

# THE OLD CHARCOAL MILL PONSANOOTH ST GLUVIAS CORNWALL

The Results of a Building Appraisal and heritage impact assessment



South West Archaeology Ltd. report no. 221023



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# The Old Charcoal Mill, Ponsanooth, Cornwall

## Results of a Building Appraisal and Heritage Impact Assessment

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Work undertaken by SWARCH on behalf of a Private Client

### SUMMARY

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*South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage impact assessment for The Old Charcoal Mill, Ponsanooth, Cornwall to gain a better understanding of the site and to comment on the proposed design to transform the building into five residential flats.*

*The Old Charcoal Mill sits to the east side of the village, amongst other converted buildings, standing as one of the last standing mill buildings in the area, in a microsome representing the rapid expansion and industrialisation of wider Cornwall in the post-mediaeval era. This places the building within local value and local interest, and as such, it is considered to be an undesignated heritage asset. However, it is not comparable to a grade II listed building, it has been heavily altered during the 19<sup>th</sup> and 20<sup>th</sup> centuries, and largely stripped internally leaving few architectural features surviving in the build. Its eastern elevation is of most interest, providing key visual evidence that exhibits the buildings complex historic development and narrative whilst addressing the wider valley and viaduct.*

*The proposed conversion of this building is a well thought-out and design led scheme - the spaces internally work well, utilising the existing footprint and divisions, adding modern partitions only where necessary to create functional dwellings, and largely respecting openings and existing connections through the building. Having reduced the number but increasing the space and desirability of these flats will hopefully ensure the ongoing preservation and good condition of this building long-term, attracting purchasers drawn to its heritage. The exteriors clearly use existing and blocked openings, minimising loss of historic fabric wherever possible and continuing the historic-industrial character of the facades. Further details about how the roof trusses will be used/re-used within the scheme will be needed as these should be retained or re-set where possible.*

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## ACKNOWLEDGMENTS

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THE CLIENT FOR OLDER PHOTOS AND ACCESS  
 THE AGENT

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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|                      |                                 |
|----------------------|---------------------------------|
| <b>LOCATION:</b>     | THE OLD CHARCOAL MILL           |
| <b>CIVIL PARISH:</b> | PONSANOOTH, FORMERLY ST GLUVIAS |
| <b>COUNTY:</b>       | CORNWALL                        |
| <b>NGR:</b>          | SW 75874 37732                  |
| <b>SWARCH REF.</b>   | POCM22                          |
| <b>OASIS No:</b>     | SOUTHWES1-510280                |
| <b>PLANNING REF:</b> | PA22/07569                      |

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a building appraisal for The Old Charcoal Mill, Ponsanooth, Cornwall. It is aimed to convert the mill building into five flats. The work was undertaken in October 2022 and was carried out in accordance with local policy and CIfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The mill is located within Ponsanooth, a small parish which was formerly part of the wider St Gluvias Parish. The is accessed from the main road A393 to the west, passing several smaller converted dwellings within a small close. The site comprises a long, historic mill building and northern meadow with raised parking to the south-west and is located approximately 4.5km north-west of Penryn, and 5km south-west of Truro. The building is aligned north-south on a steep slope, its northern elevation sits at an altitude of approximately 29m AOD, and its southern elevation at 37m AOD. The soils of this area are the well-drained, gritty, loamy soils over granite and other acid igneous rock of the Moretonhampstead Association (SSEW 1983); these overlie the slate and siltstone of the Mylor Slate Formation (BGS 2022).

### 1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

The Parish of Ponsanooth, *Pons an Woodh* in Cornish, is a village and civil parish situated in the Hundred of Kerrier. It was formerly part of the St Gluvias parish and sits between the ecclesiastical parishes of Stithians and St Gluvias. The name is Cornish meaning *bridge at the stream*, centred upon the River Kennall that runs through the village which has been crucial to its historic development within the milling industry. To the east of the village are the remains of the well-recorded Kennall gunpowder works, and within Ponsanooth several other mill sites are known to have existed, including paper, corn, woollen and flour mills.

Lyson's (1814) records *Ponsnooth* as a "considerable" hamlet sitting within the parishes of St Gluvias, Perran-worthal and Stithians at his time of writing. He notes the village is largely employed in the woollen manufacturing industry and at the Kennall gunpowder works, but also mentions the trade of tanning and a paper mill "above the Kennall mills". It is clear the area was heavily industrialised during the early 19<sup>th</sup> century, sites which were very likely heavily expanded upon from earlier milling buildings to the area – although formal records are not clear from brief research.

The Cornwall and Scilly Historic Landscape Characterisation (HLC) for this area records it as *20<sup>th</sup> century settlement: Settled areas from larger farming settlements upwards*, whilst also bordering on land classified as *post medieval enclosed land* to the north, described as *land that was enclosed in*

*the 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup> centuries, usually from land that was previously Upland Rough Ground or Medieval Commons.*

Ponsanooth has a high concentration of post-medieval listings on the HER, and it is clear the village saw a period of heavy industrialisation. Whilst the property is known currently as the Old Charcoal Mill, there is no recorded to suggest it was used as such; it is listed as a post-medieval *Paper Mill* (MCO29025) on the HER, recorded in 1813 as a paper mill owned by Martin Boswarthack. It describes two wheels were added to its west elevation providing power to two mills, one for white paper, the other for brown paper. In 1824 it was recorded as a large paper-making manufactory, although is illustrated as *disused* on the later First and Second Edition OS mapping. Just to the south of the building is another smaller, squarer mill building, recorded as a *corn mill* on the HER (MCO47855) which was heavily renovated in the late 20<sup>th</sup> century obscuring its historic development and narrative. To the west of the A393 are two listed corn mills (MCO29027; MCO47848) and a charcoal mill (MCO24971) which supplied charcoal for use at the neighbouring Kennall Vale gunpowder mills, although the precise location has not been fully determined. Another corn mill which then became a part of a later woollen mill is listed further west (MCO24968) with an associated post-medieval leat (MCO45788). To the north-west, the bridge approaching the village is a 19<sup>th</sup> century structure (MCO9680), with the possible site of an earlier toll house (MCO52561). To the east is a listed mine site known as *Ballanoon* worked between 1691-1771, as South Tresavean in 1860 and later known as Roskrow United, the mine produced tin, silver, and uranium. There are several Grade II listed buildings, namely former mill sites, to the east of the village, including a warehouse associated with mill house (DCO6623), Victory House (DCO6453), another converted former mill house (DCO6454) and The Old Mill (DCO7082). The Methodist Church to the south-west is Grade II\* (DCO6611). The Kennall Vale Gunpowder works to the west are part of a large area designated as a scheduled monument (DCO700), along with a smaller gunpowder storage complex on the western border of the village (DCO703).

There are a few archaeological works documented in the vicinity of the site on the Cornwall and Scilly Historic Environment Record (HER), including a watching brief at Harvey's Foundry Farm that found little archaeological remains within the floors of the earlier L-shaped building (ECO1447). A photographic survey took place as part of the Cornish Mining World Heritage Site management recommendations (ECO4142), whilst several recordings have taken place at the Kennall Vale gunpowder mills. The area has been subject to assessment of the wider area and its surviving mining features in an area currently not designated.

#### **1.4 METHODOLOGY**

The heritage assessment was undertaken by Amelia Allen ACIfA, in October 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 3<sup>rd</sup> edition* (Landscape Institute 2013) and ICOMOS (2011) guidance. Detailed methodology for the assessment of significance and impact can be found in appendix 2.

## 1.5 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.*

## 1.6 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.*

The proposed development of the Old Charcoal Mill has been recently considered within the discussions at the Parish Councils, concerns were raised around retaining the character of the property, specifically the destruction of stonework to the series of proposed openings. Heritage within the area is being widely consulted upon, with heritage representation of the village included in an upcoming Neighbourhood Plan.





FIGURE 1: SITE LOCATION, THE SITE IS INDICATED.

## 2.0 DESK-BASED ASSESSMENT

### 2.1 DOCUMENTARY HISTORY

The Old Charcoal Mill building is not listed but is acknowledged on the Cornish HER (MCO29025), where it is recorded as a paper mill. It sits to the east side of the Ponsanooth village, contained to the east border of a small close, accessed off the A393. It has been called The Old Charcoal Mill, although it was named as such during its later 20<sup>th</sup> century renovation works, with oral histories recalling it was formerly used for charcoal processing. Whilst no direct documents list it as a charcoal mill, it is possible it was used in association with either the Kennall Vale gunpowder works to the south-west, or the Cosawes gunpowder mills to the north-east due to their close proximity, and as such, these oral histories should not be disregarded.

A brief search within the archives has found little documented evidence of the site and its former occupiers/ owners, although it was likely owned at a much earlier date by the ancient manor and settlement of *Cosawes* - first recorded as a large village within the Domesday records, providing a seat for the Carveth family, and later recorded to be owned by the Edgcumbe family. The wider area was known to be mined during the medieval period, with a series of smaller medieval settlements recorded locally, including Consumur Kenel, Treffry, Tregoose, Pelean and Blankednick. It is evident Ponsanooth attracted large investment in the later post-medieval period, becoming a hive of industrialised activity - the wider village buildings present with 19<sup>th</sup> century architectural form and character. There are several mill sites recorded within the immediate area, and it is highly likely these were developed from earlier medieval milling sites, this is evidenced by a limited number of documents from the archives that record disputes and leases around the leat network of the area in the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> centuries. The earliest document found within the archive's dates to 1582 (held at the Kresen Kernow Archives, ref: ME/1070), and details the moiety of three mills within the Ponsanooth area including blowing, crashing and stamping mills – these were likely associated with the tin mining within the wider area and could pertain to the wider Old Charcoal Mill site. Additional information could be found within a catalogue labelled *Mills at Ponsanooth* held within the family archives of Mount Edgcumbe and Edgcumbe of Cothele (held at Kresen Kernow Archives dated between 1100-1900) which could hold more valuable information about the earlier origins of the site.

*Jenefer Lugg* is named to occupy the plot at the time of the tithe records, although no lease can be found specifically to the site, others mention *paper mills* within details and particulars of leases (held at the Kresen Kernow Archives, ref: WH/1/48/1,2). Another lease between a merchant brewer at Hayle Foundry and Jenefer Lugg dated 1831, describes the lease of use for a stream of water taken from a mill pond associated with Jenefer Lugg which could be associated with the mill pond at the Old Charcoal Mill site (held at the Kresen Kernow Archives, ref: WH/1/47/1,2). Documents further record Jenefer Lugg as leasing a dwelling house and earlier stamping mill called Magdalen Steps, with a waste plot formerly “a buddle place”, a “burning house” and an “unenclosed piece of land with decayed grist mill” (dated 1826; ref: WH/1/42/1,2) within the Ponsanooth area. This could be linked to earlier mine located within Cosawes Wood, although could resemble the processing of mining material that may have taken place at our mill site. Moreover, a *burning house* could be attributed to the oral histories associated with charcoal, although is usually recognised with the processing of arsenic from waste mined rock. Aside from this, the limited details do hint this area has been neglected. Another lease document for Harvey of Hayle Foundry describes a “*dwelling house and premises adj., at Ponsanooth, sometime since used as a woollen factory, with 3 plots of ground adjacent., all late in occ Jenfer Lugg, now unoccupied...*” dated 1832 (ref: WH/1/47/1,2) and most likely describes the Old Charcoal Mill building, suggesting a phase of abandonment and an earlier function associated with the processing of wool - the tithe map does illustrate the mill with three plots surrounding it, which is what this document describes.

No census records are available for the property because it has never been a residential dwelling,

and Jenefer Lugg does not appear to the census recordings to the wider area. She does pass away around 1846 and a will dispute (The Morning Post, December 11<sup>th</sup>, 1848, pp.7) explains she left her property and estate to nephew John Lugg amounting to *35,000* (£35k), which would equate to over £3 million today. It briefly discusses Jenefer had inherited a cloth manufacturing business from her clothier father in 1808, suggesting the building spent time as a cloth factory, although rags/cloth/discarded fibre was also used in earlier paper-making processing.

Whilst there has been little found within the archives pertaining directly to the site, information held in other particulars and leases indicate the site may have had several functions. It is possible the building was one of three earlier milling buildings recorded in the area – surviving stonework and other features may define this. From the census records it is apparent the wider Ponsanooth population were employed within the large-scale milling industry to the area during the mid-19<sup>th</sup> century – occupations recorded include *woollen miller, cloth miller, artisan miller, rope factory worker, gun powder pulveriser, flour mill attendant, corn miller, mill wright, milliner, mill machine maker, loom weaver* etc, amongst agricultural jobs, blacksmiths, and copper miners – the village is notably diverse.

## 2.2 CARTOGRAPHIC SOURCES

The Surveyors Draft map of 1811 (of Helston by surveyor Robert Dawson) appears to illustrate buildings at the location of site, although the detail is difficult to read. The building is shown fully on the 1844 tithe map of St Gluvias detailing the mill building on the eastern edge of the village of Ponsanooth. It is illustrated on this map as a simple long, linear range, aligned north-south. To its southern elevation is another smaller, squarer building listed within this same plot, and three other smaller, plots, surrounding the building to the north, east and south which are occupied by different people. The building site within plot 73 as owned by Sir Charles Lemon Bart a well-known gentlemen and politician for Cornwall, with a large land and property portfolio for this period, inheriting his baronetcy and Carclew House from his father. The plot is occupied by Jenefer Lugg, along with the lane and access to the west in plot 74, and a pond in plot 75. A small river runs along the northern boundary of plots 78 & 76, with the only other watercourse distinctly illustrated are two leats to the west boundary of the village running from the river. However, according to the tithe apportionment plot 75 is listed as *pond and watercourse* so it is likely the mill was drawing water from the south through what appears to be a small culvert listed in plot 83 – though the plot name gives no indication of this as it is listed as a *garden*.

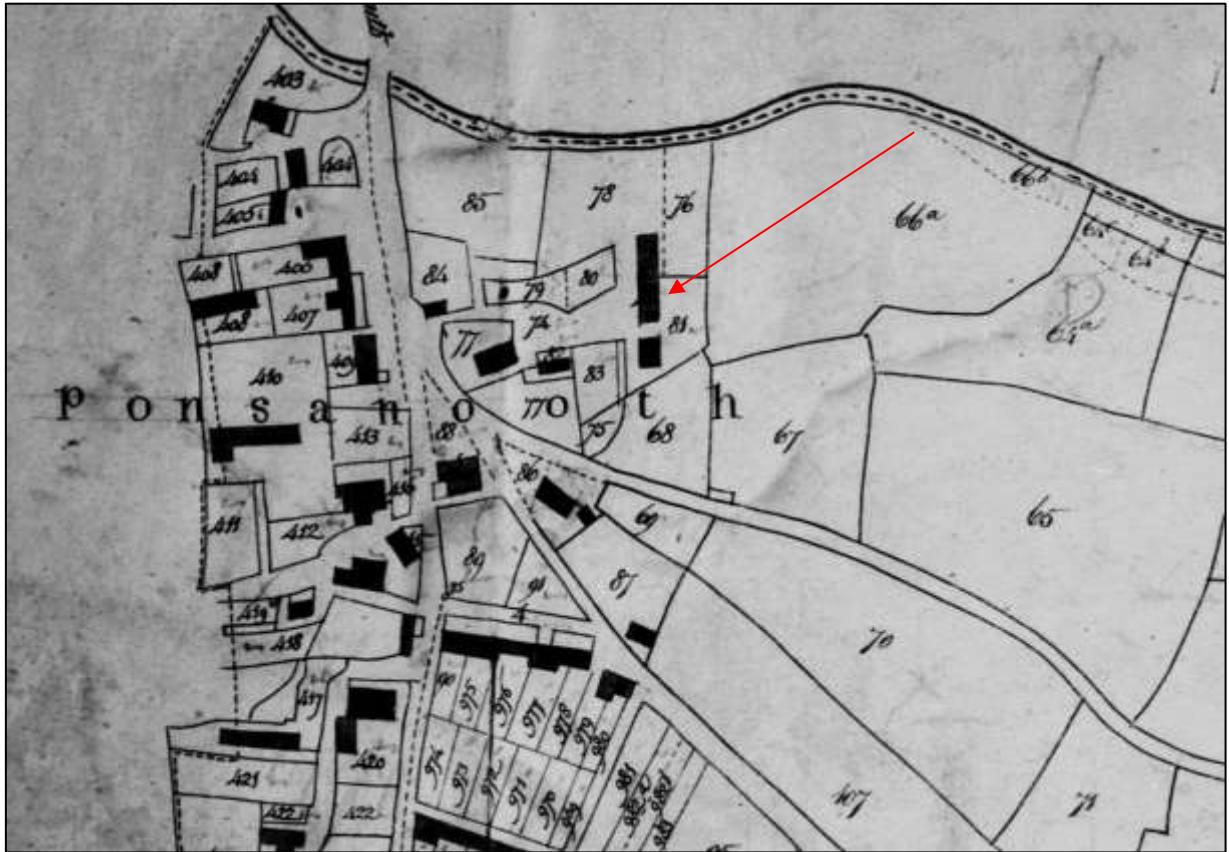


FIGURE 2: EXTRACT FROM THE 1844 TITHE MAP OF ST GLUVIAS, THE MILL IS INDICATED. SOURCE: THE GENEALOGIST 2022.

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

| Plot | Landowner                 | Lessee                            | Occupier               | Plot Name                     |
|------|---------------------------|-----------------------------------|------------------------|-------------------------------|
| 66a  | Sir Charles Lemon Baronet | Janefer Lugg                      | John Hart              | Great Moor                    |
| 66b  |                           |                                   |                        | Waste in Moor                 |
| 67   |                           |                                   |                        | Homer Field                   |
| 68   |                           |                                   |                        | House and Plot                |
| 73   | Sir Charles Lemon Baronet | Janefer Lugg                      | Janefer Lugg           | Mill and Store House          |
| 74   |                           |                                   |                        | Roads and Waste               |
| 75   |                           |                                   |                        | Pond and Watercourse          |
| 76   | Sir Charles Lemon Baronet | Janefer Lugg                      | Richard Martin         | Part of Garden                |
| 77   |                           |                                   |                        | House and Garden              |
| 78   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | Abrahm Dunston         | Part of Garden                |
| 79   |                           |                                   |                        | Part of Garden                |
| 80   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | Thomas Grose           | Part of Garden                |
| 81   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | Anthony Grose          | Garden                        |
| 82   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | Anthony & Thomas Grose | Houses Backlett and Garden    |
| 83   |                           |                                   |                        | Garden                        |
| 84   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | James Grose            | House and Garden              |
| 85   | Sir Charles Lemon Baronet | Benjamin Sampson & Richard Lanyon | Nicholas Martin        | Meadow                        |
| 86   | Sir Charles Lemon Baronet | Nicholas Martin                   | Nicholas Martin        | Public House, Cottage & Waste |

Surrounding the mill are several garden plots, occupied by Richard Martin in plot 76, Abrahm Dunston in plot 78, and Anthony Grose in plot 81. These plots could resemble the details held within an earlier discussed lease agreement (ref: WH/1/47/1,2) which discusses three plots of land and

“premises” earlier used as a “woollen factory” owned by Janefer Lugg – suggesting the function of the mill in the early 19<sup>th</sup> century (Janefer is not listed to lease/occupy any other properties within the Ponsanooth tithe apportionment).

The First Edition OS map surveyed in 1877 shows the landscape and building in more detail. The surrounding area looks to have changed significantly, and the village has been largely built-up, likely owing to a boom period for local industry. The mill site is listed as a *paper mill (disused)*, although the structure is illustrated as largely unchanged from the tithe. It stands as a long linear range though a long wheel pit is shown to the west elevation. The smaller square building is still shown immediately south of the Mill, this also seems to show a wheel pit on its west elevation. To the south of this smaller building, is a large mill pond and associated leat running east illustrated to the rear, in the location of the former *pond and watercourse* plot.

On the first edition map a small building has appeared to the west of the Old Charcoal Mill property which could perhaps be a small pump house. The boundaries of the site are markedly different, particularly to the north and east where it has been formally separated with fences/ boundaries. Within the wider Ponsanooth village several Corn Mills are operating during this period, and a disused brewery is illustrated. The village has expanded further south with more houses added along Frog Street and the railway/ viaduct has been added to the east. Further east the Cosawes Powder Mills are labelled disused though the larger establishment of the Kennall Vale Powder Mills appear to still be operating at this date.

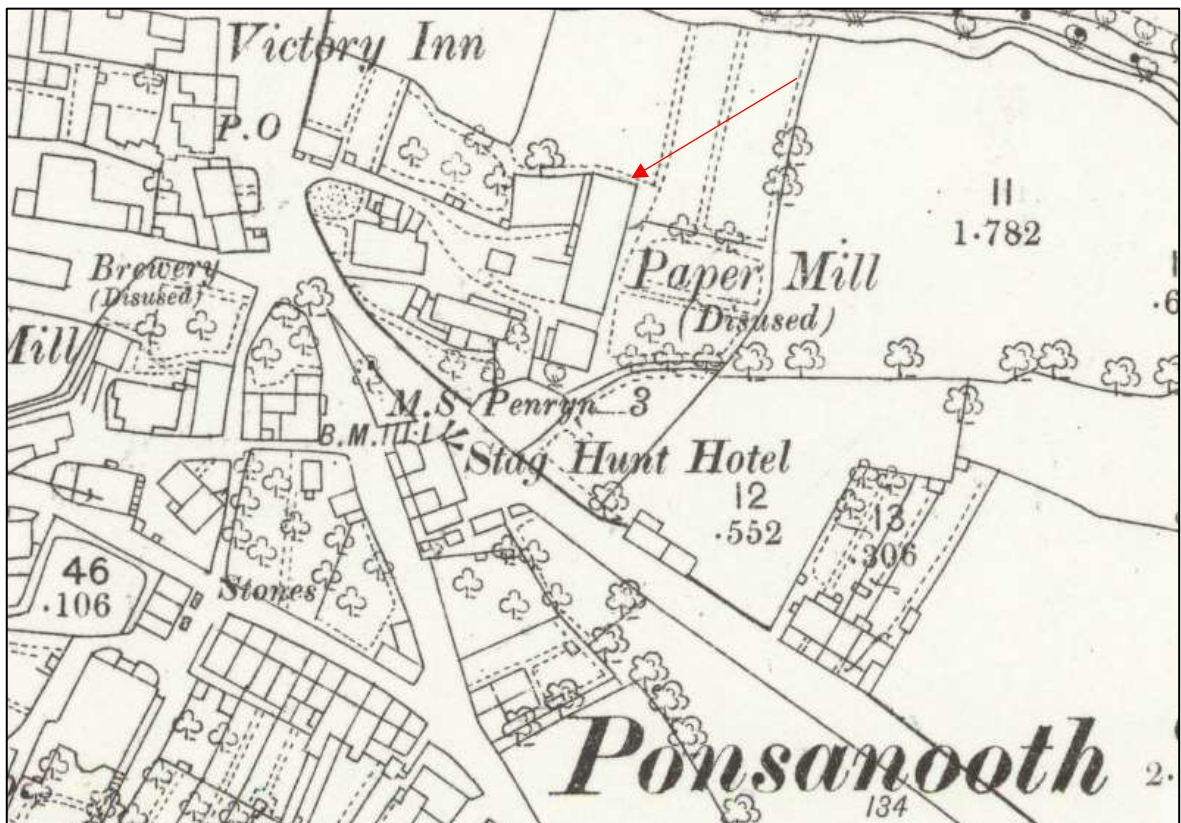


FIGURE 3: EXTRACT FROM THE 25-INCH FIRST EDITION OS MAP, SURVEYED 1877 (NLS).





FIGURE 4: EXTRACT FROM THE 25-INCH OS SECOND EDITION MAP REVISED 1906, THE SITE IS INDICATED (NLS).

The revised Second Edition OS mapping of 1906 illustrates little change to the mill building, aside from site boundary changes. The property now sits within a large, field wrapping its north, east and southern elevations, and two separate wheel pits are illustrated to the west elevation. The culvert/lead illustrated to the south of the mill feeding the pond still is recorded here with a sluice gate (SI). The mill building is stippled on this Map suggesting it is occupied/in use, or at least not ruinous or derelict, although interestingly it is still labelled as disused. The smaller mill building to the south appears to now include a set of steps to its west elevation, implying a change in function to this building; this building appears to now sit separately, within new boundaries associated with the neighbouring plot to the west.

An aerial photograph (Figure 5) shows the property within its modern context, surrounded by several converted building developments. The mill building was renovated within the mid-late 20<sup>th</sup> century, changing its function to an electrical business with associated car parking to the north and south-west corner.



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

### 2.3 20<sup>TH</sup> CENTURY RENOVATION WORKS

The current owner took on the site in the late 20<sup>th</sup> century, restoring a very neglected building, transforming it to what stands today, with great effort to retain certain features that still survive. The following photographs show the building without its wheel/ machinery, heavy rebuilding to the north elevation where perhaps a former timber framed structure supported an earlier pulley system/ loading door, moving material in and out of the building, similar to what is seen in Wheelhouses across Cornwall.





FIGURE 6: THE REBUILDING OF THE NORTH ELEVATION, NOW NEATLY COVERED WITH SLATE-HANGING; FROM THE NORTH-WEST. PHOTOGRAPH COURTESY OF THE CLIENT.



FIGURE 7: THE EAST ELEVATION SHOWING THE OPENINGS HAD BEEN REDUCED BEFORE THIS DATE. NORTH ELEVATION SHOWING POSSIBLY TWO FORMER BLOCKED WINDOW OPENINGS, ONE OF WHICH NOW EXISTS AS A FIRE DOOR AND SLATE RUBBLE FROM FORMER ROOF; FROM THE NORTH-EAST. PHOTOGRAPH COURTESY OF THE CLIENT.





FIGURE 8: THE WEST ELEVATION, THE WALL ABOVE THE FORMER WHEEL PIT HAD BEEN REBUILT DURING THE EARLY-MID 20<sup>TH</sup> CENTURY; FROM THE SOUTH-WEST. PHOTOGRAPH COURTESY OF THE CLIENT.

During the works a new roof was added, and openings were reinstated to the west elevation, although it appears the building may have been neglected for a long time due to the mature shrubbery existing here in the photographs. Concrete blockwork and brick rebuilt areas damaged from the earlier removal of mill machinery. It is clear the building has been heavily altered during the 20<sup>th</sup> century so there are areas of flexibility to proposed designs, however it is advised the change is appropriately managed to avoid further loss.

### 3.0 HISTORIC BUILDING ASSESSMENT

#### 3.1 SITE DESCRIPTION

The Old Charcoal Mill property is located within a small close to the east side of the A393. The building is aligned north-south on a very steep slope heavily tarmacked to the west with grass and a small planting scheme lining it to the east. The former wheel pits to the north-west corner have been later infilled with concrete steps, and a former culvert can be identified within a retaining wall to the south-west, which now creates a higher carpark/ loading door to the second level of the building. There are views across to the mid-19<sup>th</sup> century viaduct, particularly from the second floor of the building. To the north is a large, gravelled space within an earlier meadow used as a car park for its recent function as a small electrical business. The west elevation, which provides an overall first impression of the building, has been notably altered, rebuilt in brick to the north end, evidence of a former industrial function for this building is limited from this elevation. The east elevation, however, shows a series of phased stonework with a number of blocked openings and build lines representing its historic development.



FIGURE 9: VIEWS ACROSS TO THE 19<sup>TH</sup> CENTURY VIADUCT, TAKEN FROM THE FIRST FLOOR, FROM THE WEST.

#### 3.2 THE EXTERIOR

The mill building is on a north-south alignment, a single, linear range covering three levels. It has been renovated within the late 20<sup>th</sup> century, works which included a modern slate roof alongside intensive internal remodelling. The north elevation is a tall, gabled end facing the shallow village valley and bordering section of River Kennall. Several grassy, uneven mounds to the north-east corner may represent spoil or demolition material. The stonework to the base is heavy, with two blocked openings either side of an altered fire door. To the apex of the elevation the wall has been clad with slate hanging (over concrete block). This section continues centrally down two further floors and is likely the result of blocking/ reworking earlier mill openings possibly used for machinery. The rendered concrete slab can be seen to the sides of the slate hanging, and two large, modern openings sit to the ground and first floor. Decorative granite quoin detailing is utilised to the east and west

corners, with a heavier, platey course of stonework noted to the base of the build. A stepped section survives to the east side, rising to the ground floor level which could represent footprint remains of an earlier, smaller building or structure. Sections of quoin detailing can be seen to the ground floor, to both the east and west sides, which present as blocked openings (particularly to the west side), however they are slightly inconsistent and may represent the removal of earlier milling machinery to this elevation. Evidence of a continuing leat from the wheel pits to the north-west corner do not survive, although a drainage culvert likely continued further north to the River Kennall. A low granite-rubble wall, using large heavy blocks, slopes from the north-east corner wrapping earlier spoil heaps, and leads up the steep grassy bank of the east elevation.

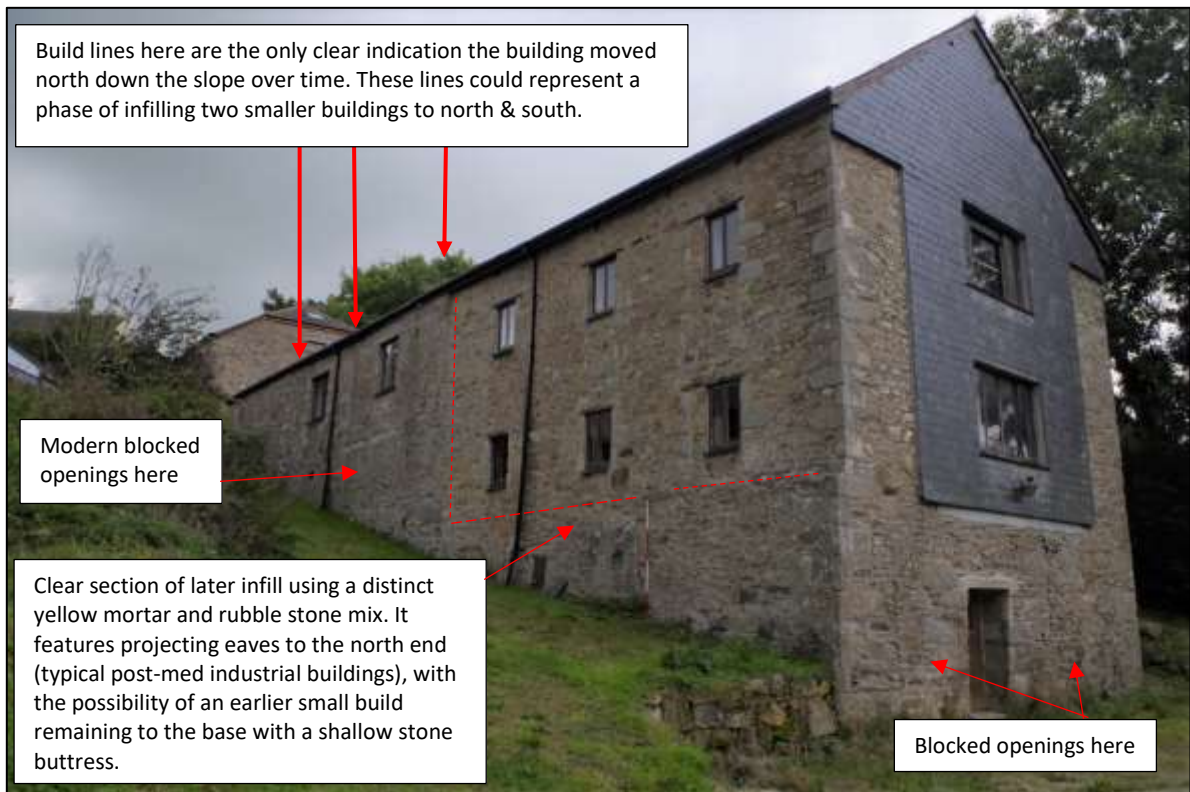


FIGURE 10: THE EAST ELEVATION WITH LABELLED AREAS OF HISTORIC INTEREST. PHOTOGRAPH TAKEN FROM THE NORTH-EAST, WITH 2M SCALES.

The east elevation provides the most unobscured detail throughout the build (see Figure 10). Several phases of build work visible – important, identifying stonework that suggests the mill building was extended twice northwards. To the north end is a section of stonework that uses heavy blocky granite rubble to the base and projects slightly further east creating a step clear to the north elevation. Build lines and low grated openings at this end suggest ventilation attempts located next to a shallow granite rubble buttress. Above this the ground and first floors use a yellow mortar to rough mixed rubble stonework. Amongst this are four altered openings, two to the ground floor, two to the first floor – all of which have been reduced slightly to fit modern, consistent, timber-framed windows. The two towards the north end include timber lintels original to an earlier build. The first distinct build line sits just south of another two altered window openings further south, showing the northern end of the building has been built against an earlier section of building; quoin detailing remains to the south side of build line. This small section of stonework includes a larger, altered, modern window to the first floor height (with concrete lintel, reduced to the base with rubble infill and forced wider to the top using concrete block work), door blocked modern openings (with modern concrete lintels – although these could have been reworked from earlier openings) to the base, and another possible blocked window opening to the ground floor. This has been built against another earlier build, as another build line is clear, with quoin detailing again remaining to the south side of the build line. The south end has been heavily repointed, although it appears to have been slightly raised at the



eaves. A rustic granite buttress sits to the south-east corner and this end of the elevation uses smaller rustic rubble stonework, with quoin detailing surviving to the south-east corner.

The south gable end is also of interest. It also has been heavily repointed, but some good details survive. Centrally to the ground floor is a blocked doorway opening, blocked with a concrete blockwork and cement render. The lintel however is a striking piece of timber, and although it is likely not original to this opening, it does represent a piece of earlier structure. It is rustic and curving, including areas of charring/ blackening and has likely been reworked/ its appearance lightly smartened. It includes an exposed, deep socket hole to the east side with peg holes visible to both ends. On the west side is another similarly sized, circular, blocked socket hole amongst two blocked, rectangular sections of morticed joints. This section of timber could have been a part of an earlier later medieval roof structure/ wind break, with the blocked rectangular socket holes to the west side representing a through-purlin or trenched purlin – structural designs of medieval and later medieval origin. It could, however, also be the remains of an earlier piece of milling machinery, reused and salvaged in this location from an earlier function. Above the door is another heavily altered window opening, reduced using concrete block and housing a six-light casement with chamfered glazing bars of mid-late 19<sup>th</sup> century design, likely salvaged, and reused from elsewhere – an earlier timber lintel survives to the top of concrete blockwork. The elevation includes granite quoin detailing to both sides and addresses the north elevation of the historic (Mill House) building opposite.

The west elevation has been largely reworked, and heavily altered. To the south end, wide double-width loading doors and a single-width door, have likely been forced into this end, accessed from a terraced platform that would have once sat over the earlier mill culvert. The stonework here has been repointed with a white limecrete mortar using ribbon-banded methods to create a modern style, however quoin detailing survives to the south-west corner. The central section of this elevation presents with good, semi-coursed stonework, although does not reflect the build lines and phases of work visible to the east elevation. Doors and windows to the ground and first floors appear heavily altered from earlier openings, with stone quoin sections representing areas of earlier build or blocked openings for earlier pieces of machinery etc. To the north end, scars are visible from where the mill wheels were attached to this end of the building, and above this, brick pillars and modern windows have altered earlier openings likely associated with heavy machinery. The retaining wall to the raised terrace to the south end of the site includes a small, blocked opening in the location of the earlier culvert that would have fed the wheel pits.

### 3.2.1 SURVIVING HISTORIC FEATURES TO THE EXTERIOR ELEVATIONS:

- The east elevation provides the most historic narrative, with archaeological features clearly defined, with several blocked openings and build lines between blocks of different phases, stepping down the slope, complete with quoin detailing.
- A slight stepped projection to the ground-floor north-east corner suggests a smaller, possibly earlier build, with a significant raise above most notable in the east elevation.
- The north elevation includes build lines and quoin detailing in line with possible earlier supporting milling structures/framework. The modern openings and slate-hanging cover any other remaining features. Several spoil heaps to the north-east could contain more information, and the space to the north-west could expose another building possibly illustrated to the First edition OS mapping.
- The south elevation includes a very interesting length of timber (Figure 11), used in this location for a lintel above a door, although is unlikely to be original to this space. It likely resembles an element of earlier wooden mill framework. Its rustic curving form suggestive of a pre-19<sup>th</sup> century date.

- The west elevation has been heavily altered, although the wheel pit and scarring remain to the north end. The stonework centrally to this elevation presents with very good, semi-coursed granite suggesting this has always been a presentational front. Elements of the former culvert feeding the wheel pits survive to the stone terrace – a small section of segmental stone arching survives amongst later blocking and infill.



FIGURE 11: TIMBER LINTEL SURVIVING TO BLOCKED DOOR IN SOUTH ELEVATION. INCLUDES PEGS HOLES, BLOCKED SOCKET HOLES AND MAY HAVE FORMED PART OF AN EARLIER ROOF STRUCTURE OR WAS AN ELEMENT OF OLDER MACHINERY.

### 3.3 INTERIOR SPACES



FIGURE 12: BEAM TO NORTH END OF R1, WITH DEEPLY CHAMFERED EDGES AND BRACED WITH HEAVY IRON STRAPS.

The mill building was accessed through a single doorway to the ground floor level in the west elevation (first floor on architect's plans). This access point leads through to a large open-plan room (R1) that included timber partitioned office area, modern WC, and a small kitchenette to the north-west corner. A set of spiral stairs of late 20<sup>th</sup> century date accessed the upper first floor, with a small set of modern stairs leading to the basement level. The floorboards were modern pine replacements and the window openings to the east have been modernised with rendered splayed sides and modern timber sills. A large modern, single glazed window occupies the north elevation, and the walls are thickly painted in modern yellow acrylic paints, obscuring stonework details. The only surviving features to this room included large, heavy beams, both with iron braces and straps indicating the location of former machinery. The beam to the north had earlier engineered floorboards surviving between the beam and the upper modern floor. The beam sat centrally to the room had been squared to the east end, appearing older/ more rustic than it perhaps was, although to the west side presented with neatly chamfered sides and heavy iron braces. The rest of this space had been heavily modernised.

This space is accessed through a forced, single width opening to the south, the floor level stepping up into two smaller, ground floor rooms (R2a & R2b). Both rooms are much more restricted in space, with low ceilings, compared to R1. In the 1990s these spaces were deep voids terraced into the slope (pers comm current building owners). These floor levels were raised as part of that late 20<sup>th</sup> century phase of works, but earlier functions of the rooms could not be fully determined. Their location close to the culvert could mean they had something to do with the powering of the mill, or they were simply voids holding larger pieces of machinery. Stonework to the south internal elevation of R2b was the heaviest form seen throughout the build, of vernacular character, unlike much of the post medieval stonework, using large, faced blocks of granite suggesting machinery used to this end needed a thick structure to cope with resounding vibrations. Furthermore, the wall between R2a and R2b was also incredibly thick, approximately 1m in depth, with battered sides to the north wall of

R2b – suggesting R2a was possibly an earlier build with heavy battered exterior walls. Blocked openings were visible to the east walls in both rooms, although thick white paint obscured further details. The opening connecting the two spaces has heavy quoin detailing to both reveals.

The first floor (second floor on architect's plans) was accessed via the steep, spiral staircase located to the north-east corner of R1. The top of the stairs opened into a small square landing space, likely erected for fire safety, above this was a small loft. This entered a large room (R3) spanning all of the first floor, open to the eaves with all the trusses exposed. The floor was a modern replacement sitting on rusticated concrete pillars below – part of a modern phase to restructure the space. Two small modern office cubicles sat to the north and south of the room, with two doors to the south accessing the most southern room R4. The room (R3) is well-lit, with several window openings to the east and west sides, and a large modern opening to the north. The trusses are of interest, any other internal features have been previously stripped, or are obscured by modern paint to the walls. Nine a-frames survive to this room which carry a modern roof above, with modern rafters and altered purlins. The trusses varied in form but were of broad generic 18<sup>th</sup> and 19<sup>th</sup> century design, often found within agricultural and industrial buildings of this era. To the north end were several rustic machine-sawn timber a-frames, with pegged and half-lapped collars, spiked to pads for former purlins with basic queen struts bracing a rustic tie beam to the base – these frames included very large surviving pegs and timber pads to eaves and collars that may have supported earlier purlins. To the south end were a series of five a-frames of different form. They are much heavier with blades morticed into a central, King-post, with small, spiked raking struts to the east and west ends. These had large, heavy iron straps wrapping the base of the King-post and strengthening the base of the tie-beam, similar to the braces found on the beams to the ground floor. Several joiner carpentry marks were found to the undersides of this type of truss, of which the form continued south in to R4. R4 was the most southern first-floor room, and the trusses were the only surviving feature to this space. A small, modern platform lined the southern elevation, and the window to the apex had been notably altered. Evidence of the blocked doorway was obscured by modern cladding to the internal wall.

The basement (ground floor on architect's plans) was accessed via steep staircase to the north-east corner of R1. The room has been significantly altered and rendered, with many details obscured through paint, render and cladding. However, a granite stone pad may survive to the base of the south elevation, associated with earlier machinery. This elevation has been cladded with modern material, so would be interesting to see this if ever exposed.

### 3.3.1 SURVIVING HISTORIC FEATURES TO THE INTERIORS:

- Two large, heavy rustic beams to R1, with thick iron straps to the west ends – integral features that could be associated with earlier milling equipment & the need for strong flooring.
- Earlier engineered floorboards found to survive above beam in R1. Thick engineered pine flooring needed for heavy, industrialised work, and is likely associated with 19<sup>th</sup> century investment to the building.
- Very thick, battered wall to the south elevation of R2a, although it has been raised and rebuilt to the top with concrete blockwork. Large, heavy quoin detailing survives to the reveals of the opening.
- Very thick, blocked, faced granite stonework to the south elevation of R2b – suggestive of an earlier build, or a build needed for heavy industrialised activity of which the walls needed incredible strength to withstand vibrations from macerators or earlier milling machinery.
- Stone granite pad surviving to the floor against southern elevation of basement; could be associated with earlier milling machinery.
- A-frames to R3 and R4 which represent 18<sup>th</sup> and 19<sup>th</sup> century industrialised form and character.



FIGURE 13: THIS IS THE HEAVIEST SECTION OF STONEWORK SEEN THROUGHOUT THE BUILD (ALONG GF SOUTH END), AND INCLUDES LARGE BLOCKS OF GRANITE INDICATIVE OF AN EARLIER BUILD FORM. TAKEN IN R2B FROM NORTH-NORTH-EAST, WITH 1M SCALES.



FIGURE 14: THICK STONE WALLS LINING SOUTH ELEVATION OF R2A, LEADING INTO R2B. WALLS HERE ARE PARTICULARLY DEEP, APPROX. 1M, WITH BATTERED WALLS AND VERY GOOD, LARGE QUOIN DETAILING TO THE OPENING (FORMER EXTERIOR WALL SOUTH ELEVATION OF R2A?), ALTHOUGH HAS BEEN REBUILT IN CONCRETE TO TOP. TAKEN FROM THE SOUTH FROM R2B WITH 1M SCALE.





FIGURE 15: THE A-FRAMES TO THE NORTH OF R3 WERE DIFFERENT IN STYLE, PEGGED AT THE RIDGE WITH HALF-LAPPED COLLARS AND RUSTIC TIE-BEAM. TAKEN IN FROM BELOW IN NORTH END OF R3.



FIGURE 16: RUSTIC A-FRAMES PEGGED AND SPIKED REPRESENT GOOD INDUSTRIAL FORM AND CHARACTER. TAKEN FROM BELOW IN TO NORTH END OF R3.



FIGURE 17: A-FRAMES TO THE SOUTH SIDE OF THE BUILDING EXUDE POST-MEDIEVAL, INDUSTRIAL FORM – WITH CENTRAL KING POST STRAPPED WITH HEAVY IRON BRACES TO THE TIE BEAM. TAKEN FROM BELOW TO THE SOUTH END OF R3.



FIGURE 18: THE LARGE, HEAVY IRON STRAPS BRACING KING POST AND TIE BEAM REPRESENTING GOOD INDUSTRIAL FORM, WITH JOINERS MARKS. TAKEN IN BELOW TO THE SOUTH END OF R3.

### 3.4 NARRATIVE DISCUSSION

It is difficult to piece together a defined historical narrative for a building where, so few features survive, however, the brief desk-based research found the building likely recorded on the earlier mapping of 1811, and it is plausible it has had several functions over its time, adapting and changing to meet the demands of the wider post-medieval industry and the later expansion and development of Cornwall. Whilst it has been labelled on several records as a *paper mill*, it has almost certainly spent time as associated with woollen manufacturing. It was found through a will dispute documented in a paper, the Lugg family owned The Old Charcoal building pre-tithe, with documents suggesting Janefer had inherited a cloth factory from her father, who was listed as a clothier, from 1808. However, early paper manufacturing used discarded clothing and other fibrous products before any method of separating cellulose was discovered – which could be why he was recorded as a clothier, and the mill was processing paper with cloth waste. It likely required small investment to convert the building to the sole operation of paper mill as it is listed during the 19<sup>th</sup> century maps – but this does also indicate and represent a shift in the technology used for paper processing.

Another interesting detail records Janefer Lugg to also own *Magdalen Steps* – a large mine located to the south-east, worked from the 17<sup>th</sup> century, it has been recorded to have been mined intermittently during the 19<sup>th</sup> century (Dines 1994; Atkinson 1994), into the early 20<sup>th</sup> century. This was a considerable mine, located close to The Old Charcoal Mill, it was well-known for its extensive ‘stratiform’ of tin deposits (Scrivener *et al* 1997: 18). It is therefore very plausible, as Janefer Lugg was recorded to own both properties at the same time, the mill site was used for earlier tucking and filling processing. Furthermore, the buildings name and its proximity to the local gunpowder mills may mean it was at one stage utilised to support these workings on the periphery, more so with the Cosawe Mills to the east. Sadly, this research does conflict with documents listed to the HER which records a Martin Boswarthack as owning a paper mill in 1813 - details which may have been confused with another mill site within the wider area.

The east elevation displays the most archaeological evidence and suggests the building was extended twice northwards over time, showing several build lines that offer evidence of later extensions. Thick, heavy, battered walls to the very south also suggest an earlier structure began to the south, terraced into the steep bank to adequately utilise gravity for milling operations – associated with the former millpond upslope. These build lines could also resemble later infill between two smaller mill buildings to the north and south that either operated in unison originally or operated separately. With few features surviving internally these can only be theoretical interpretations.

### 3.5 WHAT IS IMPORTANT AND WHY?

As mentioned above, the eastern elevation is the only area of the building representing any historical narrative and development, therefore it is important this elevation remains largely as is. To the west, although largely altered, the converted wheel pits and blocked culvert also represent the buildings’ former function and should be maintained going forward. Internally, the main features worthy of retaining are the a-frames trusses surviving to the roof (where possible), and the large beams found to the north end of R1. These features reflect its industrial character/ function and is complemented by the east elevation; notably so much has been lost, so it is important to retain surviving features /where possible to allow the building to be read as a former mill site in the future. Since the aim is to convert the building into residential dwellings, it is particularly important these features are either incorporated within the design, or further protected from development works and modern standards. It is likely further stripping of the building may reveal hidden features, particularly to the basement level and the surviving engineered floorboards to the first floor. It is apparent the building has an interesting narrative with complex phasing and elements of earlier phased layout adaptations.



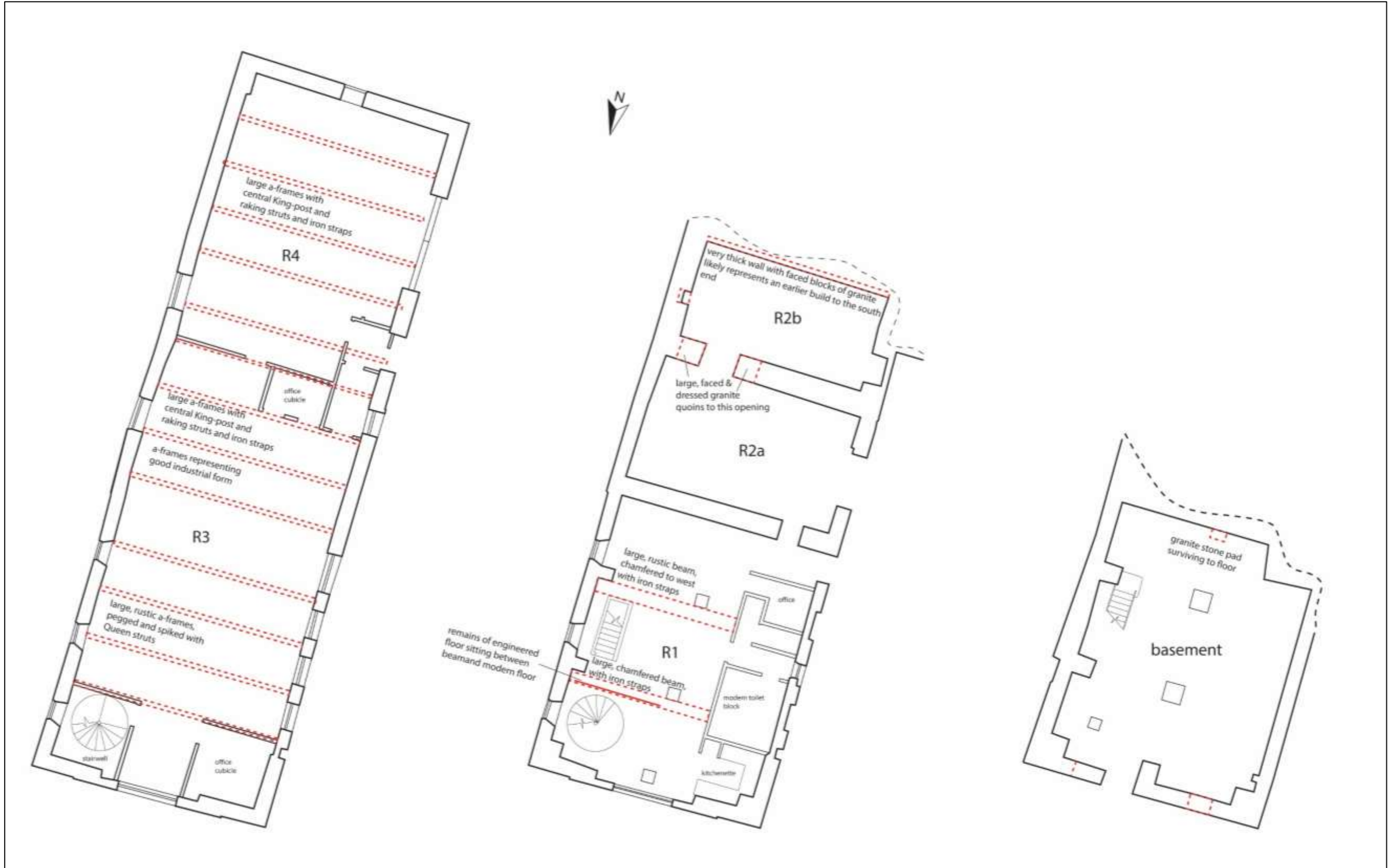


FIGURE 19: BUILDING PLAN OF THE HOUSE, SHOWING ROOM NUMBERS AND SIGNIFICANT FEATURES, NOT TO SCALE.

## 4.0 STATEMENT OF SIGNIFICANCE

### 4.1 STATEMENT OF SIGNIFICANCE

Whilst no direct documents list this building as a charcoal mill, it is certainly possible it was used in association with either the Kennall Vale gunpowder works to the south-west, or the Cosawes gunpowder mills to the north-east, and as such, these oral histories should not be disregarded. It is acknowledged as a paper mill and an outstanding landscape research project has suggested it may have an earlier connection to tucking and fulling (HEP 2022). The building at The Old Charcoal Mill has been recognised to have been heavily altered and few earlier architectural features remain. However, there is some interesting structural phasing, which suggests the presence of an earlier traditional build, which likely pre-dates 1800; heavy stonework that survives well to the ground floor of the south end in R2a/R2b.

The mill stands to the east side of the village, amongst other converted buildings, standing as one of the last mill buildings to area, representing the expansion and industrialisation of wider Cornwall. This places the building within local value and local interest, and as such, should be considered an **undesigned heritage asset**. However, it is not comparable to a grade II listed building, it has been heavily altered during the 19<sup>th</sup> and 20<sup>th</sup> centuries, largely stripped internally leaving few historic features surviving to the build. Its eastern elevation is of most interest, providing a key visual that exhibits the buildings complex historic development and narrative whilst addressing the wider valley and viaduct. Its unique placement certainly contributes to the wider local historic character, with possible connections to the Cornish mining landscape.

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 describe significance through four values: evidential, historical, aesthetic, and communal (Historic England 2008), which will be used to assess the buildings at The Cottage below in concordance with the NPPF significance assessment values.

#### 4.1.1 EVIDENTIAL VALUE (ARCHAEOLOGICAL INTEREST NPPF)

*Moderate*; The earlier desk-based research found the building recorded on the tithe mapping of 1846 as a single linear range opposing another smaller mill building to the south. It likely exists on earlier mapping of 1811, and several documents considered in this study suggest several changes in function over time including an association to a clothier. It is possible the site developed from a pre-18<sup>th</sup> century milling site, the scale and character of the stonework and evidence for at least three phases of build before the tithe map, could absolutely determine an earlier origin date. It is recognised the building presents with an interesting, very complex development and phasing which can be attributed to the changing demands of society and technology during the 18<sup>th</sup> and 19<sup>th</sup> centuries.

*The eastern elevation provides the most substantial evidential value to the building*, with a series of build lines and altered openings it provides the most unaltered historic fabric whilst addressing the village valley and viaduct - this elevation actively engages with its surrounding landscape. Internally, two strapped, chamfered beams survive to the ground-floor, with evidence of an earlier engineered flooring surviving in section above. The large a-frames to the first-floor are good examples of 18<sup>th</sup>-19<sup>th</sup> century form representing the investment of post-medieval industrialisation to the building. The building appears to have been constructed on an area of reclaimed medieval common grounds, and therefore its archaeological potential is *low-moderate*, although there is the *high potential* for demolition material from earlier structures, culverts and leats to be encountered below the ground, as well as earlier material from phases associated with earlier tin mining – as yet to be confirmed.

#### 4.1.2 HISTORICAL/ASSOCIATIONAL/ ILLUSTRATIVE VALUE (HISTORIC INTEREST NPPF)

*Low*; Little known historical or associational value has been uncovered from an initial review of the available documentary evidence although the wider area appears to have been owned by Sir Charles Lemon Baronet of Carclew, a local gentlemen and politician with an extensive property portfolio to Cornwall. It was rented out possibly various occupiers, including Janefer Lugg.

#### 4.1.3 Illustrative value

*Moderate-high*; as an example of type, The Old Charcoal Mill remains as one of several similar mill structures in the wider area, although this mill presents with a possible phasing development including two or three buildings stepping northwards down the slope with a large mill pond to the south with another separate, large mill building – which is no longer part of this site, however likely worked in conjunction with the Old Charcoal Mill. Its long linear range holds individual illustrative value with the building forming part of a wider industrialised area in Ponsanooth – it is certainly a different form from the other mill buildings to the area. It is representative of the 18<sup>th</sup> and 19<sup>th</sup> century expansion and investment to this region, whilst engaging with a significant post-medieval, historical landscape.

#### 4.1.4 Aesthetic value (Architectural Interest NPPF)

*Low (obscured)*; The Old Charcoal Mill has been heavily altered during the 20<sup>th</sup> century, after sitting in a long period of abandonment. Historical and architectural details have been obscured by later aesthetic choices, including rendering, concrete blockwork infill, slate hanging on top of cement render, and modern access doors rebuilt to the west elevation. The east elevation holds the most unaltered historic fabric, with build lines and blocked/ reduced openings clearly visible. Overall, the building includes areas of good vernacular granite build, with large quoin detailing surviving to the corners of the building, and some good semi-coursed stonework surviving to the west elevation. The roof has been replaced and the building wrapped by later resurfacing works and concrete landscaping. The aesthetics of the building best convey the narrative since its interior has been stripped, this makes the aesthetics of the building more important to its classification of significance than maybe normal for an industrial building.

#### 4.1.5 Communal value

*Low*; The mill building, similar to others recorded in the village, likely provided the local population of the 18<sup>th</sup> and 19<sup>th</sup> centuries with a good, regular source of income and employment, and as such, the building could be assigned *low communal value* as being formerly an active part of the community, particularly in the 18<sup>th</sup>-19<sup>th</sup> centuries.

#### 4.1.6 Authenticity & Integrity

*Low*; The mill building was heavily renovated in the 20<sup>th</sup> century, losing much of its original fabric. It was stripped and structure largely redesigned within modern standards to provide a base for a small electrical business. Few authentic details remain, aside from good a-frames to the roof, two beams with iron straps to the ground-floor, and a series of openings surviving with quoin detailing – architectural details that represent an authentic earlier industrial form, although the majority of its former authentic state has been lost. The few features that do survive are therefore more important to the continued correct interpretation of this building. *Its exterior visuals still present authentically as a post-medieval industrial building.*

#### 4.1.7 Symbolic/ Iconic Value

*Moderate*; The mill building sits within a wider post-medieval landscape, including other mills which define the character of this settlement; the mill can be read in its current state as contemporary with many of the historic houses and cottages in Ponsanooth. Its location with visibility from the roadside and bridge makes it something of a landmark to the village. *Its structure and form uphold moderate symbolic value*, although its later alterations have slightly obscured its overall character.

## 5.0 HERITAGE IMPACT ASSESSMENT

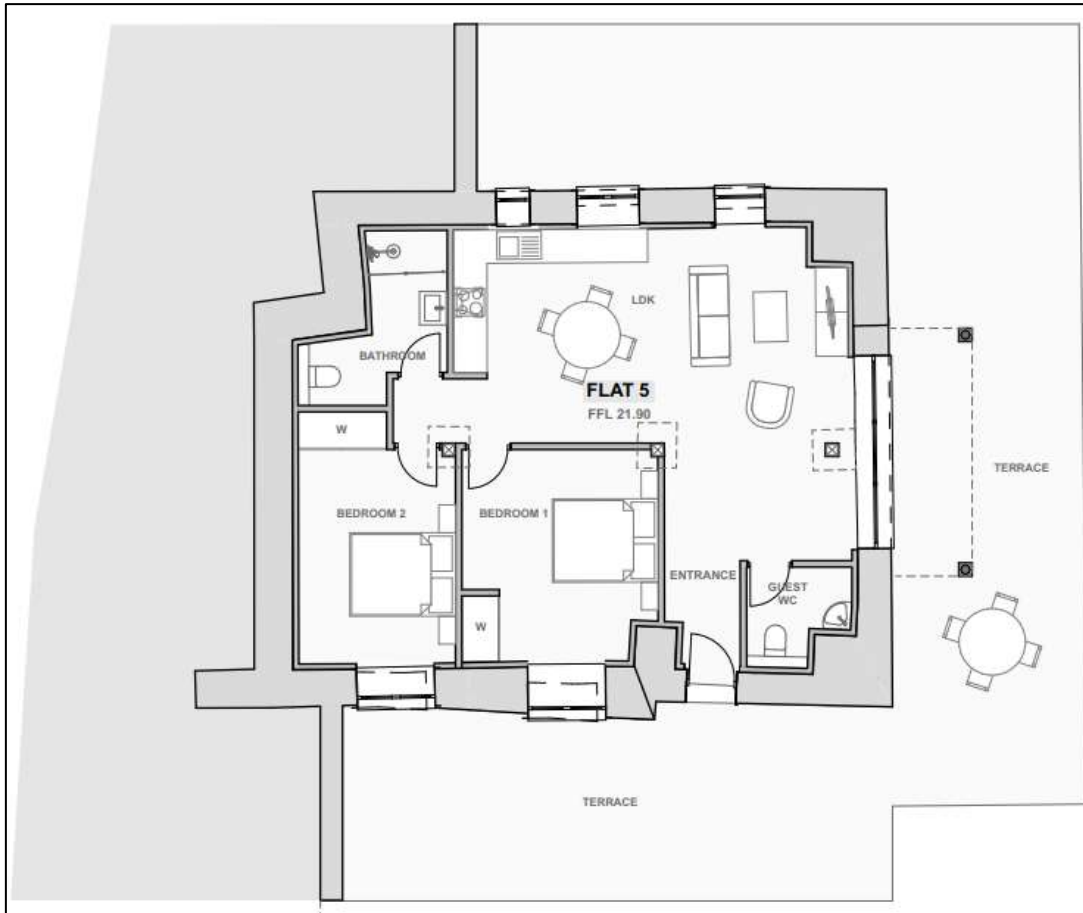


FIGURE 20: FIGURE SHOWING PROPOSALS FOR FLAT 5 TO GROUND-LEVEL (PLANS AS SUPPLIED BY CLIENT APRIL 2023).



FIGURE 21: FIGURE SHOWING PROPOSALS FOR FLATS 1, 2 AND 4 AT THE FIRST-FLOOR LEVEL (PLANS AS SUPPLIED BY CLIENT APRIL 2023).



FIGURE 22: FIGURE SHOWING PROPOSALS FOR CONTINUATION OF FLAT 1, 2 & 3 TO THE SECOND-FLOOR LEVEL (PLANS AS SUPPLIED BY CLIENT APRIL 2023).

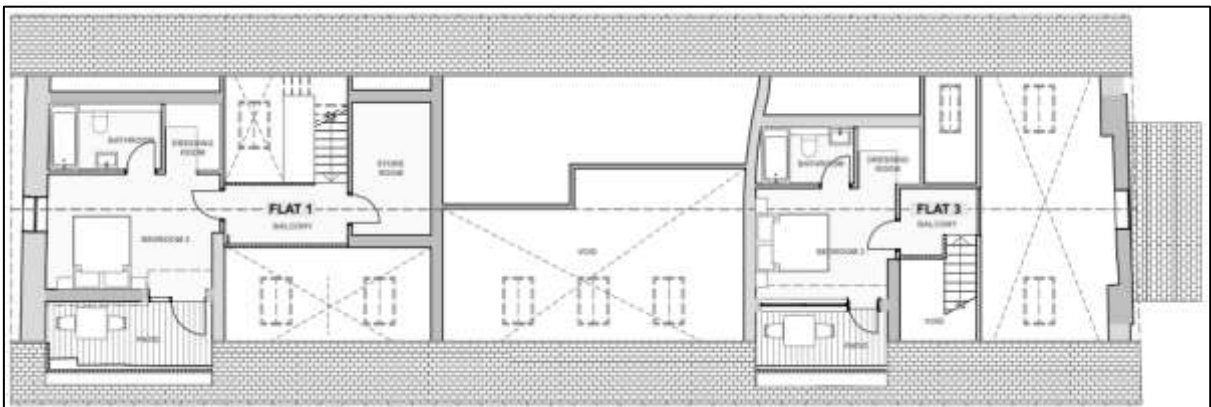


FIGURE 23: FIGURE SHOWING PROPOSALS FOR CONTINUATION OF FLAT 1 & 3 TO THE MEZZANINE LEVEL (PLANS AS SUPPLIED BY CLIENT APRIL 2023).

## 5.1 OUTLINE SUMMARY OF PROPOSALS

It is proposed the existing mill building is converted from light commercial use to a large residential block that includes five individual flats – one to the ground level (Flat five) with four others rising over the first-floor, second-floor and mezzanine. These will include a self-contained two-bed flat to the north on the first-floor (Flat four), to the south of the building will be a three-bed flat spread over three floors; then in the middle of the building, there will be a two-bed flat over the first and second floors (Flat two) and a principal 3-bed dwelling (Flat three) will be arranged over the northern end of the building at second-floor and mezzanine level.

## 5.2 CONSIDERATION OF THE PROPOSALS

### 5.2.1 GENERAL COMMENTS ON THE SCHEME

The restoration of the stone facades is a positive aspect of this scheme, and the use of slim, dark-wood effect, or wood glazing and large panes will mimic mill openings, without having an obviously domestic character and will ensure the continuation of this building’s industrial aesthetic. The use of slate roofing and slate details to the roof terraces allows these to blend into the roofscape colours and forms, but also contribute architectural-design quality elements to the scheme. The simple, visually-porous metal balustrades to the balconies and walkways are of good modern industrial style



and appropriate and the timber cladding to support posts helps these blend into the overall colourscape of the site and introduces traditional materials to honour the site's heritage. The use of modern render and timber boarding is minimal and well applied to areas of stonework and façade too damaged or altered to reasonably repair. Overall, this feels like a design-led scheme, which has engaged successfully with the character and feel of the setting and the buildings narrative.



FIGURE 24: COMPUTER-GENERATED VISUALS OF EXTERIOR ELEVATIONS (AS SUPPLIED BY CLIENT APRIL 2023).



FIGURE 25: COMPUTER-GENERATED VISUALS OF EXTERIOR ELEVATIONS (AS SUPPLIED BY CLIENT APRIL 2023).

### 5.2.2 EAST ELEVATION

There has been clear and careful consideration of the openings here, to minimise historic fabric loss and retain the complex industrial visuals of the façade and the build lines between phases of build and infill have been respected. Where new openings are to be formed, they have been focussed on sections of walling already damaged or altered, and have been reduced in number from previous

iterations, through consultancy, to balance the need for light and access with the importance of the exterior appearance of this building. The railings and walkways are of plain, workaday, modern design appropriate for the working character of the building and minimally applied. The use of inset terraces within the roofline will reduce their visibility and places the burden of change on the new roof structure rather than the historic walls. It also raises the terraces, an obviously modern element of the design far above natural eye level, reducing their visibility. The location of rooflights (presumed of conservation form) on this façade, turned away from the majority of the village and road is also a good use of this, less sensitive elevation.



FIGURE 26: EAST PROPOSED ELEVATION (PLANS AS SUPPLIED BY CLIENT APRIL 2023).

### 5.2.3 WEST ELEVATION

As to the east, this proposed elevation design respects the fabric and irregular form of the façade, with some small rendered or boarded elements bringing in some other details to break up the stone and address where modern elements currently detract from the historic-industrial character of the building. Since this is the side which faces the majority of the village and road – the most visible, it is good that the roof here is retained, with only a few rooflights, which it is assumed would be conditioned as requiring to be conservation grade. There is more obviously linear alignment on this façade and the continuous, plainly-designed access terrace respects those aspects of this façade well. It is felt that the scheme is successful in respecting the industrial historic character of the façade here and respects the clear build lines in the design, wherever possible.



FIGURE 27: WEST PROPOSED ELEVATION (PLANS AS SUPPLIED BY CLIENT APRIL 2023).

#### 5.2.4 NORTH & SOUTH ELEVATIONS

The proposed design of the south elevation also focusses on the retention of fabric, although there are some alterations, i.e. re-opening part of the blocked central historic doorway to create a window. The quoins and large timber lintel are to be retained, maintaining the stronger vernacular character of this elevation, and therefore representing the more complex narrative of earlier phases on the site. It also appears like the sections of damaged stonework patched with concrete, and those areas above the window/loading door at first floor are to be repaired to restore this façade and this is a distinct benefit to the asset.

To the north by utilising the slate-hung altered, more modern material to bear the burden of change and installing balconies on this side which mimic the timber winch housing that would have occupied the apex of this gable and served the various floors in the building, when it was a mill. The placement of the central aligned openings emphasises the symmetry and minimises fabric loss, allowing the retention of blocked and altered openings and integral quoins to the side.

Both elevations are considered very successful adaptations. The only issue of slight concern is the whimsical round window in the apex of the north elevation, which throws off the proportions and aesthetics of this elevation. This type of window is a feature historically associated with high-status houses, as an oculus, a feature of neo-classical design.



FIGURE 28: LEFT – SOUTH PROPOSED ELEVATION. RIGHT – NORTH PROPOSED ELEVATION. (FROM THE ARCHITECT).

#### 5.2.5 INTERIOR

It appears the intention is to fit five flats into the building, a small self-contained two-bed flat on the ground floor (Flat five), then in the middle of the building, a two-bed and two reception room flat over the first floor (Flat 2); Flat 1 is to be arranged over three floors to the south of the building, with flat four over the first and second floor and Flat 3 over the second floors and mezzanine. The clever placement of partitions within the space allows the maximum retention of historic fabric and use of as many original existing or original blocked openings in the walls as possible. It also allows for scaled accommodation to suit different budgets and limiting the number of flats means the site won't be over-developed. The clear lining and boarding of some of the walls also appears to suggest some walling will be left exposed, allowing the industrial character of the building and its form to contribute to the unique appearance of the new homes and is considered a good response to this interesting heritage building.

One, unclear aspect of the scheme is the response to the roof structure; will the original trusses, an important feature of the building, these should (subject to structural engineering requirements) be

retained within the new roof design. If all the historic trusses are to be replaced this represents significant historic fabric loss, which has a quantifiable effect on the wider asset and will need to be considered an inherently negative effect; likely to be assessed as moderate/adverse impact, as it represents the partial loss of the resource and changes to key characteristics. This could be reduced through mitigation by the retention wherever possible, and/or, raising of the trusses, minimising the amount of fabric lost here. If the roof trusses aren't structurally sound could some be retained within the scheme, at least decoratively, if they are sound, they should be retained.

#### 5.2.6 LANDSCAPING

The proposed landscaping appears to be stepped and use the existing terracing, with retaining walls. On the east side some excavation will be required at the north end, where the raised ground levels now block openings in the wall – these works could be mitigated through conditioned monitoring, however it is of note that some of this raised level of ground must be relatively modern, as again, it blocks historic openings. The retention of staged levels of ground alongside the building will also reduce the need for significant landscaping and further disruption to the setting of the heritage asset and any archaeology deposits therewithin.

To the west side of the building, the use of terracing allows for minimal ground intervention in and around the building, ensuring survival of potentially complex industrial archaeology deposits, particularly on this side with leats, wheel pits and races seemingly marked on historic mapping and partially retained onsite.

More generally it is advised archaeological monitoring occurs as groundworks and landscaping progresses with the project, particularly to the east side of the building where the ground appears to be less disturbed and lies under an established grassed sward.

### 5.3 CONSIDERATION OF IMPACT

The significance of the building is primarily derived on its evidential and documentary interest, archaeological potential, and strong industrial aesthetics. The current proposed internal changes, whilst major in scale, (ultimately dividing a single use large building), will leave the layout and majority of the structure unchanged, this results in an inherent, but minor *slight/adverse impact* due to the scale of change. This is well within the less than substantial harm remit for planning and the internal proposals are supported, as it can clearly be seen that a lot of thought has been put into making this layout of flats work with the building, not against it. There is also a minor concern with the roof trusses, which should be reused or re-set, if possible, even if only as decorative elements within the converted building – their loss would impact levels of integrity and therefore value.

The exterior changes are more moderate in scale, restoring and retaining openings wherever possible, whilst still representing considerable change and there is a marked inherent benefit to this scheme as it will in many ways restore character to these facades, as well as facilitating sustainable conversion to provide housing; *Slight/beneficial impact*.

The impact to any archaeology in and around the building, will be permanent, irreversible, and of *very large adverse impact*, as it would be destroyed and removed during works. Nonetheless, this is easily mitigated with a pre-arranged programme of archaeological works that would include archaeological monitoring and recording and this could be considered of public benefit, allowing for further information gathering and interpretation of the building, which can elaborate the history of Ponsanooth and the charcoal mill.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

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### 6.1 CONCLUSIONS

The building at The Old Charcoal Mill is present on the tithe map and possible earlier OS draft mapping, with several alterations made during the 19<sup>th</sup> and 20<sup>th</sup> century. It is clear the property has been subject to several phases of development primarily centred upon an industrial function that may be attributed to woollen manufacturing, paper milling and possibly processing associated with a nearby mine or charcoal refinement. It has been recognised to have been heavily altered and few earlier architectural features remain. Moreover, there is interesting structural phasing evident, an element of which suggests the presence of an earlier, traditional build pre-dating 1800 (heavy stonework that survives well to the ground floor of the south end in R2b). It has been **assessed as of moderate heritage value** and should be considered a local **undesigned heritage asset**, retaining vernacular features, addressing a former industrialised, post-medieval landscape, representing the expansion and investment to Cornwall during the 18<sup>th</sup> and 19<sup>th</sup> centuries. However, it is not comparable to a grade II listed building, it has been heavily altered during the 20<sup>th</sup> century and largely stripped, creating emphasised significance on the east elevation and few remaining internal features (beams and trusses). It is worthy of further research and archaeological recording.

There is an over-arching interest in finding a sustainable use for this important historic building in Ponsanooth and the process of consultation in designing a final scheme is acknowledged and is felt, has produced positive results. In principle the spaces internally work well, utilising already partitioned sections of the building, adding modern partitions to create functional dwellings. The restoration of the stone facades is a positive aspect of this scheme, and the use of slim, dark-wood effect, or wood glazing and large panes will mimic mill openings, without having an obviously domestic character and will ensure the continuation of this building's industrial aesthetic. The use of slate roofing and slate details to the roof terraces allows these to blend into the roofscape colours and forms, but also contribute architectural-design quality elements to the scheme. The simple, visually-porous metal balustrades to the balconies and walkways are of good modern industrial style and appropriate and the timber cladding to support posts helps these blend into the overall colourscape of the site and introduces traditional materials to honour the site's heritage. The use of modern render and timber boarding is minimal and well applied to areas of stonework and façade too damaged or altered to reasonably repair. Overall, this feels like a design-led scheme, which has engaged successfully with the character and feel of the setting and the buildings narrative.

### 6.2 RECOMMENDATIONS

It is recommended in its current state before works commence, with all modern wall treatments removed, that a full programme of monitoring and recording is undertaken to determine the building's adaptations and origins, including the monitoring of groundworks and landscaping in the immediate area around the footprint of the building.

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<https://kresenkernow.org/>
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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 2<sup>ND</sup> 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 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.

### **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 2: 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 3: 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 4: 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 5: 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 6: 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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