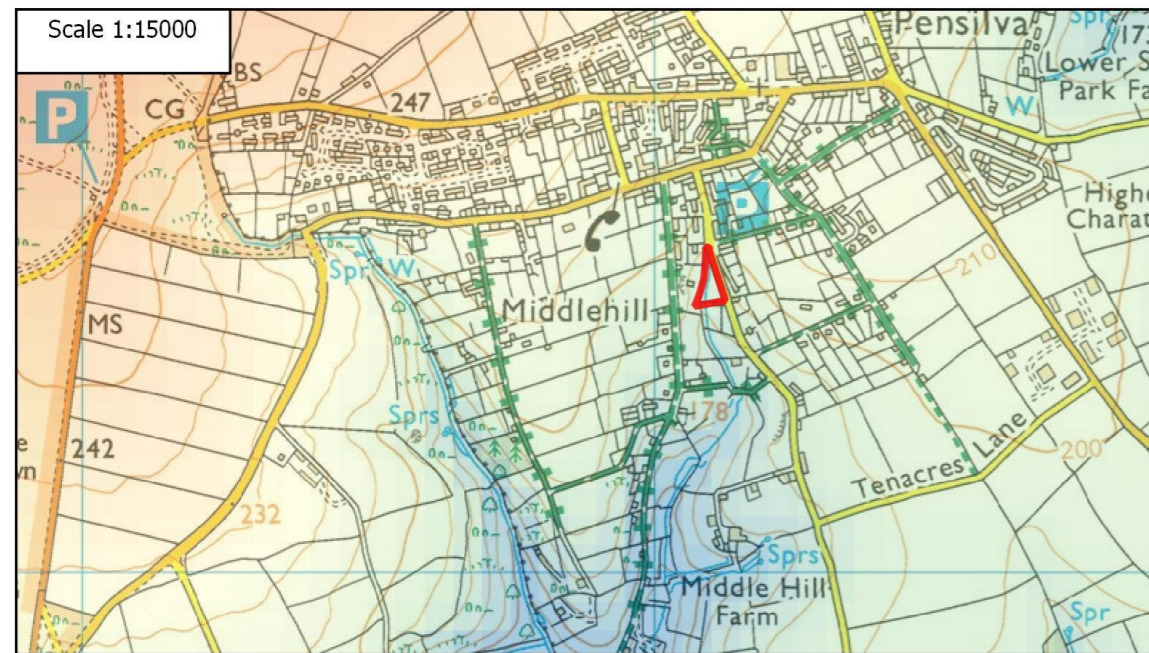
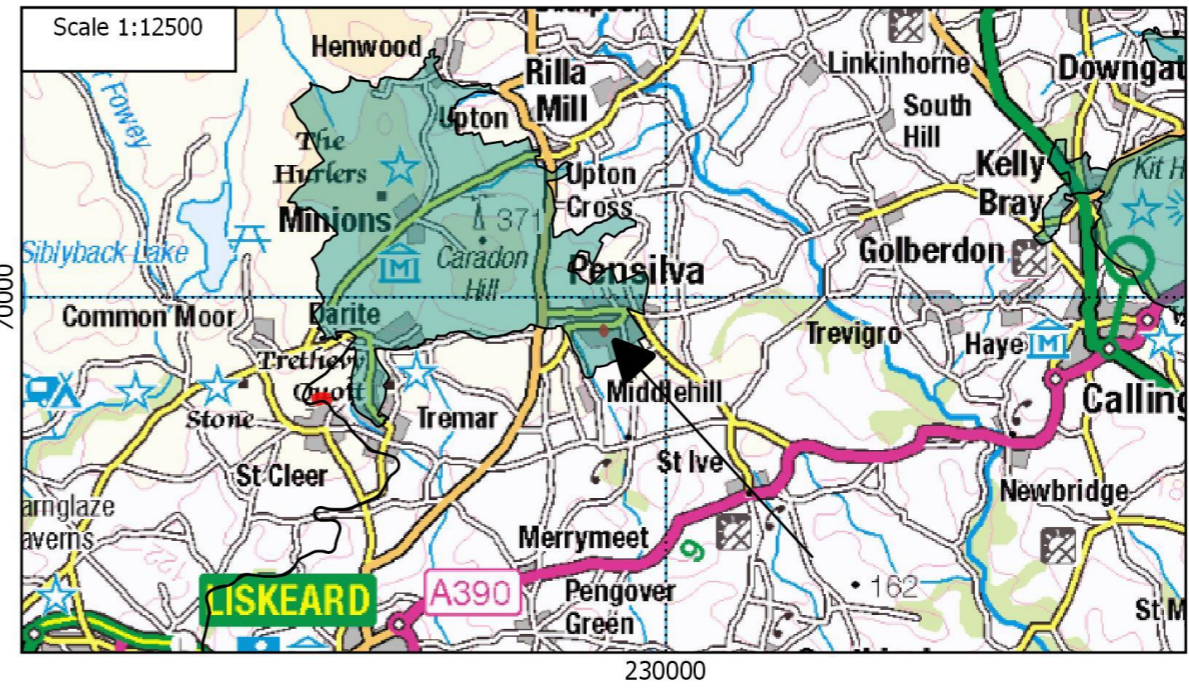
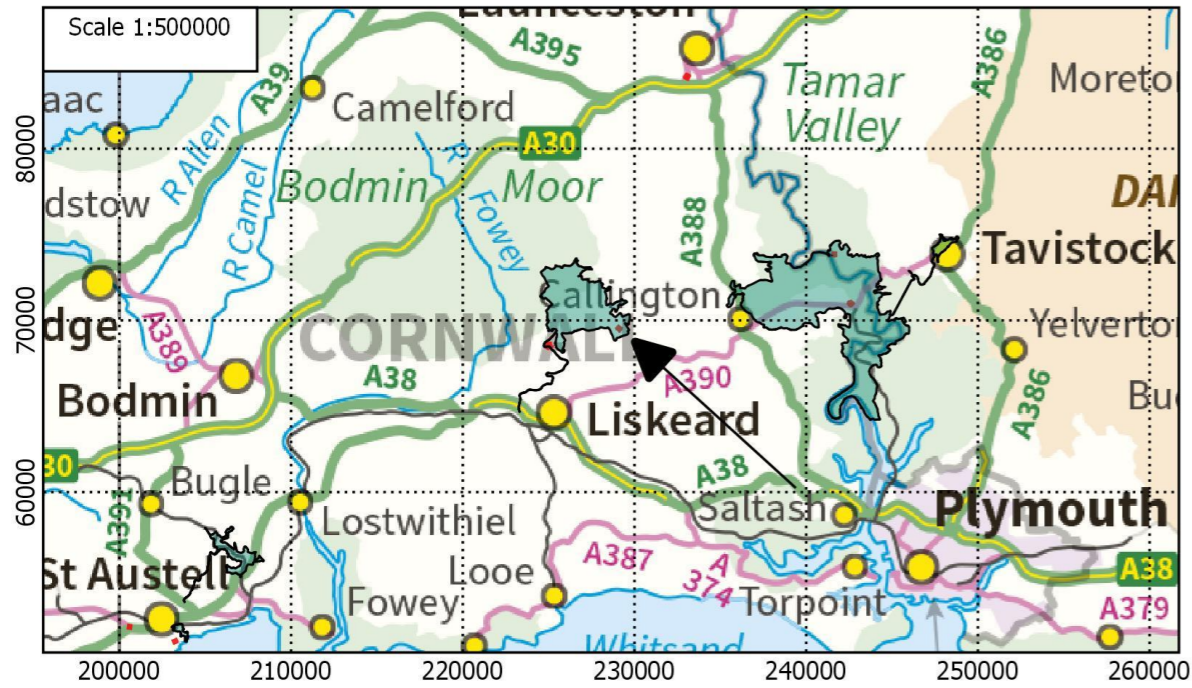
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<http://www.caradonhill.org.uk/library/document-library/category/2-reports-surveys>

UNESCO 2015 *Operational Guidelines for the Implementation of the World Heritage Convention – English* (37 COM 12I) available online at <https://whc.unesco.org/archive/opguide13-en.pdf>

# 7. Figures



<p>Figure 1 Location</p>	<p>Project Name: Shute Lane, Pensilva Project Code: SHUT1218 OSNGR: SX29096951</p>	<p>Layout (c) Statement Heritage Contains OS Opendata (c) 2008 Crown Copyright and Database Right All Rights Reserved 100059271</p>
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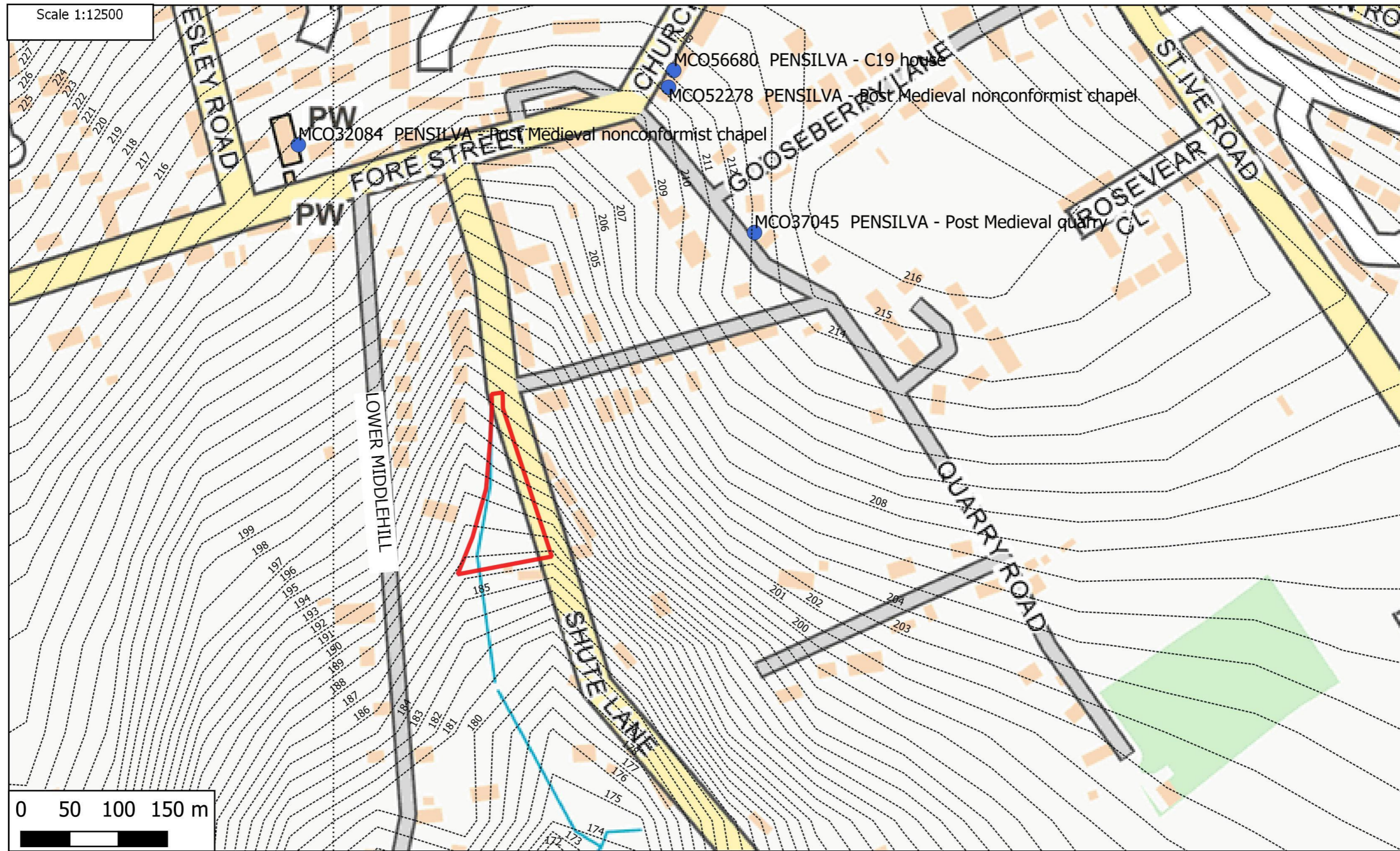


Figure 2  
Topography and HER  
records

Project Name: Shute Lane, Pensilva  
Project Code: SHUT1218

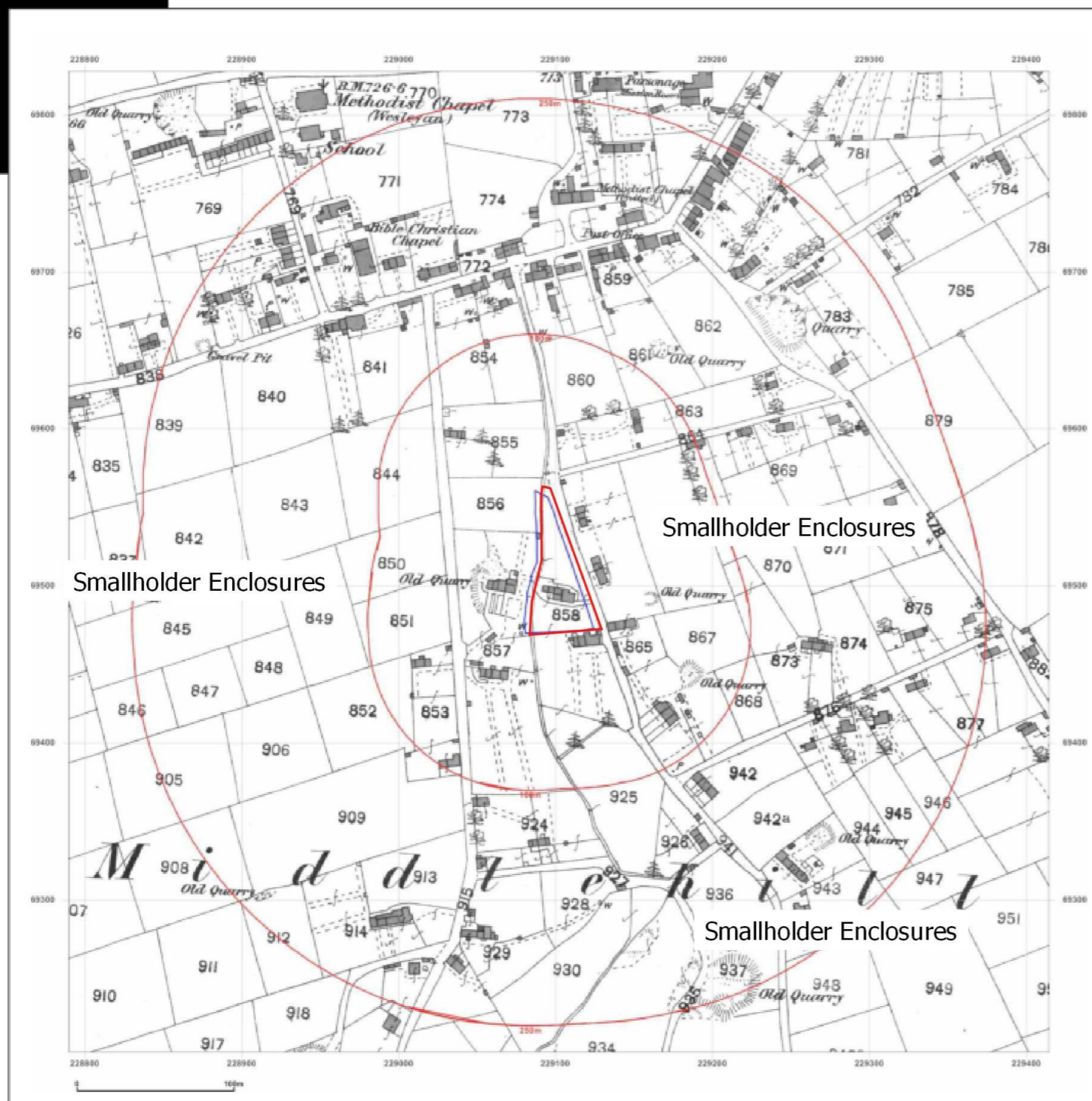
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Topography modelled using OS Terrain 50 opendata



Figure 3  
Robert Dawson  
Board of Ordnance  
Surveyors Drawing  
1808

Project Name: Shute Lane, Pensilva  
Project Code: SHUT1218

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**Map Name:** County Series  
**Map date:** 1883  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



Surveyed 1883  
 Revised 1883  
 Edition N/A  
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 Levelled N/A

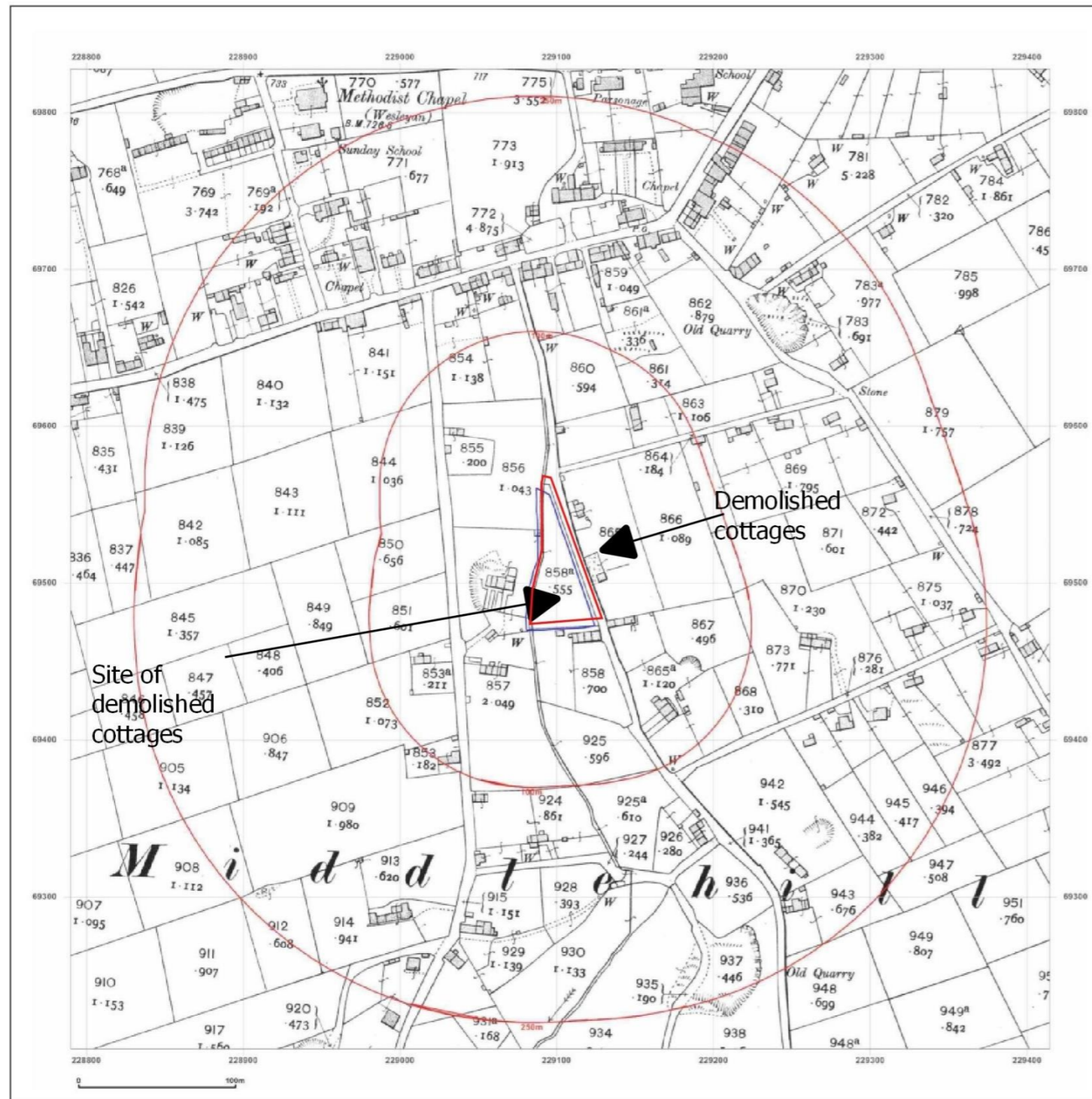
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Production date: 07 December 2018

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

<p>Figure 4 1883 1:2500 OS map</p>	<p>Project Name: Shute Lane, Pensilva Project Code: SHUT1218</p>	<p>Layout (c) Statement Heritage Contains OS Opendata (c) 2008 Crown Copyright and Database Right All Rights Reserved 100059271</p>
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**Site Details:**

229097.86626292308,  
69503.55922589225

**Client Ref:** SHUT1218  
**Report Ref:** GS-5677849  
**Grid Ref:** 229102, 69515

**Map Name:** County Series

**Map date:** 1906

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1906  
Revised 1906  
Edition N/A  
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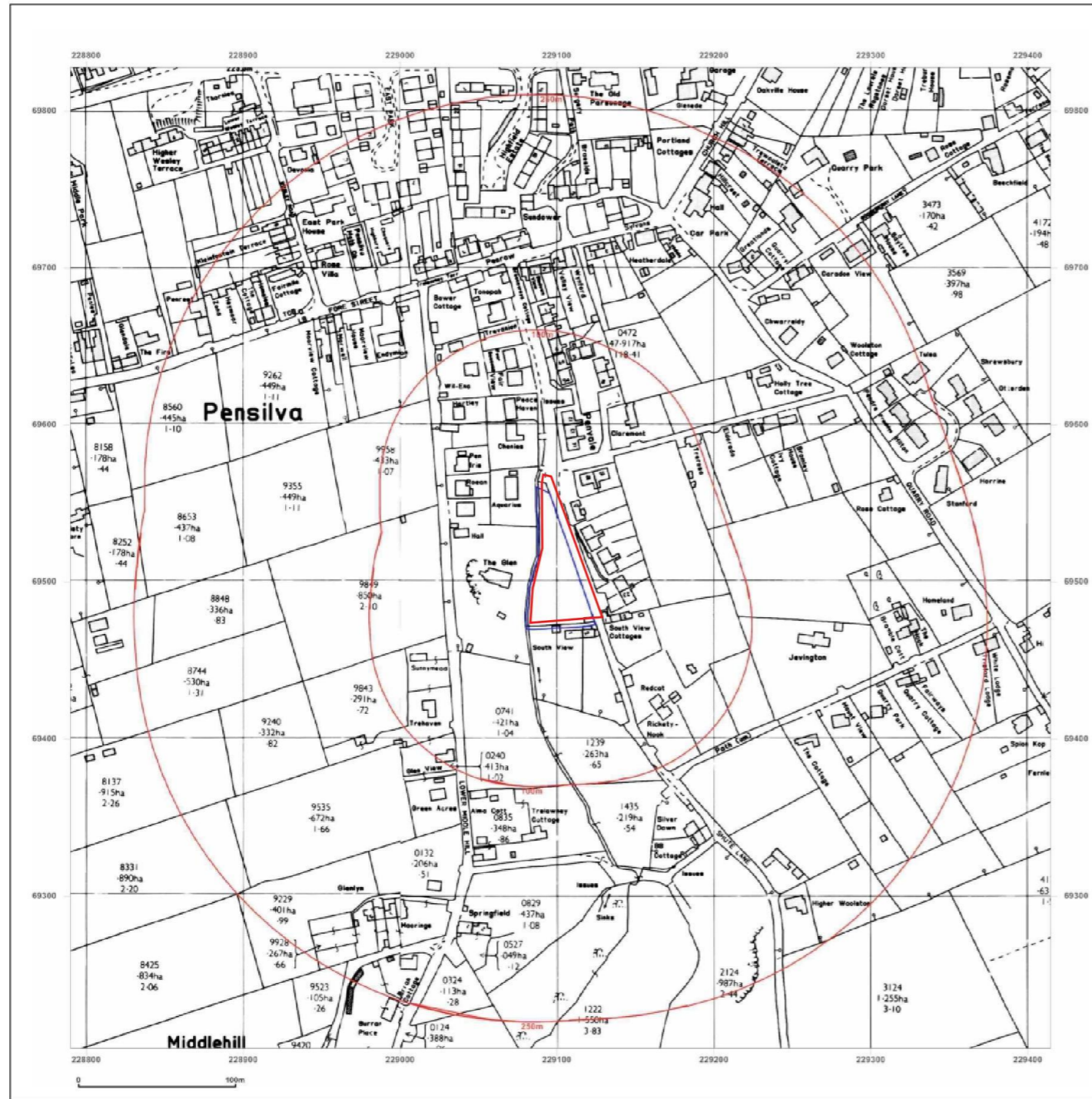
Production date: 07 December 2018

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

Figure 5  
1907 1:2500 OS map

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Project Code: SHUT1218

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**Site Details:**  
 229097 86626292308,  
 69503 55922589225

**Client Ref:** SHUT1218  
**Report Ref:** GS-5677849  
**Grid Ref:** 229102, 69515

**Map Name:** National Grid

**Map date:** 1976

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed N/A  
 Revised N/A  
 Edition N/A  
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Production date: 07 December 2018

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

Figure 6  
 1976 1:2500 OS map

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 Project Code: SHUT1218

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*i) Looking south across the site - note modern housing beyond the boundary to left, late C20 allotment sheds and outgrown Norway Spruces - leat is to right of shot*



*ii) looking north west across site towards the leat with outgrown hedgerow immediately beyond and (behind that) the modern housing along Lower Middlehill*



*iii) Modern concrete panel garage at north of site*

## Figure 7 Site

Project Code: SHUT1218  
Project Name: Shute Lane, Pensilva  
Photos taken: 11/12/2018

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*i) To left of shot is the site of the cottages demolished between 1888 and 1908, clearly discernable as a terraced in area of the site.*



*ii) site of recent geotechnical percolation test pit.*

**Figure 8**  
**Site of demolished**  
**cottages**

Project Code: SHUT1218  
Project Name: Shute Lane, Pensilva  
Photos taken: 11/12/2018

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*i) Eastern boundary of site. A Cornish hedge dating to the mid C19 with well established and laid hazel woody growth*



*ii) Recently made site access, showing hedge in section*



*iii) leat along western boundary*

<b>Figure 9</b> <b>Site boundaries</b>
Project Code: SHUT1218 Project Name: Shute Lane, Pensilva Photos taken: 11/12/2018
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i) South View Cottages (immediately south of site). These south facing cottages are better preserved than most of the Middlehill cottages. Modern extension to left, replaced roof coverings, replaced windows (no 2), mid 20C porches. In 1888 these buildings were subdivided into 4 dwellings - evidence for blocked front doors survives in both of the current houses.



ii) South View Cottages (south east of site). Original character much harmed by late 20C extensions added to the south fronts of these single aspect dwellings, by the loss of original roof coverings and chimneys and by innappropriately replaced windows.



iii) 17 Shute Lane (NE of site) is shown on the 1883 map as a cottage row of three, which had contracted to two in 1906. The deep door reveal and overall mass of the building suggests the survival of at least some original fabric survives beneath modern finishes although nearly all the historic character and distinctiveness has been lost.

**Figure 10**  
**Surviving smallholder**  
**cottages surrounding**  
**site**

Project Code: SHUT1218  
 Project Name: Shute Lane, Pensilva  
 Photos taken: 11/12/2018

(c) Statement Heritage



i) Looking south down Shute Lane from Pensilva village centre. Modern suburban property boundaries and the 1960s council bungalows to the left of shot show the modern character influences around the site. Older enclosed landscapes beyond.



ii) Looking north east from site showing the degree to which the site is overlooked from the east by modern housing.

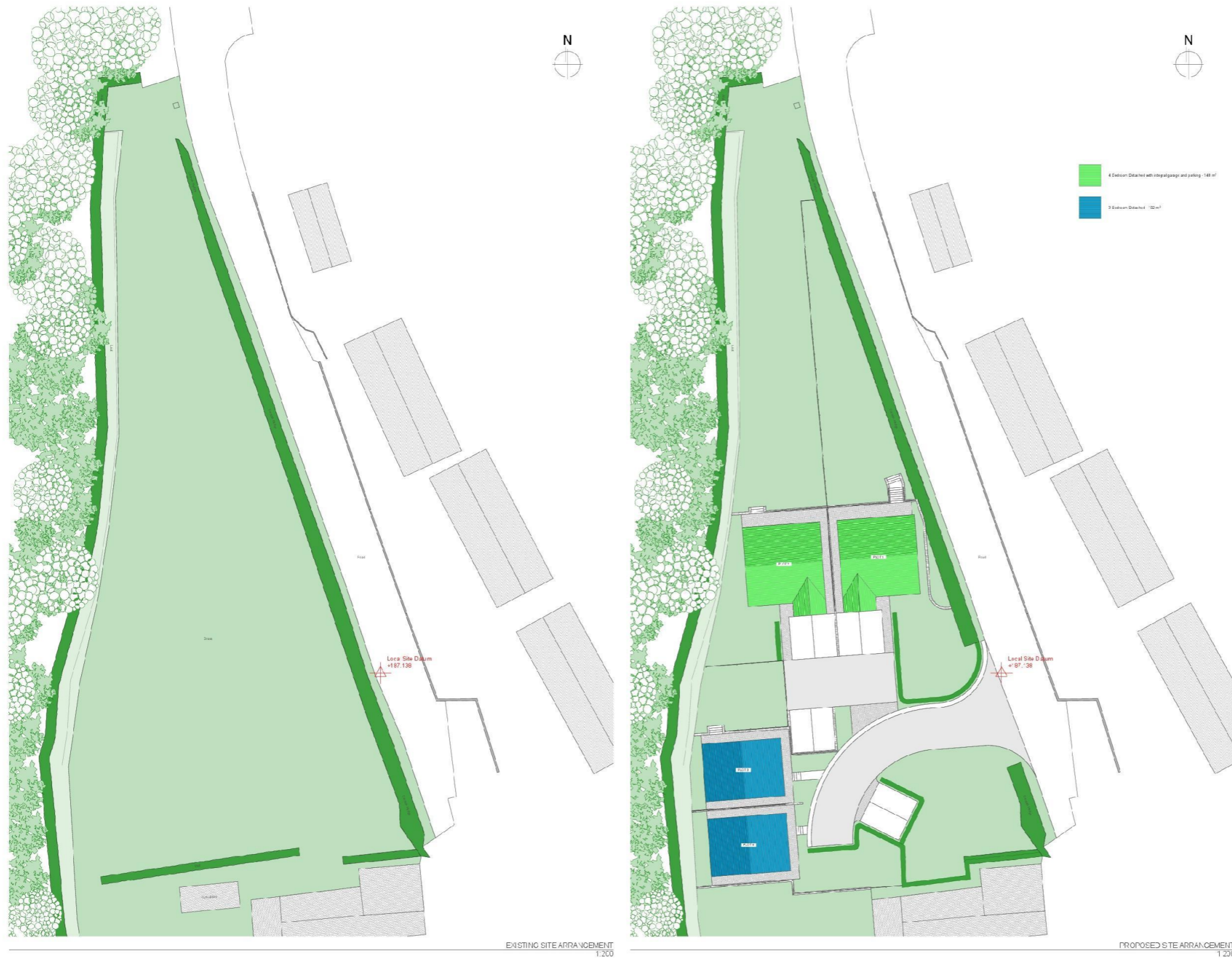


iii) Showing the similar influence of a modern suburban landscape to the west of the site.

## Figure 11 Setting of the site

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Project Name: Shute Lane, Pensilva  
Photos taken: 11/12/2018

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Job Title:  
 PROPOSED DEVELOPMENT  
 SHUTE LANE  
 PENSILVA

Drawing Title:  
 EXISTING/PROPOSED SITE ARRANGEMENTS

Drawing Status:  
 FOR PLANNING USE ONLY

Drawn By: Date:  
 SMH 1/7/18

Scale:  
 AS SHOWN @ A1

Drawing Number: Revision:  
 1470 - JPL002 -

<p>Figure 12 Proposals - Plan</p>	<p>Project Name: Shute Lane, Pensilva Project Code: SHUT1218</p>	<p>Layout (c) Statement Heritage Contains OS Opendata (c) 2008 Crown Copyright and Database Right All Rights Reserved 100059271</p>
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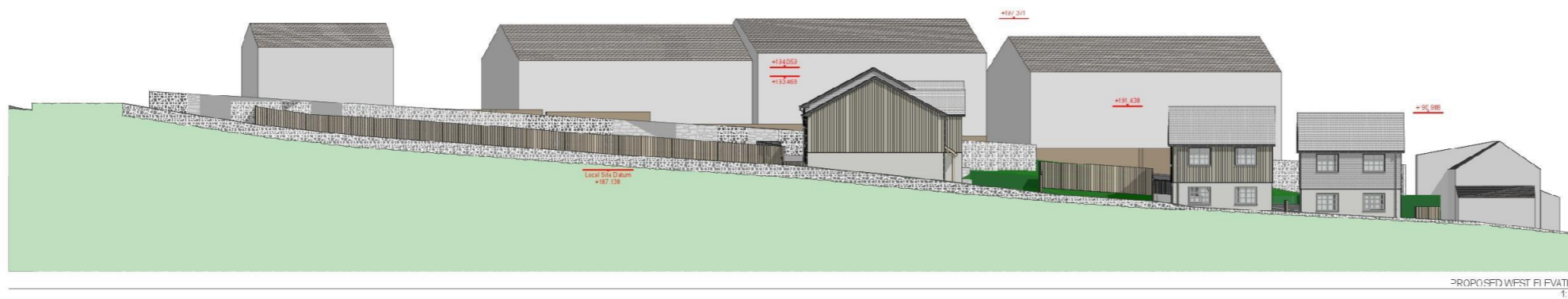
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<p>Figure 13 Proposals - 3D visualisation</p>	<p>Project Name: Shute Lane, Pensilva Project Code: SHUT1218</p>	<p>Layout (c) Statement Heritage Contains OS Opendata (c) 2008 Crown Copyright and Database Right All Rights Reserved 100059271</p>
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Job Title:  
 PROPOSED DEVELOPMENT  
 SHUTE LANE  
 PENSLVA

Drawing Title:  
 PROPOSED CONTEXT ELEVATIONS

Drawing Status:  
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Drawn By: Date:  
 SMH 17/10/18

Scale:  
 AS SHOWN @ A1

Drawing Number: Revision:  
 1470 / PL008 -

<p>Figure 14          Proposals -          Contextual Massing</p>	<p>Project Name: Shute Lane, Pensilva          Project Code: SHUT1218</p>	<p>Layout (c) Statement Heritage          Contains OS Opendata (c) 2008 Crown Copyright and          Database Right          All Rights Reserved          100059271</p>
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