

FORMER ROSELYON PREPARATORY SCHOOL
ST BLAZEY ROAD
ST BLAISE
CORNWALL

Heritage Impact Assessment



South West Archaeology Ltd. report no. 220209



ARCHAEOLOGICAL SERVICES &
HISTORIC BUILDING RECORDING

SOUTHWEST ARCHAEOLOGY

www.swarch.net

Tel. 01769 573555

Tel. 01872 223164

Former Roselyon Preparatory School, St Blazey Road, St Blaise, Cornwall Heritage Impact Assessment

By F. Balmond, MCifA, E. Wapshott, and Dr. S. Walls, MCifA

Report Version: FINAL

Draft Issued: 09th February 2022

Report Finalised: 18th February 2022

Work undertaken by SWARCH for Legacy Properties (The Client)

SUMMARY

South West Archaeology Ltd. (SWARCH) was commissioned to produce a heritage assessment for the former Roselyon Preparatory School, St Blazey Road, Par, Cornwall. This work was undertaken as part of a proposed planning application for the development of the site for residential purposes. A desk-based assessment and site visit/walkover survey has been undertaken, including rapid building appraisal of the standing Victorian mansion house. The report was supplemented with a heritage impact assessment in February 2022.

The house and grounds are mid-late Victorian; they sit within both an earlier and contemporary 19th century industrial landscape and were historically framed to the north-west by the older estate of Old Roselyon; although the estate has been largely infilled with 20th and 21st century housing. The wider landscape to east and north-west comprises sections of the Cornwall and West Devon Mining Landscape World Heritage Site (Luxulyan valley). The 17th-19th century industrial relict landscape still dominates the character of the region today and its socio-economic influence both positive and negative is still crucial to how we experience modern Cornwall. This estate with its polite garden character, a tranquil idyl within an industrial character of the immediate surroundings, echoing the wider regional narrative of much of Cornwall.

The house is an undesignated local heritage asset, surprisingly authentic and little altered despite its former school function; the building however has some significant structural issues, such as water ingress, due to a lack of recent maintenance and has been a target of anti-social behaviour leading to many of the important historic features having been stolen or ripped out and damaged, as well as walls and windows smashed. This was a building intended to impress and beneficially represent the owners of the early building, most likely Major John Polkinghorne. It is also of limited but recognisable architectural value, quite a fine and elaborate example of type; clearly no expense had been spared on its original interior, although now largely lost. Whilst the building is a good example of type, it is not considered likely, sufficiently historic in date, or associated with significant named individuals to List for protection. However, should this application be successful the building would be demolished and it is recommended that detailed historic building recording should be undertaken as part of any planning conditions to allow for more information on the structural phasing of the building and its potential early layout, form and function to be understood and recorded prior to its loss.

*The impact of the proposed development upon designated heritage assets in the wider landscape is **Negligible to No/Change** and therefore the proposals impact on these is considered to be **Neutral or Slight**. The proposed demolition of the existing house will have a **Major/adverse** impact upon a moderate valued asset, and therefore be considered to have **Moderate or Large** effect.*



February 2022

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>APPENDICES</i>	4
<i>LIST OF TABLES</i>	5
<i>ACKNOWLEDGEMENTS</i>	5
<i>PROJECT CREDITS</i>	5
1.0 INTRODUCTION	6
1.1 PROJECT BACKGROUND	6
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	6
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	6
1.4 SITE LOCATION	7
1.5 METHODOLOGY	8
2.0 HERITAGE IMPACT ASSESSMENT	9
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	9
2.2 NATIONAL POLICY	9
2.3 LOCAL POLICY	10
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	10
3.0 DIRECT IMPACTS	11
3.1 STRUCTURE OF ASSESSMENT	11
3.2 HISTORICAL TIMELINE	11
3.3 CARTOGRAPHIC SOURCES	12
3.4 AERIAL PHOTOGRAPHY	17
3.5 LIDAR	18
3.6 HER DATA	20
3.6.1 Prehistoric	20
3.6.2 Early Medieval	20
3.6.3 Medieval	21
3.6.4 Post Medieval	21
3.6.5 Modern	21
4.0 SITE ASSESSMENT	31
4.1 SITE APPROACH/BOUNDARIES/SETTING	31
4.2 THE VICTORIAN MANSION	32
4.2.1 Significant Features/Note on the Architecture of the House	33
4.2.2 Narrative Development of the Building	35
4.2.3 Significance of the Building	36
4.3 OTHER BUILDINGS ON THE SITE: DESCRIPTIONS	38
4.3.1 Edwardian Outbuilding	38
4.3.2 Other School Buildings	38
4.3.3 West Fowey Consols – Engine House and Stamping Mill	39
4.4 THE DESIGNED LANDSCAPE/POCKET ESTATE	40
4.4.1 Character/form and style of the gardens	42
4.4.2 Condition of the gardens/grounds	43
4.4.3 Significance of the pocket estate landscape	44
5.0 INDIRECT IMPACTS	46
5.1 STRUCTURE OF THE ASSESSMENT	46
5.2 QUANTIFICATION	46
5.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	47
5.3.1 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE	47
5.3.2 Gentry Buildings	49
5.3.3 Listed cottages and structures within Historic Settlements	50
5.3.4 Aggregate Impact	53
5.3.5 Cumulative Impact	53

6.0	PROPOSALS	55
6.1	PROPOSALS	55
7.0	CONCLUSIONS AND RECOMMENDATIONS	56
7.1	SUMMARY	56
7.2	SUMMARY OF IMPACTS	57
7.2.1	Demolition of the House	57
7.2.2	Developing the gardens	57
7.2.3	The Engine shed ruins	57
7.2.4	Other buildings	58
7.2.5	Below Ground Archaeology	58
7.2.6	Nearby Heritage assets	58
7.3	RECOMMENDATIONS	58
8.0	BIBLIOGRAPHY	59

LIST OF FIGURES

COVER PLATE: THE MANSION HOUSE ON THE SITE; FROM THE SOUTH.

FIGURE 1:	LOCATION MAP.	8
FIGURE 2:	EXTRACT FROM THE 1805 SURVEYORS DRAFT MAP FOR FOWEY (BL).	13
FIGURE 3:	EXTRACT FROM THE 1840 TITHE MAP (TNA).	14
FIGURE 4:	EXTRACT FROM THE 1880 FIRST EDITION 25" OS MAP (NLS).	15
FIGURE 5:	EXTRACT FROM THE 1905-6 SECOND EDITION 25" OS MAP (NLS).	16
FIGURE 6:	EXTRACT FROM REVISED ORDNANCE SURVEY 25" MAP, REVISED 1933 (NLS).	17
FIGURE 7:	2018 AERIAL PHOTOGRAPH SHOWING THE SITE (© 2021 GOOGLE EARTH).	18
FIGURE 8:	LIDAR 50CM DSM DATA PROCESSED BY THE ENVIRONMENT AGENCY.	19
FIGURE 9:	LIDAR 50CM DTM DATA PROCESSED BY RVT 2.2.1 MULTI-HILL SHADE 315_35_Z2 AND QGIS 3.14.	20
FIGURE 10:	MAP SHOWING HERITAGE ASSETS WITHIN 1KM OF THE STUDY AREA RECORDED IN THE CORNWALL AND SCILLY HER.	22
FIGURE 11:	MAP SHOWING DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE STUDY AREA.	29
FIGURE 12:	THE ENTRANCE TO THE ESTATE, WITH GATE PIERS AND WALLS; FROM THE SOUTH.	31
FIGURE 13:	THE STEEP WOODED DRIVEWAY; FROM THE NORTH.	32
FIGURE 14:	THE SHELL AND FOLIATE FRIEZE ON THE FIRST FLOOR LANDING; FROM THE SOUTH-WEST.	33
FIGURE 15:	THE FRONT EAST RECEPTION ROOM, WITH FINE FIREPLACE AND PLASTER CORNICE; FROM THE NORTH-EAST.	34
FIGURE 16:	THE GRAND STAIR HALL; FROM THE EAST.	35
FIGURE 17:	SIMPLE ASSESSMENT OF THE GROUND FLOOR OF THE BUILDING.	36
FIGURE 18:	THE OUTBUILDING AT THE TOP OF THE SITE; FROM THE EAST.	38
FIGURE 19:	THE SHEDS AND CABINS SOUTH-WEST OF THE MAIN BUILDING; FROM THE SOUTH.	39
FIGURE 20:	THE NORTH PART OF THE GARDENS, WHICH CONTAIN THE MINE REMAINS; FROM THE SOUTH-SOUTH-EAST.	40
FIGURE 21:	THE IVY CLAD ENGINE HOUSE; FROM THE SOUTH-EAST.	40
FIGURE 22:	VIEW TO THE HOUSE FROM THE SOUTH-EASTERN 'GLADE' IN THE GARDEN.	41
FIGURE 23:	SMALL GARDEN BUILDING AT END OF SLOPING WALKWAY OR STEPS FROM HOUSE; FROM THE EAST.	42
FIGURE 24:	THE PARTERRE WHICH CUTS ACROSS THE GARDENS; FROM THE NORTH.	43
FIGURE 25:	CLEARANCE OF SOME SCRUB FROM THE SITE HAS BEEN UNDERTAKEN; FROM THE SOUTH.	44
FIGURE 26:	OVERGROWN STEPS BETWEEN THE HOUSE AND PARTERRE; FROM THE SOUTH-EAST.	45
FIGURE 27:	THE GII* LISTED ENGINE SHEDS, VIEWED FROM THE SOUTH.	48
FIGURE 28:	OLD ROSELYON, VIEWED FROM DRIVEWAY TO THE NORTH.	50
FIGURE 29:	THE PAR INN AND ITS IMMEDIATE ROAD-JUNCTION SETTING, VIEWED FROM THE EAST.	52
FIGURE 30:	ANNOTATED SITE PLAN SHOWING THE CONSIDERED DESIGN (FROM CAD ARCHITECTS).	55

APPENDICES

APPENDIX 1:	IMPACT ASSESSMENT METHODOLOGY	60
APPENDIX 2:	PHOTOGRAPHIC RECORD	69

LIST OF TABLES

TABLE 1: EXTRACT FROM THE 1839 TITHE APPORTIONMENT FOR ST BLAZEY.	14
TABLE 2: DETAILS OF THE HERITAGE ASSETS SHOWN ON FIGURE 10 (CSHER)	22
TABLE 3: DETAILS OF THE HERITAGE ASSETS SHOWN ON FIGURE 11 (HE)	30
TABLE 4: SUMMARY OF IMPACTS	53
TABLE 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N).	62
TABLE 6: MAGNITUDE OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).	66
TABLE 7: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104; ICOMOS 2011, 9-10).	67
TABLE 8: SCALE OF IMPACT.	67
TABLE 9: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	67
TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED.	68

ACKNOWLEDGEMENTS

THE CLIENT (LEGACY PROPERTIES)
THE AGENT (CAD ARCHITECTS)
CORNWALL COUNCIL HISTORIC ENVIRONMENT RECORD

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS, MCIFA
PROJECT MANAGER: DR. SAMUEL WALLS, MCIFA
SITE VISIT: EMILY WAPSHOTT; DR. SAMUEL WALLS, MCIFA
WALKOVER SURVEY: EMILY WAPSHOTT; DR. SAMUEL WALLS, MCIFA
PHOTOGRAPHY: EMILY WAPSHOTT
HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT
DESK-BASED ASSESSMENT: FAYE BALMOND, MCIFA
REPORT: FAYE BALMOND, MCIFA; EMILY WAPSHOTT; DR. SAMUEL WALLS, MCIFA
GRAPHICS: FAYE BALMOND, MCIFA; EMILY WAPSHOTT; DR. SAMUEL WALLS, MCIFA
EDITING: DR. SAMUEL WALLS, MCIFA

1.0 INTRODUCTION

LOCATION:	FORMER ROSELYON PREPARATORY SCHOOL
PARISH:	ST BLAISE
COUNTY:	CORNWALL
CENTROID NGR:	SW 71218 28554
PLANNING REF:	PRE-APPLICATION
SWARCH REF:	PRPS22
OASIS REF:	SOUTHWES1-504723

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Legacy Properties (The Client) to undertake a heritage assessment of the former Roselyon Preparatory School, St Blazey Road, St Blaise, Par, Cornwall. This work was undertaken as part of a proposed planning application for residential development of the site to place the site in its historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The former Roselyon Preparatory School is located to the west of the A3082 St Blazey Road, south of the settlement of St Blazey, towards Par Docks at a height of 15-30m AOD. The Atlantic Coast Line, a branch line between Par and Newquay, lies to the east and residential properties lie to the north, west and south of the property. A tributary of the Lower Par River lies to the east of the site on the eastern side of the St Blazey Road. The site consists of a Victorian mansion house, later converted into a Preparatory School, and a small surrounding pocket landscape which formed the setting of the house. It lies within the modern parish of St Blaise, close to the boundary with the parish of Tywardreath and Par. The area in which the site lies has been classified by the Cornwall Historic Landscape Characterisation as 20th century settlement. The soils of this area are the Denbigh 1; well drained fine soils, shallow hard-rock soils over sandstones, siltstones and slate, dropping to raw sandy soils in the bay (SSEW 1983), which overlie the Hornsfelsed slate and Hornsfelsed sandstones of the Trendrean Mudstone Formation with superficial alluvial deposits of clay, silt, gravel and sand (BGS 2021).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The former Roselyon Preparatory School lies within the modern parish of St Blaise, historically St Blazey, in the eastern division of the hundred of St Blazey. Much of the land in this area was held by Robert, Count of Mortain at Domesday including the nearest manors to the site; Tywardreath, Landescot and Treverbyn. Roselyon is first recorded in 1337 as 'Rosulgin', its name derived from the Cornish element 'ros' meaning moor and a personal name (CSHER). Lysons (1814) records 'Roselian' as successively being the seat of the Trehawkes, Kellios, Scobells and Deebles from whom it passed to the Rogers family. It was the residence of Shadrack Vincent, MP for Fowey (1689-1695) as a result of his first marriage to Catherine Kelliow (History of Parliament Online 2021). The former Roselyon Preparatory School is located to the east of the historic Roselyon, which becomes Old Roselyon on 20th century historic mapping, presumably following the construction of the Site subject to this report.

Whilst some later Prehistoric sites are recorded in the wider landscape around Roselyon there are no identified features of this date in the immediate vicinity of the site. A number of small settlements dating to the medieval period are located around the property and include Roselyon itself, suggesting a well utilised agricultural landscape was in place at this date. The majority of sites recorded in the Cornwall and Scilly HER in this area date to the post-Medieval period and are largely related to the extensive mining activity which took place in this area during this period.

There is an Engine House on the site, to the north-north-east of the house, within the woods; it is called Scobell's pumping house and was part of West Fowey Consols, recorded on the 1880s OS mapping. This is documented on the Cornwall HER (MCO56591); somewhat surprisingly and erroneously this is recorded as 'demolished' which is not the case as it is an upstanding structure in relatively good condition, it is recorded as being of 19th century date. Adjacent and associated with the engine house is the West Fowey Consols Mine, recorded on the site on historic mapping (MCO12485) and stamping mill (MCO29697) also of 19th century date and recorded as demolished, although this is less well preserved than the engine house, substantial ruins remain.

No archaeological work appears to have been undertaken within the vicinity of the site. The nearest designated heritage assets are the Grade II* Listed Engine Sheds, Stack and Turntable just to the south-east of the site and the Grade II Listed Old Roselyon to the west. There are no Scheduled Monuments within 1km of the proposed site. The Tywardreath Conservation area lies c.900m to the north-east of the site and the Luxulyan Valley Area of the Cornwall and West Devon Mining Landscape World Heritage Site lies c.1km to the north. There are no Registered Parks and Gardens or Registered Battlefields within 1km of the site. Although the Civil War Battlefields around Lostwithiel are located over 2km to the east and north-east, and to the west at a similar distance is the Grade II* Registered Park and Garden at Tregrehan.

1.4 SITE LOCATION

The former Roselyon Preparatory School is located c.0.9km to the south-east of the centre of St Blazey, c1.2km north east of the centre of Tywardreath and c.1km north west of Par. It is accessed from the A3082 St Blazey Road (Figure 1).

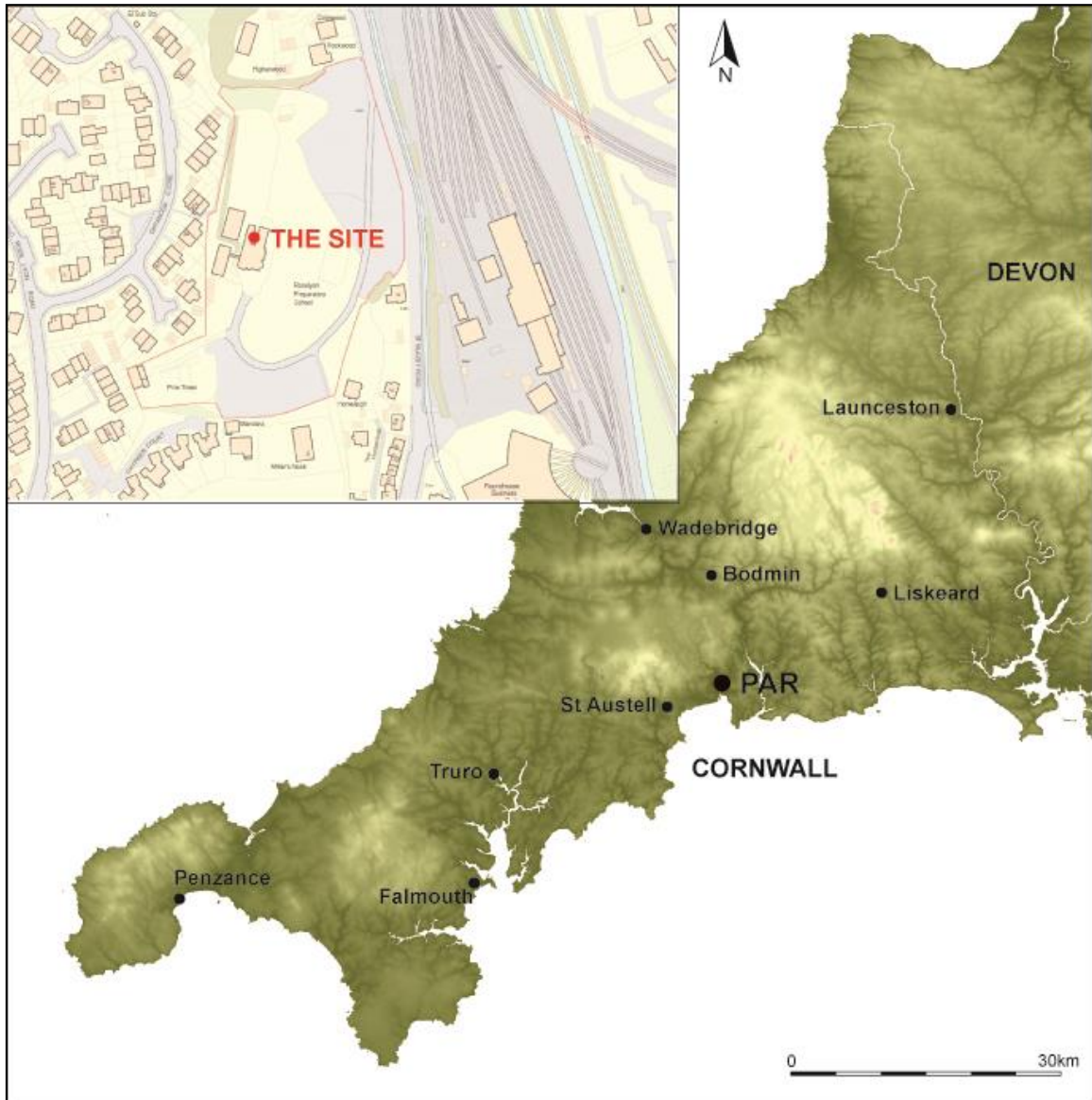


FIGURE 1: LOCATION MAP.

1.5 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2017) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2017), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2016), and with reference to *Visual Assessment of Wind Farms: Best practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013). The building appraisal visits were undertaken by E. Wapshott in July 2021. The site was re-visited by Dr. S.H. Walls in January 2022.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB LA 104 2020), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 2nd Ed Historic England 2017). The methodology employed in this assessment can be found in Appendix 3.

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2021). The relevant guidance is reproduced below:

Paragraph 194

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195

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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

2.3 LOCAL POLICY

Policy 24: *Historic Environment* in *The Cornwall Local Plan: Strategic Policies 2010-2030* makes the following statement:

All development proposals should be informed by proportionate historic environment assessments and evaluations... identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any affects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of Cornwall's heritage assets... Any harm to the significance of a designated or non-designated heritage asset must be justified... In those exceptional circumstances where harm to any heritage assets can be fully justified, and the development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in public archive.

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Sections 3.0 and 4.0 address the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via Section 5.0. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0 and 4.0. Section 5.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question and does not have a direct physical effect.

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the standing built heritage and buried archaeological resource on the Site. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 5.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 4.0 summarises the walkover survey and standing buildings. Section 6.0 determine the significance of the archaeology and heritage on site, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

It should be noted that the study area includes all the land associated with the former Roselyon School site for inclusive reporting, but the application site represents a reduced area, which omits the mine ruins and most of the woodland.

3.2 HISTORICAL TIMELINE

There are a significant number of settlements with medieval origins in this area, including Roselyon which was first documented in 1327. Several historic documents refer to Roselyon including letters dated between 1661-1688 to Sir Richard Edgcumbe regarding tin found at Roselyon and reference 'John Kyllyowe of Roselyon' (Kresen Kernow ME/2534). Lysons (1814) records 'Roselian' as successively being the seat of the Trehawkes, Kellios (many spelling variants of this name are found in documentary sources), Scobells and Deebles from whom it passed to the Rogers family. It was the residence of Shadrack Vincent, MP for Fowey (1689-1695) because of his first marriage to Catherine Kelliow (History of Parliament Online 2021). The will of Shadrack Vincent 'of Roselyon in the County of Cornwall' dated 1700 (TNA PROB 11/454/191) presumably marks the transition in ownership to the Scobell family and a document dated 1710 from 'Henry Scobell of Roselyon, Gentleman' records a lease of lands in St Austell (Kresen Kernow TF/1). The will of Henry Scobell of Roselyon (dated 1720) is held at Kresen Kernow (CF/1/4304) along with that of his successor Richard Deeble, gentleman of Roselyon (dated 1780; CF/1/4143). Edward Long, historian and plantation owner is recorded as having being born at Roselyon in 1734 (Oxford Dictionary of National Biography 2021). A map of the manor of Roselyon dated 1794 and surveyed by John Rogers, the owner of the estate, is held at Kresen Kernow (AD95/1), along with a 19th century plan of Puckey's north shaft at Roselyon, Par Consols (TF/870). The will of Richard Rogers of Roselyon is held at Kresen Kernow (R/5650). Further details of the ownership of Roselyon Manor are likely to be found in documents held at Kresen Kernow including a letter concerning Scobell ownership (X819/31) and a typescript of a book on the 'Story of Roselyon Manor and its people' by F. Willis.

The 1840 Tithe map for St Blazey shows Roselyon to be a well-established settlement but does not indicate any structures in the location of the former Roselyon Preparatory School, with only a small building, probably a field barn, shown along the southern edge of the site. The Tithe apportionment confirms that John Rogers was the owner of Roselyon at this date and much of the area around the former Preparatory School site was in hand at the date of the Tithe survey. The site largely comprised one large arable field named 'South Rains', which may derive from a personal name. Another possibility is the use of 'rain' meaning 'land on a boundary' which derives from the Old Norse word *reinn* (Field 1989). Although this derivation appears correct as the field is close to the parish (and possibly manor) boundary, its derivation from Old Norse makes this not impossible but far less likely than in other areas of England. The 1841 census shows that John

Rogers, age 35, Yeoman, resided at Roselyon with his wife and four named children. A further daughter is indicated as 'not known' and aged 5 hours, presumably indicating this child was born shortly before the census was taken and had not been given a first name at this time. The two boys were given the first names 'Scobell' and 'Deeble' respectively, in reference to the previous family owners of Roselyon. The family employed a governess, three male and three female servants.

By the 1851 census the Rogers family do not appear resident at Roselyon; 2 households are recorded, one headed by an agricultural labourer and the other by James Richards, a farmer of 100 acres. John Rogers died in 1860 and his will records him as 'formerly of Roselyon, now residing in Landrake' although his will states that his 'manor or reputed manor of Roselyon' is left to his wife Grace and subsequently divided among his children (Rogers Family Tree 2021) however his probate entry states that his effects were under £100, suggesting some sort of financial issue may have affected the Rogers family, resulting in their move from Roselyon. The census data suggests that Roselyon experienced a decline in status in the mid-19th century, being recorded as Roselyon Farm in the 1861 census (67 acres) and Roselyon (farmhouse) in the 1871 census; occupied by James Parks and his family (farmer of 70 acres). By 1881 the holding appears to have shrunk to 30 acres.

A building is first shown in the location of the former Roselyon Preparatory School on the Ordnance Survey First Edition map which indicates two north-south oriented structures arranged in linear form, with a lean to or small structure on the north end. It is not clear whether this is a residential property at this date or connected to the mine workings at West Fowey Consuls Mine, but it is coloured pink, the same as other residential or 'occupied' properties. By the early 20th century however the building is labelled *Roselyon* (Roselyon having become Roselyon Farm on this map) and is clearly a relatively substantial residential property with a small parkland landscape to its east. This Park does appear to be depicted on the First Edition map suggesting the building was a residential property at the end of the 19th century which was substantially added to before the Second Edition OS map was surveyed. The 1911 Census clearly indicates that Miss Laura Jane Brendon (46, single) was the resident and employed a cook and housemaid at Roselyon. The property is recorded as having 11 rooms in addition to bathrooms, sculleries, lobbies and other such spaces. She appears to have been recorded as living with her uncle, Major John Polkinghorne, a wine merchant, in St Blazey in 1901 and he is recorded as 'of Roselyon' in a dedication of a stained-glass window in the church in St Blazey. It is assumed that he acquired Roselyon prior to his death in 1907 and that it was inherited by his niece following his death. His probate record shows his substantial estate (over £37,000) was granted to Charles Wellington Polkinghorne, Bank Manager and John Stephens, Solicitor.

There is no clear evidence from the 1901 or earlier census data to indicate whether Roselyon was so named as a residential property prior to its occupation by Major Polkinghorne and Miss Brendon and who its residents might have been. The census lists a number of properties on Middleway Lane and St Blazey Road so it is possible that it may have been included as one of these rather than being named in its own right. Laura Jane Brendon of Roselyon died in 1942 and the probate registry suggests she may not have had any direct relatives as her effects totalling almost £9000 were granted to Lloyds Bank and William Garfield Scown Solicitors. Roselyon Preparatory School appears to have opened at Roselyon in 1958. It moved to a new site in 2018 and closed as a school in 2019.

3.3 CARTOGRAPHIC SOURCES

The first map available to this study is the 1805 Surveyors Draft map for Fowey (Figure 2) which shows Old Roselyon as 'Roselion'. An avenue of trees runs from the property at Old Roselyon to the east towards the site of the former Roselyon Preparatory School. This map shows no buildings

or structures within the area of the Site at the start of the 19th century, and it appears to form part of two enclosed agricultural fields comprising part of the Roselyon Estate. Two buildings are shown to the east of the site, in the approximate locations of nos. 4 and 5 St Blazey Road.



FIGURE 2: EXTRACT FROM THE 1805 SURVEYORS DRAFT MAP FOR FOWEY (BL). THE APPROXIMATE LOCATION OF THE STUDY AREA IS INDICATED.

The 1840 St Blazey Tithe Map (Figure 3) shows several buildings at Roselyon (Old Roselyon) but no building or structure in the location of the former Roselyon Preparatory School. At this date it appears that the Site largely comprised a single large arable field named South Rains. A quarry and area of furze are depicted along the north-eastern side of the site and a small structure, possibly a field barn is shown along the southern boundary. Several properties along the St Blazey Road are depicted on this map. The Site and the surrounding area all comprise part of the Roselyon Estate in the ownership of John Rogers at this date.

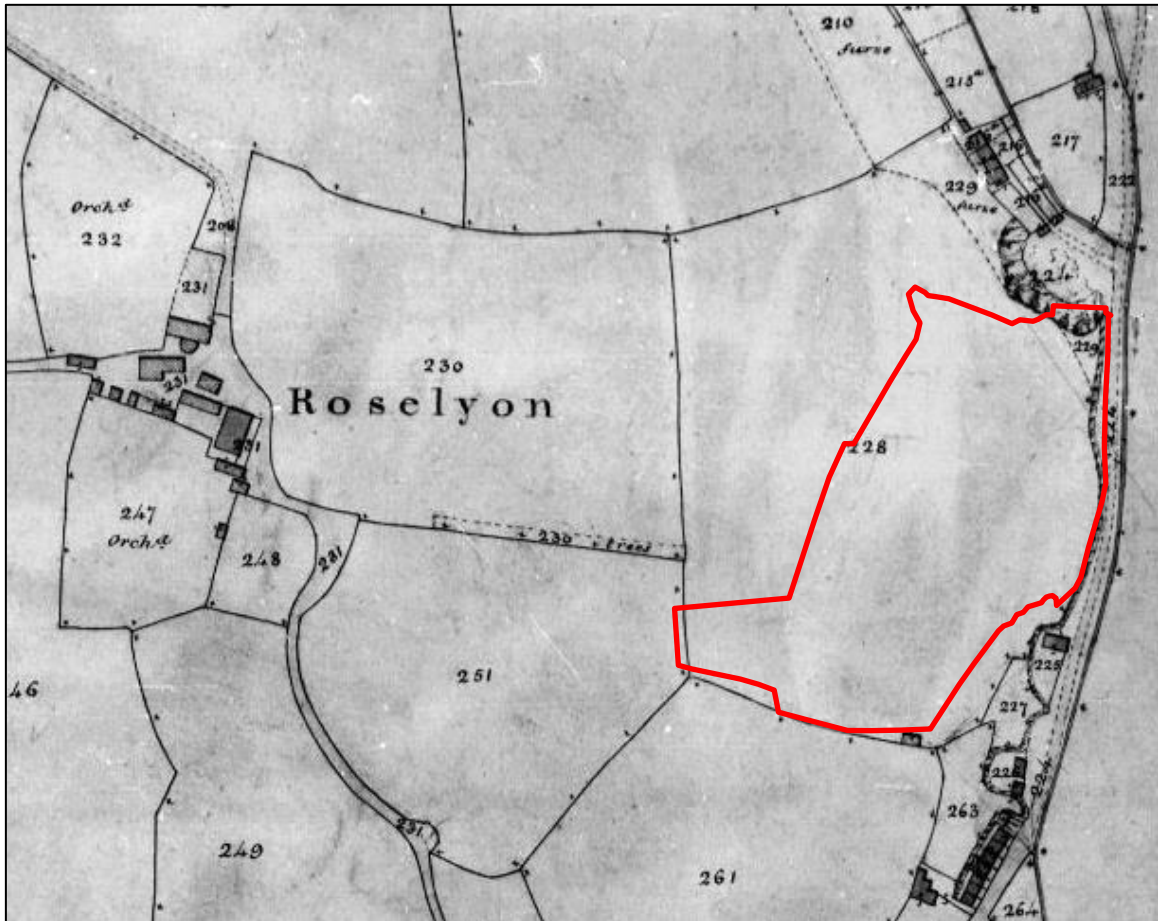


FIGURE 3: EXTRACT FROM THE 1840 TITHE MAP (TNA). THE APPROXIMATE STUDY AREA IS INDICATED

TABLE 1: EXTRACT FROM THE 1839 TITHE APPORTIONMENT FOR ST BLAZEY. PLOTS WITHIN THE RED LINE BOUNDARY OF THE STUDY AREA ARE HIGHLIGHTED IN GREEN.

Plot No	Owner	Occupier	Name	Cultivation	
Roselyon					
208	John Rogers	Himself	Loss Park	Arable	
209			North Rains	Arable	
210			Part of Field	Arable	
224			Quarry, Road and Waste	...	
225		William Polsue	Houses and Gardens		
227		John Richards and others	Garden		
228		Himself	Himself	South Rains	Arable
229				Furze and Waste	...
230				Higher Culver Park	Arable
231				Homestead	
251				Lower Culver Park	Arable
261				Lamb Park	Arable
Par					
263		John Rogers	James Prior	Garden	...

The 1880 Ordnance Survey First Edition map (Figure 4) shows substantial development within the previously agricultural landscape. The West Fowey Consuls Tin Mine, within the northern part of the study area had been established and abandoned in the period 1840-1880. The Tithe plot 228, South Rains, had clearly been subdivided to enable the establishment of the mine and increased quarrying activity to the south of Quarry Terrace. The arrival of the railway is also evident by this date, to the east of the site. A linear building is shown in the location of the former Roselyon

Preparatory School, and the small parkland area to its east also appears to be established by this date, with paths shown providing access to the buildings. Some loss of buildings within the site of Roselyon (Old Roselyon) appears also to have occurred between the Tithe map and First Edition Ordnance Survey map and Roselyon Cottage had evidently been constructed. Old Shafts are marked within the Site, in the northern limits, as part of West Fowey Consuls Mine, and in the south-western corner, within an enclosed area. There appears to be access to the site from both Roselyon (Old Roselyon) and the St Blazey Road.

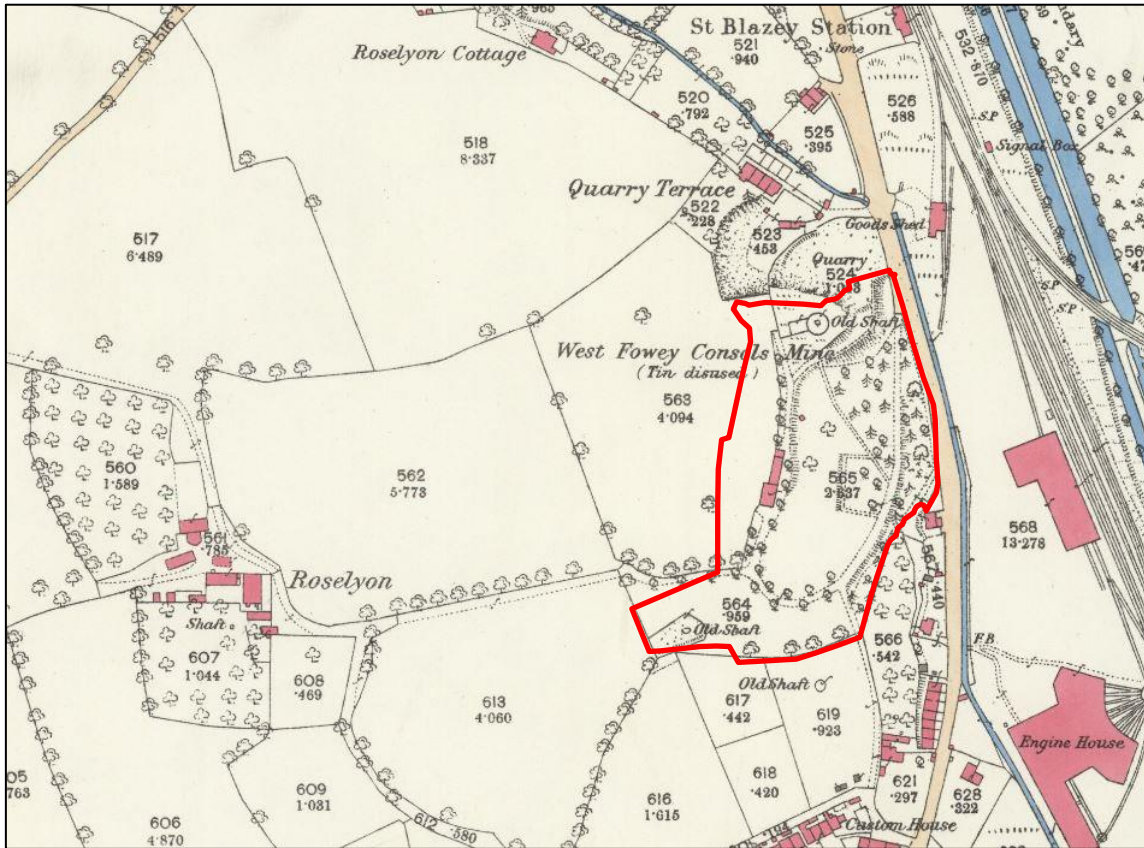


FIGURE 4: EXTRACT FROM THE 1880 FIRST EDITION 25" OS MAP (NLS). THE STUDY AREA IS INDICATED.

The Second Edition Ordnance Survey map of 1905-6 (Figure 5) shows further changes within the area of the former Roselyon Preparatory School. The house appears to have been much added to by this date, corresponding with the property being the residence of John Polkinghorne and his niece (discussed above). The grounds around it also appear to have developed. The site is first identified as Roselyon on this map, with Old Roselyon identified as Roselyon Farm. Roselyon Cottage had become Roselyn House by this date. Neither of the old shafts are marked as such on this map, and the south western one is labelled FS, possibly indicated the location of a flagstaff. A building is also shown in this location, against the western boundary of the site.

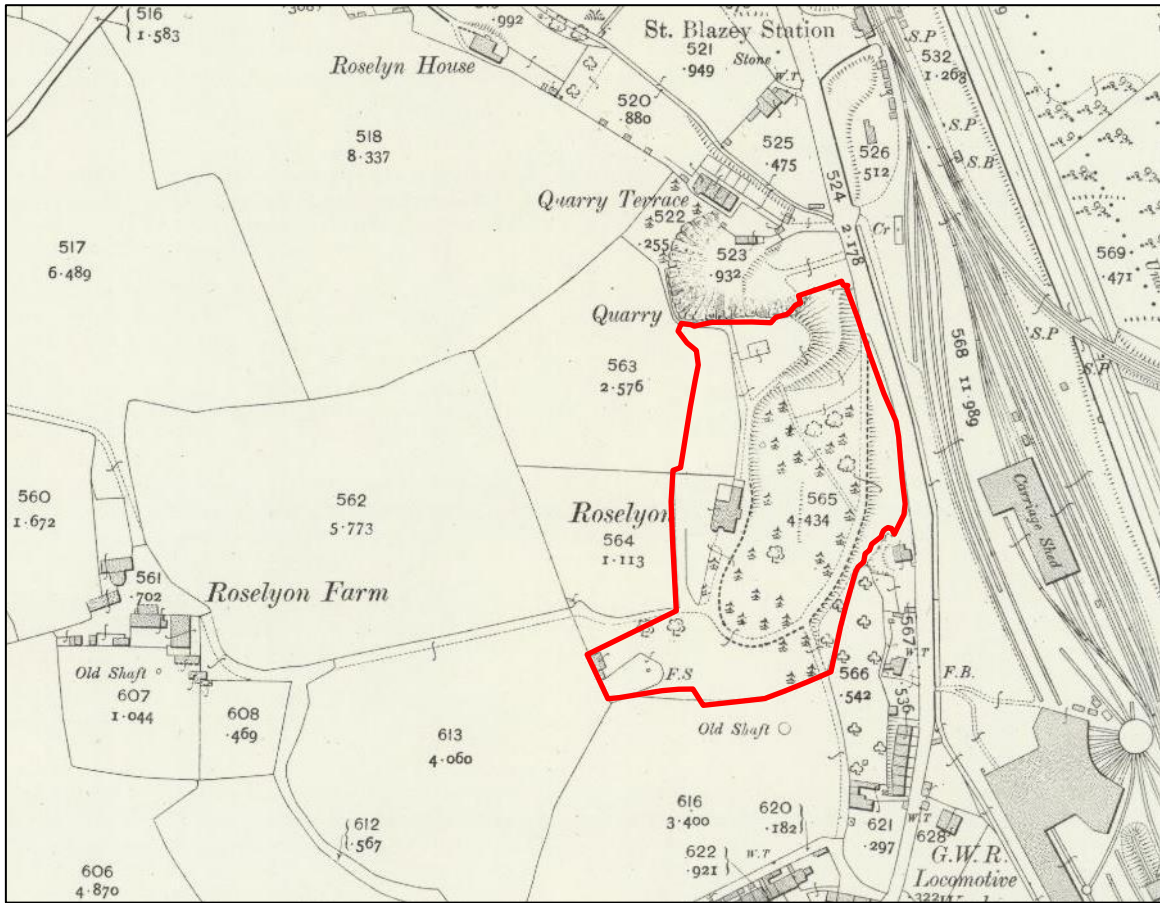


FIGURE 5: EXTRACT FROM THE 1905-6 SECOND EDITION 25" OS MAP (NLS). THE STUDY AREA IS INDICATED.

A revised Ordnance Survey map, surveyed in 1933 (Figure 6) shows further development of the house at Roselyon including the addition of a glasshouse to the western elevation. A further glasshouse is shown in the grounds to the north-west of the property. The shaft in the northern area of the site is shown again on this map but is not labelled.

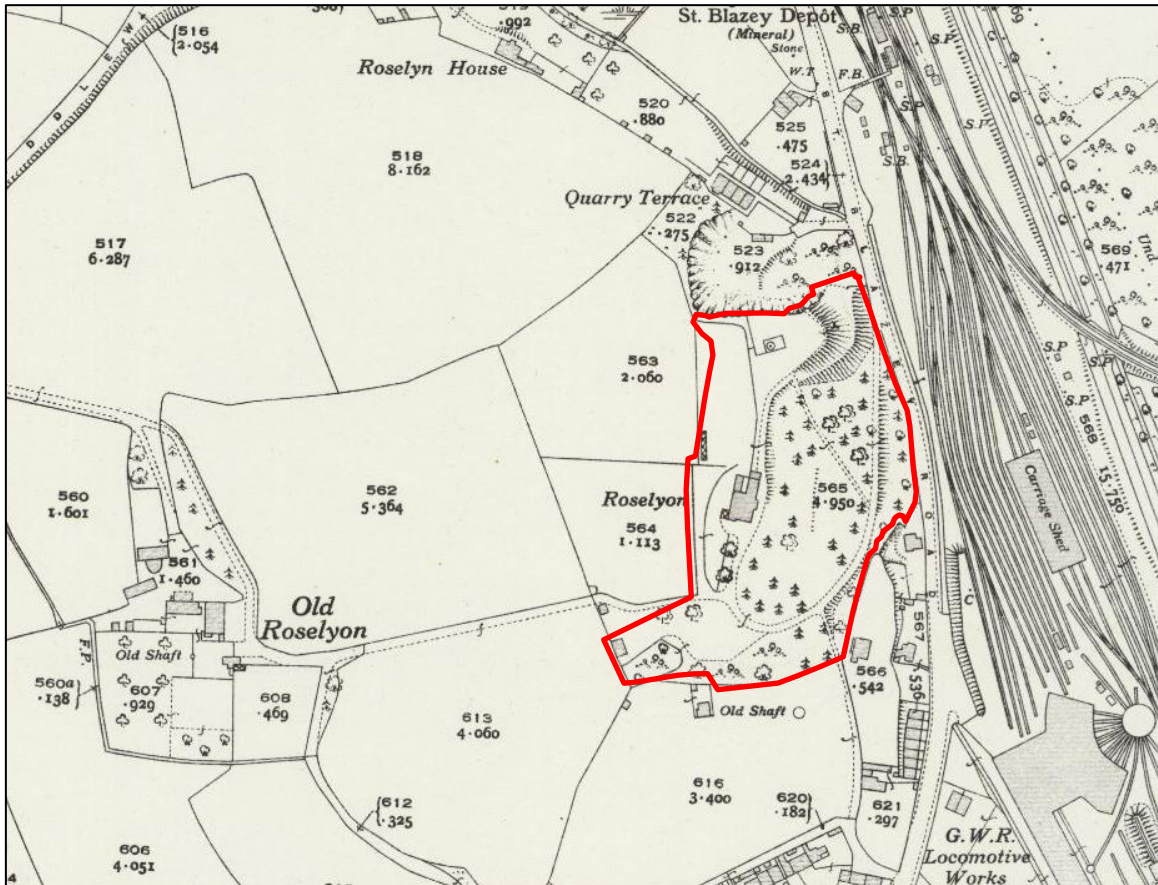


FIGURE 6: EXTRACT FROM REVISED ORDNANCE SURVEY 25" MAP, REVISED 1933 (NLS). THE APPROXIMATE STUDY AREA IS INDICATED.

Historic mapping from the 1970s (not depicted) shows the increased development of the area around Roselyon, with Old Roselyon recorded as Old Roselyon Manor and Roselyon Farm. Properties are depicted within the old quarry to the north of the site and the area within the northern wooded part of the Site is marked Tip (disused). A series of enclosures are shown around the old shaft in the northern part of the Study Area. Roselyon is marked as a school by this date and the south-western corner, including the area marked as Old Shaft on older historic mapping is shown as developed into several buildings/enclosed spaces. The school has evidently expanded the original buildings to the west and additional structures are shown to its south-west and north-west. A property named Millers Nook is shown to the south of the Site, constructed over the site of an old shaft marked on earlier historic maps.

3.4 AERIAL PHOTOGRAPHY

Modern aerial photography for the site (Figure 7) shows a significant area of the Site is wooded and therefore historical imagery is of limited value in determining changes. The aerial imagery shows that the south-western corner of the Site, including the area marked as Old Shaft on older historic maps was the school car park.



FIGURE 7: 2018 AERIAL PHOTOGRAPH SHOWING THE SITE (© 2021 GOOGLE EARTH). THE APPROXIMATE STUDY AREA IS INDICATED

3.5 LiDAR

The processed LiDAR data available for the site is illustrated below. Due to the nature of woodland cover on much of the site both Digital Surface Modelling LiDAR (DSM) and Digital Terrain Modelling (DTM) data (below) have been examined. DTM attempts to remove any vegetation coverage to present the ground surface. The available LiDAR data covering the entire site has a 0.5m sampling interval which is generally good for the detection of archaeological features however the large amount of tree cover on this site means that the actual images produced from the data are unlikely to be of this quality as the vegetation cover prevents some returns from making contact with the ground surface.

The LiDAR DSM image (Figure 8) shows the extent of tree cover on the site. It also indicates level areas which are likely to represent the school playing fields/car park. The LiDAR DTM image (Figure 9) shows the site with the buildings and vegetation digitally 'removed'. Although much of the site is wooded which gives a lower quality image the generally impression is of a sloping area to the east of Roselyon which appears to have been terraced in places, for sports courts and car parking. There are several small rectangular anomalies discernible around the West Fowey Consuls Mine and the large spoil tip or mound which hides the engine house can clearly be seen to the north of the site; there is also evidence of a shallow track running out on the highest western terrace out to the mine site. Within the gardens the levels of terracing and long kerbed parterre are clearly visible.



FIGURE 8: LIDAR 50CM DSM DATA PROCESSED BY THE ENVIRONMENT AGENCY. THE APPROXIMATE STUDY AREA IS INDICATED.
CONTAINS PUBLIC SECTOR INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE.

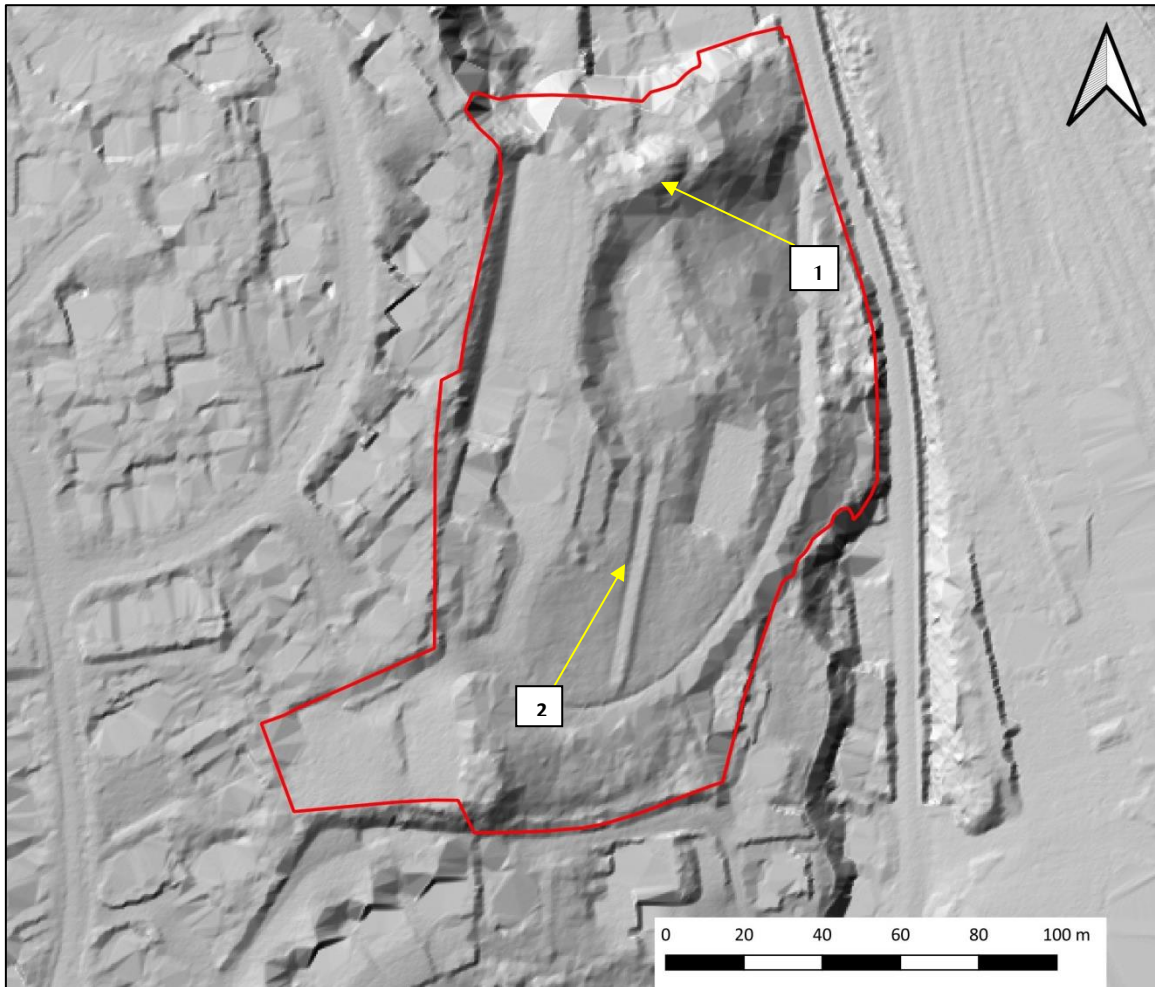


FIGURE 9: LIDAR 50CM DTM DATA PROCESSED BY RVT 2.2.1 MULTI-HILL SHADE 315_35_Z2 AND QGIS 3.14 THE APPROXIMATE STUDY AREA IS INDICATED IN RED. CONTAINS PUBLIC SECTOR INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE (MINE/ENGINE HOUSE ARROWED {1} AND PARTERRE/TERRACING {2}).

3.6 HER DATA

The Cornwall and Scilly Historic Environment Record (HER) records a number of sites within the vicinity of the former Roselyon Preparatory School, from the Prehistoric to Modern periods. The closest designated heritage assets are the Grade II* Engine sheds, stack and turntable to the south-east of Roselyon and Grade II Listed Old Roselyon to the west. The Tywardreath Conservation Area also lies within 1km of the site. The Luxulyan with Charlestown area of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) lies c1.06km to the north of the proposed site. The HER data and Designated assets are shown on maps below (Figures 10 & 11) and documented in Tables 2 & 3, where those within the red-line boundary of the site are highlighted.

3.6.1 PREHISTORIC

The Prehistoric periods within the landscape surrounding Roselyon are represented by some finds, possible rounds and enclosures of later prehistoric date, all located almost 1km from the Site. There are no scheduled monuments recorded within 1km of the proposed site and no identified sites of Prehistoric date within this proximity either.

3.6.2 EARLY MEDIEVAL

The Early Medieval period is present in this landscape in the form of possible fragments of field systems located to the north-north-west, north-east and south of the Site. The church at St Blazey is recorded as being located on the site of a Lann (MCO25475).

3.6.3 MEDIEVAL

There is some archaeological evidence from the Medieval period in the form of a recorded historic medieval bridge at Tywardreath (MCO9771) although not extant, and the medieval church at St Blazey (MCO6643). Closer to the Site is the possible location of a Medieval dovecote at Roselyon (MCO10565). The settlements of Roselyon, Par, Trenovissick, Kilhallon and Landreath all have their origins in the medieval period.

3.6.4 POST MEDIEVAL

The majority of documented heritage assets in the landscape around Roselyon date from the Post Medieval period. Within the study area itself these include the West Fowey Consuls Mine (MCO12485), stamping mill (MCO29697) and engine house (MCO56591) all located in the northern part of the study area. Roselyon itself is recorded as an undesignated Post Medieval building, later a school (MCO53124) and a mine shaft is located in the south western corner of the site (MCO59856). A Post Medieval quarry is located just to the north of the site boundary (MCO29731) and a further mine shaft to the south (MCO59855) appears to have been built over. The engine sheds and several other Post Medieval buildings associated with the railway lie just to the east and south-east of the proposed site as does the Par Harbour to Fowey Consuls canal (MCO23112). Other features of Post Medieval date within the wider landscape around Roselyon include mines, shafts and associated features, clay dries, fish cellars and buildings associated with the increase in population in this area during the Post Medieval period because of employment in mining and allied industries such as non-conformist chapels, schools etc. A civil war battlefield lies to the east of the site at Lostwithiel (MCO57023).

3.6.5 MODERN

A number of features recorded in the Cornwall and Scilly HER as being of Modern date relate to defensive structures constructed during World War II including coastal batteries, pillboxes and a military camp. Some clay dries and workshops to the south of the site were also constructed during the Modern period.

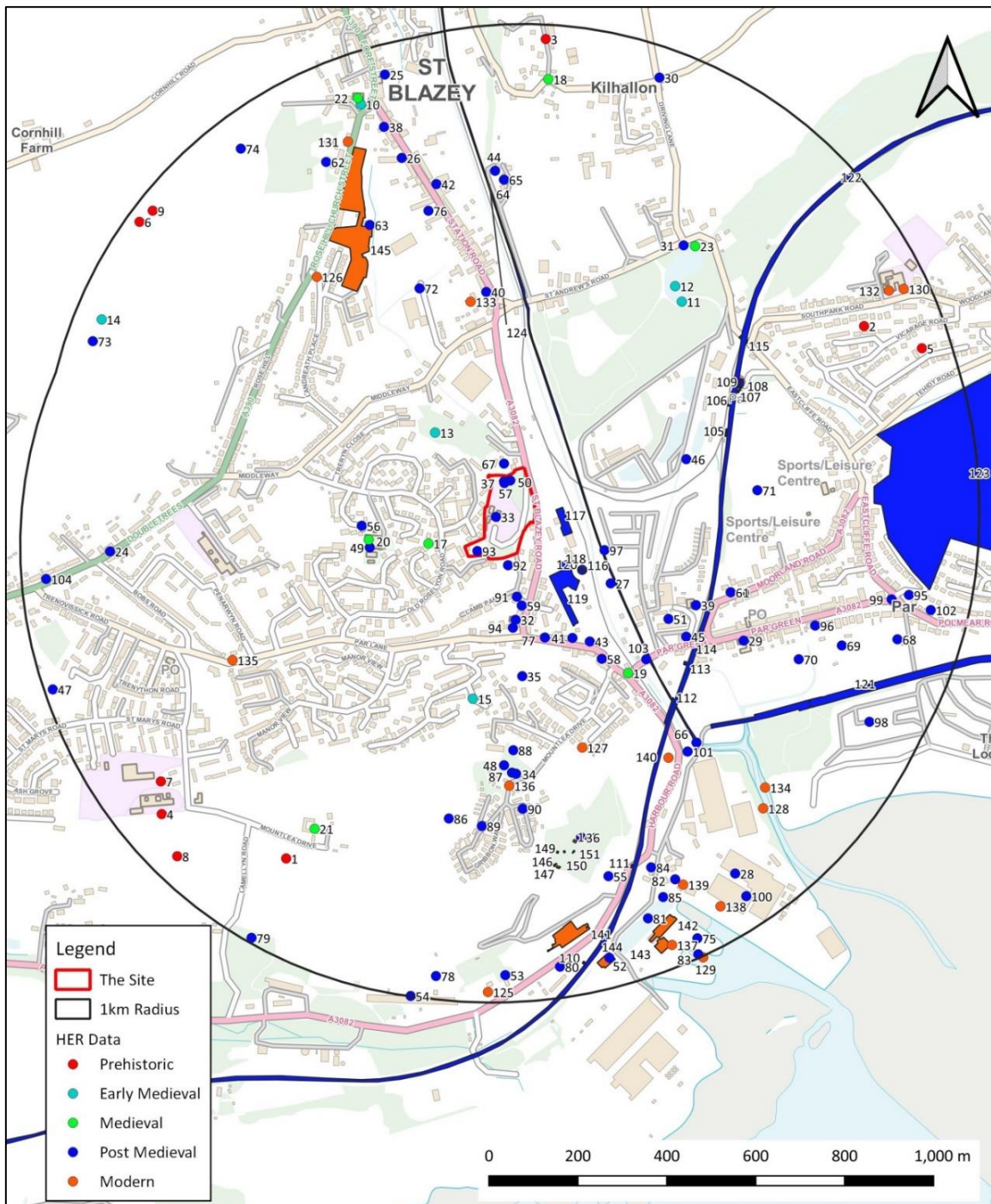


FIGURE 10: MAP SHOWING HERITAGE ASSETS WITHIN 1KM OF THE STUDY AREA RECORDED IN THE CORNWALL AND SCILLY HISTORIC ENVIRONMENT RECORD. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021. THE APPROXIMATE SITE LOCATION IS INDICATED

TABLE 2: DETAILS OF THE HERITAGE ASSETS SHOWN ON FIGURE 10 (CSHER)

No	HER No	Name	Summary
1	MCO1635	TRENOVISSICK - Bronze Age findspot	Three early Bronze Age flat axes were found at Trenovissick during the digging of foundations for some workmen huts.
2	MCO1797	TYWARDREATH - Bronze Age findspot	A middle Bronze Age palstave was found in two pieces in Vicarage Road, Tywardreath.
3	MCO12779	KILHALLON - Iron Age round, Romano British round	Excavations of a round revealed C2 pottery and a resistivity survey identified an enclosure of 0.6ha with a revetted causewayed entrance at the south.
4	MCO7587	BISCOVEY - Iron Age round, Romano British round	The site of a round defined by a circular hedge which may follow the old ramparts.

5	MCO8883	TYWARDREATH - Iron Age round, Romano British round	The field-name 'Round Meadow' suggests the site of a round but there are no remains.
6	MCO41775	CORNHILL - Prehistoric field boundary, Post Medieval spoil heap, Undated bank (earthwork)	Two oblong banks or mounds are visible as a crop marks on air photographs
7	MCO41806	BISCOVEY - Prehistoric enclosure, Iron Age enclosure, Romano British enclosure	A rectilinear, univallate enclosure, 44m by 25m, is visible as a cropmark bank on aerial photographs.
8	MCO41805	BISCOVEY - Prehistoric enclosure	The partial remains of an oval, univallate enclosure, 46m by at least 62m, are visible as a low earth bank on aerial photographs.
9	MCO41774	CORNHILL - Prehistoric enclosure, Iron Age round, Romano British round	A univallate enclosure, 34m by 33m, with a mixture of straight and curving sides, visible as a cropmark ditch on aerial photographs.
10	MCO25475	ST BLAZEY - Early Medieval lann	The church at St Blazey is situated in a lann.
11	MCO41765	ST BLAZEY - Early Medieval field system	A series of parallel ditches, up to 220m long and 25m apart, are visible on air photographs
12	MCO41766	ST BLAZEY - Early Medieval ridge and furrow	Ridge and furrow cultivation, the rigs up to 210m long, is visible on air photographs
13	MCO41771	MIDDLEWAY - Early Medieval field boundary, Medieval field boundary	Two field boundaries are visible, one as a low earth bank, the other as a crop mark ditch, on air photographs
14	MCO41772	ST BLAZEY - Early Medieval field system, Medieval field system	The fields to the west of St Blazey, typically 120m x 85m, lie within an area of Anciently Enclosed Land and are likely to be medieval in origin
15	MCO41804	TRENOVISSICK - Early Medieval field boundary, Medieval field boundary	Two curving field boundaries are visible as crop marks, one as a ditch, the other a bank, on air photographs
16	MCO15245	LANDREATH - Early Medieval settlement, Post Medieval settlement	The settlement of Landreath is first recorded in 1159 when it is spelt "Landrait".
17	MCO10565	ROSELYON - Medieval dovecote	The site of a dovecot is suggested by the Tithe Award name of a pair of fields near St Blazey. The dovecot does not survive.
18	MCO15147	KILHALLON - Medieval settlement	The settlement of Kilhallon is first recorded in 1180 when it is spelt "Kellihon".
19	MCO16001	PAR - Medieval settlement	The settlement of Par is first recorded in 1327 and it is still occupied, now a large village.
20	MCO16630	ROSELYON - Medieval settlement	The settlement of Roselyon is first recorded in 1327 when it is spelt "Rosulgin".
21	MCO17627	TRENOVISSICK - Medieval settlement	The settlement of Trenovissick is first recorded in 1337 and it is still occupied with an additional C20 dwelling and the barns appear to have been converted.
22	MCO6443	ST BLAZEY - Medieval church	The Parish church of St Blazey.
23	MCO9771	TYWARDREATH - Medieval bridge	
24	MCO53303	ST BLAZEY - Post Medieval milestone	An C18 milestone survives on the north side of the A390, outside no 45 Doubletrees, St Blazey. ST AUSTEL IIII, TRURO XVII.
25	MCO54483	ST BLAZEY - Post Medieval market	Market House, Fore Street. Built late C18. Roughcast. 2 storeys. Ground floor has 4 simple granite Doric Columns supporting the first floor, with 3 modern large 2-light casemenmts which replace sashes
26	MCO33024	ST BLAZEY - Post Medieval mission hall, Post Medieval nonconformist chapel, Post Medieval sunday school	
27	MCO1871	PAR - Post Medieval tramway	Tramway setts in this section of the Treffry Tramway were displaced by gas main construction in the 1950s. A section of 62 setts were re-laid in September 1998 under HES supervision.
28	MCO25509	PAR - Post Medieval brickworks	A brickworks at Par docks was in use from 1897 to 1939.

29	MCO43301	PAR - Post Medieval church	The Mission Church of the Good Shepherd was built at Par Green in 1896. The Church was designed by Edmund Sedding.
30	MCO49302	KILHALLON - Post Medieval signpost	A cast iron fingerpost, mid-late C19, survives at a crossroads approx 230m east of Kilhallon.
31	MCO49305	ST ANDREWS TERRACE - Post Medieval signpost	A cast iron fingerpost, late C19, survives at a junction approx 90m east of St Andrew's Terrace.
32	MCO52254	PAR - Post Medieval nonconformist chapel	A Primitive Methodist chapel is recorded on the 1st Edition OS map c1880, then as a Bible Christian chapel on the 2nd Edition and as a 'Methodist Church' on the 1930's OS Revision.
33	MCO53124	ROSELYON - Post Medieval school	A dwelling named 'Roselyon' is recorded on the 2nd Edition 1:2500 1907 OS map, built some time after 1880. Recorded on the current Mastermap as 'Roselyn School', presumably a private school (b1)
34	MCO56588	PAR - C19 engine house	Walcott's pumping engine house is located at the site of Par Consols mine, over North Shaft.
35	MCO56589	PAR - C19 engine house	Meredith's pumping engine house is located at the site of Par Consols mine.
36	MCO56590	PAR - C19 engine house	A dressing floor engine house and stamps is located at the site of Par Consols mine.
37	MCO56591	ROSELYON - C19 engine house	A pumping engine house at West Fowey Consols no longer survives.
38	MCO33025	ST BLAZEY - Post Medieval nonconformist chapel	
39	MCO33030	PAR - Post Medieval nonconformist chapel	Wesleyan chapel with C20 Sunday school attached.
40	MCO42421	ST BLAZEY - Post Medieval drill hall	Drill Hall, Station Road. Built , c1900, to house the Air Training Corps and Army Cadet Force. Recorded on the 2nd Edition and 1930's Revised Editions of the 1:2500 OS Map. Extented between 1907 and the 1930's. Still extant.
41	MCO53120	ST BLAZEY - Post Medieval school	School, pre-1880. Recorded on the 1st Edition 1:2500 1880 OS map. Demolished some time before 1907.
42	MCO53121	ST BLAZEY - Post Medieval school	School. Extended between 1880 and 1907. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS map.
43	MCO54482	ST BLAZEY - Post Medieval institute	Seaman's Institute. Built c1900. Recorded on the 2nd Edition 1:2500 1907 OS Map and County Aerial Imagery (1999-2001), but not shown on the 2005 County Aerial Imagery. Demolished between 2001 and 2005.
44	MCO12200	KILHALLON - Post Medieval mine	
45	MCO12365	PAR FARM - Post Medieval mine	Tywardreath mine tried for tin in 1852, the venture was unsuccessful.
46	MCO12366	PAR - Post Medieval mine	Wheal Maudlin was a shaft to extract iron
47	MCO12567	ST BLAZEY GATE - Post Medieval mine	A copper mine near St Blazey gate.
48	MCO12363	PAR - Post Medieval blacksmiths workshop, Post Medieval mine	Par Consols mine was one of the richest in the world at one time.
49	MCO12484	ROSELYON - Post Medieval mine	A shaft recorded on the 1st Edition 1:2500 OS map c1880 at Roselyon is the location of Wheal Maideline.
50	MCO12485	ROSELYON - Post Medieval mine	West Fowey Consols is recorded at this location on the 1st Edition 1:2500 OS map c1880.
51	MCO18576	PAR - Post Medieval fish cellar	A large area of Post Medieval fish cellars were extant in 1840 in the estuary at Par. The cellars have been demolished and the site developed.
52	MCO25510	PORTH - Post Medieval saw mill	A sawmill at Porth is recorded at this location close to Par docks on the 2nd Edition OS map of 1908. The site has been demolished due to the expansion of the China Clay Dries at Par.

53	MCO25514	PORTH - Post Medieval quarry	A quarry is recorded at this location on the 1840 Tithe Award map and it is still visible on air photographs and was plotted as part of the NMP.
54	MCO26852	PAR - Post Medieval china clay dries	A China clay pan-kiln at Par.
55	MCO26856	PAR - Post Medieval china clay dries	A China clay dry at Par
56	MCO29696	ROSELYON - Post Medieval whim house	The site of a whim house which was recorded at this location on the Tithe Map c1840 has been lost due to housing development.
57	MCO29697	ROSELYON - Post Medieval stamping mill	The site of a "crushing machine" (poss stamps or a chain rock breaker) is recorded on a plan now in the CRO. Its date is unknown and the machine no longer survives, although the derelict building is recorded on the modern OS Mastermap.
58	MCO29698	PAR - Post Medieval malt house	A malthouse at Par is recorded on the Tithe Award c1840 as being occupied by J Tregaskis and is recorded as surviving in 1972.
59	MCO29700	PAR - Post Medieval malt house	A malthouse is recorded in the Tithe Award c1840 and was occupied at the time by J Rogers. In 1972 it is noted that the building still survives.
60	MCO29713	PAR - Post Medieval salt works	A salt pan built by Peter Bevil in about 1500 on the beach south of Par
61	MCO29714	PAR - Post Medieval fishpond	A fish pound was built by Peter Bevil in about 1500 on the beach south of Par, following his observation of fish trapped in pools by the tide. The venture was unsuccessful and the area is now built upon.
62	MCO29718	ST BLAZEY - Post Medieval quarry	A quarry is marked at this location as disused on the 1st Edition OS map of 1880
63	MCO29719	ST BLAZEY - Post Medieval gas works	The gasworks at St Blazey is marked on the 1st Edition OS map of 1880
64	MCO29720	ST BLAZEY - Post Medieval chimney	
65	MCO29721	KILHALLON - Post Medieval stamping mill	
66	MCO29729	PAR - Post Medieval aqueduct	The site of an aqueduct at Par docks.
67	MCO29731	ST BLAZEY - Post Medieval quarry	A quarry is recorded at this location on the Tithe Map c1840. The west and SW quarry faces survive and the floor has been developed for residential use.
68	MCO41744	PAR GREEN - Post Medieval quarry	A small quarry or sand pit is visible as a hollow, 30m x 18m, on air photographs
69	MCO41745	PAR GREEN - Post Medieval field system	The remnants of a rectangular field system are visible on air photographs
70	MCO41746	PAR GREEN - Post Medieval building	The ruins of a buiding, consisting of two stone walls, up to 18m long and 11.5m apart, are visible on air photographs
71	MCO41747	TYWARDREATH - Post Medieval drainage system	A series of parallel ditches, up to 45m long and 5m apart, are visible on air photographs
72	MCO41770	MIDDLEWAY - Post Medieval ridge and furrow, Post Medieval field system	A series of small rectilinear fields, typically 65m x 55m, are visible as low earth banks on air photographs
73	MCO41773	ST BLAZEY - Post Medieval spoil heap	A mound, 11m x 7m, is visible on air photographs
74	MCO41776	ST BLAZEY - Post Medieval shaft	A disused shaft and tip are marked at this location on the 1963 six inch OS map
75	MCO41807	PAR - Post Medieval quay	A quay is marked at this location on the 1st Edition OS map of 1880
76	MCO4696	ST BLAZEY - Post Medieval foundry	The foundry of Cornish engineer, William West
77	MCO52255	PAR - Post Medieval sunday school	A Sunday school recorded at this location on the 1st Edition OS map c1880 still survives as a 'Hall' on the modern OS Mastermap 2007.
78	MCO59807	LAMELLYN - Post Medieval mine shaft	A mine shaft to the east of Lamellyn was recorded on the OS 1st edition 1:2500 map.

79	MCO59831	LAMELLYN - Possible Post Medieval engine house	A possible engine house is recorded to the southeast of Lamellyn on the c1840 St Blazey Tithe map.
80	MCO59833	PAR - Possible Post Medieval pond	A river and possible pond was recorded on the c1840 St Blazey Tithe map, running east from Pembroke Mine across the north side of Par Harbour
81	MCO59838	PAR - Post Medieval reservoir, Post Medieval timber yard	A timber pond is recorded on the north side of Par Harbour on a chart of 1857. This is shown as a reservoir and sluicing pond on the OS 2nd and 4th edition maps.
82	MCO59842	PAR - Modern lock	A lock is recorded at Par Harbour on the OS 2nd and 4th edition maps.
83	MCO59844	PAR - Modern dock	A dock is recorded at Par Harbour on the OS 2nd and 4th edition maps.
84	MCO59845	PAR - Modern engine shed	An engine shed is recorded at Par Harbour on the OS 4th edition map.
85	MCO59846	PAR - Modern slipway	A slipway was recorded on the north side of the sluice pond at Par Harbour on the OS 2nd and 4th edition maps.
86	MCO59848	PAR CONSOLS MINE - Post Medieval mine shaft	A mine shaft associated with Par Consols Mine was recorded on the OS 1st edition 1:2500 map.
87	MCO59849	PAR CONSOLS MINE - Post Medieval mine shaft	A mine shaft associated with Par Consols Mine is recorded on the OS 1st edition 1:2500 map.
88	MCO59850	PAR CONSOLS MINE - Post Medieval mine shaft	A mine shaft associated with Par Consols Mine is recorded on the OS 1st edition 1:2500 map and is possibly still extant.
89	MCO59851	PAR CONSOLS MINE - Post Medieval mine shaft	A mine shaft associated with Par Consols Mine was recorded on the OS 1st edition 1:2500 map but is no longer extant.
90	MCO59852	PAR CONSOLS MINE - Post Medieval mine shaft	A mine shaft associated with Par Consols Mine is recorded on the OS 1st edition 1:2500 map but is no longer extant.
91	MCO59854	PAR - Post Medieval custom house	A custom house was recorded at Par on the OS 1st edition 1:2500 map.
92	MCO59855	PAR - Post Medieval mine shaft	A mine shaft at Par recorded on historic OS maps has now been built over.
93	MCO59856	PAR - Post Medieval mine shaft	A mine shaft at Par recorded as 'Old Shaft' on the OS 1st edition 1:2500 map is not shown on modern mapping.
94	MCO59857	PAR - Modern blacksmiths workshop	A smithy is recorded at Par on the OS 2nd 1:2500 edition map.
95	MCO59858	PAR GREEN - Post Medieval blacksmiths workshop	A smithy is recorded at Par Green on the OS 1st edition 1:2500 map.
96	MCO59859	PAR GREEN - Modern coastguard station	A coastguard station is recorded at Par Green on the OS 2nd 1:2500 edition map.
97	MCO59860	PAR - Post Medieval canal	A canal is recorded to the north of Par on the c1840 St Blazey Tithe map.
98	MCO59861	PAR GREEN - Modern tea room	A tea room is recorded on Par Beach on the OS 4th edition map but is no longer extant.
99	MCO59862	PAR GREEN - Modern blacksmiths workshop	A smithy was recorded at Par Green on the OS 2nd 1:2500 edition map.
100	MCO60150	PAR HARBOUR - Post Medieval coal depot	A coal yard is recorded on the east side of Par Harbour on a chart of 1857.
101	MCO7263	PAR - Post Medieval lime kiln	A limekiln built by J T Treffry at Par harbour.
102	MCO7264	PAR GREEN - Post Medieval lime kiln	Lime kiln marked on the Tithe Awards at Par Green
103	MCO9650	PAR GREEN - Post Medieval bridge	A bridge at Par Green which crosses the stream from Luxulyan Valley and the canal is mentioned in the Tithe Award c1840; it may be the same structure as is now on the site.
104	MCO9793	BISCOVEY - Post Medieval chapel	
105	MCO56904	PAR - C19 signal box	A two storey signal box circa 1879 survives on the south side of Par railway station.
106	MCO48617	PAR - Post Medieval railway station	Par station became the junction for the Newquay branch line in 1879.

107	MCO48617	PAR - Post Medieval railway station	Par station became the junction for the Newquay branch line in 1879.
108	MCO48617	PAR - Post Medieval railway station	Par station became the junction for the Newquay branch line in 1879.
109	MCO48617	PAR - Post Medieval railway station	Par station became the junction for the Newquay branch line in 1879.
110	MCO54979	PAR HARBOUR ROAD No 2 - Post Medieval railway bridge	A bridge carrying the line of the Cornwall Railway over a lane.
111	MCO54980	PAR HARBOUR ROAD - Post Medieval railway bridge	A bridge carrying the line of the Cornwall Railway over the public road.
112	MCO54981	PAR HARBOUR - Post Medieval railway viaduct	A viaduct carrying the Cornwall Railway across the Par River.
113	MCO54982	MINE LEAT - Post Medieval railway bridge	A bridge carrying the line of the Cornwall Railway over a stream.
114	MCO54983	ST BLAZEY ROAD - Post Medieval railway bridge	A bridge carrying the line of the Cornwall Railway over the public road.
115	MCO55045	EASTCLIFFE ROAD	A bridge carrying the public road over the line of the Cornwall Railway.
116	MCO55874	ST BLAZEY - Post Medieval engine shed	The CMR locomotive depot, turntable, stack and workshops at St Blazezy.
117	MCO55874	ST BLAZEY - Post Medieval engine shed	The CMR locomotive depot, turntable, stack and workshops at St Blazezy.
118	MCO55874	ST BLAZEY - Post Medieval engine shed	The CMR locomotive depot, turntable, stack and workshops at St Blazezy.
119	MCO55874	ST BLAZEY - Post Medieval engine shed	The CMR locomotive depot, turntable, stack and workshops at St Blazezy.
120	MCO55874	ST BLAZEY - Post Medieval engine shed	The CMR locomotive depot, turntable, stack and workshops at St Blazezy.
121	MCO55875	CMR ST BLAZEY TO FOWEY - Post Medieval railway	The St Blazezy to Fowey line of the Cornwall Minerals Railway.
122	MCO63817	CORNWALL - C19 railway	Extant Cornwall Railway, constructed between Plymouth and Falmouth. This section from Plymouth to Truro opened in 1859. It has been polygonised using the first edition historical OS mapping
123	MCO57023	LOSTWITHIEL - Civil War battlefield site	Sites to the north and south of the town of Lostwithiel saw a battle fought in two main phases between the 21st and 31st August 1644.
124	MCO23112	PAR CANAL - Post Medieval canal	A canal which linked Par Harbour with the copper mine of Fowey Consols.
125	MCO26854	PAR - Modern china clay dries	A China clay pan-kiln at Par.
126	MCO41768	ST BLAZEY - Modern water tank	
127	MCO41803	PAR - Modern military camp	A camp consisting of four curved-profile huts is visible on air photographs
128	MCO41808	PAR - Modern pillbox	A pillbox at this location is visible on air photographs
129	MCO41809	PAR - Modern quay	A quay, not marked on the 1st Edition OS map of 1880, is visible on air photographs
130	MCO51377	TYWARDREATH - Modern school	School, for Boys. Built 1903 (b1). Recorded on the OS 1907 2nd Edition 1:2500 map. Now part of larger Junior and Infants school.
131	MCO53122	ST BLAZEY - Modern school	School, c 1908. Recorded on the 2nd Edition 1:2500 1907 OS map (b1).
132	MCO53125	TYWARDRETH - Modern school	County Primary School, built some time between 1907 and c 1930 adjacent to previous Boys School, all now part of Junior and Infant school. Recorded on the 1930s Revision 1:2500 OS map.
133	MCO54479	ST BLAZEY - Modern institute	Working Men's Institute, c1930. Recorded on the 2nd Edition 1930's Revised 1:2500 OS Map. Built between 1907 and the time of the 1930's Revision. Extended since and still extant.
134	MCO56101	PAR - Modern slipway	A slipway exists at this location that is considered likely to have been constructed during WWII as an embarkation point.*

135	MCO56913	PAR - C20 architectural fragment	The site of a brick pillar on the northern side of Par Lane, Par is associated with post WWI road improvements to Par Lane.
136	MCO58876	PAR - Modern Prisoner of War Camp	Possible site of Consols Mine Prisoner of War Camp, now the site of parkhomes at Mountlea Drive. Other interpretations place the camp to the NNE of this location.
137	MCO59837	PAR - Modern timber yard	A timber yard is recorded on the quayside at Par Harbour on the OS 2nd 1:2500 edition map.
138	MCO59839	PAR - Post Medieval custom house	A custom house is recorded at Par Harbour on the OS 2 nd and 4 th edition maps.
139	MCO59841	PAR - Modern blacksmiths workshop	A smithy is recorded at Par Harbour on the OS 2nd 1:2500 edition map and is possibly still extant.
140	MCO59853	PAR - Modern allotment	Allotment gardens are recorded to the north of Par Harbour on the OS 4 th edition map.
141	MCO26855	PAR - C20 china clay dries	A China clay dry at Par
142	MCO61343	PAR - C20 china clay dry	Extant C20 china clay dry used to dry the china clay from Bodelva Pit up until 2000, operated by Goonvean
143	MCO61344	PAR - C20 workshop	Extant C20 building used as a workshop to repair equipment associated with Par Docks such as cranes
144	MCO61345	PAR - C20 gas works	Extant C20 gas works dating from the 1970s, used to store natural gas, which replaced oil, in the running of the china clay dryers at Par Docks
145	MCO63981	POLGREAN PLACE - C20 houses	Extant Polgrean Place was constructed in the late 1940s or early 1950s and comprised a residential development of Cornish Unit houses
146	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.
147	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.
148	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.
149	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.
150	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.
151	MCO41802	PAR - Modern battery	Par Emergency Coastal Battery with associated searchlights and engine room.

There are seventeen listed buildings and one Conservation Area within 1km of the Site (Figure 11). The only Grade II* listed buildings are the Church of St Blaise and the engine sheds, stack and turntable located to the east of the proposed site. There are no Scheduled Monuments or World Heritage Site areas within 1km of the proposed site. The table below details each of the designated heritage assets (Table 3).

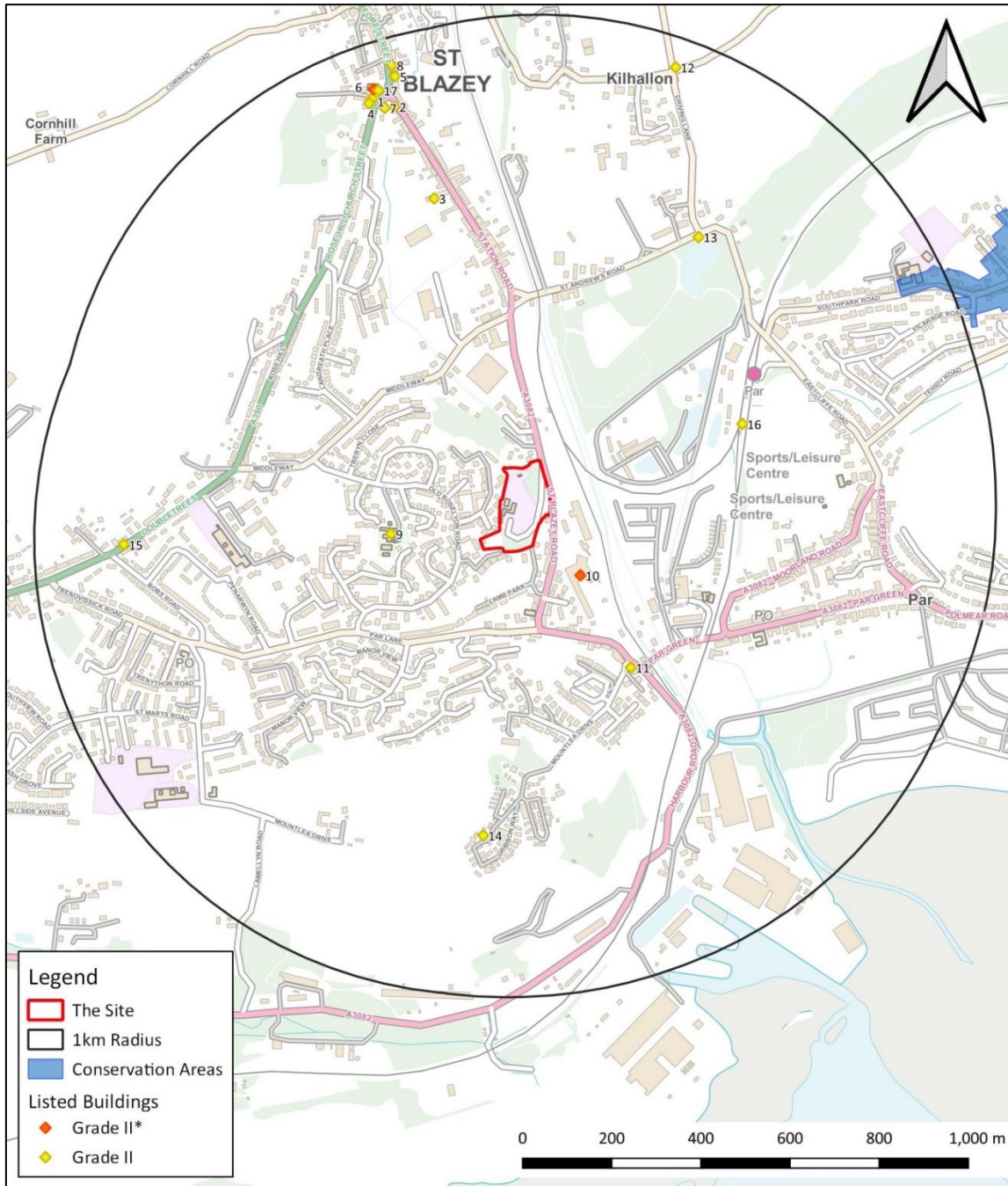


FIGURE 11: MAP SHOWING DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE STUDY AREA RECORDED BY HISTORIC ENGLAND. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021 CONTAINS, OR IS BASED UPON, ENGLISH HERITAGE'S NATIONAL HERITAGE LIST FOR ENGLAND DATA © ENGLISH HERITAGE. THE APPROXIMATE SITE LOCATION IS INDICATED.

TABLE 3: DETAILS OF THE HERITAGE ASSETS SHOWN ON FIGURE 11 (HE)

Number	List Number	Name	Grade
1	1212085	Churchyard Wall And Gateway	II
2	1212087	2, Station Road	II
3	1212088	St Blazey Foundry	II
4	1212231	The Cornish Arms Inn	II
5	1289618	8 And 10, Fore Street	II
6	1289700	Church Of St Blaize	II*
7	1289701	The Vicarage	II
8	1289702	The Old Market House	II
9	1289904	Old Roselyon	II
10	1289905	Engine Sheds, Stack And Turntable	II*
11	1379514	The Par Inn	II
12	1379519	Guide Post At Sx 0753 5485	II
13	1379522	Guide Post At T Junction With Driving Lane	II
14	1380191	Former Count House At Former Par Consols Mine	II
15	1395485	Milestone At Milestone Cottage, St Blazey Gate	II
16	1413731	Par Signal Box	II
17	1453424	St Blazey War Memorial	II

4.0 SITE ASSESSMENT

4.1 SITE APPROACH/BOUNDARIES/SETTING

The site occupies the upper terraced slopes of an east-facing hillside; on the west side of the Par valley. The estate is approached from below, along St Blazezy Road, the A3082, where the road traverses the valley bottom, with a canalised waterway alongside the busy engine houses and sidings of the active IMERYYS minerals railway. The drive is framed by a pair of fine granite gate piers (one removed and lying on the bank). They are not Listed but of good local vernacular and worthy of retention and reinstatement; there is a stretch of lime mortared flank wall and a herringbone hedge-bank and mature trees on the eastern roadside boundary which appears older than the estate trees, possibly part of an original Cornish field boundary.

A steep tarmac road rises steeply up the hill sweeping around from north-east to south-west and approaching the house from the south, which is the presentation front. The hillside is heavily wooded with a shrubbery alongside the driveway, restricting views into the estate. There is no direct inter-visibility between the estate gardens and wider landscape. The house, a Victorian mansion or gentleman's residence, stands high on the slope, with an enclosed garden to the north, north-east, east, south-west and south-east; there are historic stone outbuildings to the south-west.

The site has a strong overgrown polite character, with clear romantic gothic and picturesque design elements to the estate planting, with numerous specimen trees and ornamental shrubs. There is a large modern housing estate to the north, north-west and west and the modern buildings cluster the boundary, set above the site and visually intrude on the current setting. The aural intrusion from the railway and busy road would presumably have existed historically but the aural intrusion of so many people living so close to the west creates a wholly dominant aural 'modern soundscape' (car alarms, radios, talking, electric appliances etc), which interrupts the experience of the gardens.



FIGURE 12: THE ENTRANCE TO THE ESTATE, WITH GATE PIERS AND WALLS; FROM THE SOUTH.



FIGURE 13: THE STEEP WOODED DRIVEWAY; FROM THE NORTH.

4.2 THE VICTORIAN MANSION

The house is a large gentleman's residence or 'mansion' and is of restrained English Gothic-influence externally, with solid large-scale but minimalist features, such as quatrefoil light wells to the attic in the pointed gables, deep decorative barge boards, canted bay windows and pointed arched paired windows, with chamfered stone-mullion effect framing-detail and decorative chamfered granite sills and lintels. The building has white painted stucco elevations under a slate roof with decorative quoins, with a '*presentation front*', a fine granite canopied porch to the south and a 'garden front' to the east. Both principal elevations are oddly irregular, evidence of the remodelled character of this house, with a long rectangular extension to the north-east, a smaller gabled wing to the north-west, linked by an arched wall forming a small rear service courtyard, which is now dominated by a first-floor fire escape.

The house is entered via a sumptuously decorated lobby/vestibule with mosaic floor and former stained-glass screen, with art nouveau foliate designs, to a fine gothic herringbone panelled stair hall, with Jacobethan stair and lancet windows to the west; the stained-glass screen enclosing the porch has sadly been lost to vandalism but the mosaic floor survives, the stair banister has been smashed and removed, left lying on the floor. There are two large reception rooms to the east and west of the entrance vestibule, both with a bay window, the room to the east with a surviving mantled Gothic timber fire surround (drawing room) and doors to the garden. The stair hall also gives on to a large entertaining room (grand dining room?) with dual access and a rear corridor to the north-east, with double doors to the garden terrace. A rear family parlour sits to the north of the stair hall, again with a fine timber Gothic fireplace surround and a window to the west and blocked window to the north. There is an early 1900s rear projecting kitchen range to the north-west. The north-east projecting wing which faces the garden has been wholly converted to changing rooms on the ground floor and classrooms on the first, with no historic features surviving.

The service stair, with fine Jacobethan turned newel posts lies parallel to the main stair with a large stained glass sash window and fine panelled linen closet on the first-floor landing. The main stair is of heavy closed string Jacobethan style with elaborate turned balusters and handrail, deep dado panelling rises with the stair, which has a half landing and to the first-floor landing there is a fine moulded plaster frieze of shells, ribbon scrolling and foliate patterns. The first-floor landing which has been truncated by a fire safety lobby at the top of the stairs opens onto four bedrooms, those to the south little altered but for blocked fireplaces and changed doors, still retaining their picture rails and skirting boards. The bedrooms to the east have been opened to form more classrooms (there were probably originally five bedrooms). There is a rear north room with good Edwardian tiled walls, with cream ceramic tiles and decorative green banding, which respect the now blocked window, likely an early 1900s bathroom, poorly converted into toilet cubicles.



FIGURE 14: THE SHELL AND FOLIATE FRIEZE ON THE FIRST FLOOR LANDING; FROM THE SOUTH-WEST.

A heavy fire door opens into a narrow corridor which links to the service wings, to the north-west a large low loft room to the north-east large classrooms, with a rear fire escape dropping to the service courtyard below. This rear area of the building is the most heavily altered area of the house, and it is now very difficult to define function and layout.

4.2.1 SIGNIFICANT FEATURES/NOTE ON THE ARCHITECTURE OF THE HOUSE

The architecture of the house, in its remodelled form is somewhat eclectic, mixing chamfered granite and the solidity of Tudorbethan, with pointed arched decorated English Gothic-revival and deep stepped ovolo-moulding, beading and cavetto banding of neo-classical influence. One design element which is made a feature of and is seen externally and internally as a repeating pattern is the use of the quatrefoil; this is of note, as it is a repeating pattern used in the medieval architecture of St Blazey church, where Major Polkinghorne has a memorial, noted as 'of Roselyon'. Quatrefoils as details are visible on several other 19th century and Edwardian buildings in Par and St Blazey.

The house has some very fine cornices, of simple classical style to the west reception room and entertainment space; particularly in the east front reception room and stair hall and first floor

landing, which are a complex mix of neo-classical imagery and Tudorbethan decorated style. The eclectic mix of styles within the building may even indicate some influence of Laura Brendon, John Polkinghorne's niece, on the interiors of the family and entertaining spaces in contrast to her uncle's views on the hall, staircase, and study areas. There is a fine ceiling rose in the entertaining room and the ground floor stair hall has extensive surviving panelling on the walls and ceiling with majority surviving six panel doors (traces of historic paint suggest this should have had a visually striking colour scheme, not been stripped back, and stained dark). There are good surviving fireplaces in the east front reception room and rear family parlour, a boarded over fireplace in the west reception room (hollow – features may be retained behind) and blocked fireplace in the entertainment space which has a boarded over second panelled door to the service corridor; there are boarded over fireplaces in the larger east and west bedrooms on the south side of the first-floor landing, which may retain features behind.

The broad functions of the rooms and stays of spaces are still clearly distinguishable despite the school use of the building and the alterations and modernisation appears to have been minimal, focused on the rear service rashes and in the extension. Clearly the two east rooms held social primacy in the house, with the front west room potentially being a study and the rear parlour being the living space. So, elaborate is the stair hall, taking up as much space as the receptions rooms that it may have been used to 'receive' guests, business associates and visitors to some extent; it was certainly intended to make a strong first impression.

The addition of the purpose-built kitchen wing to the north-west, necessitating the insertion of a wall dividing the parlour to create a linking corridor, would suggest the north-east wing was converted to another use, which may be connected to Major Polkinghorne's wine merchant business or may merely reflect the expansion of the service areas and specialisation of spaces (scullery, dairy, butler's pantry etc).



FIGURE 15: THE FRONT EAST RECEPTION ROOM, WITH FINE FIREPLACE AND PLASTER CORNICE, PICTURE RAIL AND SKIRTING BOARDS; FROM THE NORTH-EAST.



FIGURE 16: THE GRAND STAIR HALL; FROM THE EAST.

4.2.2 NARRATIVE DEVELOPMENT OF THE BUILDING

The building has a more involved developmental history than its appearance may at first indicate. To the south is a simple rectangular block, with a long narrow north-east extension, noted on the 1880s 1st edition OS mapping. This building faced east, with a central entrance marked; a layout indicated by the current building would suggest two small receptions with rooms behind. This building had a long narrow rectangular extension to the north-east and may have been a mine captain's house or perhaps counting house.

The house was most likely significantly remodelled by Major Polkinghorne, who bought the site and converted it into a polite Gentry pocket estate. The house was aggrandised with bay windows, further service extensions, a new layout designed particularly for entertaining with additional formal receptions, potentially due to the fact he was a wine merchant.

In the mid-later 20th century (1958) the residential building was converted into a preparatory school. The burden of alteration was to the service rooms but for a few boarded doorways or fireplaces, almost all of the original receptions rooms and bedrooms have remained within an intelligible floor plan.

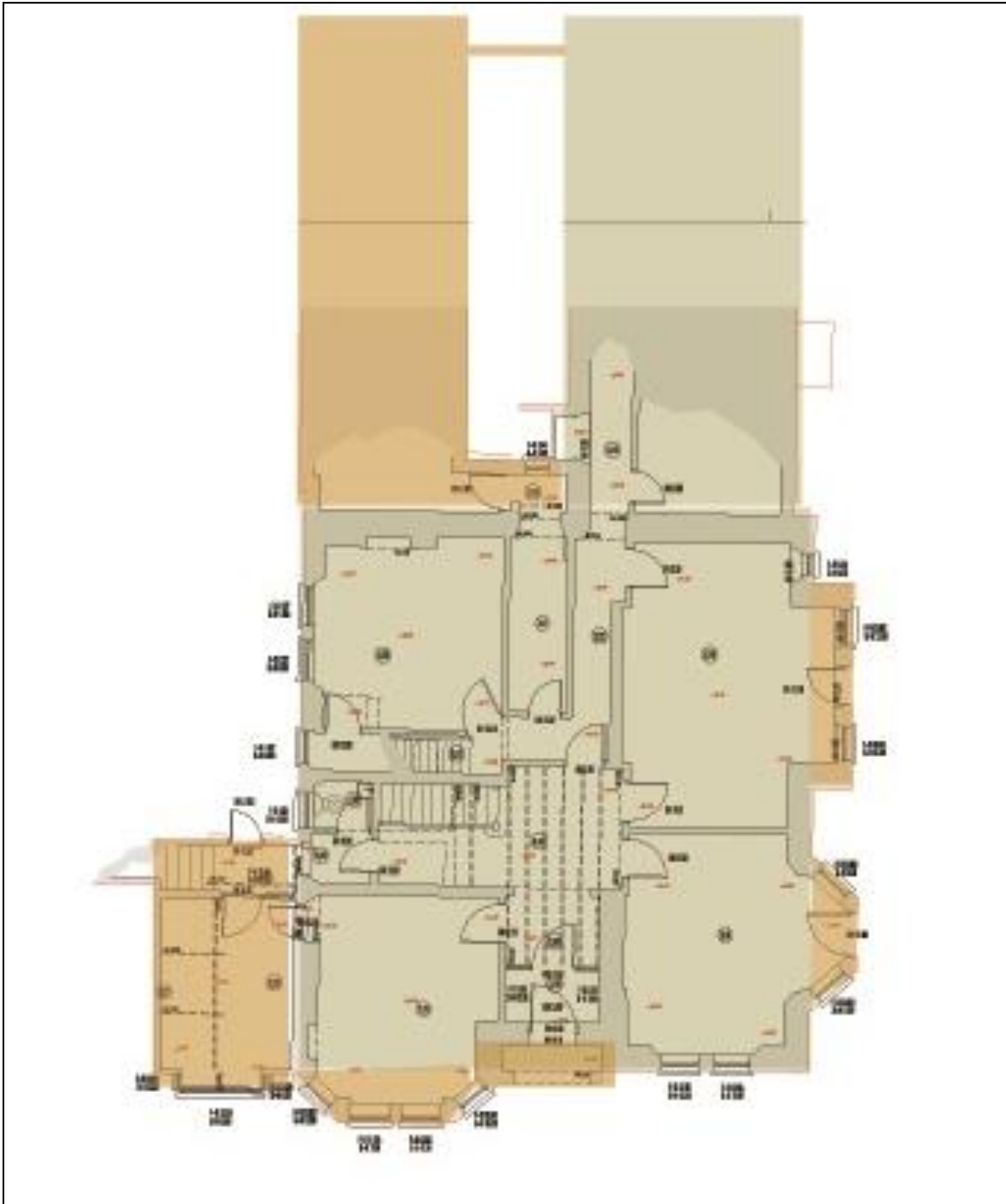


FIGURE 17: SIMPLE ASSESSMENT OF THE GROUND FLOOR OF THE BUILDING, INDICATING ADDITIONS OF EARLY 1900s WHICH AGGRANDISED THE ORIGINAL STRUCTURE, THE FLOOR PLAN WAS ALSO CHANGED (PLANS AS SUPPLIED BY CLIENT), WITH THE BUILDING RE-ORIENTATED TO FACE SOUTH.

4.2.3 SIGNIFICANCE OF THE BUILDING

The house should be considered an undesignated local heritage asset, surprisingly authentic and little altered despite its former school function; the building however has some significant structural issues, such as water ingress, due to a lack of recent maintenance and has been a target of anti-social behaviour leading to many of the important historic features having been stolen or ripped out and damaged, as well as walls damaged and windows smashed, with the house now boarded up for its protection.

If we apply the Historic England classifications of significance, we can ascribe a quantifiable value to the building:

Setting/Narrative Value

The house and grounds are mid-late Victorian; they sit within both an earlier and contemporary 19th century industrial landscape and are framed to the north-west by the older agricultural estate of Old Roselyon. The wider landscape to east and north-west comprises sections of the Cornwall and West Devon Mining Landscape World Heritage Site (Luxulyan valley with Charlestown). The 17-19th century industrial relict landscape still dominates the character of the region today and its socio-economic influence both positive and negative is still crucial to how we experience modern Cornwall. This estate with the polite garden character overlying the mining character echoes the wider regional narrative of Cornwall.

Aesthetic/Architectural Value

The house has notable aesthetic value, being of pleasing external and decorative internal appearance. This was a building intended to impress and beneficially represent the remodelers of the earlier building, most likely Major John Polkinghorne. It is also of limited but recognisable architectural value, quite a fine and elaborate example of type, clearly no expense was spared on its interior.

Evidential Value

The building has a more involved developmental history than its initial external appearance may indicate. To the south is a simple rectangular block, with a long narrow north-east extension, noted on the 1880s 1st edition OS mapping. This building was further extended and aggrandised, likely by Major Polkinghorne, with further service extensions to the north-west and new bay windows, the house turned to the south and the layout altered to form formal entertaining spaces. In the 20th century it was converted into a school. There are boarded doors and blocked fireplaces, as well as many existing features and the layout evidences odd areas like parallel corridors, indicating a detailed study could gather more information on the structural phasing of the building and its potential early layout and form and function, possibly associated with regionally important mining.

Historical/Associational Value

The building may have been associated with Fowey West Consols or Par West Consols, the mine on the site, which could be a regionally important connection. It is also locally important, associated with Major John Polkinghorne who was a gentleman wine merchant in the 19th century of notable status. The wider original Roselyon Estate, of which this site forms part, has an associative historical value through the families whose seat it was, including the MP Shadrack Vincent.

Authenticity and Integrity of the Structure

The house is very authentic still as a Victorian mansion House. Its structural and internal integrity is surprisingly high considering its conversion to a school. It also still presents as an abandoned school with classroom furniture and even jackets and coats with name tags in the changing rooms.

Communal Value

As a school the building will have a specific and limited communal value for its former pupils, although it was a private school and wider public access would have been very limited.

Symbolic/Iconic Value

The building could be ascribed some limited symbolic/iconic value in its visually dominant position and strongly defined wooded pocket estate above the industrial landscape of St Blazey and Par, being a local landmark.

4.3 OTHER BUILDINGS ON THE SITE: DESCRIPTIONS

4.3.1 EDWARDIAN OUTBUILDING

To the south-west of the main house and upslope, at the head of the driveway is a terraced area with a large two storey agricultural character barn/building which may once have been a stables and carriage house. It appears first on the 1904 mapping and so is likely an addition to the pocket estate, as the site grew and developed under Major Polkinghorne. This is built of vernacular local rubble, with brick dressings and retains boarded loading doors and frames to the first floor but has been extended and altered on the ground floor to provide service and utility space for the school complex.

A paddock or similar space is marked on the historic mapping and the remains of a brick rendered wall enclosing a flat area next to this building now encloses a car park. More wire security fencing closes the site off from the south; it is enclosed by a housing estate to the west and north. Some historic trees, which clearly relate to the arboreal planting scheme associated with the house, survive here to the east, by the driveway.



FIGURE 18: THE OUTBUILDING AT THE TOP OF THE SITE; FROM THE EAST.

4.3.2 OTHER SCHOOL BUILDINGS

There are several 20th century flat-roofed classroom buildings and cabins in and around the main building, largely to the north and west; the large gymnasium was burnt down in the recent past. These are largely prefabricated structures and of no architectural value or historic interest. They provide an element of setting for the main building's character, as a former school but their removal is not expected to cause any impact; visually they detract from the Victorian house and wider site, at present.



FIGURE 19: THE SHEDS AND CABINS SOUTH-WEST OF THE MAIN BUILDING; FROM THE SOUTH.

4.3.3 WEST FOWEY CONSOLS – ENGINE HOUSE AND STAMPING MILL

There is an Engine House on the site, to the north-north-east of the house, within the woods; it is called Scobell's pumping house and was part of West Fowey Consols, recorded on the 1880s OS mapping. This is documented on the Cornwall HER (MCO56591); somewhat surprisingly and erroneously this is recorded as 'demolished' which is not the case as it is an upstanding structure in relatively good condition, it is recorded as being of 19th century date. Adjacent and associated with the engine house is the West Fowey Consols Mine, recorded on the site on historic mapping (MCO12485) and stamping mill (MCO29697) also of 19th century date and recorded as demolished, although this is less well preserved than the engine house, substantial ruins remain.

The engine house lies on a slightly angled north-east to south-west alignment, facing east. It was presumably three or even four storeys tall but now survives to about two storeys height, with long walls to the 'north' and 'south'. It has a tall double height round headed opening, with segmental granite lintel to the east, to the west it has a lower round-headed opening, with brick segmental arch. The long north and south elevations have opposing doorways in the north-east and south-east corners, with flat-headed granite slab lintels. Several trees have fallen on the building from the north, causing a significant amount of damage. Behind the structure is the ruined stamping mill with rubble walls covered by ivy. The site is largely obscured by a tip to the south-east and other disturbed ground lies to the north-east; this was not explored as it is not known where exactly any associated shafts may be located. Documented on the HER as demolished this has potentially not received the study/research or protection of other engine houses in the region.



FIGURE 20: THE NORTH PART OF THE GARDENS, WHICH CONTAIN THE MINE REMAINS; FROM THE SOUTH-SOUTH-EAST; THE ENGINE HOUSE LOCATION IS MARKED.

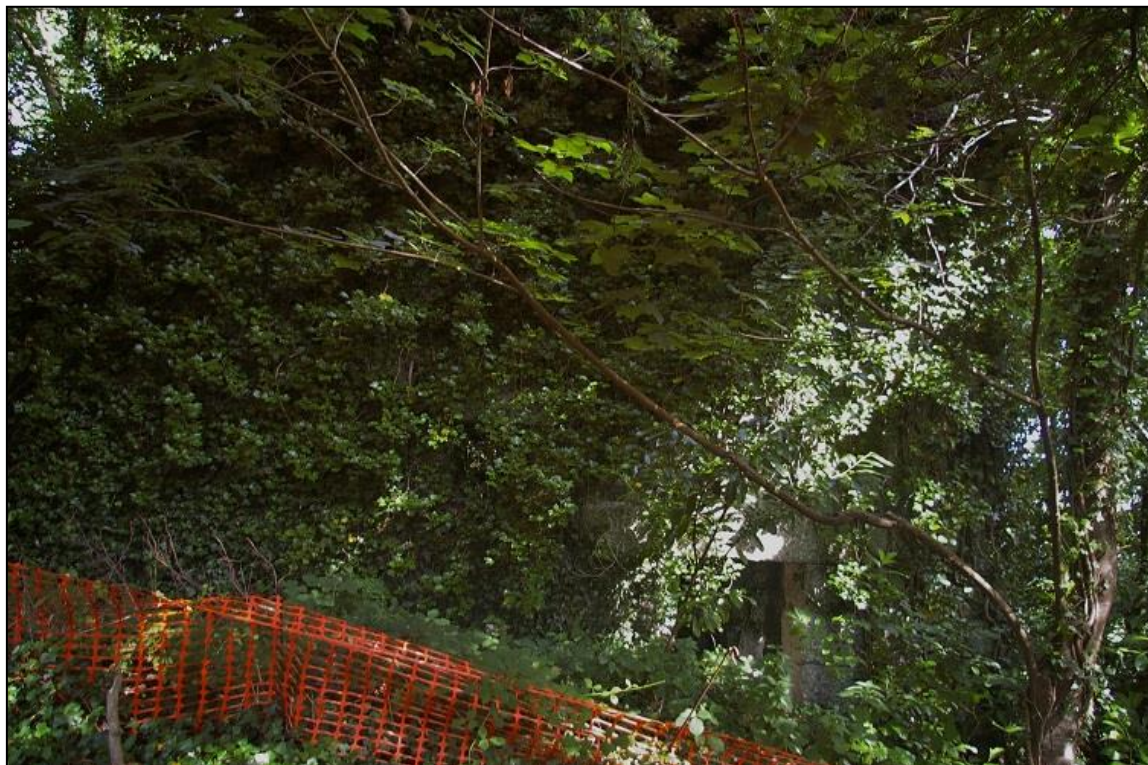


FIGURE 21: THE IVY CLAD ENGINE HOUSE; FROM THE SOUTH-EAST.

4.4 THE DESIGNED LANDSCAPE/POCKET ESTATE

The grounds of former Roselyon Preparatory School have been laid out in the manner of a pocket estate, with defined areas and a designed planting scheme, intended to enclose and to seem extent screen the house from its industrial setting. The boundary to the east along the road includes some older trees and may conform to some extent to the historic boundaries noted on

the Tithe maps. The house does not appear until the 1880s mapping, being a mid-late Victorian structure and the specimen planting dates to the same period, cohesive with the house. The steep slopes which frame the driveway are dominated by large trees carefully spaced apart, many deciduous native species but some cedar, larch, maple and specimen varieties bringing colour and textures foliage interest to the gardens; beneath the trees are stands of rhododendron, hydrangea, camelia and other flowering shrubs beneath with clumps of pampas and bamboo, which may be exhibiting the Edwardian gardening influence from Himalayan exploration.

There is shrubbery planting along the line of the sweeping drive with man-made glades and dells amongst the trees to the south-east and north-east of the house, which creates a Picturesque 'conceal and reveal' effect, with glimpses of the house. These former open spaces have established grass swards and wildflowers and there is evidence of terracing immediately below the house's east elevation, now overgrown, with a parallel parterre cutting through the slope, with at least two historic sets of steps accessing it, one to south-east one to north-east. This parterre appears to respect the position of the house and links the two main open spaces across the garden. At the northeast end of the set of sloping steps is the remains of a small square building which may have been a small summer house or similar.



FIGURE 22: VIEW TO THE HOUSE FROM THE SOUTH-EASTERN 'GLADE' IN THE GARDEN.



FIGURE 23: SMALL GARDEN BUILDING AT END OF SLOPING WALKWAY OR STEPS FROM HOUSE; FROM THE EAST.

To the north of the house is a large rectangular flat lawn, clearly landscaped into the top of the slope and framed by large trees, some of which predate the building and lie on an older field boundary line; beyond this in a thickly planted area screened by a Yew is the historic engine house and stamping mill. To the south of the house, a flat curving carriage turning circle is again framed by ornamental shrubs and has been tarmacked.

4.4.1 CHARACTER/Form AND STYLE OF THE GARDENS

The character of the gardens is polite and intentionally arboreal and enclosed; designed to create both aural and visual screening from the busy mineral freight railway below. It is clear the gardens were further entertainment space, intended to be accessed from the house's reception rooms with walkways and steps appearing to respect the drawing room and dining rooms of the house. These rooms have garden doors and levelled areas such as the parterre were obviously created for ease of access on an otherwise steeply sloping site. A few pieces of stone statuary seem to have been left in the gardens, now toppled. The wooded grounds and some extant trees were evidently used to screen the engine house and mine to the north and north-east with a large bund of spoil, presumably from the terracing and landscaping works, shrouding much of the lower levels of the engine house. This has been so successful that previous surveys have recorded this structure as demolished.



FIGURE 24: THE PARTERRE WHICH CUTS ACROSS THE GARDENS AND IS CLEARLY MARKED ON THE MAPPING AS PART OF THE ORIGINAL SCHEME; FROM THE NORTH.

4.4.2 CONDITION OF THE GARDENS/GROUNDS

The site visit noted some recent maintenance works have been taking place, including excavating and clearing overgrowth, saplings and scrub in the main north-eastern glade. These works have included the removal of several dangerous trees (planning reference PA20/04167). Most of the clearance work had been of the sports facilities and car parking. It is unclear when the summerhouse or garden structure was destroyed, but the un-weathered smashed lime mortar suggests that this was a relatively recent event. The gardens are as much a heritage asset as the house and should be treated as such; especially if their retention is ultimately to mitigate the loss of the main building.



FIGURE 25: CLEARANCE OF SOME SCRUB FROM THE SITE HAS BEEN UNDERTAKEN; FROM THE SOUTH.

4.4.3 SIGNIFICANCE OF THE POCKET ESTATE LANDSCAPE

The garden is significant in its own right as much of the major planting appears to survive and it is a little altered snapshot of a late Victorian landscape scheme for a middle status site. These Gentry, middle status sites are often swept away, the buildings more usable as B&Bs, Boutique hotels or in this case, a school. Cornwall is known, particularly in this area for its Victorian country-house gardens with nearby sites such as Heligan famed internationally. This smaller site therefore fits into an important local regional pattern which very much forms part of the regional Cornish cultural-historical identity. It also provides setting for and is cohesive with the house; the main reception rooms being to the south and east front and corners of the house, served by the stairs entering the lower parterre and glades/lawns.

The polite pocket enclosed landscape at Roselyon also plays a part in the wider narrative of the area, a space carved out of an industrial zone, specific to Cornwall's industrial heritage and the juxtaposition it often created of wealth/poverty and beautiful man-made and scarred landscapes. It now forms an island of green space within a developed former agricultural and industrial landscape. The World Heritage Site is only c.1km away from the site and elements of Par and St Blazey's landscape relate to the wider mineral exploitation landscape of this area e.g., train lines, canal, and docks.



FIGURE 26: OVERGROWN STEPS BETWEEN THE HOUSE AND PARTERRE; FROM THE SOUTH-EAST.

5.0 INDIRECT IMPACTS

5.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 2nd Ed Historic England 2017), with reference to ICOMOS (2011) and DoT (DMRB LA 104 2020) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 2 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2017, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

5.2 QUANTIFICATION

There are 16 listed buildings and one conservation area recorded within 1km of the Site. Based on a consideration of the topography and the nature of the assets themselves and existing housing developments, all but three of the designated heritage assets were scoped out of the assessment following the fieldwork and are only represented in Table 6 (below).

The assets selected for assessment were: Grade II* Listed Engine Sheds, Stack and Turntable at Par; and Old Roselyon House and The Par Inn, both Grade II Listed structures. Based on their

perceived value and locations relative to the site, these have been treated as a both *Category #1* and *Category #2* assets.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 4 in Appendix 2) are considered here in detail and in summary Table 5. All other Designated Heritage assets can be seen listed and mapped in Figure 11 and Table 3, although they have been scoped out of this assessment due to their neutral relationship to the Site.

- Category #1 assets: the Grade II* Listed Engine Sheds, Stack and Turntable.
- Category #2 assets: the Grade II Listed Old Roselyon House and The Par Inn.
- Category #3 assets: All other assets within 1km of the site as listed in Table 3.

5.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

5.3.1 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

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

What is important and why

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18th and 19th centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.



FIGURE 27: THE GII* LISTED ENGINE SHEDS, VIEWED FROM THE SOUTH.

Asset Name: Engine Sheds, Stack and Turntable	
Parish: St. Blaise	Value: High
Designation: GII*	Distance to Site: c.120m
<p><i>Description:</i> Listing: (List Entry no. 1289905) Railway-engine sheds. Later 1870s, built for the Cornwall Mineral Railway. MATERIALS: red brick walls; some dry slate roofs but most replaced with corrugated asbestos and some are felted, the fanned engine sheds have roofs behind moulded brick parapets and most of the other roofs have moulded brick eaves. PLAN: fan-shaped plan of 9 engine sheds radiating so as to align with turntable, wing behind central part deeper and wider and linked to a long range of sheds at right angles to rear left behind which is a tall stack and a parallel leat. EXTERIOR: mostly single storey but with 2-storey administration block to centre of main workshop range. This central block has a hipped slate roof and a central stack behind a brick parapet with a modillion cornice; pilastered 3-bay front with round-arched keyed window openings and central elliptically-arched doorway. The original 1st-floor windows are horned sashes and there is a sash to each return. The other windows of the whole complex are original iron windows with glazing bars and the bays are divided by pilaster buttresses. Range to left of centre block has segmental arches to 8 windows and 5 doorways. The symmetrical 8-window front on the right has round arches and a central doorway; the windows have fanlight heads. The symmetrical gable end at right angles in front right of this has similar windows including central window within a round-arched recessed panel over segmental-arched doorway; further window to right. The rear ends of the engine houses that are visible each have 2 windows. The fronts of the engine houses have their original large doors with V-jointed boards. Other elevations with similar features and detail to those already described. At rear next to the leat is a tall brick tapered stack with moulded entablature. The turntable in front of the engine sheds is complete and in working order, the line carried on a pair of plated and riveted H-irons. INTERIOR: original iron trusses, those to engine houses carried on iron box girders and iron column stanchions. This complex is a virtually unaltered example of an industrial railway terminus with good attention to architectural detail, one of only 3 planned groups of this type in the country. An account of the railway network is given in Barton. (Barton RM: A History of the Cornish China-Clay Industry: Truro: 1966-: 131 ET. SEQ.)</p>	
<p><i>Supplemental Comments:</i> The site is now of mixed light industrial use, and is surrounded by modern housing and parked cars and stored materials, etc. The buildings are also in a dilapidated and deteriorating condition and several windows have been smashed and parts of the buildings appears not to be in use.</p>	
<p><i>Conservation Value:</i> Listed for its historic value in understanding the railway network, but also as an unusual</p>	

example of its type (one of only three in the country). It was used for industrial purposes (mineral railways). The complex is relatively unaltered and survives amazingly intact.
<i>Authenticity and Integrity:</i> The buildings and structures are largely intact and retain a very industrial and working character and clearly identifiable as being related to Victorian railway infrastructure.
<i>Setting:</i> The asset is located/being used as a business park, the lands immediately adjacent have been developed in the 20 th century for housing, which extends in close proximity to the west and south of the complex.
<i>Contribution of Setting to the Significance of the Asset:</i> Un-intentional. Located for practical reasons, the working character of the setting has been intruded by residential developments to the east. The railway line is key to the setting and understanding of the complex.
<i>Magnitude of Impact and Effect:</i> The Site is located to the north-east, and whilst the flat nature of the landscape means that the location of the site should be broadly visible from the engine shed, it also means that views to/from are currently entirely blocked by tree-line screening of the Sites gardens. Glimpses of the current house, and modern developments behind are possible from the south-east when viewing the engine sheds. There would therefore be a slight change in views of the heritage asset, but these will have negligible effect.
<i>Magnitude of Impact:</i> High value asset + negligible effect = Slight impact
<i>Overall Impact Assessment:</i> Negligible.

5.3.2 GENTRY BUILDINGS

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

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

What is important and why

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



FIGURE 28: OLD ROSELYON, VIEWED FROM DRIVEWAY TO THE NORTH.

Asset Name: Old Roselyon	
<i>Parish:</i> St. Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Site:</i> c.200m
<i>Description:</i> Listing: (List Entry no. 1289904) C18 house. Rubble with granite quoins and windows dressings. 2 storeys. 3 windows, sashes with glazing bars. Wide central doorway, panelled door, plain rectangular fanlight. Slate roof with gable ends.	
<i>Supplemental Comments:</i> The site is now used as a residential care home, divorced from its former land-holding, much of which has been developed into housing in the 20 th and 21 centuries.	
<i>Conservation Value:</i> Listed for its historic value and age. It likely has some communal value due to its use as a care-home.	
<i>Authenticity and Integrity:</i> The buildings and structures appear externally intact but have likely been considerably modified internally. Still readable as a house of minor gentry status, with a very small surviving landscape, heavily intruded upon by modern housing.	
<i>Setting:</i> The asset is located within a modern housing estate, and set low on the slope, and does not have any surviving views towards the proposed site.	
<i>Contribution of Setting to the Significance of the Asset:</i> Built with views and setting in mind, primarily of its former land holding, now all largely developed for housing. The buildings are relatively low and have limited presence in the landscape.	
<i>Magnitude of Impact and Effect:</i> The Site is located to the east of Old Roselyon, and whilst the topography should mean that the location of the site should be broadly visible from the House, it is completely screened in all views by modern housing developments. Old Roselyon is also orientated to face away from the Site, historically having had views to the south and west.	
<i>Magnitude of Impact:</i> Medium value asset + no change = Neutral impact	
Overall Impact Assessment: Neutral	

5.3.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

Clusters of Listed Buildings within villages or hamlets; Conservation Areas

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced the erection of wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine will not prove particularly intrusive.

What is important and why

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



FIGURE 29: THE PAR INN AND ITS IMMEDIATE ROAD-JUNCTION SETTING WITH OTHER 19TH CENTURY BUILDINGS, VIEWED FROM THE EAST.

Asset Name: The Par Inn	
<i>Parish:</i> St. Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Site:</i> c.350m
<p><i>Description:</i> Listing: (List Entry no. 1379514) Public house. Early C19. Granite rubble with granite dressings including sills; bitumen-grouted rag slate hipped roof with axial brick stack towards left and end stack on the right; cast-iron ogee gutters. Double-depth plan. EXTERIOR: 2 storeys; 3-window range with original 16-pane hornless sashes except that glazing bars have been removed from the sashes flanking the doorway to ground-floor centre and right; original 4-panel door. Left-hand return has tall stair window with margin panes and a 12-pane sash on its left. Right-hand return has original sashes. INTERIOR has no original features in the bar area, otherwise not inspected.</p>	
<p><i>Supplemental Comments:</i> The site is still a public house and is located on a busy road junction. It appears likely to have been a purpose-built public house/coaching Inn.</p>	
<p><i>Conservation Value:</i> Listed for its aesthetic and historic, located to exploit the busy transport infrastructure of Par.</p>	
<p><i>Authenticity and Integrity:</i> External appearance is very authentic, although seemingly altered internally.</p>	
<p><i>Setting:</i> The asset is located on a busy road junction, and crossing point of the railway line.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> Un-intentional. Located for practical reasons, the working character of the setting has been intruded by residential developments to the east. The railway line and roads are key to the setting and understanding of the building.</p>	
<p><i>Magnitude of Impact and Effect:</i> The Site is located to the north-east, and whilst the flat nature of the landscape means that the location of the site is visible from the front elevation of the pub. These views to/from are currently almost entirely blocked by tree screening of the Sites gardens, although the present house and some of the modern housing behind are visible in glimpses. Views of the Par Inn and its setting will not be impacted by the proposed development.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + negligible effect = Neutral impact</p>	
<p><i>Overall Impact Assessment:</i> Neutral</p>	

5.3.4 AGGREGATE IMPACT

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

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible**.

5.3.5 CUMULATIVE IMPACT

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

The Setting of Heritage Assets 2011a, 25

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

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. There has been extensive modern housing constructed to the west of the site in the later 20th and early 21st century and with this in mind, an assessment of **negligible to negative/minor** is appropriate.

TABLE 4: SUMMARY OF IMPACTS

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Engine Sheds, Stack & Turntable	GII*	c.120m	High	Negligible/minor	Slight	Negligible
Old Roselyon	GII	c.200m	Medium	No Change	Neutral/slight	Neutral
The Par Inn	GII	c.350m	Medium	Negligible	Neutral/slight	Neutral
Church of St Blaize	II*		High	Negligible	Slight	Neutral
Churchyard Wall and Gateway	II		Medium	No Change	Neutral	Neutral
2, Station Road	II		Medium	No Change	Neutral	Neutral
St Blazey Foundry	II		Medium	No Change	Neutral	Neutral
The Cornish Arms Inn	II		Medium	No Change	Neutral	Neutral
8 And 10, Fore Street	II		Medium	No Change	Neutral	Neutral
The Vicarage	II		Medium	No Change	Neutral	Neutral
The Old Market House	II		Medium	No Change	Neutral	Neutral
Guide Post at SS 0753 5485	II		Medium	No Change	Neutral	Neutral
Guide Post at T Junction With Driving Lane	II		Medium	No Change	Neutral	Neutral
Former Count House at Former Par Consols Mine	II		Medium	No Change	Neutral	Neutral
Milestone at Milestone Cottage, St Blazey Gate	II		Medium	No Change	Neutral	Neutral
Par Signal Box	II		Medium	No Change	Neutral	Neutral
St Blazey War Memorial	II		Medium	No Change	Neutral	Neutral
Tywardreath Conservation Area	CA	c.950m	High	No Change	Neutral	Neutral
Landscape Character						

Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible to Negative/Minor

6.0 PROPOSALS

6.1 PROPOSALS

The proposals intend to clear the application site of all standing structures, demolishing all the historic buildings, including Roselyon House and to build a series (22) 3 and 4 bed homes on the site. The engine house and associated ruins and potential shaft are not to be included in the proposed development area and would be left untouched. The arboreal character landscaped gardens/grounds of the pocket estate are at present expected to be substantially retained, carefully situating the homes in and amongst the trees and meadow areas (see Figure 30).

The intention of a house, such as this, set within a garden of this period, is that the house and garden work symbiotically as entertaining spaces and as complimentary design elements. Any proposed new buildings must assume the role of the current (to be demolished) house as eye-catchers (therefore visible and distinctive) amongst the wooded glades. For this they must be complimentary to the character of the gardens' polite Gentry spaces and both density of housing and placement will be important design considerations, which could significantly affect the level of impact on the historic garden landscape. Faux rustic, woodland or barn-like structures are just not appropriate on this Site. Modern formal, upscale design which creates vistas and is sited to maximise the character of the gardens would be preferred.

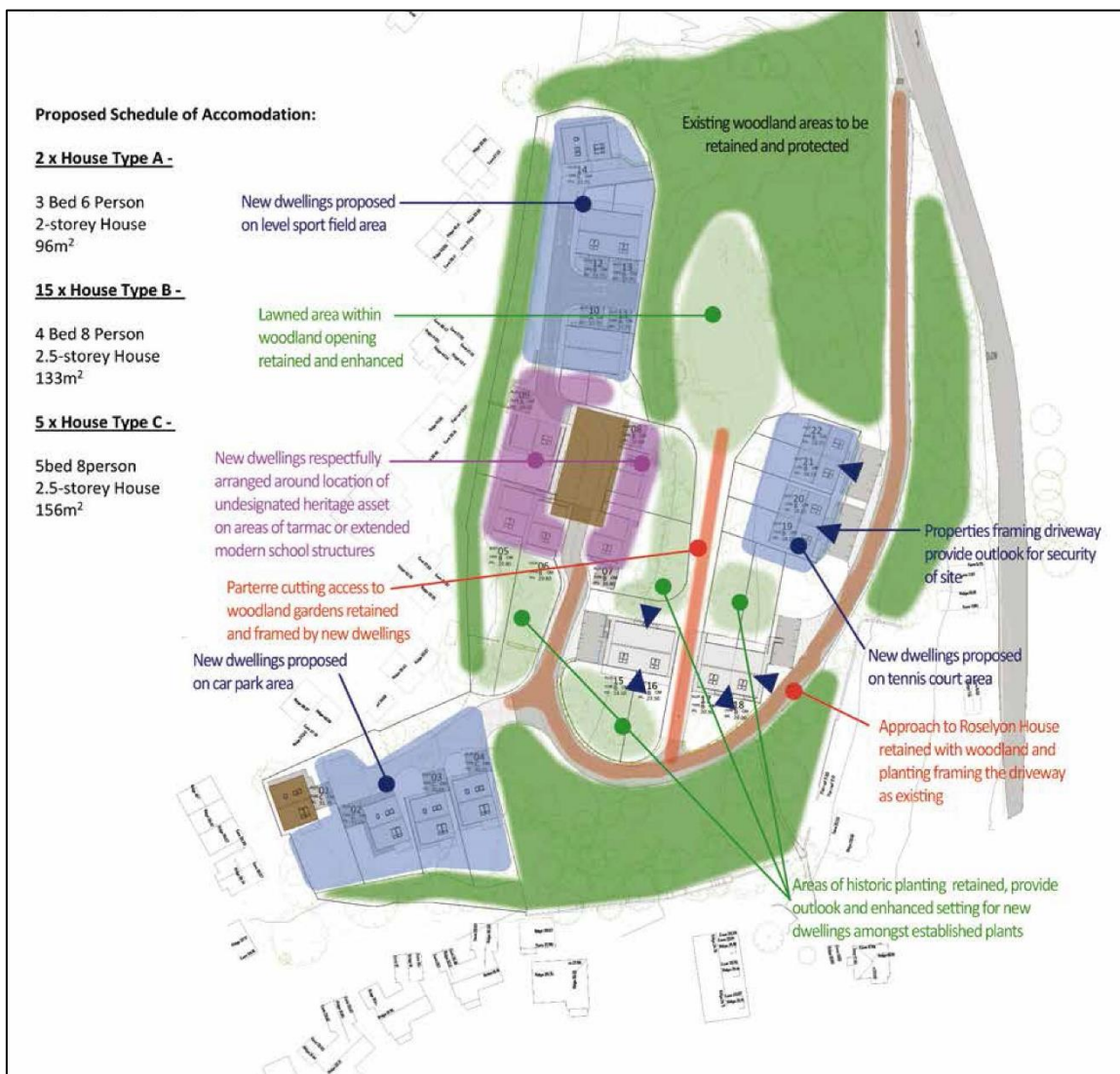


FIGURE 30: ANNOTATED SITE PLAN SHOWING THE CONSIDERED DESIGN (FROM CAD ARCHITECTS).

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 SUMMARY

Roselyon is undoubtedly an undesignated local heritage asset, surprisingly authentic and little altered despite its former school function; the building however has some significant structural issues, such as water ingress, due to a lack of recent maintenance and has been a target of anti-social behaviour leading to loss or damage of a number of important historic features; the house has now been boarded up for its protection.

The house has notable aesthetic value, being of pleasing external and decorative internal appearance. This was a building intended to impress and beneficially represent particularly the owners of the early building, most likely Major John Polkinghorne. It is also of limited but recognisable architectural value, quite a fine and elaborate example of type and clearly no expense was spared on its interior.

The building has a more involved developmental history than its initial external appearance may indicate. To the south is a simple rectangular block, with a long narrow north-east extension, noted on the 1880s 1st edition OS mapping. This building was further extended and aggrandised, likely by Major Polkinghorne. There are boarded doors and blocked fireplaces, as well as many existing features. The layout evidences odd areas like parallel corridors, indicating a detailed study could gather more information on the structural phasing of the building and its potential early layout and form and function, possibly associated with regionally important mining, perhaps first a mine captains house or offices for the nearby mine.

The garden at Roselyon is significant in its own right; as well as providing a setting for the house, much of the major planting appears to survive and it is a little altered snapshot of a late Victorian landscape scheme for a middle status site. These Gentry, middle status sites are often swept away, the buildings more usable as B & Bs, Boutique hotels or in this case a school. Cornwall is known, particularly in this area, for its Victorian country-house gardens with nearby sites such as Heligan famed internationally. This smaller site therefore fits into an important local regional pattern which very much forms part of the regional Cornish cultural-historical identity.

The character of the gardens is polite and intentionally arboreal and enclosed; designed to create both aural and visual screening from the busy mineral freight railway below. It is clear the gardens were further entertainment space, intended to be accessed from the house's reception rooms. Walkways and steps appear to respect the drawing room and dining rooms of the house, which have garden doors; levelled areas such as the parterre were obviously created for ease of access on an otherwise steeply sloping site. A few pieces of stone statuary seem to have been left in the gardens, now toppled.

The walkover confirmed the presence of standing 19th century mining buildings and at least two old shafts on the site. The wooded grounds and some extant trees were evidently used to screen the engine house and mine to the north and north-east with a large bund of spoil, presumably from the terracing and landscaping, shrouding much of the lower levels of the engine house. This has been so successful that previous surveys have recorded this structure as demolished.

The site is very well screened by a combination of topography and mature garden planting, and as such it is unlikely that the proposed development would unduly impact upon any nearby designated heritage assets.

7.2 SUMMARY OF IMPACTS

7.2.1 DEMOLITION OF THE HOUSE

The demolition of the building is inherently negative from a heritage perspective and is of course **permanent and irreversible** to this asset, classed as an undesignated heritage asset, with local to regional significance. The loss of the building would significantly reduce the significance of the Site which currently consists of the house within its original garden setting. **Major/adverse** impact upon a moderate valued asset, and therefore be considered to have **Moderate or Large** effect.

The building is a particularly good example of type with a high level of authenticity and survival but is not considered likely to be rare enough, sufficiently historic in date, or associated with significant named individuals to List for protection. Further study of the structure and associated archaeological/building recording could be valuable to the wider Cornwall building record and considered as a limited public benefit, partially offsetting the proposed demolition. Further documentary research, particularly into Major John Polkinghorne, could reveal more about the influences on the design and whether any significant persons were involved with the construction and evolution of this property. This could consequently be offered as a mitigation measure of its removal and as a condition of works. Survival via digital record and the opportunity to understand and record a building of this last late phase of the industrial landscape, now a diminishing resource class, may be considered to somewhat reduce the harm of demolishing the building in its entirety.

7.2.2 DEVELOPING THE GARDENS

The full retention and restoration of the character and planting of the gardens; ensuring the presence of a pocket landscape in this location and the important juxtaposition of that with the earlier mining and largely lost former wider Old Roselyon landscape, as well as the railway, will inform on the narrative of the immediate area. The gardens and house are so symbiotic that should permission be granted for the house to be demolished; the garden *must be retained*, in order for the 'ghost' footprint of the estate to survive and be readable in the landscape. Considering the proposed demolition of the house is inherently negative., retaining the character of its former pocket landscape becomes more important. In contrast if the house was to be retained and restored, then there would likely be a greater flexibility within developing and altering the gardens more substantively, as the pocket estate would also be reflected in this way. **Major/adverse** impact upon a moderate valued asset, and therefore be considered to have **Moderate or Large** effect.

In developing the gardens, the character and appearance of any houses to be built here will be a very important aspect, which can mitigate and facilitate the whole scheme. It is vital that the polite picturesque elements of "conceal and reveal" are maintained; the density of dwellings to be permitted on the site and their placement are crucial to the potential impact on the garden landscape and should be carefully considered. In this garden the house itself is an eye catcher in its own landscape. Influences from the house, potentially such as rendered elevations (clean lines, visible elevations which stand out from the foliage at key locations across the gardens), creating new reveal and conceal opportunities as people move through the new development, need to be considered. Shapes which can be included in planting or design, such as the quatrefoils could provide opportunities to enhance and contribute to the gardens and will again reference the design of the house.

7.2.3 THE ENGINE SHED RUINS

The proposed developments whilst they will change the setting of these ruins, will have not have any impact upon their physical remains. If anything the proposed development presents an opportunity to clear fallen trees and masonry and stabilise these ruins as a positive offset. **Moderate/beneficial** impact on medium value asset group, therefore a **slight positive** effect.

7.2.4 OTHER BUILDINGS

All other buildings on the site are proposed for demolition, but with the exception of the much-altered carriage house (low value), these structures are considered to have no value, except in presenting the narrative of the Site's development. **Major/adverse** impact upon a low to negligible value asset group and therefore considered to have a **slight** effect.

7.2.5 BELOW GROUND ARCHAEOLOGY

The site has been so heavily landscaped in the 19th century, that it is likely that only archaeological deposits associated with structures currently extant on site, i.e., post-medieval mining and the current house and gardens are likely to survive below ground. The site is positioned on an east facing terrace immediately above the river valley, which has likely been farmed and utilised since prehistoric times, however little evidence of this has been identified in the immediate area and the archaeological potential is overall considered to be **low**.

7.2.6 NEARBY HERITAGE ASSETS

The site is located at a reasonable distance from most designated heritage assets, and for those in closest proximity there are a number of screening elements, mostly modern housing which limit views of the Site. Overall the indirect impact of the proposed on designated heritage assets within this landscape is **Negligible to No/Change** and therefore is considered to have a **Neutral or Slight** effect.

7.3 RECOMMENDATIONS

The loss of any heritage asset, in particular one of high authenticity and integrity which is of aesthetic and historical value and contributes to the story of the development of the mineral extractive industries within this region is inherently harmful. The current condition of Roselyon does not preclude its sympathetic restoration as either one large property or subdivision into small properties or flats, each retaining its historic character and providing a context for its landscaped gardens.

The proposals for the site are low density, located in and amongst the extant trees and planting, expected to be constructed to a high upscale character to reference and respect the polite pocket estate character of the site.

It is considered that if the demolition of the house is permitted, a programme of conditioned building recording could ensure further detailed information about the construction and development of Roselyon. As part of the above works which could be conditioned as part of the planning process, the demolition could also be subject to archaeological monitoring to further enhance this record.

8.0 BIBLIOGRAPHY

Published Sources:

- Chartered Institute of Field Archaeologists** 2014 revised 2017 and 2020: *Standard and Guidance for Historic Environment Desk-based Assessment*.
- Chartered Institute for Archaeologists** 2014b revised 2020: *Standard and Guidance for Archaeological Geophysical Survey*.
- English Heritage** 2008a: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- English Heritage** 2017: *Understanding Place: historic area assessments in a planning and development context*.
- Historic England** 2017: *The Setting of Heritage Assets (2nd Edition)*
- Historic Scotland** 2016 updated 2020: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. International Council on Monuments and Sites.
- Field, J.** 1989: *English Field Names: A Dictionary*. Alan Sutton: Gloucester
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Lysons, D. & Lysons, S.** 1814: *Magna Britannia: Volume 3, Cornwall*. T. Cadell & W. Davies, London.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.

Websites:

- BGS British Geological Survey** 2021: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Design Manual for Roads and Bridges (DMRB)** 2020 : LA 104 Environmental Assessment and Monitoring <https://www.standardsforhighways.co.uk/dmrbs/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a>
- Environment Agency** 2021: *LiDAR, Digital Surface Model*.
<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>
- History of Parliament Online** 2021: *Shadrack Vincent*
<https://www.historyofparliamentonline.org/volume/1690-1715/member/vincent-shadrack-1643-1700>
- Rogers Family Tree** 2021: *Will of John Rogers*
<http://freepages.rootsweb.com/~peterscornishfamily/genealogy/Wills/Will%20of%20John%20Rogers%201860.htm>
- The Genealogist** 2021: Census and tithe maps (from PRO) <https://www.thegenealogist.co.uk/>

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets 2ND Edition* (GPA3 Historic England 2017), used in conjunction with the ICOMOS (2011) and DoT (DMRB LA 104 2020) guidance. This Appendix contains details of the methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012 revised 2021). The relevant guidance is reproduced below:

Paragraph 194

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195

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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied

as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent.

Registered Parks and Gardens

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

Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N).

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

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

Historical Value

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

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

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

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

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a

church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Aesthetic Value

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

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

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually has their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. ‘The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful’. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/created and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever,

however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2017) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2017):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.

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

Landscape Context

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

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

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

Views

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

(i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

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

The Setting of Heritage Assets (2017, 11) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 6), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 6 (below).

Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and

operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings. This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 5-7), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 8). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2017, 7).

TABLE 6: MAGNITUDE OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.

No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.
-----------	---

TABLE 7: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104; ICOMOS 2011, 9-10).

		Magnitude of Impact (degree of change)				
		No Change	Negligible	Minor	Moderate	Major
Environmental Value (Sensitivity)	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

TABLE 8: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 9: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eye-catchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

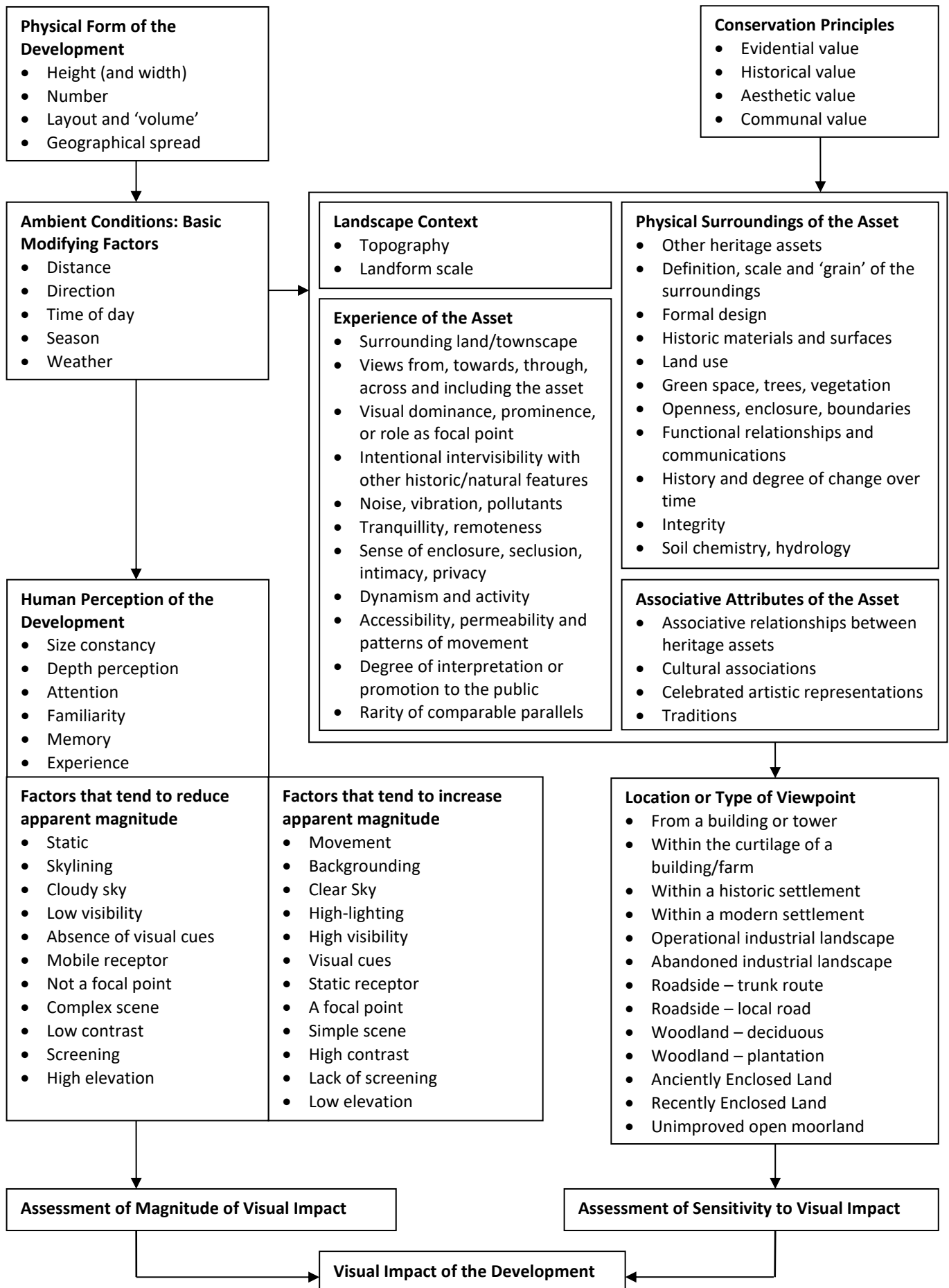


TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC RECORD



1. THE PARTERRE, RUNNING NORTH, LINKING THE TWO GLADES; FROM THE SOUTH.



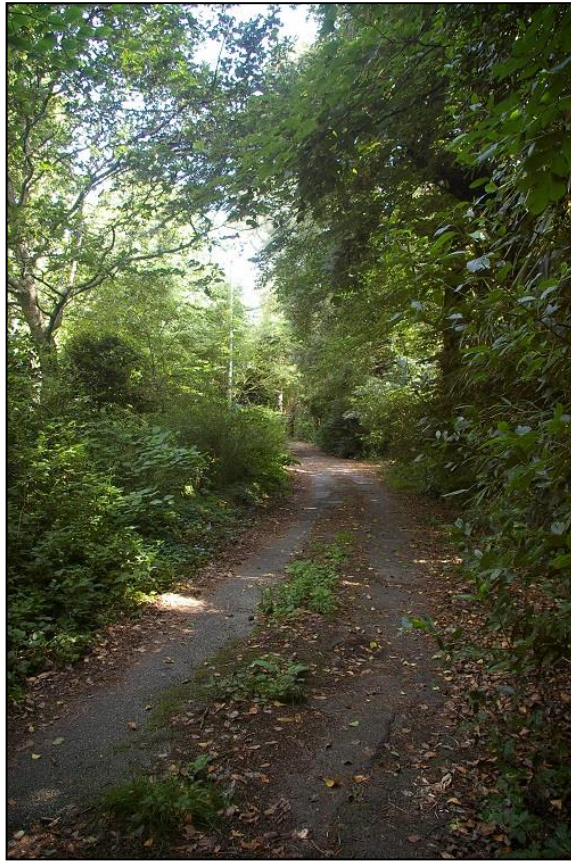
2. HISTORIC PLANTING, CLEARLY CAREFULLY SITUATED TREES AND SHRUBS, AS WELL AS FALLEN STATUARY; FROM THE WEST.



3. THE CLEARED NORTH-EASTERN GLADE IN THE GARDENS; FROM THE NORTH.



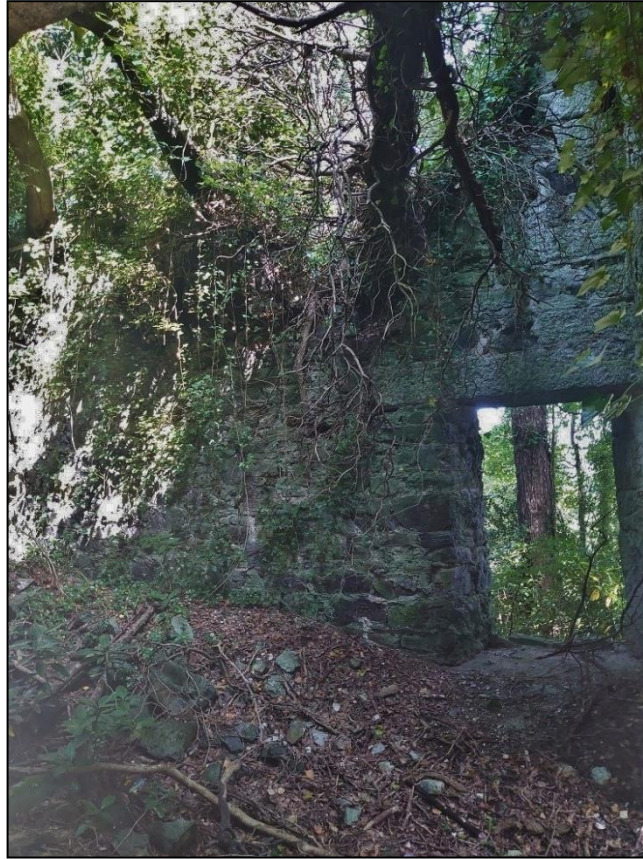
4. THE CLEARED WOODED SLOPES ABOVE THE ENTRANCE DRIVE; FROM THE SOUTH-WEST.



5. THE ENCLOSED DRIVEWAY, WITH MATURE SHRUBBERY; FROM THE SOUTH.



6. THE NORTH RECTANGULAR LAWN; FROM THE SOUTH.



7. THE INTERIOR OF THE ENGINE HOUSE, SHOWING IT IN STANDING FORM BUT DAMAGED BY RECENT TREE FALLS; FROM THE SOUTH-EAST.



8. VIEW ACROSS ONE OF THE GLADES, FRAMED BY MATURE TREES; FROM THE SOUTH-WEST.



9. VIEW OUT OF THE SITE FROM THE TOP SOUTH-WEST CORNER SHOWING HOW HEAVILY DEVELOPED THE LANDSCAPE NOW IS WITH MODERN HOUSING; FROM THE NORTH.



10. THE EDWARDIAN OUTBUILDING TO THE SOUTH-WEST OF THE SITE, SHOWING ITS FRAGMENTED SETTING, ENCLOSED BY MODERN HOUSING; FROM THE SOUTH.



11. ONE OF THE SINGLE STOREY MODERN CLASSROOM BLOCKS; FROM THE SOUTH-EAST.



12. THE WOODEN TEMPORARY CLASSROOM TO THE WEST OF THE HOUSE; FROM THE SOUTH-EAST.



13. THE SETTING OF THE HOUSE TO THE REAR, WITH ONE OF THE OTHER TEMPORARY CLASSROOM BLOCKS AND BURNT FORMER GYMNASIUM; FROM THE NORTH.



14. THE WEST ELEVATION OF THE HOUSE AND REAR SERVICE WING; FROM THE NORTH-NORTH-WEST.



15. THE WALL LINKING THE TWO SERVICE WINGS, WITH ARCHED DOORWAY; FROM THE NORTH-WEST.



16. THE NORTH-EAST WING, WHICH HAS BEEN THOROUGHLY MODERNISED, THE EAST ELEVATION; FROM THE SOUTH-EAST.



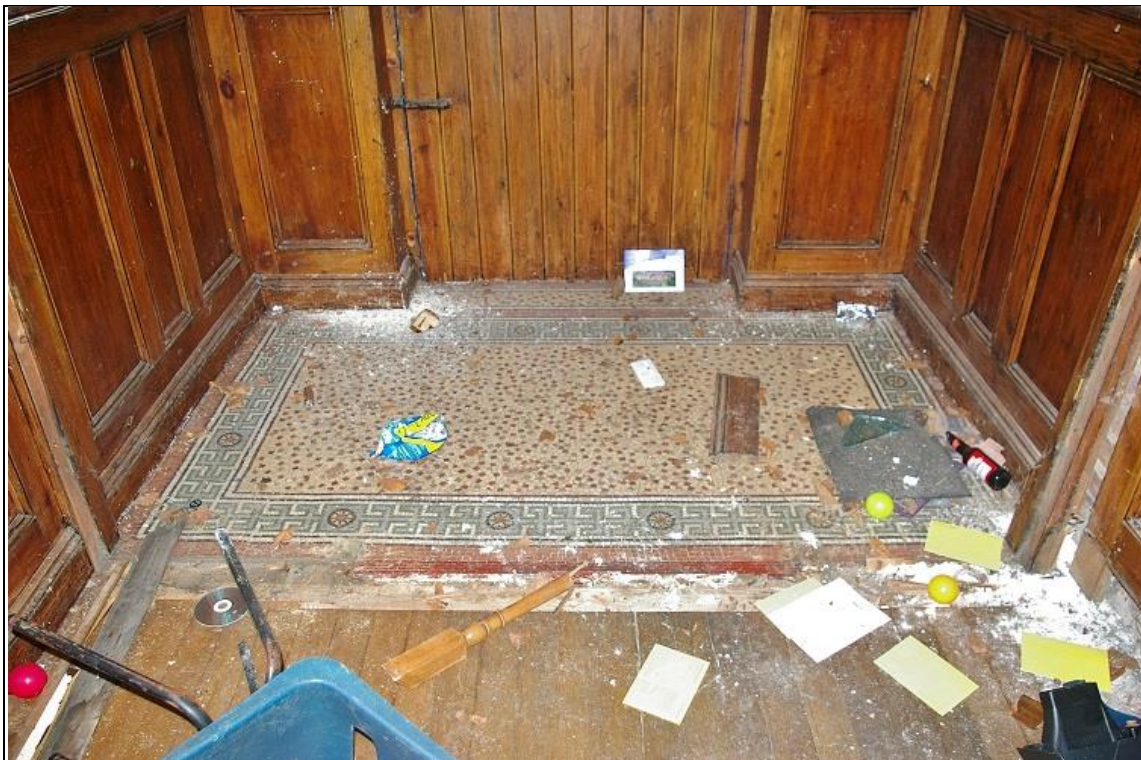
17. THE EAST ELEVATION OF THE HOUSE, SHOWING THE PROJECTING BAY SERVING THE FORMAL ENTERTAINING ROOM AND TERRACE AREA; FROM THE NORTH.



18. THE EAST 'GARDEN FRONT' OF THE TOWN; FROM THE SOUTH.



19. THE GRANITE DECORATIVE PORCH; FROM THE SOUTH-EAST.



20. THE MOSAIC FLOOR IN THE ENTRYWAY; FROM THE NORTH.



21. THE LARGE ENTERTAINING ROOM; FROM THE SOUTH-WEST.



22. THE SERVICE STAIR; FROM THE EAST.



23. ONE OF THE CHANGING ROOMS IN THE NORTH-EAST RANGE; FROM THE SOUTH-WEST.



24. THE REAR PARLOUR WITH FINE SURVIVING FIREPLACE; FROM THE SOUTH-EAST.



25. THE FIRST FLOOR LANDING WITH FIRE ESCAPE LOBBY BUILT ACROSS THE STAIRS; FROM THE EAST-NORTH-EAST.



26. THE REAR ROOM OFF THE LANDING, WITH GOOD EARLY CERAMIC TILE SCHEME, POTENTIALLY AN EDWARDIAN BATHROOM; FROM THE SOUTH-WEST.



27. ONE OF THE LARGE FIRST FLOOR BEDROOMS, USED AS CLASSROOMS; FROM THE NORTH-WEST.



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555

01872 223164

MAIL@SWARCH.NET