

LAND at CHURCHTOWN FARM WARBSTOW CORNWALL

Results of a
Targeted Historic Visual Impact Assessment



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Land at Churchtown Farm, Warbstow, Cornwall

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Results of a Targeted Historic Visual Impact Assessment

For

Frances Paul Vosper (The Client)

By



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Summary

This report presents the results of a targeted historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at Churchtown Farm, Warbstow, Cornwall, in advance of the construction of a wind turbine (48.4m/36.6m to tip).

The proposed turbine would be installed on land that belongs to Churchtown Farm, within an area of Anciently Enclosed Land, part of the core medieval farmland of Warbstow Churchtown.

*The landscape context of many of the buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography, or that other modern intrusions (particularly other turbines) have already impinged upon their settings. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on many of these heritage assets (**negative/minor** or **negligible**), and have a greater impact on Warbstow Bury and the Church of St. Werburgha (**negative/moderate** or **negative/moderate** to **negative/substantial**). There is also an issue of cumulative impact, relating to the operational turbines around Warbstow Bury.*

*With this in mind, the overall impact of the proposed turbine on the Historic Environment can be assessed as **negative/moderate** but will be **temporary/reversible**. The impact of the development on the buried archaeological resource (of unknown significance) will be **permanent/irreversible**.*

The assessment considered two blade tip heights (48.4m and 36.6m), but overall any difference in the heights considered would make little difference in terms of the visibility of the turbine within the landscape. The nearest turbines all stand around 35m to tip, but are topographically higher, and it is arguable that the erection of a larger turbine would lead to greater visual harmony, in that it would be similar to, and rotate at the same rate as, the operational turbines. However, the lower hub/tip height would increase the effectiveness of screening from the churchyard at St Werburgha, and perhaps to some extent in views of the church from the surrounding settlements.

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1.0 Introduction

Location:	Land at Churchtown Farm
Parish:	Warbstow
County:	Cornwall
NGR:	SX2025790240

1.1 Project Background

This report presents the results of a targeted historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at Churchtown Farm, Warbstow, Cornwall (Figure 1). The work was commissioned by Francis Paul Vosper (the client) in order to assess the potential impact of a proposed wind turbine (48.4m/36.6m to tip) on heritage assets within 2.5km.

1.2 Topographical and Geological Background

The proposed turbine would be located on land belonging to Churchtown Farm, in the parish of Warbstow approximately 250m west from the settlement of Warbstow, which lies about eight miles to the west-north-west of Launceston. It would be located at approximately 225m(AOD) within a roughly rectangular field, on a north-east facing slope. The ground falls to the north into a narrow combe. The soils of this area are the slowly permeable calcareous clayey and fine loamy soils of the Halstow association (SSEW 1983), which overlie the mudstone and Siltstone of the Boscastle Formation (BGS 2015).

1.3 Historical Background

The site is located in the hundred of Lesnewth and in the deanery of Trigg-Major. 'Warb' is a saint name; possibly the Anglo Saxon princess who became an English Saint, while the second part 'Stow' means a place of assembly or holy place. It was noted that Warbstow along with the parish of Treneglos belonged in the 12th century to the Lords of Cardinham who donated them to the priory at Tywardreath.

1.4 Archaeological Background

The turbine would be situated in an area characterised as medieval farmland on the Cornwall and Scilly HLC, which falls into the category of Anciently Enclosed Land (AEL). It falls within the immediate vicinity of Warbstow Bury, a Scheduled Iron Age hill fort (SAM 1006710). A detailed assessment of Warbstow Bury was undertaken by English Heritage in 2014, which denotes the hillfort as "one of the largest and best preserved hillforts in the county" (Edwards 2014: 4). The Cornwall Historic Environment Record (HER) also notes medieval field systems surrounding the proposal site (MCO45348 and MCO36329), and various extant structures and architectural fragments dating to the medieval period (MCO22913, MCO22455 and MCO22465).

1.5 Methodology

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), *English Heritage Good Practice Advice on Setting and Decision-Taking* (2014), *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 3rd edition* (Landscape Institute 2013), *The Development of Onshore Wind Turbines* (Cornwall Council 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 approximate location of the proposed turbine is indicated).

2.0 Visual Impact Assessment

2.1 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.*

2.2 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). 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 turbines 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*.

2.2.1 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. Individual wind turbines tend to have a very limited impact on evidential value as the footprint of the development tends to be relatively small. It is, however, the least equivocal value: evidential value is absolute; all other ascribed values are subjective.

2.2.2 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.

Individual wind turbines tend to have a limited impact on historical value, save where the illustrative connection is with literature or art (e.g. Constable Country).

2.2.3 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.

Aesthetic values are where a proposed wind turbine would have its principle or most pronounced impact. The indirect effects of turbines are predominantly visual, and their height and moving parts ensure they draw attention within most vistas. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

2.2.4 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.

Individual wind turbines tend to have a limited impact on present-day communal value. However, where the symbolic or spiritual value is perceived to be connected to the wild, elemental or unspoilt character of a place, the construction and operation of a wind turbine would have a pronounced impact. In the modern world, communal value most clearly relates to high-value ecclesiastical buildings and sites (e.g. holy wells) that have been adopted by pagan groups. In the past, structures, natural sites or whole landscapes (e.g. stone circles, barrows, rocky outcrops, the environs of Stonehenge) would have had a spiritual significance that we cannot recover and can only assume relate in part to locational and relational factors.

2.2.5 Summary

As indicated, individual wind turbine developments have a minimal or tangential effect on most of the heritage values outlined above, largely because the footprint of the development is relatively small and almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous, as wind turbines are, despite the visual drawbacks, part of the evolution of the historic landscape. There are also clear implications for other value elements (particularly historical/associational and communal/spiritual).

2.3 Likely Impacts of the Proposed Development

2.3.1 Types and Scale of Impact

Four types of archaeological impact associated with wind turbine developments have been identified, as follows:

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of the masts (48.4m/36.6m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the area's landscape character. The operational phase impacts are temporary and reversible.

- Cumulative Impact – a single wind turbine will have a visual impact, but a second and a third turbine in the same area will have a synergistic and cumulative impact above and beyond that of a single turbine. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.
- Aggregate Impact – a single turbine will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

2.3.2 Scale and Duration of Impact

The impacts of a wind turbine on the historic environment may include positive as well as adverse effects. However, turbines of any scale are large, usually white, and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of a wind turbine will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and the vast majority of protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a six-point scale based on the one presented in *Seeing History in the View* (English Heritage 2011b), and in line with best practice as outline in the GLVIA (2013, 38):

Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the turbine 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 turbine would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the turbine would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity of the turbine; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the turbine would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the turbine in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the turbine is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the turbine i.e. c.25 years.

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.

Wherever possible, the monuments and structures which have been identified as being particularly important have been visited by SWARCH personnel and the impact assessment reflects the experience of the site as it currently survives. However, it is not usually possible to visit sites on privately-owned land, or identify those that may lie within a large group of buildings. On the basis that to do anything else would be misleading, an assessment of negative/unknown is usually applied. A *probable* impact assessment can be made, based on topographical mapping, aerial photography and views from the closest point of public access, but this can be no substitute for a site visit.

2.3.3 Statements of Significance of Heritage Assets

The majority of the heritage assets – the ‘landscape receptors’ – considered in the historic visual impact assessment (below) have statutory protection:

Scheduled Monuments

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

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

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the

United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

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

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

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama and surprise. Views and vistas, or their deliberate screening, are key features of these designed settings, providing design axes and establishing their scale, structure, layout and character (The Setting of Heritage Assets 2011, 10).

2.4 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) and *Conservation Principles* (English Heritage 2008) 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 (see GLVIA 2013, 21-2).

Visibility alone is not a clear guide to visual impact: “the magnitude or size of windfarm elements, and the distance between them and the viewer, are the physical measures that affect visibility, but the key issue is human perception of visual effects, and that is not simply a function of size and distance” (University of Newcastle 2002, 2). People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

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 1 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

2.4.1 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 to define the *setting*.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the *immediate context* of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the *extended context* (i.e. the wider landscape within which the asset sits). A similar distinction between *immediate* and *extended* or *wider* context appears in the ICOMOS *Xi'an Declaration* (2005) and the ASIDHOL2 (CADW 2007, 20).

When turbines 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 wind turbine is to be located within the landscape context of a given heritage asset. Likewise, where the proposed turbine 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.

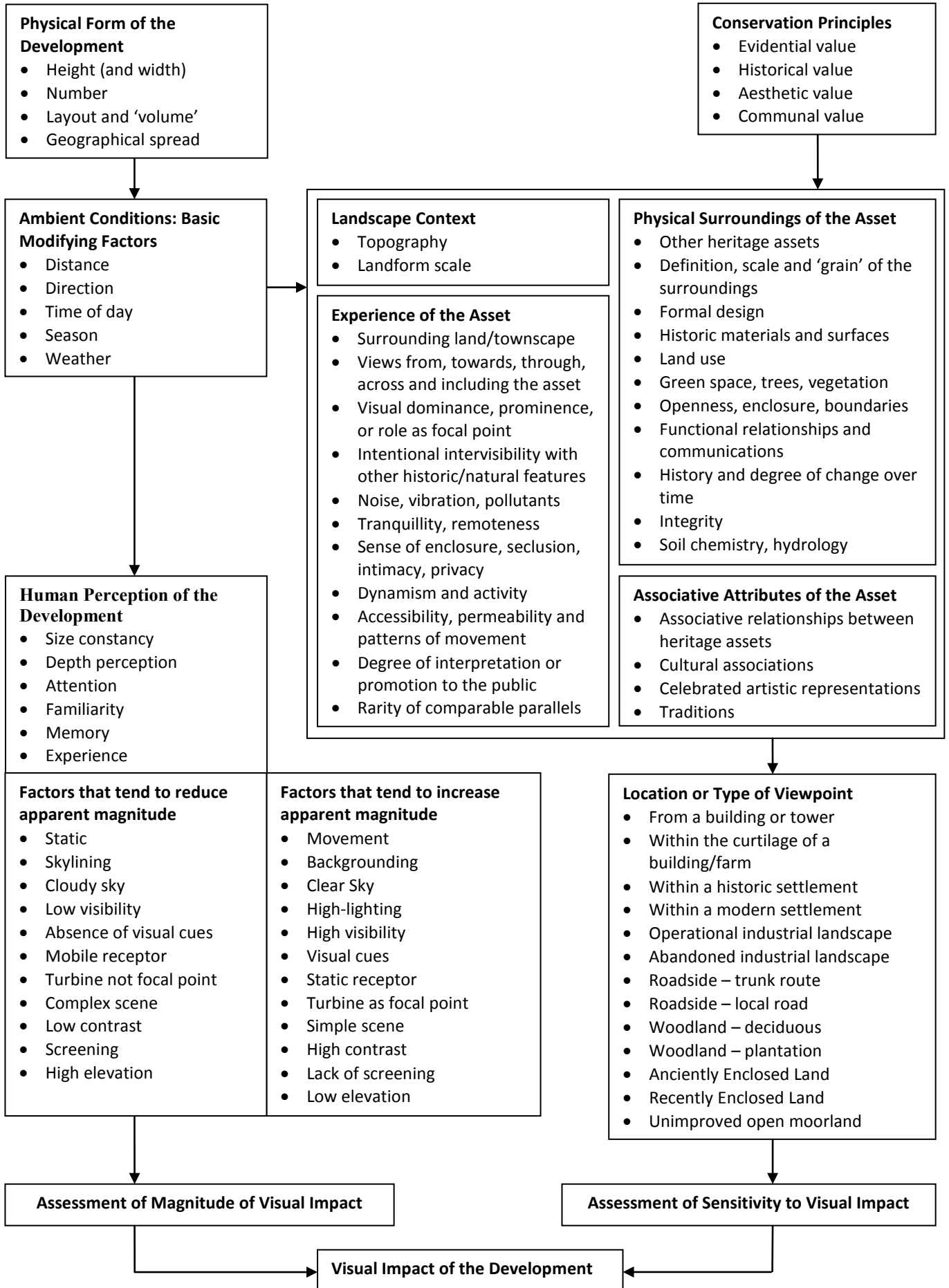


Table 1: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011a, 19).

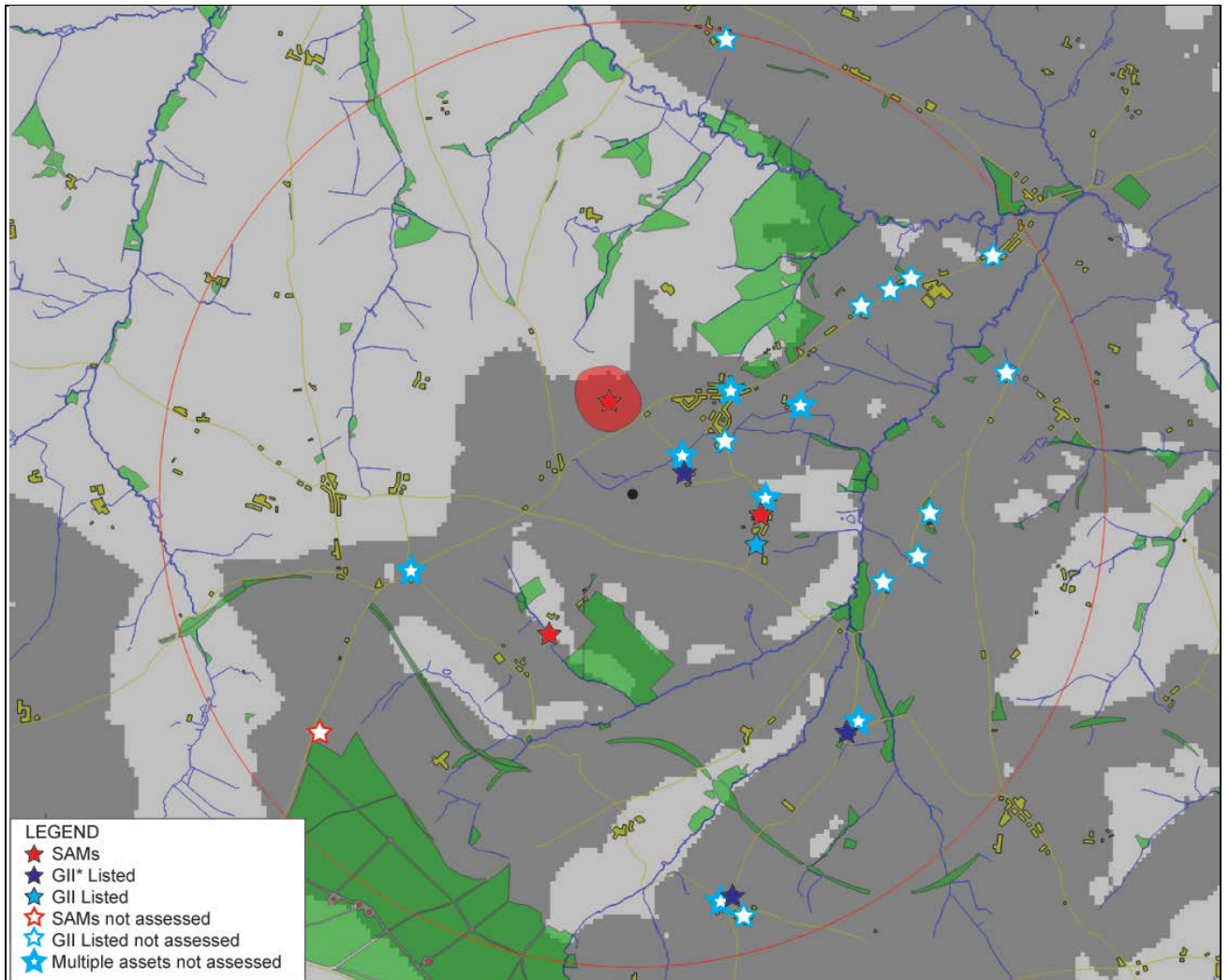


Figure 2: Distribution of designated heritage assets within the ZTV (to 36.6m tip or hub of 48.4m) of the proposed turbine: within 2.5km, based on an observer height of 2m (© English Heritage 2015. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained on 16.12.13).

2.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be relatively extensive within 2.5km, reflecting the elevated position of the proposal. The ridge to the north of the proposal site on which Warbstow Bury sits screens the majority of areas to the north and north-west. Facing ridges will enjoy intervisibility with the turbine, but the deep combs will not.

The ZTV was mapped to a total distance of 5km from the turbine site by SWARCH; the figures presented here are based on that ZTV. The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements by individual trees, hedgebanks, woodlands and natural topography. Up to 2.5km all SAMs, GI and GII* Listed buildings were considered, whether they fall within the ZTV or not; GII Listed buildings were considered where they fell within the ZTV. Registered Parks and Gardens, Registered Battlefields, relevant Conservation Areas and World Heritage Sites were considered out to 5km (see Figure 2).

It should be noted that ZTV for the proposed 48.4m to tip turbine differs only slightly from that of the 36.6m to tip (see Figure 3), with the principal extension to potential intervisibility being to the north-

west, around Lower Trevillian. Also note that the entirety of Warbstow Bury would have supposed visibility.

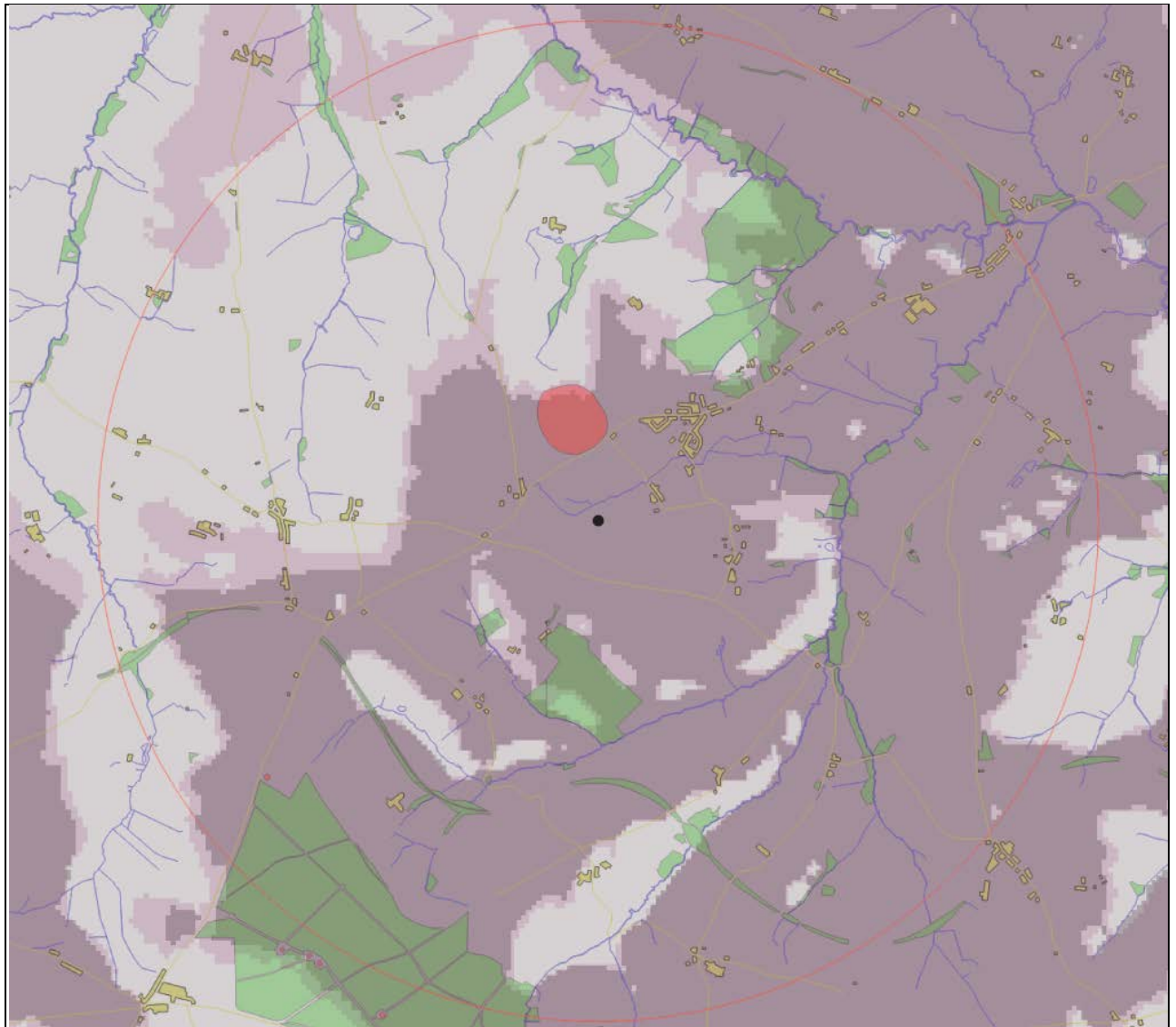


Figure 3: Overlain ZTV showing the difference between the ZTV to tip for the 36.6m to tip turbine (in grey) and the 48.4m to tip turbine (in pink) out to 2.5km (the red ring).

2.6 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely inter-visibility between the proposed wind turbine and the surrounding landscape out to 2.5km, with the heritage assets that landscape encompasses.

There is wide visibility within 2.5km, particularly across and along the upland ridge (to the east and west), and through the valleys to the south. The visibility continues to the west along the ridge, but drops to the east where the promontory drops into the valley. There are two Grade II* Listed Churches, at Warbstow and Treneglos, within the 2.5km, that at Warbstow c.0.3km from the proposal site. There are also three Scheduled Monuments in the area considered, Warbstow Bury, a medieval cross and an animal pound. Only one Grade II Listed house, has been considered, Warbstow Manor, as this was formerly of some status, and probably had intended views over Warbstow Churchtown (i.e. towards the proposal).

2.7 The Structure of Assessment

Given the large numbers of heritage assets that must be considered by the HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* page 15 and 18), this HVIA groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors.

It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

2.8 Impact by Class of Monument or Structure

2.8.1 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 lincay 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. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

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). However, 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.

Asset Name: Treglith Farmhouse, and various Grade II Listed farmbuildings		
Parish: Treneglos		Within the ZTV: YES
Designation: Grade II*	Condition: fair/good	Distance to Turbine: c.1.7km
<i>Description:</i> Range of farmhouse and attached outbuildings. 17 th century, extended in the 18 th century. Built of vernacular material, stone and cob, with a slate roof, a lateral stack and axial stacks. Two storey, symmetrical three-window front range and central entrance plan.		
<i>Topographical Location & Landscape Context:</i> Located on a shallow upper slope, on the west side of a valley, on a promontory between the Old Mill Leat and a tributary to the east.		
<i>Setting:</i> The farmhouse is set on a large farmstead, within a hamlet of agricultural character, surrounded by stone farmbuildings and cottages (many of which are Grade II Listed).		
<i>Principal Views:</i> Key views are along the lane and across or through the farmstead, between the farmhouse and other farm buildings.		
<i>Landscape Presence:</i> The farmstead as a whole, is a key visual feature in the wider field system.		
<i>Sensitivity of Asset:</i> The asset is of agricultural character, built for a specific purpose and would not be affected by changes in the wider landscape		
<i>Magnitude of Impact:</i> The turbine will be visible across and along the valley, in all views west		
<i>Overall Impact Assessment:</i> Negative/minor impact		

2.8.2 Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. In Cornwall but particularly Devon there were many minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a turbine would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of a turbine is less pronounced.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

<i>Asset Name:</i> Warbstow Manor		
<i>Parish:</i> Downinnney, Warbstow		<i>Within the ZTV:</i> YES
<i>Designation:</i> Grade II	<i>Condition:</i> Fair	<i>Distance to Turbine:</i> c.0.8km
<i>Description:</i> House with 17 th century origins. The current front range has a two-room and cross passage plan, with an off-set two storey porch respecting the former cross passage, with hollow-chamfered granite archway and mullion window above. Symmetrical 3-window front to the left hand range, refronted in 1900. A shippon to the lower end was demolished in the 1960s. The former hall, is heated via an axial stack, backing onto the passage.		
<i>Topographical Location & Landscape Context:</i> On a steep east-south-east facing slope, above the valley to the Old Mill Leat river.		
<i>Setting:</i> Located in a small settlement of Downinnney, which lies south-east of the village of Warbstow. The Manor stands on the north edge of the 'green', within a large garden, enclosed within mature hedgebanks.		
<i>Principal Views:</i> There are key views along the lane to the Manor House and across the 'green'. Generally there are views from Downinnney across to the churchtown and church tower of Warbstow.		
<i>Landscape Presence:</i> The house is large but set into the slope and enclosed within its gardens, it is therefore largely obscured, with no presence outside of its own immediate setting		
<i>Sensitivity of Asset:</i> Due to the enclosed nature of its setting the house is not particularly sensitive to changes outside of its garden.		
<i>Magnitude of Impact:</i> The turbine will generally be visible from Downinnney, although local blocking will apply. It will add a cumulative effect to the turbines already in this landscape. The turbine will frame all views towards Warbstow church tower from Downinnney. There would be no direct effects on the setting of the house, although there may be views in autumn and winter, with reduced foliage.		
<i>Overall Impact Assessment:</i> Negative/minor impact		

2.8.3 Churches and pre-Reformation Chapels

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious

devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed turbine is located within the landscape in such a way to interrupt line-of-sight between towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive vertical element in this landscape. However, if the turbine is located at some distance from the church tower, it will only compete for attention on the skyline from certain angles and locations.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and lychgates are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). They are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the ‘patina of age’ (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value. In general terms, the evidential, historical and communal value of a church would not be particularly affected by individual wind turbine developments; however, the aesthetic of the tower and its role as a visible symbol of Christian worship in the landscape/soundscape could be.

Asset Name: Church of St. Werburgha (and various GII Headstones)		
Parish: Warbstow		Within the ZTV:
Designation: Grade II*	Condition: good	Distance to Turbine: c.0.3km
<p><i>Description:</i> Small parish church with Norman origins, 15th century alterations and with a 15th century west tower and north aisle. The north porch is 17th century (1601). The building was heavily restored in 1861. The west tower is unbuttressed of two stages, of a squat, square profile, with battlemented parapet and corner finials. The chancel has two windows of note: a 13th century two-light window and a reset 12th century lancet window. The north aisle has a complete set of late 15th century Perpendicular three-light windows. A four-centred outer arch to north porch with incised spandrels and datestone. The interior is largely 19th century, with a Norman carved font. The church is valued for its surviving medieval structure and architectural details.</p>		
<p><i>Topographical Location & Landscape Context:</i> The church stands on an upper north facing slope, on the south side of a steep combe.</p>		

Land at Churchtown Farm, Warbstow, Cornwall

Setting: Located in a small churchtown settlement, within a valley, framed by a row of cottages, and historic stone farmbuildings set down the slope, to the north. Enclosed within a large sub-rectangular churchyard, framed by mature hedgebanks and trees to the west and south.

Principal Views: There are important views up to the church, framed on the skyline, on the break of the slope, from within the valley. There is a visual link between the church tower and Warbstow Bury on the hill to the north-west and to the settlements of Warbstow Cross to the north-east and Downinney to the south-east. In the valley landscape context and for these two settlements the church is a key visual feature. From the church and churchyard the primary views are to the south. Views west from the church and churchyard (towards the proposed turbine) are to some extent screened the mature trees in the summer months, the extant turbine at Churchtown can be glimpsed through these trees.

Landscape Presence: The church tower although not holding a wide landscape presence, is a prominent feature within the immediate valley, and is visible from most the main settlements in the parish and Warbstow Bury. The tower is quite squat and screened by trees in wider landscape views.

Sensitivity of Asset: The asset is very sensitive to changes within its valley landscape context and challenges to its skyline profile.

Magnitude of Impact: The turbine would stand at the head of the combe, to the west and would directly compete with the church. The turbine would appear in the key views of the church from the main settlements of the parish (Warbstow Cross) and to a lesser extent Downinney, as well as views of the church from Warbstow Bury. Views from Treneglos towards the church will also include this turbine. Although there are other turbines within this landscape, and within some of these primary views, any cumulative impact upon the church is fairly minimal (especially when compared with Warbstow Bury) and it is direct impacts the proposed turbine would have upon the prominence of the church which are more noteworthy.

Overall Impact Assessment: Negative/minor impact for the body of the church, churchyard and Listed memorials; Negative/substantial impact on the tower; lessened slightly for a lower hub height. Therefore an overall assessment of **Negative/moderate** to **Negative/substantial**.

Asset Name: Church of St. Gregory			
Parish: Treneglos		Within the ZTV: YES	
Designation: GII*	Condition: fair/good	Distance to Turbine: c.2.1km	
<p><i>Description:</i> Parish church of Norman origins, extended in the late 15th century and early 16th century. The church was heavily restored in the 19th century and the tower rebuilt in 1872. A small, three stage tower, with moulded plinth and strings and parapet, with reused crocketed finials. Some fine 16th century Perpendicular windows and architectural details, such as the porch archway, door and waggon roof. There are reset Norman details including a tympanum and a font.</p>			
<p><i>Topographical Location & Landscape Context:</i> Located on the mid north-facing slopes of a promontory, to the east of the Old Mill Leat river valley, which drops steeply to the west of the village.</p>			
<p><i>Setting:</i> The church is set in a small, sub-ovoid churchyard, framed by mature trees, within a small churchtown settlement of a few farms and cottages, framed by trees and hedgebanks.</p>			
<p><i>Principal Views:</i> There are important views within the settlement to and from the church, and views between the settlement as a whole, across the landscape towards Warbstow Church and Warbstow Bury.</p>			
<p><i>Landscape Presence:</i> The church has local prominence within its immediate landscape context, but does not hold a wide landscape presence due to screening from its churchyard trees.</p>			
<p><i>Sensitivity of Asset:</i> The asset is very sensitive to changes within its landscape context and challenges to its skyline profile, although the proposed turbine would stand outside of this.</p>			
<p><i>Magnitude of Impact:</i> The turbine will be visible to the north, interrupting views to Warbstow Bury and Church (not a distinct feature at this date). There is an issue of cumulative impact as it will add to four extant turbines in these views, and five other visible turbines in the wider landscape. There would be no direct impact on the setting of the church or immediate views within the settlement.</p>			
<p><i>Overall Impact Assessment:</i> Negative/minor impact</p>			

2.8.4 Memorials and Crosses

Memorials are typically located in order to be seen, often at road junctions, high points or central locations within the communities that they were designed to evoke remembrance within. Many examples are located within churchyards or cemeteries, but those which are typically afforded statutory protection are those located outside of these bounds. Context and setting is often confined to the settlement with which they are associated and therefore wind turbines, when visible at a distance, do not affect their relationships with their surroundings or public understanding of their meaning and significance. Some large (primarily 19th century) memorials are afforded a much wider setting by their prominent positioning on hilltops above settlements, and in these instances they are more sensitive to wind turbine developments.

Most medieval ‘wayside’ crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance. This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

What is important and why

Inscribed stones are often the only written sources from the early medieval period (evidential). All have strong communal value, in terms of commemorative power and symbolic associations (communal).

Asset Name: Wayside Cross 110m SSW of Youlstone (a Gil Farmhouse)		
Parish: Warbstow		Within the ZTV: NO (borderline?)
Designation: SAM	Condition: fair	Distance to Turbine: c.0.9km
<i>Description:</i> The asset survives as a wheel-head cross on a rectangular shaft, standing approximately 1.1m high. The wheel-head is decorated with an equal limbed cross in relief, to both faces. The cross stands on the parish boundary between Warbstow and Treneglos.		
<i>Topographical Location & Landscape Context:</i> Set at the base of the south-facing slopes, within a combe which runs south-east down to the Old Mill Leat.		
<i>Setting:</i> Situated on the east bank of a tributary of the River Ottery. This now marks a footpath between the farms of Youlstone and Trewonnard, but marks an ancient routeway. It was reset into the bank in 1958, the shaft having been used previously as part of a footbridge across the stream.		
<i>Principal Views:</i> Generally key views are within the combe and down the stream towards the river valley. The cross is quite enclosed by bushes and trees.		
<i>Landscape Presence:</i> The overgrown and enclosed nature of the setting means the asset is not visible outside of its immediate setting, and holds no wider landscape presence.		
<i>Sensitivity of Asset:</i> Due to its setting in the combe and restricted views, the asset is not particularly sensitive to wider landscape changes.		
<i>Magnitude of Impact:</i> The turbine stands outside of the combe and valley, over the brow of a hill. Although it will generally be visible in the landscape, it will have no effect on the setting or views.		
Overall Impact Assessment: Negligible impact		

2.8.5 Hillforts and Earthworks

Hillforts, tor enclosures, promontory forts, cross dykes, dykes

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. They are designed to see and be seen, and thus the impact of wind turbines is often disproportionately high compared to their height or proximity.

Tor enclosures are less common, and usually only enclose the summit of a single hill; the enclosure walls is usually comprised of stone in those instances. Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea. Linear earthworks are the cross dyke writ large, enclosing whole areas rather than individual promontories. The investment in time and resources these monuments represent is usually far greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

It is not always clear when a large earthwork enclosure (e.g. a round) can be classified as a small hillfort. However, hillforts invariably occupy strong natural positions in the landscape, whereas other forms of enclosed settlement need not.

What is important and why

Large Prehistoric earthwork monuments contain a vast amount of structural and artefactual data, and represent a considerable time and resource investment with implications of social organisation; they were also subject to repeated reoccupation in subsequent periods (evidential). The more monumental examples may be named and can be iconic (e.g. Maiden Castle, South Cadbury), and may be associated with particular tribal groups, early medieval heroes and the work of antiquarians (historical). The range in scale and location make generalisations on aesthetics difficult; all originally had a design value, modified through use-life but then subject to hundreds if not thousands of years of decrepitude, re-use and modification. The best examples retain a sense of awe and sometimes wildness that approaches the spiritual. At the other end of the scale, the cropmarks of lost fortifications leave no appreciable trace.

Asset Name: Large Multivallate Hillfort called Warbstow Bury and pillow mound known as Giants Grave		
Parish: Warbstow		Within the ZTV: YES
Designation: SAM	Condition: good/excellent	Distance to Turbine: 0.3km?
<p><i>Description:</i> The asset survives as a sub-ovoid multivallate hillfort enclosing an area of approx. 7.5 ha. There are two, concentric ramparts approximately 5.8m high, with ditches 2.7m deep and an outer counterscarp bank. Between these main ramparts, to the south of the asset, there is a shallower rampart and ditch. There are large 'original' entrances to the north-west and south-east. The hillfort is one of the best surviving examples in Cornwall, with well preserved ramparts. Within the enclosure there is a pillow mound probably of medieval origin.</p>		
<p><i>Topographical Location & Landscape Context:</i> Situated on a prominent upland ridge, on the mid east-facing slopes, at a watershed between two tributaries to the River Ottery, including to the south and east the valley</p>		

containing the Old Mill Leat.
<i>Setting:</i> Located in an open position, on a steep slope the hillfort is partly terraced into the hillside and the massive ramparts are enclosed within the later field system. On the lower slopes to the east is the settlement of Warbstow Cross, and in the valley to the south the small historic churchtown of Warbstow.
<i>Principal Views:</i> Key views from the river valley of the Old Mill Leat, up to the hillfort and from Warbstow churchtown/church. There are wide views from the high ground near Trelash settlement to the west, and Treneglos from the south, across to the hillfort. There are important views through the entrances and across the main enclosure of the Bury, framed by the ramparts.
<i>Landscape Presence:</i> The hillfort has immense landscape presence, the overgrown ramparts rising high above the hedgebanks of the field system. It also holds skyline presence. The asset was formerly a <i>local landmark</i> . This has been affected by the four extant turbines which also stand on the same upland ridge, as well as the residential developments in Warbstow Cross, which now complicate and intrude on views.
<i>Sensitivity of Asset:</i> The asset is less sensitive to the proposed turbine due to the extant turbines in its immediate setting having already compromised the views and setting. The extant turbines do however increase sensitivity to the addition of further turbines, particularly to the north-west and south-east.
<i>Magnitude of Impact:</i> There are considerable issues of cumulative impact when adding another turbine to the landscape context of the hillfort, with four extant already impacting the immediate setting of the asset, and a number of other additional turbines in close proximity. The turbine will be on lower ground to the south and is not within the immediate viewscape of the two key entrances.
<i>Overall Impact Assessment:</i> Negative/moderate impact

2.8.6 Industrial Buildings and Infrastructure

A range of industrial and extractive structures, often exhibiting elements of formal planning, rarely with a view to aesthetics

A whole range of structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include: bridges, canals, capstans, clay-drying facilities, engine houses, fish cellars, gunpowder mills, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and ‘wild’, that are most sensitive to intrusive new visual elements; in particular, wind turbines would compete for attention with the taller ruined structures (engine houses with chimneys, pit heads). The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated wind turbine is lessened, but the group value of the heritage asset is enhanced.

What is important and why

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18th and 19th centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.

Asset Name: Animal Pound 90m ENE of Pound Cot		
Parish: Warbstow		Within the ZTV: YES
Designation: SAM	Condition: good	Distance to Turbine: 0.65km
<i>Description:</i> The asset survives as a sub-rectangular area (approximately 13m by 10m) enclosed by a 1.5m high stone-faced earth bank and hedge. There is a single entrance on the south side.		
<i>Topographical Location & Landscape Context:</i> On a shallow south-east facing slope, above the valley to the Old Mill Leat river, to the east		
<i>Setting:</i> Located in a small settlement of Downinney, which lies south-east of Warbstow Churchtown, on the western edge of the 'village green', south-west of the Manor House.		
<i>Principal Views:</i> The key views are those across and through the village green, framed by the houses and bungalows which make up the settlement.		
<i>Landscape Presence:</i> Within its immediate setting on the green the pound draws the eye but it holds no wider landscape presence.		
<i>Sensitivity of Asset:</i> The asset is of a specific agricultural function, possibly related to the Manor or the village. It is not sensitive to landscape changes outside of its setting on the green.		
<i>Magnitude of Impact:</i> The turbine may be visible to the north-west from within the village and the wider landscape context, but it has no direct effect on the setting of the pound.		
<i>Overall Impact Assessment:</i> Negligible impact		

2.8.7 Historic Landscape

General Landscape Character

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

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

As wind turbines proliferate, it may not be long before the cumulative impact on the historic landscape character of certain areas becomes **substantial/irreversible**.

- The proposed turbine would be erected within the Delabole Plateau Landscape Character Area (LCA), on the border with the Upper Tamar and Ottery Valleys LCA. The Delabole Plateau LCA is characterised as an open, elevated and exposed landscape dominated by pastoral agriculture with some forestry and small settlement nucleation's. One of the 'key landscape characteristics' used to distinguish and characterise this LCA is the presence of strong modern vertical elements – most notably wind turbines but also masts and pylons. The overall sensitivity of the Delabole Plateau LCA to wind turbine developments is assessed as *low-moderate* and *moderate* for the Upper Tamar and Ottery Valleys LCA (Cornwall Council 2013b).
- The biggest issue, in a landscape sense, is clearly that of cumulative impact. An operational turbine is located in the next field to the west, with a cluster of small turbines (c.35m to tip) around

Warbstow Bury. The Delabole Plateau LCA is characterised in part by modern vertical elements, however the individual impacts of these vertical elements are eroded by cumulative impact, and raises the very real possibility that this LCA could come to be defined by the presence of turbines, and erode its distinctiveness compared to adjacent LCAs. On that basis, the overall impact on the historic environment is assessed as **negative/moderate**.

- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

2.8.8 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single wind turbine on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

The proportion of heritage assets in this area likely to suffer any appreciable negative effect includes a relatively small number of designated heritage assets. This is largely as a result of the proximity to a number of existing turbines. The aggregate impact is therefore taken to be **negative/minor**.

It should be noted that the two proposed turbine heights would probably have a similar level of impact on a similar number of designated heritage assets.

2.8.9 Cumulative Impact

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of individual wind turbines can be significant, but the cumulative impact of wind energy generation will undoubtedly soon eclipse this. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational turbines, turbines with planning consent, and turbines in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, the proposed turbine would be located in a field immediately east of a c.35m to tip turbine, and part of a group of similarly sized turbines around Warbstow Bury. There are few other turbines within 2.5km, although there are a large number of mostly small turbines within 5km (see Figure 4). Cumulative impact is a concern, and for that reason is assessed as **negative/moderate**.

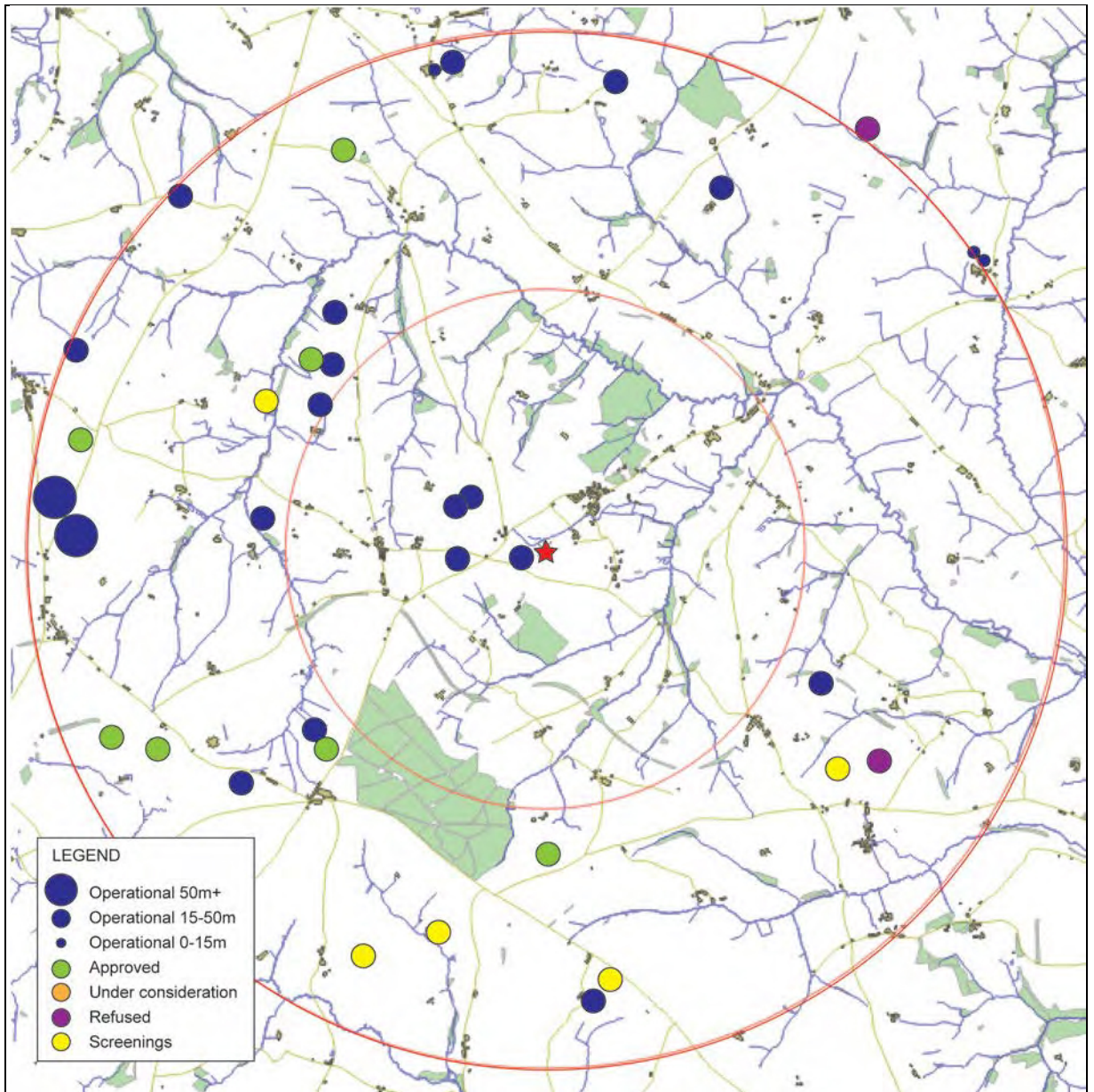


Figure 4: Cumulative impact: distribution of operational and proposed turbines out to 5km from the proposal site (based on data from Cornwall Council, as of 14.04.15).

2.9 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SAM	CO86	Large Multivallate Hillfort called Warbstow Bury & a pillow mound known as Giants Grave	SX2012990747	Negative/moderate
SAM	CO1079	Animal Pound 90m ENE of Pound Cot	SX2092790097	Negligible
SAM	CO225	Wayside Cross 110m SSW of Youlstone	SX1982289492	Negligible
SAM	CO927	Bowl barrow 700m E of Tregray Farm	SX1860388962	-
GII*	68136	Church of St. Werburgha (& various GII graves)	SX2053590344	Negative/moderate to Negative/substantial
GII*	68086	Treglith Farmhouse	SX2140788972	Negative/minor
GII*	68093	Church of St. Gregory	SX2078688106	Negative/minor
GII	68127	Warbstow Manor	SX2098190215	Negative/minor
GII	68084	Tregerry Farmhouse	SX2156189780	-
GII	68100	Trenglos Farmhouse	SX2081188026	-
GII	67193	Little Broad Langdon Farmhouse	SX2077492667	-
GII	68126	Tucking Mill	SX2215991499	-
GII	68129	Fonston Farmhouse	SX2168891367	-
GII	68130	Tudor Cottage	SX2159091309	-
GII	68131	Fonston Cottage and adjoining outbuilding	SX2147691225	-
GII	487737	War Memorial	SX2076690765	-
GII	68142	Bell Cottage	SX2076790737	-
GII	68119	Knapinlake	SX2075490516	-
GII	68123	Treswen Farmhouse	SX2114290693	-
GII	68124	Barn 20m to the SE of Treswen	SX2117590674	-
GII	68141	Unroofed Lychgate at S entrance to church of St. Werburgha	SX2051590311	-
GII	68128	Downinny Cottage	SX2095890201	-
GII	68078	House 40m to S W of Trebreak Cottage	SX2223990841	-
GII	68082	Trebreak	SX2181490102	-
GII	68079	Little Trebreak	SX2177489914	-
GII	68090	Line of outbuildings 10m N of Treglith House	SX5141288992	-
GII	68089	Outbuildings 10m NE of Treglith House	SX2143488976	-
GII	68090	Line of Outbuildings 10m N of Treglith House	SX2141288992	-
GII	68088	Garden walls to SE of Treglith farmhouse	SX2140888946	-
GII	68087	Gatepiers and flanking walls to SW of Treglith farmhouse	SX2139088946	-
GII	68085	Treglith Cottage	SX2139388930	-
GII	68100	Trenglos Farmhouse	SX2081188026	-
GII	68099	The Old Vicarage	SX2073988102	-
-	-	Historic Landscape	-	Negative/moderate
-	-	Cumulative Impact	-	Negative/moderate
-	-	Aggregate Impact	-	Negative/minor

Table 2: Summary of impacts. Type in grey for sites that were excluded from the assessment.

3.0 Conclusions

3.1 Discussion and Conclusion

The proposed turbine would be installed on land that belongs to Churchtown Farm, within an area of Anciently Enclosed Land, part of the core medieval farmland of Warbstow Churchtown.

There are three Grade II* Listed buildings within 2.5km of the site that fall within the ZTV, together with 20 individual or clusters of Grade II Listed buildings. There are four individual Scheduled Monuments within 2.5km. There are further designated assets, primarily Grade II Listed buildings which fall outside of the ZTV within this area, as well as additional assets beyond 2.5km which fall within the ZTV but have not been considered within this report. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. Those assets of higher value (i.e. everything above Grade II Listed) or whose setting makes a greater contribution to their significance (e.g. manor houses) have been considered within this report.

The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography, or that other modern intrusions (particularly other turbines) have already impinged upon their settings. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on many of these heritage assets (**negative/minor** or **negligible**), and have a greater impact on Warbstow Bury and the Church of St. Werburgha (**negative/moderate** or **negative/moderate** to **negative/substantial**). There is also an issue of cumulative impact, relating to the operational turbines around Warbstow Bury, particularly for the Bury itself.

It should be noted that any difference in the proposed blade tip heights, 48.4m and 36.6m would make very little difference in terms of the visibility of the turbine within the historic landscape. The nearest turbines all stand around 35m to tip, but are topographically higher, and it is arguable that the erection of a larger turbine would lead to greater visual harmony, in that it would be similar to, and rotate at the same rate as, the operational turbines. However, the lower hub/tip height would increase the effectiveness of screening from within the churchyard at St Werburgha, and perhaps to some extent in views of the church from the surrounding settlements.

*With this in mind, the overall impact of the proposed turbine on the Historic Environment can be assessed as **negative/moderate** but will be **temporary/reversible**. The impact of the development on the buried archaeological resource (of unknown significance) will be **permanent/irreversible**.*

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Appendix 1

Key Heritage Assets

Large Multivallate Hillfort called Warbstow Bury and a pillow mound known as Giants Grave

CO86

The monument includes a large multivallate hillfort, which contains a pillow mound, situated on a prominent upland ridge at the heads of two tributaries to the River Ottery. The hillfort survives as an oval enclosed area of approximately 7.5 hectares defined by two concentric, massively-constructed, widely spaced ramparts up to 5.8m high with ditches up to 2.7m deep and an outer counterscarp bank. Between these main ramparts, and confined to the southern half of the hillfort, lies a slighter middle rampart and ditch. The outer rampart has two simple entrance gaps to the north west and south east and the inner rampart has two corresponding inturned entrances. In the centre of the hillfort is a large pillow mound (an artificial earthen mound used for the keeping of rabbits) which survives as a rectangular mound measuring up to 22m long, 10m wide and 0.6m high with buried side ditches. The hillfort was first depicted on the 1813 Ordnance Survey map and was much discussed by 19th century historians including Lysons and Lake. The pillow mound is traditionally the burial place of the Giant of Warbstow who was killed by the Giant of Beacon.

SX2012990747

Animal Pound 90m ENE of Pound Cot

CO1079

The monument includes an animal pound, situated beside the village green of Downinney. The pound survives as a roughly-rectangular enclosed area measuring approximately 13m long by 10m wide. It is defined by a strong stone and earth-built hedge of up to 1m thick and 1.5m high. It has a single entrance on the south side. By oral tradition it was in use as an animal pound beside the common until the beginning of the 20th century. It is of uncertain date but may have been connected with a nearby manor.

SX2092790097

Wayside Cross 110m SSW of Youlstone (a GII Farmhouse)

CO225

This monument includes a wayside cross, situated to the north east side of a tributary of the River Ottery, marking a footpath between Youlstone and Trewonnard. The cross survives as a decorated wheel-head on a length of rectangular section shaft. It stands to a height of approximately 1.1m. The head is decorated on both faces with an equal-armed cross in relief. When described by Langdon in 1896, it was being used as a footbridge across the stream which forms the parish boundary between Warbstow and Treneglos. By the 1920's it was used as an abutment to a timber footbridge. It was re-erected by the St Ives Old Cornwall Society in 1958.

SX1982289492

Bowl barrow 700m E of Tregray Farm

CO927

The monument includes a bowl barrow, situated on the northern slopes of a prominent ridge forming the watershed between two tributaries to the River Ottery. The barrow survives as a circular mound, measuring 26m in diameter and 0.8m high. The surrounding quarry ditch, from which construction material was derived, is preserved as a buried feature. The mound has a central hollow which may be the result of earlier excavation although no details are known.

SX1860388962

Church of St. Winwalo

68066

Parish church. Dedicated to St Winwalo. C12 origins, partly rebuilt in C13 and C14. Stone rubble with roughly moulded plinth to nave. Slate roof, nave and chancel in one. Plan: Small church comprising nave, chancel, west tower and south porch. Total length of nave and chancel only 45 feet. Opposing north and south doors with remains of Norman tympanum to north door. Norman font. Church probably partly rebuilt in C13 and C14 and windows replaced in C15 and C16. Circa C15 or early C16 waggon roof. Church probably extended by a few feet to the east. Straight joint visible on north wall either indicating extent of extension or associated with alterations to the rood loft stair. Situated in an isolated position. Exterior: Low church. West tower of two stages with two low weathered set-offs on north and south sides. Battlemented parapet with crocketed pinnacles. Blocked west door with narrow single lancet above. Two light belfry openings with slate louvers. Circa C14, C15 and C16 one and two-light lancets and cusped square headed windows. North door with damaged Norman tympanum (illustrated by Sedding). South porch; chamfered segmental arch of circa C16. Plaster waggon roof with C19 longitudinal moulded ribs. Chamfered segmental arch to south door; circa C17 door with later frame. Interior: Circa C15 ceiled and plastered waggon roof with moulded ribs, carved bosses and carved wallplate. Walls plastered and painted with cement based paint. Depressed 2-centred granite tower arch with inner arch on moulded corbelled brackets. Remains of rood loft stairs in north wall. Holy water stoup on north wall of nave. Altar 1900. Norman font (illustrated by Sedding) with bowl decorated with rope band, waisted with moulded base.

SX2347489057

Church of St. Werburgha (and various GII Headstones)

68136

Church dedicated to St Werburgha. Probably Norman origins. C15 tower and north aisle. Restored in 1861. Stone rubble with moulded plinth. Roughly coursed and dressed stone to west tower and north aisle. Granite ashlar south porch. Slate roofs. Plan: Nave, chancel, west tower, 5-bay north aisle and north porch. The church has Norman origins, the west tower and north aisle added in circa late C15 and the north porch in 1601 (datestone). Restored in 1861. Exterior: Unbuttressed west tower of 2 stages, with battlemented parapet and corner finials. No west door, the west window possibly reset or reduced with a multiple moulded arch and jambs. 2-light cusped belfry openings with slate louvers. Nave has 3 square headed 3-light Perpendicular windows. Chancel has circa C13 2-light window and reset possibly C12 lancet window. C19 chancel window. The north aisle has complete circa late C15 Perpendicular 3-light windows and the north porch was added in 1601 with a 4-centred outer arch and has incised spandrels and datestone above. The gable parapet has scrolled kneelers. Inner doorway has a 2-centred arch, probably Polyphant stone with cavetto moulding decorated with raised carved fleurons; the arch was probably reset from the nave when the north aisle was added. Incised cross in roundel to right of right hand jamb. Niche above entrance with base of carved pedestal. Interior: C19. Plastered walls and C19 roofs. Type A (Pevsner) granite piers to the 5-bay north arcade with

Land at Churchtown Farm, Warbstow, Cornwall

moulded caps and bases and 4-centred granite moulded arches. Simple C19 furnishings. Norman font; square bowl with stylised floral patterns on the four sides and carved heads on the corners. Octagonal stem and round base.

SX2053590344

Treglith Farmhouse

68086

House and attached outbuildings on east. Circa early C17 extended in later C17 and C18. Stone rubble and cob, rendered on front and painted on rear. Rag slate roof with hipped ends to front range and hipped and gable ends to rear. Stone rubble end, axial and lateral stacks. Plan: The original plan is uncertain and as only part of the interior was accessible at time of survey (1987), the chronological development is uncertain. A stone trough dated 1636 with initials J.S. (Spettigue) is in the courtyard close to the house. The house probably only had three hearths in 1664 (qv hearth tax returns) and was therefore probably considerably extended in the late C17 and C18. Front range of 2- room and central entrance plan heated by fireplaces in the rear wall. Parallel range to rear, the right hand room originally heated by an end stack. Wing of one room plan to rear left. Attached on rear right is a line of outbuildings containing a back kitchen, dairy and farmbuilding of uncertain purpose beyond. Exterior: Two storeys. Symmetrical 3-window front with central entrance. C19 6- panel door with C18 open porch with ----ed granite columns and flat canopy with moulded cornice. Two 3-light mullion and transom windows on ground floor and three above, probably of the early C18 with some renewed lights. The rear elevation is also unaltered and unspoilt and there is a C17 ovolo moulded mullion and transom window with leaded lights and early glass in rear wing. The outbuildings have lower roofs with C19 fenestration. Interior: Only partially accessible at time of survey, the rear part of the house comprising service accommodation with late C18 and C19 joinery and slate flag floors. This house remains unaltered and unspoilt with several C18 doors. The C19 joinery is especially complete and the service rooms are intact. Any alterations to this house should be kept to a minimum.

SX2140788972

Church of St. Gregory

68093

Parish church dedicated to St Gregory. Norman origins, extended in late C15 or early C16 and tower rebuilt in 1872. Granite ashlar south porch and south wall of nave. Stone rubble chancel, snecked stone with granite quoins in north aisle and roughly snecked stone west tower. Plan: Nave, chancel, 4-bay north aisle, south porch and west tower. The church has Norman origins with Norman font and tympanum. North aisle added in circa late C15 or early C16 and south wall of nave and porch added in C16. Tower rebuilt in 1872. Exterior: C19 west tower of 3 stages with moulded plinth and strings and parapet rebuilt, the croceted finials reused from the earlier tower. Stair turret on north. No west door, C19 3-light Perpendicular west window and 2-light belfry openings. Complete late C15 or early C16 Perpendicular tracery to north aisle with moulded basket arch to north door and canted rood loft stair turret towards east end. C19 east window to chancel. Cusped 1-light window in south wall of chancel and two circa C16 Perpendicular 3-light windows in nave. C16 porch with outer 4-centred roll-moulded arch with hood mould, C16 waggon roof and C16 roll-moulded 4-centred granite arch to south door with Norman tympanum above. The tympanum probably depicts two lions facing each other with a stylized tree in the centre. Interior: C19 plastered walls with remains of red and blue colouring in chancel; possibly distemper. C19 roofs. 4-bay granite arcade to north aisle with type A (Pevsner) piers with moulded caps and bases and moulded 4-centred arches. Remains of rood loft stair modified to provide steps up to C19 pulpit. C19 altar table and rails and simple C19 pews. Gothic detailing to organ case. Norman font of circa 1100 (Sedding): Round bowl and shaft with square upper part of base decorated with carved heads on corners. 4 engaged round squat shafts forming lower part of base. stocks at west end of church. Gas light fittings. Pevsner, N. and Radcliffe, E. The Buildings of England, Cornwall 2nd edition, 1970. Sedding, E.H. Norman Architecture in Cornwall.

SX2078688106

Warbstow Manor

68127

House. Probably C17 origins partly rebuilt in circa 1900 and altered in the circa 1960s. Stone rubble, rendered and painted. Slate roof with gable ends. Brick shafts to the axial and end stacks. Plan: Original plan uncertain. The house has a 2-room and passage plan: the 2- storey porch on the right-hand end of the front originally led into a through passage, the rear door now blocked. The hall to left of the passage is heated by an axial stack backing onto the passage. The inner room beyond to left is heated by an end stack and a C20 stair has been inserted between these 2 rooms. On the lower right side of the passage was a shippon which was demolished in the circa 1960s. This may have been the earlier lower end of the house or a later building on the site of the lower end. The provisional listing description issued in 1960 describes a stair turret to rear. The owner at time of survey (1987) cannot recall such a stair but states that there was a dairy in an outshut to the rear of the hall, which has now been demolished. Exterior: 2 storeys. Symmetrical 3-window front to the left hand range which was refronted in circa 1900 and 2-storey porch to right which remains unaltered. The porch has a gable end with segmental hollow chamfered granite arch with pyramid stops on both faces of the jambs. There is no rebate for a door and the existing door is probably C19. The inner door is C20 and has a circa C19 or C20 frame: 2-light granite mullion window on first floor of the porch with circa mid C20 leaded panes. To left the refronted range has a central door with rounded arch flanked by two C20 6-pane sashes with 3 similar sashes above. Interior: Through passage, blocked to rear. V and F Cheshier state that there was an early shouldered arch to the rear door similar to that in Trethin, Advent parish (qv). The rear doorway has been blocked. The owners recall a narrow stair which was on the right hand (lower) side of the passage. Hall has a large fireplace with granite chamfered lintel and jambs with remains of ball stops and a cloam oven. The ceilings have been plastered and the extent of the circa 1900 alterations is uncertain: It is possible that the C20 grate to the end fireplace in the inner room covers the earlier fireplace. The date and character of the floor joists are uncertain. Roof structure not inspected. Cheshier, V and F The Cornishmans House

SX2098190215

Tregerry Farmhouse

68084

Farmhouse. Circa late C16 or early C17. Stone rubble and cob rendered and painted on front. Rag slate roof with gable ends. Stone rubble end stack, the shaft rebuilt on the left. Plan: Two room and cross passage plan, heated by end stacks with larger hall kitchen on lower right hand side and probably parlour on left. Stair turret in projection to rear of passage. Thin partition between passage and hall kitchen and thicker stone rubble cross wall between passage and parlour, extending to level of first floor with thinner partition above. The roof timbers appear to have been replaced (although only the feet of the principals were accessible at time of inspection) and there are signs to suggest that the eaves have been raised. C19 service outshut to rear of hall-kitchen. Exterior: Two storeys. Ground slopes down gently to right. Entrance slightly to left of centre with segmental arched hollow chamfered granite frame with ball and run-out stops flanked by C19 3-light

South West Archaeology Ltd.

Land at Churchtown Farm, Warbstow, Cornwall

casements. First floor with three 3-light casements. Stair projection on rear elevation. C19 lean-to outshut extension. Interior: Cross passage with plastered thin partition possibly covering the remains of a screen on right and cross wall on left. Hall-kitchen has widely set heavy chamfered cross beams, the floor joists covered. Granite fireplace has a slight camber to the hollow chamfered arch with similar moulded jambs, the stops obscured. The fireplace has been partly blocked. Circa late C19 or C20 chimney-piece in parlour possibly replaced when the end wall was partly rebuilt. The stair in the turret has later timber treads covering the original possibly stone treads. The inside of the turret is semi-circular and the exterior is rectangular. The earlier stair window opening has been blocked and a later C19 window inserted above, indicating that the eaves to the stair projection have been raised. The roof structure was not accessible at the time of inspection (1987).

SX2156189780

Trenglos Farmhouse

68100

Farmhouse. Circa late C16 or early C17. Rendered and painted stone rubble. Slate roof with hipped end on left and gable end on right. Brick shaft to projecting stone rubble rear lateral stack. Plan: Original plan uncertain. The house was probably of at least 2 room and through passage plan which was remodelled in the C19. The ground slopes down to left and the original entrance was probably originally to the left of the existing entrance leading into a through passage; the rear doorway has a C17 granite arch. The higher right hand room is heated by a rear lateral stack and the small projection between the lateral stack and passage may contain the remains of a newel stair. The lower end has been partly remodelled to form service rooms, the room below the passage heated by an axial stack with a dairy beyond. In the mid C19 a wing of one- room plan was added to the rear of the passage and lower end. Exterior: Regular 1:3 window front. C20 single storey extension added across front and entrance with dairy window to left. Three C19 2-light casements on first floor. Lean-to outshut to left with plank door on ground floor and one light casement on first floor. Interior: The ceilings are plastered and the hall fireplace has been blocked with a C20 grate. It is probable that the earlier features have been covered over and care should be taken in any future alteration to the farmhouse.

SX2081188026

Little Broad Langdon Farmhouse

67193

House. C17 with circa C19 alterations and remodelling at left end of range. Whitewashed, rendered cob range, slate-hung at remodelled end. Rendered brick chimneys, 1 to stack at right gable end, one ridge stack heating ground floor room left. 1 room deep, 2 rooms wide with rear right outshut under catslide roof. Hipped at left end. 2 storey, 3-window range with off-centre entrance under long slate-roofed canopy supported to the right by a solid wall and in the centre by a single tapering granite column, reused from elsewhere, the plinth largely buried. Ground-floor windows 3-light casements with glazing bars, first-floor windows sashes in gabled dormers. Front slate-hung at left of canopy with diagonal corner. 1 slate wide. Ground floor room right has slate floor and partially-blocked fireplace and sawn ceiling beams. Ground floor room left has large fireplace with fireplace beam with step scroll stops. 7 roof bays with principals visible in first-floor rooms.

SX2077492667

Tucking Mill

68126

Millhouse, possibly divided to form 2 houses. Circa early C19. Rendered stone rubble and cob. Rag slate roof with half hipped ends. Brick shaft to axial stack in centre and brick shaft to end stack on right. Plan: Original arrangement uncertain. Single depth plan with later circa late C19 single storey wing at centre of front containing 2 entrances in the right and left hand sides, possibly leading to passages to rear with the principal rooms to right and left. Exterior: 2 storeys. Almost symmetrical 4-window front with complete C19 casements. 3-light casement to left and 2-light casement to right in main range with four 2- light casements on first floor. Central circa late C19 single storey wing with hipped end with 2-light casement in front wall and C19 plank doors and windows in side walls. Interior: Not inspected.

SX2215991499

Fonston Farmhouse

68129

Farmhouse. Probably C18 extended in C19. Stone rubble and cob, slate hung with rag slates on front elevation. Bitumen-coated rag slate roof with hipped end on left and rag slate roof on right with gable end. Brick end and axial stacks. Plan: 2-room and probably cross passage plan heated by end stacks with larger room on right. Extended in circa early C19 with 1-room plan range on left hand end. C20 extension added to rear. Exterior: 2-storeys. Asymmetrical 3-window front with earlier range on right. C20 part glazed door slightly to left of centre with C19 1-light casement to left and 2- light casement to right, both with pointed headed lights with pierced spandrels. C20 one and two light casements above. To left, the C19 extension has a probably C20 window on ground floor and a late C19 or early C20 6-pane sash on first floor. C20 extension to rear. Interior: Not inspected.

SX2168891367

Tudor Cottage

68130

Small house. Probably early C18. Rendered and painted stone rubble and cob. Rag slate roof with gable ends. Brick shaft to projecting end stack on right hand end. Plan: 2-room and cross passage plan with entrance to left of centre. Large right hand room, the hall-kitchen heated by end stack. Smaller left hand room unheated. 1-room plan C20 extension added on left hand end. Exterior: 2-storeys. Asymmetrical 2-window front. Entrance to left of centre with part glazed door in C20 open porch. C20 1-light casement to left and C19 2-light casement to right. Two C19 2-light casements on first floor. C20 single storey extension on left with C20 window in front. Interior: Not inspected.

SX2159091309

Fonston Cottage and adjoining outbuilding to front right

68131

Small house and outbuilding to front right. Probably early C18. Rendered and painted stone rubble and cob. Rag slate roof with half hipped end on left and gable end on right. Rebuilt brick shaft to end stack on right. Plan: 2-room and through passage plan with entrance to left of centre. Large room, the hall-kitchen on right heated by end stack and smaller unheated room on left. Circa C19 porch added to front and C20 1-room plan extension added to rear. C19 outbuilding on front right. Exterior: 2-storeys. Asymmetrical 2-window front with complete

Land at Churchtown Farm, Warbstow, Cornwall

C19 casements. Circa C19 gabled stone rubble porch with plank door to left of centre, flanked by two 2-light casements. Two similar casements asymmetrically placed on first floor. C20 garage added on the left hand side and C19 wall and outbuilding to front right; of rendered and painted stone rubble and cob with lean-to slate roof. C19 3-light casement in outbuilding. Interior: Unaltered. Entrance directly into larger right hand room with partition on left. C20 fireplace.
SX2147691225

War Memorial

487737

First World War memorial. Erected in 1921. Granite cross. Octagonal pedestal, shaft with entasis and arris mouldings, surmounted by Celtic cross with interlacing. The names of those killed in the First and Second World Wars are inscribed on the pedestal and shaft.
SX2076690765

Bell Cottage

68142

2 cottages converted into one house Probably C18. Rendered and painted stone rubble and cob. Bitumen-coated rag slate roof with half hipped ends. Central brick axial stack. Plan: Pair of 2-room double depth plan cottages with entrances on far right and left, hall-kitchens heated by back-to-back fireplaces, sharing the central axial stack and small unheated service rooms to rear in integral outshut. A pighouse was added to the rear of the outshut, probably in the C19 and a further outshut was added across the front of the left hand cottage probably in the C19. Exterior: 2 storeys. Originally a symmetrical 2-window front, the left hand cottage with a C19 outshut added across the front, obscuring the earlier elevation. Right-hand cottage has a C19 16-pane sash with crown glass and C20 glazed door on ground floor with C19 2-light casement on first. C19 door in right hand side of outshut. Interior: Roughly cut timber lintels to the fireplaces and C19 ceiling beams. Roughly chamfered feet to the principals, the collars and apices not accessible.
SX2076790737

Knapinelake

68119

House. Probably early C18. Rendered and painted stone rubble and cob. Rag slate roof with half-hipped end on left and gable end on right. Lower range to far right with slate roof which has gable ends. Brick shaft to rear lateral stack which has been incorporated by a later service outshut to rear. Brick shaft to end stack, incorporated by later extension on right. Plan: 2-room and cross or through passage plan. Left hand room heated by rear lateral stack and right hand room by end stack. Extended in circa C19 by outshut across rear and in later C19 by 1-room plan extension on lower right hand end. Exterior: 2 storeys. Asymmetrical 3:1 window front. Almost symmetrical front to main range on left with C19 door in lean-to stone rubble porch with slate lean-to roof. Flanked by two circa C19 3-light casements. Three circa C20 2-light casements on first floor. Later range to right of 2 storeys with C20 2 light casement on ground floor and C19 2-light casement on first. Interior: Not inspected.
SX2075490516

Treswen Farmhouse

68123

Farmhouse. Circa early C18. Rendered stone rubble and cob. Steeply pitched hipped slate roof; scantle slates to rear and rag slates on front slope. Projecting side and rear stacks with brick shafts and set offs and cloam oven projection in rear stack. Plan: Double depth plan; the front range containing a parlour on left and hall on right, both heated by end stacks. The entrance, in the centre, leads directly into the hall, the passage and hall found in earlier houses of the C17, having merged in this circa early C18 house, to become an entrance hall. The stair originally rose from this entrance hall, at the back end of the 'screen passage'. To the rear of the hall is the kitchen, heated by a stack on the rear wall and the dairy, in an outshut, is to the rear of the parlour. This type of plan first appeared in the mid C17 continues into the early C18; Treswen Farmhouse is a good, unaltered example. There is a later circa C19 outshut on the left hand end. Exterior: 2-storeys. Symmetrical 4-window front. Central large part glazed C20 porch with C20 glazed inner door flanked by two C19 bay windows with pointed headed lights. 4-horned 16-pane sashes on the first floor. Lean-to outshut on left has a C19 glazed porch with margin glazing bars. Interior: Hall on right of front range is heated by a large fireplace with a chamfered granite lintel with run-out stops and stone rubble jambs. Cloam oven marked Fishley. The floor joists are heavy and closely set but are un moulded and probably for a plaster ceiling. The parlour has a circa early C18 heavy moulded cornice. The rear kitchen wing has close set chamfered floor joists and the fireplace is partly blocked and heated by a Rayburn stove. Adjoining the C19 stair in the outshut is the remains of some C18 raised and fielded panelling which may have been reset from the parlour. The door to the parlour is C18 and there are several C18 doors on the first floor.
SX2114290693

Barn 20m to the SE of Treswen

68124

Barn. Probably 1850 or 1880 (datestone unclear), built for the Glynn family. Stone rubble with granite quoins and lintels. Rag slate roof with hipped ends. Plan: Rectangular plan with shippons on ground floor and threshing floor above, the threshing machine originally powered by a water wheel (now gone). Exterior: 2 storeys. Asymmetrical front elevation wide entrance with plank double doors to left of centre and stone rubble external steps up to plank double doors of loft directly above. 2 shippon doors to right on ground floor and two casement windows flanking loft entrance on first floor. Datestone J G (Glynn) 1850 or 1880 near centre. Two rows of pigeon holes to left. Interior: Not inspected. Forms part of group with Treswen Farmhouse (qv).
SX2117590674

Unroofed Lychgate at S entrance to church of St. Werburgha

68141

Unroofed lychgate. Probably early C19. Stone rubble and granite. Lychgate at south entrance to churchyard of Church of St Werburgha. Stone rubble side walls with large slabs of granite as tops to the benches along the inner sides of the walls. Granite blocks forming cattle grid between.
SX2051590311

Downinny Cottage

68128

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Land at Churchtown Farm, Warbstow, Cornwall

Farmhouse, now private house. Probably late C17. Rendered and painted stone rubble and cob. Rag slate roof with gable end on left and hipped end on right. Stone rubble end stack on left. Plan: 2 room and cross or through passage plan. The left hand room is heated by an end stack and it is uncertain how the right hand room was heated. Circa C19 service outshut to rear right and probably C20 1-room plan wing to rear left. Exterior: 2 storeys almost symmetrical 2-window front. C20 part glazed door with slate hood near centre. C19 or C20 2-light casements flanking entrance and two similar windows above. Interior: Not inspected.
SX2095890201

House 40m to S W of Trebreak Cottage

68078

House. Circa late C17 or early C18. Painted and rendered stone rubble and cob. Rag slate roof with gable ends. Stone rubble end stack on right. Plan: Two room and probably cross passage plan with smaller unheated room, originally the dairy on left and larger hall kitchen heated by end stack on right. Small lean-to outshut added on left hand end in C19. Exterior: Two storeys. Not quite symmetrical two window front. Entrance to left of centre with C19 shallow gabled porch flanked by small C20 casement to left and C20 2-light casement to right. Two C20 casements on first floor. Lean-to outshut on left hand end. Interior: Not inspected.
SX2223990841

Trebreak

68082

House. Probably C18. Rendered stone rubble and cob. Rag slate roof with gable end on right and hipped end on left. Stone rubble end stack on right. Plan: Two room and probably cross passage plan with dairy originally on left and larger hall-kitchen on right heated by end stack. Service outshut containing dairy added to rear in C19. Exterior: Two storeys. Asymmetrical two window front with entrance to left of centre. C19 door flanked by two C19 casements with two earlier C19 casements on first floor. Interior: Not inspected.
SX2181490102

Little Trebreak

68079

House. Circa early C18. Rendered and painted stone rubble and cob. Rag slate roof with hipped end on left and gable end on right. Stone rubble end stack on right. Plan: Two room plan with smaller dairy originally on left and larger hall kitchen on right, heated by end stack. The entrance to left of centre, enters directly into the hall-kitchen with a lath and plaster partition separating the two rooms. In the C19 a service outshut containing a dairy was added to the rear right and a stair was inserted in the original dairy. Exterior: Two storeys. Asymmetrical 2-window front. Entrance to left of centre with C19 door flanked by two C19 or C20 casements with two similar casements on first floor. C19 lean-to outshut on left hand end and C20 glazed porch across front. Interior: Complete and unaltered with original partitions.
SX2177489914

Line of outbuildings 10m N of Treglith House

68090

Outbuilding. Probably C19. Rendered and painted stone rubble and cob. Rag slate roof with gable ends. Plan: Overall rectangular plan, the outbuilding probably either carriage house and stables or shippon. The outbuildings form the north side of a range of farmbuildings for Treglith Farmhouse (qv). Exterior: Single storey. Long low line of outbuildings with C19 plank doors and double sliding doors near centre. Interior: Not inspected. Particularly unaltered range of outbuildings close to Treglith Farmhouse.
SX5141288992

Outbuildings 10m NE of Treglith House

68089

Outbuilding, probably a stable with loft above. Circa mid C19. Stone rubble. Rag slate roof with hipped ends. Plan: Overall rectangular plan with probably stables on ground floor and loft above. The stable forms the north east side of a rectangular courtyard surrounded by outbuildings associated with Treglith Farmhouse (qv). Exterior: Two storeys. Almost symmetrical single window front with granite dressings to ground floor openings. Central C19 plank door with ventilation slits flanked by two probably C19 windows with small probably C19 casement centrally placed, lighting loft above. Interior: Not inspected.
SX2143488976

Garden walls to SE of Treglith farmhouse

68088

Garden walls. Probably C19. Stone rubble and cob walls with slate coping enclosing south east side of garden in front of Treglith house (qv).
SX2140888946

Gatepiers and flanking walls to SW of Treglith farmhouse

68087

Garden wall and entrance piers. Circa mid C19. Stone rubble and ashlar stone with granite coping. Garden walls and entrance to south west of Treglith Farmhouse. The ashlar stone gate-piers are square on plan and capped with granite coping. The flanking walls are of stone rubble with granite coping and are ramped at the ends.
SX2139088946

Treglith Cottage

68085

House. Probably early C17. Roughly dressed and coursed local stone with some cob, rendered and painted on front elevation. Rag slate roof with gable ends. Stone rubble end stacks, cloam oven projection to left hand stack. Plan: Two room and cross or through passage plan, the larger hall kitchen on left and parlour on right, both heated by end stacks. An integral stone newel stair rises up alongside the hall kitchen fireplace on left. C18 or C19 outshut to rear of parlour on right. Exterior: Two storeys. Almost symmetrical 3 window front with entrance very slightly to right of centre with C20 part glazed plank door. C19 or C20 2-light casement to left and right with two similar casements directly above ground floor windows and smaller C19 2-light casement above entrance. Small 2-light Polyphant stone window in side

Land at Churchtown Farm, Warbstow, Cornwall

elevation lighting stair; made from a single piece of stone and unglazed. Small one-light stone window in rear elevation, lighting entrance to stair; the window is made from a single piece of stone and is rebated for glass. Interior: Not accessible.
SX2139388930

Trenglos Farmhouse

68100

Farmhouse. Circa late C16 or early C17. Rendered and painted stone rubble. Slate roof with hipped end on left and gable end on right. Brick shaft to projecting stone rubble rear lateral stack. Plan: Original plan uncertain. The house was probably of at least 2 room and through passage plan which was remodelled in the C19. The ground slopes down to left and the original entrance was probably originally to the left of the existing entrance leading into a through passage; the rear doorway has a C17 granite arch. The higher right hand room is heated by a rear lateral stack and the small projection between the lateral stack and passage may contain the remains of a newel stair. The lower end has been partly remodelled to form service rooms, the room below the passage heated by an axial stack with a dairy beyond. In the mid C19 a wing of one- room plan was added to the rear of the passage and lower end. Exterior: Regular 1:3 window front. C20 single storey extension added across front and entrance with dairy window to left. Three C19 2-light casements on first floor. Lean-to outshut to left with plank door on ground floor and one light casement on first floor. Interior: The ceilings are plastered and the hall fireplace has been blocked with a C20 grate. It is probable that the earlier features have been covered over and care should be taken in any future alteration to the farmhouse.

SX2081188026

The Old Vicarage

68099

Vicarage, now private house. Circa late C18, extended in mid C19. Stone rubble with granite dressings. Rag slate roof with hipped and gable ends. Brick axial and end stacks. Plan: Circa late C18 range of 2-room and cross passage extended to rear left in circa mid C19 to form an overall 'L' shaped plan with a small stair projection in the inner angle formed by the two ranges. Further extended in later C19 with service wing on the right hand side of the rear wing thereby forming an overall 'U' shaped plan. Exterior: 2 storeys. Symmetrical 3-window front to late C18 range with complete original hornless sashes. Central C19 panelled door flanked by two 16-pane sashes with three 4 over 8-pane sashes on first floor. Mid C19 left hand side forms second elevation with C19 panelled door flanked by two C19 16-pane sashes with three C19 4 over 8-pane sashes above. Blocked opening to right in side of earlier C18 range. Interior: Not inspected but appears complete and unaltered.

SX2073988102

Appendix 2
HIVA Baseline Photographs



Treneglos Church, set within its small wooded churchyard; viewed from the south.



Shot of Warbstow Bury, with the extant turbines clearly visible, viewed from Treneglos to the south, south-east.



Wide landscape shot of the upland ridge occupied by Warbstow Bury hillfort; viewed from the south.



Treglith Farmhouse, framed by other cottages and barns and building, viewed from the south-west.



The animal pound, on the green at Downinney; viewed from the south, south-east.



Shot across the green to the animal pound in Downinney; viewed from the north.



The Manor House, to the north of the green at Downinney; viewed from the south-west.



Warbstow Church; viewed from the village of Warbstow Cross to the north-east.



Warbstow Church, viewed from within the churchtown, from the base of the valley to the north.



The church within its churchyard, with views across to Warbstow Bury; viewed from the south-east.



Shot of Warbstow Bury, on the skyline, from within Warbstow Churchtown; viewed from the south-south-east.



Shot of the extant turbine at Churchtown Farm from Warbstow Churchyard, visible through the trees in winter; viewed from the east.



Shot across the outer ramparts at Warbstow to the Tredarrup turbine to the south-west; viewed from the east.



Shot to the turbine at Churchtown Farm to the south of Warbstow Bury, from the outer ramparts; viewed from the north-east.



Shot to the two Fentrigan turbines to the west of Warbstow Bury, viewed over the main outer rampart; viewed from the east.



Shot of the turbines to the south-west (Tredarrup) and the turbine to the south (Churchtown), from the inner rampart of Warbstow Bury; viewed from the north.



Shot from inside Warbstow Bury showing the visible blades of one of the Fentrigan turbines to the west, showing above the rampart; viewed from the east.



Shot of the blades of the turbine at Churchtown to the south of Warbstow Bury, over the middle rampart; from the east-north-east.



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