

LAND at WOODRIDGE CLOSE LEEDSTOWN CORNWALL

Results of a Desk-based Assessment
Impact Assessment
& Walkover Survey



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Land at Woodridge Close, Leedstown, Cornwall

Results of a Desk-based Assessment, Impact Assessment & Walkover Survey

For

Jo Tully

of

Ocean Housing

By



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Summary

South West Archaeology Ltd. (SWARCH) were commissioned to conduct a desk-based assessment, historic impact assessment and walkover survey on land at Woodridge Close, Leedstown Cornwall, prior to the potential development of the site for 24 houses.

The proposed development would be located within the edges of the settlement of Leedstown, to the southeast of the historic core and within land enclosed probably during the early 19th century from open downland. The remains of the extensive copper mine workings at Binner Down are located to the east, with workings also at Carzise to the south-west and a more limited group of shafts also to the north-west at Wheal Thuthall. The walkover survey failed to identify any features of particular interest within the field in question, although there is slight potential for buried archaeology.

In addition, the area falls within the Cornwall and West Devon Mining Landscape WHS. Views to the majority of the local heritage assets and specifically those associated with the WHS are predominantly located to the east of the site and are blocked from view by the modern housing adjacent to the development area and therefore the site will have little visual impact on the remaining structures and features associated with mining in the local area.

*Sustainable development within these zones is encouraged, but conflicts with the need to conserve and enhance the historical authenticity, integrity and historic character of this landscape. The proposed development is relatively small (25 houses), and is located within a small group of agricultural fields largely enclosed by existing houses and infrastructure of the village. There are few extant assets relating to the mining heritage within close proximity to the site, but it must be considered to have an overall **negative/minor** impact on the WHS and landscape.*

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1.0 Introduction

Location: Land at Woodridge Close, Leedstown

Parish: Crowan

County: Cornwall

National Grid Reference: SW60293429

1.1 Project Background

South West Archaeology Ltd. (SWARCH) were commissioned by Jo Tully of Ocean Housing (the Client) to conduct a desk-based assessment, historic impact assessment and walkover survey on land at Woodridge Close, Leedstown Cornwall, prior to the potential development of the site for 24 houses. The work was undertaken according to a Written Scheme of Investigation (Appendix 2) drawn up in accordance to a brief (Appendix 1) issued by Phil Markham of Cornwall Historic Environment Service.

1.2 Historical Background

Leedstown sits within the Tregonning and Trewavas Mining District, the largest area within the Cornwall and West Devon Mining World Heritage Site. Mines within the Leedstown area include Binner Downs, immediately to the south-east of the village, South Crenver and Wheal Treasury to the north-east and Wheal Abraham to the east. The historic core of the village is located just to the east of the development site, along the routeway now comprising Fraddan Road and Chapel Road, the B3302, that links Hayle to Helston. The settlement is particularly focussed around the crossroads in the centre of the settlement and here there are stone built rows of terraced cottages, associated with the industrial mining heritage of the area.

The village of Leedstown is situated within the ancient parish of Crowan, and developed in the early 19th century from several small settlements such as those at Carsize, Carlose and Binner Downs. Leedstown developed as a result of the growth in the surrounding mines that grew up in the local area in the late 18th and early 19th centuries. The village owes its name to the last surviving heirs of the Godolphins; the Dukes of Leeds who were significant landowners in the area from the 1780s and prospered as a result of the copper and tin mining.

1.3 Topographical and Geological Background

The proposed development site is located to the west of the centre of Leedstown just to the north-west of Bosence Road, with Woodridge Close to the north-east, the village playing field to the north-west and agricultural fields to the south-west. The site is comprised of a single field, roughly square in shape, with the eastern corner fenced off and developed at an earlier date and now containing two late 20th century houses and gardens. The site is located on a gentle south-east facing slope at approximately 90m AOD.

The soils of this area are the well-drained fine silty and fine loamy soils of the Manod Association (SSEW 1983), overlying the slate and siltstones of the Mylor Slate Formation (BGS 2013).

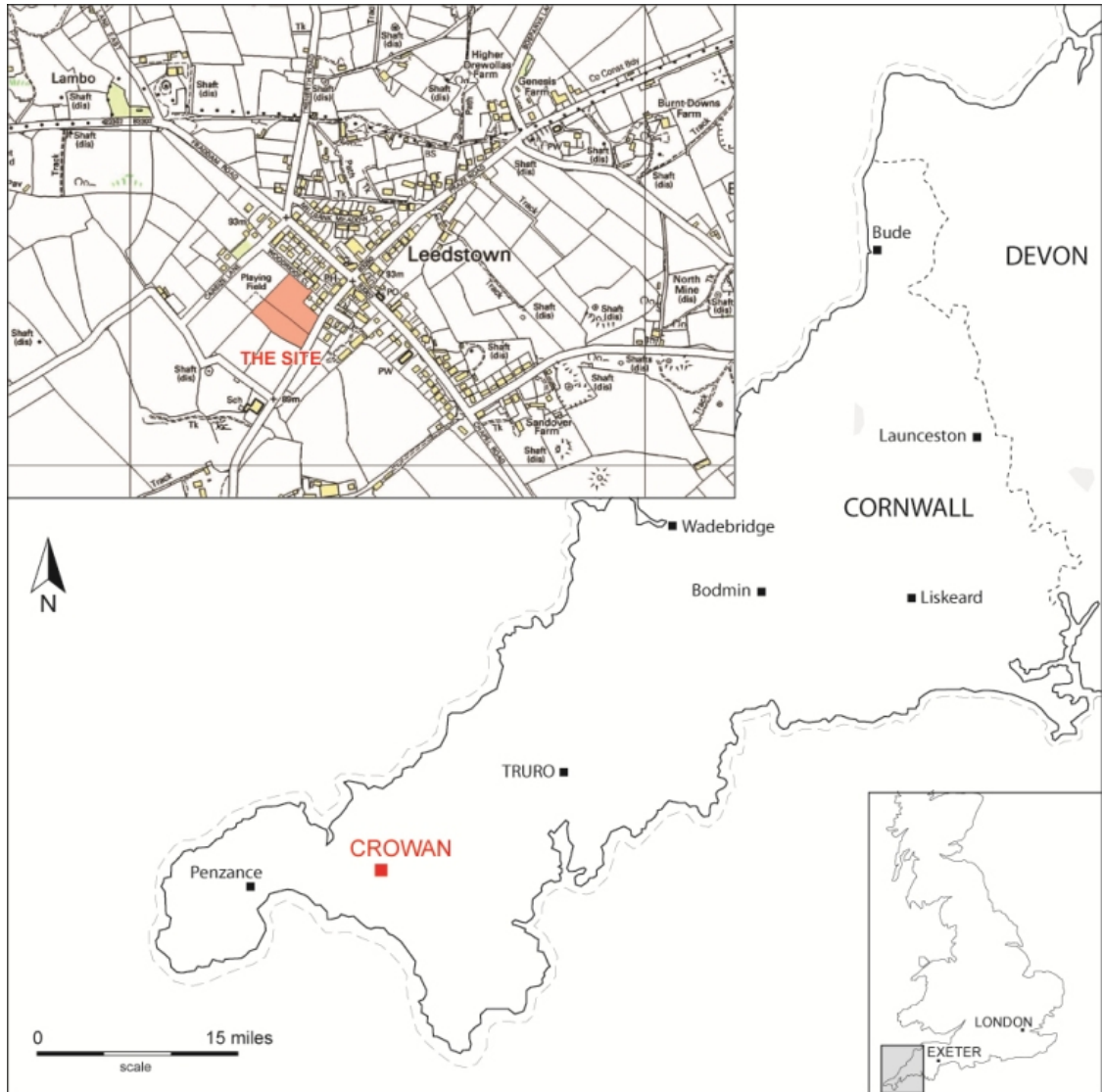


Figure 1: Site location. The site is highlighted in red.

1.4 Methodology

This report follows the recommendations set out by the Institute of Field Archaeologists in *Standards and Guidance for Archaeological Desk-Based Assessments* and utilises existing information in order to establish, as far as possible, the archaeological potential of the site. This information can then be used in an attempt to make informed decisions regarding the potential impact of any proposed development on the archaeological resource. Mitigation strategies can then begin to be formulated which will reduce this impact.

It should be noted that this form of non-intrusive appraisal cannot be seen as a definitive statement on the presence or absence of archaeological remains within any area, but rather as an indicator of the potential of an area based on existing information. Further intrusive investigations such as machine-excavated trial trenching are usually needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

In drawing up this assessment report, cartographic and documentary sources held by the Cornwall Record Office were consulted, as well as the Sites and Monuments Record

maintained by Cornwall County Council. Relevant online sources were also utilised, and appropriate Internet databases investigated. These included; The English Heritage Listed Buildings online database, The Defence of Britain Project, and The English Heritage NMR Excavation Index and National Inventory.

The development site was visited and a walkover survey and impact assessment was undertaken by D. Laing-Trengove on 18th September 2013.

2.0 Results of the Desk-Based Assessment

2.1 The c.1840 Crowan Tithe Map

The Crowan tithe map shows that the core of modern Leedstown was in existence by the 1840s, with buildings clustered along the main route way from Hayle to Helston; the modern B3302 (Figure 2). There are some references to mining in the area on the tithe map, including the Binner Down workings to the northeast of Leedstown which were operational from the late 1750s and are a major cause for the growth of the settlement (Cornwall in Focus 2013).

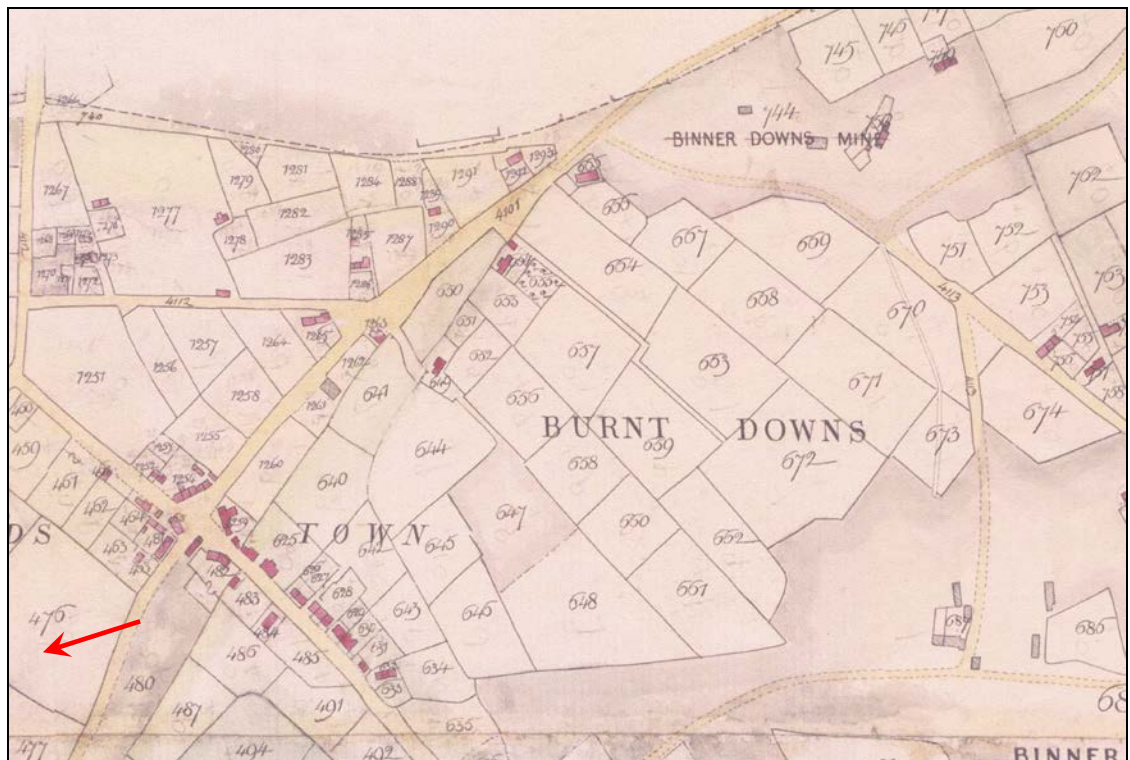


Figure 2: Extract from the Crowan tithe map of C. 1840.

The site at this time is comprised of the same single roughly square enclosed field that exists today. There are no buildings or mining features marked within the proposed development area. The site is located on the edge of Leedstown; in a plot numbered 476 and associated with the properties and enclosures to the north of the site, which are lumped together in the accompanying apportionment under the heading *Enclosures on Carzis Common* and owned by the Duke of Leeds (Carzis Farm is located to the south-west of the site). This suggests that much of this landscape to the south and west of the settlement of Leedstown (and for that matter in every direction) may have only been enclosed and developed in association with the industrial development of the area; a fact borne also borne out by the field patterns and the designation on the Cornwall HLC as largely being post-medieval enclosure, with some Anciently Enclosed Land (AEL) to the south of Polgase Farm.

2.2 The Ordnance Survey 1st Edition Map *circa*.1888

The next available cartographic source for this study is the Ordnance Survey 1st Edition map of *circa*.1888 (Figure 3). The map does show that a small change had occurred within the development area; as the field has been divided into three smaller rectangular plots.

The 1st Edition also includes some further details of the wider landscape which are not shown on the title map. Most notably there is an increased amount of detail regarding the mining activity in the Leedstown area. *Shafts* and *Old shafts* are marked to the south and south-west of the site near Penglase as well as to the north and east of the site in the busier mining landscape associated with Binner Downs, where a wealth of *Old Shafts* and *Disused* mines are marked. Interestingly, the school, built in 1878, is not marked in its position, against the road just to the south of the lane leading to Carsize farm (a field away to the south of the site). Although there are three buildings marked to the north of the lane at this time. By 1888 there had also been a small amount of development to the southeast of the crossroads in the centre of the settlement and a building is also shown to the south of the crossroad and opposite the site. It is also worth noting that to the south-west of the site, in the northwest corner of the adjacent field a small mound is marked.

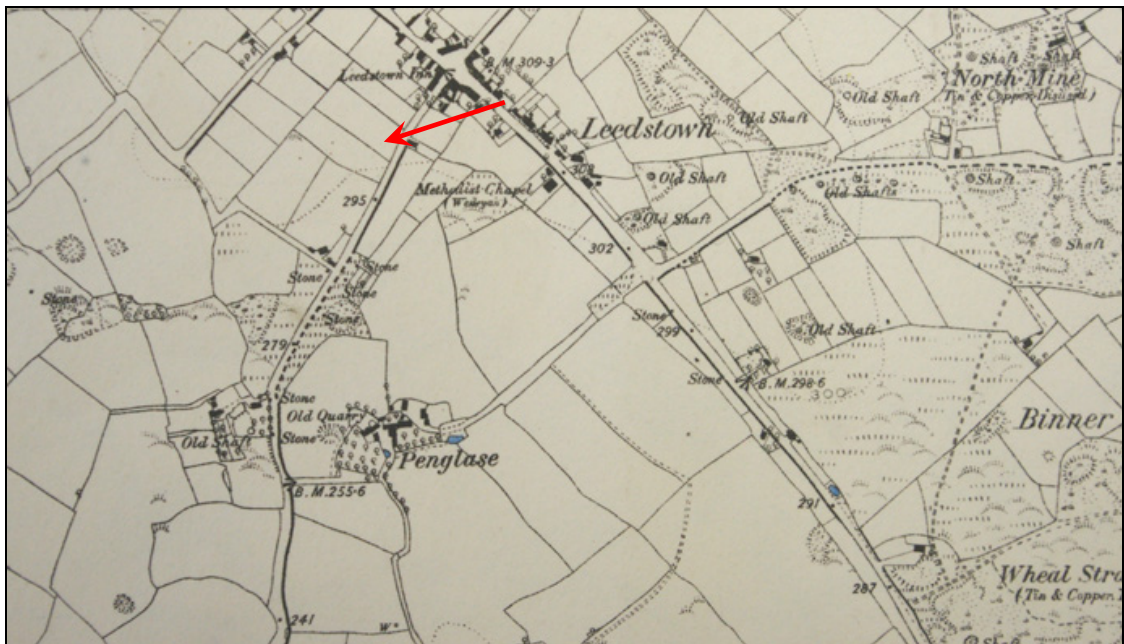


Figure 3: Extract from the Ordnance Survey First Edition Map *c.*1888 (the site is indicated).

2.3 The Ordnance Survey 2nd Edition Map of *c.*1906

The Ordnance Survey second Edition map of *c.*1906 indicates that a few changes had occurred within this landscape since 1888 (see Figure 4). The mining landscape to the north and east appears much the same as represented on the First Edition map and there appears to have been no further development along the road to the east of the site, but the school is now located to the adjacent to the entrance to the lane to the south of the site, and there is now only a single building marked to the right of the lane. The field to the west of the site, which was formerly divided up into a number of small plots is by this date a single field and the buildings shown on the 1st edition have been demolished.

The site itself is still divided between three separate plots, but that to the north has been truncated to the east by the positioning of a largish building and adjoining enclosure in the corner of the field.



Figure 4: Extract from the second Edition Ordnance Survey map of C.1906.

2.4 Subsequent Changes

Later in the 20th a road (Woodridge Close) and small housing development were sited against the northern boundary of the site. The single field to the north-west was adopted as a sports ground for the village and there was further small scale development on the eastern side of Bosence Road. The site itself has changed little, although there have been some further small modern developments in the former eastern corner of the field. The site is marked on modern maps as still retaining the central boundary; however this is no longer extant.

3.0 The Walkover Survey

The site was accessed from a gate in the south-east boundary at the east end (Figures 5 & 6). The only other access gates are currently located in the south-western boundary, into the fields to the west/south-west of the site (Figure 7).



Figure 5: The gate into the site field off Bosence Road, Leedstown, with the adjacent modern buildings to the east, viewed from the south.



Figure 6: The site, viewed from the access gate in the eastern corner of the field.

The site comprises a single field currently or recently grazed by a horse/horses with the grass close-cropped except for numerous patches of clover (Figure 6).

The site is bounded by stone-faced hedgebanks except against the modern buildings to the eastern corner, where modern concrete block walls separate the site from these properties (see Figure 8). The hedgebanks have no mature trees growing along their length and are fairly close cropped, except for the west/north-western border against the sports ground, which has some scrubby tree growth to the top of the bank.



Figure 7: The openings in the south-west boundary into the fields to the south-west of the site, viewed from the north-east.



Figure 8: The northern corner of the field, showing the north-west and north-eastern boundaries of the site, and a potential linear feature (right foreground); viewed from the southern corner of the field.

The field appears relatively flat with just a slight slope down towards the south corner where a slightly sunken linear feature was noted running parallel with the south-eastern boundary (Figure 8). The surface of the field appears to undulate, although subtly, with numerous parallel ridges from plough scarring running east to the west (Figure 9). There were no signs of any of the removed boundaries noted on the ground.



Figure 9: The south corner and central portion of the field, clearly showing parallel ridging, viewed from the north.

3.1 Summary

The walkover of the site suggests that the field does not add to the Outstanding Universal Value (OUV) of the World Heritage Site (WHS), which it falls within. There is no extant evidence of mining related structures or waste within the limits of the site and it can be considered to particularly add any universal value. It should be borne in mind however, that the field was only enclosed as a result of the mining activity within the area, being part of the development of Leedstown as a settlement, and as such forms a very small part of mining landscape.

The walkover suggests there is some potential for buried archaeological features or deposits surviving, although it is clear that some degree of truncation will have been caused by recent ploughing, which has removed all physical traces of the removed field boundaries.

4.0 Archaeological Background

The proposed development falls within Area 3 (The Tregonning and Gwinear Mining Districts with Trewavas District) of the Cornwall and West Devon Mining Landscape World Heritage Site. This part of the World Heritage Site is noted as a largest area in the site containing many of the earliest, largest and deepest copper and tin mines in the site, as well as being a landscape of Great houses and estates (namely Godolphin, Trevarno, Clowance) reflecting the success of the mine owners. Leedstown is in fact related to these successes, being an ‘estate’ settlement, which can be considered one of only a handful of industrial settlements within Area 3, which can be attributed to developing as a result of the mining activity.

Very little archaeological fieldwork has taken place in the immediate area, but Cornwall Archaeology have carried out archaeological assessments and watching briefs at the nearby Binner Downs mines (Smith 1992; Buck 1996). There are a very small number of designated assets within close proximity (c.2km) to the proposed development, with only five Grade II Listed buildings and no scheduled monuments. There is however a large number of HER entries of primarily post-medieval date largely relating to mining activity (see Figure 10, Table 1 and Appendix 3).

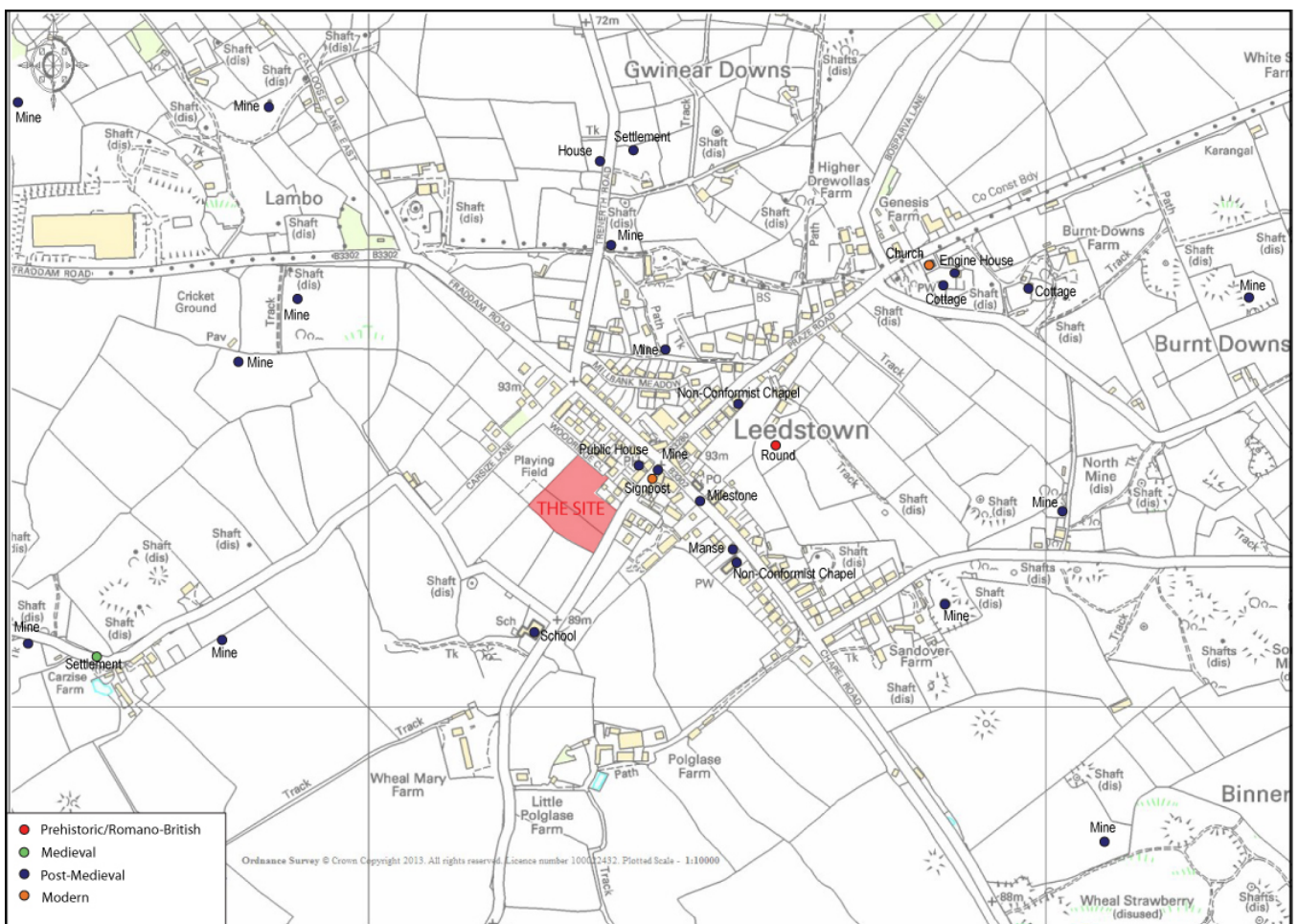


Figure 10: Local HER records (source: CCHES).

Mon. ID	Site Name	Record	Notes
MCO8169	LEEDSTOWN - Round	Monument	Iron Age or Romano-British Round
MCO32442	Leedstown non conformist chapel	Monument	Chapel Converted into/used as workshop
MCO54153	Leedstown milestone	Monument	Post Medieval milestone
MCO39832	West Binner Downs	Monument	Post medieval mine
MCO56483	Leedstown C19 signpost	Monument	Modern signpost
65867	Duke of Leeds Public House	Listed Building	Public house, approx early-mid C19.
65868	St. James Cottage	Listed Building	Pair of cottages. Former engine house
65866	Leedstown Methodist Church	Listed Building	A Wesleyan chapel and a later schoolroom at rear
65869	Rose Cottage	Listed Building	Pair of late 18 th cent/early 19 th cent cottages
MCO32441	Leedstown manse	Monument	Post-med manse adjacent to the methodist church
MCO51348	Post Medieval Infant School	Monument	School built in late 19 th century
MCO11843	Binner Down Post Medieval Mine	Monument	Mine
MCO39879	Binner Down Post Medieval Mine	Monument	Mine
MCO39887	Wheal Maid Post Medieval Mine	Monument	Mine
MCO45842	Leedstown mission church	Monument	A small early C20 mission church in Leedstown.
MCO12792	West Wheal Abraham	Monument	Mine worked in conjunction with Carzise Consols,
MCO13900	Carzise - medieval settlement	Monument	first recorded as "Kareseys
MCO11952	Carzise - Post Medieval mine	Monument	Carzise Consols later Carzise and West Maria
MCO13140	Wheal Strawberry Mine	Monument	Also known as Wheal Gooseberry or Julia
MCO13151	Wheal Treasure - mine	Monument	West Treasury worked from 1845 to 1854
MCO39840	West Wheal Treasury- mine	Monument	Mine
MCO54610	Gwinear Downs- Post med house	Building	Remains of a cottage, now back in domestic use
MCO35989	Gwinear Downs- Post Med house	Monument	Demolished structure
MCO39829	Wheal Truthwall Mine	Monument	Mine
MCO13171	Wheal Truthall Mine	Monument	Mine
MCO13158	Wheal Tremayne - mine	Monument	incorporated the sett of Wheal Providence & Lambo
Mco39886	Wheal Lambo - Mine	Monument	Forned a part of Wheal Tremayne

Table 1: Local HER records, listed buildings and scheduled monuments (source: CCHES).

5.0 Impact Assessment

5.1 International and National Policy

The UK Government protects World Heritage Sites within its territory in two ways. Firstly individual buildings, monuments, gardens and landscapes are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the 1979 Ancient Monuments and Archaeological Areas Act, and secondly through the UK Spatial Planning system under the provisions of the Town and Country Planning Act 1990. The World Heritage Committee accepted that the Site is adequately protected through the general provisions of the UK planning system.

National guidance on protecting the Historic Environment are now contained within *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

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

Paragraph 129

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

Further national guidance on World Heritage Sites is contained within (Circular 07/09) and accompanying explanatory guidance has been published by Government. The relevant guidance is reproduced below:

PRINCIPLES AND POLICIES FOR THE PROTECTION OF WHS

Paragraph 12

Policies should reflect the fact that all these sites have been designated for their outstanding universal value, and those policies should place due weight on the need to protect World Heritage Sites for the benefit of future generations as well as our own. Effective management of World Heritage Sites is therefore concerned with identification and promotion of change that will conserve and enhance their outstanding universal value, authenticity and integrity and with the modification or mitigation of changes that might change those values. World Heritage Site status is a key material consideration and in developing such policies to protect and enhance World Heritage Sites local planning authorities should aim to satisfy the following principles:

- *protecting the World Heritage Site and its setting, including any buffer zone, from inappropriate development*
- *striking a balance between the needs of conservation, biodiversity, access, the interests of the local community and the sustainable economic use of the World Heritage Site in its setting*
- *protecting a World Heritage Site from the effect of changes which are relatively minor but which, on a cumulative basis, could have a significant effect*
- *enhancing the World Heritage Site where appropriate and possible through positive management*
- *protecting World Heritage Sites from climate change but ensuring that mitigation is not at the expense of authenticity or integrity*

Further policies to protect, promote, conserve and enhance World Heritage Sites, their settings and buffer zones can also be found in regional plans and in local authority plans and frameworks, including.

5.2 Likely Impacts of the Proposed Development

5.2.1 Types and Scale of Impact

Two general types of archaeological impact associated with all developments have been identified as follows:

- Construction phase – The construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, services and roads. Such impacts would be permanent and irreversible.
- Occupational phase – A housing development will have a permanent visual impact on the settings of some heritage assets within its viewshed. Such factors also make it likely that the development would have an impact on Historic Landscape Character. The occupation also brings with it increased traffic, etc, which can also be considered to have detrimental impacts upon heritage assets.

5.2.2 Scale and Duration of Impact

The impacts of a development on the historic environment may include positive as well as adverse effects. However, any scale of housing development is inescapably a modern intrusive visual and physical actor in the historic landscape. The impact of a housing development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of heritage assets.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the turbine would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the turbine would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity of the turbine; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the turbine would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the turbine in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedge banks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

5.2.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

Scheduled Monuments

In the United Kingdom, a Scheduled Monument, is considered, a historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation etc. are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

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 have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

- Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed Buildings).
- Grade II** buildings of particular importance, **nationally important**, possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed Buildings).
- Grade II* buildings which are also **nationally important**, of special interest (92% of all Listed Buildings).

Other buildings can be Listed as part of a group, if the group is said to have 'group value' or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed Buildings and other historic homes which are not Listed may be protected under the designation of 'conservation area', which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

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 English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

The *Design Manual for Roads and Bridge* (DMRB) Volume 11 covers environmental assessments, and Section 3.2 concerns cultural heritage; it contains a useful summary of the value ascribed to particular monuments, buildings and landscapes (see below).

Value	Criteria for assessing the significance (value) of heritage assets
Very High	<ul style="list-style-type: none"> • World Heritage sites and associated structures • Buildings and archaeological remains of acknowledged international significance • Historic landscapes of international value • Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s) • Assets that can contribute significantly to acknowledged international research objectives
High	<ul style="list-style-type: none"> • Scheduled Monuments • Grade I and II* Buildings • Other Listed structures that can be shown to have exceptional qualities not adequately reflected in the Listing grade • Designated and undesignated historic landscapes of outstanding interest • Undesignated landscapes of high quality and importance, and of demonstrable national value • Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s) • Conservation Areas containing very important Buildings • Undesignated assets of comparable quality and importance • Assets that can contribute significantly to acknowledged national research objectives
Medium	<ul style="list-style-type: none"> • Grade II Listed Buildings • Designated or undesignated assets that contribute to regional research objectives, or have exceptional qualities in their fabric or historical associations • Designated special historic landscapes, or undesignated landscapes that would justify designation • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors(s) • Conservation Areas containing buildings that contribute significantly to its historic character • Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings
Low	<ul style="list-style-type: none"> • Designated and undesignated assets of local importance • Historic but unlisted buildings of modest quality in their fabric or historical associations • Robust undesignated historic landscapes • Historic landscapes of interest to local interest groups • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations • Historic townscape or built-up area of limited historic integrity or built settings • Assets compromised by poor preservation and/or poor survival of contextual associations • Assets of limited value, but with potential to contribute to local research objectives
Negligible	<ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest • Buildings of no architectural or historical merit • Landscapes of little or no significant historic interest
Unknown	<ul style="list-style-type: none"> • The importance of the resource has not been ascertained • Buildings with some hidden (i.e. inaccessible) potential for historic significance

Criteria for assessing the value of heritage assets (after tables 5.1, 6.1 and 7.1, DMRB 2009)

5.3 Methodology

The Impact Assessment was carried out in accordance to English Heritage 2012 guidelines on the Setting of Heritage Assets.

The settings of World Heritage Sites are recognised as making a fundamental contribution to their OUV and therefore any development inside these areas or their ‘buffer zone’ clearly impacts upon the OUV.

Views to the majority of the local heritage assets and specifically those associated with the WHS are predominantly located to the east of the site and are blocked from view by the modern housing adjacent to the development area and therefore the site will have little impact on the setting of the remaining structures and feature, or provide any form of visual intrusion. There are also modern houses to the south-east, along the other side of the road; to the south-west are two small fields (that to north with a recorded spoil heap in the north corner) and beyond them is a trackway/lane separating them from the late 19th century school building (date 1878).

5.4 Impact by Class of Monument/Structure

5.4.1 Listed structures within Historic Settlements

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

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

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

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

- Leedstown Methodist Church, Schoolroom and Courtyard Walls; medium significance; Grade II Listed; condition: good. The church sits east-south-east of the development site alongside the B3302, its original setting would not be affected and there is considerable local blocking by modern buildings; impact: **neutral**.
- The Duke of Leeds Public House; medium significance; Grade II Listed; condition: good. The pub is positioned on the main crossroads around which Leedstown developed in the late 18th century, its setting and historic function, which would not be affected by

the development and there is significant elements of local blocking by other buildings; impact: **neutral**.

- Rose Cottages; medium significance; Grade II Listed; condition: good. Pair of late 18th/early 19th century miners' cottages near Wheal Treasury Mine, no views or impact from the proposed development due to significant blocking; impact: **neutral**.
- St. James Cottage; medium significance; Grade II Listed; condition: good. A converted count house, possibly incorporating cottages and subsequently converted. No views or impact from the proposed development due to significant blocking; impact: **neutral**.

5.4.2 Un-designated assets

These are sites which are included on the Cornwall HER and can be considered to significantly add to the OUV of the WHS.

- West Wheal Abraham and Carsize; mine workings; these workings extend south-west-north-east from the area south of the school to the south-west past Carsize. The remains consist primarily of capped shafts and spoil heaps, especially around Carsize. The remains add to but do not significantly contribute to the OUV, they are simply part of the wider landscape of copper and tin working around Leedstown. There is a small mound of mining waste near the south-west corner of the development site, although it appears likely given its isolation that this is secondary tip; impact: **neutral to negative/minor**.
- Wheal Truthall; mine working to the north-west of the development area. Little is known of the history of this mine but several tips and mine shafts survive; adding but not significantly contributing to the OUV. The setting of these workings will not be impacted by the proposed development, due to partial blocking by hedgebanks and modern buildings; **impact: neutral**.
- Binner Downs; extensive workings over a large area to the east of the development site. The remains again consist primarily of capped shafts and spoil heaps; but makes a significant contribution to the OUV, as solely a copper mine never exploited for the deeper tin and abandoned at the early date of 1839. There is extensive blocking from amongst other things the settlement at Leedstown; **impact: neutral**.

5.4.3 Cornwall and West Devon Mining Landscape WHS

The proposed turbine would lie within the Cornwall and West Devon Mining Landscape World Heritage Site. There is an inherent conflict between the protection and preservation of this landscape, and the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character' and the need to appreciate this is a living landscape that continues to evolve and where sustainable development must be encouraged (see the *WHS Management Plan 2005-10*). It is clear that there has been very little landscape development here since mining ended, and the economy of the Area is once again largely based on agriculture. Post-industrial activities, primarily agricultural improvement, have resulted in the loss of much of the built evidence for mining. The largely rural nature of this landscape form a distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character. However, the area around Leedstown has seen some 20th century housing developments and the the proposed development is relatively small. The development is also positioned in area with few/almost no mining related features and between late 19th and 20th century housing, the village school and leisure areas. The impact of this development on the WHS is considered to be **negative/minor**.

5.4.4 Historic Landscape

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided Devon and Cornwall into roughly 15 ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. Both councils, AONBs and National Parks have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of turbines than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of turbines than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and other turbines, but the question of cumulative impact must be considered. The aesthetics of individual wind turbines is open to question, but as intrusive new moving visual elements within the landscape, it can only be **negative**.

- The proposed turbine would be erected within the *Mounts Bay East Landscape Character Area*, characterised as gently undulating plateau intersected by distinctive flat-bottomed valleys. The landscape is described as a mixture of AEL and post-medieval enclosure with extensive parkland estates. The settlement pattern within this Character Area constitutes a mixture of medieval churchtowns and small 19th century mining settlements, such as Leedstown, which are often located at crossroads. Overall, the impact on the character of this historic landscape is likely to be **negative/minor to neutral**.

5.5 Summary of the Evidence

Views to the majority of the local heritage assets and specifically those associated with the WHS are predominantly located to the east of the site and are blocked from view by the modern housing adjacent to the development area and therefore the site will have little impact on the remaining structures and features associated with mining in the local area.

Identifier	Site	NGR	Assessment
65867	Duke of Leeds Public House	SW60413435	Neutral
65868	St. James Cottage	SW60863463	Neutral
65866	Leedstown Methodist Church	SW60543421	Neutral
65869	Rose Cottages	SW60973462	Neutral
	West Wheal Abraham and Carsize	SW595341	Negative/minor
	Wheal Truthall	SW59823449	Neutral
	Binner Downs	SW61133417	Neutral
-	CORNWALL AND WEST DEVON MINING LANDSCAPE		Negative/minor
-	HISTORIC LANDSCAPE CHARACTER		Negative/minor

6.0 Discussion and Conclusions

The proposed development would be located within the settlement of Leedstown, to the south-east of the historic core and within land enclosed probably during the early 19th century from open downland. The remains of the extensive copper mine workings at Binner Down are located to the east, with workings also at Carzise to the south-west and a more limited group of shafts also to the north-west at Wheal Thuthall. The walkover survey failed to identify any features of particular interest within the field in question, although there is slight potential for buried archaeology.

In general terms, this part of Cornwall contains few Listed Buildings – those which exist are primarily related to its mining heritage – and almost no Scheduled Monuments. Most of these designated heritage assets were not conceived and constructed with setting as a primary consideration, and thus the impact of the proposed development will be **neutral**, especially given the significant blocking offered by and within the village.

In addition, the area falls within the Cornwall and West Devon Mining Landscape WHS. Sustainable development within these zones is encouraged, but conflicts with the need to conserve and enhance the historical authenticity, integrity and historic character of this landscape. The proposed development is relatively small (25 houses), and is located within a small group of agricultural fields largely enclosed by existing houses and infrastructure of the village. There are few extant assets relating to the mining heritage within close proximity to the site, but it must be considered to have an overall **negative/minor** impact on the WHS and landscape.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**, largely on the basis that the impact is mitigated by the developments location and size.

7.0 Bibliography & References

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Cornwall Record Office:

Crowan Tithe Map and Apportionment
Ordnance Survey First edition Map
Ordnance Survey Second Edition Map

Appendix 1

HISTORIC IMPACT ASSESSMENT BRIEF FOR THE LAND SOUTH-EAST OF THE PLAYINGFIELD, WOODRIDGE CLOSE, LEEDSTOWN DEVELOPMENT SITE

Date: 27th August 2013

Site: Land South-East of the Playing Field, Woodridge close, Leedstown

Application Number: PA13/07065

HBSMR Ref: CCO5692

Applicant: Mrs Jo Tully

Historic Environment Planning Advice Officer: Phil Markham, Cornwall Council, Historic Environment Service, Council Offices, Dolcoath Avenue, Camborne TR14 8SX t. 07973 813572 e. pmarkham@cornwall.gov.uk

Planning Case Officer: Dean Mutton, Cornwall Council, Planning & Regeneration, St Austell One Stop Shop, 39 Penwinnick Road, St Austell PL25 5DR t. 01726 223431 e. dmutton@cornwall.gov.uk

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. The contractor is strongly advised to visit the site as there may be implications for accurately costing the project.

Contractors Written Scheme of Investigation (WSI)

No ground works are to be undertaken until the HEPAO and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1.0 Introduction

1.1 This brief has been written by the HEPAO and sets out the minimum requirements for a historic environment impact assessment of the site of the proposed Leedstown development. This assessment will be required to provide information on the significance of the historic environment and its assets within the development area, especially those pertaining to the Outstanding Universal Value (OUV) of the Cornwall and West Devon Mining World Heritage Site (WHS) and should inform the proposed developments Masterplan, scale, massing, design and materials so that the historic significance of the area and its assets are retained or improved. This assessment will include a description of the OUV and will assess the potential buried archaeological potential, the existing buildings and structures and the setting of those historic assets, especially those relating to the OUV.

2.0 Site Location and Description

2.1 The site is located at Ordnance Survey Grid Reference SW 6029 3429 on the rural western edge of the town.

3.0 Planning Background

3.1 Planning application PA13/07065 was received on the 3rd August 2013 and was for the residential development of 23 affordable and 2 open market dwellings. This application is currently pending.

3.2 The National Planning Policy Framework (NPPF) paragraph 128 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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.

4.0 Historic Environment Background

4.1 The Cornwall and Scilly Historic Environment Record (HER) records that the proposed development is within the Tregonning and Trewavas Mining District of the Cornwall and West Devon Mining World Heritage Site. This is the largest of the ten Areas and contains diverse landscapes. To the north the landscape is a mixture of gently rising downland on which a patchwork of smallholdings and new farms has been created, interspersed with long-established farms and parkland associated with the great mining estates of Godolphin and Clowance. Most miners' cottages are dispersed in a landscape of small fields or set in small groups, though larger settlements of highway villages with fine industrial terraced cottages exist, notably at Praze-an-Beeble and Leedstown. Small groups of miners' cottages set within substantial blocks of early nineteenth century miners' smallholdings flank the A394 road through the southern part of the mining district. A number of engine houses form landmarks in the Area and the sheer density of mine shafts in the landscape is particularly impressive. Some mark the site of some of the earliest steam engines on metal mines in the world.

4.2 Mining has a long pedigree in this extensive and broadly triangular-shaped mining district, which stretches along the south coast from Marazion to Porthleven, its northern edges following a line which runs from just south of Hayle eastwards through the Gwinear mining district to Praze-an-Beeble. Several of the mines within this area, notably Great Work, Wheal Vor, Great Wheal Fortune, Godolphin Mine, Binner Downs, Halamanning, Wheal Alfred, Crenver and Abraham and the Marazion mines, were substantial producers, but many other smaller mines are documented within this area. The underlying lode structure here is complex, the

broadly north-east – south-west lode orientation characteristic of most of Cornwall here is here intersected by one which runs east-south-east – west-north-west.

5.0 Legislation and Guidance

5.1 The international, national and local guidance for the protection of World Heritage sites and historic environment assets both designated and undesignated will be detailed and include how the assessment conforms to this guidance.

6.0 Cornwall and West Devon Mining World Heritage Site Outstanding Universal Value

6.1 The assessment will include the Statement of the Outstanding Universal Value for this area and describe how this applies to the assets impacted upon by the proposal.

6.2 This work will detail:

- What assets contain or reveal OUV
- What the relationship with the rest of the WHS, locally and across the WHS is
- Visual relationships
- Process relationships
- Intellectual relationships
- The relationship of other historic environment assets to the significance of the OUV

7.0 The Assessment (General)

7.1 The assessment will describe the context, condition, authenticity and integrity of the site and its historic environment assets in relation to this proposal and can be divided into the following categories:

- Archaeological Assets
- Built Assets
- Historic Environment Setting Issues
- What these assets and issues should inform the development proposal in the form master planning, scale, massing, design and materials.

8.0 Buried Archaeological Assessmen

8.1 Ground works may disturb buried archaeological remains. In order to understand the site and its potential for recording archaeological remains an assessment is required. This would involve a desk based assessment including a map regression plus a walk over survey to assess any extant remains of the site. This would provide evidence for any recommendations for any further investigation/evaluation in the form of a geophysical survey or evaluation trenches or excavation.

8.2 The Site Specific Aims are to:

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.
- Produce 'statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- Develop a strategy for advancing the understanding of the archaeological heritage assets with particular reference to the South West Archaeological Research Framework (SWARF)
- Identify the construction, use and 'end of life' impacts where appropriate of the current proposals on the 'national importance' of Scheduled Monuments, the 'Outstanding Universal Value of the World Heritage Site' and on undesignated historic assets as described in the NPPF.

9.0 Built Environment Assessment

9.1 The development proposal may impact on the OUV of Leedstown and other structures of significance to the OUV. In order to understand the significance of the assets within the site an assessment is required. This would involve a desk based assessment including a map regression to better understand the history of the site plus a walk over survey to assess any extant remains of the site.

9.2 The Site Specific Aims are to:

- Draw together the historical information about the site.
- Review and analyse historic map evidence for the site.
- Record whether Buildings/structures/historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Produce 'statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- Identify the construction, use and 'end of life' impacts of the current proposals on the 'national importance' of the 'Outstanding Universal Value of the World Heritage Site', the Conservation Area, Listed Buildings and on undesignated historic assets as described in the NPPF.

10.0 Historic Environment Setting Assessment

- 10.1 The assessment of the setting issues of this proposal should follow the English Heritage Guidance, The Setting of Heritage Assets; this document sets out English Heritage guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 11.0 How This Assessment Should Inform the Proposed Development**
- 11.1 This assessment should provide a synthesis of all of the baseline data into a clear statement of the significance of the site as a whole and its individual elements. It should highlight opportunities and constraints in terms of maximising the conservation and enhancement of the significant historic assets and OUV. The assessment should inform the proposed development in the following areas:
- Master planning
 - Scale
 - Massing
 - Design
 - Materials
 - Recording
 - Outreach
 - Research
- 12.0 General Guidance**
- 12.1 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).
- 12.2 All of the latest Health and Safety guidelines shall be followed on site.
- 12.3 Terminology will be consistent with the English Heritage Thesaurus.
- 13.0 Results**
- 13.1 The full report including any specialist assessments shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Cornwall Record Office or Royal Cornwall Museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 13.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 13.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 13.4 The report must contain:
- A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - Clarification of the proposal
 - The applicable Legislation and Guidance
 - The Site's Historic Background
 - The Significance of the site and individual elements, especially relating to OUV
 - The impact of the proposed development on the site, especially relating to OUV
 - How the assessment should inform the proposal
 - Proposed Mitigation
 - A location map, a drawing showing those areas examined as part of the archaeological recording, and copies of historic maps and plans consulted and any archaeological plans and sections. All plans shall be tied to the national grid.
- 14.0 Archive Deposition**
- 14.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project.
- 14.2 Where there is only a documentary archive this will be deposited with the Cornwall Record Office.
- 14.4 A summary of the contents of the archive shall be supplied to the HEPAO.
- 15.0 Monitoring**
- 15.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 15.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.
- 15.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.

Appendix 2

PROJECT DESIGN FOR DESK BASED ASSESSMENT, WALKOVER SURVEY AND HISTORIC IMPACT ASSESSMENT ON LAND TO THE SOUTH-EAST OF THE PLAYING FIELD, WOODRIDGE CLOSE, LEEDSTOWN, CORNWALL

Location: Land South-East of the Playing Field, Woodridge Close, Leedstown
Parish: Leedstown
County: Cornwall
NGR: SW 6029 3429
Planning Application ref: PA13/07065
Proposal: Leedstown housing development.
HBSMR Ref: CCO5692
Date: 03.09.2013

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Limited (SWARCH) at the request of Jo Tully of Ocean Housing (the Agent). It sets out the methodology for a historic impact assessment on land to the south-east of the playing field, Woodridge Close, Leedstown. The WSI and the schedule of work it proposes have been drawn up in accordance with a brief produced by Phil Markham, of Cornwall Council Historic Environment Service (CCHES) (27.08.2013).

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The Cornwall and Scilly Historic Environment Record (HER) records that the proposed development is within the Tregonning and Trewavas Mining District of the Cornwall and West Devon Mining World Heritage Site. This is the largest of the ten Areas and contains diverse landscapes. To the north the landscape is a mixture of gently rising downland on which a patchwork of smallholdings and new farms has been created, interspersed with long-established farms and parkland associated with the great mining estates of Godolphin and Clowance. Most miners' cottages are dispersed in a landscape of small fields or set in small groups, though larger settlements of highway villages with fine industrial terraced cottages exist, notably at Praze-an-Beeble and Leedstown. Small groups of miners' cottages set within substantial blocks of early nineteenth century miners' smallholdings flank the A394 road through the southern part of the mining district. A number of engine houses form landmarks in the Area and the sheer density of mine shafts in the landscape is particularly impressive. Some mark the site of some of the earliest steam engines on metal mines in the world.

2.2 Mining has a long pedigree in this extensive and broadly triangular-shaped mining district, which stretches along the south coast from Marazion to Porthleven, its northern edges following a line which runs from just south of Hayle eastwards through the Gwinear mining district to Praze-an-Beeble. Several of the mines within this area, notably Great Work, Wheal Vor, Great Wheal Fortune, Godolphin Mine, Binner Downs, Halamanning, Wheal Alfred, Crenver and Abraham and the Marazion mines, were substantial producers, but many other smaller mines are documented within this area. The underlying lode structure here is complex, the broadly north-east – south-west lode orientation characteristic of most of Cornwall here is here intersected by one which runs east-south-east – west-north-west.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based assessment of the site; drawing together the historical and archaeological information and review and analyse the historic map evidence for the site;
 - 3.1.2 Undertake a walkover survey of the site; to inform whether historic/architectural features should be retained, archaeological recording of any extant remains or archaeological evaluation or further archaeological recording of any potential buried remains is required or palaeo-environmental sampling;
 - 3.1.3 Produce a report containing the results of the desk-based research and the walkover survey; to include statements of significance for all designated and undesignated historic assets; a strategy for advancing the understanding of the archaeological heritage assets with particular reference to the South West Archaeological Research Framework (SWARF) and identify the impacts of the current proposals on the 'national importance' of Scheduled Monuments, the 'Outstanding Universal Value of the World Heritage Site' and on undesignated historic assets as described in the NPPF.
- 3.2 The assessment will provide a synthesis of all of the baseline data into a clear statement of the significance of the site as a whole and its individual elements. It will highlight opportunities and constraints in terms of maximising the conservation and enhancement of the significant historic assets and OUV.

4.0 METHOD

The assessment will describe the context, condition, authenticity and integrity of the site and its historic environment assets in relation to this proposal.

4.1 Desk-based assessment:

Ground works may disturb buried archaeological remains. In order to understand the site and its potential for recording archaeological remains a desk based assessment including a map regression will be undertaken. This will provide evidence for any recommendations for any further investigation/evaluation in the form of a geophysical survey or evaluation trenches or excavation and enlighten a better understanding of the history of

- the site. This will include examination of material currently held in the Cornwall County Council Historic Environment Record and examination of available cartographic sources.
- 4.2 Walk over survey:
Ground works may disturb buried archaeological remains. In order to understand the site and its potential for recording archaeological remains a walk over survey to assess any extant remains of the site will be undertaken. This would provide evidence for any recommendations for any further investigation/evaluation in the form of a geophysical survey or evaluation trenches or excavation.
- 4.3 In preparation of the assessment report SWARCH will follow the following Guidance: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Guidelines for Landscape and Visual Impact Assessment 2nd edition* (Landscape Institute 2002).
- 5.0 REPORT**
- 5.1 A report will be produced and will include the following elements:
- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 Clarification of the proposal;
- 5.1.3 The applicable Legislation and Guidance;
- 5.1.4 The Site's Historic Background;
- 5.1.5 The Statement of the Outstanding Universal Value for this area and describe how this applies to the assets impacted upon by the proposal;
- 5.1.6 The Significance of the site and individual elements, especially relating to OUV;
- 5.1.7 The impact of the proposed development on the site, especially relating to OUV;
- 5.1.8 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.9 The aims and methods adopted in the course of the investigation;
- 5.1.10 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.11 A statement of the impact of the proposed development on the potential archaeological resource, and an indicating any areas where further evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended;
- 5.1.12 A copy of this PD will be included as an appendix.
- 5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under record number southwes1-158633.
- 5.4 A copy of the report will be will be deposited with the Cornwall Record Office.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this may need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).
- PERSONNEL**
- 7.1 The project will be managed by Colin Humphreys; the desk-based research and walk over will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of CCHES will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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Appendix 3

Listed Buildings

Name: Signpost

Grade: II

UID: 65867

Details: The remains of a C19 cast iron fingerpost survive adjacent to the Duke of Leeds public house and can probably be attributed to the Toy foundry of Helston. The column has a rectangular base with four fixing points; the panels to the base have a panel detail. Immediately above the base the column is round in plan with an ogee ring over which the column is split equally with the bottom third with a fluted pattern, the middle hexagonal and the top third being plain round with an ogee splayed top with a disc whereupon the arms are mounted. There were four arms and the only one surviving records PENZANCE with a 3D hand, associated with the Toy foundry.

Listed NGR: SW 6042 3435

Name: Leedstown Public House

Grade: II

UID: 65867

Details: Public house and adjoining guide post, approx early-mid C19 (The Duke of Leeds). The public house is situated on one corner of a cross road. It has a granite ashlar front, otherwise painted render, under hipped dry Delabole slate roof with wide eaves and panelled plaster eaves soffit. It is partly rendered slender brick chimneys over side walls. It has cast-iron ogee gutters. Double depth plan plus shallow later outshut at rear left. It has symmetrical original plan with two equal front rooms with a central cross passage between leading to the central stair between the two rear service rooms. It has two storeys with symmetrical three windows on the north east road front. The plinth and mid-floor string returning at the sides. A central doorway with the original six-panel door and overlight. Original 12-pane hornless sashes, those to the front with louvred shutters (the two ground floor sashes on the left hand wall are horned replacements).

NGR: SW 6041 3435

Name: LEEDSTOWN METHODIST CHURCH, SCHOOLROOM AND COURTYARD WALLS AT THE FRONT

Grade: II

UID: 65866

Details: Wesleyan chapel and a later schoolroom at rear survive. Granite ashlar front. Pedimented front with round-arched openings with original sashes with fanlight heads; two doorways with panelled doors and spoked fanlights. Good interior with original full gallery on grained clustered columns; good ceiling rose; later pitch-pine seating; good rostrum, large organ. Good example.

NGR: SW 6054 3421

Name: Leedstown- Rose Cottages

Grade: II

UID: 65869

Details: A pair of late C18/ early C19 miners cottages close to Wheal Treasury mine, Leedstown.

From the Listing description:

"Pair of cottages (now 1 house) adjoining probably wash house, now a cottage and small outbuilding probably a wash house, later an earth closet. Circa late C18 or early C19. Painted stone rubble and cob walls with slate sills and wooden lintels. Corrugated iron roof, formerly thatched, with brick chimneys over the gable ends."

NGR: SW 6097 3462

Name: Leedstown S James Place- Engine House

Grade: II

UID: 65868

Details: The cottages known as St James' Place was formerly an engine house converted to a count house at some stage during the life of Wheal Treasury mine. The former boiler house has been adapted as an extension (1).

From the Listing Description:

"This is a curious, probably unique building. It is either a purpose built count house incorporating 2 cottages into the design, or possibly a count house converted into 2 cottages by adding the front. It has been suggested that it was originally an engine house which was converted. Compare the design of this count house to that of Godolphin Count House qv, Breage Parish."

NGR: SW 6086 3463

HER ENTRIES

Name: Leedstown Iron age/Romano British Round

Details: The Tithe Award for Crowan records the field-name of 'Round Field' for the location (b1), suggesting the possible site of a prehistoric defended enclosure in the vicinity. There are no visible traces (h1,b2).
NGR: SW 606 344

Name: Post Medieval nonconformist chapel

Details: A Bible Christian chapel, 1837, now used as workshop survives in Leedstown. Rendered walls; gable ends. Simple example with two-storey elevations, probably originally galleried. Date plaque to gable of 2-window front end with central doorway.
NGR: SW 6055 3445

Name: Post Medieval Milestone

Details: A milestone survives on the NE side of the B3302 at Leedstown. It is triangular in plan with a triangle pyramid top, joined to a rectangular base by triangular pyramid stops. It measures approx 1.19m high above ground, the length of the sides of the triangular section 41cm (16") by 41cm (16") by 36cm (14"), the length of sides of the rectangular base 36cm (14") by 38cm (15"). On the triangular sides there is a recess on the two faces where there is a gap for plates, which measure 30cm (12") high
NGR: SW 6049 3430

Name: West Binner Downs- Post Medieval Mine

Details: A mine by this name is noted outside the Leedstown Inn by Cornwall Consultants. No trace of it appears on the 1880 OS map suggesting that it had long fallen out of use. For detail about the Binner Downs mines see (40219).
NGR: SW 6043 3435

Name: Post Medieval manse

Details: Probable manse (now private house) next to Wesleyan chapel. Probably 1860s. Stuccoed and rendered walls; hipped scantle slate roof; painted brick end stacks. 2 storeys; symmetrical 2-window front with giant end pilasters and Tuscan half column above central doorway with moulded hood. Good example of a rare building type.
NGR: SW 6054 3423

Name: Post medieval School

Details: A junior and Infants school recorded on the OS 1st Edition 1:2500 map
NGR: SW 6024 3411

Name: Binnars Down Post medieval Mine

Details: Binner Downs consisted of two areas of mining operations: the north mine at SW 6103 3430 and the south mine at SW 6119 3412 (b8). The mine was very old, noted as at work in 1720 (b9), producing copper between 1819 and 1835 and was one of the most active mines in 1822, realising profits during this period of over £100,000. It was sunk below the 185 fathoms level and in 1838 was producing largely. It was a wet mine and therefore had six steam engines at work and employed 390 people (b7). Although it was showing tin in its lower levels it was abandoned in 1839, although some tin was recovered from dumps (b6).

It is shown on the tithe map of 1838 (b1), and a notice of sale appears in 1841 (b2). The OS map of 1877 shows old shafts and burrows at this location (b4). Shafts and spoil heaps associated with this mine are visible as earthworks on vertical aerial photographs (p1). They were plotted during the Cornwall NMP.

NGR: SW 6113 3417

Name: Binnars Down Post Medieval Mine

Details: Also known as Wheal Strawberry (40220) for which see detailed history.
NGR: SW 6086 3415

Name: Wheal Maid Post Medieval Mine

Details: Most probably an eighteenth century mine, Wheal Maid was later incorporated into Wheal Treasury (40218) for which see detailed history.
NGR: SW 6044 3452

Name: LEEDSTOWN - Modern mission church, Modern church

Details: A small early C20 mission church in Leedstown. First recorded on the 2nd Edition OS 1:2500 map as "Mission Church". A stone-built church under a single-pitched slate roof.
NGR: SW 6083 3465

Name: WEST WHEAL ABRAHAM - Post Medieval mine

Details: West Wheal Abraham is mentioned by Hamilton Jenkin (b1) and is shown on his map (b2). It was worked in conjunction with Carzise Consols, producing tin and copper ore (b4). Old shafts in the area are shown on the OS map of 1963 (40096) (b3). Shafts and spoil heaps associated with this mine are visible on vertical aerial photographs (p1-2) and were plotted during the Cornwall NMP.
NGR: SW 6013 3401

Name: Carzise- medieval settlement

Details: The settlement of Carzise is first recorded as "Kareseys" in 1281 (although Gover's first form is wrongly spelt, b2). Henderson records it as "Kaersyes" in 1350 (b1). The name is Cornish and contains the elements ker 'fort, a round' and seys 'an Englishman' (b4). Carzise is still occupied (b3).
NGR: SW 5959 3407

Name: CARZISE - Post Medieval mine

Details: Carzise mine, also known as Carzise Consols, and part also known as West Wheal Araham (40096) originally worked from 1820 to 1842 producing copper and tin. The mine was re-opened in 1872 as Carzise and West Maria, producing tin (b6). Machinery and materials are advertised for sale in 1891 (b3). The OS map of 1877 shows the positions of two engine houses at SW 5943 3415 and SW 5952 3414 (b2). Shafts, buildings and spoil heaps associated with this mine are visible as earthworks on vertical aerial photographs (p1). They were plotted during the Cornwall NMP.
NGR: SW 595 341

Name: Wheal Strawberry Post Medieval Mine

Details: Shown on the 1838 Tithe Map as Wheal Julia, this mine was also known as Wheal Gooseberry. It produced over 9,000 tons of copper ore for over £40,000 between 1830-7 (b3). The mine is shown as on the tithe map of 1838 (b1). Shafts and spoil heaps associated with this mine are visible as earthworks on vertical aerial photographs (p1). They were plotted during the Cornwall NMP.
NGR: SW 611 338

Name: WHEAL Treasure - Post Medieval mine

Details: Wheal Treasure is recorded as being in operation in 1778 (5). It included Drewollas mine, Wheal Maid, Wheal Penny and West Treasury and was in production between 1826 and 1844, producing copper. West Treasury worked from 1845 to 1854 (6).
NGR: SW 6100 3475

Name: West Wheal treasury- Post Med Mine

Details: This mine was active in the mid nineteenth century producing 8,500 tons of copper ore which realised a profit of about £56,000 (b1, 2). Shafts and spoil heaps associated with this mine appear on the 1880 OS map and were plotted from aerial photographs by the Cornwall NMP.
NGR: SW 6036 3469

Name: Gwinear Downs- Post Med settlement

Details: The site of a C19 cottage and associated garden enclosure is marked on the OS map of 1880 immediately to the north of West Treasury. The cottage has since been destroyed, however a large mound is visible at this location on vertical aerial photographs taken in 1946 (p1). It was plotted during the Cornwall NMP.
NGR: SW 6037 3482

Name: WHEAL TRUTHWALL - Post Medieval mine

Details: A mine is noted here by Cornwall Consultants, and Collins mentions Wheal Truthwall in Crowan. Little else can be found concerning the mine. A lines of pits probably associated with this mine were plotted from aerial photographs by the Cornwall NMP.
NGR: SW 5982 3449

Name: WHEAL TRUTHALL - Post Medieval mine

Details: Wheal Truthall is mentioned by Collins (b1) and is shown on Hamilton Jenkin's map (b2). An old shaft is shown in the area on the OS map of 1963 (b3). Shafts and spoil heaps associated with this mine are visible as earthworks on vertical aerial photographs (p1). They were plotted during the Cornwall NMP.
NGR: SW 600 345

Name: WHEAL TREMAYNE - Post Medieval mine

Details: Wheal Tremayne incorporated the sett of Wheal Providence (56476) and that of Wheal Lambo (163702). According to Dines, a part was also known as Fraddam Mine. Collins records work commencing c.1830 (b5). In 1864 the mine was 153 fathoms below adit (27) and was equipped with 60" and 50" pumping, 20" winding and 20" stamping engines, and was employing 189 people. The mine produced copper, tin, arsenic and silver (b4). It is marked on the Symons map of 1853 (b1) and shown on the OS map of 1877 (b3). An engine house formerly stood at SW 59450 35220. Extensive remains, comprising buildings, shafts, prospecting pits and areas of spoil tip are visible on air photographs (p1-3) and were plotted as part of the NMP.
NGR: SW 600 352

Name: WHEAL LAMBO - Post Medieval mine

Details: This mine, probably dating from the late eighteenth early nineteenth century, formed a part of Wheal Tremayne. Between 1815-1824 it sold 8932 tons of 9% copper ore for over £72,000 (b1,2).
NGR: SW 5984 3487

Appendix 4

1. Detail of the Cornish hedgebank to the north-west of the site, viewed from the south-east.
2. The historic buildings to the south-east of Bosence Road (B3280), viewed from the east.
3. The western corner and portion of the site, showing ridging, viewed from the north-east.
4. The south corner and central portion of the field, clearly showing parallel ridging, viewed from the north.
5. Cottages on the western side of Chapel Road to the south of the central crossroads, viewed from the north-east.
6. View across Bosence Road showing the modern housing to the east of the site and the eastern end of the south-east boundary of the site, viewed from the south.
7. View along the north-west boundary of the site, showing the modern housing to the east/north-east, viewed from the south-west.
8. The openings in the south-west boundary into the fields to the west of the site, viewed from the north-east.
9. Buildings on the eastern side of Fraddan Road just before the central crossroads, viewed from the south.
10. The north-eastern boundary of the field, against the modern housing and Woodridge Close to the east, viewed from the north-west.
11. The south-eastern boundary of the site, viewed from the north-west.
12. The south corner of the site, viewed from the western corner.
13. The northern gateway in the south-western boundary of the site, viewed from the north-east.
14. The site and the modern housing along the north-eastern boundary, viewed from the west.
15. Modern buildings and entrance into Rodwill Close, to the south-west of the site, viewed from the north-west.
16. The site, viewed from the eastern corner.
17. Praze Road, from the central village crossroads, viewed from the south-west.
18. The Duke of Leeds Inn, located at the end of Bosence Road to the east of the site, viewed from the east.
19. The southern portion of the north-eastern boundary of the site, viewed from the eastern corner.
20. The south-eastern boundary of the site, viewed from the south.
21. The northern portion of the site, viewed from the west.
22. Detail of the boundary between the current field and Woodridge Close, viewed from the south-west.
23. The gateway into the eastern corner of the field from Bosence Road, viewed from the south.
24. The gateway in the south-western boundary into the field to the south-west, viewed from the north.
25. The south-western portion and boundary of the site, viewed from the north-west.
26. The top of Bosence Road, viewed from the south-west.
27. The north-west boundary of the site, viewed from the north-east.
28. The gateway in the south-western boundary into the field to the north-west, viewed from the south-east.
29. The south-eastern boundary of the site, viewed from the south.
30. The recorded monument in the northern corner of the northern field to the west of the site, viewed from the south-west.
31. The late 19th century building of Leedstown CP School on Bosence Road to the south-west of the site, viewed from the south-east.
32. The modern development of Woodridge Close, to the north-east of the site, viewed from the south.
33. Detail of the southern gateway in the south-western boundary of the site, showing the stone faced hedgebank, viewed from the north.
34. View down Bosence Road past the school to the left, viewed from the north-east.
35. The north-west boundary and main area of the site, viewed from the southern corner.
36. The northern corner of the site, viewed from the southern corner.
37. The eastern corner of the site, viewed from the southern corner.



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