

# TREGEW FARMHOUSE FLUSHING, MYLOR CORNWALL

Results of a Desk-Based Assessment &  
Limited Historic Visual Impact Assessment



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

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

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Author: B. Morris

# **Tregew Farmhouse, Flushing, Mylor, Cornwall**

## **Results of a Desk-Based Assessment and Limited Historic Visual Impact Assessment**

*For*

Russell Dodge

*Of*

Westcountry Land Ltd.

*By*



**SWARCH project reference:** MFT15  
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**Planning Application Ref:** Pre-planning  
**Project Director:** Dr. Samuel Walls  
**Fieldwork Managers:** Dr. Bryn Morris  
**Project Officer:** Dr. Bryn Morris  
**Fieldwork:** Dr. Bryn Morris  
**Research:** Dr. Bryn Morris  
**Desk Based Assessment:** Dr. Bryn Morris  
**HVIA:** Dr. Bryn Morris  
**Report:** Dr. Bryn Morris  
**Report Editing:** Dr. Samuel Walls  
**Graphics:** Dr. Bryn Morris

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## Summary

*This report presents the results of a desk-based assessment and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. on land at Tregew Farm, Flushing, Mylor in Cornwall, as part of the pre-planning submission for a proposed barn conversion and small residential development.*

*The proposed development would take place within the curtilage of the farmstead at Tregew hamlet. The manor was connected to Trefusis from an early date, and was held by the Trefusis family (later Barons Clinton) into the modern era. The Grade II Listed farmhouse is likely to be older than the late 18<sup>th</sup> century; the historic barns all appear to be 19<sup>th</sup> century or later in date, but they may incorporate earlier fabric. There is little firm evidence for the location of the manorial site, but Tregew Farm is probably the best candidate. Relatively little archaeological fieldwork has taken place in the immediate area, but the location of the site on a south-facing hillside, perched above the Penryn River and within Anciently Enclosed Land would indicate the archaeological potential of the area remains high.*

*There are four Grade II Listed buildings on or adjacent to the site. With the exception of the farmhouse, the conversion of the historic farm buildings to residential use would have a very limited impact on the setting of the remaining three Grade II Listed buildings in the hamlet, and the removal of the modern farm buildings on the site is an aesthetic gain. In addition, and in terms of individual assets and meaningful views, those three buildings are partly or wholly insulated from the effects of the proposed development by the fall of the ground and local blocking from other structures and trees/hedges.*

*With this in mind, the overall impact of the proposed development can be assessed as **neutral**, the aesthetic gain being offset by the loss of associational and experiential value. The impact of the development on the standing and buried archaeological resource across the site would be **permanent** and **irreversible**, but would ensure the survival of the historic farm buildings.*

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- The staff of the Cornwall Historic Environment Record (HER)

## 1.0 Introduction

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<b>Location:</b>	Tregew Farmhouse
<b>Parish:</b>	Mylor
<b>County:</b>	Cornwall
<b>NGR:</b>	SW808344

### 1.1 Project Background

This report presents the results of a desk-based assessment and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land at Tregew Farm, Flushing, Mylor in Cornwall (Figure 1). The work was commissioned by Russell Dodge of WestCountry Land Ltd. in order to establish the historic background for the site and assess the potential impact of a proposed housing development with barn conversions on the setting of the Grade II Listed farmhouse.

### 1.2 Topographical and Geological Background

The proposed site comprises the historic barns and adjacent yards at Tregew Farm. The farmstead is tucked into a shallow combe perched above the Penryn River on a south-south-west facing slope at c.55m AOD. The soils of this area are well drained fine loamy soils of the Denbigh 2 Association (SSEW 1983), which overlie the Breccias of the Porthleven Breccia Member of the Mylor Slate Formation (BGS 2015). However, the stone rubble build of the historic buildings at Tregew would suggest the local bedrock is actually comprised of relatively soft shales and siltstones exhibiting microfolding.

### 1.3 Historical Background

The farmhouse lies within the hamlet of Tregew, the centre of a medieval manor owned by the Trefusis family of Trefusis, and subsequently the Clinton Estate. The settlement is first documented in 1208-13, and its place-name (Tregew: farm/estate in an enclosure/hollow) indicates it is early medieval in origin.

### 1.4 Archaeological Background

The Cornwall HER lists a limited number of identified heritage assets in the immediate area, but the Cornwall and Scilly HER identifies parts of this area as falling within Anciently Enclosed Land (AEL), and thus the potential for archaeological remains of Prehistoric and Romano-British date is perceived to be relatively high. There is the cropmark of a double-ditched enclosure 300m to the west (MCO50111) and the site is close to, or on, the reputed site of an early medieval settlement and medieval manor (MCO17284). Archaeological monitoring took place in advance of the construction of a single dwelling north of Tregew Farmhouse, but no archaeological features of any significance were encountered (CAU 2012).

## 1.5 Methodology

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Wind Energy and the Historic Environment* (English Heritage 2005), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011), *Visualisation Standards for Wind Energy Developments* (Highland Council 2010), and the *Visual Representation of Wind farms: Good Practice Guidance* (Scottish Natural Heritage 2006).



Figure 1: Site location (the proposed site is indicated).



## 2.0 Desk-Based Assessment and Cartographic Analysis

### 2.1 Documentary History

The hamlet of Tregew lies within the parish of Mylor, in the east division of the Hundred of Kerrier. The hamlet lies within the Manor of Tregew and Trefusis, held by the eponymous family from their seat at Trefusis, 0.7km to the east-south-east. George William Trefusis (d.1797) successfully claimed the dormant title of Baron Clinton in 1794 upon the death of his uncle, the Earl of Orford, in 1791. The Clinton Estate still holds Trefusis, but Tregew Farm was sold in the late 1990s to the Newton family. Flushing was promoted by Samuel Trefusis in the early 18<sup>th</sup> century, who erected the quays and developed the settlement, presumably with an eye to rival the development of Falmouth. In this he was unsuccessful, but 'Flushing has of late years been much resorted to by invalids, on account of the mildness of the climate' (Lysons 1814). The settlement at Tregew is first recorded in 1208-13; the place-name contains the Cornish elements *\*tre* (estate or farm) and *kew* (hollow or enclosure). The *\*tre* element would suggest early medieval origins, and the element *kew*, in topographical terms, is entirely appropriate.

### 2.2 Early Cartographic sources

While there are a number of early county maps for Cornwall, none of these sources show the landscape around Tregew in any meaningful detail (e.g. see Figure 2). However, the site is located close to Falmouth Haven, and Elizabethan concerns for the security of the harbour mean that there are a number of good early maps, if not entirely reliable.



Figure 2: Extract from a 1590s map of the Haven (BL). The approximate location of Tregew is indicated.

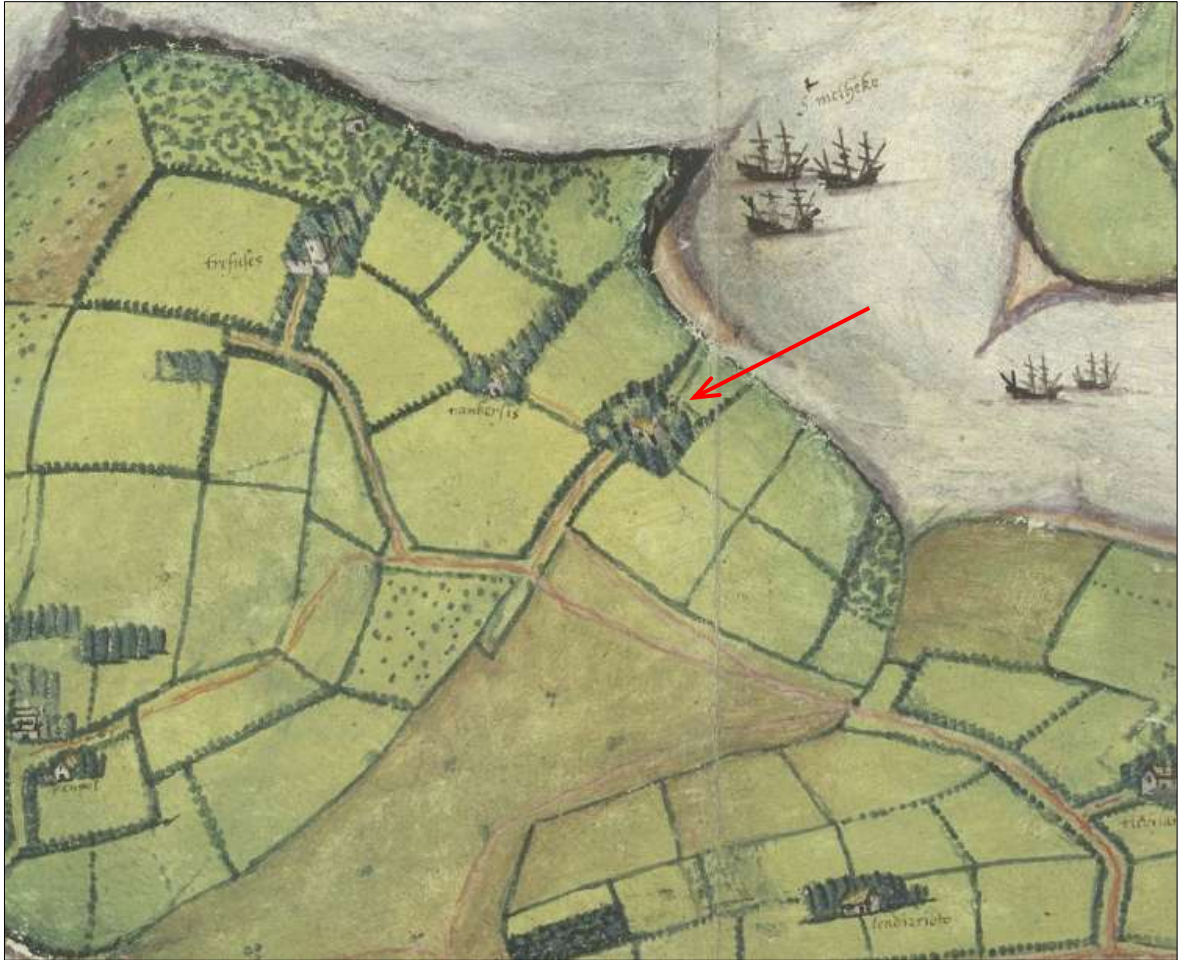


Figure 3: Extract from the 1595 Burghley map of the Haven (BL). The location of Tregew is indicated.



Figure 4: Comparison between the 1595 Burghley map and the 1888 OS map. If the Burghley map is reliable, then it might suggest the manorial enclosure lay to the south of the current hamlet (as indicated).



Figure 5: Extract from the 1811 OS surveyor's draft map for the area. The location of Tregew is indicated.

The first detailed field map available to this study is the 1840 Mylor tithe map. The land belongs to the Trefusis Estate, owned by Lord Clinton (aka the Trefusis family of Trefusis). It is of interest that all the dwellings shown are described as tenements in (the Manor of) Tregew, with little indication of any building of any particular status. The sole exception is the reference to field no.1402, which is described as 'house, garden and court'. Field no.1402 lies just north of the farmhouse at Tregew Farm, but the ligature indicates the farmhouse belongs with the farm buildings to the south (plot no.1550). Field no.1402 was a separate tenement containing its own dwelling (this structure survives as an outbuilding within the garden of the farmhouse), with little apparent evidence of status.

The lands attached to each of the tenements within the settlement are very mixed, implying there was once a common open field system in place. The fields south-west of the hamlet (accessed via Dark Lane), on morphological grounds (i.e. laid out either side of a lane, with gently-curving boundaries), appear the most likely candidates. The Burghley map shows a large area of unenclosed open land (presumably 'Tregew Downs') north of the settlement; this had been enclosed by 1811, but the arrangement of the roads, and the larger and more regular fields shown on the 19<sup>th</sup> century maps in this area are indicative of late enclosure. The much larger fields, with long, curving boundaries that surround Trefusis to the east, strongly suggest the presence of a polite landscape that encompassed most of the south-eastern part of the peninsula.



Figure 6: Extract from the 1840 Mylor tithe map; the site is indicated (CRO).

No	Land owner	Occupier	Field name	Cultivation
Tenements in Tregew				
1396	Lord Clinton	George Roberts	House, front Garden & Yard	-
1397	Lord Clinton	George Roberts	Garden	Garden
1400	Lord Clinton	John Richards	House & Garden	-
1401	Lord Clinton	Mrs Tilly	House & Garden	-
1402	Lord Clinton	John Thomas	House, Garden & Court	-
1403	Lord Clinton	John Thomas	Park Ninnis	Arable
1404	Lord Clinton	Stephen Doble	Outer Nankerseys	Arable
1549	Lord Clinton	John Sarvis	Park Ninnis	Arable
1550	Lord Clinton	William Carvossa	House & Outhouses	-
1551	Lord Clinton	John Sarvis	Garden	Garden
1552	Lord Clinton	William Carvossa	Fold & Mowhay	-
1568	Lord Clinton	Roger Symons	House & Garden	-
1572	Lord Clinton – Roger Symons	Robert Peter	House & Garden	-
1573	Lord Clinton	John Sarvis	House, Fold & Yard	-
1574	Lord Clinton	William Carvossa	Park Julian	-

Table 1: Extract from the 1840 Mylor tithe apportionment for Tregew hamlet (CRO).

### 2.3 Later Developments

All the subsequent OS maps note the presence of a ‘manor house’ just south of Tregew House. There is nothing in the documentary record or the cartographic record to indicate there was a manor house at this location, and Tregew Manor appears to have been attached to Trefusis from an early date. Change within the local landscape from the later 19<sup>th</sup> century onwards is relatively limited. Some field boundary loss occurred, and the house of Mrs Tilly had been replaced with a larger villa by 1878. By 1906 a pump (‘P’) is noted at the southern end of the hamlet, and in 1938 the houses along Tregew Close are planned or under construction. The first of the modern barns is shown on the 1970s OS maps, and the bungalows on Tregew Road are shown from the 1960s.



Figure 7: Extract from the OS 1<sup>st</sup> edition map, surveyed 1878, published 1888 (CRO).

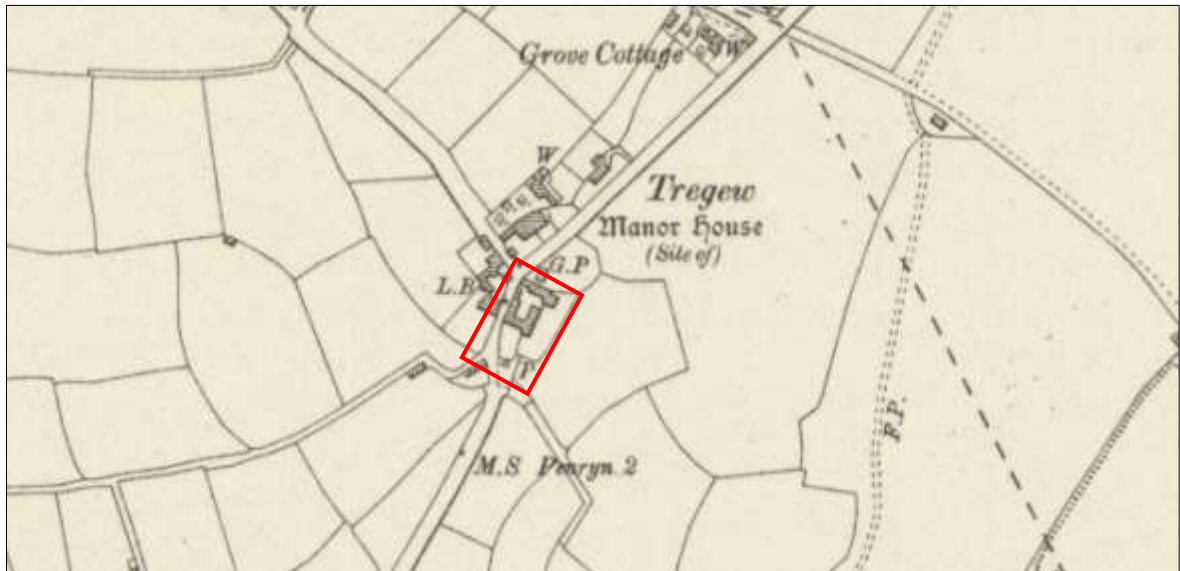


Figure 8: Extract from the OS 2<sup>nd</sup> edition map, surveyed 1906, published 1908 (CRO).



Figure 9: Extract from the OS revised map, surveyed 1938, published 1945 (CRO).

## 3.0 Archaeological Background

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### 3.1 Baseline Data

Archaeological monitoring took place immediately to the north of the farmhouse in 2012, prior to the erection of a new house (CAU 2012). Otherwise, the amount of active fieldwork that has taken place in this area is rather limited, with the exception of the extensive survey work that has taken place in the Fal Estuary (e.g. Ratcliffe 1997).

The lack of investigative fieldwork hinders interpretation, but as much of this area falls within the category of *medieval farmland*, part of *Anciently Enclosed Land* under the Cornwall and Scilly HLC, there is a baseline assumption that the potential for encountering Prehistoric and Romano-British remains is *high*.

#### 3.1.1 Prehistoric & Romano-British

Evidence for Prehistoric *occupation* in the immediate area is relatively sparse. There is the cropmark of a small double-ditched enclosure 300m to the west (MCO50111), and the monitoring to the north of Tregew Farm recovered one flint and one chert flake (CAU 2012).

#### 3.1.2 Early Medieval

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and most of the place-names in the district are Cornish. On this basis, the settlement at Tregew (MCO17284) is taken to have early medieval origins. The archaeological evidence for early medieval settlement is almost entirely lacking.

#### 3.1.3 Medieval

By 1086 the basic structure of the medieval landscape had already come into being, with a dispersed pattern of farmsteads with isolated churchtown settlements. Tregew appears as a manor from the 12<sup>th</sup> century, usually in association with Trefusis, and would have been one of the principal settlements in the local area. A small amount of later medieval south-western micaceous pottery was recovered during the monitoring at Tregew (CAU 2012), and to the east the cropmarks of a medieval fieldsystem and enclosure have been identified (MCO50112). A number of later and post-medieval coin finds have been reported to the PAS from this area.

#### 3.1.4 Post-Medieval

The post-medieval period saw the enclosure of the Tregew Downs, almost certainly the consolidation and enclosure of medieval strip fields, and the emergence and amalgamation of medieval tenements into compact farms. Flushing developed as a port from the later 17<sup>th</sup> century, driving development in the immediate area, despite a shaky start. The landscape around Trefusis bears the hallmarks of a polite landscape, one that further research would be required to delineate.

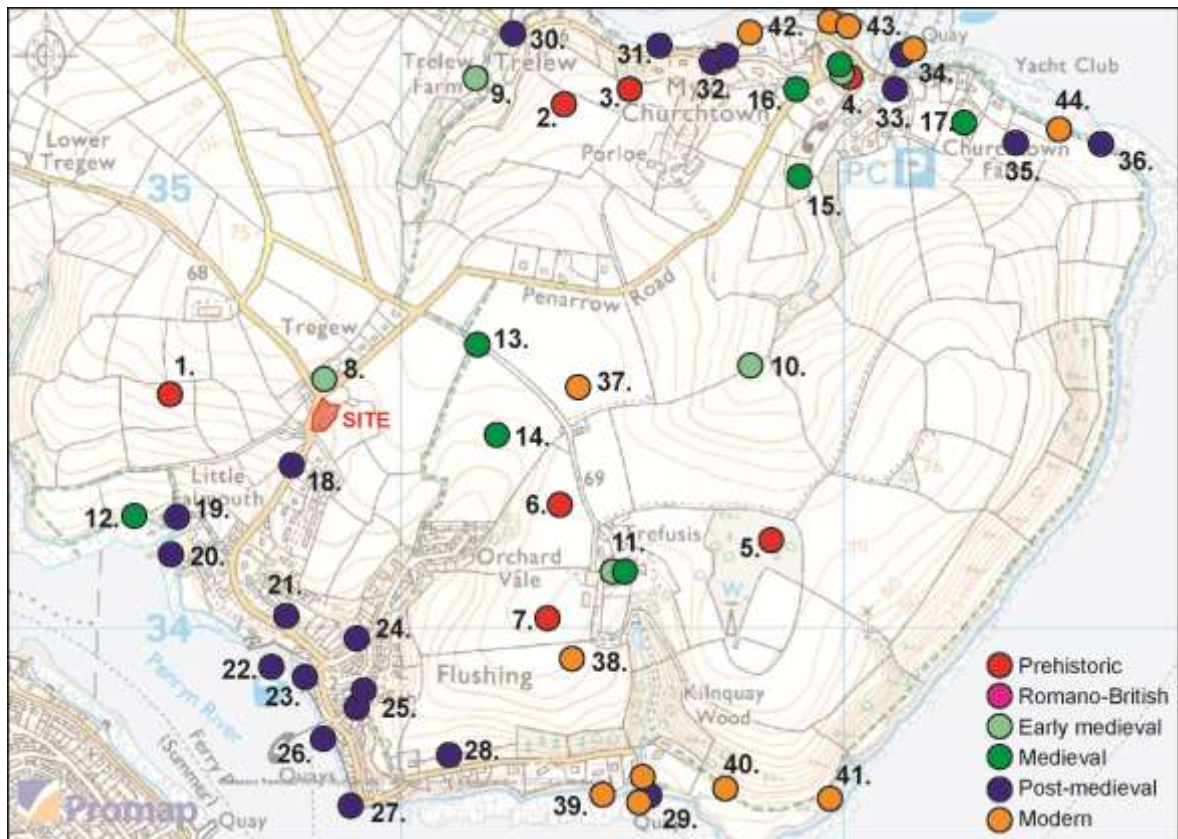


Figure 10: Nearby heritage assets (source: Cornwall HER).

No	Mon ID.	Name	Record	Details
1	50767	Little Falmouth Enclosure	Cropmark	A small sub-circular bivallate enclosure 20m across
2	56494	Mylor BA axehead	Findspot	Cu socketed axe of Llyn-Fawr or Sompting type
3	24394	Mylor BA axehead	Findspot	Cu socketed axe of 'Breton type'
4a	108515	Mylor standing stone/churchyard cross	Monument	Churchyard cross 5.3m high, possible re-used Prehistoric standing stone.
4b	24395.10	Mylor Lann site	Monument	Place-name 'Lawithick' recorded in 1278
4c	24395	Mylor Church	Monument	Mylor Parish Church, St Melorus, with surviving Norman elements
5	18676	Trefusis IA/RB round	Monument	Slight univallate earthwork enclosure 80m across; stated to be a bowling green
6	50769.1-2	Flushing round barrows	Monument	A pair of slight mounds 12m across
7	50769.3	Flushing round barrow	Monument	A slight mound 13m across
8				
9	24423	Trelew early medieval settlement	Documentary	Settlement first recorded 1470
10	18707	Trenoweth early medieval settlement	Documentary	Settlement first recorded 1288; now lost
11a	18675	Trefusis early medieval settlement	Documentary	Settlement first recorded 1292
11b	18675.10	Trefusis medieval house	Monument	The Georgian and Tudor structure demolished in 1890, and replaced; some elements survive
12	50766	Little Falmouth medieval wreck	Monument	Possible wooden hulk 18m long on APs
13	18706	Nankersey medieval settlement	Documentary	Settlement first recorded 1580; appear on 1888 OS map, now lost?
14	50768	Tregew medieval fieldsystem, settlement	Cropmark	A series of linear field boundaries and an enclosure visible on APs
15	24414	Creggo medieval settlement	Documentary	Settlement first recorded 1317; appears on 1888 OS map but now lost
16	24420	Penpol medieval settlement	Documentary	Settlement first recorded 1580; appears on 1888 OS map but now lost
17	24417	Mylor Churchtown	Documentary	Settlement first recorded 1258
18	172719	Tregew post-medieval milestone	Monument	C18 milestone
19	18685	Little Falmouth post-medieval dock	Monument	Early C19 dry dock
20	41652	Little Falmouth post-medieval quay	Documentary	A quay is shown on the 1888 OS map
21	18673	Flushing Church	Monument	Built 1842 in a mock Norman style
22	41658	Flushing oyster beds	Documentary	Oyster beds shown in the 1888 and 1908 OS maps

Tregew Farmhouse, Flushing, Mylor, Cornwall

23	41664	Flushing post-medieval fish cellar	Documentary	Fish cellars shown on the 1840 tithe map
24	138081	Flushing Wesleyan Chapel	Monument	Chapel refitted in late C19
25	53033	Flushing School	Monument	Shown on 1888 and 1908 OS maps
26	41647	Flushing Ferry Quay	Monument	C17 or C18 stone quay
27	41646	Flushing post-medieval quay	Monument	Early C18 stone quay
28	41655	Wheal Clinton mine	Documentary	Mine operated 1853-58; engine house removed 1886; shaft in the garden of Carn Ddu
29a	41653	Kiln Quay	Monument	A quay is shown on the 1840 tithe map
29b	38203	Kiln Quay pillbox	Monument	A WWII pillbox, now lost?
29c	166304	Kiln Quay pillbox	Monument	A WWII pillbox
301	38323	Mylor sea defences	Monument	Drystone slate revetment to river front
30b	38914	Trelew post medieval saw pit	Monument	A saw pit recorded in the 1920s
31	38324	Mylor quay	Monument	Drystone slate walling to a small platform
32a	38322	Mylor slipway and quay	Monument	A drystone slate quay, slipway and river frontage
32b	38923	Mylor cart track	Documentary	A cart track ran alongside the foreshore from Portloe to Mylor Dockyard
33	24387	Mylor post-medieval dockyard	Monument	Dockyard from the C18, A naval dockyard until the 1920s, sold to Trefusis Family and used by the US army on WWII
34a	41591	Mylor post-medieval quay	Monument	Late 18 <sup>th</sup> or early 19 <sup>th</sup> century quay, much repaired
34b	50714	Mylor modern wreck	Monument	Hulk of a wooden vessel 35m long visible at low tide, now lost
35	24380	Mylor post-medieval gatepost	Monument	Gatepost bears graffiti from American WWII serviceman
36	38923.10	Mylor cart track	Documentary	A cart track ran alongside the foreshore from Portloe to Mylor Dockyard
37	178281	Trefusis barrage balloon site	Cropmark	Ploughed-out barrage balloon site
38	50771	Flushing barrage balloon site	Cropmark	Ploughed-out barrage balloon site
39	166714	Falmouth flying boat station	Monument	Used in both WWs, now demolished
40	50772	Trefusis Point military base	Cropmark	Remains of a WWII base
41	177679	Trefusis Point gun emplacement	Monument	Concrete bases with sockets for two WWII Bofors Light Anti-Aircraft guns
42	38325	Modern boathouse	Documentary	'Bennet's Shed', shown on OS 1908 map
43a	44670	Mylor modern quayside	Monument	New T-shaped concrete pier
43b	162671	Mylor maintenance site	Monument	Concrete piers (gridiron) and steel mooring (dolphin) from WWII; mostly lost
44	38303	Mylor WWII pillbox	Monument	A Type 24 pillbox

Table 2: Table of nearby undesigned heritage assets (source: Cornwall HER).



## 4.0 Rapid Walkover Survey

The Listed Farmhouse and associated farm buildings were visited on the morning of the 14<sup>th</sup> July 2015 and a rapid assessment of the standing buildings was undertaken.

The Grade II farmhouse at Tregew is located on the upslope side of a range of historic farmbuildings (Buildings B1-B5) that frame a farmyard south of the house. More modern farmbuildings (B7-10) lie beyond that to the south and east. This farmstead lies on the eastern side of the hamlet, with agricultural fields to the east.

The original access to the farmyard was via a gate in the north-west corner, which is opposite the road junction; the ground slopes quite steeply down into the yard from this gateway, but the yard itself slopes fairly gently to the south. The yard surface is a mix of concrete (in the gateway and in front of B3) and white gravel. A pavement of quartz pebbles runs down from the gateway in front of the house, now partly replaced or skimmed with concrete.



Figure 11: Looking down into the yard from the original access; from the north-west.

Tregew Farmhouse is a large, ostensibly late 18<sup>th</sup> century building containing good period interior fittings. It stands on the left as you enter the farmyard from the original gateway. The principal elevation faces south, across the farmyard, and is built of squared coursed stone rubble with squared granite quoins to the corners. There is a central door, with two broad windows to the right and one to the left, and three windows at first-floor level. The windows and doors have flat segmental arches of brick. A small window (cloakroom/toilet) has been forced through left of the door. The Listing indicates the roof was (in 1986) of slurried scantle slate; this was replaced in the late 1990s with regular rectangular slates. The interior was not inspected, but is apparently little different from the description in the Listing, which notes the survival of good late 18<sup>th</sup> century fittings. The Listing concludes: *'A most interesting very complete farmhouse with an unusual plan'*. However, the rear (north) elevation shows evidence for a raise, and it seems plausible that this is an earlier building that was extensively renovated in the late 18<sup>th</sup> century and the south elevation rebuilt at this date.



Figure 12: The south elevation of the farmhouse, viewed from the top of the steps outside of B2; viewed from the south-west.

To the left (west) of the farmhouse is a single-storey outshut with a pitched asbestos sheet roof; the south and west walls are of concrete block, but the north (rear) wall is a thick stone wall that appears to predate the farmhouse. To the right (east) of the farmhouse is a walled yard containing a second single-storey pitched outshut and a small brick privy. These structures postdate a larger square building on the same site, as shown on the tithe map, whose walls enclose the yard. A garden and small orchard lie north and east of the house, and contain numerous small trees, framing the house to the east. To the rear of the house there is an outbuilding (not inspected) which is shown as a dwelling on the tithe map. The ground slopes up to a new-build house in a modern style.

The yard to the south of the farmhouse is fairly small, and flanked by five much-modified historic farm buildings, labelled here B1-B5. The modern farm buildings are labelled B6-B10. These buildings were briefly inspected to assess their historic merit with regard to the house, but no recording work was undertaken.

B1 is a small mono-pitch outshut at the northern end of B2 and next to the original entrance. It has walls of stone rubble with a replacement asbestos sheet roof, and was originally open-fronted (cart shed?) (interior not inspected).

B2, the former stables, is a long two-storey range flanking the western side of the yard, between it and the road. It is of stone rubble, with gables, and a replacement asbestos sheet roof. The east elevation features a number of doors and windows, at first and ground floor level, with brick arches and reveals. In the centre there is a loading door at first-floor level, with a dormer above for a hoist. A set of concrete steps rises to this loading door. There is an internal stone wall, but few internal fittings remain. The roof is carried on simple half-lapped bolted trusses of later 19<sup>th</sup> century date. Buildings are shown at this location on the tithe map, and it seems probable the

east elevation was rebuilt in a modern (i.e. late Victorian) style and the building re-roofed at that date.



Figure 13: B2 viewed from the north-east; B1 and B6 to the right, B3 to the left.

B3, now the grain store, is a long, heavily modified two-storey range on the south side of the yard. It has a pitched roof of asbestos sheeting carried on late 19<sup>th</sup> century half-lapped bolted trusses. The interior was hard to view as it contains three large steel grain silos and associated machinery, with no internal floor. To the east a separate room with concrete-block walls was been created (interior not inspected). The western gable end has been replaced in concrete block. The only surviving element of historic fabric in the north wall is a two-storey stack of stone rubble masonry with a genuine opening to the east, but with an opening to the silos forced through to the west. It is possible there was an open-fronted linhay here, which would be unusual in a Cornish context. The rear wall is of particular interest: very thick at the ground floor level, with a narrow raise to bring it up to two stories; the external step has a slate coping. The relationship of this wall with B4 would indicate it predates B4.

B4 is a two-storey rectangular building in the south-east corner of the yard. It is of stone rubble, with a hipped slurried scantle slate roof carried on pegged kingpost trusses with queen struts. This is the only surviving scantle roof observed within the hamlet. The internal floor has been removed and the ground floor is open to the roof. A large steel hopper is suspended from steel girders above the middle of the room. Each wall contains a series of blocked and forced openings at ground and first-floor level, and there was at least one internal stone wall. The removal of the internal structure would appear to have contributed to the failure of the walls in several places. The character of the stonework would suggest it is the oldest complete structure on site.

B5 is a single-storey square building abutting B4 to the north. The walls are of stone rubble with some brick reveals observed, and many blocked or forced openings. The walls have been raised with shuttered concrete and the roof is of modern timber construction. The height of the original

walls and the width of the current building would suggest the floors have been raised, and that it was originally a narrower structure with an outshut and catslide roof where the internal wall was removed.



Figure 14: B5 (centre) and B4 (right), viewed from the north-west.



Figure 15: The interior of B4, showing the kingpost with queen-strut roof.

B6 is a small concrete block shed with a mono-pitch roof of asbestos sheets attached to the front (east) of B1. B7 is an open-sided lean-to pole-barn attached to the eastern side of B4.



Figure 16: The farmstead viewed from the south, showing B8 (left) and B9 (right).

The other modern (20<sup>th</sup> century) structures on site lie south and west of the historic farmyard. B8 is located immediately to the south of B3; it is a large timber-framed structure with walls of skimmed concrete block with internal concrete block subdivisions. It lies within a yard with a concrete surface, with a tangled mass of steel gates to the east; this yard has been built up and levelled with subsoil material derived from buildings works elsewhere in Flushing.

B9 is a complex of barns to the east of the historic farmyard, all of timber construction. B10 lies beyond B9 to the east, and is another, but more recent, timber framed building. B8-B10 have roofs of 'big six' asbestos sheeting, and utilise Yorkshire boarding as cladding.

South of the farm buildings is an area of former yard; access to the farmhouse runs through this area. Twisted metal and the remains of another concrete structure survive in this area. Around the edge, and particularly to the south, this area has become very overgrown. Next to the access onto Tregew Road there is a small walled enclosure (c.3m across), of stone rubble with brick reveals; it contains a metal pump (painted red).

The additional photographs can be found in Appendix 2.



Figure 17: The walled pump at the southern end of the site; viewed from the west.

## 5.0 Historic Visual Impact Assessment

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### 5.1 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.*

It is also relevant to consider the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1):

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

This test applies only where the effect of planning permission materially affects either the Listed building or its setting. Where such an effect has occurred the Local Authority (or the Secretary of State) then considers whether the desirability of preservation of the historical asset or its setting is such that the planning balance falls in favour of refusing the application.

#### 5.1.1 Case Law

The duty under Section 66(1) was extensively discussed by the Court of Appeal in the case of *East Northamptonshire District Council and others v Secretary of State for Communities and Local Government and another* [2014] EWCACiv 137, more commonly known as 'The Barnwell Judgement'. In that case the Court of Appeal held that under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the duty required the decision maker to give the desirability of preserving the building or its setting '*not merely careful consideration for the purpose of deciding whether there would be some harm, but considerable importance and weight when balancing the advantages of the proposed development against any such harm*'.

However, it is a common misinterpretation that this decision means that *any* harm to a historic asset or its setting would be sufficient to refuse an application when in actual fact the level of harm and the desirability of preservation must be weighed as against the proposed benefits of the application. Indeed, the Court continued that if the harm to the setting of the Grade I Listed building would be less than substantial, then the strength of the presumption against the grant of planning permission would be lessened, albeit not entirely removed.

In the instance of the Barnwell Judgement, it is worth noting that it concerned the erection of four 91.4m wind turbines within 2km of, and in direct view of, two Grade I buildings (also Scheduled Monuments), afforded the highest level of National protection (2.5% of all Listed structures). These buildings stand within a contemporary Grade II\* Elizabethan Registered Park and Garden of arguable European significance, itself lying at the centre of an undesignated former park that extended to within 300m of the nearest proposed turbine. The heritage assessment for the site identified there would be a major negative impact (AOC 2011, section 7.7.19). The identified level of harm at Barnwell was an order of magnitude greater than that of many proposed renewable developments, which must be judged on their own individual merit or lack thereof.

It is important, therefore, to bear in mind that one must first establish whether any harm is caused by the proposed development and then whether the historical asset or its setting is sufficiently desirable of such protection and then and only then can the harm be weighed as against the proposed benefit. This reflects the position in National Policy guidance.

## 5.2 Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011) and *Seeing History in the View* (2011, updated for 2015). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7):

*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.*

The HVIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. Historic and significant views are the associated and complementary element to setting, but can be considered separately as new developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the



aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

*Views play an important part in shaping our appreciation and understanding of England’s historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.*

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

#### 5.2.1 Evidential Value

*Evidential value* is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

#### 5.2.2 Historical Value

*Historical value* is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and

their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology. *Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism). Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places. Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

### 5.2.3 Aesthetic Value

*Aesthetic value* is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time. *Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the ‘patina of age’. Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

### 5.2.4 Communal Value

*Communal value* is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic*, *social* or *spiritual*. *Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

### 5.2.5 Summary

Developments of this nature – i.e. the conversion of farm buildings to residential use, and the construction of other houses, albeit sympathetic in form and build to the overall rustic aesthetic of the area – have a clear impact on the evidential value of a site, and a profound impact on the associational and experiential values of the working farmstead. In contrast, the removal of ugly

utilitarian quasi-industrial 20<sup>th</sup> century structures and the rehabilitation of redundant historic farm buildings is arguably an aesthetic gain. It is, however, important to bear in mind that redundant and derelict historic farm buildings are *monuments at risk*, and in most cases the preservation of these structures can only be achieved through conversion to residential use.

### 5.3 Likely Impacts of the Proposed Development

#### 5.3.1 Types and Scale of Impact

- Construction phase – The proposed construction will have direct, physical impacts on the standing structures and the buried archaeology of the site through the excavation of the foundations, the undergrounding of cables. Such impacts would be permanent and irreversible.
- ‘Operational phase’ – The proposed development will have a visual and experiential impact on the settings of the farmhouse and some nearby heritage assets. Such impacts would be permanent and irreversible.

#### 5.3.2 Scale and Duration of Impact

The impacts of the proposed development on the nearby historic environment would include positive as well as adverse (i.e. negative) effects. For the purposes of this assessment, these impacts are evaluated on a nine-point scale:

#### **Impact Assessment**

<i>Positive/substantial</i>	Where a substantial net gain was anticipated from the proposed development, either to the asset itself, or to its immediate environs.
<i>Positive/moderate</i>	Where the development would have a pronounced positive impact on the heritage asset itself or its setting.
<i>Positive/minor</i>	Where the proposed development would make a slight positive improvement to the local area.
<i>Neutral</i>	No impact, either positive or negative, or where aesthetic benefit is offset by a loss of, for instance, evidential or associational value, as indicated in the text.
<i>Negligible</i>	Where the developments may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the developments impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the development in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts (e.g. Conservation Areas). This can influence the overall assessment.

<i>Permanent/irreversible</i>	Where the impact of the development is direct and irreversible e.g. on potential buried archaeology.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the development.

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

#### **Condition Assessment**

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

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

#### 5.3.3 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 20<sup>th</sup> century are also now included as the 21<sup>st</sup> 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.

## 5.4 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011 and 2015 Guidance Note). 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 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 3), 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 likely magnitude of effect, 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 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

### 5.4.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

## 5.5 The Structure of Assessment

The proposed development concerns the conversion of a series of several historic farm buildings to residential use and the construction of three other houses in a sympathetic style. The scale of the works and its location in a shallow combe set back into the hillside mean that the visual impact of the works will be restricted to the immediate neighbourhood (i.e. the hamlet of Tregew and the adjoining road). With that in mind, the following assessment focuses on the designated heritage assets in that immediate area (all Grade II Listed buildings).

The designated structures in the hamlet of Tregew are:

- Tregew Farmhouse
- No.19 Tregew Road
- Tregew House
- Gate Piers at Tregew House
- Grove House

All of these structures are, or appear to be, in good or excellent condition.

The initial discussion (below) establishes the baseline sensitivity of the two categories of building present (farmhouses and houses/cottages) to the projected change within their visual environment, followed by a site-specific narrative. It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.



Table 3: 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).

## 5.6 Sensitivity of Class of Monument or Structure

### 5.6.1 Farmhouse and Farm Buildings

*Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout*

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

#### **What is important and why**

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). Working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

### 5.6.2 Listed cottages and structures within Historic Settlements

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

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

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement.



The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

### **What is important and why**

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20<sup>th</sup> century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19<sup>th</sup> century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

## **5.7 Tregew Farmhouse and Tregew Hamlet Setting Assessment**

The immediate setting of the farmhouse is limited to its farmyard flanked by historic farm buildings located to the south. Its wider setting is related to its place within the hamlet of Tregew. Meaningful views of the farmhouse are: those across the farmyard, to and from the historic farm buildings; down into the farmyard as viewed from the road junction to the north-west; views up St Peter's Road/Tregew Road from the south (wider curtilage only).

It must be stated from the outset that *setting* is only one element that may contribute to the significance of a heritage asset. In this instance, the perceived value of the farmhouse lies partly in the survival of its good 18<sup>th</sup> century interiors, which would not be affected by changes to its setting.

It is also the case that the setting of a heritage asset is not static, and is subject to change through time. So in this instance, the farmyard of buildings has grown over time, extending to the south and east. At the same time, the character of the buildings has changed, from more attractive

vernacular buildings to larger and more industrial structures. Those changes have also been accompanied by modifications and alterations to the farmhouse and to the historic farm buildings. The most recent change has been the shift from a working farmstead to a redundant one, where rank vegetation and wildlife have begun to reclaim the southern area, and contribute to a general sense of gentle decrepitude.

The planned development would fundamentally alter the nature of the setting, although the aesthetic character of the farmyard, through the survival of the historic elements of the former farmstead, would survive and arguably improve. The shift from working farm to redundant farmstead to exclusive residential function represents a significant experiential and associational change, and one many historic farmsteads have undergone in the last 20 years. The survival and sympathetic conversion of the farm buildings is a desirable goal, and one that the former farm opposite has already undergone. Views to and from the farmhouse, and down into the yard from the north-west, would not alter significantly, and it is not proposed to alter the roadside character of B1-B3.

The most significant aesthetic alteration would be the setting of the wider farmstead as viewed from the south, along St. Peter's Road/Tregew Road. This would turn an overgrown and derelict yard into a building site and then part of a housing development. The design of the proposed houses does reflect the character of the local vernacular, and suitably sympathetic planting would soften the initial visual impact. The development of this area of the farmstead would, in any case, be separated from the immediate setting of the farmhouse by the historic farm buildings.

The overall impact of the proposed development on the setting of the farmhouse will be **neutral**, on the basis that the loss of the associational and experiential aspect of a working farm would be offset by the preservation of the historic barns and the aesthetic improvements likely to occur.

In terms of the setting of the Listed buildings in the wider hamlet, the gentrification of the immediate built environment has a long pedigree: the replacement of the south elevation of Tregew Farmhouse, the building or creation of Victorian villas to the north, and the conversion and renovation of existing buildings as Flushing/Mylor becomes a more desirable area, each demonstrate how the character of settlement in this area has changed to reflect social aspirations and social composition.

The closest Listed building is no.19 Trethew Road, which stands by the roadside opposite B2. At its core is a pre-1840 structure, subsequently extended, with a number of ancillary buildings to the north. It is of painted stone-rubble clad with hung slate with a hipped slate roof. Most of the building is visible only from its garden, and it is now approached by a relatively recent drive from the north-west. Its principal elevations face west and south; the ground drops away to the south-south-west, so views across the garden and building from this direction are unlikely to include any meaningful views across the farmyard to the east. Views from the new drive may be possible. However, as the gardens are private, this could not be verified. It is a notable roadside feature, and on the approach from the south the proposed new houses would feature in views to this elevation. The effect of this change is likely to be **neutral** overall, taking into account the sympathetic design of the proposed houses and the current derelict state of the southern farmyard.

The other Listed buildings in the hamlet (Tregew House and Gate Piers, and Grove House) are located further away, and are unlikely to be affected by the proposed changes at all (**neutral**). Tregew House is set back from the road behind gardens filled with specimen trees. Grove House is a little further away, slightly set back from the road within its own gardens, and the gate piers have a very limited presence beside Tregew Road. The setting of the other Listed and

undesigned heritage assets in the area would not be affected to any significant degree (**negligible**), though views across the farmstead from Brill House (u/d) would register a change.

## 6.0 Conclusion

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The proposed development would take place within the curtilage of the farmstead at Tregew hamlet. The manor was connected to Trefusis from an early date, and was held by the Trefusis family (later Barons Clinton) into the modern era. The Grade II Listed farmhouse is likely to be older than the late 18<sup>th</sup> century; the historic barns all appear to be 19<sup>th</sup> century or later in date, but they may incorporate earlier fabric. While the early OS mapmakers were keen to identify the site of a lost manor on their maps, the precise location of the medieval settlement is difficult to pinpoint. There is little firm evidence, but Tregew Farm is probably the best candidate for the site of the medieval 'manor'.

Relatively little archaeological fieldwork has taken place in the immediate area, although unproductive archaeological monitoring was undertaken in advance of the construction of the house immediately to the north of the Tregew Farmhouse. However, the location of the site on a south-facing hillside, perched above the Penryn River and within *Anciently Enclosed Land* would indicate the archaeological potential of the area remains *high*.

There are four Grade II Listed buildings on or adjacent to the site. With the exception of the farmhouse, the conversion of the historic farm buildings to residential use would have a very limited impact on the setting of the three Grade II Listed buildings in the hamlet, and the removal of the modern farm buildings on the site is an aesthetic gain. In addition, and in terms of individual assets and meaningful views, those three buildings are partly or wholly insulated from the effects of the proposed development by the fall of the ground and local blocking from other structures and trees/hedges.

With this in mind, the overall impact of the proposed development can be assessed as **neutral**, the aesthetic gain being offset by the loss of associational and experiential value. The impact of the development on the standing and buried archaeological resource across the site would be **permanent** and **irreversible**, but would ensure the survival of the historic farm buildings.

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## Appendix 1

### Nearby Heritage Assets

#### **Tregew Farmhouse**

UID: 63574

Tregew Farmhouse GV II Farmhouse. Late C18. Shale rubble with dressed granite quoins, slate sills and flat brick arches. Hipped slurried scantle slate roof with brick chimneys over side walls and cast iron ogee eaves gutters. Plan of slightly deeper parlour, left, wide entrance hall leading to central rear stair with small unheated room on left of doorway and large kitchen/living room right with pantry in left-hand rear corner, large partly blocked hearth and with doorway beside hearth (front) leading to later single-storey dairy on right with pantry behind and pumphouse over well in front. Ground slopes down from front and to right. 2 storeys. Irregular 3-window roughly south front with 6-pane horned sashes. Central doorway with C20 top-glazed door. Windows irregularly disposed: one at some distance to left of doorway and 2 on right, plus small C20 window inserted to cloakroom to left of doorway and first floor windows closer grouped. Pumphouse outshut on right projects slightly. Interior is virtually complete and unaltered since built: T stair, 2-panel or ledged doors, chamfered beams in kitchen, some panelled window jambs, 4 pan copper creamer, with brass handles, in dairy, and reused circa late C17 leaded casement as overlight to doorway of rear right-hand small first floor chamber/store (possibly from earlier house on the same site, but there is a small part of an earlier house, No 20, across the road). A most interesting very complete farmhouse with an unusual plan. SW8083334502

#### **No.19 Tregew Road**

UID: 63573

House. Circa early C19. Slate hanging over rubble. Low-pitched hipped scantle slate roofs with wide eaves and brick chimney over side wall left and over cross wall of parallel roof of wing to rear left. Plan of large reception room, left, and smaller room right with small, both facing garden, room behind and axial entrance passage behind left-hand room. (This is a common early C19 plan type with principal rooms facing the gardens, separated from the service rooms by a stair hall with a side entrance). Central stair to rear and service wing behind, and parallel to passage, projecting to left (west). Glazed entrance porch conservatory in angle linked to large greenhouse at left-hand side. 2 storeys. Nearly symmetrical 3-window south front with 4-pane horned sashes. Window to middle where doorway would usually be but no evidence that there ever has been. Walling is wider to left of fenestration and left-hand and middle windows are closer spaced. Heads of ground floor windows are close to sills of first floors windows and there is taller space under eaves. Lean-to entrance porch in angle between side wall, left and wing, has pointed arched lights and similar detail to door. Interior is little altered with much of its original early C19 carpentry and joinery including dog leg stair. SW8079134491

#### **The Grove (no.24 Tregew Road)**

UID: 63577

House. Circa very early C19, and extended circa 1830. Stucco over stone. Hipped grouted scantle slate roof with brick axial chimneys over cross walls (the original side walls). Plan of 2 original rooms, now 1 room to middle and room added at either end circa 1820's-1830's, outshut with narrow service rooms and axial passage along rear plus 2- storey projection at rear left west corner with canted bay to side wall left and ridge parallel to main roof. 2 storeys. Symmetrical 1:2:1 bay south east front facing road, all early C19 hornless sashes. Central original 2-window house with 12-pane sashes has central doorway with C20 glazed door and flanking windows in round-headed stucco recesses. Projecting keystones survive from earlier form of house. Later bays adjoining at left and right have central 30-paned bowed sashes on both floors. At rear there is a segmental arched porch with fluted columns and simple entablature. 6-panel door within with fanlight over. Fanlight has 2 intersecting ogee arches. Porch and doorway are possibly resited from the front of the house when the stucco and wings were added. Interior is little altered since the early C19 with much original carpentry and joinery: panelled doors, reveals, reeded architraves with rosettes in corner blocks a Regency fireplance in left-hand room, some arches to passages, and a curious room to first floor landing under outshut with Gothic style borrowed light with hoodmould. An interesting remodelling in the early C19. The bowed windows were obviously popular in this parish in the early C19, compare: Park Vean qv, The Lawnclyff Hotel qv and Newquay House qv. SW8088434594

#### **Tregew House**

UID: 63576

House. Datestone under eaves, 1806. Rendered rubble walls with slate cills and slate hanging to first floor. Hipped scantle slate roofs and brick chimney over gable end, left, axial brick chimney over middle and further brick chimney at hipped end wall of rear wing. Cast iron ogee gutters. L-shaped plan with 2 large rooms along front and 1-room service wing behind left-hand room. Stair on left, probably resited. 2 storeys with attic converted. Regular 3-window south west front with left-hand windows grouped closer. Original 16-pane hornless sashes to ground floor left, hornless sashes to first floor plus round window, inserted C20, right of middle, and wide entrance doorway inserted C20 to former window position at ground floor right, with glazed doors and C20 porch with columns and entablature canopy. C20 roof dormers. Interior not inspected. SW8083234589

**Gate Piers and Gate 50m south of Tregew House**

UID: 63575

Gate-piers, steps and gate. Circa early C19. Shale rubble flanking walls and piers, dressed granite steps and chamfered pier caps, cobbles behind bottom step and wrought iron gate, flanking fences and frame with overthrow. Flight of 7 steps with bottom steps meeting road at an angle with flanking low terminal piers surmounted by round bowl flower pots on carved bases and low gate-piers with dressed granite quoins at top of steps. Iron gate and fences have spiked bars with closer spaced spiked bars below lock rail, turned finials to frame and shouldered shallow arched overthrow, with flourish of scrolled ironwork and finial over.

SW8080134545

## Appendix 2 Supporting Photographs



View down Tregew Road, just above the junction with Tregew Road, looking south-south-west. The farm is to the left (behind the signpost); no.19 Tregew Road is just right of centre.



The Farmhouse and yard, viewed from the road junction; viewed from the north-west.



Looking down into the yard from the original access; from the north-west.



As above, looking east across the principal elevation of the farmhouse.





B1 and B6, in the north-west corner of the farmyard; viewed from the east.



B2, viewed from the north-east.



View down the farmyard from the front of the farmhouse; viewed from the north,



B4 and B5, viewed from the north-west.



Detail of the east elevation of B2; viewed from the north-east.



Detail of the north elevation of B3; viewed from the north.



Detail of the west elevation of B5; viewed from the west.



The south elevation of the farmhouse, viewed from the top of the steps outside of B2; viewed from the south-west.



The east elevation of B4 and B5, viewed from the north-east.



The interior of B4, showing the kingpost with queen-strut roof.



The southern side of the farmstead, viewed from the south. B8 is in the foreground.



As above, showing B8 and B9.



View up one of the new access drives, showing B9; viewed from the south.



View from St Peter's Road/bottom of Tregew Road, as viewed from the south-west.



The walled pump at the southern end of the site; viewed from the west.



View to B2, B3 and B8 from Tregew Road; viewed from the south-west.





View up Tregew Road, between B2 (right) and no.19 Tregew Road (left); viewed from the south.



No. 19 Tregew Road, the roadside elevation viewed from the south-east.



As above, viewed from the north-east, looking back down the road.



View across the front of nos. 20 and 21 Tregew Road to B2 and no.19; viewed from the north.



Nos. 20 and 21 Tregew Road, viewed from the north-west, across the road junction.



View across the garden of the new-build house immediately to the north of the farmhouse, across to the rear of the farmhouse; viewed from the north.



The front elevation of Brill House (no.22 Tregew Road); viewed from the south-east.



View across the gardens to Tregew House (gable dormer just visible, right of centre); viewed from the south-east.



Grove House, viewed from the south.



As above; viewed from the south-east.



The GII steps/gate piers to Tregew House; 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](mailto:mail@swarch.net)