

# ALTERATIONS TO ACCESS ROAD ROSEWASTIS HOUSE ST COLUMB MAJOR CORNWALL

Heritage Impact Assessment



South West Archaeology Ltd. report no. 210209



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# Alterations to Access Road, Rosewastis House, St Columb Major, Cornwall

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## Heritage Impact Assessment

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Report Version: FINAL

Draft Issued: 09<sup>th</sup> February 2021

Report Finalised: 09<sup>th</sup> February 2021

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

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### Summary

*This report presents the results of a Heritage Impact Assessment carried out by South West Archaeology Ltd. (SWARCH) for the proposed alterations to the access road arrangements at Rosewastis House, St Columb Major, Cornwall.*

*The listing text indicates a construction date for Rosewastis of c.1830. The farmhouse and farm are indicated on the Tithe Map of 1840, the farmhouse notably separate from its farmyard, suggesting a wealthy farmer with a gentrified farm holding. The Tithe Apportionment suggests the landholding of Rosewastis was considerable, with the owner and tenant listed as a William Veale, whose family may have occupied the site from the mid 18<sup>th</sup> to mid 19<sup>th</sup> centuries.*

*In the proposed breaching of the hedgebank/retaining bank there would be an obvious visual and physical impact and this would be negative to the heritage value of the bank and have indirect impacts on the gateway. Groundworks along the route of the proposed roadway have the potential to impact negatively on any buried archaeology, particularly within the area of the cottages and buildings shown on the tithe map. The breaching of both hedge banks which has already taken place without recording and stripping of the ground across and in front of a historic carriage entrance to the site and through the site of the former scattered farmstead, recorded on the Tithe map, is inherently negative. A small fragment of walling of one of the historic buildings survived next to the hedge bank, to the west of this area this has been partially breached but a small amount still remains. The blending of farmland and gardens by breaching the boundaries is also inherently negative. A fence has also been partially built here; modern semi-suburban fencing in visual character is inappropriate and set in straight lines with no reference to historic boundaries is also damaging visually and spatially to our understanding of this landscape.*

*With appropriate mitigation impacts could be reduced and balanced to **negative/minor** to **negligible**. Recommendations have been made as part of this report which could form part of an appropriate mitigation strategy.*

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February 2021

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## ACKNOWLEDGEMENTS

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THE CLIENT

THE AGENT (BUSINESS LOCATION SERVICES)

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	ROSEWASTIS HOUSE
<b>PARISH:</b>	ST COLUMB MAJOR
<b>COUNTY:</b>	CORNWALL
<b>CENTROID NGR:</b>	SW 91098 61574
<b>PLANNING REF:</b>	PA20/10908
<b>SWARCH REF:</b>	CRG21
<b>OASIS REF:</b>	SOUTHWES1-507719

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake a heritage impact assessment (HIA) for alterations to the access road at Rosewastis, St. Columb Major, Cornwall. This work was undertaken in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Rosewastis lies to the south of South Columb Major, just to the west of the A39. The site is located on ground which slopes gently to the north towards a stream with several springs along its length. The site lies at an altitude of c.60-66m AOD. The soils of this area are the loamy permeable upland soils over rock with a wet peaty surface horizon and bleached subsurface horizon of the Hafren Association (SSEW 1983). These overlie the Mudstones, siltstones and sandstones of the Bovisand Formation (BGS 2021).

### 1.3 HISTORICAL BACKGROUND

The site lies in the parish of St. Columb Major, in the historic hundred and deanery of Pyder (Lysons 1814). A market was granted to St. Columb by Edward III in 1333, along with an annual fair. Rosewastis was first recorded as *Rewalstus* in 1250, with the 'Ros' element from the Cornish for 'moor' and the second element probably relating to a personal name (Padel 1985).

The listing text indicates a construction date for Rosewastis of c.1830. The farmhouse and farm are indicated on the Tithe Map of 1840. The farmhouse is notably separate from its farmyard, suggesting a wealthy farmer with a gentrified farm holding. The Tithe Apportionment suggests the landholding of Rosewastis was considerable, with the owner and tenant listed as William Veale. The Veale family are believed to have lived at Rosewastis from as early as 1759 (The Veale Family of Cornwall 2021) until the middle of the 19<sup>th</sup> century. The majority of the farm was arable, with some meadow, one orchard and one plot laid to pasture.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation (HLC) records the site and surrounding area as *Medieval Farmland*, i.e. the agricultural heartland, with farming settlements documented before the 17<sup>th</sup> century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. The site also falls within the Newlyn Downs Landscape Character Area. No archaeological fieldwork has been carried out on the site or in the immediate vicinity although a Heritage Impact Assessment was undertaken for The Garage at Rosewastis Farm (Boyd and Wapshott 2019). Rosewastis is likely to be in the location of a shrunken medieval settlement known from documentary evidence. Medieval and post-medieval assets relating to activities such as milling and mining lie in the area surrounding Rosewastis. Possible barrows and a Bronze Age findspot lie to the north and south-east.

## 1.5 METHODOLOGY

The historic 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 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 CARTOGRAPHIC SOURCES

The 1810 Ordnance Survey draft map for St Columb Major (Figure 2) shows the settlement at Rosewastis divided into two farmsteads of Higher and Lower Rosewastis. The present Grade II Listed house formed part of Lower Rosewastis and both farmsteads appear to have access drives running to the east, joining the road to St Columb Major. A number of buildings appear to be depicted at Lower Rosewastis, suggesting this was a more substantial settlement than Higher Rosewastis.

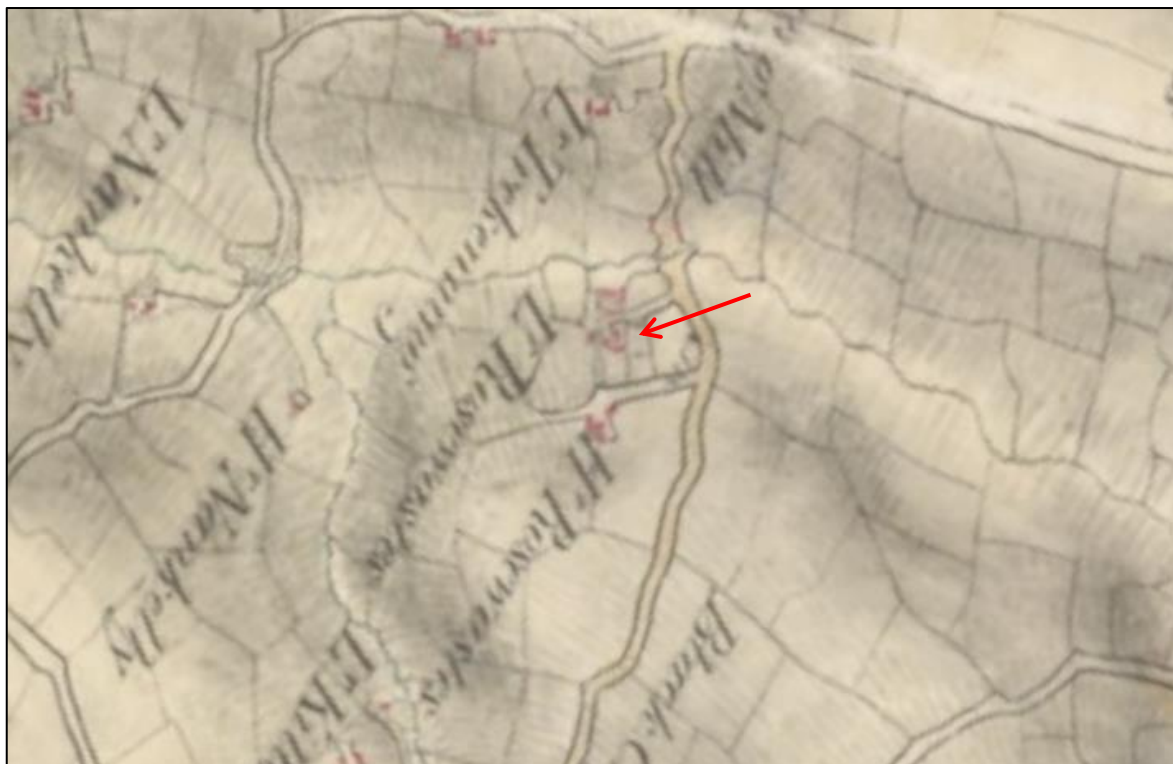


FIGURE 2: EXTRACT FROM THE 1810 SURVEYORS DRAFT MAP FOR ST COLUMB MAJOR. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED

The 1840 Tithe map for St Columb Major (Figure 3) appears to show relatively substantial changes to the landscape around Rosewastis, which seems to have been consolidated into one holding by this date in the ownership of William Veale. The mill buildings, leat and ponds are shown to the north of Rosewastis and a number of buildings form a rough linear to the north of Rosewastis Farm House. The tithe apportionment describes the farmstead and buildings to its north as 'homestead and cottages', presumably accommodation for the mill and agricultural workers on the estate. Only one driveway is shown on this map, to the south of Rosewastis Farm House, presumably the route shown on the surveyors draft map accessing Higher Rosewastis. A trackway is shown leading from Rosewastis Farm House to the north east, joining the St Columb Major road.



FIGURE 3: EXTRACT FROM THE ST. COLUMB TITHE MAP (PART 2) OF 1840. THE APPROXIMATE ROUTE OF THE PROPOSED NEW ACCESS IS INDICATED.

TABLE 1: EXTRACT FROM THE ST COLUMB TITHE APPORTIONMENT 1840. PLOTS WITHIN THE AREA OF THE PROPOSED DEVELOPMENT ARE SHADED GREEN.

Plot No	Owner	Occupier	Name	Cultivation
Rosewastis				
603	William Veale	Himself	Ten Acres	Arable
609			Garden, Office, House and Lane	-
611			Orchard Meadow	Meadow
618			Long Moor	Arable
619			Road and Waste	-
623			Nursery and Orchard	Orchard
624			Wheat Meadow	Meadow
625			Planted	Trees
626			Homestead and Cottages	-
627			Eastern Meadow	Meadow
628			Mill Pond	-

The First Edition Ordnance Survey map of 1881 (Figure 4) shows further changes to the landscape around Rosewastis. The cottages to the north of the farm house have largely disappeared by this date, with only the northernmost building remaining and a building has been added to the north west of Rosewastis Farm House. The shape of the mill ponds also appears to have changed by this map. The plot marked as nursery and orchard in the tithe apportionment (623) is clearly shown as an orchard still. The field pattern around the farm has also changed by the later 19<sup>th</sup> century, with fewer larger fields formed from the smaller, rectilinear fields of the tithe map. A drive or trackway is shown running along the northern elevation of Rosewastis Farm House by the date of this map, still running north east to meet the St Columb Major road. The Ordnance Survey Second Edition (Figure 5) shows little further change to the First Edition map although the mill ponds appear to have reduced in size by 1907 and the loss of field boundaries within the landscape around the farm had continued. Rosewastis Farm House is shown having access tracks or drives on both its north and south elevation which still meet the route previously shown to the north east of the property, running to the St Columb Major road.



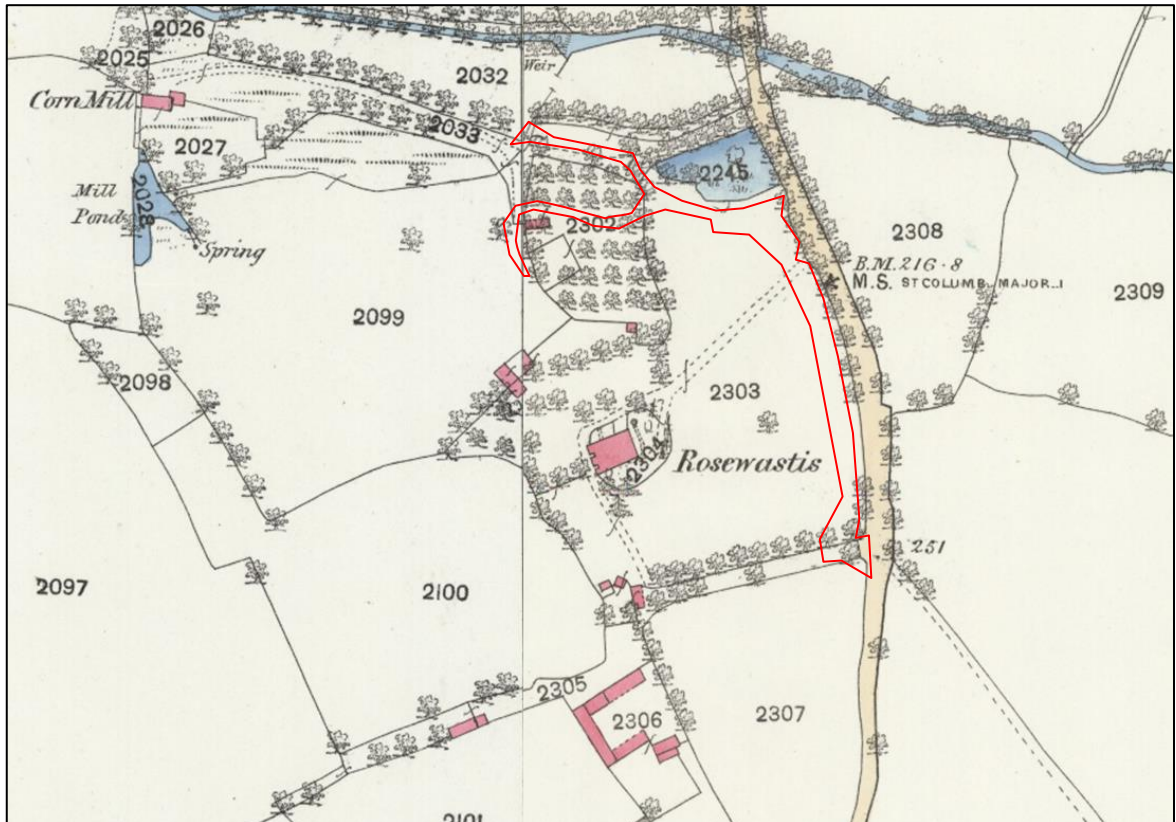


FIGURE 4: EXTRACT OF THE FIRST EDITION 25 INCH OS MAP OF 1881. THE APPROXIMATE ROUTE OF THE PROPOSED NEW ACCESS IS INDICATED.

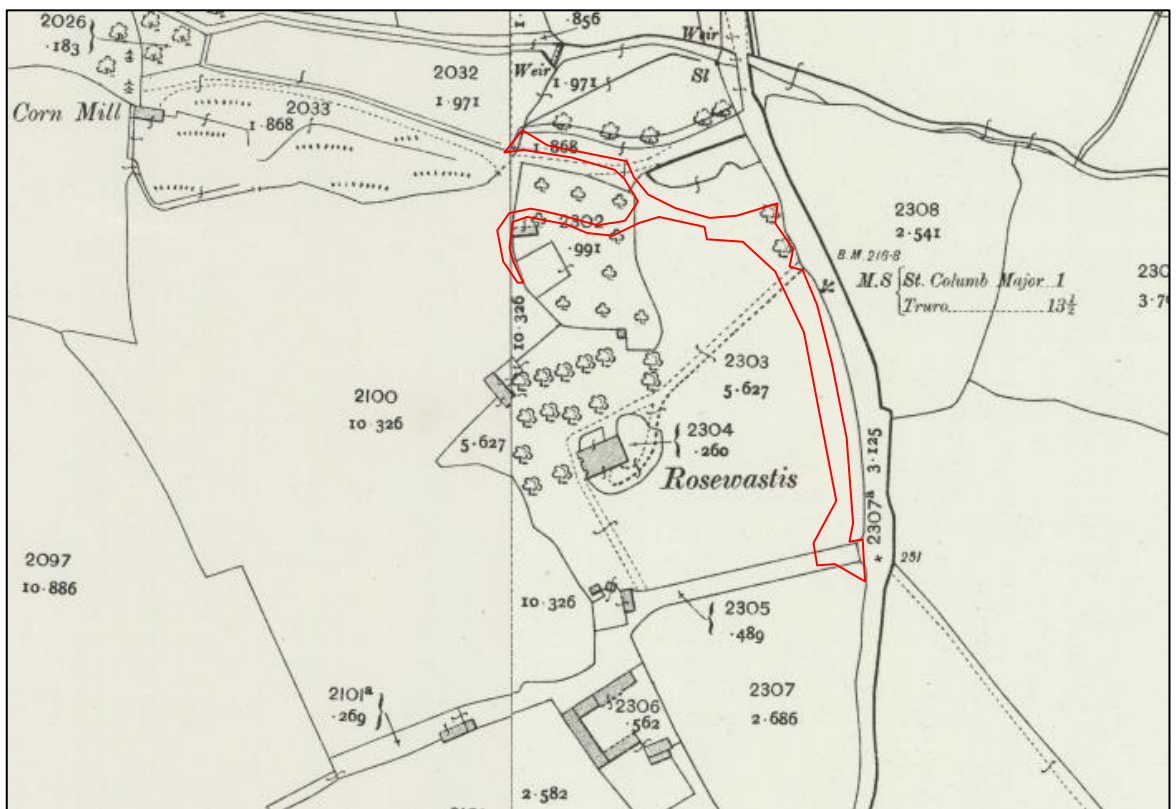


FIGURE 5: EXTRACT OF THE SECOND EDITION 25 INCH OS MAP OF 1907. THE APPROXIMATE ROUTE OF THE PROPOSED NEW ACCESS IS INDICATED.

## 3.0 SITE INSPECTION

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### 3.1 SETTING

Rosewastis House sits just south of St Columb Major on the undulating downs in-land from Newquay. Topographically the house is located on the shallow mid to lower north-facing slopes of a wide stream valley, the ground dropping away quite steeply to the north-east and north, less steeply to the north-west. Sitting within a large garden plot, the house is open to an irregular block of fields to the north-west and west but has seemingly otherwise been sold away from its land, retaining a smaller holding. An expansive historic farmyard lays upslope, terraced into the ground to the south-west, the barns converted to separate dwellings and in different ownership.

All of the views from the house are open and unencumbered, generally of the surrounding rural fieldscape, the character of its wider setting still being predominantly working agricultural with a secondary tourism element, visible in glimpses to Trekenny camping and caravan park to the north. The modern A39 to Newquay with associated banking and landscaping truncates the landscape immediately to the east of the house and provides a layer of aural intrusion to the rural setting of this asset, which is also somewhat exacerbated by the overhead noise of flights landing at Newquay Airport.

The house is currently accessed off the busy road, via a narrow lane, framed by tall herringbone stone-faced banks and mature trees. A fine curving entranceway with granite gate piers and railings opens into the gardens which are now simply grassed, with a few young trees scattered throughout, a rear driveway sweeping around the house on its east side and running north down slope into the valley, a further spur running south-west to the former courtyard of barns. A few flower beds and a rockery frame the front of the house, otherwise the character of the grounds has a 'cleared' feeling to it and some parch marks in the grass indicate another drive initially ran straight to the road. There may have been garden features since removed, and the presence of several stumps indicate mature trees may have been cleared from the south-east, east and north, providing something of an empty feeling to the immediate setting of the house. The former 'gentry' farmer 'parkland' character would have been more obvious and felt more established if the larger trees survived. Generally, the character of the setting is still of a parkland style feel, the house very much the visual centre; it is clear that whilst altered, this setting was intended to emphasise the house as a minor gentry residence or gentleman farmers holding, of upper middle status.

### 3.2 ROSEWASTIS FARM

Rosewastis Farmhouse is a Grade II Listed building, therefore designated as of architectural interest and of both local and national importance. Its listing text is below:

*'Farmhouse. Circa 1830 with few later alterations. Squared granite rubble with granite dressings at the front and the right sides; the rest in granite and slatestone rubble. 2-span slate roof with lead rolls to the right, gable ends behind a parapet. End stacks with ashlar shafts and cornices. Plan: Double depth plan, with entrance set off-centre to right. Principal room to front and rear right, with stair hall to rear leading from the entrance hall. Service rooms to left to front and rear. Exterior: 2 storeys on plinth, asymmetrical front with 3 main bays to right and one bay to left. The three bays to right have central round-arched doorway with keystone, recessed C20 glazed door with Gothic fanlight. Early C19 12-pane sash with cambered arch and keystone to right and left, with 3 similar sashes at first floor. The bay to left has similar sash at ground and first floor. At the right side, ground and first floor to left and right have similar sash, with similar sash at first floor to centre and above in the centre a shallow elliptical arched niche with keystone. The left side is blind with single storey addition of later C19, with door and 2 casements; the rear range projects slightly. At the rear there is a half-glazed door to the cellar to left. The upper level has large 28-pane sash with round arch and Gothic glazing bars lighting the stair. Three bays to right are asymmetrical; ground floor has half-glazed*

*door with segmental arch, 9-pane sash with cambered arch to right and left. Smaller window to left also with cambered arch. First floor has 12-pane sash, 16-pane sash and 4-pane sash with cambered arches and keystones. Interior: Not fully inspected. Open-well with swept handrail. Ground floor principal rooms have panelled shutters to windows. The house may retain other features of the early C19, such as cornices and good carpentry details.'*

Historic England classify 'significance' through: evidential value, historical value, aesthetic value and communal value. Each of these has been addressed in detail below. These criteria are then balanced by issues such as setting, views, authenticity and integrity.

#### 3.2.1 EVIDENTIAL VALUE

*Medium to High.* The house has a more involved developmental history than its uniform late Georgian style facade would imply, with complex structural phasing indicated by its end 'south gable. The Listing itself also acknowledges the interior was not inspected, so there is information which could be gained by further study.

#### 3.2.2 HISTORICAL VALUE

*Low, to not applicable.* Some minor local value as a middle status local holding.

#### 3.2.3 COMMUNAL VALUE

None known.

#### 3.2.4 AESTHETIC VALUE

*High.* The primary conservation value of the house lies in the generous, classical proportions of the Late Georgian design and fine ashlar stonework to south and east elevations, with good architectural detailing like keystones and voussoirs to openings.

#### 3.2.5 SETTING

*High.* Unusually for a farmhouse Rosewastis stands some way from its farmyard, a situation confirmed by the historic mapping as it is separate to both farmyards within its holding, both its more scattered farmstead (shrunken settlement) to the north, in the valley and designed farmyard to the south-west. It provides a more picturesque 'open' setting for the house, casting views down and across the valley, presumably intended to be framed by its gardens. This setting has been intentionally created as a 'designed' landscape, emphasising the separation between family/residential and working spaces and defining this as a small minor-gentry building. We can see this status in the closed entrance off the main road, this more formal carriage entrance would have swept around and up to the house and through the grassed 'park' which we can see has a lot of modern planting but also some historic planting and a small lake to the base of the slope, with a further drive framed by historic gate posts linking to the valley and track to the mill building and older farm buildings and a third road directly accessing the later 19<sup>th</sup> century farmyard to the south-west. This would mean that traffic through the site was also segregated into working and 'family' spaces. Setting is considered to be **integral** to the importance of the asset.

#### 3.2.6 AUTHENTICITY/INTEGRITY

*Medium/High.* The house appears to be in good overall condition and has been carefully restored fairly recently, within the last 10-15 years. Its authenticity appears to have been broadly retained, still of good historic character, at least externally. It is clear that the significance/authenticity of this building, as a minor gentry residence is very much supported by the authenticity of its current setting and approaches, with its presentation front facing south. The house retains historic structural phasing and appears to have retained an abundance of historic features. The building and its immediate setting, with the conversion of the adjacent outbuilding and new terraces, is quite pristine and modernised which does slightly undermine the earlier rural heritage of the site.

### 3.2.7 VIEWS

*High.* It is a building from which the visitor's inward views have been as carefully considered as the outward views from the house. Some of the later planting along the road has screened views to the lake and across the valley but in turn protect the house from views to the road. Key views are down the valley towards the mill (and lost cottages/farm buildings), cleverly using the farm's own buildings as eye-catchers in an adapted rural landscape.

## 3.3 THE FARM BUILDINGS

There is a mill building in the valley, which is recorded on the Tithe map and is likely to be later 18<sup>th</sup> or early 19<sup>th</sup> century in origin; although it is not documented on the early 19<sup>th</sup> century Ordnance Survey draft map this omission does not necessarily preclude its existence at this date. This is a working building, within a modernised but surviving rural farming landscape on the banks of the river, set far away from the modern roads. The building has been converted to a dwelling, so its authenticity and integrity is likely to be fairly low, although a water-wheel can still be seen. It was not created for its aesthetic but has been utilised in the landscape as an eye-catcher by the farmhouse. It has no communal or historic value. The scattered barns, buildings and possibly even cottages below the house in the valley to the north-west, recorded on the Tithe map and reduced in number by the 1880s mapping barely survive, with only a few walls which have since been demolished, during early clearance works for this driveway project. The building stands broadly on the edge of the polite garden setting and field boundaries. The integrity of these former buildings is very low to negligible, thereby reducing the possibility of assessing them for other conservation values.

## 3.4 THE PROPOSALS

It is proposed to add a linking driveway to the site, providing separate access to the farmhouse, mill and converted barn/holiday lets, away from the A39 road. This route will access the site via the original south-east gate and straight east-west drive which opened into the formal 19<sup>th</sup> century farmyard. An opening will be breached in a stone-faced retaining wall and bank just beyond the historic gates, the drive will then run parallel with the A39 down the slope, curve around by the lake/former mill pond and link to the lower drive to the mill; it will then sweep around, into the edge of the fields and up to the holiday lets and the back drive to the house. Short sections of older drive and stubs of tracks will be rationalised, so that this is one continuous route linking the properties but it also provides individual access; the house and converted barns still being approached via the extant driveways.

## 3.5 HERITAGE IMPACT ASSESSMENT

### 3.5.1 DIRECT IMPACT OF THE PROPOSALS

There is an obvious visual and physical impact in breaching the hedge bank/retaining bank and this would be negative to the heritage value of the bank and have indirect impacts on the gateway. The historic gateway itself and granite posts will not be altered, retaining the physical understanding of the original boundary. The bank would be breached where there is already slumping from a fallen tree or soil slippage at some stage. Mitigations can be applied if the breaching of the historic structure was to be monitored, allowing for a record of the construction and dateable finds to be recovered. Visually, there will obviously be a change but mitigations could be applied here too as the stone from the bank can be used to make good the new sides of the entrance. Design at the opening will be key to limiting the visual impact, allowing the retention of some of the older trees on the bank and the narrowness of the outer historic entrance is such that views when moving along the road would be fleeting at best. The small cottages on the south side of the drive which belong to the holding block wider views.

The insertion of a road comes with ground clearance, preparation/levelling and drainage, so there will be a long section of disturbance running parallel with the hedge bank; again this is inherently negative. Some disturbance in this area has already occurred when services were installed in the recent past. We also know that from at least the early 19<sup>th</sup> century this has been a grassy park-style enclosure and before that an agricultural field or fields; it is therefore unlikely any archaeology will be uncovered. Archaeological potential here would be considered *low* on the whole. Visually there is already established tree planting softening the edge of the fields, so there will be no inter-visibility between the new drive and the house. Further mitigation which could be applied would be in using some of the removed soil to repair/consolidate the historic hedge bank where it has slumped in places. Considering the benefits of restoring a heritage asset such as the Cornish hedge bank, the impact of this element could be considered to be reduced to **negligible**.

As the drive runs west and north-west, down and into the valley, a hedge bank has already been breached between the garden area and the field and between two historic fields adapted into garden areas. The drive would run through this and along the field side of the hedge bank and then re-enter the grounds higher up the slope. The breaching of both hedge banks without recording and stripping of ground across and in front of a historic carriage entrance to the site (granite gateposts, metal estate-style fence remains and pedestrian gate) and through the site of the former scattered farmstead, noted on the Tithe map, is inherently negative. A small fragment of walling of one of the historic buildings survived next to the hedge bank, to the west of this area this has been partially breached but a small amount still remains. It is of rubble build, with a clay and lime bond, where visible. The monitoring and recording of the hedge banks and site strip would have been appropriate mitigations which could have offset for the impacts of this work. The blending of farmland and gardens by breaching the boundaries is also inherently negative. A fence has also been partially built here; modern semi-suburban fencing in visual character is inappropriate and set in straight lines with no reference to historic boundaries is also damaging visually and spatially to our understanding of this landscape. All of this work is negative visually and on the narrative of the farmstead as a whole.

To the south, just below the house is a low hedge bank with a further gateway flanked by granite posts, which likely divided the gardens from the outer grounds and farmyard. The current tarmac drive here will be raised, grass sown and the opening blocked with a grass bank. Appropriate mitigation here would be to leave the gate posts *in situ* and install a lower bank within the blocked gate so that the reading of this rear (blocked) entrance between gardens and wider grounds will still be retained. Balancing the closing of this gate and changes in flow around the site, while retaining a visual 'ghost' of the opening is considered to reduce this impact to **negligible** on this part of the work.

### 3.5.2 INDIRECT IMPACTS OF THE PROPOSALS

The blocked original carriage entrance to Rosewastis lies further down the eastern boundary on the long valley bend in the A39 road. This entrance can never go back to being fully functional as the traffic flow and speeds are now too dangerous. The current visual of this entrance are obscured and it is overgrown with brambles and galvanised abandoned farm gates and hurdles tied up over a sunken failed-rusted cattle grid. This is negative to the setting and narrative of the house and its pocket landscape. A positive impact of the driveway works, which will pass right by this gate is that some of the stripped soil could be used to infill and bury the cattle grid and the granite gateposts and the estate style pedestrian kissing gate could be restored. Rather than closing the gateway with a full-height bank within the opening, a lower bank could be created just outside, allowing the reading of this former historic primary entrance to be retained. This would have an indirect but positive effect on the wider site and it is believed could be used to outweigh some of the harms of the driveway project; **positive/slight** impact.

The movement of traffic through the site will change, possibly dramatically. If elements of the wider farmstead such as the mill and lower barns/holiday let are sold off into separate ownership there is an over-arching negative impact of the division of the holding on the important asset at its centre; Rosewastis Farmhouse will lose its ring-fenced context, and the landscape will lose its direct connection as part of a mixed character farm. This is slight but cumulative; **negligible** impact.

### 3.5.3 INDIRECT IMPACTS OF THE PROPOSALS ON THE ASSETS

The Listed farmhouse will be largely screened from views to the driveway; views are important to the minor gentry character of the farmhouse but inward approach views are focused to the south and east. There is a key view across the valley to the mill which is an eye-catcher. Care must be taken with the area immediately north of the house on the lower slope, keeping the new drive as recessive as possible visually will manage this impact and is achieved through clever design; adding features such as fences is not appropriate. Geographical spatial links between the house and for example, its mill building will change and this will have a very slight negative impact on the wider landscape setting and therefore the understanding of both of these historic buildings. **Negligible to negative/minor** impact.

The 19<sup>th</sup> century farmyard of converted barns at the top of the slope, south-west of the farm will be screened from all views by the farmhouse and outbuilding which lie between; **neutral** impact.

The mill building will effectively be cut asunder in the landscape by its division from the holding, if sold into separate ownership. Visually changing and disrupting the historic routeways through the landscape will also further alter the approaches and understanding of the links between the mill and farm. Inter-visibility will however remain unchanged; neutral/slight, **negligible** impact.

The holiday let is a small single storey shed, the sole survivor of the scattered lower farmstead which was recorded on the Tithe map. It was converted and is now not very authentic, its integrity expected to also have been affected. It still retains some historic character. It is tucked into the slope and has limited views, with a blind gable facing the new driveway works. It may be minimally affected by the breaching of so much hedge bank between the gardens and fields; a result of changes to the status of the various enclosures which inform the narrative of this farmstead with its phase of aggrandisement followed by the loss of the other farm buildings around this shed. Neutral/slight change, **negligible** impact.

TABLE 2: IMPACT SUMMARY

Asset	Impact Assessment	Conclusion
Grade II Listed Farmhouse	Moderate/slight	Negative/minor
Mill building	Neutral/slight	Negligible
19 <sup>th</sup> century farmyard	Neutral	Neutral
Holiday let barns	Neutral/slight	Negligible
Pocket landscape	Moderate/slight	Negative/minor

## 4.0 CONCLUSION

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The listing text indicates a construction date for Rosewastis of c.1830. The farmhouse and farm are indicated on the Tithe Map of 1840, the farmhouse notably separate from its farmyard, suggesting a wealthy farmer with a gentrified farm holding. The Tithe Apportionment suggests the landholding of Rosewastis was considerable, the owner and tenant listed as William Veale, whose family may have occupied the site from the mid 18<sup>th</sup> to mid 19<sup>th</sup> centuries. Historic mapping from the early 19<sup>th</sup> century suggests settlements were extant at Higher and Lower Rosewastis; the present Rosewastis House forms part of the holding of Lower Rosewastis. By the mid 19<sup>th</sup> century the settlements had been consolidated into single ownership and only one driveway into the settlement is indicated, to the south of Rosewastis Farm House, the separate access to Lower Rosewastis evidently not extant by this date. Historic mapping shows significant changes occurred at Rosewastis over the course of the 19<sup>th</sup> century, with Rosewastis House itself apparently rebuilt between the early and middle part of the 19<sup>th</sup> century. The mill to the north west of the house may also have been constructed in this period. The mill ponds shown on historic mapping appear to undergo a number of changes and it seems likely that the north eastern pond had become more a feature of the polite landscape accompanying the house by the later 19<sup>th</sup> century. A number of buildings are shown on the tithe map alongside the route of the proposed road, one of which was partially extant.

The proposed impacts of any works on this site are in part an issue of cumulative impacts on a former minor gentry holding; the farmhouse is now in separate ownership from much of its original farmland and most of the outbuildings, retaining only a small block of fields, c.20 acres or so. Its immediate gardens and grounds have been cleared of trees, leaving it quite open and exposed in character. The road and airport noise aurally forces modern character into the peaceful historic rural setting. To some extent the significance of the building has already been somewhat undermined by these changes, but far from building in flexibility for further change, it makes this quite high status building far more sensitive to any further negative impacts.

In the proposed breaching of the hedgebank/retaining bank there would be an obvious visual and physical impact and this would be negative to the heritage value of the bank and have indirect impacts on the gateway. Groundworks along the route of the proposed roadway have the potential to impact negatively on any buried archaeology, particularly within the area of the cottages and buildings shown on the tithe map. The breaching of both hedge banks without recording and stripping of the ground across and in front of a historic carriage entrance to the site (granite gateposts, metal estate-style fence remains and pedestrian gate) and through the site of the former scattered farmstead, noted on the Tithe map, is inherently negative. A small fragment of walling of one of the historic buildings survived next to the hedge bank, to the west of this area this has been partially breached but a small amount still remains. The blending of farmland and gardens by breaching the boundaries is also inherently negative. A fence has also been partially built here; modern semi-suburban fencing in visual character is inappropriate and set in straight lines with no reference to historic boundaries is also damaging visually and spatially to our understanding of this landscape.

With appropriate mitigation **negative/moderate** impacts could be reduced and balanced to **negative/minor**. Recommendations have been made as part of this report which could form part of an appropriate mitigation strategy.

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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* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) 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). The relevant guidance is reproduced below:

#### Paragraph 128

*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 129

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.*

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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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. There are 19,000-20,000 Scheduled Monuments in England.

### **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 importance** and there are currently 1,600 sites on the list, 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 VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### 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 have 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 2015) 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* (2015, 2 & 4):

*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 a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and 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 because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

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* (2015, 3) 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 2), 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 2 (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 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). 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 (2015, 7).

TABLE 4: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 5: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/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, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

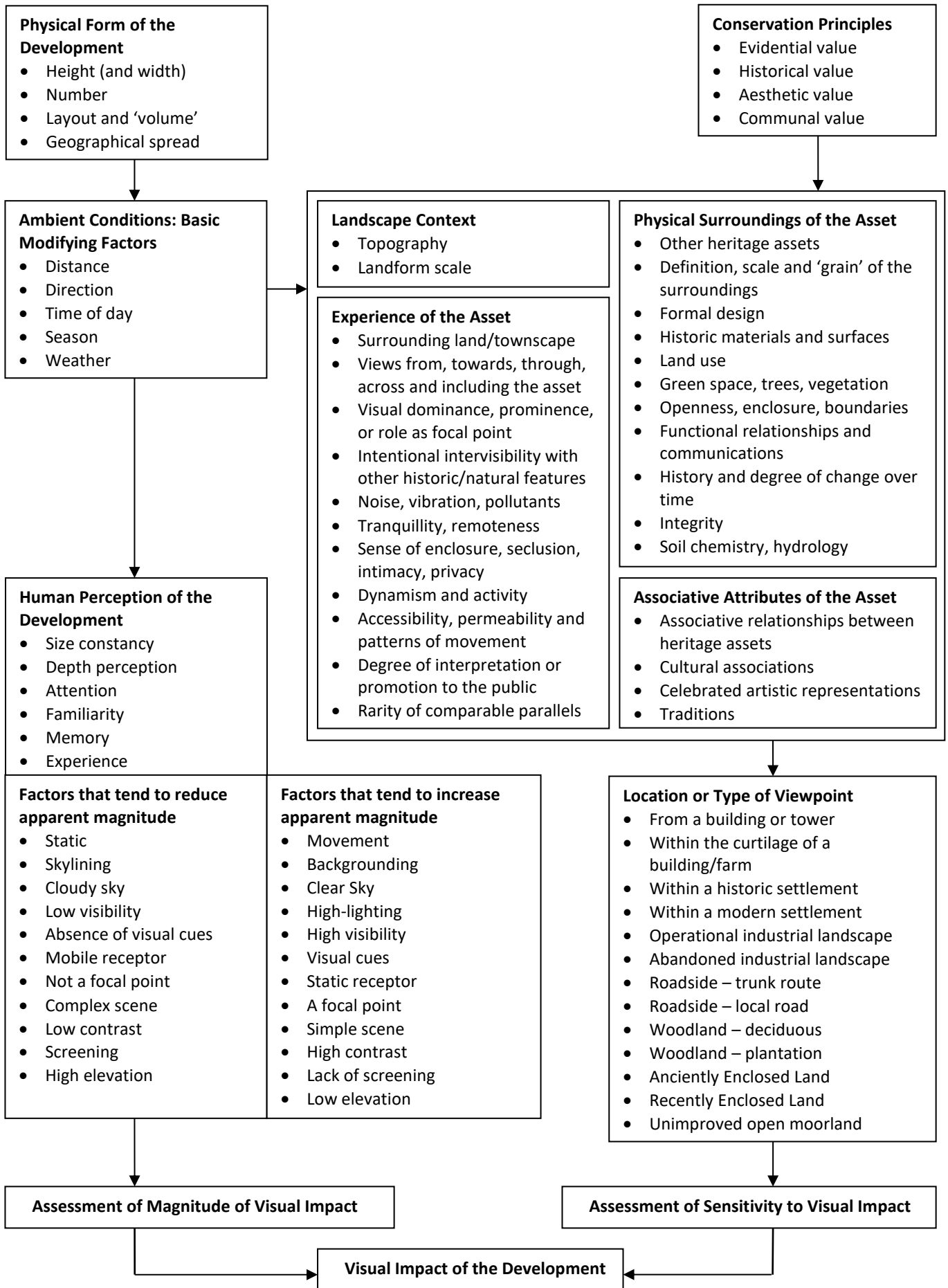


TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. VIEW THROUGH THE NARROW HISTORIC GATEWAY BETWEEN DRIVE AND A39; FROM THE WEST.



2. INWARD VIEW THROUGH THE GATE FROM THE BUSY A39 ROADWAY, LOOKING AT THE SECTION OF BANK TO BE REMOVED; FROM THE EAST-SOUTH-EAST.



3. THE RAISED BANK BEHIND THE HEDGE BANK TO BE BREACHED, SHOWING THE SLUMPED SECTION TO THE RIGHT; FROM THE WEST.



4. VIEW TO THE SLUMPED HEDGE BANK WHICH WILL BE BREACHED TO PROVIDE A NEW ENTRANCE TO THE NEW DRIVEWAY; FROM THE NORTH.



5. VIEW BACK UP THE ROUTE OF THE DRIVEWAY, SHOWING THE ESTABLISHED PLANTING IN THE FIELD, SCREENING THE HOUSE FROM VIEWS TO THE DEVELOPMENT; FROM THE NORTH.



6. THE FORMER MAIN CARRIAGE DRIVE ENTRANCE INTO THE SITE, BLOCKED WITH A RANGE OF LOOSELY TIED GALVANISED GATES; FROM THE SOUTH-WEST.



7. VIEW OF WHERE THE DRIVEWAY CURVES TO THE NORTH-WEST AND RUNS PAST THE LAKE; FROM THE SOUTH-SOUTH-EAST.



8. VIEW OF THE LOWER DRIVE, WHERE A TARMAC SPUR HAS ALREADY BEEN REMOVED AND THE HEDGE BANK BREACHED; FROM THE NORTH-EAST.



9. THE LAKE; FROM THE WEST.



10. DETAIL OF THE GRANITE GATE POSTS AND DAMAGED PEDESTRIAN GATE TO A FORMER CART ENTRANCE BETWEEN THE HOUSE AND ITS GROUNDS AND THE TRACK TO THE MILL BUILDING; FROM THE SOUTH-EAST.



11. VIEW OF THE OVERGROWN AREA WHICH HAS BEEN CLEARED AND BREACHED HEDGE BANKS, IN THE LOCATION OF THE EARLIER SCATTERED FARMYARD NOTED ON THE TITHE MAP; FROM THE EAST.



12. PART OF THE FENCING ALREADY IN PLACE, WHICH WILL BLOCK VIEWS AND PROVIDES ARTIFICIAL STRAIGHT BOUNDARIES IN THE LANDSCAPE, WITH THE HOUSE BEYOND; FROM THE NORTH.





13. VIEW FROM THE FIELD THROUGH THE LARGE BREACH IN THE HEDGE BANK, WITH THE FRAGMENTARY RUINED BUILDING TO THE RIGHT AND CLEARANCE OF THE AREA WITHIN THE BOTTOM OF THE GARDENS; FROM THE WEST.



14. VIEW OF THE EXTANT TARMAC DRIVEWAY ON A DIFFERENT LINE, BEING REMOVED, WITH A VIEW TO THE SMALL CURVING HEDGE BANK WHICH ENCLOSES THE IMMEDIATE GARDENS AROUND THE HOUSE, WITH THE HOUSE ABOVE ON THE SLOPE, ALSO SHOWING THE RELATIONSHIP WITH THE HOLIDAY LET; FROM THE NORTH.



15. VIEW OF THE CURRENT SWEEPING DRIVEWAYS WHICH LINK THE HOUSE WITH ALL PARTS OF ITS HOLDING, WHICH WILL BE TRUNCATED AND CUT OFF, SEPARATING THE DIFFERENT AREAS OF THE HOLDING; FROM THE NORTH-NORTH-WEST.



16. VIEW THROUGH THE GATEWAY WHICH IS ALSO TO BE CLOSED, SEPARATING THE HOUSE AND ITS LOWER ENCLOSURES WHICH USED TO CONTAIN A SCATTERED FARMYARD; FROM THE SOUTH-EAST.



17. VIEW ACROSS TO THE MILL BUILDING FROM THE LAWN IN FRONT OF THE FARMHOUSE AND SHOWING SCREENING FROM HEDGE BANKS AND TREES WITHIN THE GARDENS; FROM THE SOUTH.



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