TREWITHEN HOUSE
PROBUS
CORNWALL

Results of a Desk-Based Assessment
& Historic Impact Assessment

ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY

The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net

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Authors: B. Morris
E. Wapshott

Trewithen House
Probus, Cornwall

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& Historic Impact Assessment

For

Gareth Davies

of

Cleanearth Energy

By

ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY

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Fieldwork Managers: Bryn Morris
Project Officer: Bryn Morris
Research: Emily Wapshott; Bryn Morris
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April 2014

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Summary

This report presents the results of an archaeological and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Trewithen, Cornwall, in advance of the construction of a biomass boiler building.

The proposed structure would be located within a utilitarian service area located between the West Pavilion and the garden centre car park. The main House and its Pavilions were built in the earlier part of the 18th century, at the centre of an extensive landscape park. This landscape was modified over the course of the 19th and 20th centuries, and represents a mix of formal 18th century planning with elements of 19th century Picturesque. The location of the proposed biomass boiler building would be partly screened by the 19th century tree planting, and its impact on the setting of the designated and undesignated heritage assets is unlikely to exceed ***negative/minor****. With careful planning and the use of sympathetic materials, this structure could easily contribute in a positive fashion to the setting of the West Pavilion.*

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Acknowledgements

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Gareth Davies at Cleanearth Energy
James Humphreys, for access
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1. Introduction

Location: Trewithen House
Parish: Probus
County: Cornwall
NGR: SW9130947516

1.1 Project Background

This report presents the results of a desk-based assessment and historic impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Trewithen House, Probus, Cornwall (Figure 1). The work was commissioned by Gareth Davies of Cleanearth Energy in order to assess the impact of the installation of a biomass boiler on the Listed house and its setting.

1.2 Topographical and Geological Background

The proposed structure would be built to the west of the West Pavilion at Trewithen, and north of the former stables complex (see Figure 1). This is among and adjacent to trees and a carpark at approximately 85m AOD.

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). These overlie the sandstone and argillaceous rocks of the Portscatho Formation (BGS 2014).

1.3 Historical Background

Trewithen lies in the parish of Probus, in the deanery and Hundred of Powder (west). Trewithen is first documented in *c*.1201 but is of probable early medieval date. It was purchased by Philip Hawkins esq. from Courtney Williams in 1715 for £2700, and he set out to rebuild and redesign the House and its grounds, a process that continued throughout the 19th and 20th centuries.

The block of fields around Trewithen House is classified as *ornamental*, being a deliberately and carefully manipulated parkland landscape (Cornwall Historic Landscape Characterisation 2014).

1.4 Archaeological Background

There is surprisingly little archaeological evidence associated with Trewithen. The name itself is Cornish, with *tre place-names traditional seen as early medieval in date. There are poorly-located Prehistoric or Romano-British features in the fields close to the A390, and a single Neolithic flint knife was reputedly found in a stream at Trewithen (MCO1759). Given the House and farm lie within what would normally be classified as *Anciently Enclosed Land*, it would not be unexpected to encounter archaeological remains of Prehistoric or Romano-British date.

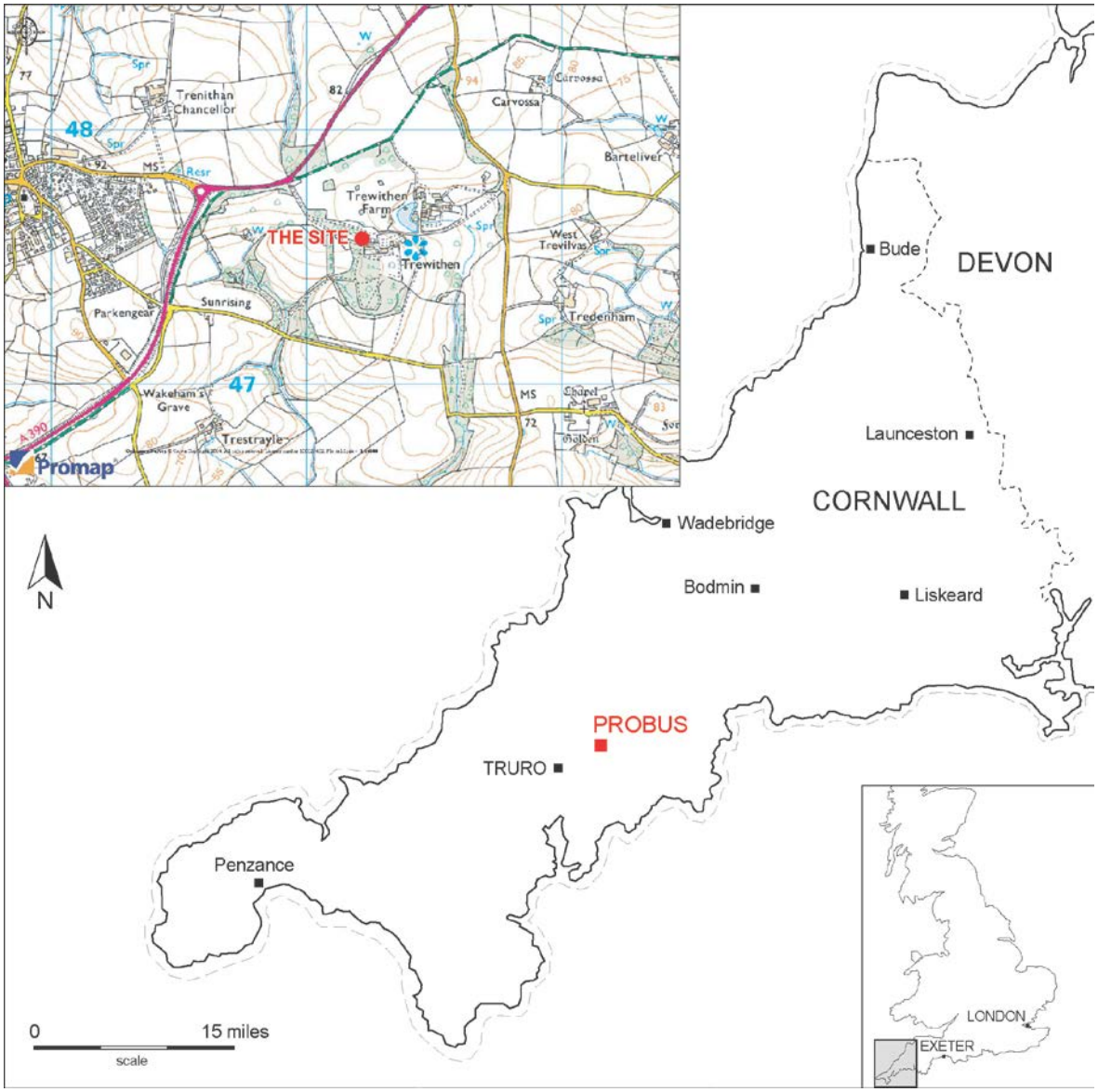

Figure 1: Site location.

1.5 Methodology

This document follows the guidance as outlined in: *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), and with reference to *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002).

2. Results of the Desk-based Assessment

2.1 Documentary History

2.1.1 Philip Hawkins (tenure of estate 1715-1738)

Philip Hawkins, a successful local attourney, bought the estate at Trewithen in 1715 and between 1715 and the 1720s he directed the redevelopment of the main house, a process that was overseen by architect Thomas Edwards of Greenwich, London. Philip died in 1738 and the estate passed to his nephew or cousin Thomas Hawkins, who resided at the orginal Hawkins estate at Trewinnard near Mevagissey. Philip laid out the parkland, which in part still survives as the inner core of the estate today; the former agricultural land was planned and shaped, with processional line of trees and the key planting of parkland trees and removing hedgebanks to create the sweeping spaces of the newly fashionable landscapes. Philip was also a friend and correspondant of William Borlase, the noted antiquary and natural historian.

2.1.2 Thomas Hawkins (tenure of estate 1738-1766)

Thomas Hawkins, a member of pariliament for Grampound, was heavily involved in the development of inoculations for smallpox, an interest which eventually killed him following a failed procedure. He undertook further works on the building with the aid of the architect Sir Robert Taylor in the 1750s and 1760s. The house was extended and the pavilions built at this time, and Thomas also continued to development of the parkland, planting many specimen trees and in modifying parkland laid out by Philip to create key vistas both to and from the house; he also oversaw the various embellishments to the house carried out for his wife, Anne Heywood. However, elements of the design retained the regimented shape of an 18th century pleasure garden in specific areas. He was succeeded by his eldest surviving son.

2.1.3 Sir Christopher Hawkins (born 1758; tenure of estate 1766-1829)

Sir Christopher Hawkins followed in his father's footsteps and became an MP; he was knighted by William Pitt the Younger in 1791. He went on to have a very busy poltical career in the first two decades of the 19th century, but was involved in a number of scandals connected to bribery and the purchase of boroughs. Sir Christopher was probably responsible for both the development and expansion of the service wing to the main house, the kitchen gardens to the west and the stables pavilion to the north-west of the main house. Sir Christopher also seems to have modified the layout of the park. The regimented gardens to the south of the main house were developed into more naturalistic plantations and lawns, with sweeping curves, and the basis for the now famous serpentine lawn can be seen to have been drawn up and developed. A second service drive was also installed to the new expanded service courtyards to the west and trees planted between the two drives. The formal open courtyard and semi-circular projecting northern boundary were swept away to form sweeping shapes and areas of grassed lawn in the center of the courtyard and to the north, bounded by a new sunken drive leading down to Home Farm, shielded by a raised lawn area. More wooded gardens and plantations were created to the south-west, the small area of twisting ‘walks’ or ‘drives’ marked on the 18th century mapping are expanded through these new areas. Sir Christopher never married and his estate passed to his younger brother John.

2.1.4 John Hawkins (born 1761; tenure of estate 1829-1841)

John Hawkins was also an MP and a geologist, an academic and intellectual he resided primarily at Bignor Park, in Sussex, an estate he had created and house he built. When he then inherited Trewithen from his brother, John’s time was divided between the two houses. John Hawkins is responsible for the planting of many of the great Holm oak trees on the estate; however, it appears he did little to the structure of the buildings, concentrating on further developing the gardens and the specimen collections. John studied law but left to travel and in Germany he

studied geology, mining and mineraology. He spent much time on the family's mining ventures and made much progress and he is well known for his papers on the geology of Cornwall. A founder member of the Royal Horticultural Society, John collected many plants on his varied travels and was also a member of the Geological Society of London and a founder member of the Royal Geological Society of Cornwall, becoming a Fellow of the Royal Society in 1791. Always split between his two estates, John married Hester Sibthorpe, the daughter of a fellow MP and they had six children, he left his Sussex estates to his eldest son and Trewithen to his other son Christopher Henry, known as C.H.T., splitting his substantial landholdings.

2.1.5 C.H.T. Hawkins (born 1820; tenure of estate 1841-1903)

Although Henry had been left the Cornish estate he did not choose to live in the house, although he did visit, he was based in London and Sussex. It seems that C.H.T. Hawkins did not involve himself in the estate to any great extent allowing it to be run by the steward and staff.

2.1.6 John Heywood Johnstone (tenure of estate 1903-1904)

John Heywood Johnstone was the nephew of C.H.T. Hawkins, who had not married. He was already middle aged when he inherited the estate and in bad health. He died only a year after inheriting and made no substantial changes to the estate, being followed by his dynamic twenty-two year old son George.

2.1.7 George Johnstone (born 1879; tenure of estate 1904-1960)

George became a famous horticulturalist and is the person most responsible for turning the gardens into an exceptional botanical specimen collection. He sponsored many trips in the early and mid 20th century to the Himalayas and China between 1910 and 1932, developing the great south glade. Camelias and Magnolias from China at Trewithen are of national importance and Rhododendrons from the Himalayas, as well as Cypress trees from Kashmir, were all brought back by George and his teams of plant collectors.

2.1.8 Elizabeth Johnstone (tenure of estate 1960-1994)

George's eldest daughter Elizabeth inherited the estate upon his death and continued the botanical work with her mother.

2.1.9 Michael Galsworthy (tenure of estate 1994-present)

Michael and his family came to live on the estate in the 1980s and eventually inherited the estate from his aunt in the 1990s. Michael has further developed the estate and the nurseries and garden centre business, also planting more than 30,000 trees, in an attempt to replace some of the those lost in the storms of the 1990s and expand the surviving 18th and 19th century plantations as well as develop new shelter belts.

2.2 Historical Cartography

The map shown in Figure 2 is not to be found in the Cornwall Record Office, but a framed copy lies in the estate office at Trewithen. The map is entitled *'A Plan of the Barton House, Plantations and Gardens of Trewithen. The seat of Thomas Hawkins Esquire.'* Thomas was the nephew or cousin of Phillip Hawkins, who first bought the estate in 1715. Thomas, who lived at Trewinnard, inherited the estate in 1738 upon Phillip's death. The map has a key, with the names and acreages of all the parcels of land on the estate; it is not dated but is recorded elsewhere as 1745×47. It shows the main house and the pavilions, linked by the curving flanking walls, with a square service courtyard to the west and a larger rectangular enclosure to the east. One main drive runs down to the house from the north-west, following the line of the main drive of today, but perhaps a little to the south of the current position (this appears to be the case in the sketch Figure 4); the courtyard appears to be open, without any lawns or decorative features, possibly cobbled or paved, with a semi-

circular projection to the front, possibly raised with a ha-ha. A second drive appears to lead in from the south-west and there is a long rectangular lawn running stright down from the south front of the house. Formal gardens run south and a large avenue of trees runs east; the parkland north of the house is open and planted with isolated stands of trees. The Home Farm complex is shown north-east of the house; the kitchen garden and stables pavilion building have not been built. This is backed onto by a plantation, which frames the main drive. Slightly further south, within the same plantation there appears to be a sweeping garden structure of some kind, either a 'walk' or possibly even a carriage drive, as it appears to join further twisting paths to the south which lead into the southern driveway. The prospect of the house shown by Borlase (see Figure 5) shows the southern elevation of the house.

The earliest map of the estate held by the Cornwall Record Office is an 1824 estate plan, created during the tenure of Sir Christopher Hawkins, Bart, MP, drawn by H StAubyn; the title of the map is *'Plan for the Alteration and Improvement of Trewithen Park in the County of Cornwall'*. The main house and pavilions are shown in their surviving form and to their west, the stables pavilion building is now shown, lying north of the kitchen garden and forming a second service courtyard. The building is long and narrow with a wider central section (pavilion) and it is adjoined to its south-east and south-west corners by walls which run south, enclosing the courtyard to the south of the building, which has small buildings to the east and west ends. The south-west corner also appears to be adjoined by a long diagonal wall which runs down from the north-west, where it appears to define the edge of the plantations along the drive and to the south, marks the boundary of the field which is later referrred to as 'Horse Park'. To the north of the stables pavilion building, in the location of the proposed biomass boiler building, the area is shown as a plantation, being cut by a second drive, which leads across to the West Pavilion and service courtyards. From this estate plan we can see that by 1824 the stables pavilion building had been constructed but the wider location remained largely the same, with even the dominant landscape feature of the diagonal wall surviving in part, which we see today providing the southern wall of the car park, of noted herringbone form. The site of the proposed biomass boiler building is set amongst the parkland plantation created to shield the driveway and control the views to the house as one progressed through the park, towards the main complex.

The 1841 map of the estate (Figure 8) was drawn up under the tenure of C.H.T.Hawkins Esq. And surveyed by R.Symons of Truro; the map is entitled *'Plan of Trewithen and other lands in the Parish of Probus, Cornwall.'* The key features appear not to have changed since the 1824 map, with the house and pavilions being joined to the west by the kitchen garden, kitchen garden 'walk' and the new stables pavilion building. Ultimately this arrangement of buildings is what survives today. The detail on this plan, however, appears to give us a clue to the types of trees planted in the various plantations across the estate, with native tree species and conifer species drawn specifically. The site of the proposed biomass building is marked as being a plantation of native trees; these are portrayed as smaller than those which directly line the main drive and this plantation may have played a key role in the estate planting which both obscured and revealed the main house as guests progressed down the main drive. The plantations of trees within the main large park to the north of the house, which are so key to the views from the courtyard today, had not been planted in the 1840s, but have been annotated in pencil at a later date.

2.2.1 The *c.*1745 'Plan of the Barton Plantations and Gardens of Trewithen'

Figure 2: 'A plan of the Barton Plantations and Gardens of Trewithen' *c.*1745 (held at Trewithen Estate Office, CRO reference: J/1/2279).

Figure 3: Detail from the 'plan of the Barton Plantations and Gardens of Trewithen' *c.*1745. The site of the proposed building is indicated (held at Trewithen Estate Office, CRO reference: J/1/2279).

2.2.2 The 1750s

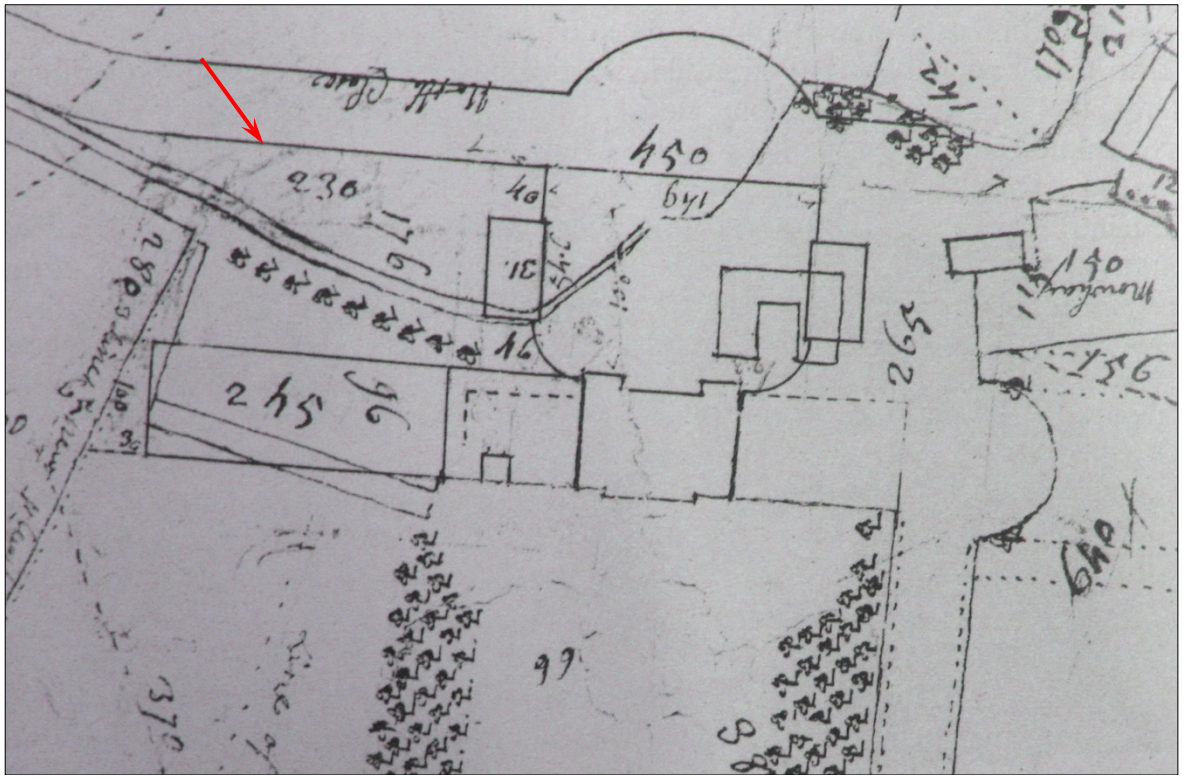

Figure 4: Detail of sketch, showing the outline of buildings demolished to make way for the East Pavilion, *c*.1758 (CRO: J/2/48/3). Note that is seems to indicate the drive (or perhaps a leat?) ran across the area.

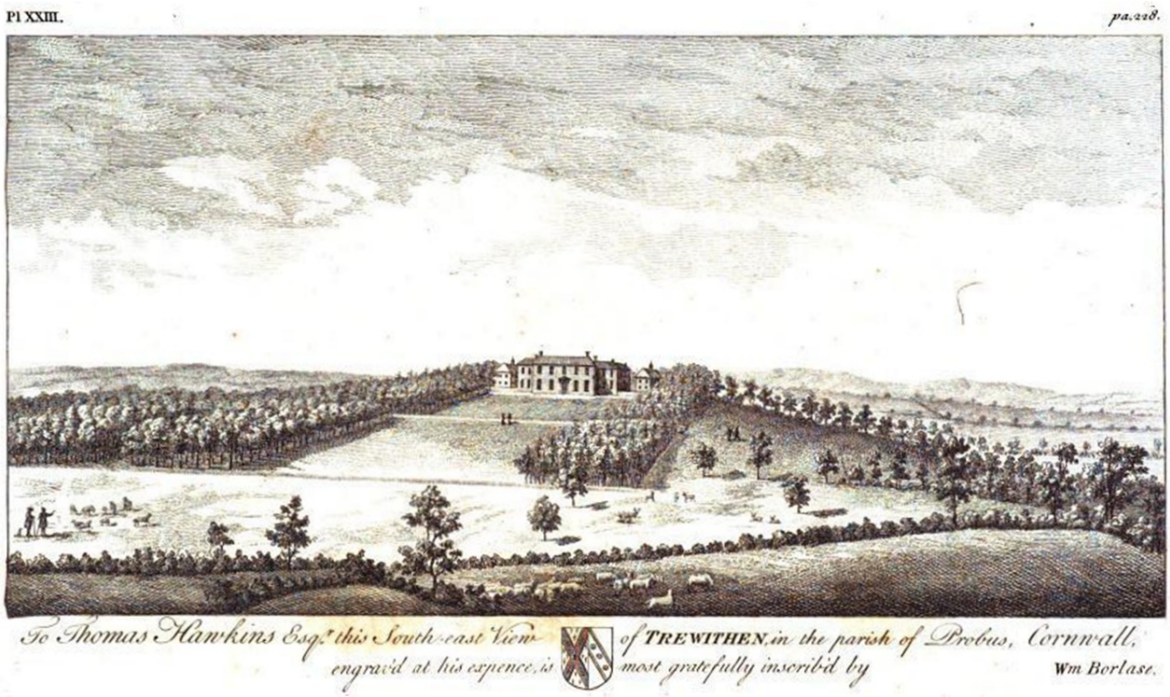

Figure 5: The southern prospect of the property, viewed from the south. Compare this with the estate map (Figure 2, above), and the formality of the planting (Borlase 1758, p228).

2.2.3 The 1824 'Plan for the alteration and improvement of Trewithen Park'

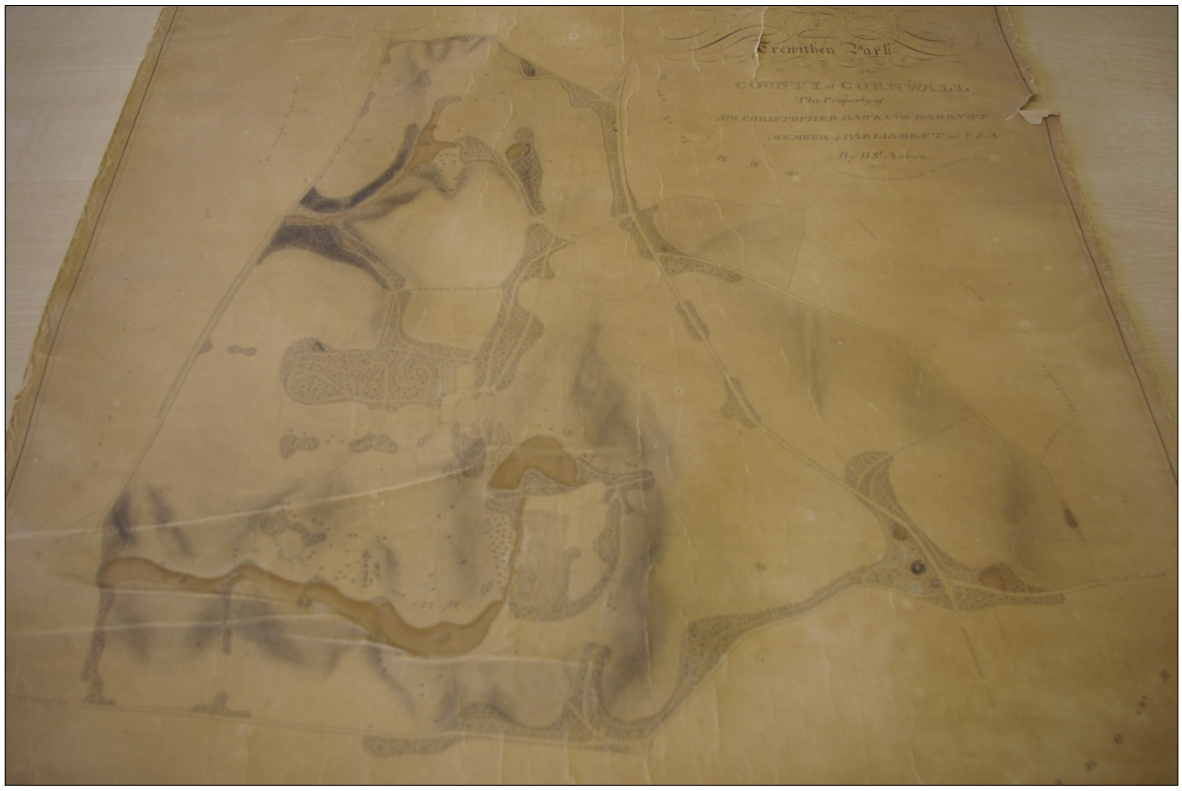

Figure 6: 'Plan for the alteration and improvement of Trewithen Park' dated 1824 (CRO: J/1/1506).

Figure 7: Detail from the 'Plan for the alteration and improvement of Trewithen Park' dated 1824. The site of the proposed building is indicated (CRO: J/1/1506). Note the extensive tree planting around the north-west drive that has occurred by this date.

2.2.4 The 1841 Estate Map

Figure 8: Extract from an 1841 estate map, showing the full extent of the park at that date (CRO: J/1/1464).

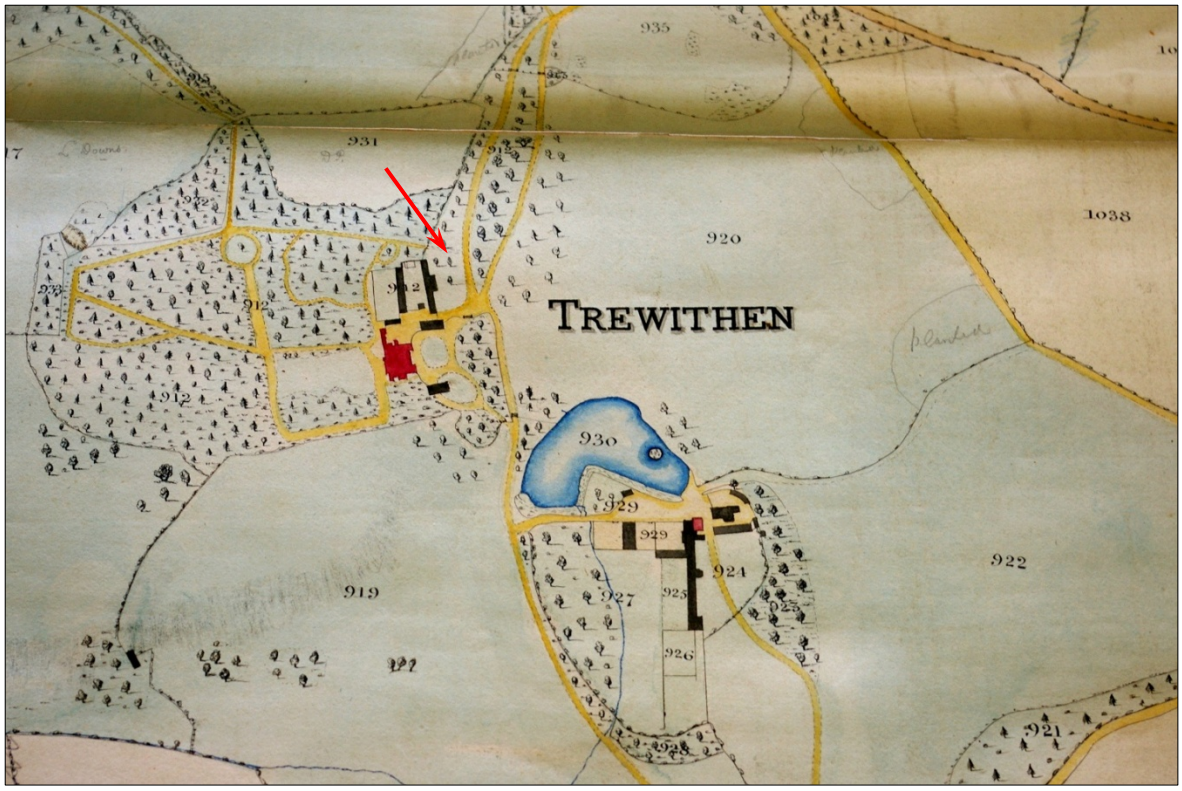

Figure 9: Detail of the 1841 estate map. The site of the proposed building is indicated (CRO: J/1/1464).

2.2.5 The Ordnance Survey 1st Edition Map of 1879

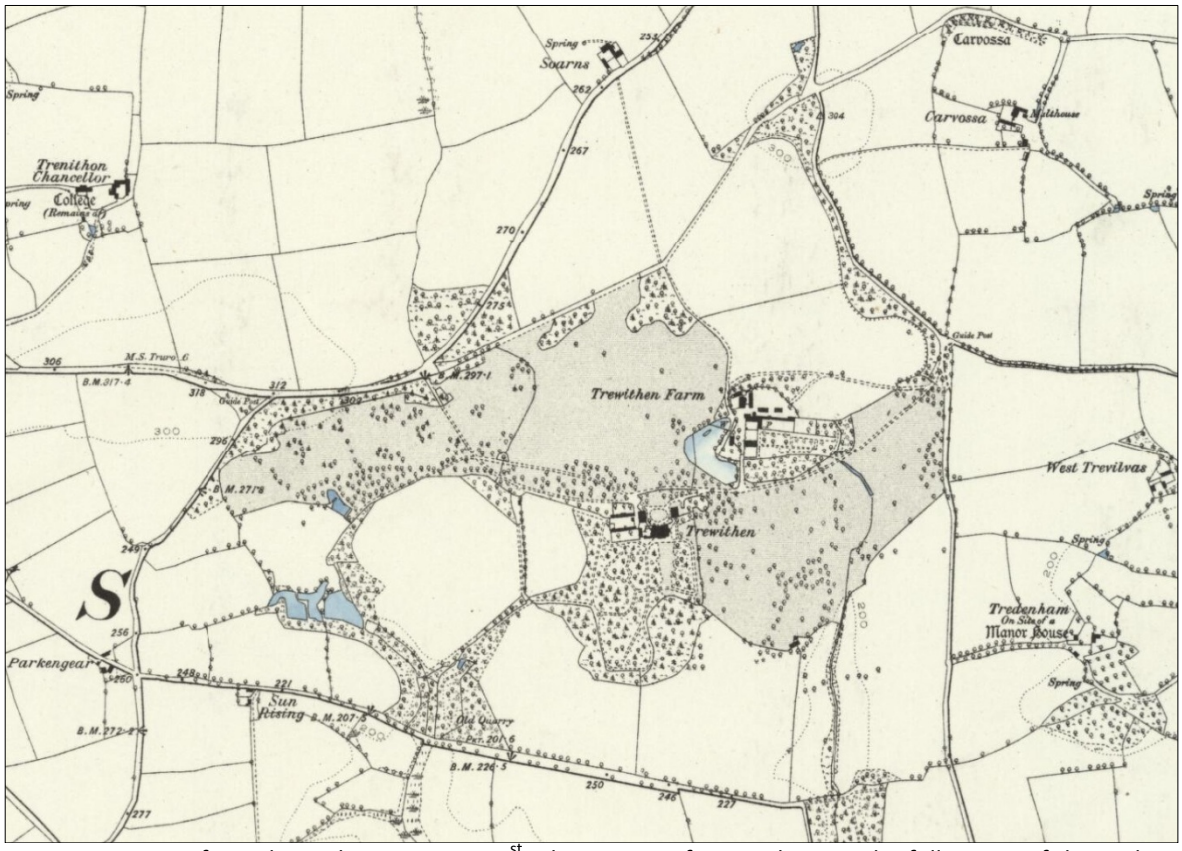

Figure 10: Extract from the Ordnance Survey 1st Edition Map of 1879, showing the full extent of the park at that date (CRO).

Figure 11: Detail from the Ordnance Survey 1st Edition Map of 1879. The site of the proposed building is indicated (CRO).

2.2.6 The Ordnance Survey 2nd Edition Map of 1906

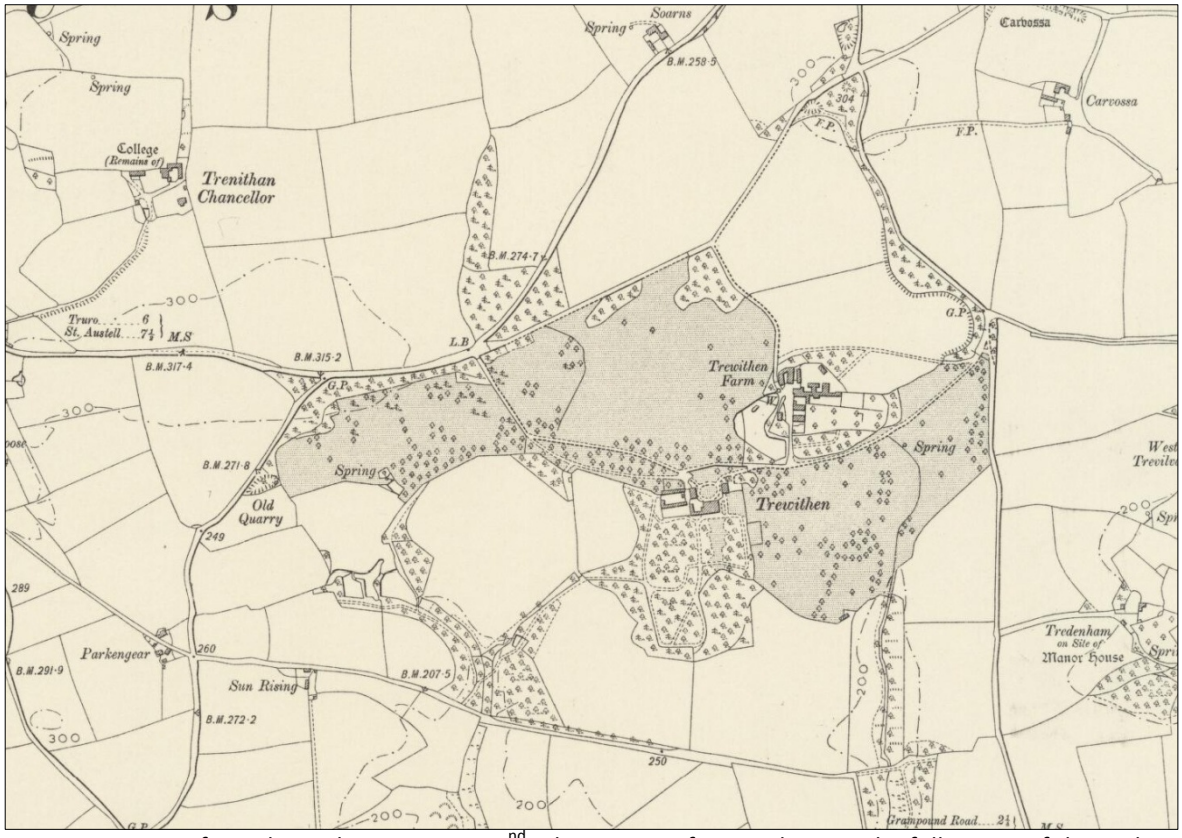

Figure 12: Extract from the Ordnance Survey 2nd Edition Map of 1906, showing the full extent of the park at that date (CRO).

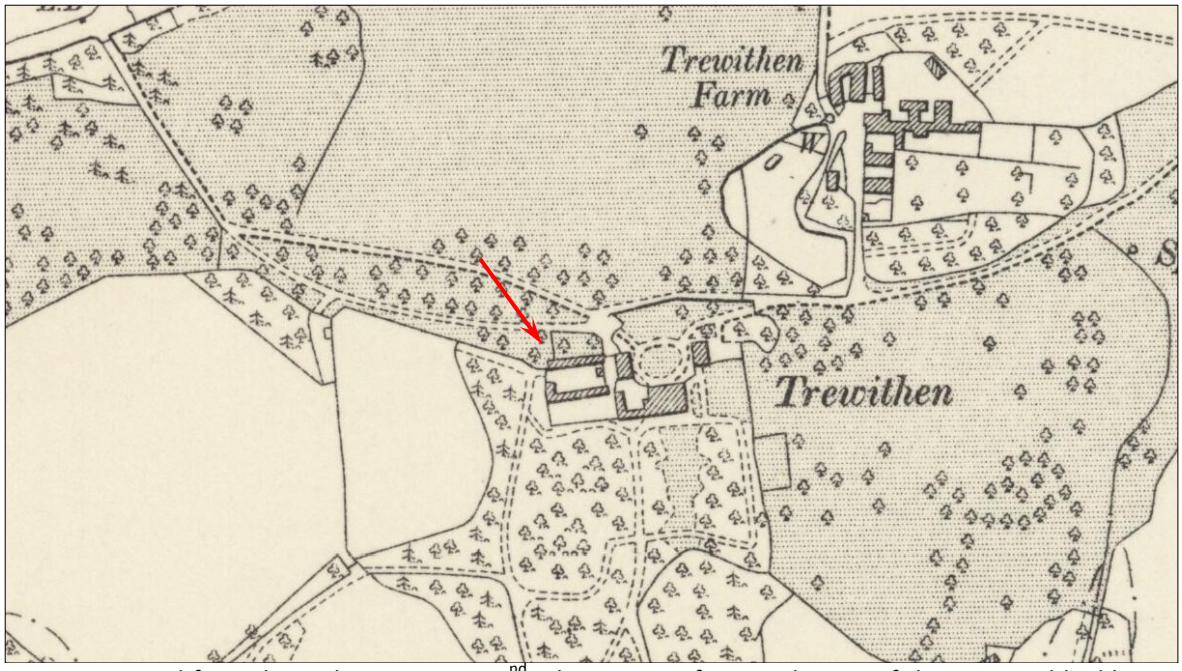

Figure 13: Detail from the Ordnance Survey 2nd Edition Map of 1906. The site of the proposed building is indicated (CRO).

2.2.7 Modern Ordnance Survey Maps

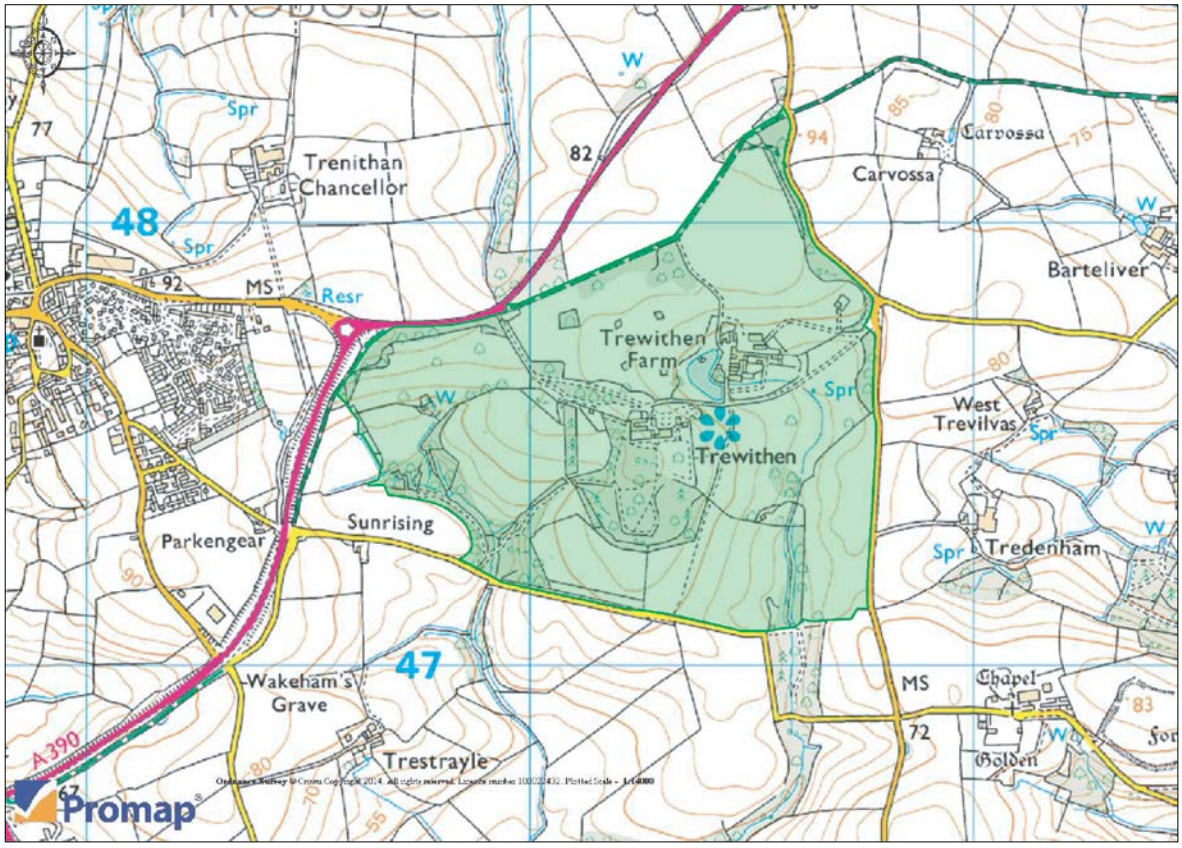

Figure 14: The modern OS 1:25,000 scale map, showing the Registered Park and Garden (in green).

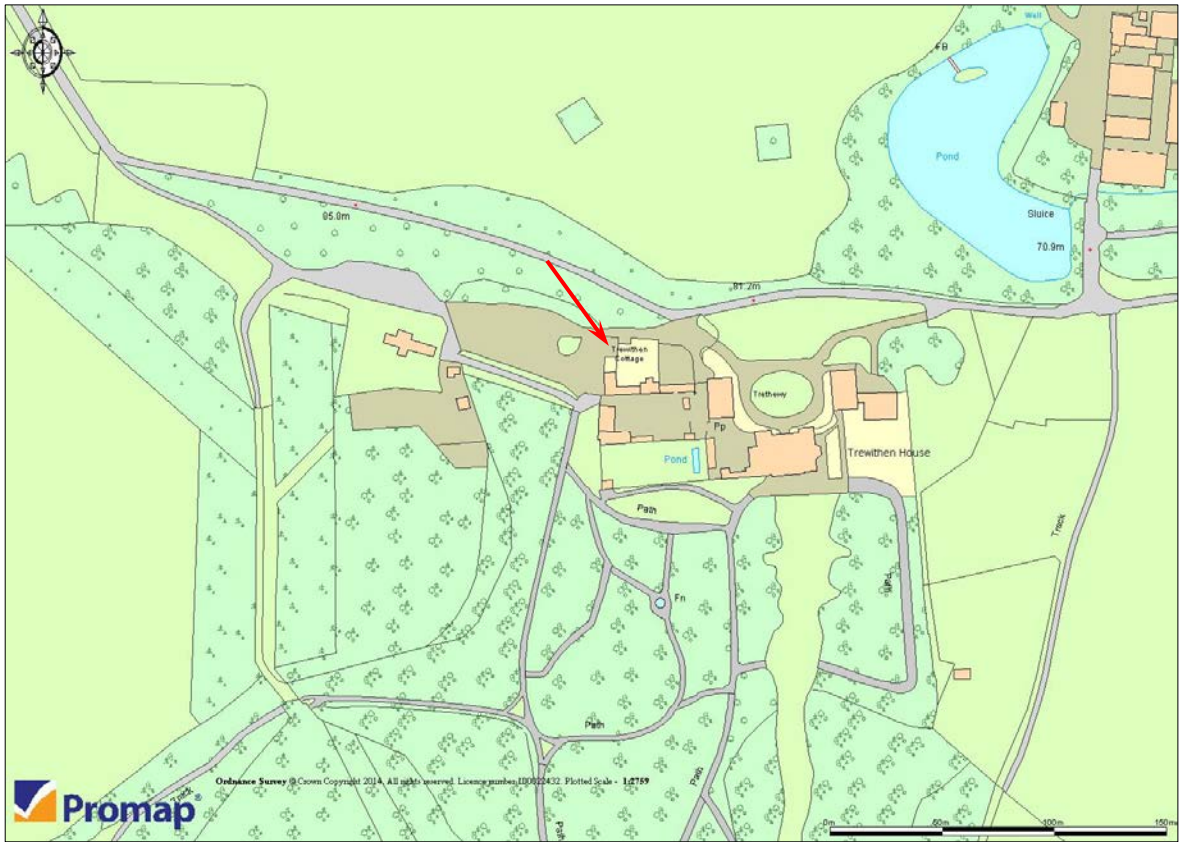

Figure 15: The modern 1:1250 scale Ordnance Survey map of the property. The site of the proposed building is indicated.

2.3 Images of Trewithen

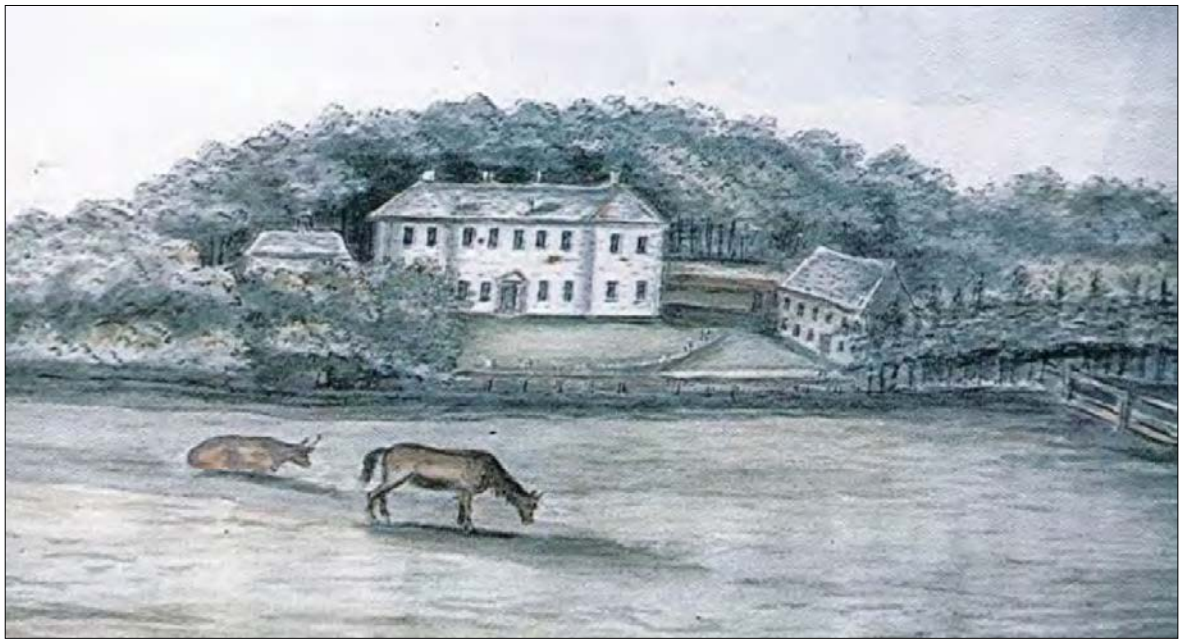

Figure 16: Trewithen House from the north *c*.1746 (private collection).

Figure 17: Trewithen House from the south, *c*.1830 (private collection).

3. Site Inspection and Archaeological Impact

3.1 Site Inspection

The site of the turbine was visited in April 2014 by E. Wapshott. Observations and a photographic record were made of the sites boundaries, topography, viewsheds and any visible archaeological features.

The proposed biomass boiler building would stand just to the south of the main drive, adjacent to the garden centre car park and immediately to the north and north-west of a range of brick service buildings (formerly part of the stables). The main house and its associated pavilions stand a little distance to the south-east and are not considered as part of this archaeological impact assessment. The location is currently occupied by a range of temporary timber structures and a timber enclosure, created from standard plank fence panels. This area is associated with the storage of plants and materials for the garden, plant nursery and garden centre. Immediately to the south is a more substantial timber-framed shed with garage doors; this is a lean-to attached to the northern elevation of the western pavilion of the former stables. The proposed building would be built immediately to the north of this shed. To the north, the site is enclosed by a timber post-and-rail fence with gate, with some views to the parkland, impeded somewhat by several large mature trees that frame the drive. The site is mostly concealed from the main drive and wider parkland by the tall hedges to the north-west that screen the car park.

The surface of the ground, where it was visible, comprised a dark grey loamy topsoil containing frequent to abundant stony material, probably derived from hardcore laid down for the car park. The ground slopes to the north. No clear earthworks were observed but much of the area was concealed beneath standing structures. This space appears to have been an ancillary area to the historic service courtyards adjacent, of no clear function. It may originally have formed part of a stand of parkland trees that were partly cleared and utilised for the car park. Given the proximity of the rest of the building complex, it is likely that archaeological remains from earlier periods will have been truncated or disturbed, but features contemporary with the main phases of the extant house and gardens may survive across the area.

3.2 Assessment of Impact

3.2.1 The route of the trenching (see Figure 5)

Two service trenches would be excavated across the site.

Trench #1 would run north from the eastern side of the biomass boiler building, to run parallel with the southern edge of the driveway. It would run through to the gateway framed by the Grade II Listed granite bollards and gate which leads to the courtyard in front of the House. The trench would run along the western side of the curving driveway that wraps around the central elliptical grass lawn in the middle of the courtyard. It would follow the line of the driveway in front of the House, and through the gate/doorway between the House and the East Pavilion. Spurs from the main trench would enter the west Pavilion at its south-east corner, the main House at its north-west corner, and the East Pavilion at its south-east corner.

Trench #2 would run south from the biomass boiler building to the western side of the 20th century garden machinery store and the west pavilion of the former stables. The trench would then turn and run east along the southern side of the former stable building and enter the building through a blocked doorway in the western single-storey section (currently toilets).

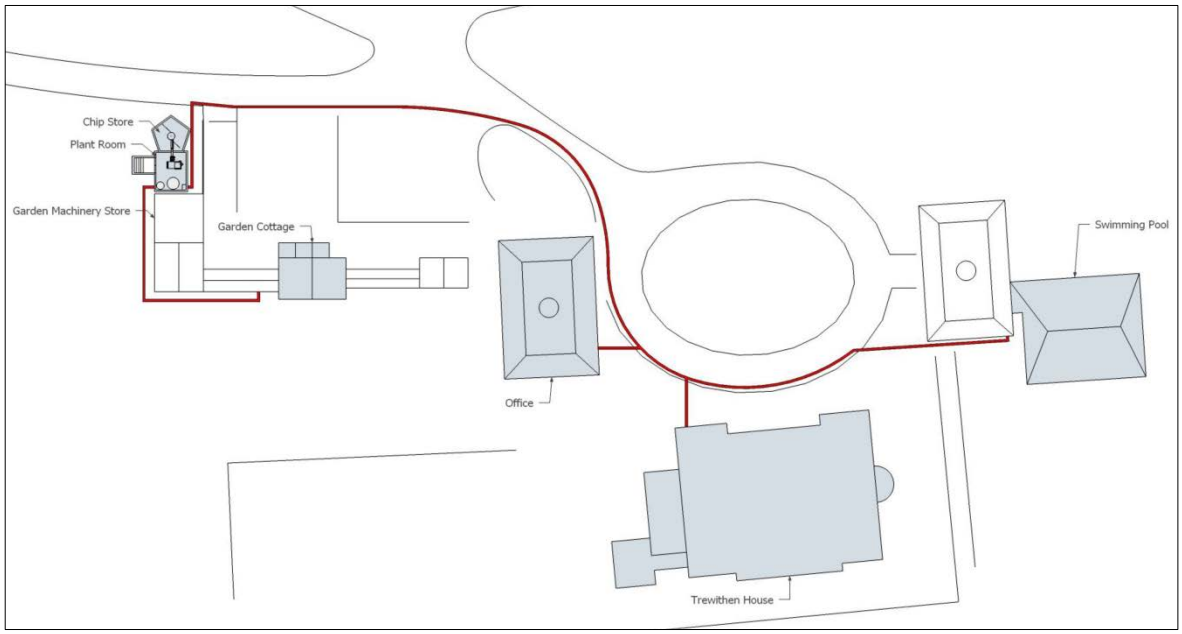

Figure 18: Plan showing the location of the proposed building and associated trenching (courtesy of Cleanearth Energy, dwg no. CE200090-101-03).

3.2.2 The potential impact of trenching

The trenching will undoubtedly have an impact on the buried archaeological resource, where it survives. However, the ground beneath the driveway is likely to have been disturbed during the course of the 20th century during works associated with drainage and re-surfacing, and the provision of other services. In addition, it should be noted that the earliest maps available to this study (see Figure 2 and Figure 4) appears to show the main drive to the south of its current position, and thus the proposed build may impinge on the buried remains of that road.

Evidence for earlier (i.e. medieval or even Prehistoric) occupation may survive in the area, as well as evidence for earlier courtyard arrangements (see above). The cartographic evidence would suggest that although the courtyard has changed very little since the early 1700s, earlier plans and elevation drawings appear to show curving walls enclosing the northern end and steps into the house, suggesting a lower height courtyard. These are details which could be confirmed during any the monitoring work.

The impact of the trenching can be mitigated through monitoring and recording, which may provide valuable additional information relating to the development of the central courtyard. Any impact on the setting of the buildings will be temporary.

Where the pipes enter the three historic Grade I Listed buildings some damage to the historic fabric is inevitable, however this can be partly mitigated by monitoring and recording the works. For Trewithen House, the piping is to be taken beneath the wall plinth so as not to disturb it. The cellars of the property occupy the central portion of the building and do not stretch as far as the north-western corner which will be affected by the pipe trenching. Within the interior of the buildings there would be disturbance to any surviving historic floor surfaces, and again monitoring and recording of these floors will mitigate this work.

The gateway/doorway in the wall linking House and East Pavilion has a stone threshold, and though this is very worn it is integral to the first phase 18th century structure. It is not Listed separately but forms part of the curtilage of both the House and the East Pavilion. The trenching will impact this threshold and it would need to be lifted and replaced during, which again should be monitored to mitigate the impact.

Within the former stables courtyard multiple scars are visible in the tarmac from modern service trenching. However, the proposed trenching may expose former historic yard surfaces. Finds associated with the service function of the courtyard may also be found, especially along the southern face of the former stables building. Where the trenching enters the building it does so through a modern blocked opening, with limited impact on any historic walling. It may disturb surviving historic floor surfaces within the building, assuming they might have survived the conversion into toilets.

4. Visual Impact Assessment

4.1 National Policy

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

Paragraph 128
In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, ***including the contribution made by their setting****. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 129
*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (****including by development affecting the setting of a heritage asset****) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

4.2 Likely Impacts of the Proposed Development

4.2.1 Types and Scale of Impact

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

- Construction phase – The construction of the digester will have direct, physical impacts on the buried archaeology of the site through the excavation of footings and the undergrounding of cables. Such impacts would be permanent and irreversible.
- Operational phase – The construction of any building in close association with a designated historic property is likely to have a visual impact on the settings of key heritage aspects within the viewshed. The operational phase impacts are semi-permanent but reversible, as the building could (technically) be demolished.

4.2.2 Scale and Duration of Impact

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

Impact Assessment	
Neutral	No impact on the heritage asset.
Negative/unknown	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
Negative/minor	Where the proposed structure 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.
Negative/moderate	Where the proposed digester or its infrastructure would have a pronounced impact on the setting of a heritage asset, due to the

	sensitivity of the asset and proximity of the structure; it may be ameliorated by local blocking or mitigation.
Negative/substantial	Where the digester 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.
Group Value	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.
Permanent/irreversible	Where the impact of the proposed digester is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
Temporary/reversible	Where the impact is indirect, and for the working life of the digester/structure.

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

Excellent	The monument or structure survives intact with minimal modern damage or interference.
Good	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
Fair	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
Poor	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
Trace	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.
Not applicable	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.

4.2.3 Statements of Significance of Heritage Assets

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

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 that 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.

4.3 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

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 1), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

4.4 Impact on Trewithen House, Associated Structures and Registered Parkland

4.4.1 Grade I Trewithen House

18th century mansion house, first phase possibly of 1715-1720s, with updates and altered by architects Thomas Edwards and Sir Robert Taylor, with further changes in the 19th century. The house is of granite ashlar, Pentewan ashlar and stucco, under a hipped slate roof and rendered chimney stacks. To the west side the house is brick-faced and opens onto the service courtyards and service wing. The House is of outstanding architectural merit with both regional and national importance, and stands at the heart of the Trewithen Estate. In addition, its connection with three important families – the Hawkins, the Johnstones and currently, the Galsworthys – and thus is of added cultural significance. The significance of the building is further enhanced by its parkland setting with the extensive wooded gardens which are of regional and national importance. The function of the house is as a mansion or country house, designed for use as a backdrop for entertaining guests and as a grand home for a fashionable family. A key element of this function is the intricate interior of the building, which cannot be visually impacted by the biomass boiler. Views from the interior, through its large windows, are also important to the experience of the house. The visual links between the house and its pleasure gardens is a key design feature of both – the gardens were effectively an additional (if extensive) reception room.

There are three clear designed views from the house, as is clear from the outset (see the *c*.1745 map, above). The first is south down the serpentine lawn, although in its current form this appears to be a development of the early 19th century and also 20th century, the former 18th century park design was more open; see above. The second is to the east across the ha-ha to the grassy parkland beyond, dotted with mature parkland trees. The third designed view is to the north across the courtyard, raised lawn and ha-ha, to the parkland and wooded plantations beyond. The north elevation of the house also encompasses the East and West Pavilions. This is the main front entrance to the House, which guests would experience first when they approached the House. The West Pavilion would block all ground-floor views to the proposed biomass boiler building from the windows of the north elevation of the House. The west elevation of the House contains service offices, with one dormer window in the roof, which may have clear views as it is set high on the roof overlooking the service courtyards, kitchen garden and wooded grounds beyond. All the other windows lower down on the western elevation overlook the service courtyards where the service wing provides local blocking.

There are no views from the southern elevation, or when looking back to the house from the south from the serpentine lawn. This is largely due to the topography, enhanced by the mature specimen trees within the gardens and around the walls of the kitchen garden and service wing. View to and from the east towards the house from the east and south-east would not be affected, as the extant buildings would conceal the proposed structure. The courtyard north of the house is only open on one side, and this constrains views to the north from the house and courtyard. The biomass boiler could, however, be visible in views back to the house from the parkland to the north, and on the approach to the house along the main drive. Local blocking is almost comprehensive for the visual impact on this important heritage asset, impact **negative/minor**. The impact on the group of buildings as a whole is discussed below.

4.4.2 Grade I West Pavilion

This is a brick-built pavilion building, framing the western side of the formal courtyard. This is dated to *c*.1740 and is part of architect Thomas Edwards' rebuild of the house and outbuildings. The brickwork is of typical 18th century Flemish bond style. The pavilion is rectangular in plan, with its eastern elevation, facing into the main courtyard being symmetrical, mirroring the pavilion to the east, with five windows to the first floor and a pair of tall windows either side of a central door on the ground floor. All openings have shallow segmental brick arches. The building has an

integral vented loft at its southern end, with loading door and vents in the western elevation. There is a lead octagonal cupola which spans the valley between the double-span roof, which is hipped and of Delabole slate. This building has been converted to estate offices. To the west, the building face onto the former stables courtyard and views are partly blocked by the later 19th century stables pavilion, which lies to the north-west. The timber fencing and trees within the garden north of the former stables pavilion and Garden Cottage will also provide some screening for the West Pavilion. There may some limited views through the trees from the north-western first-floor window in the Pavilion, and also the western window in the north elevation. These views are not, however, key to the significance of the building. Views from the structure, as offices or stables, are not key to its significance. This lies in its architectural merit and as role as one of three complementary structures at the heart of the estate. Designed views to the building, however, across the courtyard from the East Pavilion and the House, and from the park to the north, are far more important. These views relate to the wider design concept of the complex and views of the complex as a whole (see below). It would also have had some views across into the former stables courtyard, although these have always been impeded by the small detached open-fronted building which stands directly to the west. The views west within the service area have changed dramatically in the 19th and 20th centuries, firstly through the addition of the stables pavilion, and latterly the creation of a garden centre and ancillary buildings. There are no key views to the north-west, towards the site of the proposed biomass boiler. Despite the proximity of the proposed structure, and the importance of the West Pavilion, the visual impact of the proposed structure will be limited. The area to the west of the Pavilion always seems to have fulfilled a service function, and the western side of the West Pavilion does not appear to be a presentation elevation, even though the main drive lies almost immediately to the north. The historic cartographic evidence (see above) implies this service area was always concealed within woodland and did not form part of the framing for the House and courtyard. On that basis, an impact assessment of **negative/minor** seems appropriate. However, given the current state of this location – a service area cluttered with utilitarian modern sheds that detract from the setting of both the West Pavilion and Garden Cottage – a well-designed build echoing the architectural style of the Pavilion and in sympathetic materials would contribute in a positive fashion to the setting of this heritage asset.

4.4.3 Grade I East Pavilion

This is a brick-built pavilion building, framing the eastern side of the formal courtyard. It is dated to *c.*1740 and is part of architect Thomas Edwards' rebuild of the house and outbuildings. The brickwork is of typical 18th century Flemish bond style. The pavilion is rectangular in plan, and its west elevation, facing into the main courtyard, is symmetrical, mirroring the West Pavilion. It has five windows to the first floor and a pair of tall windows either side of a central door to the ground floor. All openings have shallow segmental brick arches. The openings to the north and south, although present, are blocked, and appear simply to follow the symmetrical plan. There is a lead octagonal cupola which spans the valley between the double-span roof and this incorporates a clock, with a bell within the open part of the cupola. The roof is hipped and of Delabole slate. This building was originally a stables and coach house, but has been partly converted into a utility and changing room for the adjacent new swimming pool building; the upper storey is used for storage. To the west, the building faces across the courtyard to the West Pavilion, and this structure would block most views to the proposed biomass boiler building. Some views would be possible from the central doorway in the East Pavilion when looking to the north-west, towards the main drive. Views may also be possible from the two north-western windows on the first floor. At ground level, from the central doorway and the two windows to the north, local blocking from fences and trees/shrubs applies. The southern part of the East Pavilion would have no views whatsoever to the proposed building. The key designed views from the East Pavilion are across the courtyard to the West Pavilion and the House, and out to the park and main drive. These views relate to the wider design concept of the complex and views of the complex as a whole (see below).

As a building conceived as a coach house, views up the main drive were important, to ensure prompt action on the part of the servants upon the arrival of the Family or their guests; therefore the view up the main drive is integral to our understanding of the building. It is not a designed view in the accepted interpretation of that term – i.e. meant to be appreciated by the suitably educated, or framing some wider vista – but is nonetheless of importance to the significance of the building. The proposed structure may appear within these views, at the northern end of the West Pavilion, although the proposed build, being set down into the ground, would reduce its visual impact. The fences that enclose the garden of Garden Cottage and estate office car park, all of 20th century date, lie between the East Pavilion and the proposed site have already impinged on this designed view up the main drive.

The significance of the East Pavilion lies primarily in its architectural merit and as part of a group with the main House and the West Pavilion that frame the formal courtyard, neither of which will be affected. The former function of the building does, however, contribute to its significance, even if it does not define it. The north and south elevations of the building, with their blind openings, were never intended to enjoy any prospects; the east elevation was the service side of the building and the presentation face of the building has always been its western elevation. The proposed biomass boiler building will have an impact on the intended experience of the west elevation, but to no great extent. However, given the service function in relation to the main drive, a visual impact of **negative/moderate** is appropriate. Given the current state of the location of the proposed structure a well-designed build echoing the architectural style of the Pavilion and in sympathetic materials would contribute in a positive fashion to the setting of this heritage asset. The current view from the East Pavilion – of an undistinguished car park and prefabricated flimsy wooden fence panels – could easily be improved.

4.4.4 Grade II Kitchen garden walls

These brick walls, dating to the 18th century, adjoin the west elevation of the service wing. The brickwork is of Flemish bond and the walls have regularly-spaced shallow buttresses along their length and slate coping, with terracotta ridge tiles. The north face of the kitchen garden walls face into the former stables courtyard. This side of the wall features several lean-to structures: two small mixed construction brick-and-stone single-storey lean-to implement sheds and, at the west end, an L-shaped range of 20th century brick garages. The former stables courtyard, which may originally have been paved or cobbled, is now of tarmac with an area of grass and flower borders adjacent to the kitchen garden walls. This grassed area contains a number of mature fruit trees which partly conceal the walls. The north side of the former stables courtyard is framed by the brick-built former stables building, now converted to public toilets and Garden Cottage. This building is of two storeys to the centre, with one-and-a-half storey pavilions at each end. The garden walls have very limited views over this building to the location of the proposed biomass boiler building. Views to or from the kitchen garden have no relevance to the significance of the heritage asset; indeed, the walls were primarily conceived to impede views and provide shelter. They have been Listed for their age, preservation and form, as an integral part of the earlier 18th century phases of the main house and service building. The immediate surroundings of these walls, and the function of the spaces between, have changed dramatically over the 20th century; impact: **neutral**.

4.4.5 Grade II Gate and Bollards *c.*30m north and west of Trewithen House

These are rough-cut octagonal granite bollards linked by chains and with shaped octagonal caps. A wrought iron gate with curved top and bottom rails is hinged to the bollard to the north of the gateway. This heritage asset provides a conceptual boundary to the formal courtyard, separating it from the drive and service courtyards to the west. The bollards are set on the smooth grass lawns which frame the drive and courtyard. There would be some limited local blocking between

these heritage assets and the location of the proposed biomass boiler building, which would lie directly to the west and south-west. The trees/shrubs and fencing around Garden Cottage would provide this blocking. However, there would be no direct visual impact on this heritage asset as the bollards and gate do not depend on their outlook for their significance; they have been Listed as part of the complex and their role in the historical development of the courtyard, being an early 19th century addition. They have a specific purpose and meaning, marking the threshold between the parkland drive and the main complex of buildings; they also provide a typical early 19th century 'picturesque rustic' or 'bucolic' frame to the courtyard entrance. We can experience these bollards as we progress down the main drive and line-of-sight is carried from them, over to the House and East Pavilion; the proposed structure would not appear in these views. It would be apparent, however, on leaving the main courtyard through the bollards and gate, as it lies south of the main drive; currently the eye is drawn up the drive and directed across the park by the tree planting, as intended. Depending on the nature of the build, the proposed structure may distract from the experience of the bollards, gateway and drive; therefore an impact assessment **negative/minor** is appropriate.

4.4.6 Grade II Gate and piers *c*.100m & *c*.110m NE of Trewithen House

Two sets of gates, both of early 19th century date, both of wrought iron, one with iron piers, the other with granite piers. These gates perform a threshold function, marking the transition from the main complex and the wider parkland and Home Farm environs to the east. Comprehensive local blocking is provided by the East Pavilion, the raised lawn/ha-ha to the north of the formal courtyard, and the plantations of mature trees between the East Pavilion and Home Farm; impact: **neutral**.

4.4.7 Grade II Entrance Gate and Piers *c*.500m NE of Trewithen House

These gates frame the Home Farm entrance into the estate and are comprehensively blocked by parkland trees plantations and wind break trees planted along the fringes of the estate, which also shield the grounds from views from the parish roads and A390. There will be no visual link between these gates and the proposed biomass boiler building; impact: **neutral**.

4.4.8 Grade II Entrance Gate with Piers c.500m NW of Trewithen House

These gates frame the entrance to the main drive, leading off the main road between St Austell and Truro, now the A390. Local blocking is provided by the mature trees that line the main driveway and the garden centre car park, which is framed by mature hedges. There is also an extensive wind break plantation around the gates, blocking views and shielding the estate from westerly winds. There would be no visual connection with the proposed biomass boiler; impact: **neutral**.

4.4.9 Grade II* Barn and Two Adjoining Engine Houses

Brick-built over a stone plinth, with Delabole slate roof. This barn is also 18th century in date and of Flemish bond style; it has two early 19th century engine houses abutting. The barn serves the Home Farm complex at Trewithen, which is located down in a hollow north-east of the House and is comprehensively shielded from views to the main house and the proposed biomass boiler site by extensive mature plantations of trees, hedges and shrubs, designed to reduce views to the 'working' part of the estate. There would be no visual connection between the proposed building and the heritage asset; impact: **neutral**.

4.4.10 Grade II Pavilions, Implement Shed, Garden Walls adjoining Trewithen Home Farmhouse
These brick-built Flemish bond 18th century buildings with slate roofs are mostly single-storey structures. The buildings serve the Home Farm complex, which is set in a hollow, to the north-east of the house. The farm is surrounded by mature plantations of trees and is set low, separated from the wide open parkland to the west. Comprehensive local blocking applies to these buildings from the mature trees, with further blocking from the modern plant nursery buildings; impact **neutral**.

4.5 Undesignated former Stables, now Garden Cottage

This building is not Listed as a separate structure, though it forms part of the curtilage of the House, West Pavilion and Kitchen walls. The building is of brick, of early 19th century date, associated with the tenure of C.H.T. Hawkins. It appears to have been developed in response to the need for new stables following the conversion of the West Pavilion to estate offices. The building appears on estate maps of 1841 and 1824 (see above). The central two-storey pavilion has been heavily altered and now provides accommodation, as a gardener's cottage; the single-storey link between the central and western pavilion, together with the west pavilion itself, have been converted into public toilets for the adjacent garden centre. The west pavilion is abutted to the north by 20th century timber-framed sheds and stores. The former paved or cobbled yard to the south of the building has been covered with tarmac, and the former walled compound to the north has been demolished; this is now a garden enclosed by timber fence panels, serving the cottage. The courtyard to the south has been further added to and enclosed on its western end by early 20th century brick and rendered open-fronted garages. Both the setting and function of this long low building has changed considerably over the course of its use-life. The main façade of the building was intended to face towards the courtyard to the south. The conversion of the central building into a cottage included the insertion of a tall arched 19th century window in the north elevation, from which clear views towards the biomass boiler building would be possible. There is another sash window in the north elevation on the western side, at first-floor level, which would also have views to the biomass boiler building. However, local blocking from the timber garden fences should limit visibility, especially to the chimney. This cottage was intended to form part of the stables complex, for which views outwards were of no relation to the function or experience of the building; its new role as a residential service building means it retains this service function although clearly an element of outward views has been introduced. Inward views, towards the building, were obviously of more concern, in relation to its setting near to the West Pavilion and service end of the House. This would help explain the form of this building, constructed in brick and having a long, low elongated shape with raised pavilions, echoing elements of the earlier designs of the House and other buildings. Views to its southern façade are unlikely to be affected by the proposed biomass boiler building as the former stables would itself provide local blocking. The eastern pavilion has no windows or openings in the upper floors that face the proposed biomass boiler, and views from the ground floor will also be subject to local blocking. Partial local blocking is provided for the western pavilion by the timber shed/garage built up against its northern elevation. This building has a single opening on its southern side. There would be some impact on views to this building from the north-west, the visitor car park; the proposed structure would be visible from this area. However, this would not change our understanding of the structure as a service building to the House, despite the clear and obvious changes to the experience of the building and from within the courtyard, to the south, where the public toilets are located, the public experience of the building will remain unaffected. The overall visual impact on this building is considered to be **negative/moderate**, mitigated from substantial, despite its proximity, due to local blocking, a continuation of the service function, the conversion and change of use and the limited change in experience of the structure, as well as its lack of higher historic designation.

4.5.1 The development of the stables

The former stables pavilion building is the structure that is most likely to be affected by the development of the biomass boiler building and therefore requires a more detailed study into its design, architectural merit and development. It is first shown on the 1824 map. The Cornwall Record Office holds the original plans for this building which are grouped with additional plans for the kitchen garden 'walk' and slight alterations to the service offices, all dated to 1807, some appear signed by a J. Gandy.

The stables pavilion building was envisioned as a long low brick building with a wide central pavilion open to the courtyard to the south. At the western end of the building is a dung pit, privy and kennels; this building projects slightly to the south, with an opening to the east towards the courtyard. West of the building there are enclosed stables, designed with internal stalls, with a walkway to the south and three regularly-spaced doorways to the south. The construction of the building created a courtyard framed by the kitchen garden walls to the south. The doors to the east and west ends of the section would lead out to the courtyard and that in the centre would lead to the saddle/tack room. The central pavilion as designed had an open front, with either flat or round pilasters and timber doors, enclosing coach houses or stores. At the eastern end the building was open in the form of a linhay, marked as open shed and shed, with flat or round pillars between and possibly open to the single-storey roof inside, used for carts, workshops and farm machinery. At the eastern end the drawing has been annotated to show this opening had been blocked and the roof raised to create a smaller pavilion at the very end of the building. A further annotation appears to suggest a lift in roof height for the central pavilion as well. The two designs incorporate either arched openings or square-set openings.

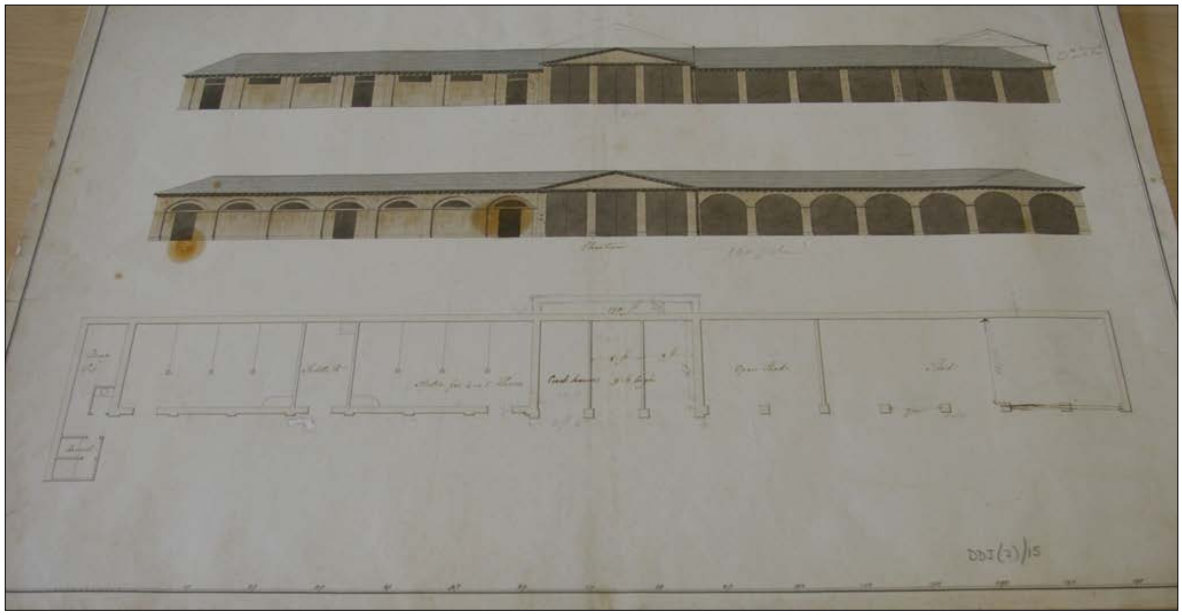

Figure 19: The original *c.*1807 designs for the former stables building (CRO: J/2/15).

The extant structure has since been converted into the Garden Cottage and public toilets. The northern side of the building is enclosed within a private garden and could not be accessed; however, from a distance brick arched inset details in the gables of both the east and west pavilions, were visible. These features equate with the designs of 1807, with a more detailed arched façade facing the main drive and outwards into the park; the basic square-set openings and more simple frontage faced into the service courtyard. Certainly the east pavilion shows it was enclosed and raised in height, as annotated on the initial design, as was the central pavilion.

The east pavilion still has a garden/service function and appears not to have received any significant works. The open fronted linhay or cart-shed section to the east has been partly enclosed with boarding, but is still clearly recognisable as the early 19th century building.

The former stable stalls have been converted to public toilets, but the former openings are still visibly those of 1807. The west pavilion appears to have been completely redesigned, to mirror that to the east. The returning wall to the west enclosing the kennels does not appear to have been built or else has been demolished. Clearly the south wall of the building has been rebuilt, the space between the east and west walls now spanned by a concrete lintel.

The central pavilion has been subject to the heaviest amount of modification. It has been enclosed to the south, infilled with brick and a porch and windows formed; it has been extended to the north with a stair extension. This service building has been converted into a residential building and the formerly closed north side has been transformed into an elevation with views.

The later 19th and 20th century changes has left much of the structure intact but radically altered it in appearance. The continuity of use, as a service building, means our experience and understanding of the building and its wider role in the main complex has changed only a little. Like the park, the extensive alterations it has endured render it better able to accommodate change than an unmolested single-phase structure.

4.6 The Main Complex and the Approach from the North-West

The designated and undesignated heritage assets considered above are of intrinsic individual architectural merit. However, the main House, together with its Pavilions, were also conceived and developed in relation to each other and their wider setting within the gardens and extensive parkland. Therefore, any assessment must also include a consideration of the potential impact of the proposed structure on the wider setting of the main complex as a whole. It should be noted from the outset that the design and intended experience of this landscape has changed and altered over time, most clearly between the more formal early 18th century designed landscape incorporating long structured views (see Figure 2) and the more naturalistic picturesque landscape of the 19th century and modern landscape.

Fortescue Hitchens (1824, 570-1) describes Trewithen in the following terms:
The seat of Sir Christopher Hawkins Bart stands on rising ground facing the public road leading from St Austell to Truro. Its views are commanding, and it is a conspicuous object from many places at a considerable distance; but its aspect is unfavourable, being directed towards the north and exposed to the violence of the storms which blew from the quarter. The grounds in its vicinity, however, render it pleasant, and the trees, which in several directions surround the mansion impact to it a degree of correspondent dignity.

There are a number of key vistas within the parkland and gardens at Trewithen. These include the view down the serpentine lawn to the south, and back towards the house and the south façade; the view east to the older 18th century parkland and the agricultural land beyond; and the views across the north park and down the main driveway and into the formal entrance courtyard. Views south-west, once designed to carry the eye across the fields know as 'Horse Park' and 'Little Horse Park' have been developed as an early 20th century specimen garden, and wooded grounds have grown up in this location. Views south-east are also restricted by plantations of tall mature trees, part of the first 18th century landscape as laid out by Philip Hawkins after he bought the property. Views north-east are restricted by the East Pavilion also by 19th century plantations and some earlier 18th century groups of trees, as well as modern shelter-belts planted by the present owners. This blocks views to the Home Farm complex, now a plant nursery business. There are

fairly restricted views west from the house, over the service areas. These views are again blocked by the expansion of the wooded grounds and the large Camelias and other specimen trees/shrubs that run up to the south-west service extension.

Views west from the north elevation are blocked by the West Pavilion, although wide views to the north, north-west and to the north are the key vistas from the north elevation and the courtyard. The biomass boiler building will not appear in any of these key views out of the property; the only view in which it may appear is the view from the north, towards the main courtyard from the northern parkland.

Several factors will, however, minimise the impact of the proposed building within this view. Firstly, the existing modern structures in the area of the proposed build, which include the fencing and gates of a range of styles and colours around the garden of Garden Cottage, and the timber structures and sheds to the west in a range of styles and in a state of some disrepair. Parts of the north elevation of Garden Cottage are rendered and light grey in colour, which is in stark contrast to the reddish brick and dark grey of the historic buildings. Secondly, the eye is naturally drawn away from that area to the courtyard, which is the principal focus of attention. The main courtyard holds distinct and absolute landscape primacy from within the northern parkland and the tree planting only emphasises this, with the newer plantations directly opposite curving slightly to direct focus on the courtyard.

As one progresses through the park and down the main driveway, the main courtyard is both revealed and obscured at different points, views which have been created through tree planting along the curve of the drive. These trees and the glimpses they reveal draw the visitor in, whilst also directing views to the north-east and east across the northern park. All of this is designed so that the visitor almost does not realise they are upon the main courtyard until they reach the decorative bollards; it is this Picturesque aspect of the northern park. Despite the loss of many of the trees along the drive in historic times, and the creation of the garden centre car park, a different but cohesive system of restricting views has been created using curving hedges. This both conceals the car park and enhances the now depleted tree planting along the drive. It is this first experience of the house within its sweeping park and formal courtyard that are the most important surviving element of the 18th and early 19th century landscapes; the gardens to the south and east having been subject to such a heavy early 20th century development. The proposed biomass building will not detract from this driveway vista as it lies beyond a few of the larger surviving driveway trees and is essentially concealed by the hedges of the car park.

The House and its Pavilions face north over the formal courtyard, yet the sweeping drive from the north-west affords only fleeting glimpses of this careful arrangement. Even from the parkland to the north, the House is set down within, and partly concealed by, woodland. Prior to the construction of the Pavilions, the House would have enjoyed a more open aspect (see Figure 16); following the construction of the Pavilions, views to and from the house became much more constrained. This development reflects the shift from earlier 18th century structured formality to a more intimate picturesque situation – a visitor to the property would almost be in the formal courtyard before they were aware they were approaching the main house. The modern approach to the House is, of course, partly blighted by the necessary evil of the garden centre and car park. The service area to the west of the main house, where the proposed biomass boiler building would be located, does not contribute in a positive way to the setting of the House and Pavilions, but neither is it particularly visually intrusive. As stated (above), well-designed build echoing the architectural style of the Pavilion and in sympathetic materials could actually contribute in a positive fashion to the setting of this heritage asset. Structured long views from the parkland to the north are unlikely to be able to pick out the structure among the other buildings and trees here, and sympathetic planting of appropriate shrubs would further reduce its visibility. Therefore, and on balance, the proposed biomass boiler building would have a **negative/minor**

impact on the setting of the complex as a whole, an assessment which, with some care and thought to build and materials, could easily become positive/minor.

4.7 Summary of the Evidence

Type	Identifier	Site	NGR	Impact
GI	62778	Trewithen House	SW9130947516	Neutral
GI	62780	West Pavilion, Trewithen House	SW9127947542	Negative/Minor
GI	62779	East Pavilion, Trewithen House	SW9133547545	Negative/Moderate
GII*	62832	Barn with 2 Engine Houses, Trewithen Home Farmhouse	SW9144947731	Neutral
GII	62781	Kitchen garden walls adjoining service wing, Trewithen House	SW9122947509	Neutral
GII	62782	Gate and Bollards *c*.30m north and west of Trewithen House	SW9127947563	Negative/Minor
GII	62783 62784	Gate and piers c.100m & 110m NE Trewithen House	SW9137347575 SW9138547580	Neutral
GII	62786	Entrance gates and piers c.500m NE Trewithen House	SW9176847754	Neutral
GII	62830	Entrance gates and piers c.500m NW Trewithen House	SW9093347781	Neutral
GII	62787	Pavilions & Implement shed & Garden walls, Trewithen Home Farmhouse	SW9152847699	Neutral
-	-	Former Stables		Negative/Moderate

5. Conclusions

5.1 Discussion and Conclusion

Trewithen House is an architecturally important stately home, set within carefully manicured grounds filled with a botanically rich array of trees and shrubs. The significance of this group of heritage assets lies in their architectural merit, their group value, their cultural associations, and in their setting. Perhaps the most important element to each is the way in which the House and gardens developed organically over time, creating a classic example of the landscape palimpsest. The bones of this landscape were laid in the early 18th century, and something of the structured formality of that landscape still survives. A succession of wealthy, interested and related owners appears to have meant they tended to modify what already existed rather than sweep away older and unfashionable elements, leaving us with a landscape that is arguably more significant for retaining those echoes than one which only dates to one period. The corollary of this is, perhaps, that this landscape is better able to accommodate elements that might otherwise appear incongruous within a more homogenous landscape. The architects who worked on the project were prominent exponents of their craft, and the input of the noted antiquary and natural historian Borlase gives the property a wider cultural resonance.

The proposed biomass boiler building would be located between the garden of Garden Cottage and the garden centre car park. This area is partly visible from the north-west drive and the northern parkland, and from parts of the East and West Pavilions. However, this is currently a utilitarian service area that does not contribute in any positive fashion to the setting of the Listed buildings. The use of sympathetic materials and a careful design could conceivably improve the setting. Local blocking from the trees and garden adjacent mean the location is partly or wholly screened from most viewpoints, and with careful planting is unlikely to be particularly intrusive. On that presumption, the overall impact of the proposed development on the setting of Trewithen House and Park is assessed as **negative/minor**.

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Appendix 1
PRE-APPLICATION PLANNING ADVICE

Smiths Gore (Truro)
Lemon Villas
Truro
Cornwall
TR1 2NU

Your ref: LJH/1042030
My ref: PA13/03206/PREAPP
Date: 5 December 2013

Dear Mr Hall

Pre-application enquiry reference	PA13/03206/PREAPP
Proposal	Pre-application advice to construct a timber clad biomass boiler building to provide heating and hot water for Trewithen House
Location	Trewithen House Grampound Road Truro Cornwall
Applicant	C/O James Humphreys

I refer to your enquiry received on 29 October 2013 concerning the above and would inform you that this letter is written on the basis of the information supplied with your enquiry and the submitted drawings.

I refer to your recently submitted pre-application advice form and attached details received 29 October 2013 and the subsequent site meeting held on 26 November 2013. This response has been prepared following detailed analysis of the information submitted, the site history and consideration of relevant Development Plan Policies and other guidance.

Site and context
The application site is the grade I listed Trewithen House between Probus, Grampound Road and Grampound. It is in the open countryside but not subject to any landscape designations. In addition to the listed house other features within the site the following features are also individually listed:

- Entrance gate and piers approximately 500 metres north east and north west of Trewithen House: Grade II
- Gate with piers approximately 100 metres north east of Trewithen House: Grade II
- Gate with piers approximately 110 metres north east of Trewithen House: Grade II
- Gate with piers approximately 300 metres north west of Trewithen House: Grade II
- Kitchen gardens wall adjoining service wing to west of Trewithen House: Grade II
- Pavilion approximately 15 metres north west of Trewithen House: Grade I
- Pavilion approximately 15 metres north east of Trewithen House: Grade I

The English Heritage listing description for the house is as follows:
Locality: Probus
English Heritage Building ID:5/71 Trewithen House
Date listed: 20 February 1956
Grade: I
Country house 1723, and added to by Thomas Edwards circa 1738 and Sir Robert Taylor circa 1750-1760s. Granite ashlar, Pentewan stone ashlar and stucco with hipped slate roofs and rendered stacks. Double depth plan with central stairs. 2 storeys. North front is 2:5:2 bays with flanking bays broken forward, incised stucco with granite keystones. Rusticated central round arched stone doorcase has C18 fielded panelled door with sidelights and semi-circular arched fanlight. Paired brackets to doorcase support cornice with mutules. Original C18 twelve paned sashes with crown glass and heavy ovolo moulded glazing bars to all fronts. Granite sills and moulded cornice to parapet. Hipped dormers over. East front (probably 1723) is granite ashlar of 2:3:2 bays. Canted central bays with central door with projecting keystone. Plinth, plain lintels and flanking pilasters with moulded cornices. Windows in left 2 bays are glazed but blocked behind. South front is Pentewan stone ashlar of 2:5:2 bays with central bay broken forward and taller. Central doorcase has pulvinated frieze and consoles supporting moulded cornice. Central bays have window architraves and bracketed sills. Moulded parapet cornice is like doorcase one. Interior has many fine rooms including pine panelled central east room with Ionic doorcase leading to south east oak panelled room with good Ionic detail. Central south room has arcaded screens to west and east ends of 3 semi circular arches springing from

capitals with complete Ionic entablatures in the Roman manner with plaster vaulted ceilings behind. Rococo arabesques decorate fireplace wall. Main central cantilevered staircase is in semi circular open well and has wreathed handrail over newel. Other central stair has geometric balustrade of oriental inspiration. Reference County Life Vol.113 pages [99-993 and 1072-1075 and Vol. 132 pp.774.

Proposal
The enquiry is seeking views on the construction of a timber clad biomass boiler building to provide heating and hot water for the house.

Site planning history

- C1/PA23/1715/09/B: Proposed toilet block: conditional approval: (13 January 2010)
- C1/LB23/1780/09/B: Installation of new heating system, creation of draught lobby & installation of secondary window glazing in estates office: conditional approval (19 October 2010)
- C1/LB23/1206/09/B: Install new heating system, creation of draft lobby, install secondary window glazing: Withdrawn (15 October 2009)
- C1/LB23/1360/08/R: Installation of new hot water cylinders and oil-fired boiler: conditional approval (15 October 2008)
- C1/PA23/2404/06/B: Proposed retail extension to existing teashop: conditional approval (12 February 2007)
- C1/PA23/0801/04/B: Garden reception building, ticket office, shop, toilets & tea room: conditional approval (29 June 2004)
- C1/LB23/0957/04/R: Alterations to kitchen and utility room: conditional approval (16 June 2004)
- C1/PA23/1661/03/R and C1/LB23/1662/03/R: Internal alterations, demolition of lean to greenhouse & erect lean to conservatory: conditional approval (3 December 2003)
- C1/PA23/1759/02/B: Erect 2 no viewing platforms "crows nests" set in the camellia, rhododendron & magnolia glades: conditional approval (4 December 2002)
- C1/PA23/0720/01/G: Erect viewing platforms "crows nests for observation purposes: conditional approval (4 September 2001)
- C1/PA23/0519/97/S and C1/LB23/0518/97/S: Extension to existing kitchen to form a dining bay area: conditional approval (28 July 1997)
- C1/PA23/0348/97/S: Demolition of ticket office & tearoom & erection of shop, ticket office, video room, tea room/restaurant and WC block: conditional approval (6 June 1997)
- C1/LB23/1540/94: Construct doorway from house yard through to the walled garden: conditional approval (2 June1995)
- C1/8600439H: Erection of garden interpretative centre: conditional approval (14 - May 1986)
- C1/8800180H: Formation of bathroom within dressing room area to include opening up of blocked off doorway: conditional approval (19 September 1989)
- C1/8700851H: Stripping of defective asphalt roofing to east end flats and reinstating with correctly laid code 7 lead-work: conditional approval (10 August 1987)
- C1/3238200015LSAH: Construction of swimming pool & building to house swimming pool & use of existing stable block as changing rooms: conditional approval (10 February 1982)
- C1/37800034LBAH: Reinstatement & alterations to building: conditional approval (12 July1978)
- C1/3770094LBAH: Improvements to property: conditional approval (14 December 1977)
- C1/C6319703H: Conversion of offices to flat: conditional approval (27 May 1963)

Site constraints
Listed Building Grade I
Listed structures Grade II

Relevant policies and guidance
Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

In Cornwall the development plan comprises the 'saved' policies from the adopted Local Plans which include minerals and waste Local Plans, and the Balancing Housing Markets Development Plan Document in the former Carrick area.

The policies in the emerging Cornwall Local Plan are not part of the development plan and have limited weight because of the early stage that the Local Plan has reached in the adoption process but the policy and explanatory text does give a clear indication of the Council's direction of travel. This Local Plan has been developed from an up to date evidence base.

National Planning Policy Framework
12: Conserving and enhancing the historic environment

Cornwall Local Plan Strategic Policies 2010-2030 Pre-submission document March 2013
Policy 24 Historic environment
Policy PP6 Truro and Roseland CNA

Carrick District Wide Local Plan 1998
Saved policy 4D Settings of listed buildings

Other relevant documents
Guidance Notes to PPS5 Planning for the Historic Environment accompanying practice guide. 2010

Additional guidance relating to energy conservation in historic buildings can be found on the Cornwall Council website:
http://www.cornwall.gov.uk/default.aspx?page=18046

Assessment
The main issue to consider in this proposal is the impact of the development on the historic fabric and integrity of the listed building.

This advice is based upon my site visit and consultation with the Council's Historic Environment Service.

This building is a grade II listed building and therefore the proposals must have regard for the significance of the building and its features and assess the impact of the proposals on the building. Great weigh should be given to the asset's conservation. (paragraph 132 of National Planning Policy Framework .) And we draw your attention to section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This sets out our duty in the exercise of planning functions for development which affects a listed building or its setting and states 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses'.

In respect of the original proposal the Conservation Officer has provided the following comments: "The proposed building is approx 10m x 5.4m by 3.3 to 3.5 meters high. This building is out of keeping in term of the grain of development of the immediately surrounding buildings as it is very much on a larger footprint and mass which is of concern. Therefore other sites were assessed including other existing buildings such as the large bike and wood store, the garage unit and the brick arched building. The proposed site meant that the building would extend to the driveway, very close to the grade II listed gates and bollards and elegant square arched brick walled building, and could harm the setting of both."

A different location within the car park was discussed whilst on site but given the proposed mass this was not deemed appropriate.

On site we discussed the pros and cons on pellet and wood chip boilers and it was concluded that a wood chipped fed boiler was more sustainable for the estate.

It was suggested that the other one to the pair of decorative brick arched building is currently under-utilised and could be big enough to house a pellet bio-mass boiler. However, this building would need a chimney to be added to it, and the nesting swallows relocated. The Conservation Officer would consider this option further but the chimney stack design would require attention and further discussions.

Finally, it was concluded that the original location may be most appropriate subject to the mass of the building being broken into two units following their functionally uses. The cylinder to the woodchip fed could be picked up in a circular, octagonal or diagonal ended building. It is suggested that the unit could be sited nearest the drive and set down into the ground. The ground rises about 700mmm and there may be the potential to lower the concrete platform for the boiler and make the building slightly smaller footprint. Therefore joining the building onto the existing gardeners' shed, and making it smaller in front and thereby mass, and a lower building housing the wood chip, could break the mass sufficiently for me to support the proposal.

It is suggested that the roof is a traditional corrugated iron round profile sheet, but a matt non reflective colour.

Supporting documents
You will be required to submit a planning and listed building application.

-Heritage Assessment: This is key to any listed building application. The Heritage Assessment could be included within the Design and Access Statement. The Assessment should include a schedule of works to the listed building. An analysis of the significance of the history and character of the buildings, the principles of and justification for the proposed works and their impact on the special character of the listed building, its setting and the setting of the adjacent listed structure.
- Design and Assessment Statement
- Plans

Fee
There is no fee for a listed building application and the planning application fee would be £172.

The application form can be found on the Cornwall Council website at:
http://www.planningportal.gov.uk/uploads/appPDF/D0840Form003_england_en.pdf

Consultees
The following is a list of statutory and non-statutory consultees that would are likely to be consulted if you were to submit a listed building application:

- Probus Parish Council
- Cornwall Council Historic Environment Department
- English Heritage (dependent upon scale of the development)

It would be a householder application and therefore dealt with by the Householder Team based in Camborne.

Conclusion
This response is based upon the submitted details and alternative scheme discussed at the site meeting. I am required to respond to this pre-application enquiry by 10 December 2013 and due to annual leave I have issued our response before that date. On site we discussed the possibility of submitting revised plans for further comment. If you wish to submit any additional plans please email me directly and I will liaise with the Conservation Area to provide any additional comments. However, you may feel from our discussions and this advice contained in this letter that you have enough information to progress forward the development.

I trust that the response will assist you in your future plans and we look forward to receiving your application.

You should note that this letter does not constitute a formal decision by the Council (as local planning authority). It is only an officer's opinion given in good faith, and without prejudice to the formal consideration of any planning application. However, the advice note issues will be considered by the Council as a material consideration in the determination of future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position. It should be noted that the weight given to pre-application advice notes will decline over time.

Yours sincerely

Diane Boardman MRTPI
Planning Officer
Planning, Housing and Regeneration Service
Tel: 01872 224609
Email: planning@cornwall.gov.uk

APPENDIX 2
PROJECT DESIGN FOR DESK-BASED ASSESSMENT AND IMPACT ASSESSMENT ON TREWITHEN HOUSE, PROBUS, CORNWALL

Location: Trewithen House, Probus, Cornwall, TR2 4DD
Parish: Probus
County: Cornwall
NGR: SW 91309 47516
Proposal: Construction of a timber clad biomass boiler building within the grounds of a Listed building
Date: 28th March 2014

1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Ltd (SWARCH) at the request of Gareth Davies of Cleanearth Energy (the Agent) on behalf of Mr. Galsworthy (the Client). It sets out the methodology for desk based assessment and a historic building and setting impact assessment to be undertaken; and for related off-site analysis and reporting, prior to the construction of a timber clad biomass boiler. The PD and the schedule of work it proposes were drawn up in consultation with Dan Ratcliffe of Cornwall County Historic Environment Service (CCHES) following pre-planning advice from Diane Boardman, Planning Officer.

1.2 Pre-planning advice gives the reasons as:
In the interests of the historic environment in accordance with the provisions of the NPPF 2012, with particular reference to part 12.
Also, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that planning for developments with respect to Listed buildings or their settings 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses'.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 The application site is the grade I listed Trewithen House between Probus, Grampound Road and Grampound. It is in the open countryside but not subject to any landscape designations. In addition to the listed house other features within the site the following features are also individually listed:

- Entrance gate and piers approximately 500 metres north east and north west of Trewithen House: Grade II
- Gate with piers approximately 100 metres north east of Trewithen House: Grade II
- Gate with piers approximately 110 metres north east of Trewithen House: Grade II
- Gate with piers approximately 300 metres north west of Trewithen House: Grade II
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Date listed: 20 February 1956
Grade: I
Country house 1723, and added to by Thomas Edwards circa 1738 and Sir Robert Taylor circa 1750-1760s. Granite ashlar, Pentewan stone ashlar and stucco with hipped slate roofs and rendered stacks. Double depth plan with central stairs. 2 storeys. North front is 2:5:2 bays with flanking bays broken forward, incised stucco with granite keystones. Rusticated central round arched stone doorcase has C18 fielded panelled door with sidelights and semi-circular arched fanlight. Paired brackets to doorcase support cornice with mutules. Original C18 twelve paned sashes with crown glass and heavy ovolo moulded glazing bars to all fronts. Granite sills and moulded cornice to parapet. Hipped dormers over. East front (probably 1723) is granite ashlar of 2:3:2 bays. Canted central bays with central door with projecting keystone. Plinth, plain lintels and flanking pilasters with moulded cornices. Windows in left 2 bays are glazed but blocked behind. South front is Pentewan stone ashlar of 2:5:2 bays with central bay broken forward and taller. Central doorcase has pulvinated frieze and consoles supporting moulded cornice. Central bays have window architraves and bracketed sills. Moulded parapet cornice is like doorcase one. Interior has many fine rooms including pine panelled central east room with Ionic doorcase leading to south east oak panelled room with good Ionic detail. Central south room has arcaded screens to west and east ends of 3 semi circular arches springing from capitals with complete Ionic entablatures in the Roman manner with plaster vaulted ceilings behind. Rococo arabesques decorate fireplace wall. Main central cantilevered staircase is in semi circular open well and has wreathed handrail over newel. Other central stair has geometric balustrade of oriental inspiration. Reference County Life Vol.113 pages [99-993 and 1072-1075 and Vol. 132 pp.774.

3.0 AIMS

3.1 Undertake a desk-based assessment of the site;

3.2 To assess the impact of the proposed biomass boiler on the historic building and its setting prior to the commencement of the restoration and construction works;

3.3 To analyse and report on the results of the project as appropriate.

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:
The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments and information held by the Cornwall and Scilly Historic Environment record (HER), the Cornwall Records Office at Truro and the Cornwall Centre at Redruth as appropriate.*
This information will be presented as part of the final report along with the results of the fieldwork.

4.2 Historic building impact assessment:
The Listed building and grounds will be visited to assess the visual impact of the development on the building and its setting and to make a record of the material fabric of the building in the areas that will be impinged upon by the installation of the boiler.

4.3 A photographic record of the historic building impact assessment work will be prepared. This will include photographs illustrating the principal architectural features connected with this development and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.

4.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.

4.4.1 Appropriate PPE will be employed at all times.

4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.

5.0 REPORTING

5.1 A report will be produced, including the following elements:

5.1.1 A report number, date and the OASIS record number;

5.1.2 A copy of this PD;

5.1.3 A summary of the project's background;

5.1.4 A description and illustration of the buildings location;

5.1.5 A methodology of the works undertaken;

5.1.6 Plans and reports of all documentary and other research undertaken;

5.1.7 A summary of the project's results;

5.1.8 An interpretation of the results in the appropriate context;

5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);

5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;

5.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;

5.1.12 The results of the historic building impact assessment that shall include a written description and analysis of the historic fabric of the building in any affected areas, appropriately;

5.1.13 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;

5.1.14 A consideration of evidence within its wider context;

5.1.15 Any specialist assessment or analysis reports that where undertaken;

5.2 CCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the HES.

5.3 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.4 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 reference southwes1-176267 within 6 months of completion of fieldwork.

6.0 PUBLICATION

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

7.0 MONITORING

7.1.1 SWARCH shall agree monitoring arrangements with the HES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.

7.1.3 SWARCH will notify the HES upon completion of the fieldwork stage of these works.

8.0 ARCHIVE

8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with section 9 of the Brief prepared by the Cornwall County Historic Environment Service and Management of Research Projects in the Historic Environment (MoRPHE) (http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation.

8.2 The archive will consist of two elements, the digital archive and the material archive.

8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.

8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the Royal Cornwall Museum (RCM)/Cornwall records Office, and in a timely fashion.

8.2.3 If the RCM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the RCM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the Devon Heritage Centre. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.

8.3 SWARCH will, on behalf of the RCM, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.

8.4 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

8.5 SWARCH will notify the HES upon the completion of:
i) deposition of the digital archive with the ADS, and
ii) deposition of the material (finds) archive with the museum.

8.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form completed.

8.7 The archive will be completed within 6 months of the completion of the final report.

9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

9.1 Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

10.0 PERSONNEL & MONITORING

10.1 The project will be managed by Colin Humphreys; the archaeological monitoring and building recording will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Natalie Boyd
South West Archaeology
The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:mail@swarch.net

List of specialists

Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service a.hopperbishop@exeter.gov.uk
Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn,com Tel: 01271 830891

Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356
Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LNTel: 01271 346747

Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal	Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE	
	w.j.howard@exeter.ac.uk	Tel: 01392 269330
Lithics		
Martin Tingle	Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ	martin@mtingle.freeserve.co.uk
Palaeoenvironmental/Organic		
Wood identification	Dana Challinor	Tel: 01869 810150 dana.challinor@tiscali.co.uk
Plant macro-fossils	Julie Jones	juliedjones@blueyonder.co.uk
Pollen analysis	Ralph Fyfe	Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA
Pottery		
Prehistoric	Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN	Tel: 01392 433214
Roman	Alex Croom, Keeper of Archaeology	Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093 alex.croom@twmuseums.org.uk
Medieval	John Allen, 22, Rivermead Road Exeter EX2 4RL	Tel: 01392 256154 john.p.allan@btinternet.com
Post Medieval	Graham Langman Exeter, EX1 2UF	Tel: 01392 215900 email: su1429@eclipse.co.uk

Appendix 3
Key Heritage Assets

Trewithen Park
Grade II*
UID 1488
HISTORIC DEVELOPMENT
Trewithen, in the late C17 the property of Courtenay Williams, was purchased in 1715 by Philip Hawkins of Pennans. Philip Hawkins made improvements to the existing house in 1723, and in 1730 employed James Gibbs as his architect. This programme of improvement included planting in the pleasure grounds and park. When Hawkins died without issue in 1738 the estate passed to his nephew, Thomas Hawkins, who continued the development of the pleasure grounds and park, and in 1745 wrote a short treatise, The Care and Cultivation of Trees (CRO). A plan of 1747 (CRO) shows the extensive landscape developed by Thomas Hawkins before his death in 1766, while an account written by Hawkins' father-in-law, James Heywood, in 1757, and an engraving by William Borlase published in 1758 provide further evidence for the appearance of the house and grounds in the mid C18. Hawkins also made changes to the house, employing the Greenwich architect Thomas Edwards in 1738, and Sir Robert Taylor in the 1760s. Thomas Hawkins was succeeded in 1766 by his son, Sir Christopher Hawkins, who extended the property and in 1824 commissioned a plan from Henry St Aubyn to extend the park to the north, east, and west of the house, producing a picturesque circuit ride (E Banks Assocs 1990). At his death without issue in 1829 Trewithen passed to his nephew, Christopher Henry Thomas Hawkins, whose father, John Hawkins, owned Bignor Park, Sussex (qv) and managed Trewithen during his son's minority. On coming of age in 1843 C H T Hawkins spent some time at Trewithen and in the mid C19 commissioned plans for parterres from W A Nesfield (Pett 1998) but these appear not to have been implemented. After c 1850 Hawkins spent little time in Cornwall, and at his death in 1903 the estate was inherited by his nephew, John Heywood Johnstone, who died the following year and was succeeded by his son, George Horace Johnstone (1882-1960). During the First World War the government requisitioned timber from the pleasure grounds, the clearance of which allowed the establishment of the early C20 woodland garden planted with collections of rhododendrons and camellias, many derived from Cornish gardens including Caerhays Castle (qv) and Trengwainton (qv), and Borde Hill, Sussex (qv). In the early and mid C20 notable hybrid rhododendrons were raised at Trewithen.
Today (2000) Trewithen remains in private ownership.
DESCRIPTION
LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Trewithen is situated to the south of the A390 road c 0.75km east of the village of Probus and c 2km west of Grampond. The c 80ha site comprises some 6ha of gardens and pleasure grounds and c 74ha of parkland, and is bounded to the north by the A390 road and a public footpath which follows the course of a road which was diverted to the north in the late C20. The eastern boundary of the site is formed by a minor road leading south from the A390 road to Tregoney, while the southern boundary is formed by a further minor road which leads west from the former road towards Probus. To the west the site adjoins agricultural land. The site is undulating, with the house standing on a level area towards its centre from which the ground drops away to the east, south, and south-west. There are extensive views south and south-west from the pleasure grounds and park, which are framed by woodland c 270m south-east of the house and outside the registered site; specimen trees c 270m east-south-east of the house and outside the registered site are also prominent in views south-east from the park. From the north entrance to the site there are wide views north across adjacent agricultural land.
ENTRANCES AND APPROACHES Trewithen is approached from the A390 road to the north, where the entrance is marked by an early C19 ornamental wrought-iron gate supported on a pair of open-work wrought-iron piers (all listed grade II). The tarmac drive extends c 160m south-east through the north park before passing through a further early C19 ornamental wrought-iron gate supported on wrought-iron piers (all listed grade II) and turning east-south-east for c 240m to reach a junction north of the stables. A secondary drive leads south to enter the stable and service yard north-west of the house. The principal drive leads south-east from this point, passing through an early C19 wrought-iron gate flanked by a series of granite bollards linked by two rows of chains (all listed grade II) to enter the carriage court north of the house. The drive encloses a circular lawn, while to the east and west the court is enclosed by a pair of mid C18 brick pavilions (listed grade I), that to the east having been built as a carriage house and that to the west as stables. The hipped slate roof of each pavilion is surmounted by a lead-covered cupola. To the north of the carriage circle is a lawn retained by a ha-ha which allows views north across the park. The lawn supports a flagstaff, and is bordered to east and west by specimen trees and shrubs.
A further drive approaches the site from the minor road forming its eastern boundary at a point c 800m south-east of its junction with the A390 road. The entrance is marked by a pair of early C19 stone piers with pyramid caps ornamented with acroteria which support an early C19 ornamental wrought-iron gate (all listed grade II). The drive extends c 450m south-west across the east park, passing to the south of the kitchen garden and Home Farm which are approached by a service drive c 100m east-north-east of the house. Some 50m north-east of the house the east drive passes through an early C19 wrought-iron gate supported by a pair of open-work wrought-iron piers (all listed grade II) to approach the carriage circle from the north-east. Adjacent to the wrought-iron gate a secondary drive leads west below the ha-ha wall retaining the north lawn to reach a junction with the west drive north of the stables.
The present arrangement of the west drive and carriage court north of the house broadly reflects that shown on a sketch plan of c 1730(5 (CRO) and the 1747 Plan (CRO); the east and west drives assumed their present form as part of improvements made under the direction of Henry St Aubyn in 1824 (Plan, CRO).
PRINCIPAL BUILDING Trewithen (listed grade I) stands towards the northern end of a levelled platform near the centre of the site. Constructed in a mixture of Pentewan ashlar and stuccoed brick and stone under hipped slate roofs, the house comprises

two storeys with attics lit by dormers. The north or entrance facade is symmetrical, with a pair of projecting wings flanking a recessed central section with a centrally placed door set within an arched rusticated stone door case. The east facade has a centrally placed canted bay window, and is terminated to north and south by a pair of pilasters which support the moulded cornice. The symmetrical south or garden facade comprises a central block five bays wide with a centrally placed door case with a moulded cornice supported by a pair of carved stone brackets; the central block is flanked by a pair of slightly lower wings two bays wide. The west facade is of irregular plan and adjoins the service quarters.

Trewithen possibly incorporates elements of an earlier house which was rebuilt by Philip Hawkins in 1723, to plans provided by James Gibbs. This work comprised the central block of the present mansion, together with the pavilions flanking the carriage court to the north; this arrangement is shown on the plan of c 1730(5 (CRO). Further alterations were made for Thomas Hawkins by Thomas Edwards c 1738, while in the 1760s Sir Robert Taylor made additions to the house for Sir Christopher Hawkins. Plans of c 1790 by Matthew Brettingham for remodelling the house were not implemented (E Banks Assocs 1990). In the early C19 Henry Harrison may have further altered the house for C H T Hawkins, having also worked for his father at Bignor Park, Sussex.

GARDENS AND PLEASURE GROUNDS The informal woodland gardens and pleasure grounds are situated principally to the south and west of the house, with an area of lawns on the east-facing slope to the east of the house, and a walled garden to the west.

The walled garden is situated immediately south of the service and stable yard, and is enclosed by C18 brick walls c 3m high under slate and ridge-tile coping (listed grade II). Approximately rectangular on plan, the garden is laid out with brick perimeter paths and a central rectangular lawn in which are set two groups of geometric flower and rose beds. To the east there is a rectangular brick-edged pool, while to the west a brick path leads to a semicircular flight of brick steps flanked by stone eagles which ascends to a raised terrace and pergola. The pergola is terminated to the south by a single-storey summerhouse under a pyramidal roof. The walled garden was developed in the early C20 by George Johnstone from an C18 laundry yard (guidebook); it is not shown on the 1747 Plan.

To the south of the house a gravelled walk extends below the house and returns below the east facade. A level lawn extends c 75m south from the house, and is flanked to east and west and enclosed to the south by mature deciduous trees which are underplanted with extensive collections of rhododendrons, camellias, magnolias, and other predominantly Asiatic shrubs; this planting forms an irregular edge to the glade. The lawn and associated planting was created by George Johnstone in the years following the First World War when some 300 beech trees were felled to the south of the house. This woodland, which developed in the late C18 and early C19, replaced a rectangular lawn shown on the 1747 Plan extending from the house to the southern boundary of the pleasure grounds, creating a vista framed by trees.

The gravelled walk south of the house leads east to join a terrace walk which extends c 100m south along the boundary of the pleasure grounds, allowing views east across the park; this walk is screened from the south lawn by mature trees and shrubs. The walk is crossed by a ha-ha which runs from east to west in a serpentine line across the pleasure grounds c 100m south of the house. Beyond the ha-ha the east terrace walk continues for c 80m through an avenue of sycamores to reach the southern boundary of the pleasure grounds which is marked by a further ha-ha, below which a late C20 mixed shelter plantation extends west parallel to the boundary of the pleasure grounds. The 1747 Plan shows the east terrace extending c 100m south from the house to reach a square bastion, from which a walk of similar width led west across the south lawn to reach further pleasure grounds south-west of the house. A narrower walk is shown extending south of the square bastion along the south-east boundary of the pleasure grounds before returning west along the southern boundary to reach a circular bastion at the south-west corner of the pleasure grounds. The east terrace and sycamore avenue reflect the mid C18 plan, but neither the square bastion, the south walk nor circular bastion survives in its C18 form; these features are not shown on St Aubyn's Plan of 1824, or an estate plan of 1841.

To the west and south-west of the south lawn mature deciduous woodland is divided by a series of gravel walks and cherry laurel windbreaks; each area is planted with further specialist collections of ornamental shrubs. Some 250m south-west of the house, at the south-west corner of the pleasure grounds, an old quarry known as the 'Cock Pit' is planted with magnolias, rhododendrons, and tree ferns; this feature is shown on the 1841 estate plan. From the north-east corner of the quarry garden a gravel walk leads c 100m north-north-west through the woodland garden to reach a junction where walks lead east across the south lawn, and west along the north side of a meadow planted in the mid and late C20 with specimen trees and shrubs to reach the water garden in a valley c 400m south-west of the house. To the north of this junction the walk continues c 130m north-north-east, passing through a series of glades divided by further cherry laurel and conifer hedges. A circular glade c 100m south-west of the house contains a late C20 circular fountain and pool; this feature echoes a circular enclosure shown in the wooded pleasure grounds on St Aubyn's Plan of 1824, and the estate plan of 1841. The early C18 wilderness with serpentine walks and a circular feature containing a statue of Pomona which is shown in this area on the sketch plan of c 1730-5 and the Plan of 1747, and which is described in James Heywood's Diary of 1757 (private collection) does not survive (2000).

The water garden in the valley south-west of the house comprises a stream which has been dammed to form a chain of three ponds c 530m west-south-west of the house. A walk descends c 200m from the pleasure grounds following the course of a small stream to reach a further stream in a valley which ascends north-west to the chain of ponds. A gate leads to the minor road forming the southern boundary of the site adjacent to the stream. The walk follows this stream, crossing the valley on a causeway below the ponds before ascending c 200m to enter an avenue of beech. This avenue allows views north into the park and south across a west-facing sloping meadow; it leads c 200m east-north-east to join the west drive c 240m north-west of the house. A ride or walk is shown on the 1747 Plan leading south-west from the pleasure grounds into the valley to reach a gate on the minor road forming the southern boundary of the site; this corresponds to the present walk leading to the water garden. St Aubyn's Plan (1824) shows the circuit walk leading through the valley past a single large pond and returning to join the west drive; this area of the pleasure grounds was developed in the early C19 as part of St Aubyn's scheme of improvement for Sir Christopher Hawkins. The estate plan of 1841 shows the circuit in its present form, with a chain of three ponds west-south-west of the house.

A further area of mid and late C20 ornamental planting adjoins an irregularly shaped pond c 130m north-east of the house and immediately west of the drive leading to the Home Farm. The pond is not shown on the Plan of 1747, but is indicated on St Aubyn's Plan (1824).
PARK The park is situated on undulating ground and surrounds the house and pleasure grounds on all sides. To the north and north-west of the house the park remains pasture with scattered specimen trees and clumps. To the north-west the A390 road is screened by a mixed boundary plantation, while there are further boundary plantations c 400m north and c 370m north-north-east of the house. The north and north-west park was developed from agricultural land by Sir Christopher Hawkins c 1824 following the Plan drawn by Henry St Aubyn in that year. Many of the ilex oaks which are a feature of the north park were introduced by John Hawkins after the succession of his son C H T Hawkins in 1829, and were grown from acorns gathered at Bignor Park, Sussex (E Banks Assocs 1990). The 1747 Plan shows this area divided by hedges into large agricultural enclosures, with a vista formed by irregularly sized clumps of trees extending north from the house.
To the north-east of the house the park is today (2000) in arable cultivation, with boundary plantations to the north-east and east-north-east enclosed by sunk fences; this area was developed as park from agricultural land c 1824 as part of Henry St Aubyn's scheme of improvements for Sir Christopher Hawkins. The east-facing slope below the house and pleasure grounds remains pasture with scattered specimen trees; it descends c 320m from the house to a small stream which flows from north to south through the east park. The 1747 Plan shows a double avenue aligned on the east facade of the house descending to an approximately elliptical pond; these features do not survive today (2000) and it appears that St Aubyn's proposed serpentine water in the valley east of the house was not implemented (Plan, 1824). The park to the south, south-east, and south-west of the house and pleasure grounds is in mixed agricultural use, and is divided into four large enclosures; these broadly correspond to the divisions shown on the 1747 Plan. The minor road forming the southern boundary of the site is screened by a narrow plantation of pines c 450m south-west of the house.
A park was enclosed at Trewithen before 1758 (Pett 1998), at which date Borlase showed the enclosures to the south and south-east of the house stocked with deer. By 1814 Lysons described the park at Trewithen as a 'paddock' (Lysons quoted by Shirley 1867). It assumed its present form and extent in the early C19 as part of a scheme of improvements for Sir Christopher Hawkins which is shown on the Plan of 1824.
KITCHEN GARDEN The kitchen garden is situated c 190m north-east of the house, immediately east and south-east of the C18 and early C19 buildings of Trewithen Farm, the home farm. The garden is approximately rectangular on plan and is enclosed to the north by a brick wall, while the east wall is of stone construction. The southern boundary of the garden remains open but is screened from the house and park by trees and evergreen shrubbery. The garden is divided into three compartments by lateral and transverse brick walls. The north-west compartment is bounded to the north-west by the farmhouse and coach house, while the north wall is formed by the plain rear elevation of the C18 implement shed. This wall is terminated to east and west by a pair of two-storey pedimented brick pavilions, that to the west with a single high-roofed chamber and fireplace, and that to the east with a corner stair ascending to an upper chamber (all listed grade II). A C20 lean-to glasshouse has been constructed against the south-facing wall linking the pavilions, while there is a further late C19 or early C20 timber and glass three-quarter-span glasshouse and a range of frames against the south-facing wall to the north of the north-east compartment. The south-west compartment is today a nursery area with a range of late C20 glasshouses and polytunnels.
The kitchen garden is shown on its present site on the 1747 Plan, although at this date it comprised a single enclosure with the pair of pavilions and implement shed forming a central symmetrical feature on the north wall. The garden was altered in the late C18 or early C19 when the construction of the pond to the west caused the farm buildings to be rearranged. It is shown in its present form on St Aubyn's Plan of 1824 and the estate plan of 1841.

Trewithen House
Grade I
UID 62778
Country house 1723, and added to by Thomas Edwards circa 1738 and Sir Robert Taylor circa 1750-1760s. Granite ashlar, Pentewan stone ashlar and stucco with hipped slate roofs and rendered stacks. Double depth plan with central stairs. 2 storeys. North front is 2:5:2 bays with flanking bays broken forward, incised stucco with granite keystones. Rusticated central round arched stone doorcase has C18 fielded panelled door with sidelights and semi-circular arched fanlight. Paired brackets to doorcase support cornice with mutules. Original C18 twelve paned sashes with crown glass and heavy ovolo moulded glazing bars to all fronts. Granite sills and moulded cornice to parapet. Hipped dormers over. East front (probably 1723) is granite ashlar of 2:3:2 bays. Canted central bays with central door with projecting keystone. Plinth, plain lintels and flanking pilasters with moulded cornices. Windows in left 2 bays are glazed but blocked behind. South front is Pentewan stone ashlar of 2:5:2 bays with central bay broken forward and taller. Central doorcase has pulvinated frieze and consoles supporting moulded cornice. Central bays have window architraves and bracketed sills. Moulded parapet cornice is like doorcase one. Interior has many fine rooms including pine panelled central east room with Ionic doorcase leading to south east oak panelled room with good Ionic detail. Central south room has arcaded screens to west and east ends of 3 semi circular arches springing from capitals with complete Ionic entablatures in the Roman manner with plaster vaulted ceilings behind. Rococo arabesques decorate fireplace wall. Main central cantilevered staircase is in semi-circular open well and has wreathed handrail over newel. Other central stair has geometric balustrade of oriental inspiration.

East Pavilion
Grade I
UID 62779
Pavilion (for use as coach house). Circa 1740.Flemish bond brick on granite ashlar plinth with hipped double span Delabole slate roof. Rectangular plan. Symmetrical 2 storey, 5 window front. Central 6 panel door with tall flanking ground floor window

openings with 18 paned sashes. 9 paned sashes to first floor. All openings have shallow arches. Main doorway to rear has elliptical arch and some stilted lunettes to first floor. Octagonal lead sheathed cupola with clock over valley between roofs. Bell is in open dome with finial over. Interior not inspected.

West Pavilion
Grade I
UID 62780
Pavilion (built as stable block) circa 1740. Flemish bond brick on granite ashlar plinth with hipped double span Delabole slate roof. Rectangular plan. Symmetrical 2 storey, 5 window front. Central 6 panel door with tall flanking ground floor window openings with 18 paned sashes. Nine paned sashes to first floor. All openings have shallow arches. Octagonal lead sheathed cupola over valley between roofs. Interior not inspected.

Barn with two Engine Houses, Trewithan Home Farm
Grade II*
UID 62832
Barn with two engine houses. C18 barn with circa 1800 horse engine house and a steam engine house added in 1811. Flemish bound brick over stone plinth and with hipped Delabole slate roof. Rectangular plain barn with horse engine house at rear and steam engine house in the angle. Two storey. Six bays Slightly arched openings and dove holes under wide eaves. South end wall has flight of granite steps with iron handrail to loading door. Horse engine house at rear with steam engine house added in the angle with a lean to roof. Interior: Pegged tie beam and collar rafter roof structure in Main Barn. The steam engine was installed for. Sir Christopher Hawkins in 1811. It was designed by Richard Trevithick and built at the Hayle Foundry. It was the first steam engine made for threshing and the earliest surviving agricultural steam engine in the world. It is now in store at the Science Museum Kensington. The engine was taken out and exhibted at the Royal Agricultural Society Show at Kilburn in 1879 and presented to the Science Museum by the Royal Agricultural Society in the same year. The Trevithick engine is a single acting high pressure non-condensing steam-engine. The boiler is a later replacement of possibly 1854. Information supplied by the Science Museum, Kensington, London and the Royal Agricultural Society, Belgrave Square, London.

Pavilions and Implement Shed with Garden Walls adjoining Trewithen Home Farmhouse
Grade II
UID 62787
Pavilions and implement shed and kitchen garden walls. C18. Brick laid to Flemish bond with scantle slate roofs. Long range with polygonal wing to west. 2 storey east pavilion, single storey implement shed and west pavilion. South elevation has farmhouse and coachhouse to left, then left (west) pavilion with central door and brick pediment gable with chimney over. Linking wall is back of implement shed and right pavilion is identical to left one but chimney is false. North elevation reveals the difference with square ended hipped east pavilion and canted end to west pavilion. Implement shedis supported on brick piers and is 8 bays but most are blocked. East end of implement shed houses old timber eider press. East pavilion has original floor, corner stair and jowelled, pegged king post roof structure. West pavilion has high room with corner fireplace and flat ceiling.

Kitchen Garden Walls
Grade II
UID 62781
Kitchen garden walls. C18. Flemish bond brick wall enclosing rectangular garden. Shallow buttress and slate ridge tile coping.

Gate and Bollards c.30m NW Trewithen House
Grade II
UID 62782
Gate with granite bollards linked by chains. Early C19. Wrought iron gate. Curved top and bottom rails linked by central ring. Bollards are octagonal with domed octagonal caps.

Gate with Piers c.100m NE Trewithen House
Grade II
UID 62783
Gate and stone gate piers. Early C19. Wrought iron gate has curved top and bottom rails linked by central ring. Hanging pier is octagonal granite monolith with domed cap. Closing pier is shale rubble.

Gate with Piers c.110m NE Trewithen House
Grade II
UID 62784
Gate with wrought iron piers. Early C19. Wrought iron gate is 7 barred with arched stay between arched stiles with fleurs de lys. Piers are arched and have looped stiffening.

Gate with Piers c.300m NW Trewithen House
Grade II
UID 62785

Gate with granite gate piers. Early C19. Wrought iron gate is 8 barred with arched main stay and lower stays between arched stiles stiffened by loops. Granite monolith piers, square with rounded tops.

Entrance Gate with Piers c.500m NW Trewithen House
Grade II
UID 62830
Gate and piers. Early C19. Wrought iron 6-barred gate has arched stay with central scrolled finial and arched stiles with looped stiffening and fleurs de Lys. Later cross bracing. Arch headed sun burst piers have looped stiffening.

Entrance Gate with Piers c.500m NE Trewithen House
Grade II
UID 62786
Gate with stone pier. Early C19. Wrought iron gate has close spaced vertical bars with ball decoration over central rail and intersecting circles between top rails. Key pattern stiles have fleurs de lys under arches. West (closing) pier is freestone ashlar with plinth and square shaft with incised key pattern and shallow pyramidal cap with acroteria. East pier is C20 concrete copy.

Appendix 4
Supporting Jpegs

Grade I Trewithen House

View of the Trewithen House, showing the north elevation, which faces the courtyard; from the north-west.

View from the House across the eastern part of the courtyard, looking out to the parkland; framed by trees to the east, these conceal Home Farm. Viewed from the south.

View from the north elevation of the House to the parkland beyond; the West Pavilion blocks views to the proposed biomass boiler building. Viewed from the south-east.

Key designed view from the House to the West Pavilion; from the south-east.

View of the west flanking wall which links the House and West Pavilion. This demonstrates local blocking at ground floor level, with no views to the service courtyards beyond. Viewed from the east.

General view of the key designed vista of the parkland, from the north elevation of the House; from the south.

The north elevation of the House; from the north-east.

The view into the service courtyard to the west of the house, from the gateway between the inner and outer service courtyards, the stables and kitchen gardens, showing local blocking; from the north-west.

View up the narrow entrance into the service courtyard to the west of the West Pavilion, showing local blocking from the West Pavilion, the stables pavilion building, garden wall and service buildings within the courtyard; from the north.

View of the ha-ha/retaining wall of the raised lawn in front of the courtyard, where it drops to the parkland. This photograph shows the layout and key relationships between the House and its Pavilions; from the north.

The east elevation of the House; from the east.

The east elevation of the House and the wall flanking to the east, showing the local blocking; from the south-east.

View down the south elevation of the House; from the east.

View of the south-western corner of the House, the extension to the House, the service wing and the local blocking from the plants in the garden; from the south-east.

The south elevation of the House, from the serpentine lawn, showing its key views, both inwards and outwards to this important garden feature; from the south.

View from the serpentine lawn towards the proposed biomass boiler building within the service courtyards to the west of the house, showing local blocking; from the south-east.

View from within the gardens to the south-west of the house, showing the local blocking; from the south.

Grade I East Pavilion

View towards the location of the proposed biomass boiler building from the central doorway in the East Pavilion; the location of the proposed biomass boiler building is indicated. Viewed from the south-east

View from one of the first-floor windows at the northern end of the East Pavilion, looking out towards the site of the proposed biomass boiler building; the location of the proposed biomass boiler building is indicated. Viewed from the east.

View back across the formal courtyard to the East Pavilion, with its clock tower and symmetrical western facade; from the north-west.

Another view of the East Pavilion from the southern part of the formal courtyard, showing the walls that link it to the House; viewed from the south-west.

View of the northern end of the East Pavilion, where it is partly concealed by mature treesE with views out to the parkland beyond; from the south-west.

Important designed view from the East Pavilion to the House; from the north-east.

Important designed view from the East Pavilion across the courtyard to the West Pavilion. The location of the proposed biomass boiler building is indicated. Viewed from the east.

Important designed view from the East Pavilion (formerly the coach house) up the main driveway; the location of the proposed biomass boiler building is indicated. Viewed from the south-east.

View of the four windows at the northern end of the western elevation of the East Pavilion, which may have some views to the proposed biomass boiler building; from the north-west.

View past the north wall of the East Pavilion, across to the entrance to the courtyard, and towards the location of the proposed biomass boiler building beyond; from the east.

Grade I West Pavilion

The West Pavilion, as viewed from the East Pavilion; from the east.

View over the temporary timber structures within the proposed development area back to the cupola on the roof of the West Pavilion; from the north-west.

View of the west elevation of the West Pavilion where it overlooks the former stables courtyard; from the south-west.

View out of the gateway between the West Pavilion and the former stables pavilion building, showing elements of local blocking; from the south.

View along the southern elevation of the former stables pavilion building from the West Pavilion, showing the limited views from the ground floor of the West Pavilion; from the east.

View from the northern end of the West Pavilion at ground-floor level, showing the comprehensive local blocking provided by the trees, bushes and fences within and around the garden of Garden Cottage; from the east.

The north elevation of the West Pavilion, showing the blocked openings and one first-floor window to the north-west corner that might have very limited views to the proposed biomass boiler building; from the north.

The eastern façade of the West Pavilion, in the context of the formal courtyard and Trewithen House, showing its principal views are to the east; from the north-east.

View of the West Pavilion, showing the blocking it provides for the formal courtyard and the north elevation of the House; from the south-east.

The northern end of the west elevation of the West Pavilion, showing the first-floor windows that may enjoy some very limited views past the former stables pavilion to the proposed biomass boiler building; from the south-west.

Grade II Gates, various

Gate and piers, wrought iron, 110m north-east of Trewithen House, showing them set low, below the raised lawns and plantation which shield the House and Pavilions from views to the Home Farm, with no views out towards the location of the proposed biomass boiler building; from the west.

Gate 300m north-west of Trewithen House, giving access to a western part of the parkland, along the main drive, near the entrance, shielded from views to the propsoed biomass boiler building by parkland trees and the hedges of the garden centre car park; from the north-east.

View up to the entrance gates 500m north-west of Trewithen House, showing them framed and shielded by trees; from the east.

Grade II Kitchen Garden Walls

View across the former stables courtyard to the northern kitchen garden walls, abutted with small outhouses and partly shielded by some mature fruit trees; from the north-west.

View across the same courtyard, showing the West Pavilion to the east, the former stables (now Garden Cottage) to the north and the kitchen garden walls to the south; from the west.

View across the courtyard from the eastern end of the kitchen garden walls, showing the local blocking between them and the proposed biomass boiler building; from the south-east.

View of the eastern end of the kitchen garden walls where they exit the courtyard and run up to the service courtyard and service wing of the House; from the north-west.

View down and across the bollards and gate, as they frame the gravel driveway; from the south.

View back to the site of the proposed biomass boiler building the gateway (above), showing local blocking from the fences and trees of Garden Cottage; from the east.

View towards the proposed site from the northern part of the bollard and chain gateway; from the north-east.

View up to the bollards and past into the courtyard to the House; from the north-west.

View showing the local blocking at the southern end of the bollard and chain-link gateway; from the east.

General view back across the bollards from the northern end of the formal courtyard, with the site of the proposed biomass boiler indicated beyond; from the east.

View showing local blocking provided by the kitchen garden walls, from the south side of the garden and how they protect the experience of the gardens to the south, reducing any views to the proposed biomass boiler building; from the south-east.

Grade II Bollards and gate, 30m north-west of Trewithen House

View to the northern part of the chain-link and bollard gateway, showing clear views between the heritage asset and the proposed site of the new structure; from the south-west.

The important view across the bollards and up the main drive, a key vista from the formal courtyard and main complex. The location of the proposed biomass boiler building is indicated. Viewed from the south-east.

Another view over the bollards to the proposed site of the biomass structure; from the north-east.

View from the bollards to Garden Cottage and the parking area which has been created for the estate office adjacent to the timber fencing; the location of the proposed biomass boiler building is indicated. Viewed from the north-east.

View down the main drive towards the bollards as they frame the entrance into the formal courtyard and visually guide the eye into the courtyard, towards the East Pavilion and the north-east corner of the House; the location of the proposed biomass boiler building is indicated. Viewed from the north-west.

Undesignated – former stables pavilion

View over the proposed site to Garden Cottage, with the West Pavilion beyond; from the north-east.

Detailed view as above, showing the north elevation of Garden Cottage, with various extensions and the windows which may have views to the proposed biomass boiler building; from the north-west.

The western pavilion of the former stables building, showing how it is now abutted by a timber-framed shed; from the north-west.

The south elevation of the building to the west of the former stables pavilion; from the south-east.

The western end of the former stables pavilion building; from the south-east.

View along the south front of the former stables pavilion building, with the West Pavilion to the east and the small open-fronted store between; from the south-west.

View of Garden Cottage and the West Pavilion, showing where the proposed biomass boiler building may just be visible over the central single-storey section of the building. This photograph also shows the extensive rebuilding of Garden Cottage, with different periods of brickwork; from the south-east.

View of the eastern end of the former stables pavilion and the West Pavilion and store, showing the various levels of local blocking between the buildings; from the south-west.

View south from across the main drive to the site of the proposed biomass boiler building, showing Garden Cottage and the roofs of the former stables pavilion building rising above the garden fencing; from the north.

View down the north-west drive as you approach the House; from the north-west.

View down the north-west drive as you approach the House and formal courtyard; from the north-west.

View down the north-west drive as you approach the House and formal courtyard. The location of the proposed structure is indicated. Viewed from the north-west.

The location of the proposed biomass boiler building, viewed from the north-west drive; viewed from the north.

Site Impact Assessment

View to the proposed site from the end of the main drive where it enters the formal courtyard; from the north-east.

View of the car park, to which the site is adjacent; from the north-east.

View across the car park to the site of the proposed biomass boiler building, visible enclosed in timber fencing and temporary timber structures; from the north-west.

The area of the gardens which have a garden/visitor centre with a tea shop, which lie in proximity to the location of the proposed biomass boiler building; from the north-east.

View of the site of the proposed biomass boiler building, showing the current temporary structures and fenced enclosure, with Garden Cottage and former stables pavilions beyond; from the north-west.

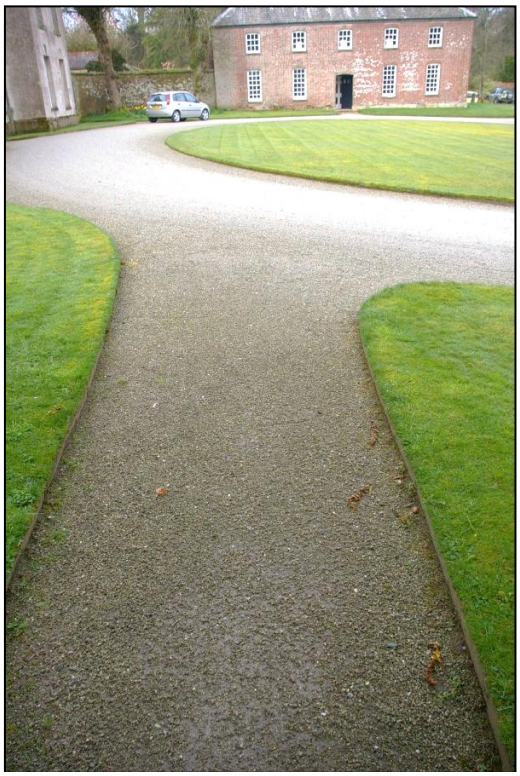
View of the site, showing the slope to the north and the local blocking provided by the enclosed gardens of Garden Cottage. The East and West Pavilions are visible in the background; viewed from the west.

View of the west pavilion of the brick former stables and the adjoining mono-pitch timber-framed shed, which will be retained; from the north-west.

View north out of the proposed location for the biomass boiler building, to the parkland beyond; from the south.

View showing the local blocking provided by the tall hedges of the car park, which would partly conceal the site from the main drive; from the south-east.

LEFT: View of the doorway/gateway in the flanking wall between the main house and the East Pavilion, which the trench will pass through bringing the pipes to the East Pavilion; from the west.
RIGHT: Detail of the segmental brick arch to the opening, the wall and the stone slab threshold, which will be disturbed by the trenching; from the east.



LEFT: View of the curving gravel drive, from the doorway in the east flanking wall (above). This shows the eastern part of the formal courtyard, and looks across to the West Pavilion; from the east.
RIGHT: Detailed view of the section of the north elevation of Trewithen House, where the trenching is expected to run up to and pass beneath the stone plinth, entering the building; from the north.

View of the north-west corner of the House and abutting brick wall to the west, showing the location of the proposed entrance of the pipework into the building, beneath the end window; from the north-west.

LEFT: View of the western side of the curving gravelled driveway within the formal courtyard, where the trenching for the pipework will run; from the south-east.

RIGHT: View of the grassy area and south-east corner of the east pavilion, where a branch of the trenching will pass beneath and through the wall to provide pipework to the West Pavilion. The cropmark in the grass would appear to indicate the presence of existing services in this area; from the north-east.

LEFT: The western edge of the formal courtyard, showing the line of the proposed trenching where it passes in front of the West Pavilion; from the south.
RIGHT: View back up the line of the proposed trenching to the House; from the north.

LEFT: View down to the entrance into the courtyard with the granite bollards, showing the south side of the driveway where the line of the trenching will run; from the south-east.
RIGHT: View across from the gateway and the car park of the estate office, towards the section of drive connecting to the garden centre car park. The trench line would run towards the garden of Garden Cottage and the site of the proposed biomass boiler building; from the east.

LEFT: View along the northern fence line of Garden Cottage garden, towards the bollards at the entrance to the formal courtyard, along the line of the proposed trenching; from the west.
RIGHT: View along the north boundary of the proposed biomass building site and along the northern boundary of the Garden Cottage garden, towards the entrance into the formal courtyard, following the line of the proposed trenching; from the west.

View up the western side of the proposed location of the biomass building site, showing the line of the second run of trenching; from the north.

The corner where the trenching will turn and run east into the former stables courtyard; from the south-west.

The central single-storey section of the building, where the trenching will run along the wall, running east, showing the tarmac yard surface which appears to have been raised; from the south-west.

View back along the western end of the building where the trench line will run, also showing a current scar of a service trench which has been cut into the tarmac, indicating this area has been disturbed before; from the south-east.

The blocked opening where the trenching will enter the building to provide heating to Garden Cottage; there is a manhole cover, indicating the present of extant services. Viewed from the south.

The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net