

**PINE TREES
TRESCOWE ROAD
GOLDSITHNEY
CORNWALL**

Results of a Heritage Assessment



South West Archaeology Ltd. report no. 220525



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Pine Trees, Trescowe Road, Goldsithney, Cornwall

Results of a Heritage Assessment

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Work undertaken by SWARCH for a private client (The Client)

SUMMARY

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake a heritage assessment at Pine Trees, Trescowe Road, Goldsithney, Cornwall in advance of an application to demolish the house and outbuildings and replace with a new dwelling. The site sits within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) which forms part of unit A3i: Tregonning and Gwinear Mining District.

Pine Trees is present on the tithe map and has been modified and expanded in the later 19th /20th centuries with extensions appearing on the first and second edition OS maps. The building is of post-medieval probably (late 18th or early 19th century) date built, along with some nearby properties on the edge of large medieval waste/ common grounds.

The core of the house of traditional in materials and form, being cob and of the local Cornish vernacular style. It has been assessed as of generally low heritage value, but should be considered as a undesignated heritage asset. The Site was once a miners small holding, and it therefore reflects one of the key seven attributes of the OUV of the WHS. The property is now in poor condition, having received several phases of inappropriate and unsympathetic work in the 20th century. It is now proposed for demolition, this equates to the total loss of the heritage asset.

*Pine Trees is an undesignated heritage asset, and the negative impact of demolition results in a **slight** overall impact, due to the low value of the asset. However, considering the technical effects of the removal of a building, which is part of one on a key attribute of the WHS (i.e., a smallholding) this should be considered a **minor to moderate** impact, and as such the total loss of this structure, which is likely inevitable given its structural failings, should be offset, but cannot be compensated by, additional recording of the structures that remain on Site as part of any planning conditions.*



May 2022

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ACKNOWLEDGMENTS

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1.0 INTRODUCTION

LOCATION: PINE TREES, TRESCOWE ROAD, GOLDSITHNEY
PARISH: PERRANUTHNOE
COUNTY: CORNWALL
CENTROID NGR: SW 55663 30612
PLANNING REF: PRE-APPLICATION
SWARCH REF: GPT22
OASIS REF: SOUTHWES1-506980

PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake a heritage assessment at Pine Trees, Trescowe Road, Goldsithney, Cornwall in advance of an application to demolish the house and outbuildings and replace with a new dwelling. The site sits within the Cornwall and West Devon Mining Landscape *World Heritage Site* (WHS) which forms part of unit A3i: *Tregonning and Gwinear Mining District*.

TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Pine Trees is located to the east of Goldsithney, sitting within the hamlet of Perran Downs. The site comprises a house (B1) and associated outbuilding (B2), and sits south along Trescowe Road. The plot sits within the Tregonning and Gwinear Mining District within south-west Cornwall, the largest of the ten designated areas, that includes a diverse, rural landscape known for its tin and copper mines. The site at Pine Trees lies at an altitude of approximately 88m AOD. The soils of the site are the well-drained fine, loamy soils over deeply weathered rocks of the Trusham association (SSEW 1983), overlying the Mylor Slate Formation – Hornfelses Slate and Hornfelses Siltstone (BGS 2022).

HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

Perran Downs falls within the parish of Perranuthnoe, that exists within the deanery and west division of the hundred of Penwith (Lysons 1814). The parish is bounded to the north-west by St Hilarys, and the parish principle village was known to be Goldsithney. The manor of Perran-Uthnoe was owned by the Whalesborowes family, which then passed by marriage to Sir John Treveleyan Bart, who also came to own the manor of Goldsithney, which previously belonged to the priory of St Michaels Mount. At the time Lyson's records the parish, many of the farmsteads were sold off to their occupiers. At the time of the Domesday survey, Perranuthnoe would have been within the hundred of Connerton, which included several large manors; the small Trescowe to the east, Gurlyn to the north-east, Perranuthnoe to the south-south-west and Truthwall (Tregurtha) to the north-west. The place name of Goldsithney (*Pleyn-goyl-sithny* in 1399; *Goylsithney* in 1403) means 'fair of St Sithney', from the Cornish *gol* meaning 'fair' and the saints name. A fair was granted to Goldsithney sometime before 1284 (Watts 2004). A settlement at Nanturras was first recorded in 1400 as *Nansturant* (MCO15868) and is derived from the Cornish *nans* meaning 'valley' and possibly a personal name or; the Old English *thyrre* meaning 'dry', *rand* meaning 'bank' relating to a boundary or topographic feature, or a form of *an* meaning 'solitary'. The location of both settlements often cross over, as is the case with the later post-medieval mapping. The discovery of minerals within this landscape, led to significant changes in growth and development with the later medieval period; tin and copper was known to have been mined extensively within the area.

The Cornwall and Scilly Historic Landscape Characterisation (HLC) for this area records it as *20th century settlement: Settled areas from larger farming settlements upwards*, whilst also bordering

on land classified as *medieval lands*, described as the *agricultural heartland* and *post-medieval enclosed land that was enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground or Medieval Commons*.

No archaeological work is documented in the vicinity of the site on the Cornwall and Scilly Historic Environment Record. However, a series of works has been undertaken nearby St Hilary, and at land at Nanturras, including several geophysical surveys conducted by SWARCH not yet updated to the HER.

METHODOLOGY

The heritage assessment was undertaken by Amelia Allen ACIfA in May 2022. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014), Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016), *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), *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013) and ICOMOS (2011) guidance. Detailed methodology for the assessment of significance and impact can be found in appendix 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.

ICOMOS 2011 GUIDANCE FOR WHS IMPACT ASSESSMENTS

World Heritage properties need to be seen as single entities that manifest OUV. Their OUV is reflected in a range of attributes, and in order to sustain OUV it is those attributes that need to be

protected. Thus the HIA process needs to consider the impact of any proposed project or change on those attributes, both individually and collectively, rather than on a standard range of receptors.

The development of Statements of OUV (SoOUV) for all World Heritage properties, a requirement set out in the Operational Guidelines for the implementation of the World Heritage Convention (UNESCO, 2008) paragraph 154-5, should assist through setting out clearly the attributes that reflect OUV and the links between them. The examination of integrity and authenticity is also a useful starting point.

In terms of assessing the effect of any impact on OUV, concepts such as 'limits of acceptable change' and 'absorption capacity' are being discussed, although there is no consensus yet on the usefulness of these concepts, or on how to operationalise them. There is also no consensus on how to revive heritage value that has been eroded.

LOCAL POLICY

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

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;*
- take opportunities to better reveal their significance;*
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- protect the historic maritime environment, including the significant ports, harbours and quays.*

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

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.

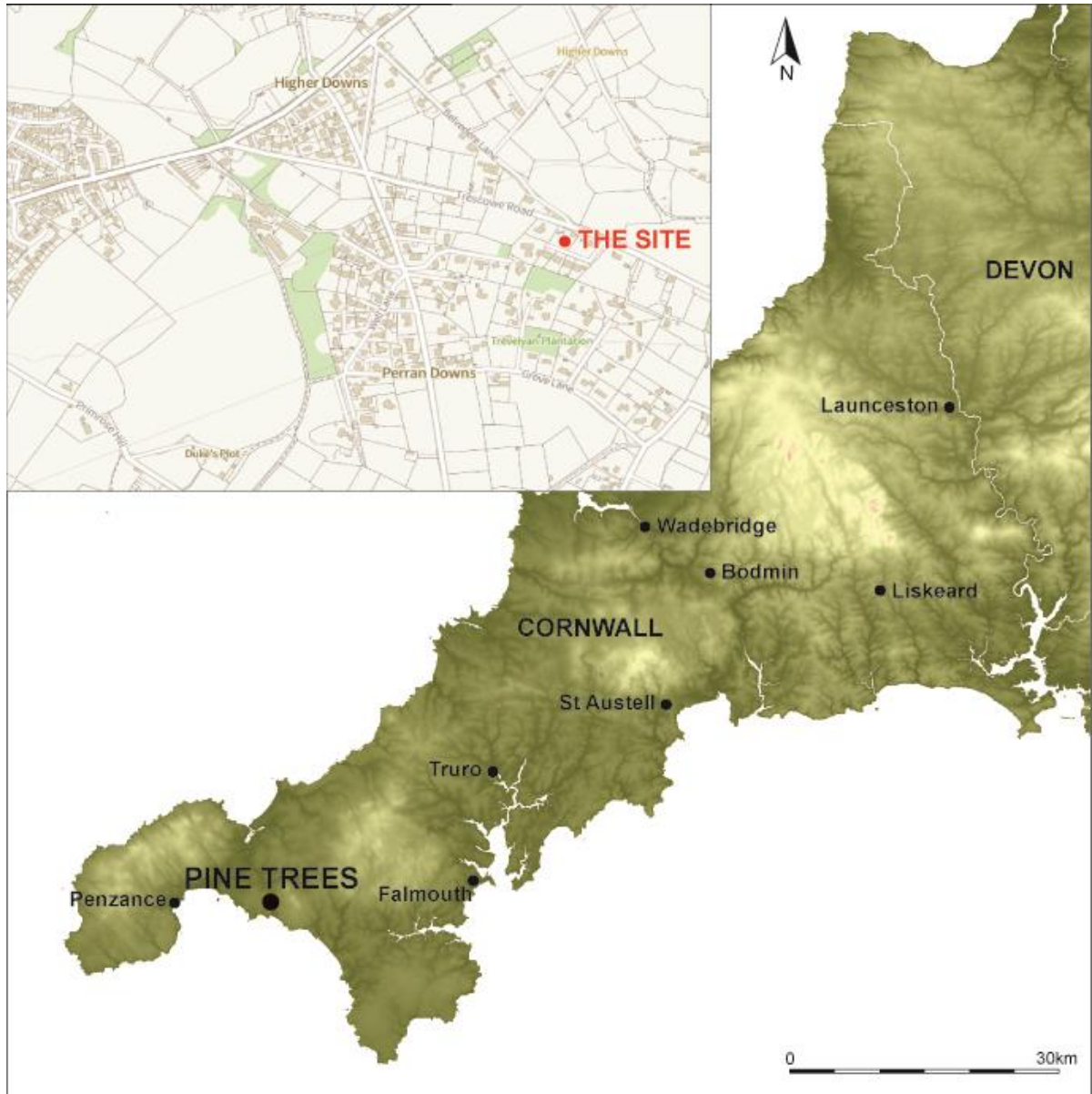


FIGURE 1: SITE LOCATION, THE SITE IS INDICATED.

2.0 DESK-BASED ASSESSMENT

DOCUMENTARY HISTORY

The current property at Pine Trees is not listed, nor is it listed on the Cornwall Council HER. The property sits along Trescowe Road, connecting the manor of Trescowe to its neighbouring manors and villages – the road is known to exist pre-19th century. The area to the south of the site, known as *Perran Downs*, is a recorded location of extensive mining activity. Hamilton (1868; *The National Gazetteer of Great Britain and Ireland*) identified the area as St Perran's, known at that time for mining tin. The area also becomes known as the East Trevelyan Mine, and Nanturras Mine, with several listed shafts on later mapping. It also comes under an area labelled the Trevelyan Plantation, a section of land owned by the Trevelyan family that likely replaced a former abandoned mining landscape into a designed woodland area, and the name Pine Trees indicates the property may have been resettled in the 19th- early 20th century, with its name reflecting the neighbouring plantation.

Whilst the house address is not explicitly mentioned within the available census documents, other details suggest the properties along Trescowe Road housed several mining labourers and their families, being in such close proximity to several mines within the wider area, it is plausible Pine Trees was therefore a former miners small holding. The tithe apportionment lists the plot of land as being occupied by a *Humphry King*, who in the 1841 census is listed as a Copper and Tin miner, living with his large family. His sons are also listed as miners, including 11-year-old William King. Humphrey and his family continue to appear on later census records, and his eldest son moves to an address at Goldsithney in 1861, until he moves away to Cambourne with his growing family in 1871, suggesting the decline of mining works within the area, as he is still recorded as a Tin and Copper Miner. The younger son William King is listed at an address at Perran Downs in 1881 with his family, and he is listed as a Tin and Copper Miner, it is possible that he may have still been resident at Pine Trees.

No further available information can be found for the specific address, aside from late post-medieval mapping, which will be discussed in the following section. Documents on the Perran Downs mines seems limited within the Kresen Kernow Archives, however there are several documents pertaining to the Trevelyan Mine.

CARTOGRAPHIC SOURCES

The 1841 Tithe map for Perran-Uthoue (Figure 4) illustrates a building within the location of the modern Pine Trees property, within plot number 93, where it is listed as *houses, homestead and gardens*. This plot is known to be owned by the Lady Carrington and occupied by Humphry King (as discussed above). The property boundary extends from the roadside to the south, amongst smaller divided fields to the east and west. Plot 93 seems to be slightly divided into three smaller plots using faint lines, suggesting small fences may have divided the plot. The house sits as a small, square block on an east-west alignment, with a projection to the west end. According to the Tithe Apportionment (see Table 1 below) Humphrey occupies four smaller fields to the east and west of the property plot, which looks to have been sub-divided from earlier common grounds. Plots 95 and 97 to the east appear to be similar small holdings, and contain buildings, and given the layout of the field pattern appear to be part of the same common land intake as Pine Trees. To the south of the Site, is a larger plot (109) illustrated as a plantation, which includes a faint division and plot 110 – occupied by Perran Downs Mine Adventurers and listed as *mine, buildings and ground destroyed by mining*.

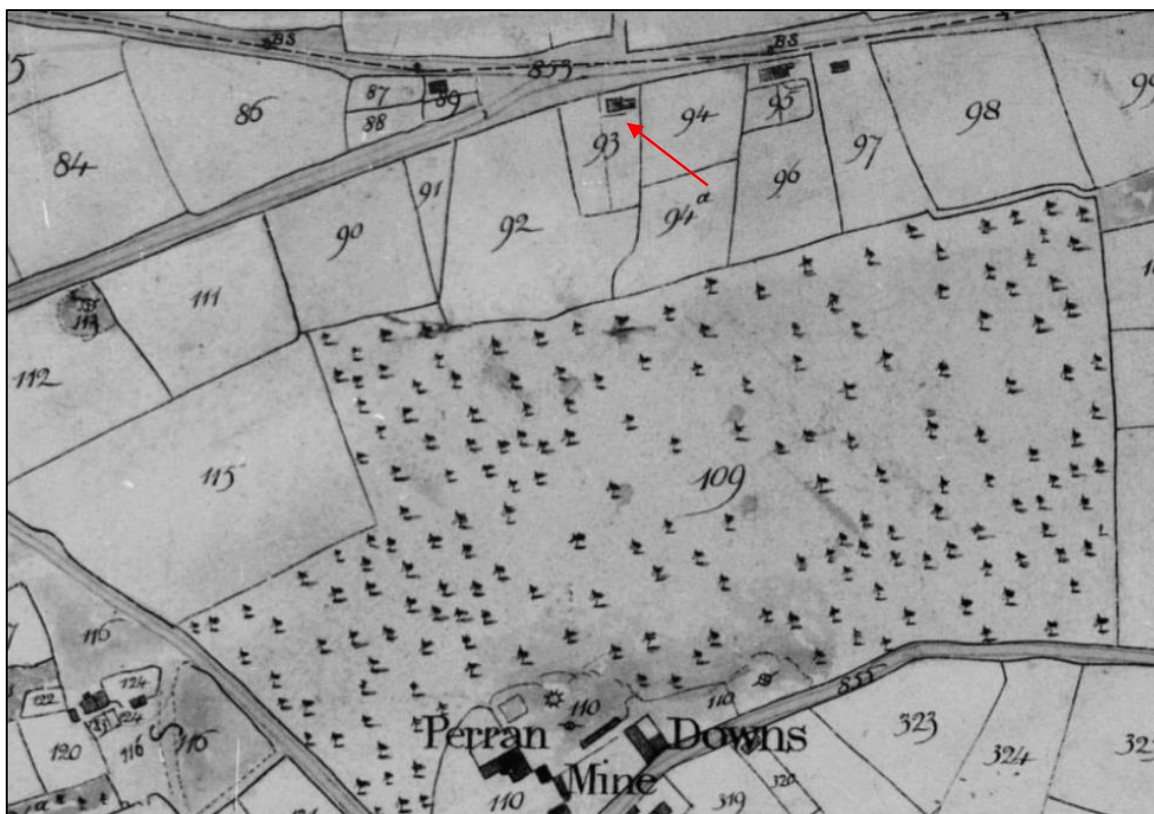


FIGURE 2: EXTRACT FROM THE 1841 TITHE MAP OF PERRAN-UTHOU, PINE TREES IS INDICATED IN RED. SOURCE: THE GENEALOGIST.

TABLE 1: EXTRACT FROM THE 1841 TITHE APPORTIONMENT FOR ST BREOCK. THE SITE PLOT IS SHADED GREEN.

Plot	Landowner	Landowner Lesse	Occupier	Plot Name
90	Lady Carrington	James Busso	James Busso	Enclosure from the downs
91				Three-cornerd Slip
92		Humphry King	Humphry King	Enclosure from the Commons
93				Houses, Homestead and Gardens
94				Small Meadow
94a				Small Meadow
95		Joseph Semmens	Joseph Semmens	House, Homestead and Gardens
96				Enclosure from the downs
97		John Hunkin	John Hunkin	House, Homestead and Gardens
115		Benjamin Gundry	Benjamin Gundry	Enclosed from the Downs
109	Lady Carrington	Lady Carrington	Part of Perranuthnoe Downs	
110	Lady Carrington	Perran Downs Mine Adventurers	Mine, buildings and grounds destroyed by mining	

The First Edition OS map shows the Site with some additional small details, including defined boundaries which subdivided the plot on the tithe map have been illustrated with tress. The site has a defined access point from the road to the north and the house includes a small outhouse to the west end, with an extended porch/ outbuilding on the entrance. The mining plots to the south of the property are listed under an area recorded as *Trevelyan Plantation*, and *East Trevelyan Mine (Tin and Copper, disused)* with several recorded shafts within the area including Great Burrow Shaft (which likely destroyed a prehistoric barrow), Richard's Shaft and Watson's Shaft. Trevelyan Mine is also listed just west of this and is recorded as a disused tin mine, suggesting the mining landscape in this area had been largely abandoned by this date.

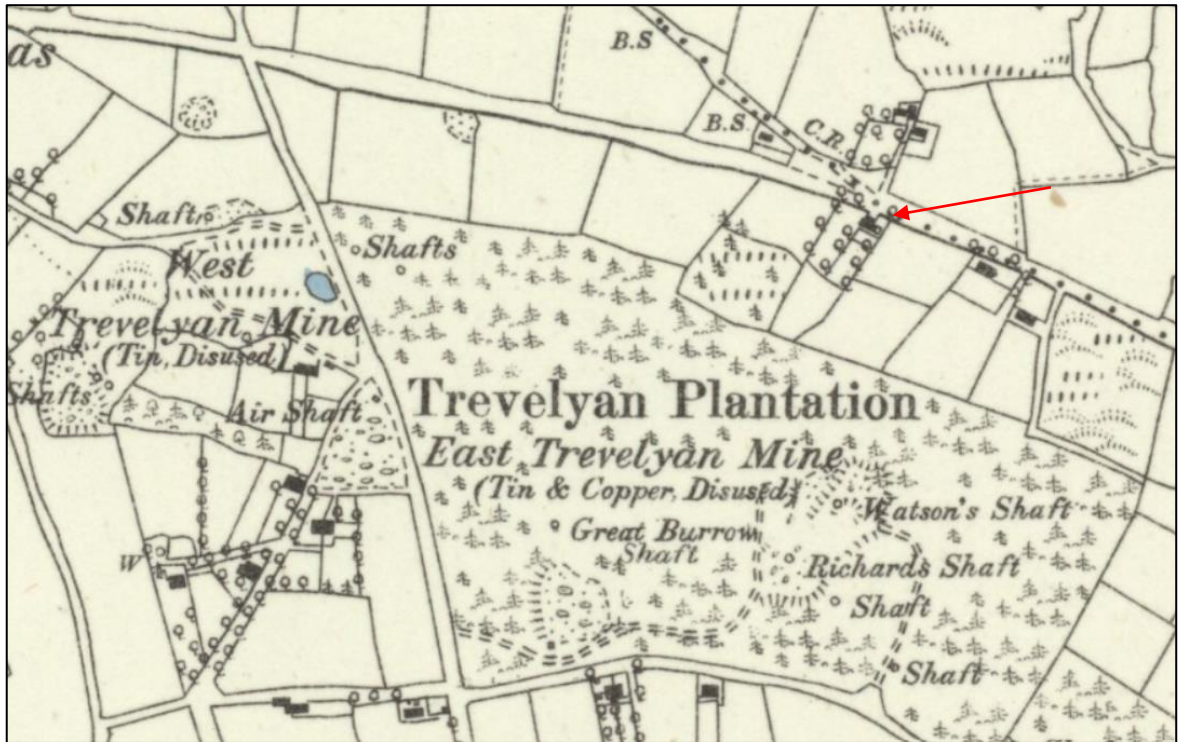


FIGURE 3: EXTRACT FROM THE 6-INCH FIRST EDITION OS MAP, SURVEYED 1878 (NLS).

The Second Edition OS map, revised in 1907 (see Figure 6), shows significant changes to the property and includes more detail to the house. The original square block from the tithe survives with a small extension to the east end, and a larger extension aligned north-south on the west end with a small porch facing the road. A long outbuilding is shown to the north-west, along the northern boundary and another outbuilding is shown along the north-east boundary edge. The surrounding field boundaries have not changed, and the large plot of land to the south of the site is listed as *Trevelyan Plantation*. The settlement of Nanturrus is listed just to the east of Goldsithney, and the landscape is further littered with recorded mining infrastructure and several illustrated shafts and quarries.

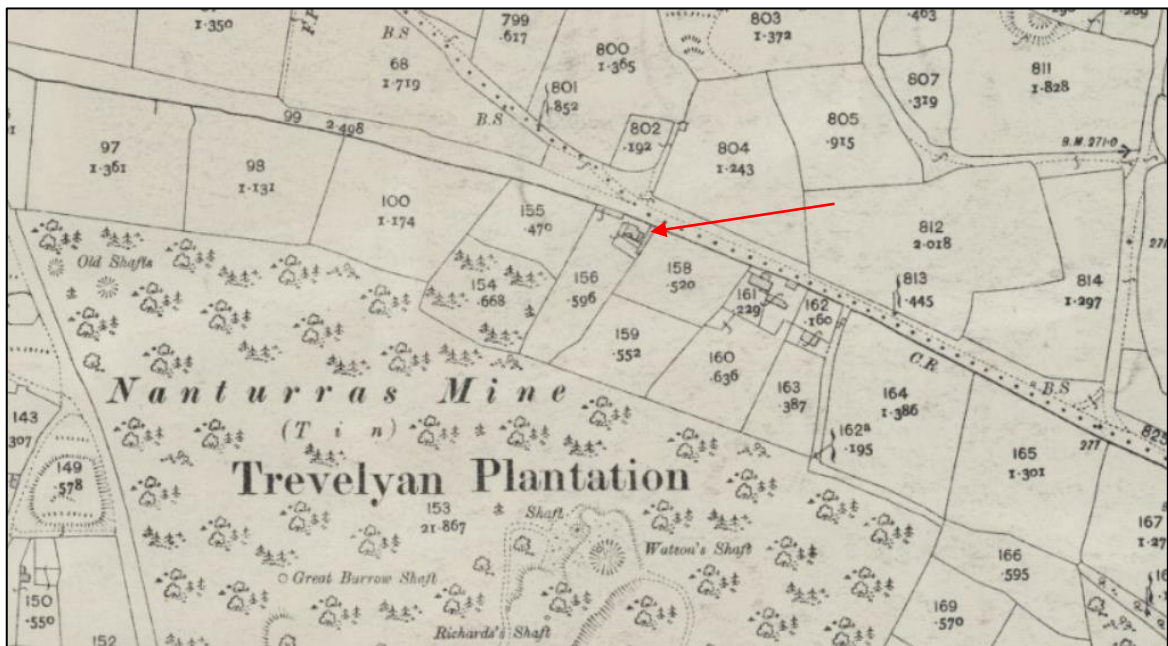


FIGURE 4: EXTRACT FROM THE 25-INCH OS SECOND EDITION MAP REVISED 1907, THE SITE IS INDICATED (NLS).

A 2021 aerial photograph (Figure 7) shows the property in its modern context, surrounded by several new building developments, particularly to the south and west within the former Trevelyan Plantation. Earlier field boundaries can be seen to still exist, although much of the former mining network to the south, across Perran Downs, has been lost to modern development.

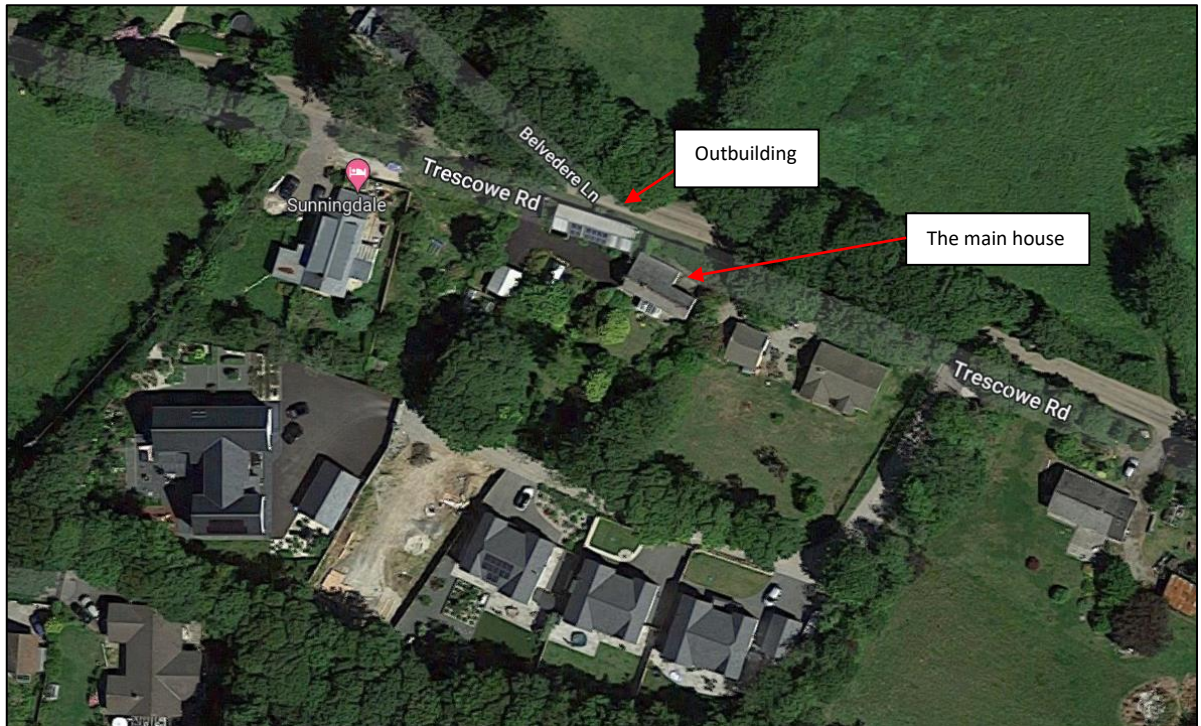


FIGURE 5: 2021 AERIAL PHOTOGRAPH SHOWING THE PROPERTY IN ITS MODERN CONTEXT (GOOGLE, 2022)

HISTORIC ENVIRONMENT RECORD

Data available from the National Heritage List for England (NHLE) and the Cornwall and Scilly Historic Environment Record (CSHER) shows there are a limited number of recorded heritage assets within near proximity to the Pine Trees property (Figure 8). There is a Grade II Listed house called *Belevedere*, along *Belevedere Lane* that runs to the north-west, opposite Pine Trees. The CSHER include a number of post-medieval heritage assets within the vicinity of the site, that are largely former mine infrastructures, with the closest recorded as *Perran Downs* mine. There is a recording of prehistoric of a Bronze Age Barrow within the vicinity, which was likely destroyed by later mining processes.

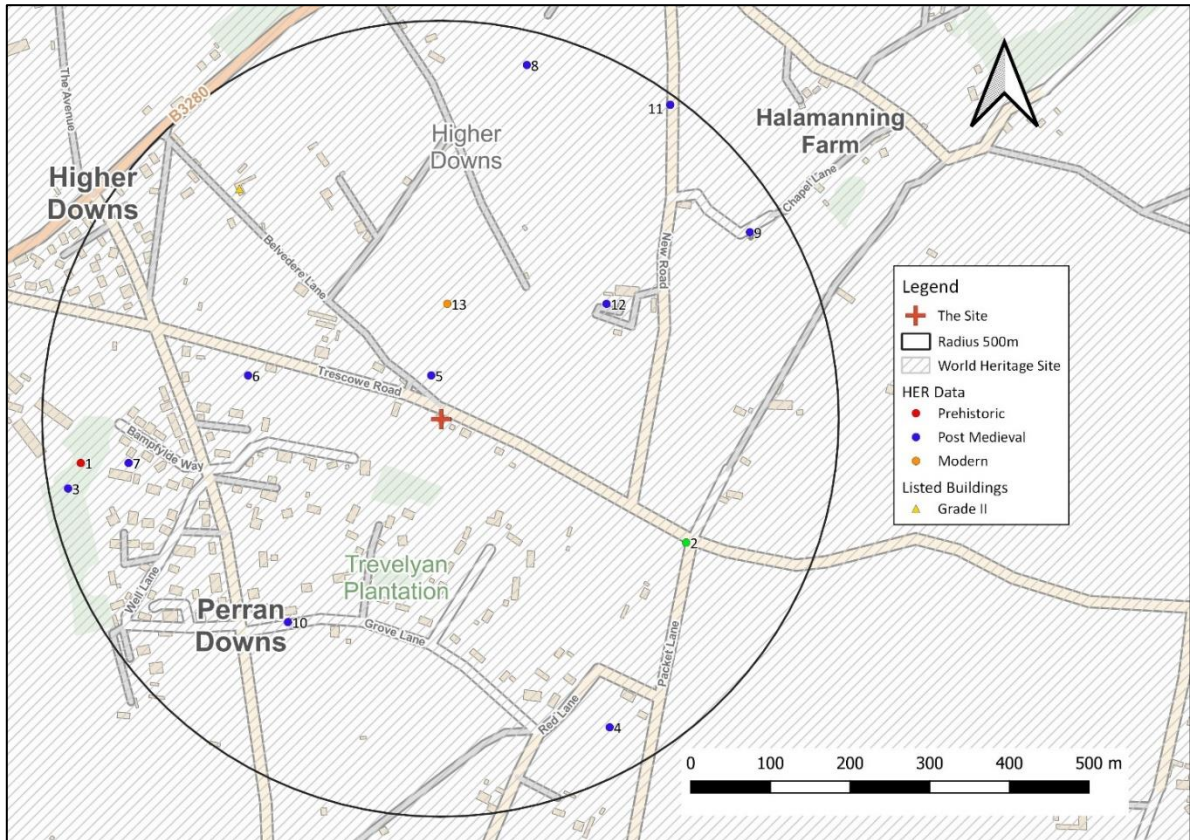


FIGURE 6: MAP SHOWING HERITAGE ASSETS WITHIN 500M RADIUS OF THE SITE. THE SITE IS INDICATED.

TABLE 2: HERITAGE ASSETS WITHIN A 500M RADIUS.

No.	HER No	Name	Summary
1	MCO3304	PERRAN DOWNS - Bronze Age barrow	The Tithe Award records 'burrows destroyed by mining' which suggests the site of a barrow group.
2	MCO5139	COLENSO CROSS - Medieval cross	A cross is recorded at Colenso Cross but there are no remains.
3	MCO39835	WEST TREVELYAN - Post Medieval mine	Includes shafts on post-medieval mapping
4	MCO39666	EAST TREVELYAN - Post Medieval mine	
5	MCO36004	PERRAN DOWNS - Post Medieval settlement	A field boundary of a settlement of C19 miners' cottages, recorded on the 1880 edition OS map, is visible as cropmarks on vertical aerial photographs.
6	MCO12407	PERRAN DOWNS - Post Medieval mine	
7	MCO12699	WHEAL TREVELYAN - Post Medieval mine	Also referred to as West Trevelyan, this mine worked in the early twentieth century with East Trevelyan as Nanturras Mine
8	MCO28764	HIGHER DOWNS - Post Medieval quarry	
9	MCO32900	HALAMANNING - Post Medieval nonconformist chapel	
10	MCO12408	PERRAN DOWNS - Post Medieval mine	
11	MCO28769	LOWER DOWNS - Post Medieval quarry	
12	MCO13003	WHEAL JEW - Post Medieval mine	
13	MCO12284	NANTURRAS - Modern mine	
14	1143744	Belvedere	Grade II Listed property

3.0 HISTORIC BUILDING ASSESSMENT

SITE DESCRIPTION

Pine Trees is located on the south side of Trescowe Road, approximately 1km east of Goldsithney and 8km north-east of Penzance. It is surrounded to the south and west by a series of new developments accessed from Trevelyan Grove to the east. To the north, across the road, the plot is framed by large pockets of later enclosed, post-medieval fields, and a small cart track Bevedere Lane, cuts the landscape to the north-west. It has a small grass verge along the property boundary on the north side, with a low boundary wall and small iron gate connected to the outbuilding. A small, raised bed frames the north elevation with a large water tank situated on the north east corner of the house. A section of small, low stone wall lines the east boundary, with a later central blocked gate/ door opening. To the south is a recently cleared garden space that includes larger conifer trees amongst smaller shrubs. The property is currently accessed to the west via a small drive and yard, with an associated, long outbuilding divided into three compartments along the north boundary and a modern static caravan sits opposite.



FIGURE 7: THE ROADSIDE SETTING OF PINE TREES TO THE NORTH, INCLUDING THE HOUSE AND OUTBUILDING. TAKEN FROM THE NORTH-EAST.

THE MAIN HOUSE BUILDING DESCRIPTION (BUILDING 1)

EXTERIOR

The current main house (B1) sits on an east-west alignment along the south side of Trescowe Road, within a small yard that includes an associated outbuilding (B2). The house has been heavily altered; no windows or doors survive within the building and the walls, and first floor ceilings have largely been stripped out; almost no original fixtures/ fittings or features survive. The external faces have been rendered in heavy 20th century pebbledash and thickly painted in an external white paint making some phasing/ features hard to identify, although some evidence of disturbance can still be found in places across the external elevations. The roof is a modern replacement using imitation slate tiles with terracotta to the ridge and decorative terracotta finials to each gable end. There is a slight raise within the roofline to the east end suggesting a removal of an original stack, and a

modern 20th century, brick stack has been inserted towards the west end, within the line of the former west gable end. Thick, battered walls exist on the east external elevation suggesting an earlier cob build towards this end of the building. Evidence from the window reveals indicate the house has been raised by approximately 1m to support a full two-storey build and a new, modern roof.



FIGURE 8: THE SOUTH ELEVATION, SHOWING MODERN EXTENSIONS, AMONGST AN EARLIER COB BUILD, THE EAST END IS BATTERED. TAKEN FROM THE SOUTH-EAST.

INTERIOR

The house was accessed through a later porch entrance from the yard in the west elevation which entered a later 20th century, divided partition that runs along the north elevation (R1a and R1b). These rooms were likely realtered when the roof was replaced, which raised a mid-20th century lean-to that accommodated a slight raise, adapting this side of the house to create a contemporary extension and allowing access to the east end of the house through a forced doorway into R3, breaking through a former, external cob wall. R2 is part of another 20th century extension, creating additional living spaces to the ground and first floors.

R3, within the historic range, is currently a large, open space that would have been divided into two rooms, from a central corridor, although all partitions have been removed. Scarring for the staircase exists within the north-west corner, along with two blocked openings, suggesting a later layout alteration, and a possible change in stair position. There are two window openings in the south wall to the ground floor, and a large, forced doorway that would have led on to a modern conservatory. The openings have deep splayed sides, with shallow timber lintels. The opening to the west end has reused, deep, ogee moulded skirting acting as a timber plate to the lintel – providing evidence of late 18th-19th century details. Modern pine joists run north-south across the room, and the shell of the first-floor level can be seen from below. To the reveals of the upstairs windows, a clear concrete raise, potentially a ring beam or similar, can be identified. The roof is a modern a-frame with half-lapped timber blades to the ridge. A large, riveted, galvanised water tank has been inserted between two a-frames on cut steel beams above the former stack at the east end of the roof space, and was likely introduced when the roof was redone. A blocked fireplace sits centrally within the east wall of this room within a chunky stack, blocked with a mixture of concrete

block and rubble around a later inserted iron flue pipe, that has been blocked with newspaper dated to c.1972. Large, modern, square red quarry tiles survive to the floor to the east end. The space formerly occupied by the first-floor, patches of cement render could indicate a former layout, all other possible features, fixtures, fittings, and partitions have been removed. It likely had two bedrooms to this level with a thin bathroom to the east end and a small square landing from the stairs to the west, with a forced doorway into an extended western bedroom indicated by scarring and partition lines.



FIGURE 9: R3 INCLUDES THE MAJORITY OF COB WALLS WITHIN THE BUILD AND CUT HISTORIC STACK, AND BLOCKED FIREPLACE BELOW. TAKEN FROM THE WEST.

R4 is a thin extension on the east end of the historic block, accessed through a forced doorway in the north-east corner of R3. The ceiling is low and boasts even-width planked floorboards, and some chamfered joists amongst later forced steel joists running east-west. The north, east and west walls are particularly battered within this room and a blocked doorway, now a thin window opening sits in the south-west corner. A stack has been removed and heavily altered within the west wall, with boxing evidence surviving at first floor level. It has been cut at the loft level, and likely altered when the roof was raised and replaced suggesting this end of the house is likely a small service extension. The south-west corner of the first floor exhibits a potential blocked corner fireplace for a first-floor bedroom, which may use the flue of the adjacent stack.

SURVIVING EVIDENCE/ SURVIVING FEATURES

- Blocked fireplace
- Heavy historic stack to former east gable and battered cob gable wall
- Historic extension on east end with build line visible in the roofline, walls and forced door in R3
- Thick battered walls to east extension
- Reuse of deep, ogee skirting boards as barge boards
- Staircase exposes two blocked openings in the north-west corner of R3
- South, west and north walls battered to R3 forming a footprint of a traditional cob building

- Very heavy chunky timber lintel, possibly reused an extension of the house, with a much darker patina than the rest of the woodwork found throughout the build
- Good, deep window splays to the ground floor window openings
- Possible reused historic granite lintels in modern extension to the west side



FIGURE 10: BATTERED COB WALLS WITHIN THE EAST EXTENSION, AND EVEN-WIDTH PLANKED FLOOR TO FIRST FLOOR, WITH CHAMFERED JOISTS -KEY 19TH CENTURY DETAILS. TAKEN FROM THE WEST.



FIGURE 11: THE WEST END OF R3 SHOWING BLOCKED OPENINGS TO THE NORTH THAT SUGGEST A CHANGE IN STAIR PROJECTION. TAKEN FROM THE EAST.

THE OUTBUILDING

A long outbuilding sits along the north boundary of the Pine Trees plot. It is a single storey, poor quality, much altered stone, and cob build, currently divided into three compartments. The partitions between the rooms appear to be stone, but are very thin, so could be later sub-divisions. There was a small, square brick stack on the north-east corner (since demolished) serving a plastered brick boiler or copper. A large granite post sits to the north-west corner likely a reused gate post. R1 in the west end, has an uneven packed earth floor possibly with some limecrete and some attempt at cobbling visible. This building was likely once a small, low linhay, and has been raised to fit a modern plastic corrugated roof, heavily changing the pitch, two sockets were seen on the north wall to R1. R2 can be entered from R1 in a forced doorway to the south of the partition of wall, which enters a large room with a concrete floor. Later 19th or early 20th century A-frames survive within this room, but have been re-set and the roof raised (at least once). The gable ends of the building appear to have been raised in mix of stone and cement.



FIGURE 12: THE OUTBUILDING ON THE NORTH BOUNDARY; TAKEN FROM THE SOUTH-EAST.

SURVIVING EVIDENCE

- Detached small, square external brick stack (now removed) to the north-east corner of the build, serving a plastered boiler/ copper.
- Possible limecrete and/or early concrete floors, with some crude cobbling visible, poorly surviving.
- Changes in wall thicknesses and forms of walls – some stone, some cob. Subdivisions very narrow (stone walls) and may be replacements.
- Timber ties at eaves in party walls suggest raise of roof, likely twice given the empty sockets in north wall. Gables raised
- Reused granite post in the external face of the west end. The post has no evidence of pinties, so may not have been used as a gate previously.
- Good, plank door with heavy ledging bars and braces cut to form stable style, two-leaf door, iron lock with good brass handle. Fudged Bakelite handle.

- Four early 20th century surviving (but re-set) trusses with half-lap at ridge, rest of roof otherwise replaced and raised.



FIGURE 13: BRICK STACK (NOW REMOVED) ON OUTBUILDING TO THE NORTH-EAST CORNER.



FIGURE 14: SOCKET HOLES SHOW THE OUTBUILDING HAS CHANGED USE AND DEVELOPED OVER ITS PERIOD, AND SUGGEST A CHANGE OF PITCH FOR THE BUILDING. IT IS CLEAR THE ROOF HAS BEEN REPLACED, LIKELY TWICE, EARLY-MID 20TH HALF-LAPPED TRUSSES AND LATER EARLY 21ST PLASTIC CORRUGATED ROOF, WITH SIMPLE PINE A-FRAMES AND RAFTERS.

NARRATIVE DISCUSSION

A square block is present on the tithe mapping, with a projection to the east, and this is reflected by the cob walls in the main range. These cob walls are of the regional vernacular, and alongside the evidence of a former chunky stack to the east end, this evidence suggest this building likely pre-dates the 1800 period. Extensions to the north and west appear on the later OS mapping, with later renovations works completed in the mid-late 20th century on the west and south side. The outbuilding was built in the late-19th century, with the remains of a copper/boiler and brick stack, which reflects further investment and development in the site that provided additional service spaces that would have served the small holding as a whole, making the outbuilding contribute to the property’s overall historic narrative and character. Unfortunately, during the 20th century, a lack of maintenance and slow decline has led to the main house is in poor condition.

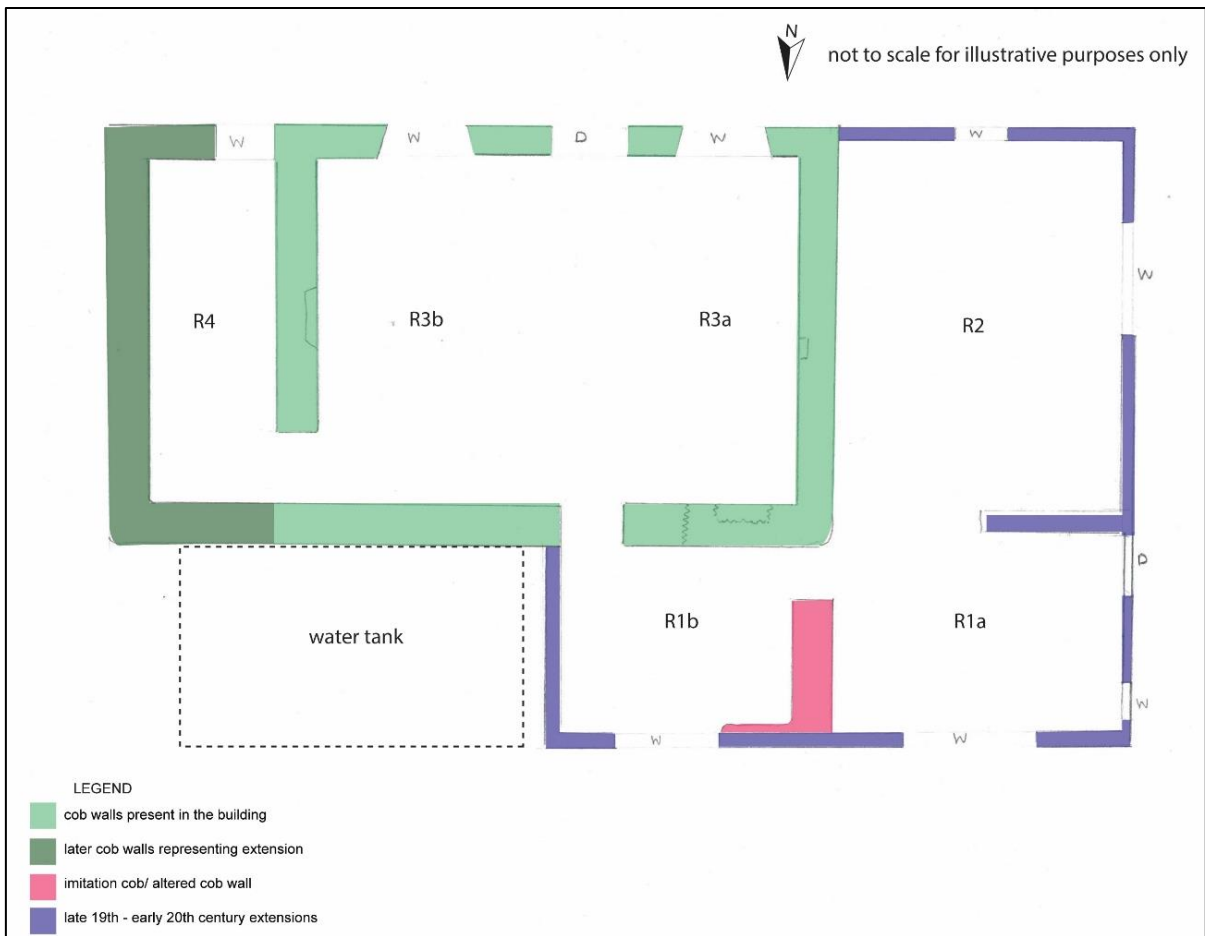


FIGURE 15: BUILDING PLAN OF THE MAIN HOUSE, SHOWING APPROXIMATE LAYOUT, NOT TO SCALE.

4.0 STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

The buildings at Pine Trees have been heavily altered, although thick cob walls suggest an earlier traditional build, which likely pre-dates 1800, and survives well within the buildings core. The building is therefore of local interest and should be considered to be an **undesigned heritage asset**. The demolition of this building will lead to the total loss of the house and therefore the total loss of its potential significance as defined by NPPF. The significance of a heritage asset can be defined as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* (NPPF).

Historic England further describe significance through four values: evidential, historical, aesthetic and communal (Historic England 2008), which will be used to assess the buildings at Pine Trees below in concordance with the NPPF significance assessment values. Within a World Heritage Site, individual assets and features significance is measured against how they reflect the Outstanding Universal Value of that particular WHS of that district – *'to be deemed of Outstanding Universal Value, a property must also meet the conditions of integrity, and/or authenticity and must have an adequate protection and management system to ensure its safeguarding'*.

EVIDENTIAL VALUE (ARCHAEOLOGICAL INTEREST NPPF)

Moderate; Pine Trees is considered to contain some earlier fabric, likely pre-1800, with blocked openings and historic features such as stack giving a result of *medium* evidential value. Historic mapping suggests few later extensions have been added and former field boundaries have been lost. It appears to have been constructed on an area of former medieval *waste land* and as such its archaeological potential is therefore considered to be *low-moderate*, although there is the potential for demolition material from earlier structures or evidence of earlier builds to be encountered below the ground.

HISTORICAL/ASSOCIATIONAL/ ILLUSTRATIVE VALUE (HISTORIC INTEREST NPPF)

Moderate; No known historical or associational value has been uncovered from an initial review of the available documentary evidence although for this property specifically. The wider area appears to have been owned by Lady Carrington, but rented out to various occupiers, including the King family. The occupation by the King family and their connection to the Copper and Tin mines is of *historical illustrative value*, and historic interest to the wider local narrative of the mining district; small holdings is mentioned as one of the key seven attributes of the WHS district.

AESTHETIC VALUE (ARCHITECTURAL INTEREST NPPF)

Low; The buildings at Pine Trees holds almost no aesthetic value in its current form. The traditional building has been considerably altered and heavily rendered, obscuring its overall historic character, whilst being poorly maintained in the recent past.

COMMUNAL VALUE

None; The buildings at Pine Trees has no known communal value as has always been a private residential dwelling.

AUTHENTICITY & INTEGRITY

Low; The main house at Pine Trees has been so heavily stripped, that no surviving features remain, losing its authenticity and general integrity. However, the outbuilding represents an altered, but more authentic, mixed-use building, although of late 19th century origin.

SYMBOLIC/ ICONIC VALUE

Low; Pine Trees is a 19th-century miners small holding, but its subsequent piecemeal development and poor condition means that it does not successfully represent this asset-class as an example of 'type', especially given its modern pebble-dash facades and the other 20th and 21st century developments which exist in the immediate surroundings. The outbuilding presents as an example of associated 19th-century service spaces.

5.0 HERITAGE IMPACT ASSESSMENT

OUTLINE SUMMARY OF PROPOSALS

It is proposed the existing buildings on-site are to be demolished and replaced by a modern double-storey dwelling. The initial planning documents and owner-submitted Impact Assessment suggest that the condition of the house (damp and significant cracking to the cob) is such that it cannot be retained, and the structure does appear to be in very poor condition.

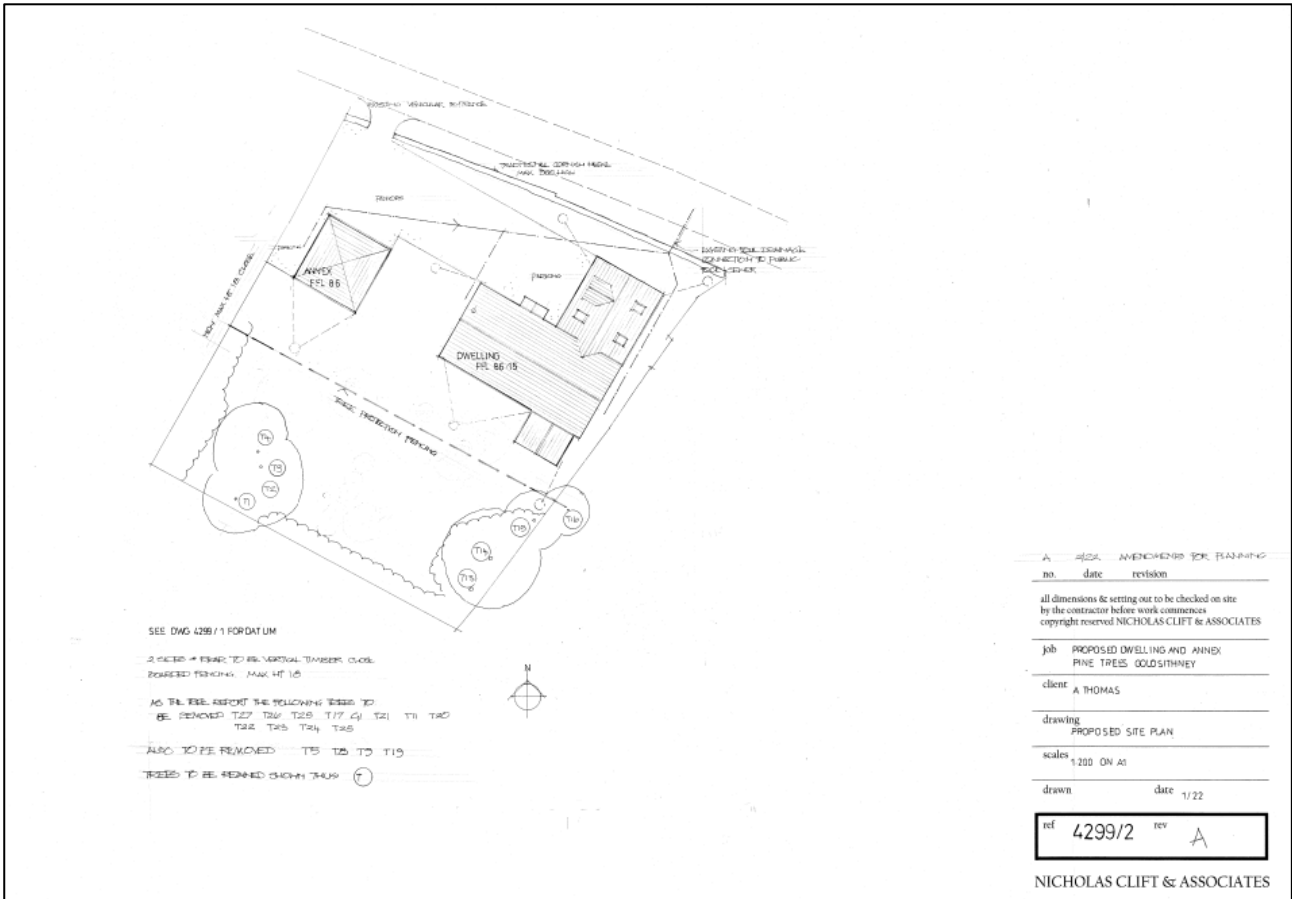


FIGURE 16: FIGURE SHOWING PROPOSALS (FROM THE ARCHITECT).

CONSIDERATION OF THE PROPOSALS

There will be total loss of the undesignated heritage assets onsite as a result of their demolition; this would be harm/impact to the World Heritage Site (WHS).

CONSIDERING THE CONTEXT AND WHS

The setting of Pine Trees is incidental to its heritage significance as a working-class miner's smallholding, but its geographical position and reasoning for its construction lie in the adjacent copper and tin mines. The cottage/ main house sits with the **Tregonning and Gwinear Mining District of Cornwall (A3i)** district of the World Heritage Site, an area designated for its prolific post-medieval mining landscape. Our site sits within the south-west corner of the district, below is the UNESCO outline summary for this area:

"This rural mining district includes tin and copper mines (some of which were sites of important 18th century technological developments), together with extensive mineworkers' smallholdings, mining settlements and large estates related to the mining industry. The boundary has been

drawn to contain the best surviving mining landscape in the south and west, important settlements in the north and the principle parkland of the country house estates in the east. A detached enclave in the south contains the sites of two undersea copper mines."

Pine Trees lies just north of the A394 road, which runs through the southern portion of this WHS district. This road has considerable numbers of small 19th century miners small holding noted as being one of the key characteristics of this southern district. Many of these small holdings survive today and are well-maintained, reflecting the importance of the people (workers) in the heritage mining landscape. Pine Trees is also a small holding, but arguably, in its current condition, it does not reflect this heritage to the same extent as those better examples along the A394, due to poor condition and significant 20th century alterations and extension. Removing Pine Trees altogether from the landscape and disrupting the pattern of 19th century small holdings along Trescowe Road is generally negative, but the wider setting of the house and road has been considerably altered already, particularly to the south and west with new, large developments, thus that pattern of small holdings is already obscured in this location. This is felt to reduce the harm the loss of the property will have, however, as a mine-workers small holding, even of poor condition and quality, it does reflect one of the seven key attributes that expresses the Outstanding Universal Value (OUV) of the WHS (although also outside of the area specifically mentioned in the WHS documents as reflecting the pattern of such smallholdings).

The mines to the south within the Trevelyan Plantation are broadly contemporary to the house at Pine Trees, noted as working in the 18th and early 19th century, and disused by the 1870s mapping. These were worked for their copper and tin resources, typical of the region, and again reflective of one of the key attributes of the WHS, although no specifically named mines in this area are mentioned in the WHS A3i district description as one of the key mines of the area.

CONSIDERATION OF IMPACT OF PROPOSALS

The significance of Pine Trees is derived in part from its setting on the edge of a large area of waste/common land, contained in a small post-medieval smallholding plot alongside Trescowe road, and the adjacent 19th-century copper and tin mines which likely provided the occupiers with their main income. An element of significance is also derived from the historic vernacular structure which survive in part in the larger house evident today, which may date from the pre-1800 period. It also derives from its evidential and historical/illustrative values with the working-class mining families of the 19th century. The house has since developed in a piecemeal fashion and carries no real architectural or aesthetic value. The house and outbuilding provide a wider smallholding setting and enhance each other's significance as a group. The buildings have local value but are not of a quality to be comparable with listing and is considered only an *undesigned heritage asset* of low value as defined as '*historic (unlisted) buildings of modest quality in their fabric or historical association*' (Design Manual for Roads and Bridges, Vol 11, tables 5.1, 6.1 & 7.1 – Hierarchy of Value and Importance). The loss of this house from the landscape will not alter the character of the WHS, or even impact too much on the visuals of Trescowe road but ultimately in principle it will affect the cumulative value of the Perran Downs area within the WHS district and that is reflected as a cumulative loss/change to the WHS.

Pine Trees is a low value, local, undesignated heritage asset, and the negative impact of demolition results in a *slight* overall impact, due to the low value of the asset. However, considering the technical effects of its removal as part of OUV of a building, which is part of one on a key attribute of the WHS (i.e., a smallholding) this should be considered a **minor to moderate** impact, and as such the total loss of this structure, which is likely inevitable given its structural failings, should be offset, but cannot be compensated by, additional recording of the structures that remain on Site as part of any planning conditions.

MITIGATING STRATEGIES TO MINIMISE HERITAGE IMPACT

RE-USE OF THE PLOT FOR ONLY A SINGLE RESIDENCE

It is felt that given the site is proposed to be reused for a single dwelling, then this can be considered to minimally compensate for the loss; some aspect of the former character and historic narrative of this site would be maintained, making it possible for this to still be read/understood as having once been a 19th century miner's small holding. This is helped by the plot not being developed into more than one residence. Whilst this cannot avoid the inherent impact of the loss of the current buildings the proposed development would to some extent maintain the visuals of the streetscape along Trescowe Road. This takes into account the poor condition overall of the house and the fairly low authenticity and integrity of this as an asset.

POTENTIAL PLANNING CONDITIONS TO MITIGATE LOSS OF THE HOUSE

Furthermore, it is felt that a full archaeological recording the house before and during demolition through planning conditions applied to the planning permission. This would provide detailed information on construction, date, and use. This information can be synthesised into a report and retained on record to contribute to the heritage research of the wider WHS district and local HER. Whilst information gathering cannot mitigate the total loss of a heritage asset it can further the local and national record on a site that was previously unrecognised as being of any heritage value as a potential miners small holding. Survival through record is recognised as a route to compensate/manage change in the historic environment in national policy.

6.0 CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The House at Pine Trees is present on the tithe map, with the outbuilding (formerly a shippon) added in the later 19th century. The house has been expanded several times and visually appears to be of 20th century character. The house, at its core is built of traditional materials (cob) and form, of the local Cornish vernacular. It has been assessed as of low heritage value, but should be considered to be a local undesignated heritage asset, however as miners small holding, it does reflect one of the key seven attributes of the OUV of the WHS.

The census records and form of the house and small holding identify this as a small holding of post-medieval date (likely late 1700s) created on the edge of large medieval waste/ common grounds, with further holdings to the east, likely part of this same intake and phase of enclosure. Small homesteads like this are typical in this region – Tregonning and Gwinear WHS with miners and mining families, which changed the landscape and created a large growth in the wider population of southern Cornwall. The property is now in poor condition, having received several phases of inappropriate and unsympathetic work in the 20th century. It is now proposed for demolition, this equates to the total loss of the heritage asset and results in a change within the WHS as calculated by the ICOMOS guidance. Mitigation strategies have been suggested below, which Cannot compensate for this loss, but attempt to reduce to the impact in some capacity.

RECOMMENDATIONS

- It is recommended that the house be fully recorded, and if it is felt acceptable to allow demolition, that full monitoring of that demolition is undertaken

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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 3: 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.

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/designed 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 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 4: 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 5: 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 6: 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 7: 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



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