LAND OFF OLD MINE LANE
ST ANN'S CHAPEL
CALSTOCK
CORNWALL

Results of a Desk-Based Assessment, Walkover Survey,
Archaeological Evaluation & Revised Historical Impact Assessment

South West Archaeology Ltd. report no. 170707

ARCHAEOLOGICAL SERVICES &
HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY

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Land off Old Mine Lane, St Ann's Chapel, Calstock, Cornwall

Results of a Desk-Based Assessment, Walkover Survey, Archaeological Evaluation & Revised Historical Impact Assessment

By E. Wapshott, B. Morris & P. Webb
Report Version: Final
7th July 2017

Work undertaken by SWARCH for Andrew Wilks of ADW Design Group &
Ivan Tomlin of Planning for Results Ltd. (the Agents)
On behalf of Brian Richardson (the Client)

SUMMARY

This report presents the results of a desk-based assessment, walkover survey, archaeological evaluation and revised historic impact assessment carried out by South West Archaeology Ltd. on land off Old Mine Lane, St Ann's Chapel, Calstock, Cornwall, as part of the pre-planning documentation for a proposed housing development.

The proposed development would be located on land enclosed from the open moorland of Hingston Down in the early 1860s. Up to that date the down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospection pits and the Hingston Down Mine was in operation. The walkover survey suggests that the proposal site has been used to dispose of topsoil from an adjacent development, and has been subject to geotechnical investigations. An archaeological evaluation determined that the earthwork shown on historic OS maps marked the location of filled lode-back pits.

*Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The key consideration for this site is the potential effect on the World Heritage Site and its several components in the immediate area: Hingston Down Mine (specifically the GII enginehouse), GII Salters Farmhouse, St Ann's Chapel, and Old Mine Lane. These all exhibit some of the key attributes of the WHS. The proposed development would have an effect on the character and setting of these heritage assets, and by extension on the outstanding universal value of the WHS. However, the variable authenticity and integrity of these assets and their current setting and appearance has a bearing on their inherent value. The revised proposals for the development mitigate for the potential for harm and work to reduce the degree of change from moderate to minor. Under the guidance issues by ICOMOS this translates to a **moderate/large** effect, but given the integrity of Hingston Down Mine this overstates the case, and an assessment of **negative/minor** to **negative/moderate** is more appropriate.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**, but the works undertaken have identified the areas of greatest archaeological sensitivity and these will be preserved as POS.*

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Acknowledgements

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1.0 INTRODUCTION

Location: Land off Old Mine Lane, St Ann's Chapel
Parish: Calstock
County: Cornwall
NGR: SX 40932 71175
SWARCH ref: CSH17

1.1 PROJECT BACKGROUND

This report presents the results of a revised desk-based assessment, walkover survey and historical impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land off Old Mine Lane, St Ann's Chapel, Calstock in Cornwall (Figure 1). The work was commissioned by Mr. Andrew Wilks of ADW Design Group and Ivan Tomlin of Planning for Results Ltd. (the Agents) on behalf of Mr. Brian Richardson (the Client) in order to establish the historic background for the area and identify any heritage assets that might be affected by the construction of a proposed housing development. This revised version of the original report has been produced to take account of the design journey undertaken in order to mitigate the effect of the proposed development on the historic environment, and respond to comments issued by the WHS team to the first report.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a field c.1ha in extent on the northern edge of the historic settlement of St Ann's Chapel, north of Petroc Court and immediately west of Old Mine Lane, at NGR SX4093271175 (see Figure 1). The field is located on the upper south-facing slopes of Hingston Down at an altitude of c.240m AOD. The soils of this area are the slowly-permeable and seasonally-waterlogged fine loamy soils of the Sportsmans Association (SSEW 1983), overlying the hornfelsed slates of the Tavy Formation (BGS 2015).

1.3 HISTORICAL BACKGROUND

The site lies within the parish of Calstock, c.300m to the north of the historic settlement of St Ann's Chapel. This landscape was largely unenclosed until the 1850s, and forms part of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). Hingston Down Mine lies just to the north of the proposed site; this copper mine was active from 1850-80, and intermittently thereafter until the 1920s. The area in which the site is situated is classified as *post-medieval enclosed land* on the Cornwall and Scilly Historic Landscape Characterisation (Cornwall Council 2015).

1.4 ARCHAEOLOGICAL BACKGROUND

The proposed site lies within one of the UNESCO Cornish Mining World Heritage districts. It also lies south of a linear group of Bronze Age barrows, and south and west of three Grade II Listed buildings. The wider landscape contains a number of Scheduled landscapes, at Chilsworthy, Harrowbarrow and Cleave, and Calstock is a protected Conservation Area. A detailed study of the Hingston Down Mine was undertaken by CAU in advance of landscaping and consolidation works, with monitoring and building recording (CAU 2004; 2005; 2007). Further survey work, including geophysical survey, was undertaken by SWARCH in advance of a wind turbine application in the area (SWARCH 2014). The field immediately adjacent to the west has also been subject to desk-based assessment, walkover survey and historic visual impact assessment (SWARCH 2015). This identified the well-preserved earthworks of holloways and prospection pits.

1.5 METHODOLOGY

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

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2011a, revised Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), 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), and *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).

1.6 DESIGN JOURNEY

SWARCH was approached to produce a desk-based assessment, walkover survey and historic visual impact assessment for a site on the edge of St Ann's Chapel in January 2016 (SWARCH 2016). Subsequently, SWARCH undertook an archaeological evaluation on the site, in order to explore its archaeological potential (see Appendix 6). This work was undertaken to help guide and inform the planning decision for a proposed residential and affordable housing development.

However, concern was expressed by Historic Environment Planning and the World Heritage Site Team about the sensitivity of the site, as it is located within the Cornwall and West Devon Mining Landscape WHS, and close to several heritage assets that embody key attributes of that WHS. As a result, and in the light of the comments received (see Appendix 3), key SWARCH personnel met with Ivan Tomlin, Andrew Wilks, and Brian Richardson in August 2016 to discuss a way forward. Following this meeting SWARCH prepared a response (see Appendix 4) outlining ways to mitigate perceived harm and add value to the development, and the architect drew up revised plans (see Appendices 1-2) that would facilitate part of the development while respecting the integrity of the historic environment. This revised report follows on from the works that have already taken place, and provides an assessment of likely impact of the revised proposals.

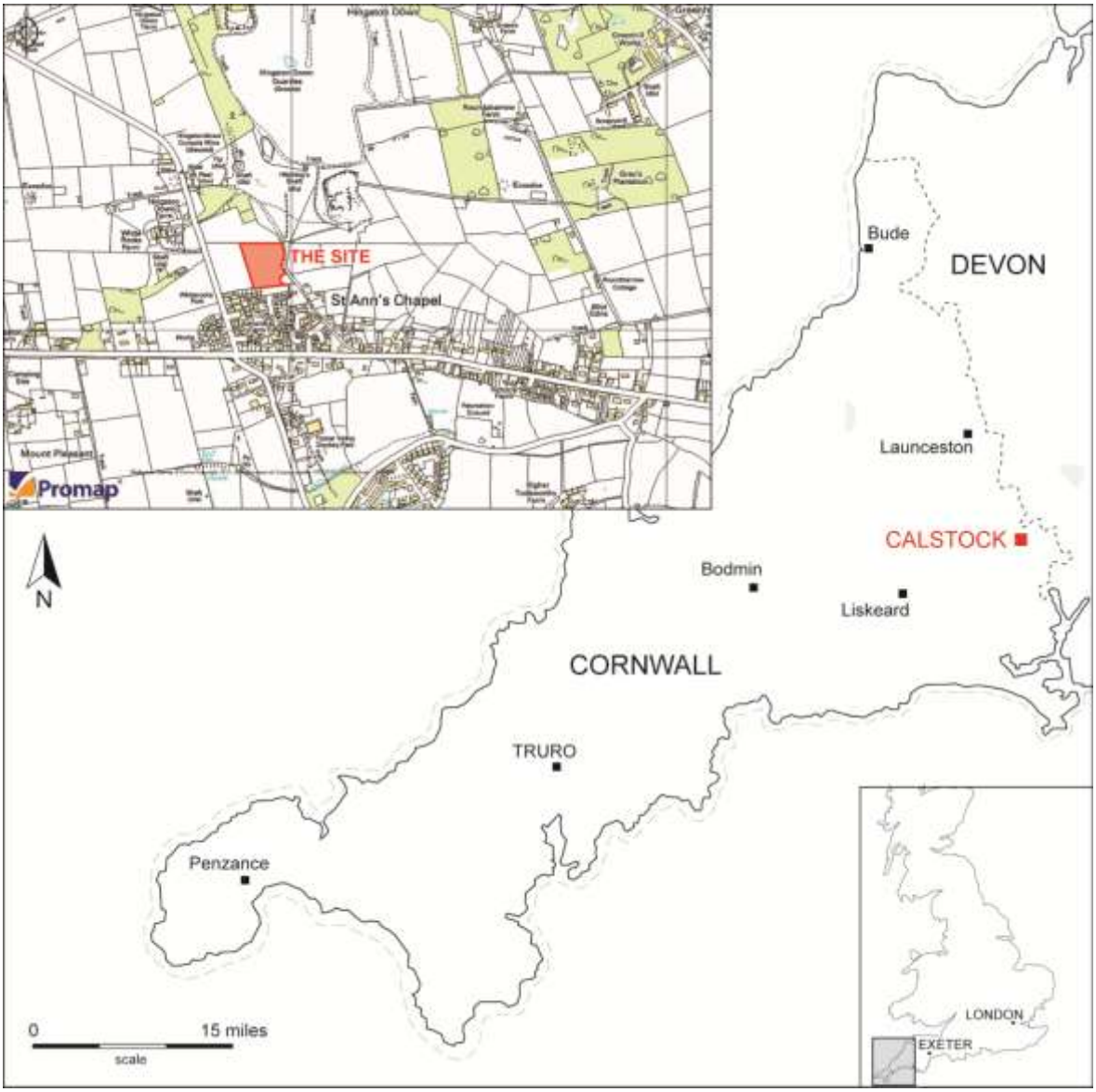

FIGURE 1: SITE LOCATION.

2.0 DESK-BASED ASSESSMENT AND CARTOGRAPHIC ANALYSIS

2.1 DOCUMENTARY HISTORY

As is clear from the cartographic records (see below), the site of the proposed development was enclosed from open moorland in the late 1850s (enclosure map dated 1859, CRO: QS/PDA 4), and prior to that formed part of the extensive upland area known as Hingston Down. This lay in Calstock, a large parish in the deanery and middle division of the Hundred of East. The manor of Calstock came to the Earls and Dukes of Cornwall in the high medieval period, and remained in their hands until 1798. It was purchased under the Land-Tax Redemption Act by John Pierson Foote Esq., and conveyed in 1806 to the industrialist John Williams Esq. of Scorrier House.

Hingston Down is reputed to be the site of a battle between the Cornish, allied with Danish Vikings, and Egbert of Wessex, which took place in AD 838. It was also where Cornish and Devon tinners met to resolve disputes in the 13th and 14th centuries, and the last Cornish Stannary Parliament was held there in 1753. Its mining heritage is extensive, and the veins of ore so rich as to give rise to the proverb *Hengsten Down well ywrought is London town dear ybonght*. Hingston Down Mine, located immediately to the north and west, was a copper mine worked intermittently between 1850 and 1920, but openworks on the Down were being worked from the 17th century. The buildings and shafts at Hingston were consolidated and capped in the early 2000s.

Adjacent settlements would have grazed their livestock on the moor, and the right of common was enshrined in the leases of individual tenements in, for instance, Callington (e.g. CRO: CY/1846, CY.1849 etc.).

2.2 EARLY CARTOGRAPHIC SOURCES

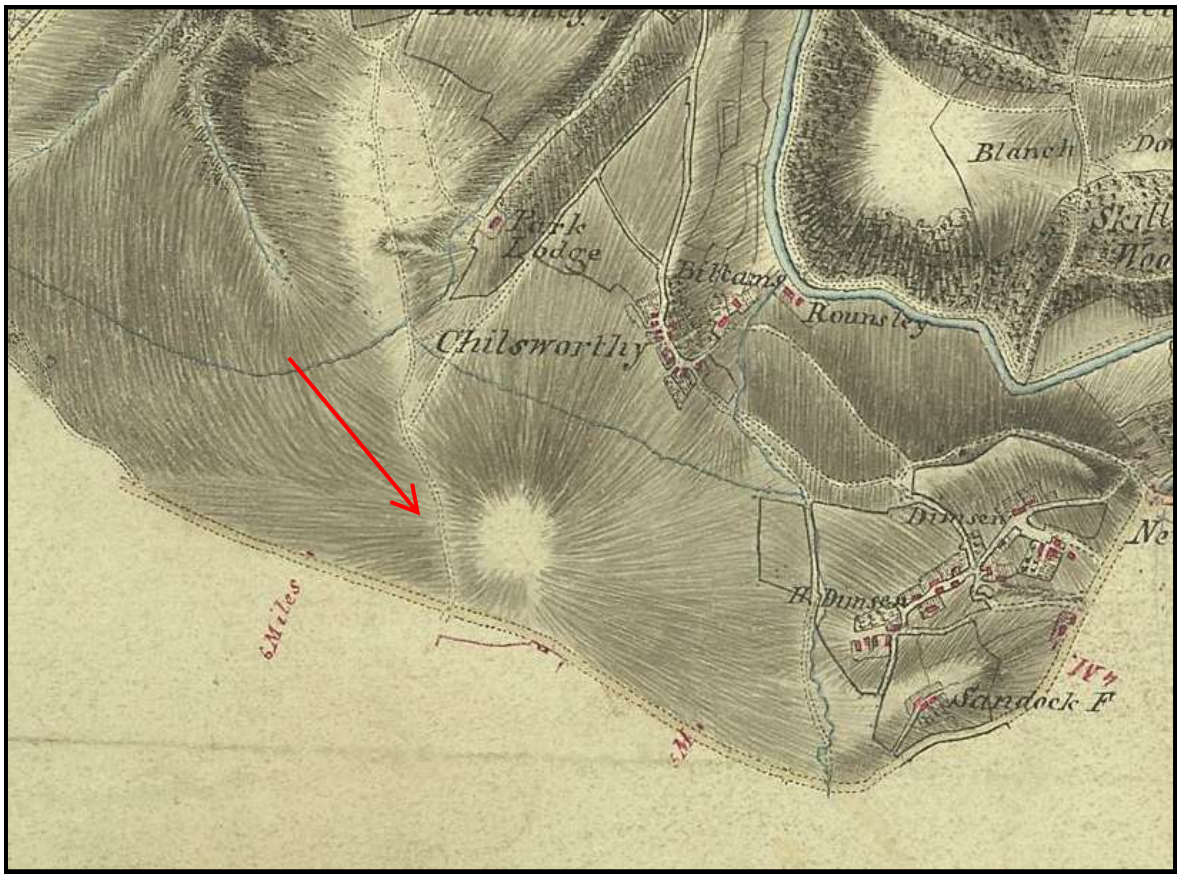

FIGURE 2: ORDNANCE SURVEY SURVEYORS DRAFT 1802 (BL) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

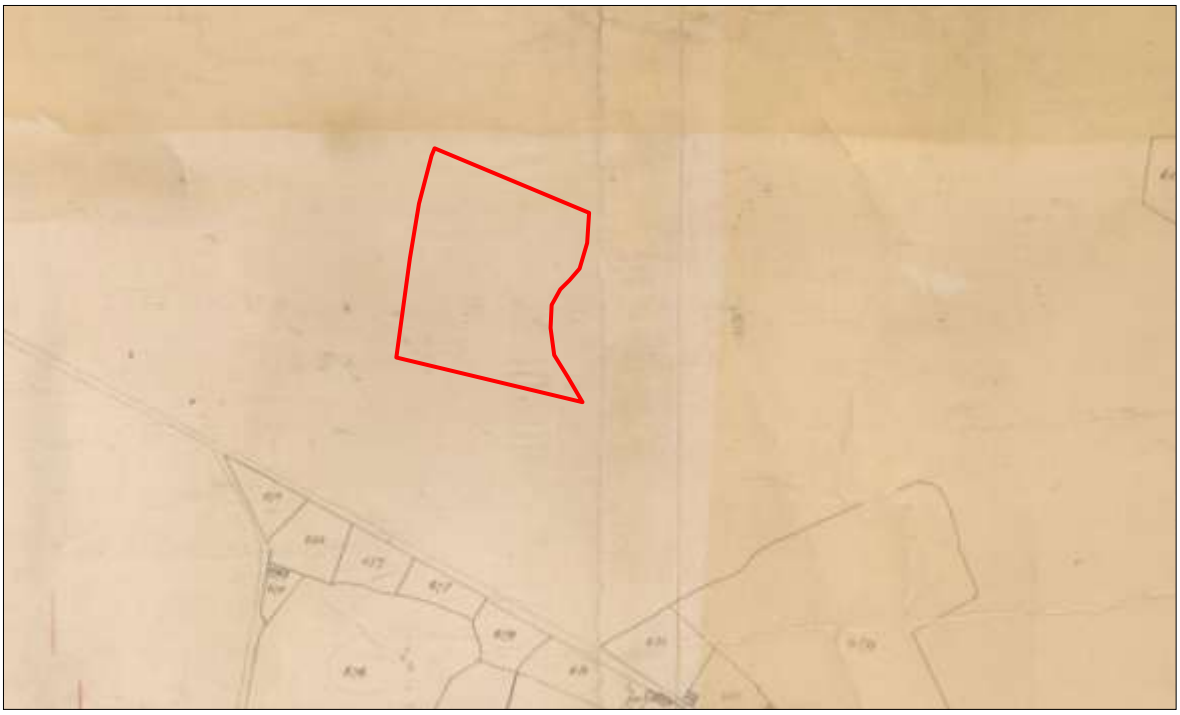

FIGURE 3: EXTRACT FROM THE 1840 TITHE MAP (CRO) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

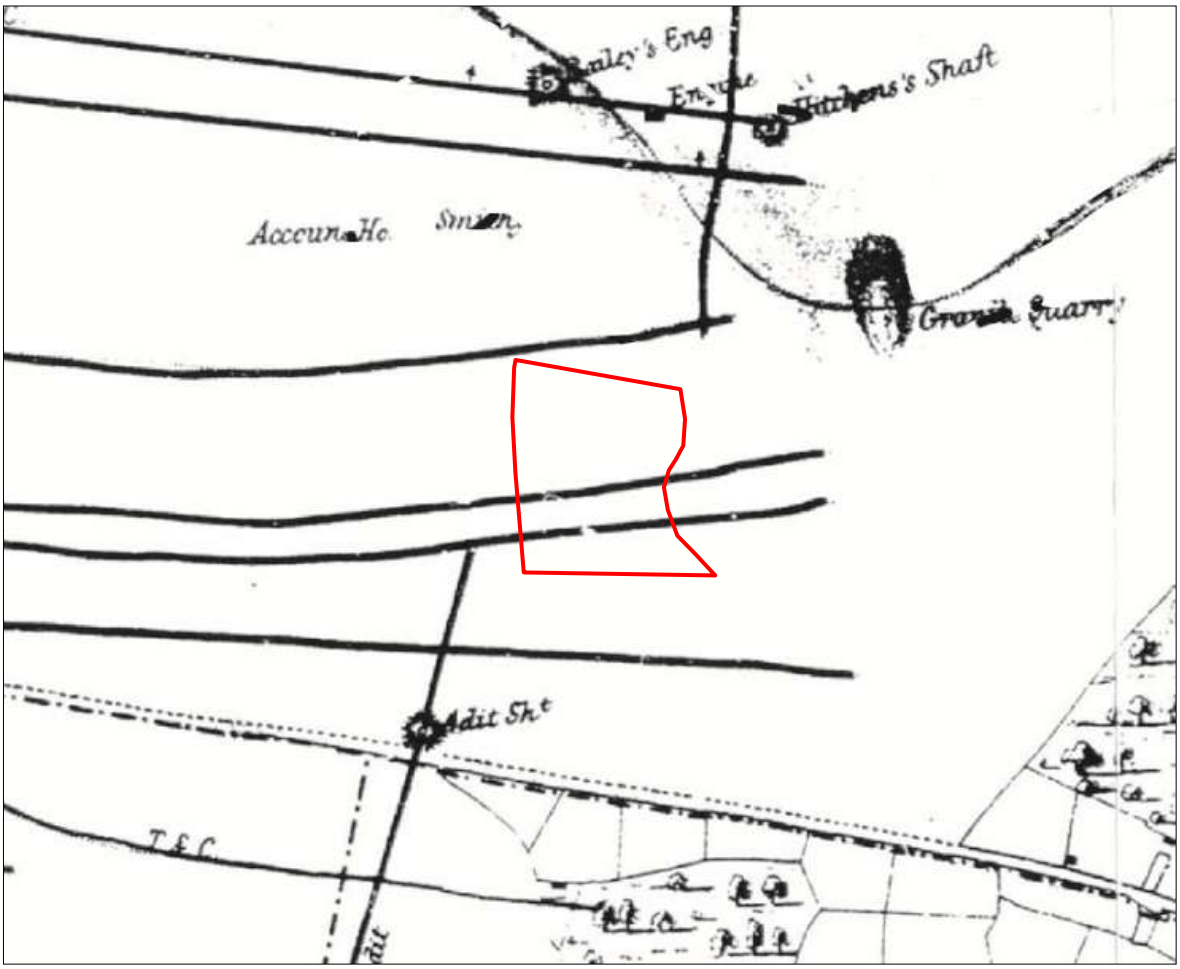

FIGURE 4: EXTRACT FROM A MAP OF THE TAVISTOCK MINING DISTRICT C.1848 (CRO: ME 2462) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

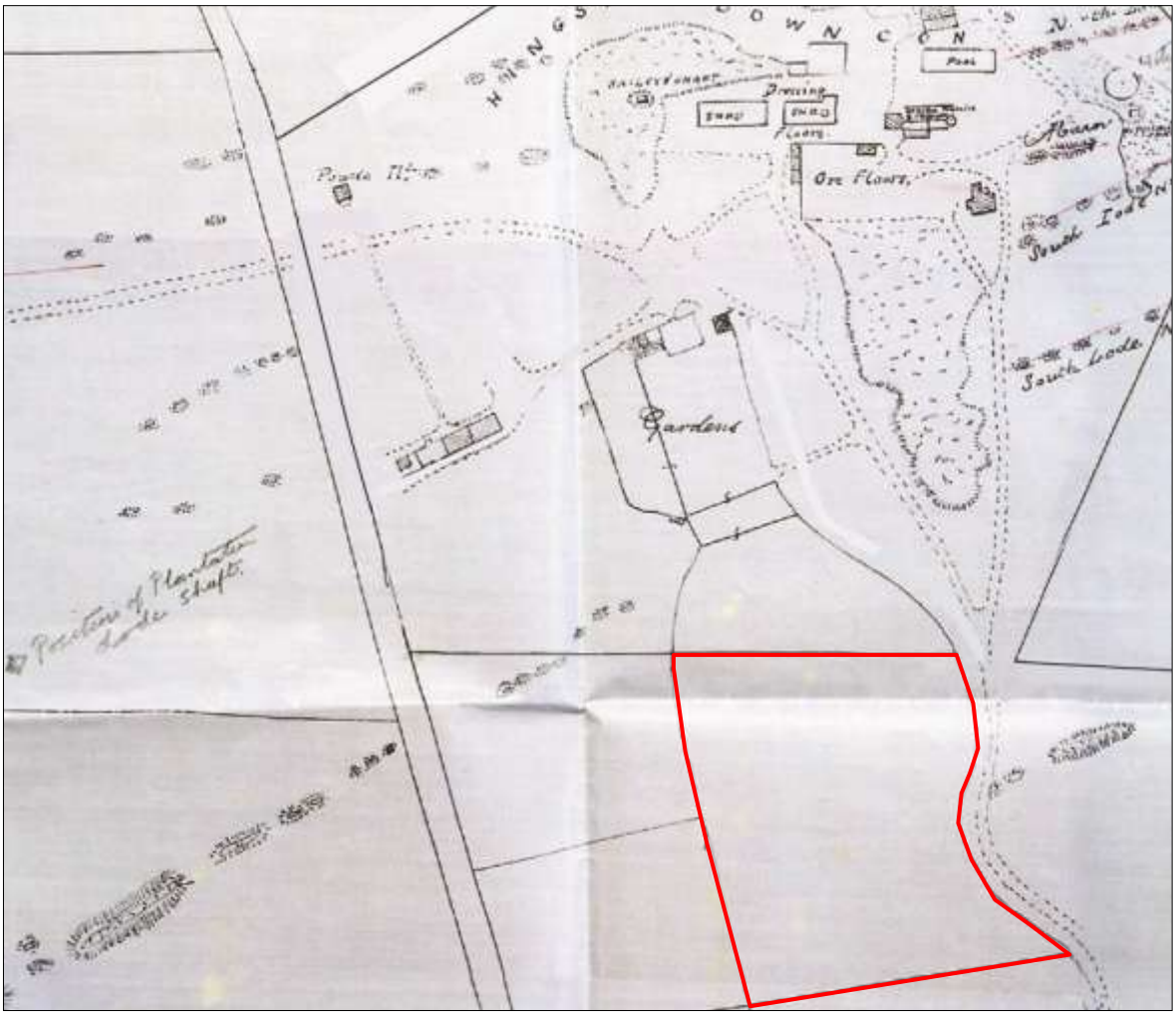

FIGURE 5: EXTRACT FROM A SURFACE PLAN LAYOUT OF HINGSTON MINE (C.1864-1880) (CRO: MRO LCXII/7) (THE LOCATION OF THE PROPOSED DEVELOPMENT IS INDICATED).

The earliest large-scale mapping of any value is the 1802 Ordnance Survey surveyor's draft map of the area (**Error! Reference source not found.**); earlier maps do not show any relevant detail. The surveyor's draft shows Hingston Down as entirely unenclosed, but the road shown dropping down from the north could easily equate to Old Mine Lane or the unnamed north-south road to the west of the site, despite the fact it is not shown on the subsequent mapping.

The 1840 tithe map (Figure 3) is the earliest detailed cartographic source available to this study. It demonstrates that the moorland along the crest of Hingston Down had yet to be enclosed and the settlement at St Ann's Chapel was still in its infancy. This land would have been used as common grazing, and various leases in the Cornwall Record Office refer to tenements in Callington having right of common on Hingston Down. Some of the field-names in the general vicinity – for example, *Lower Newtake* and *New Prospect Plantation* – indicate the depicted fields were relatively recent intakes as well.

The map of the mining district of Tavistock in 1848 (Figure 4) shows the setts and lodes, as well as the nascent Hingston Down Mine, within an unenclosed landscape. The surface plan shows this landscape had been enclosed by 1864-80 (Figure 5), and also depicts a line of prospection pits, both to the west of the site (following *South Lode No.2*) and the east of the site.

2.3 ORDNANCE SURVEY MAPS

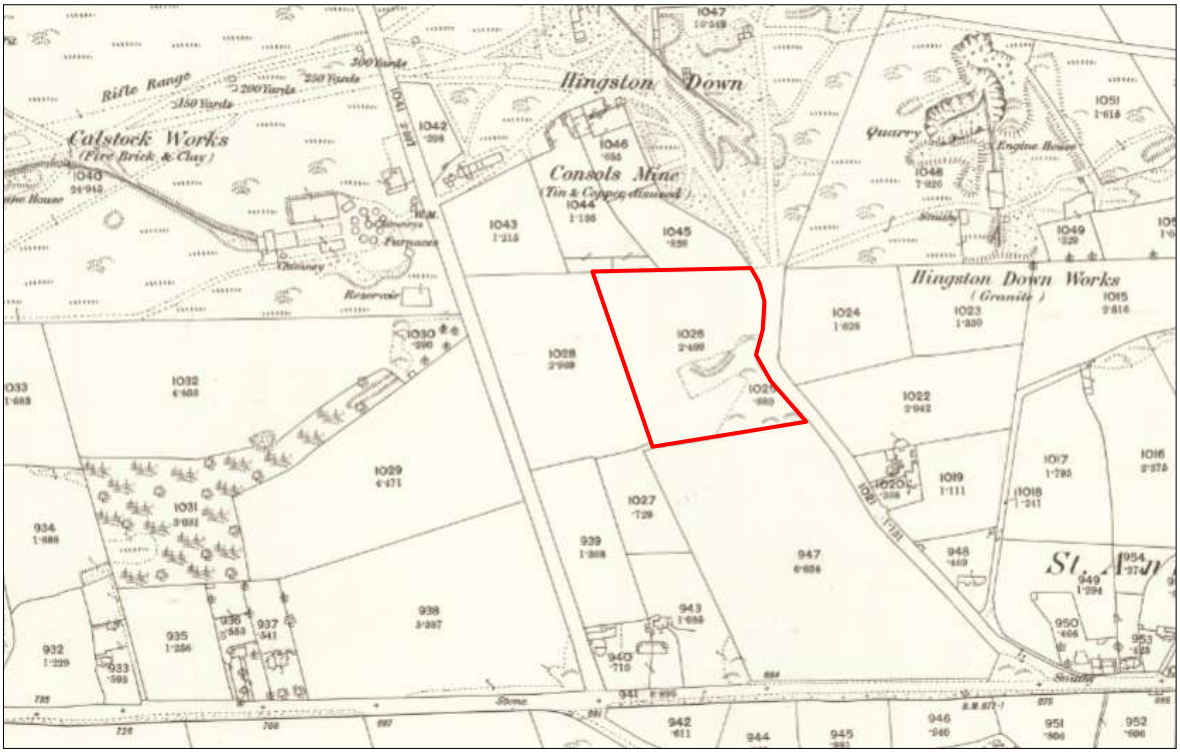

FIGURE 6: EXTRACT FROM THE 1883 OS 1ST EDITION 25" MAP 1:2,500, CORNWALL SHEET XXIX.8 (CRO) (THE SITE IS INDICATED).

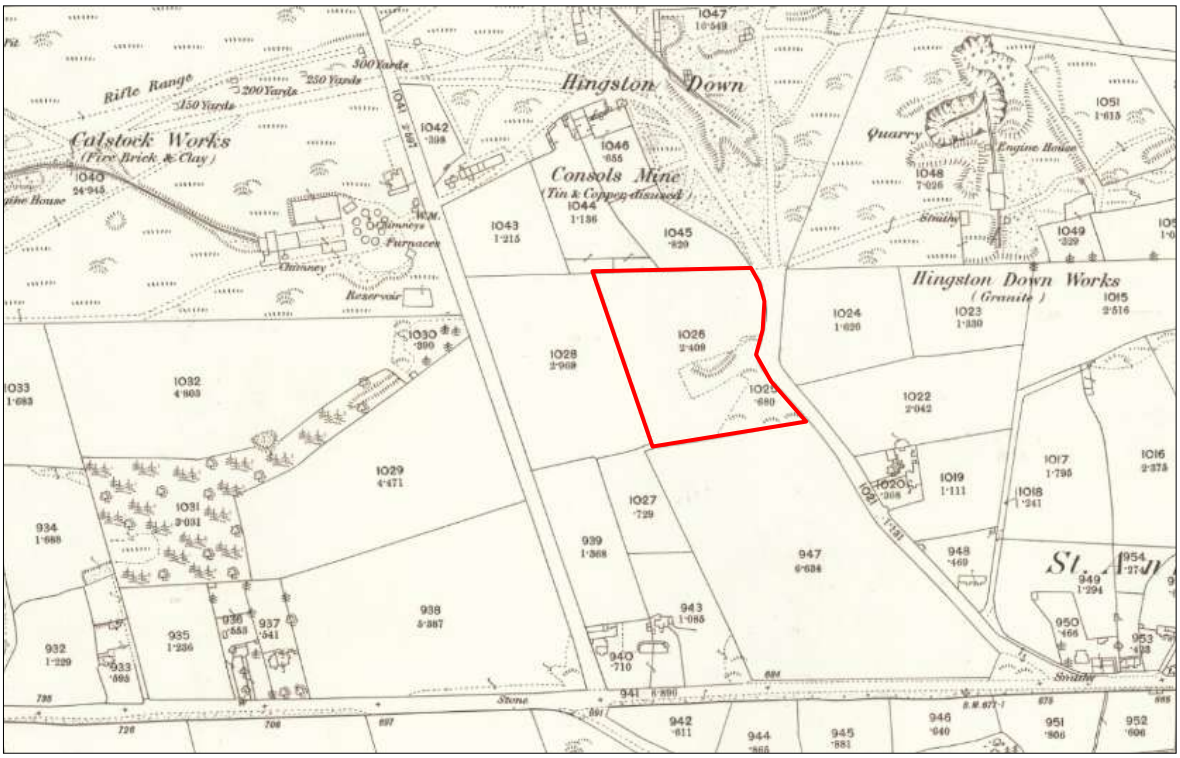

FIGURE 7: EXTRACT FROM THE 1906 OS 2ND EDITION 25" MAP 1:2,500, CORNWALL SHEET XXIX.8 (CRO) (THE SITE IS INDICATED).

The 1st and 2nd edition OS maps show a dramatically remodelled landscape (Figure 6 and Figure **7**). The whole of the moor was been divided up and enclosed in the late 1850s, but the fieldscape in this part of the down is not as formal as one might have expected. There are hints that

enclosure took place in stages, with large block of land allocated to individual tenants, who were then responsible for subdividing their own properties with no regard for any overarching plan. The earlier enclosures shown on the tithe map are still there, and probably prevented a more formal layout from being imposed. The Hingston Down Mine is shown at its developed extent, as is the Calstock (firebrick) Works. Both sites are shown as past their prime. A strong straight east-west boundary clearly demarcates the industrial landscape and rough moorland to its north and settlement/agricultural to its south, suggesting that this boundary was officially clarified and imposed sometime between 1859 and 1864. On the eastern side of the field a curving linear bank is shown that may relate to mineral prospection.

3.0 ARCHAEOLOGICAL BACKGROUND

A considerable amount of work relating to Hingston Down Mine has been undertaken by CAU (CAU 2004; 2005; 2007) and some limited survey work with geophysical survey has been undertaken to the north-east of Salters Farmhouse (SWARCH 2014), and a walkover survey immediately to the west (SWARCH 2015). Beyond this, the amount of active fieldwork that has taken place in this area is rather limited.

The lack of investigative fieldwork hinders interpretation. The fact that this high downland was only enclosed in the mid 19th century points to low-intensity and intermittent use of this landscape, but the impact of the mining industry makes it difficult to identify traces of earlier occupation and use.

3.1.1 PREHISTORIC

Evidence for Prehistoric occupation in the area is relatively sparse, with very little – both in terms of settlements or monuments – relating to the later Prehistoric period. In contrast, the Bronze Age is well-represented, with a series of at least 20 barrows strung out along the ridge from Kit Hill to the west (MCO2973) to Roundabarrow Farm (MCO2883) to the east. In addition, possible Bronze Age field boundaries are recorded on the northern flanks of Kit Hill (MCO21124), and the geophysical survey carried out at Salters Farm picked up traces of an earlier fieldsystem that might be of a similar date (SWARCH 2014).

3.1.2 ROMANO-BRITISH

Evidence for late Prehistoric and Romano-British occupation is highly restricted. However, two Roman coins have been found at St Ann's Chapel and Gunnislake (CORN-972292; CORN-0244F2).

3.1.3 EARLY MEDIEVAL

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and the place-names in the area are a mixture of Old English and Cornish. The archaeological evidence for early medieval settlement is almost entirely lacking, but the early estate centres listed in the Domesday Book (e.g. Calstock etc.) had presumably been in existence for some time prior to 1066 and indicates this was an occupied and utilised landscape.

3.1.4 MEDIEVAL

By 1086 the basic structure of the medieval landscape had already come into being, with settlement centres located in sheltered mid-slope locations. These settlements were associated with strip-field systems and extensive upland pastures; the distinction between these areas, and the basic outline of the medieval fieldsystems, is evident in the pattern of fields today. Tin and copper mining was clearly important in this area, but not to the extent it was later to assume.

3.1.5 POST-MEDIEVAL

Widespread improvement occurred in the later 18th and 19th centuries, accompanied by the industrialisation of this landscape. The proliferation of mines across the area and the importance of the Tamar for transportation are key themes during this period. The upland areas across Kit Hill and Hingston Down were intensively prospected and worked during the second half of the 19th century, with the workforce housed in the smallholdings and humble cottages that sprang up around the edge of unenclosed ground. St Ann's Chapel was one of several industrial settlements in this area. Following the decline of the extractive industries in the late 19th century and early 20th century, agriculture once again became the principal employer.

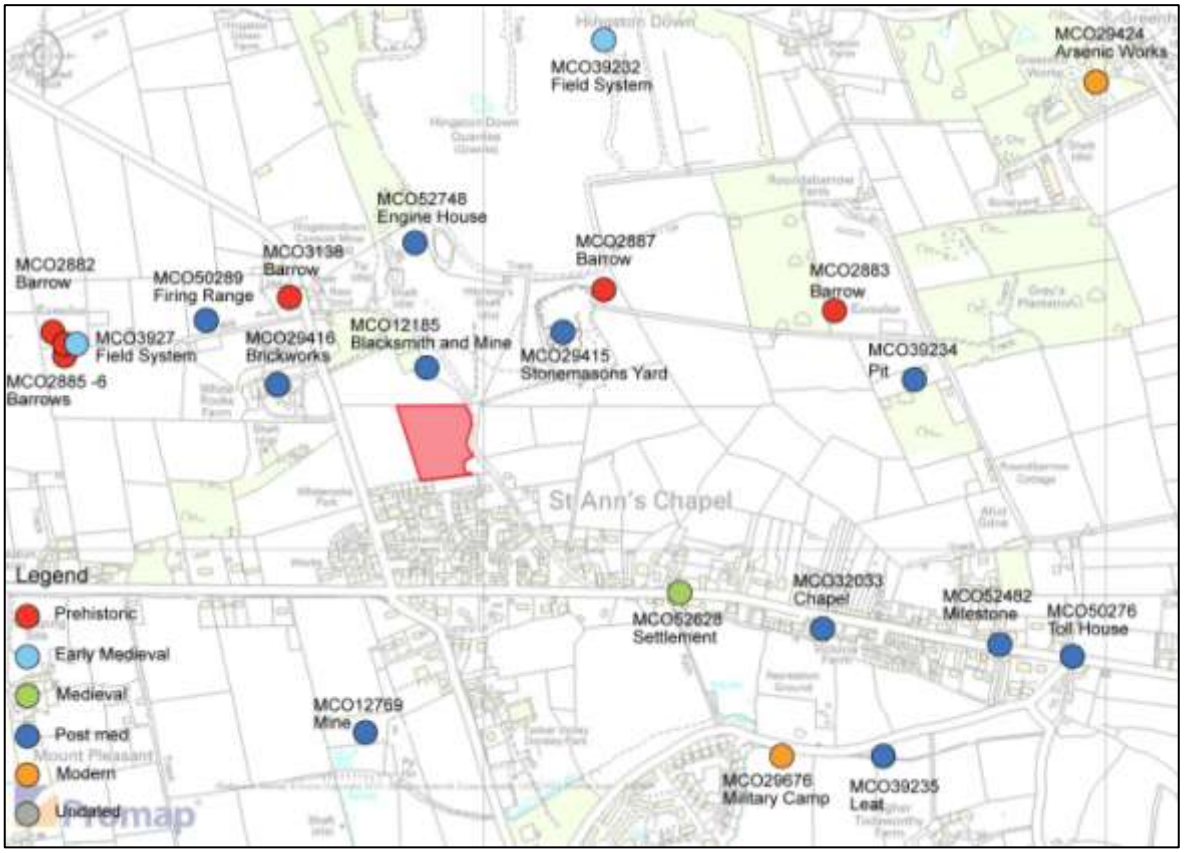

FIGURE 8: NEARBY HERITAGE ASSETS (THE SITE IS INDICATED) (SOURCE: CORNWALL HER).

TABLE 1: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL HER).

Mon ID.	Name	Record	Details
MCO2882	Hingston Down – Barrow	Monument	Bronze age barrow
MCO2886	Hingston Down – Barrow	Monument	Bronze age barrow
MCO2885	Hingston Down – Barrow	Monument	Bronze age barrow
MCO3927	Hingston Down – Fieldsystem	monument	Early medieval/medieval fieldsystem
MCO50289	Hingston Down – firing range	Monument	Post-medieval firing range
MCO3138	Mount Villa – Barrrow	Monument	Bronze age barrrow
MCO29416	Calstock - Brickworks	Monument	Post-medieval brickworks
MCO12185	Hingston Down Consols – blacksmiths and Mine	Monument	Post-medieval blacksmiths workshop, post-medieval mine
MCO52748	Hingston Down Consols – engine house	Building	Post-medieval engine house
MCO39232	Hingston Down Consols –Field System	Monument	Early medieval fieldsystem
MCO29424	Greenhill – Arsenic Works	Monument	Modern arsenic works
MCO2883	Hingston Down – Barrow	Monument	Bronze age barrow
MCO39234	Grays Plantation – Pit	Monument	Post-medieval extractive pit
MCO2887	Hingston Down – Barrow	Monument	Bronze age barrow
MCO29415	Hingston Down – Stonemasons yard	Monument	Post-medieval stonemasons yard
MCO50276	St Ann's Chapel – Toll House	Monument	Post-medieval Toll House
MCO52482	St Ann's Chapel – milestone	Monument	Post-medieval milestone
MCO32033	St Ann's Chapel – Chapel	Monument	Post-medieval Non-Conformist chapel
MCO52628	St Ann's Chapel – Settlement	Monument	Medieval settlement
MCO12769	West Drakewalls – Mine	Monument	Post-medieval mine
MCO29676	St Ann's Chapel – Military Camp	Monument	Modern military camp
MCO39235	St Ann's Chapel – Leat	Monument	Post-medieval leat

3.2 WALKOVER SURVEY

The field subject to the proposed development was the subject of a rapid walkover assessment as part of this programme of works. This survey took place in December 2015; the weather was fair and sunny. The following general observations can be made.

The proposed site comprises a single large field bounded by stone-faced Cornish hedgebanks; to the north, east and west these also feature mature hawthorn scrubs that form an intermittent hedge. There is a partially-demolished bank to the south. The western boundary appears to feature a parallel bank that encloses a possible former pathway between the site and field to the west; however, it may simply reflect raised ground levels within the field itself. The fields to the north and west are semi-improved pasture. A housing estate lies immediately to the south and Old Mine Lane runs along its eastern boundary.

There is a small area of hard-standing in its south-east corner of the field that contains parked vehicles; this has a wide entrance on its eastern side opening onto Old Mine Lane. A Grade II Listed farmhouse (Salters Farmhouse) is located to the south-east along Old Mill Lane, and is passed on the approach to the proposed development site from St Ann's Chapel.

The field is currently laid down to pasture with short rough upland grasses. The site has been used to tip spoil from the former development site to the south, now a housing estate. The soil is observed to be a mid reddish-yellow brown clay loam, with inclusions of granite and slate/shale. 20th and 21st century debris is very common. There are also piles of crushed stone and hardcore with granite and slate fragments. Compared to the adjacent field to the west, the ground appears to have been made-up. The field has also been subject to a series of geotechnical investigations (JGP 2015)

There is a rough overgrown area to the north of the field, covered in brambles. There is a slight earthwork towards the north-eastern corner of the field, near the boundary wall. This appears to be a low mound that may be associated with an adjacent, if very slight, hollow. This earthwork may represent an early prospection pit, a well-defined spoil heap, or, more probably, a geotechnical pit. The surface of the field is uneven, with an irregular linear hollow running south-west across the field; this may also relate to former mining activity, and could correspond with the earthwork shown on the 1st and 2nd edition OS maps. No other earthworks were observed.

Views from the field are open to the east but impeded to the west and north by trees along the hedgebanks. Views to the south are restricted to the near distance by the adjacent housing estate. Views to the general location of Salters Farmhouse were confirmed, although intervisibility is largely limited to its roof and chimneys due to its tall hedges. Screening from the conifer plantation and scrub to the north, between Hingston Mine engine house and the proposed site, was confirmed during the site visit. However, wider views across the moorland that would include the engine house and site would affect the experience of the engine house in its setting. There are direct views from the proposed site to the WHS mining landscape in general.

3.3 AERIAL PHOTOGRAPHS

A review of the online and readily-available aerial photographs was undertaken. Holloways associated with mining prospection can be seen in the field adjacent to the west. The field is still used as a compound/dump and car park for what appear to be ongoing works at Petroc Close; evidence of this can clearly be seen across the southern half of the site. A track can also be seen running around the interior of the site. Aerial photographs taken after 2000 consistently show this field as being partly covered in scrub; however, an aerial photograph taken after 2010 shows the

whole field stripped of turf/vegetation OR covered with the topsoil generated by the adjacent housing development. It is likely, based on these observations, that any upstanding archaeological features (i.e. the earthwork noted on the historic OS maps) would have been flattened or perhaps buried.

FIGURE 9: THE NORTH-EAST CORNER OF THE PROPOSED DEVELOPMENT SITE; VIEWED FROM THE SOUTH-WEST (SCALE 2M).

FIGURE 10: AERIAL PHOTOGRAPH OF THE SITE; THE HOLLOWAYS ASSOCIATED WITH MINING PROSPECTION CAN BE SEEN IN THE FIELD TO THE WEST OF THE SITE (© INFOTERRA LTD. & BLUESKY 2015).

3.4 LiDAR

FIGURE 11: IMAGE DERIVED FROM LIDAR DATA, PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (SLOPE). CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC.

FIGURE 12: THIS IMAGE DERIVED FROM LIDAR DATA SHOWS THE WIDER AREA, AND INDICATES THAT EARTHWORKS ARE RELATIVELY COMMON ACROSS THE SOUTHERN FLANKS OF HINGSTON DOWN TO THE EAST. PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (SLOPE). CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC.

The processed LiDAR (Light Direction And Ranging) data clearly shows the holloways and mineral prospection pits identified by the earlier walkover survey (SWARCH 2015) and aerial photography to the west of the site. The situation on this site is much less clear; the processed data would appear to indicate the surface of the entire field has been subject to recent disturbance. The linear earthwork depicted on historic OS maps may be visible as a slight undulation in the field to the east, and this would indicate it followed the line of a lode.

3.5 Summary of the Results of the Archaeological Evaluation

An archaeological evaluation was undertaken in June 2016 to determine, insofar as was possible, the archaeological potential of the site. The site had previously been extensively sampled during geotechnical trenching in 2015 (JGP 2015), and the archaeological evaluation targeted the remaining areas, including the location of the earthwork shown on the historic maps (see above). In the vicinity of that earthwork, both the geotechnical work and the archaeological evaluation encountered deep pits filled with mining waste, confirming the presence of lode-back pits here. These features were large and steep-sided, c.3-4m across and c.2-3m deep, and filled with loosely-consolidated angular stone rubble. Both sets of trenching appeared to confirm these features were confined to this central area; the rest of the trenches were devoid of archaeological features (the HER entry is presented in Appendix 6).

3.6 Assessment of Impact

The historic OS maps indicate the former presence of mining-related features in the field, and this was confirmed by the geotechnical and archaeological investigations here. This is not unexpected given the mining history of this area, the proximity of Hingston Down Mine and the presence of lodes crossing the field. The earlier historic maps (e.g. Figure X) show lines of lode-back pits crossing the landscape, and as these prospection pits ignore extant field boundaries they are likely to predate the enclosure of this landscape.

The lode-back pits appear to be confined to one part of the eastern side of the field, and it is proposed that this area be used as a public open space (POS). This would mitigate against damage to the buried archaeological resource might arise as a result of the proposed development.

4.0 HISTORIC VISUAL IMPACT ASSESSMENT

4.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the 'heritage asset'). Secondly, to assess the likely effect of a proposed development on nearby heritage assets (direct impact) and their setting (indirect impact). The methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. Sections 5.2-5.6 discuss policy, concepts and approach; section 5.7 covers the methodology, and section 5.8 individual assessments.

4.2 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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

4.3 CULTURAL VALUE – DESIGNATED HERITAGE ASSETS

The majority of the most important ('nationally important') heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie

within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

4.3.1 LISTED BUILDINGS

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest.* The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

4.3.2 CONSERVATION AREAS

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

4.3.3 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.

4.3.4 Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

4.3.5 Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

4.3.6 World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

4.3.7 Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

4.4 CONCEPTS – CONSERVATION PRINCIPLES

In making an assessment, this document adopts the conservation values (*evidential*, *historical*, *aesthetic* and *communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

4.4.1 EVIDENTIAL VALUE

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

4.4.2 HISTORICAL VALUE

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

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

4.4.3 AESTHETIC VALUE

Aesthetic value (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where proposed developments usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

4.4.4 COMMUNAL VALUE

Communal value (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative, symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

4.4.5 AUTHENTICITY

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

4.4.6 INTEGRITY

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial and condition poor.

4.4.7 SUMMARY

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

4.5 SETTING – THE SETTING OF HERITAGE ASSETS

The principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not 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.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA 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. This is explored in more detail below.

4.5.1 LANDSCAPE CONTEXT

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

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

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

4.5.2 VIEWS

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

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

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below).

4.6 METHODOLOGY

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011 and 2015 Guidance Note). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

4.6.1 ASSESSMENT AND LANDSCAPE CONTEXT

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

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

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

4.7 TYPE AND SCALE OF IMPACT

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

4.7.1 SCALE OF IMPACT

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 4-5), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 6). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 3: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF *ASSESSMENT STEP 2* FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).

TABLE 4: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight change to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 5: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Heritage Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 6: SCALE OF IMPACT.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
Negative/minor	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
Negative/moderate	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Negative/substantial	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances. This is, as is stressed in planning guidance and case law, a very high bar and is almost never achieved.

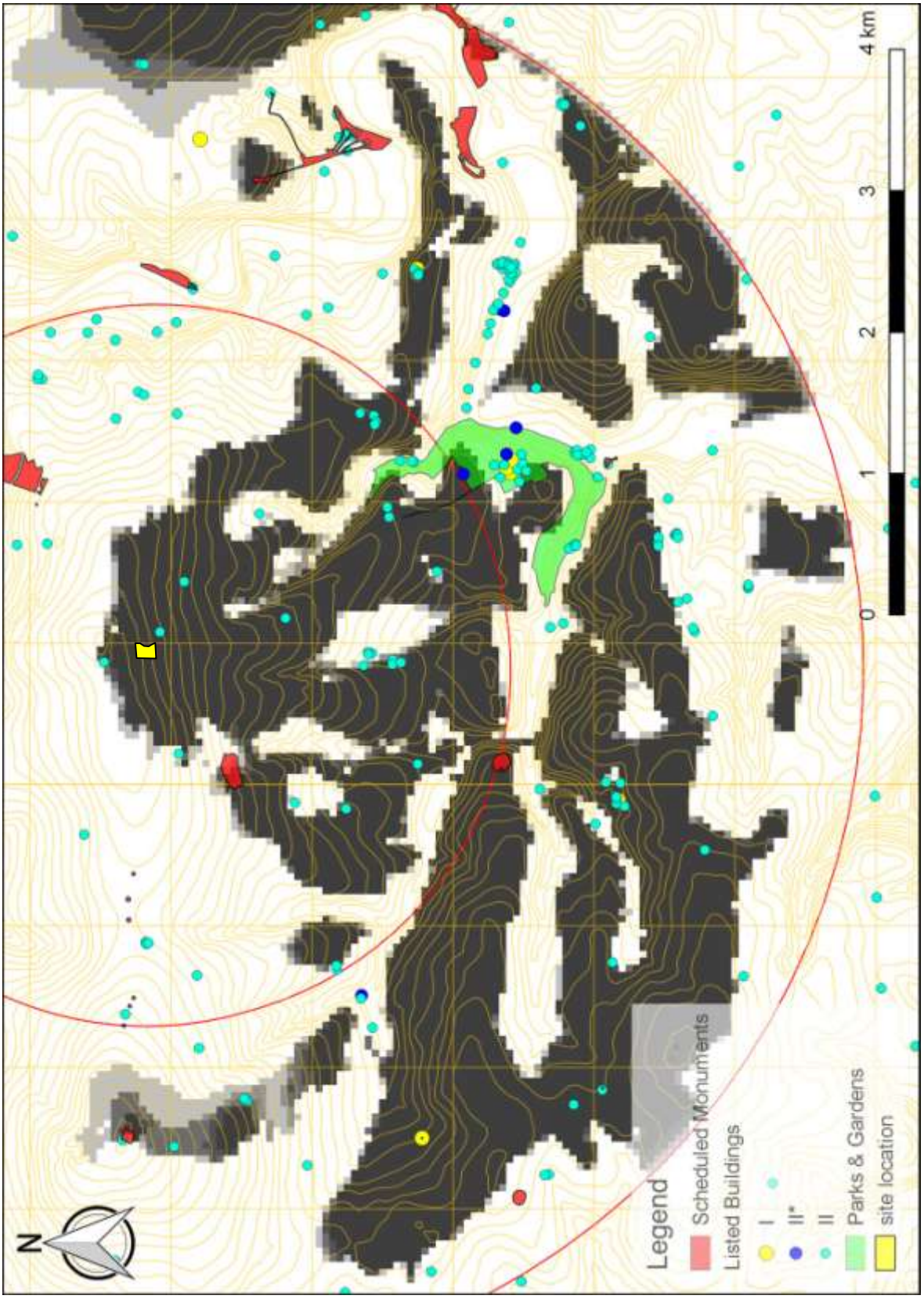

FIGURE 13: DISTRIBUTION OF DESIGNATED HERITAGE ASSETS WITHIN THE ZTV OF THE PROPOSED HOUSING DEVELOPMENT (WITHIN 5KM, OBSERVER HEIGHT 1.8M, BUILDING HEIGHT 8M. THE ZTV IS SHOWN IN SHADES OF GREY: THE DARKER THE COLOUR, THE GREATER THE PROPORTION OF THE SITE IS VISIBLE (THIS ZTV WAS PRODUCED BY SWARCH USING QGIS VERSION 2.12 WITH PLUGIN VIEWSHED ANALYSIS VERSION 0.4.2, WITH ORDNANCE SURVEY PANORAMA DIGITAL TERRAIN DATA). (CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2015. REPRODUCED FROM OS DIGITAL MAP DATA © CROWN COPYRIGHT 2015 LICENCE NUMBER 100019980 ORDNANCE SURVEY; © ENGLISH HERITAGE, THE ENGLISH HERITAGE GIS DATA CONTAINED IN THIS MATERIAL WAS OBTAINED ON 19.06.15).

4.8 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of *Theoretical* Visibility (ZTV) in this landscape would be limited to the southern slopes of the hill and facing ridges to the south, with no intervisibility with the deep valleys in between or areas to the north of Hingston Down. Surprisingly, intervisibility with Kit Hill is shown as minimal and limited to the summit and a shoulder of the hill running down to the south-east.

The ZTV was mapped to a total distance of 5km from the proposal site by SWARCH (Figure 13). The visibility of the proposed development will diminish with distance, and would be locally blocked by intervening buildings within settlements and by hedgebanks, woodlands and natural topography. Theoretical visibility has been assessed as the visibility to the apex of roofs (here estimated as 8m above current ground level) and represents a worst-case scenario (observer height 1.8m).

4.8.1 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed site unit sites and the surrounding landscape out to 5km, with all the heritage assets that landscape encompasses. However, within the confines of historic settlements many assets were screened by the other buildings, and across the wider countryside hedgebanks and trees/copses, together with a tendency to seek out sheltered locations, ensured that many assets were subject to comprehensive screening, even in winter.

4.9 The Structure of Assessment

Given the large numbers of heritage assets that must usually be considered by a HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* pages 15 and 18), this HVIA groups and 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. Based on the ZTV (Figure 13), the heritage assets in this landscape were assigned to one of three categories:

- Category #1 assets: Where proximity to the proposed development or the significance of the asset demands detailed consideration (Hingston Down Mine GII; Salters Farmhouse GII; St Ann's Chapel including Candycroft & Vendor GII; Kit Hill SAMs, GII; Cotehele Prospect Tower GII*; the WHS). These sites were all visited and assessed individually; of these, Hingston Down Mine, Salters Farmhouse, St Ann's Chapel and the WHS, have been assessed in detail.
- Category #2 assets: All designated assets within the ZTV out to 2.5km; high value assets (GI and GII* and most SAMs) within the ZTV out to 5km. A high proportion of these sites were visited and assessed individually; however, and as anticipated, in almost all instances the likely visual effects of the proposed development were deemed to be negligible or neutral, and thus detailed consideration was both unnecessary and disproportionate.
- Category #3 assets: Those assets that fall outside the ZTV and have no wider landscape presence, and those assets for which setting is either highly restricted to largely irrelevant (e.g. milestones). These assets were considered initially, but were not assessed in detail or visited.

A comprehensive series of photographs can be found in Appendix 8.

4.10 Assessment by Class of Monument or Structure

4.10.1 Farmhouse and Farm Buildings

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

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

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

What is important and why

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

Asset Name: **Salters Farmhouse**	
Parish: Calstock	*Value:* High (upgraded from Medium for WHS)
Designation: GII	*Distance to Development:* c.0.2km
Description: Listing: Farmhouse. Circa mid C19, with later C19 additions and few later alterations. Stone rubble, slate-hung. Slate roof with ridge tiles and gable ends; gable end stacks with rendered shafts. Plan: 2-room plan, with central entrance, each room heated from a gable end stack. At the rear is a narrower parallel range added circa late C19, of 2-room plan with stack to rear right. There is a single storey outshut at the left side, with a small single storey dairy attached to the rear, and a small single storey range of outhouses attached to rear right. Exterior: 2 storeys, symmetrical 3-window front, all windows are C19 12-pane sashes; central gabled porch with margin-glazed sidelights, inner and outer half-glazed door with margin glazing. At the left side is the single storey lean-to; the upper level of the house is slate-hung. At the rear of the outshut is the single storey dairy with C20 window. At the rear, the parallel range has a hipped roof, stair light with margin glazing to centre, ground floor 4-pane light to left, first floor 2-light 8- pane casement. Attached to left, the single storey outhouses, extended in C20. Interior: Not inspected.	
Supplemental Comments: The building is still (as of 2015) as described in the Listing, though the 20th century dairy to the rear is redundant. It is largely concealed from public view by the tall hedge that flanks Old Mine Lane, but is kept in a 'country cottage' style.	

Evidential Value: The building has not been the subject of historic building recording, and the interior was not inspected during the Listing process. As a result, structural information and historic fitments etc. may survive and may provide evidence for the function and development of the building. As the building is apparently 19th century in date, the value of this additional information may, however, be limited.
Historical Value: In the apparent absence of documentation, Salters Farmhouse was probably built when the open downland was enclosed in the early 1860s and is therefore more likely to be an enclosure farmhouse rather than a miner's smallholding. The Census for 1861 lists 34 households in St Ann's Chapel; Salters Farmhouse is not listed by name. The head of most of these households is listed as a *miner*, but include two *mine agents*, two *masons*, one *engine man*, one *innkeeper*, and two *labourers*. By 1871 the population has swollen to 100 households, with a much broader range of occupations represented; only two farmers are so mentioned: Nicholas Toms (30 acres) on Turnpike Road, and William Glanville at *Prospect Place*. A 19th century house called *Prospect Place* is located towards the eastern end of the settlement.
Aesthetic Value: The building has some aesthetic appeal, largely based on its country cottage styling and its immediate garden setting.
Communal Value: None.
Relevant Attributes of the World Heritage Site: 1. Mineworkers' smallholdings; 2. Mine transport infrastructure [Old Mine Lane].
Authenticity: The external appearance of the building would suggest it has not been modernised, and thus there is a reasonable expectation that period fittings will survive. Recent aerial photographs imply one of the historic barns has been reroofed and extended, which would suggest some erosion of authenticity.
Integrity: The building appears to be in good repair, though the interior was not inspected and only the south elevation is (partially) visible from Old Mine Lane.
Topographical Location and Landscape Context: The building is located on the upper south-facing slopes of Hingston Down.
Principal Views: Views are restricted by its location and the tall hedges to the east and west, though views out to the south should be possible from within the garden. Views within the holding are dominated by the farmhouse and outbuildings, enclosed/restricted as they are by the hedgebanks. Views to the farmhouse may also be achieved through/across the hedgebank along Old Mine Lane, where it is framed by its outbuildings and viewed across its gardens. Views to the proposed development site are screened by existing development to the north-east and east of Old Mine Lane, and hedgebanks.
Landscape Presence: The farmhouse enjoys no wider landscape presence.
Immediate Setting: The farm sits east of Old Mine Lane, set within a series of small irregular enclosures, with a strong hedgebank boundary forming a wedge-shaped garden. The farmhouse is framed to the north by outbuildings enclosing a yard, with a garden to the south-west. The farm sits on a rough east-west alignment, facing south.
Wider Setting: The farm is enclosed to the east and north by fields and enclosed to the south by the settlement of St Ann's Chapel and the A390. The farmhouse is accessed off Old Mine Lane. The garden is concealed from the lane by a tall hedge pierced by a single wooden gate. The lane is flanked to the west by a modern housing estate.
Enhancing Elements: Its topographical location; the enclosed and private garden; country cottage styling.
Detracting Elements: The relatively poor maintenance of Old Mine Lane; the redundant 20th century outbuildings; the housing estate to the west, for is incongruous architecture and the fact it backs onto the lane (i.e. the least attractive part of the estate is visible from the lane).
Direct Effects: None.
Indirect Effects: The proposed development would take place north-west of the building and its associated structures. The property might be affected by noise and dust during the construction phase, with a visual effect of the setting of the farmhouse during the occupation phase. It seems unlikely there would be any direct visual relationships between the farmhouse and the proposed development, due to local blocking from hedge shrubs/trees, the adjacent property, and the fact that the main windows of the building face south. However, the broader context within which the farmhouse is experienced, and the journey to and past the farmhouse along Old Mine Lane, would be affected.
Contribution of Setting to the Significance of the Asset: Ostensibly this was an agricultural dwelling (at least in part), built in conjunction with, or following, the enclosure of Hingston Down. However, the lack of

agricultural workers in the Census, and its location half way up Old Mine Lane, could imply it was originally connected to the mine, perhaps as the home of an agent or mine captain. In a landscape devoid of trees and tall hedge shrubs, views down Old Mine Lane from the principal (southern) elevation (i.e. keeping an eye on miners arriving or leaving the mine along Old Mine Lane), may have been a factor in where it was built. Its location relative to the mine would therefore be of relevance to its original significance. In terms of its current setting, it is an attractively-composed structure, enhanced by its secluded setting within its garden.
Magnitude of Impact: The farmhouse faces south, and the experience of a visitor to the property would not be affected by the proposed development. It is not a large building and the structure has already been visually-subsumed by the settlement of St Ann's Chapel; thus views to or across the building from any distance would find it hard to distinguish it from other structures. However, taken in conjunction with the existing housing estate immediately to the west, the proposed development, even in its revised form, would have a negative impact on the wider setting of the structure. The revised scheme is, however, more sensitive to the progress of the visitor along Old Mine Lane, and works to retain a sense of openness.
Impact Assessment: High value (upgraded from *Medium* value to account for the WHS) + *Minor* effect = *Moderate/Slight* Impact. **Negative/Minor** impact overall.

4.10.2 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. There were many more 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 housing development would be commeasurable 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 could be 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.

Asset Name: **Cotehele Prospect Tower**		
Parish: Calstock	*Within the ZTV:* YES	
Designation: GII*	*Condition:* Good	Distance to site: *c.*2.50km
Description: An 18th century three-stage tower with dished sides to give the illusion of greater height. Located north of Cotehele House, on the edge of the RPG (extended to include the tower) but formerly within the larger parkland associated with the house, now agricultural fields. Somewhat isolated, on a break in slope above the House. Understood and defined by its former historic function and restored and maintained as part of the estate by the National Trust. The key function of this building is its outlook and its role as an eyecatcher within the wider estate. Given the presence of a similar tower at Mount		

Edgecumbe, with which this tower was intervisible, it implies the principal views were up and down the valley of the Tamar, and across the parkland to the main House.
Topographical Location & Landscape Context: The tower is located on a slight south-facing slope, set back some distance from the valley of Tamar to the south-east.
Setting: Located on the edge of a pasture field, just south of a stone-faced hedgebank topped with low clipped hedge shrubs. Cotehele House lies to the south, shrouded by mature trees within its gardens. It has an open and isolated aspect.
Principal Views: The tower was clearly designed to be a highly visible structure (eyecatcher) within the landscape controlled from Cotehele. Important views to and from the tower are clearly from the Tamar, to the south and east, and to and from the house. The tower essentially enjoys 360° views.
Landscape Presence: Designed to be a visible statement of wealth and set within its private parkland, and doubtless intended to have significant landscape presence. Traces of render on the exterior surface would suggest it was probably painted; in its current state this slender stone tower does blend into the background when viewed against the hillside. As a skyline monument – i.e. when viewed from below, from the approach from the house, or from the river – it qualifies a *landmark* asset.
Sensitivity of Asset: As a viewpoint and eyecatcher, this monument is potentially highly sensitive to visual intrusion.
Magnitude of Impact: The proposed site would be visible from the tower, but would not distract from the panoramic views the experient would enjoy across the wider landscape. The development would not detract from its role as a landmark from the river, or as an eyecatcher within the wider estate.
Impact Assessment: High value + *Negligible* effect = *Slight* Impact. **Negligible** impact overall.

Asset Name: **Enclosure and Chimney on Kit Hill**		
Parish: Calstock		*Within the ZTV:* YES
Designation: SAM, GII	*Condition:* fair	Distance to site: 3.35km
Description: Univallate enclosure on the summit of Kit Hill, now part of a country park. The enclosure is attributed to Sir John Call of Stoke Climsland in the late 19th century and labelled a folly, an imitation Danish fort celebrating the 'battle' of Hingston Down. One of the rounded bastions was used for the base of a windmill, Kithill Consols Mine was constructed immediately to the north, and the interior was used as car parking until the later 1980s. The principal relationship was with the home of Sir John Call, Whiteford House, which stood *c*.3.2km to the north-west, and was demolished *c*.1912. The chimney of Kithill mine stands in the north-west corner. This has a circular shaft on a stepped square base with blind rectangular panels to each face and stepped capping. The shaft sports late 20th century steel bands with telecoms aerials attached; immediately adjacent and presumably related is an ugly concrete structure with a mono-pitch roof.		
Topographical Location & Landscape Context: Located on the summit of Kit Hill.		
Setting: Located on the summit of Kit Hill, the broad slopes of the summit slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the hilltop is comprised of coarse grasses and bracken, with closely-cropped grass within the interior of the enclosure. A lane sweeps up to the northern side of the enclosure, where there is a tarmac car park. The area around the enclosure is extremely rugged, with platforms, pits, spoil and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating the enclosure as a distinct entity difficult. The needlessly elaborated chimney is a conspicuous landmark, but the concrete structure to the north, the metal bands on its shaft with attached aerials, and the unpleasant howling whine of the wind through those aerials, seriously detracts from the enjoyment of the place.		
Principal Views: Views from within the enclosure are restricted by its ramparts, but from those ramparts 360° views across the whole of East Cornwall and West Devon are possible. The chimneys on the summit are prominent skyline *landmarks* for the whole area.		
Landscape Presence: The summit of the hill, with its chimneys, is a dominant landform in this area. The enclosure itself, at the landscape scale, is lost amid within the complex mining landscape.		
Sensitivity of Asset: Given the monument functions poorly as an eyecatcher we may therefore suppose it was intended as a venue, perhaps to reference Sir John Call's house at Whiteford. It's highly visual location renders it sensitive to changes within its environment, but the scale of the landforms involved serves to diminish the effect of any single change.		
Magnitude of Impact: The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning.		

Impact Assessment: High value + *Negligible* effect = *Slight* Impact. **Negligible** impact overall.

4.10.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

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

What is important and why

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

environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Asset Name: **St Ann's Chapel, including Candycroft & Vendor**	
Parish: Calstock	*Value:* High (upgraded from Medium for WHS)
Designation: U/Deg; ×2 GIIs	*Distance to Development:* c.0.1-1km
Description: A ribbon settlement strung out along a straight section of the A390 where it crosses the middle slopes of Hingston Down. Most of the historic structures are small cottages of stone rubble, often rendered or whitewashed. Towards the eastern end these are set back from the road and have the appearance of small farms; towards the centre of the settlement and to the west there are small rows of cottages flanking the road. This includes the one Listed structure, Candycroft & Vendor. This dwelling is described as of rendered stone rubble with slurried slate roof and gable stacks. The houses are all generally fairly humble, with only a handful with some aspiration to status (e.g. rendered with ashlar pointing). The historic character of the settlement has slowly changed over the years, growing from a discontinuous string of miner's cottages and smallholdings into a continuous ribbon development extending for over a mile. The spaces between the historic structures have been infilled with more modern developments, in a range of styles, some more sympathetic than others. In general, the fields on top of the hill run down to the gardens of the houses flanking the road. The few housing estates are small and flank the road, except at the western end where they extend back up the slope.	
Evidential Value: The settlement contains a fairly large number of historic structures, now interspersed with more recent buildings and small housing estates. Most of the small stone and slate cottages are likely to be of similar antiquity and character to Candycroft & Vendor, and thus it is difficult to understand why these structures should have been singled out for special consideration. The visual lack of investment and maintenance would imply many are likely to retain period fixtures and fitments, and would benefit from a comprehensive programme of investigation. On that basis, for the period in question – i.e. the later 19th century – there is much still to record and understand.	
Historical Value: St Ann's Chapel is laid out along the main road, and developed from a disparate group of probable miner's cottages and/or smallholdings into a true settlement containing a series of cottages and short terraces which housed mineworkers and those in ancillary industries. As such, the intrinsic value of this settlement to the story of industrial development in this area is considerable.	
Aesthetic Value: The settlement as a whole is not particularly attractive. Individual elements (e.g. Prospect Place) are pleasing enough, but the fact that most of the settlement feels run down, and that it is defined by the arterial road that runs straight through it, contributes to a general lack of aesthetic appeal. The lack of curves and bends on the main road reduces the possibility of prospects or viewpoints that are not at 90° to the road.	
Communal Value: Limited. Some individual structures within the settlement (e.g. the chapel) will have some communal value, but as a whole the settlement does not bring people together in a meaningful way.	
Relevant Attributes of the World Heritage Site: 1. Mining settlements and social infrastructure; 2. Mineworkers' smallholdings.	
Authenticity: The linear character of the settlement has been over-emphasised by housing developments during the 20th century, which have infilled the former gaps between historic structures. Most of the individual historic buildings, due to a pronounced lack of investment, are clearly authentic in outward appearance. The styling and character of the 20th century structures reflect the periods in which they were built, and national trends then in fashion. The strong visual character of the main road together with its modern street furniture bind the settlement together while simultaneously eroding the distinctiveness of its historic character. The expansion of settlement at the western end of the village, with larger housing estates extending up the hill, is out of keeping with the overall character of the linear settlement, but is located at such a distance as to visually distinguish it from the core of the historic settlement.	
Integrity: In general, the overall condition of the historic housing stock can be described as fair, with some examples in better (restored) condition (but also therefore, less authentic), and others clearly in need of repair. The external appearance of the historic buildings would suggest the interiors are likely to retain period features, but this could not be verified.	
Topographical Location and Landscape Context: The long narrow settlement is located on the middle south-facing slopes of Hingston Down, at the point where slope begins to drop down into steep-sided valleys.	

Principal Views: Views from individual properties are largely to the south, across the valley. Views within the settlement are dominated by the A390.
Landscape Presence: The settlement as a whole is strung out across the southern flanks of Hingston Down, and is visible on a landscape scale. Individual components are not readily discernible.
Wider Setting: The slopes of Hingston Down provide the wider landscape setting of the settlement, but the A390 is its defining characteristic, together with its modern street furniture. The long views up and down the road are marked with some variety, in terms of the proximity of houses to the road, the structural variety and the character of individual gardens, but there is no natural centre to the settlement and no unity of experience.
Enhancing Elements: Its topographical location; the authentic character of many of the historic structures.
Detracting Elements: The main road and associated traffic and street furniture; the incongruous mix of modern and historic building styles, and the unsympathetic styling of much of the later 20th century buildings; the poor repair of a number of buildings.
Direct Effects: None.
Indirect Effects: The proposed development would take place north-west of the historic settlement and beyond an existing housing estate. There may be some issues with noise, dust and increased traffic during the construction phase, with a visual effect of the appearance of the settlement during the occupation phase when viewed in its landscape context. The development would not be visible from the historic core of the settlement, or from the main road which defines the key views through the village. Views out of the settlement are either along the road or out across the landscape to the south, neither of which would be affected. The overall shape and form of the settlement would be altered, as viewed from the air or on a map, as would views back to the settlement from the wider landscape. In the latter instance, the distances involved and the existing housing estates here would make the development less visually distinct.
Contribution of Setting to the Significance of the Asset: The settlement and the landscape around it have evolved over time. Settlement followed the establishment of the turnpike road after the Act of 1764, with semi-regular enclosures and small cottages. Hingston mine was established during the early 19th century, and the unenclosed common ground was enclosed after an Act of 1859. The population of St Ann's Chapel, as indicated by Census records…
Magnitude of Impact: The proposed development would be located at the western end of the settlement, set back behind the existing housing estates and further up the slope. As such, it would not impinge on the character of the historic settlement which is largely defined by the A390. The suburban character of the existing housing estates is out of keeping with how this settlement has developed, and this may be exacerbated by further and similar development in the same location.
Impact Assessment: High value (upgraded from *Low* and *Medium* value to account for the WHS) + *Minor* effect = *Moderate/Slight* Impact. **Negative/Minor** impact overall.

4.10.4 PREHISTORIC RITUAL/FUNERARY MONUMENTS

Stone circles, stone rows, barrows and barrow cemeteries

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to development is also lessened where tall hedgebanks restrict line-of-sight.

What is important and why

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and

illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

Asset Name: **Barrows on Hingston Down**		
Parish: Calstock		*Within the ZTV:* YES
Designation: u/d	*Condition:* poor to fair	*Distance to site:* c.0.5km
Description: Kit Hill and Hingston Down are crowned with a line of at least 20 Bronze Age barrows, although only three of the ones on Hingston Down fall within the ZTV of the proposed development. These are, from west to east: Mount Villa barrow MCO3138; Hingston Down Mine barrow MCO2887; and Roundabarrow Farm barrow MCO2883. The Mount Villa barrow is no longer visible on the ground and lies within the garden of an adjacent house. The Hingston Down Mine barrow was reported by Mr G Walford, but has been removed or concealed by mining spoil. The Roundabarrow Farm barrow is the best preserved, being 36m in diameter with traces of a ditch and 2m high with a flat top. It is located close to the corner of the pasture field in which it lies.		
Setting: An exposed hilltop formerly provided the setting for these various barrows; however, they are now located in a garden, a mining dump, and the corner of a pasture field.		
Principal Views: Formerly 360° views, now in each case very heavily restricted.		
Landscape Presence: The Roundabarrow Farm barrow is very well defined, but it is tucked into the corner of a field up against its stone-faced hedgebanks.		
Sensitivity of Asset: This elevated location was clearly selected because visibility on a landscape scale and, we may assume, remoteness from habitation, was desirable. The fact that two of these monuments no longer survive above ground, while the third stands isolated in the corner of an enclosed field, robs them of meaning beyond the evidential.		
Magnitude of Impact: The proposed development would not be visible from the only standing monument.		
Impact Assessment: Medium value + *No Change* effect = *Neutral* Impact. **Neutral** impact overall.		

4.10.5 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 development 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. The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated development 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: **Hingston Down Mine, Engine House, at SX 408 715**	
Parish: Calstock	*Value:* High
Designation: GII, SSSI	*Distance to Development:* c.0.25km
Description: Listing: Mid-late C19th, altered 1905. Granite with dressed quoins and brick dressings. Plan: Rectangular engine house. Exterior: 3 storeys. The bob wall has an arched opening at ground level and a large rectangular bob opening above. Just below this are cast iron wall plates, two to each corner, marked Tavistock Iron Works 1882. Side walls have an arched window at each level. Parapet rebuilt in brick and the building re-roofed in 1905, when the building was adapted to house a second-hand 36 inch rotative beam engine by the Bedford foundry, Tavistock. This had previously worked at Devon Great Consols and here worked a set of stamps and pumped from the adjacent Bailey's Shaft. The hipped roof is now largely decayed. An interesting example of a late engine house adapted for a dual purpose engine but itself apparently older. The brick parapet and roof structure look like an alteration to an older building, but the whole may date from 1905. The 1882 dates on the wall plates seem unlikely to refer to the original building, since the mine was unworked at that time. The main periods of working Hingston Down Consols Mine were 1846-78 and 1905-8. The engine house makes a prominent landmark on the summit of Hingston Downs.	
Supplemental Comments: The enginehouse lies within an area of waste ground at the top of the hill, at the centre of the once extensive Hingston Down Mine complex and granite quarry. The Listed three-storey engine house is the only visible surviving element. The central truss from the 'decayed roof' mentioned in the Listing text survives, but as the enginehouse was subject to extensive conservation works in the mid 2000s, this may not be original. Since restoration and remediation works in the early 2000s, and in the absence of apparent management, scrub vegetation has grown up that conceals the form and character of the earthwork remains, making interpretation of the site difficult.	
Evidential Value: The building has been the subject of a programme of building recording that has explored the structure and development of the site. The remediation works that have taken place appear to have been extensive and it appears unlikely any of the structures immediately associated with the enginehouse survive. The foundations of the buildings (mine captain's house?) located to the south-west, and that now lie within the forestry plantation, may survive.	
Historical Value: As the last surviving upstanding part of the Hingston Down Mine complex, which sits within an extensive extractive landscape, the mine has considerable narrative value.	
Aesthetic Value: The enginehouse is a solid-looking structure with a certain industrial grandeur to its form and design. The use of dressed rusticated granite quoins to the corners, and brick arches to the openings, indicate some care over its appearance was taken. However, the dimensions of the enginehouse are not very pleasing – it is slightly too squat – and the use of chain-link fencing around the associated shafts detracts from the visual appeal. The regenerating scrub around the site does not appear to be managed in any meaningful way, and would contribute to an aesthetic air of ruinous dereliction; however, the conservation works have introduced a degree of artificiality to its appearance which has yet to subside.	
Communal Value: None.	
Relevant Attributes of the World Heritage Site: 1. Mine sites and ore dressing floors [Hingston Down Mine]; 2. Mine transport infrastructure [Old Mine Lane].	
Authenticity: The enginehouse is an authentic structure of the 19th century, subject to some alteration in the early 2000s during conservation works. However, its surroundings have been comprehensively re-worked.	
Integrity: The enginehouse survives to eaves-height as a shell. All internal and most external fixtures and	

fittings have decayed or have been removed. It is associated with stone and concrete platforms with iron pintles where machinery would have been mounted. All the other associated structures have been lost, and the spoil heaps extensively re-worked.
Topographical Location and Landscape Context: The enginehouse is located on the break of slope, just to the west of the summit of Hingston Down. The land falls away fairly gradually to the east, south and west, more quickly to the north. The landscape context is the mining landscape and wider Tamar Valley WHS.
Principal Views: Views from the site are limited by vegetation to the south. In winter it is visible through the trees from the north, but is otherwise most prominent from the south and south-east. There are views to the south, towards St Ann's Chapel along Old Mine Lane; and west, towards Kit Hill, with its associated relict burial landscape. There are wide landscape views towards the engine house, which is a visible component of the ridge skyline.
Landscape Presence: The enginehouse is a very solid-looking tower that is visible on a landscape scale. However, the stand of conifers to the south-west and the trees to the north render it less obvious than its skyline position would initially suggest, and this diminishes its subjective *landmark* status.
Immediate Setting: The immediate setting of the enginehouse is fairly constrained, and while the visitor may be aware the location is elevated and exposed moorland, the scrubby vegetation and trees around the site mean it is not always obvious. The moorland is open access land. The engine house stands next to the old mine shafts, now fenced in. To the north-east is a large active quarry site. Since restoration works took place, gorse and scrub has regenerated in and around the base of the building, restricting outward views.
Wider Setting: The summit of the hill to the east and south-east, replete with gorse, trees to the north, and the stand of conifers to the south-west, leave the only outward views to the south, where the estuary of the Tamar forms a natural visual focus. The site can be accessed by foot from the west from a dismal car park next to telecoms mast within a fenced compound, mainly used by dog walkers. It can also be accessed via a pleasant green lane from the east. The main route up onto the site from the south ('Old Mine Lane') winds its way past Salters Farmhouse, indicating it predates the formal enclosure of the landscape. The existing housing estates to the west intrude and detract from its visual appeal.
Enhancing Elements: Its topographical location on the top of the hill.
Detracting Elements: The use of modern industrial materials (galvanised steel kissing gate, palisade and chain-link fencing, transmitter etc.); the general air of malign neglect; inconsiderate dog walkers and dog mess.
Direct Effects: None.
Indirect Effects: The adjacent conifer plantation lies between the engine house and the site of the proposed development and will partially screen direct views to the development for the lifetime of the trees. The visual effect of the proposed development would generally be experienced on the ascent and descent via Old Mine Lane, and views to the site from the south. However, views in the wider landscape will include both the engine house and the spreading development and the encroaching 'suburban' sprawl is inherently negative to the setting and experience of the former mine building. The addition of further buildings in the landscape would also complicate the skyline visuals and the approach to the mine building along Old Mine Lane.
Contribution of Setting to the Significance of the Asset: The enginehouse had a specific function within an industrial landscape. Its location was determined by the presence of copper, tin and land ownership, and it was not clearly designed for outward views or to create a landmark. However, the recent development of the site as a community resource, and the fact that the site is growing into the landscape as a ruin, renders it more sensitive to unsympathetic development in the wider area.
Magnitude of Impact: The proposed development would impinge on the experience of journey to the site along Old Mine Lane, and across the southern part of the site generally, but not the immediate setting of the enginehouse itself. The construction of the modern housing estates to the south of the proposed site has already had a negative effect on the experience of the journey up to the mine along Old Mine Lane, and development of any kind along Old Mine Lane will exacerbate that effect. However, the revised proposals soften the effect by drawing back from the road and the northern boundary of the site; this, together with plans for POS at the bend in Old Mine Lane, provide partial mitigation for the negative effect.
Impact Assessment: High value (upgraded from *Medium* value to account for the WHS) + *Minor* effect = *Moderate/Slight* Impact. **Negative/Minor** impact overall.

Asset Name: **Mines on Kit Hill**		
Parish: Calstock		*Within the ZTV:* YES
Designation: GII, u/d	*Condition:* fair	*Distance to site:* 3.4km
Description: The broad slopes of the summit of Kit Hill slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the open hillside is comprised of coarse grasses and bracken, criss-crossed by animal tracks and footpaths. The summit is approached by a metalled lane from the west, and there are three car parks along this route. The area is extremely rugged, with platforms, pits, spoil, rubble and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating them as distinct entities impossible. The ruined structures on the hillside (e.g. South Kithill Mine) are more intelligible, but only the chimney (GII) survives in good condition. On the summit of the hill is a second GII chimney (considered above).		
Setting: The exposed hilltop provided the setting for the various monuments and open mine workings scattered across the landscape. The location is very exposed, a broad expanse of tumbled stone partly concealed beneath coarse grasses and gorse. The parts of the moor away from the summit have an elemental quality, a quality only partly offset by the popularity of the location for visitors and their dogs. This is more difficult to avoid at the summit, where the manicured upper car park is located and the concrete telecoms building and aerials are.		
Principal Views: 360° views across the whole of east Cornwall and west Devon are possible from the summit. The chimneys on the summit are prominent skyline *landmarks* for the whole area.		
Landscape Presence: The summit of the hill, with its chimneys, is a dominant landform in this area.		
Sensitivity of Asset: This is a highly visual location sensitive to changes within its wider environment; however, the scale of the landforms involved serves to diminish the effect of any single change.		
Magnitude of Impact: The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning.		
Impact Assessment: High value (upgraded from *Medium* value to account for the WHS) + *Negligible* effect = *Slight* Impact. **Negligible** impact overall.		

4.10.6 CORNWALL AND WEST DEVON MINING LANDSCAPE WHS

Asset Name: **World Heritage Site – Tamar Valley Mining District with Tavistock**	
Parish: Multiple	*Value:* Very High
Designation: WHS (contains Listed Bldgs, SAMs)	*Distance to Development:* Site inside the WHS
Description: Outline: The mining district comprises both valley and upland setting for tin, copper, silver-lead and arsenic mining, ore processing and smelting. It includes the river Tamar and its associated industrial river quays, and the major town of Tavistock that was remodelled during the nineteenth century with profits derived principally from copper mining royalties. The boundary has been drawn to contain all of the principal mines in the upland area from west to east, and in the valley setting from north to the south (including the Bere silver mines in the south). The principal mining quays, villages and mineral railway network are within the boundary, and the linear route of the early nineteenth century Tavistock Canal links the two sub areas. Key Characteristics: The rounded granite summit of Kit Hill (333m OD) dominates the western part of the Area whilst high ground creates a distinctive landform running eastwards along the upland ridge of Hingston Down. At Gunnislake, on the western bank of the River Tamar, the granite ridge descends steeply to the river. Tavistock is a medieval stannary town, re-modelled during the nineteenth century using the profits of copper mining, notably from Devon Great Consols (A10i) and Wheal Friendship (Mary Tavy). It includes a number of impressive contemporary public buildings and model housing for workers as well as the inland terminus of an important mineral canal. The Tamar Valley forms the principal central landform of the district. Whilst the river flows from north to south, its great loops and bends follow a highly sinuous and changing course, and its sides are often steep and frequently wooded. To the east the landscape is rolling cultivated countryside that descends to the ancient market town of Tavistock, which nestles beneath the high granite uplands of Dartmoor. The mines of this district exploited an important concentration of tin, copper and arsenic lodes most of which run parallel with the east-west axis of the granite and which were worked almost continuously from Callington to Tavistock (WHS Management Plan).	
Supplemental Comments: There is an inherent conflict between the protection and preservation of this	

landscape, the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character' and the need to appreciate that this is a living landscape that continues to evolve and where sustainable development must be encouraged (WHS Management Plan). The upland parts of this landscape form a highly distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character.
Evidential Value: The district contains a very large number of historic buildings, structures and mining-related features, very few of which have been comprehensively surveyed, and which survive to varying degrees. Certain elements – e.g. the Tavistock Canal, Devon Great Consols, and Morwellham Quay – are well documented and well served by survey and publication, but they are in the minority. Most of the mine sites, including many of the principal ones identified by the WHS management plan, have not been surveyed, and there is little understanding of the below-ground resource. In addition, as the LiDAR survey (above) and geophysical survey in the district indicates, mining activity was not restricted to the mine sites and lode-back pits etc. can be found at some distance to the established mines. Understanding of other key attributes of the WHS (infrastructure, settlements, great houses, mineralogy etc.) are subject to similar caveat.
Historical Value: 'The landscapes of Cornwall and West Devon were radically reshaped during the eighteenth and nineteenth centuries by deep mining for predominantly copper and tin. The remains of mines, engine houses, smallholdings, ports, harbours, canals, railways, tramroads, and industries allied to mining, along with new towns and villages reflect an extended period of industrial expansion and prolific innovation. Together these are testimony, in an inter-linked and highly legible way, to the sophistication and success of early, large-scale, industrialised nonferrous hard-rock mining. The technology and infrastructure developed at Cornish and west Devon mines enabled these to dominate copper, tin and later arsenic production worldwide, and to greatly influence 19th century mining practice internationally' (WHS Management Plan). Mineral extraction on Hingston Down was proverbial, and there is considerable time-depth to this extractive landscape. All but one (Great Houses) of the key attributes of the WHS are represented here, and thus the historical value of the area is considerable.
Aesthetic Value: The aesthetic value of the principal mine sites is variable: in some areas these ruinous complexes can be described as romantic, in others as blasted wastes with industrial structures best described as eyesores. In many ways, such sites have greatest aesthetic appeal when viewed from the middle distance. Chimneys provide key visual markers in the landscape, protruding above the trees that conceal many of the lowland sites. Some elements (e.g. great houses) were designed to be attractive, whereas others can be enhanced by their setting (e.g. cottage gardens). In this specific instance, Salters Farmhouse is attractively composed and pleasing in appearance; the other elements of the WHS here are less attractive, verging on unattractive in places.
Communal Value: Variable, dependant on individual elements (e.g. churches within mining settlements); none in this instance.
Relevant Attributes of the World Heritage Site: All, but specific to the proposed development: 1. Mine sites and ore dressing floors [Hingston Down Mine]; 2. Mine transport infrastructure [Old Mine Lane]; 3. Mining Settlements [St Ann's Chapel]; 4. Mineworker's smallholdings [Salters Farmhouse].
Authenticity: Inscription as a WHS implies authenticity, but as an extensive site within a living landscape authenticity will vary. Most of the Hingston Down site has been reworked; St Ann's Chapel has changed over the course of the 20th century. Old Mine Lane is still a routeway, and Salters Farmhouse appears fairly intact.
Integrity: Inscription as a WHS implies integrity, but as an extensive site within a living landscape, integrity will vary. Most of the structures at Hingston Down Mine have been lost, and the enginehouse conserved. Many of the historic structures in St Ann's Chapel do not look like they have been heavily modernised, and nor does Salters Farmhouse.
Topographical Location and Landscape Context: The proposed development would be located on the southern flanks of Hingston Down.
Principal Views: Views to and from the flanks of Hingston Down, from viewpoints within the lowlands to the south, and from elevated areas to the west (Kit Hill) and east.
Landscape Presence: Elements of the WHS in this area are visible on a landscape scale. The enginehouse at Hingston Down Mine is a skyline monument, but partly concealed within trees and somewhat squat – the small conifer plantation adjacent is a more obvious landmark. St Ann's Chapel, as a ribbon development

crossing a prominent hill slope, is visible on a landscape scale; it should be noted that the extant housing estates at the western end of the settlement are reasonably prominent, being a discrete block of buildings, many of which are painted white.
Direct Effects: The development would have a direct effect on the archaeology beneath the site. The site has been subject to geotechnical trenching and archaeological evaluation, and this has identified lode-back pits in the area of an earthwork shown on historic OS maps. The revised scheme makes this area POS, mitigating for the potential harm.
Indirect Effects: The landscape does not feature many housing estates, and those that do exist are located immediately adjacent to the proposed site. The further development of housing estates in this area would erode the regional distinctiveness of this landscape. However, the revised layout and reduced number and density of housing does address this concern. Intervisibility between the various designated elements discussed (above) would suggest that the principal effect would be on the experience of Old Mine Lane, either in the ascent or descent. Local blocking from other structures and vegetation will reduce the impact on other WHS components.
Contribution of Setting to the Significance of the Asset: The key consideration here is the sense of openness experienced by the visitor to the Hingston Down Mine site, specifically the progress of the visitor along Old Mine Lane. Despite the enclosure of this landscape in the early 1860s, as one walks up Old Mine Lane the visitor emerges from the backplots of St Ann's Chapel into a recognisably upland landscape. The general lack of hedge shrubs minimises the impact of enclosure, albeit tempered by the conifer plantation and the regenerating scrub on the hilltop/around the enginehouse. The other approaches to the Mine, from the east and west, do not retain that sense of openness. On a landscape scale, further development here would have a cumulative but not an especially prominent visual effect on the wider settlement.
Magnitude of Impact: The proposed development would cover a tiny proportion of the total area of the WHS, but would be located in a relatively-sensitive part of the WHS. It is close to Hingston Down Mine (one of the principal mine sites identified within the district), Old Mine Lane, Salters Farmhouse and St Ann's Chapel. Each heritage asset, whether designated or not, reflects one of the key attributes of the WHS. However, the authenticity and integrity of these assets varies considerably (as noted in the individual assessments). The revised scheme, which pulls the housing back from the northern boundary of the field, retains the area of the lode-back pits as POS, and which is designed – insofar as is possible – to preserve the appearance of Old Mine Lane and the sense of openness on the approach to the mine complex, mitigates against both the visual harm and below-ground disturbance, reducing the magnitude of the impact from *moderate* to *minor*.
Impact Assessment: Very High value + *Minor* effect = *Moderate/Large* Impact. **Negative/Minor** to **Negative/Moderate** impact overall.

4.10.7 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 the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites 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 turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be erected within the *Kit Hill* Landscape Character Area (LCA):

- This LCA is characterised by the prominent Marilyn hilltop of Kit Hill, a largely unenclosed heathland of scrub and bracken scarred by its mining heritage, together with a lower granite and slate ridge (Hingston Down) that extends to the east, enclosed in the 19th century with improved and semi-improved grassland. Dependant on location, sweeping panoramic views are possible from the upper slopes and hilltops. The wider landscape around St Ann's Chapel is fairly complex, with medieval settlements with their associated fieldsystems defined by substantial Cornish hedgebanks (Harrowbarrow, Metherell, Chilsworthy), and later settlements (Drakewalls, St Ann's Chapel) associated with mining in the area. The complexity of this landscape, when viewed from suitably elevated viewpoints to the south, means the visual effect of the proposed development is less pronounced. However, it was noted during the site visits that the existing housing estates at the western end of St Ann's Chapel were readily identifiable, if not prominent, and the addition of another block of housing at this location would enhance its visibility, if only incrementally. As blocks of housing are largely atypical in this landscape, the impact on the historic landscape as a whole is assessed as **negative/minor**.

4.10.8 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development 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.

Only two Grade II assets in close proximity to the site are likely to suffer any appreciable negative effect. On that basis the aggregate impact is taken to be **negative/minor**.

4.10.9 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 a single housing development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational developments, those with planning consent, and those still in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitability vary according to landscape character.

In terms of cumulative impact in this landscape, the fields immediately to the south of the proposed site have been developed fairly recently as housing estates: All Saints Park, Petroc Court (works ongoing) and Foster's Meadow. The suburban form of these developments is at odds with the ribbon development with open fields behind that characterises the settlement at St Ann's Chapel, and the choice of materials here (rendered but with stone quoins and brick string courses) is also atypical. The addition of another block of housing at this location, unless sympathetically undertaken, runs the risk of compounding this atypical trend. On that basis, the cumulative impact is taken as **negative/minor**.

4.10.10 SUMMARY

TABLE 7: IMPACT SUMMARY.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Category #1 Assets						
Hingston Down Mine Enginehouse	GII	c.0.3km	High	Minor	Moderate/Slight	Negative/Minor
Salters Farmshouse	GII	c.0.4km	High	Minor	Moderate/Slight	Negative/Minor
St Ann's Chapel inc. Candycroft Vendor	GII	0.5-1.2km	High	Minor	Moderate/Slight	Negative/Minor
Cotehele Prospect Tower	GII*	2.8km	High	Negligible	Slight	Negligible
Kit Hill Enclosure	SAM	3.3km	High	Negligible	Slight	Negligible
Kit Hill Mining Assets	GIIs	3-3.8km	High	Negligible	Slight	Negligible
Barrows on Hingston Down	u/deg	c.0.5km	Medium	No Change	Neutral	Neutral
WHS Tamar Valley and Tavistock	WHS	0.0km	Very High	Minor	Moderate/Large	Negative/Minor to Negative/Moderate
Category #2 Assets						
Dupath Holy Well	GI, SAM	3.9km	High	Negligible	Slight	Negligible
Church of St Andrew, Calstock	GI	3.3km	High	Negligible	Slight	Negligible
Church of St Dominica, St Dominick	GI	3.4km	High	Negligible	Slight	Negligible
Prince of Wales Mine at Harrowsbarrow	SAM	c.1km	High	No Change	Neutral	Neutral
Round at Berry Farm	SAM	2.6km	High	Negligible	Slight	Negligible
Metherell historic settlement	GIIs	c.1.5km	Medium	No Change	Neutral	Neutral
East and West Trehill	GIIs	2km	Medium	Negligible	Neutral/Slight	Negligible
East Calstock Mine	GIIs	2.3km	Medium	No Change	Neutral	Neutral
Gatepiers at Honicombe Holiday Village	GII	1km	Medium	No Change	Neutral	Neutral
Category #3 Assets						
All other assets within 5km	Various	-	Medium	No Change or Negligible	Neutral to Slight	Neutral to Negligible
Landscape						
Historic Landscape Character			High	Minor	Moderate/Slight	Negative/Minor
Aggregate Impact			High	Minor	Moderate/Slight	Negative/Minor
Cumulative Impact			High	Minor	Moderate/Slight	Negative/Minor

5.0 CONCLUSION

The proposed development would be located on land enclosed from the open moorland of Hingston Down in the early 1860s. Up to that date the Down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospection pits and the Hingston Down Mine was already in operation. The field in question has been subject to extensive modern disturbance through geotechnical investigations and topsoil spreading. The geotechnical and archaeological evaluations have demonstrated the earthwork shown on historic OS maps marks the location of lode-back pits, backfilled relatively recently.

Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. 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 development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings.

The key consideration for this site is the potential effect on the World Heritage Site and its several components in the immediate area: Hingston Down Mine (specifically the GII enginehouse), GII Salters Farmhouse, St Ann's Chapel, and Old Mine Lane. These all exhibit some of the key attributes of the WHS, namely: mine sites; mineworker's smallholdings; mining settlements; and mine transport infrastructure. The proposed development would have an effect on the character and setting of these heritage assets, and by extension on the outstanding universal value of the WHS. However, the variable authenticity and integrity of these assets and their current setting and appearance has a bearing on their inherent value. The revised proposals for the development, which would reduce the number and density of the housing, preserve the lode-back pits beneath POS, and work to preserve the integrity of experience along Old Mine Lane. This mitigates the potential for harm and works to reduce the degree of change from *moderate* to *minor*. Under the guidance issues by ICOMOS (2011) this translates to a **moderate/large** effect, but given the integrity of Hingston Down Mine this overstates the case, and an assessment of **negative/minor** to **negative/moderate** is more appropriate.

On a broader level, while there might be an incremental change to the character of the WHS, but in terms of the settlement and the wider landscape, that harm is largely cumulative.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**, but the works undertaken have identified the areas of greatest archaeological sensitivity and these will be preserved as POS.

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Calstock tithe map
Hingston Down enclosure map: QS/PDA 4
Callington grazing leases: CY/1846; CY.1849
Lode map: ME 2462
Surface works map: MRO LCXII/7

APPENDIX 1: ORIGINAL LAYOUT

Original layout (2015.06-18P1 Outline scheme 6 site layout.pdf)

APPENDIX 2: REVISED LAYOUT

Revised layout (2015.06-32P1 Outline scheme 13 site layout.pdf)

APPENDIX 3: 04.05.16 WHS OFFICER COMMENTS

Dear Dean,

Thank you for forwarding the assessment in relation to the current development proposals for St Ann's Chapel - PA15/09509 - Land to rear of All Saints Park. I have read through the report and present the following comments for consideration.

The report is entitled 'Results of a Desk-Based Assessment, Walkover Survey & Historic Visual Impact Assessment' and appears to be in essence a hybrid study melding a number of methodologies with a landscape visual impact approach. While this approach highlights much of the cultural and historic importance of the site, this document cannot be described as a Heritage Impact Assessment (HIA), under the terms of the ICOMOS guidance on HIA produced in 2011.

Considering the assessment in detail, the World Heritage Site (WHS) is mainly dealt with on page 39 under paragraph 4.7.6 and does not make reference to it being a designated heritage asset of the highest significance. Similarly no reference is made to the NPPF guidance for such heritage assets under paragraphs 128, 132, 133, 134, 137 or 138. The assessment also fails to evaluate the harm against the benefits in the way required by case law. The conclusions reached by Mr Justice Lindblom on application of The Forger Field Society against the decision made by Sevenoaks District Council was very clear. The judgement places the onus on the applicant to demonstrate that even where 'less than substantial harm' occurs, they are obliged to demonstrate sufficient material planning considerations that justify the harm where it occurs to a Heritage Asset or its setting, in compliance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The conclusion at the end of paragraph 4.7.6 is also not worded to adequately address harm to the WHS. Any assessment should first have special regard to the desirability of preserving the WHS and its setting, before considering the impacts of the development and any matters that might outweigh perceived harm. The assessment as submitted does not achieve this and, moreover, states within this paragraph that;

'The upland parts of this landscape form a highly distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character. In addition, this landscape at this location does not feature many housing estates, and those that do exist are located immediately adjacent to the proposed site. The further development of housing estates in this area would erode the regional distinctiveness of this landscape. This harm would need to be balanced against the benefits of the proposed development. The impact of this development on the WHS is therefore considered to be negative/minor.'

There is no evidence presented within the above paragraph that supports the conclusions as stated, i.e. that the development's impact would be negative/minor. Equally the methodology is set out as being visual impact and not historic impact, which would take on a range of values beyond simply visual impact. This mistake invalidates the report to a significant degree as it does not contain any assessment of the significance of the WHS as a heritage asset; the report fails to discuss the site and its context within the WHS under the headings of Evidential, Aesthetic, Historical and Communal Value, or to follow the ICOMOS guidance on HIA. This guidance states at paragraph 5.2 that;

'There is sometimes a tendency to see impacts as primarily visual. While visual impacts are often very sensitive, a broad approach is needed as outlined in the ICOMOS Xi'an Declaration. Impacts take many forms – they may be direct and indirect; cumulative, temporary and permanent, reversible or irreversible, visual, physical, social and cultural, even economic. Impacts may arise as a consequence of construction or operation of the proposed development. Each needs to be considered for its relevance to the HIA.'

Whilst the producers of the report could argue that they are not duty bound to use the ICOMOS guidance, they are also not adhering to the English Heritage (now Historic England) 'Conservation Principles, Policies and Guidance' (2008). In summary, it is difficult to see how a full HIA and assessment of significance has been undertaken in relation to this site as a designated heritage asset, and, indeed, to be in line with industry best practice and adherence to the guidance contained within the NPPF.

The WHS Office cannot accept the conclusions of the assessment as this is not an HIA based upon the above mentioned guidance, which is recognised for being best practice in assessing impacts to WHS as a designated heritage asset. The WHS Office therefore maintains its objection to the proposed scheme and recommends that this be refused by reason of harm caused to the Outstanding Universal Value of the World Heritage Site which cannot be adequately mitigated.

I hope the above sets out the concerns of the WHS Office but please contact me if anything is unclear or requires further explanation.

Regards,
Ainsley

Ainsley Cocks
Research and Information Officer

APPENDIX 4: 10.08.16 SWARCH RESPONSE TO WHS COMMENTS

There are two main issues relating to this development. Firstly, whether the proposals constitute 'substantial harm' or 'less than substantial harm' to the WHS. Secondly, how this is assessed.

The first issue can be dealt with quite easily: the proposed development clearly falls short of 'substantial harm' as 'substantial harm' has such a high threshold under NPPF, which case law indicates is very rarely achieved:

"Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."
Bedford Borough Council v Secretary of State for Communities and Local Government and NUON UK Ltd [2012] EWHC 4344 (Admin) CD5.11 para25.

That being the case, the impact of the proposed development constitutes 'less than substantial harm' and "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use" (NPPF para.134).

Therefore the issue becomes one of assessing the level of 'less than substantial harm'. The SWARCH report followed guidelines outlined in the 2015 Historic England GPA3 *The Setting of Heritage Assets*, based around its *Conservation Principles*. However, the WHS has its own set of guidelines (ICOMOS 2011) which have yet to be formally adopted into UK practice. These guidelines rate harm ('significance of impact') on a scale of neutral/slight/moderate/large/very large.

Under those guidelines, the scale of the development – in its current form – can reasonably be considered *moderate*. Under the ICOMOS guidance, heritage assets within a WHS that convey the Outstanding Universal Value (OUV) of that WHS are accorded a value of *very high*. To do so they must manifest one or more of the *attributes* seen to constitute the OUV of the WHS. Not all assets are equal, as some assets convey the OUV better than others, due to preservation, completeness or intelligibility. Under the WHS guidelines, this is addressed via the concepts of *integrity* and *authenticity*. *Integrity* is defined as the completeness/intactness of the attributes needed to carry the OUV. *Authenticity* is defined as the link between the attributes and the OUV.

The seven attributes of the Devon and Cornwall Mining Landscape WHS are:

- Mine sites (including ore dressing floors);
- Mine transport infrastructure;
- Ancillary industries;
- Mining settlements and social infrastructure;
- Mineworkers' smallholdings;
- Great houses, estates and gardens;
- Mineralogical and other related sites of scientific importance.

The key attributes relevant to the Old Mine Lane site are: *Mine Sites* (Hingston Down) and *Mining Settlements* (St Ann's Chapel), and, to a lesser extent, *Mineworkers' smallholdings* (Salters Farmhouse).

If these heritage assets were substantially intact and been subject to minimal change (i.e. high integrity and authenticity), then according to the ICOMOS guidance (2011) the significance of the impact would be *large or very large*. However, as can be demonstrated, the integrity and authenticity of both Hingston Down Mine and St Ann's Chapel has been compromised.

The Hingston Down mine site is located a short distance to the north of the proposed site. In terms of *integrity*, the main surviving feature is the GII enginehouse. The other buildings associated with the mine have been lost, and the former spoil tips have also been largely re-worked/levelled. This mine complex does not, therefore, represent a particularly complete or particularly good example of its type, although the enginehouse itself is an unusually late/modified example. In terms of its *authenticity*, parts of the site have been afforested, others have been lost to

quarrying, and the standing elements subject to works in the 2000s. It does, however, contribute to the wider WHS landscape, particular through its enginehouse; while not an obvious landmark it is a visible from some distance. The proposed development would affect the site through harm to setting, as detailed in the SWARCH report.

St Ann's Chapel is a linear mining settlement strung out along the A390. In terms of its *integrity*, the settlement is comprised of a series of 19th century short terraces along the road and some miners' smallholdings set back from the road. The gaps have been steadily infilled with a variety of 20th century developments, with more modern housing estates to the western end, but it retains something of its 19th century appearance. In terms of its *authenticity* it does contribute to the OUV of the WHS, but it is a modern settlement where the 19th century elements are a component rather than a dominant element. The housing estates towards the western end are incongruous in this context, and further development in this area would constitute harm to setting, as outlined in the SWARCH report.

Salters Farmhouse is a GII Listed 19th century structure on the upper edge of the settlement, located south-east of the proposed development. The house is of brick and stone rubble, with a slate-hung south-facing principal elevation. There are small redundant farm buildings to the rear (north) and a garden bounded by tall hedges to the south. It was located within a small area of irregular fields that once extended down to the main road. It has lost its associational qualities (i.e. no longer a smallholding) but retains much of its intrinsic vernacular and aesthetic merit, seemingly little changed since the mid 20th century. Its setting has, however, changed markedly, in that the leading edge of St Ann's Chapel has expanded to its southern and south-western edge.

Taking the current state of these heritage assets into consideration, I would conclude that their value is no more than *high*, and thus a more reasoned interpretation of the impact of the proposed development would be *moderate to large*.

To address the potential for harm, two strategies can be suggested: firstly, to mitigate harm through design; secondly, to provide enhancements to offset harm.

Potential mitigation

- Preserve the current sense of openness: reduce the area of the development, pulling it away from northern edge of the field. This could readily be achieved via a straight hedge boundary that would by in harmony with the surrounding straight-sided fields;
- Preserve the current sense of openness: design layout of the proposed development could preserve line-of-sight at specific points through to the open ground (this would need to take into account future garden fencing/planting);
- Preserve the current sense of openness: pull the edge of the development away from Old Mine Lane in order to preserve the character of the approach to Hingston Down Mine. This could be enhanced by pulling the north-eastern corner back (moving the edge of the lane back in a sinuous fashion, mimicking the current lane, and perhaps putting in a wide gateway here). If the houses could face both east and west – i.e. no 'back gardens' with high fences – that could help;
- Reduce the vertical impact of the development: design for bungalows, with two-storey dwellings towards the lower end of the development. Asymmetric roofs with a long pitch to the rear (upslope)?
- Sympathetic use of materials and styles: look at the materials and styles employed in traditional buildings here and avoid the generic (i.e. the rendered walls with brick detailing of the adjacent development). If possible, take architectural cues from the enginehouse (if this can be achieved without creating pastiche);
- Preserve the archaeology: design the green space around the area of probable lode-back pits. This would preserve the below-ground archaeology while also avoiding the engineering costs of dealing with them;

Potential enhancement

- Provide information boards about Hingston Down, drawn up in collaboration with the WHS team etc, to be located on the edge of the development. To go beyond historic photographs and text, and have reconstruction drawing(s) (photo-realistic interpretation?) showing what the view from that spot would have looked like in 1860 (up to Hingston Down and showing the working mine landscape, but also down the Tamar?);
- Facilitate the removal of the unsightly caravans/containers on the south-eastern corner of the site;
- Off-site enhancements relating to management of the Hingston Down Mine itself?

APPENDIX 5: 02.02.17 SWARCH RESPONSE TO REVISED LAYOUT

To address the potential for harm under the proposed scheme, two strategies were suggested: firstly, to mitigate harm through design; secondly, to provide enhancements to offset harm. These were the suggestions made in the short report dated 10.08.16:

Potential mitigation

- Preserve the current sense of openness: reduce the area of the development, pulling it away from northern edge of the field. This could readily be achieved via a straight hedge boundary that would by in harmony with the surrounding straight-sided fields;
- Preserve the current sense of openness: design layout of the proposed development could preserve line-of-sight at specific points through to the open ground (this would need to take into account future garden fencing/planting);
- Preserve the current sense of openness: pull the edge of the development away from Old Mine Lane in order to preserve the character of the approach to Hingston Down Mine. This could be enhanced by pulling the north-eastern corner back (moving the edge of the lane back in a sinuous fashion, mimicking the current lane, and perhaps putting in a wide gateway here). If the houses could face both east and west – i.e. no 'back gardens' with high fences – that could help;
- Reduce the vertical impact of the development: design for bungalows, with two-storey dwellings towards the lower end of the development. Asymmetric roofs with a long pitch to the rear (upslope)?
- Sympathetic use of materials and styles: look at the materials and styles employed in traditional buildings here and avoid the generic (i.e. the rendered walls with brick detailing of the adjacent development). If possible, take architectural cues from the enginehouse (if this can be achieved without creating pastiche);
- Preserve the archaeology: design the green space around the area of probable lode-back pits. This would preserve the below-ground archaeology while also avoiding the engineering costs of dealing with them;

Reviewing the revised layout provided (see Figure 1, below), I think this goes a long way towards addressing some of the concerns expressed. Building less and concentrating those structures towards the southern end of the site, while leaving the northern half of the site clear, will help preserve the sense of openness that is key to the current experience of the site. Reducing the level of tree planting will also help, as this section of the hill is relatively bare and open (Although there is the obvious exception of the rather incongruous conifer plantation above… when is this scheduled to be felled? And would it be replaced?) The density of the housing is similar to that of All Saints Park to the south, so would not be incongruous in that setting.

If houses are envisaged rather than bungalows, less tree cover would make the houses more visible. Is there perhaps room to set these two-storey structures down into the ground, to reduce their overall height? The volume of spoil this would generate (a proportion of which would need to be removed from the site) would be a factor in that instance.

I am particularly pleased to see the open splay off Old Mine Lane, with provision for public access. Combined with the proposed open space/play area, it provides a nice balance to the proposed housing. It also always for views into the estate/makes the estate open to the hill. The back of All Saints Park presents a wall of housing that blocks views out. The splay would also be the place to put any interpretation boards.

The proposed open space also neatly allows for the preservation of buried archaeological deposits within the lode-back pit, which is a definite benefit that can be offered.

In terms of design, the next step is to source – insofar as is possible – sympathetic/harmonious materials and design for the buildings. The adjacent housing estate, with its brick courses and white plastered walls, is not in keeping with the character of the more historic structures in the village (e.g. the Listed Salters Farmhouse adjacent is slate-hung with horned sash windows).

Figure 1: LEFT: original proposal; RIGHT: revised layout

APPENDIX 6: RESULTS OF THE EVALUATION TRENCHING

Archaeological evaluation trenching was undertaken by South West Archaeology Ltd. (SWARCH) on land off Old Mine Lane, St. Ann's Chapel, Calstock, Cornwall (Figure 1) at the request of Ivan Tomlin of Planning for Results Ltd. (the Agent), as part of a pre-planning assessment. This work was undertaken by P. Webb on 2nd June 2016 in accordance with a project design (Boyd 2016) drawn up in consultation with Sean Taylor of Cornwall Council (SDOHE). Three 30m evaluation trenches c.1.60m wide were excavated (see Fig. 1). This work followed on – and avoided – extensive geotechnical investigations carried out in 2015 (JGP 2015).

The site comprises a field c.1ha in extent on the northern edge of the historic settlement of St. Ann's Chapel, north of All Saints Park and immediately west of Old Mine Land. The field is located on the upper south-facing slopes of Hingston Down at an altitude of c.240m AOD. The soils of this area are the slowly-permeable seasonally-waterlogged fine loamy soils of the Sportsmans Association (SSEW 1983) overlying hornsfeld slates of the Tavy Formation (BGS 2016). The Down was unenclosed until the 1850s, and forms part of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). Hingston Down Mine lies just to the north of the site; this copper mine was active from 1850-80, and intermittently thereafter until the 1920s. The area in which the site is situated is classified as *post-medieval enclosed land* on the Cornwall and Scilly HLC (Cornwall Council 2016). Detailed study and survey work has previously been carried out in the area by CAU (CAU 2004; 2005; 2007) and SWARCH (2015).

Historic OS maps show a curving linear earthwork located to the eastern side; other C19 maps indicate mineralised lodes crossing north-east to south-west and lode-back pits extending to the north-east. Investigations immediately to the west indicate the presence of mining remains here, and modern aerial photographs appear to indicate topsoil has been spread across the site from an adjacent housing development. However, the archaeological trenching demonstrated the survival of a soft-friable mid-brown clay-silt topsoil 0.10-0.15m thick, which overlay a soft-friable mid greyish-brown clay-silt subsoil 0.08-0.13m thick, in trenches #1 and #2 and across the northern part of trench #3. In trench #3 the topsoil graded into layer (311). These soil layers overlaid the natural, an orange-brown soft silt-clay.

Four features were identified: a tree throw in Trench #1, a modern geotechnical trench [303], and two large pits [305] [308] in Trench #3. These pits were carefully excavated by machine in accordance with the RAMS for the site. Pit [305] was located centrally within Trench #3 and appears to correlate with the linear earthwork shown on historic OS maps. It was c.6.5m wide with a moderately steep west side and was excavated to a depth of 1.6m; it sloped to the east, but was nearly bottomed in the trench. The sides of the feature were lined with (306) a soft brown clay – presumably a stabilisation layer – but the bulk of the feature was backfilled with a dump (307) of loose/unstable greyish-brown silt-clay containing frequent angular stone. Pit [308] was located at the southern end of Trench #3. It was 3m wide with a near-vertical western side and was excavated to a depth of 1.15m. Like pit [305], it was lined with a soft brown clay (309) and backfilled with a loose/unstable deposit (310) of heterogeneous yellow-grey-white-brown silt-clay with frequent angular stone. Both of these pits cut a soft black clayey layer (312) c.0.15m thick, and were sealed by a mixed spread (311) of yellow/grey/white silt mixed with topsoil. To the east, geotechnical investigation TP01 explored a similar pit to a depth of 4.8m.

Two sherds of C19-C20 century stoneware (68g) were recovered from the upper layers of [305].

The size and character of the two pits in Trench #3, together with the results of the geotechnical investigation, indicate the presence of exploratory lode-back pits up to 5m deep associated with the two lodes crossing the field; the linear earthwork shown on the historic OS maps may indicate the linear extent of these features. The fills of these features would suggest they remained open for some time, but were backfilled in one episode, presumably when the mine was closed and/or the field restored to agricultural use. Layer (311) probably corresponds with the levelling of the linear earthwork. It does not appear that topsoil has been brought to the site; in fact, it is possible topsoil has been removed.

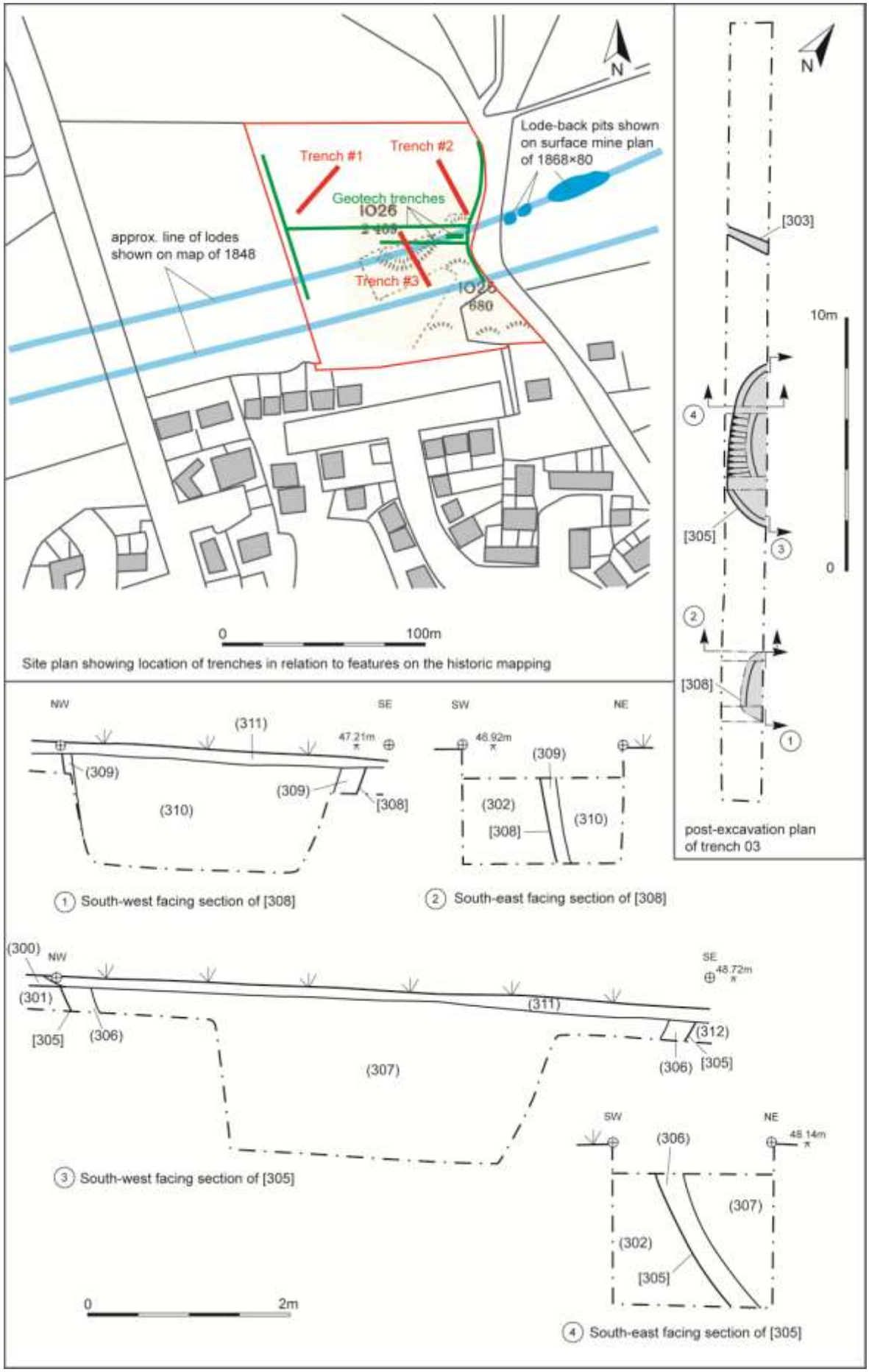


Fig.1: Site plan and sections (levels based on arbitrary TBM of 50m AOD).

Fig.2: Post-excavation view of Trench #1; viewed from the south-west (1m and 2m scales).

Fig.3: Post-excavation view of Trench #2; viewed from the south-east (1m and 2m scales).

Fig.4: South-east facing profile through pit [305]; viewed from the south-east (1m scale).

APPENDIX 7: NEARBY DESIGNATED HERITAGE ASSETS

Grade I
Name: CHURCH OF ST ANDREW
Grade: I
UID: 60772
Parish church. Probably late C14, with additions of early C15 and late C15 and alterations of circa mid C17. Restored 1866, (Incorporated Society for Building and Churches). Slatestone rubble with granite dressings. Tower, south porch and rood stair in granite ashlar. Slate roofs with raised coped verges to gables. Plan: Nave and chancel in one. North aisle of early C15, south aisle of late C15, with later C15 south porch and west tower. Probably in circa mid C17, one bay was added to the east end of the north and south aisles, the south aisle bay with an axial stack. The east end of the north aisle forms the Edgcumbe Chapel. Exterior: Nave enclosed by aisles. Chancel east end has 3-light C19 window with cusped lights, 4-centred arch and hood mould. Attached slate tablet to John Procter, 1840. North aisle of 4 bays, hollow-chamfered plinth, with one bay to east with a straight joint between, this bay on a chamfered plinth. The main aisle has 2-light early C19 windows, with 4-centred arch and hood mould, paired lancets with Y tracery. Between the 2 east windows, the rood stair, on chamfered plinth, with single light, cornice and blocking course. The east bay has a 4-centred arched doorway, chamfered with step stops, hood mould with label stops and C19 door. Blocked window to left with moulded cill and lintel. East end has 3-light mullion and transom window with hood mould with label stops, hollow-chamfered. The west end has 3-light window with 4- centred arched lights and hood mould. The south aisle is of 4 bays, with porch in west bay and one bay added to east with a straight joint between; the aisle is on a chamfered plinth, no plinth to the east bay. The aisle has 3 windows to south, 2 as at the north side of the north aisle and one C19 3-light window with cusped lights and hood mould. Doorway to east, chamfered with step stops and basket arch, C19 door. Quoins and straight joint to the end bay which has a blocked window, of paired lancets with Y tracery and hood mould. East end has 3-light mullion and transom window as on north aisle. To south, an attached slate tablet with shouldered nowy head and chrub, hourglass and cross bones, to Mary Martyn, 1743. West end has 3-light window with ogee lights, 4-centred arch and hood mould. Axial stack to east in granite ashlar with cornice and shaped top. Gabled south porch on hollow-chamfered plinth with diagonal buttresses. 4-centred arched outer doorway with clustered piers to sides and concave mouldings. The interior has concrete floor with inset granite ledger to the Griffin family, dated 1625. C19 wagon roof. Holy water stoup to east. Recess set low in wall to west. Inner doorway has narrow 4-centred arch with moulded surround, C19 studded door with strap hinges and wooden case lock to the inside. West tower in 3 stages on hollow-chamfered plinth ; set-back buttresses rising to the second stage and embattled parapet with pinnacles ; the pinnacles are corbelled out from the second stage, octagonal. West doorway has 4-centred arch, hollow-chamfered, with square hood mould, C19 studded door. West window above, C19 3-light with cusped lights. Clock at second stage to west. Third stage has 2-light bell-openings of paired 4-centred arched lights with wooden louvres and relieving arch. Interior: Plastered walls and C19 tiled floor. Nave and chancel have separate roofs, the nave with a C15 ceiled wagon roof, with carved bosses and wall-plate. Chancel has unceiled C19 wagon roof. North aisle has ceiled C15 wagon roof with carved bosses and wall-plate. South aisle has ceiled wagon roof, possibly of C16 or C17, with moulded ribs and wall-plate, no bosses. The tower has tall 4-centred tower arch with paired piers to sides, plain capitals and imposts. Pointed arched chamfered north door to tower stair with C19 doors. Nave and chancel in one, with north arcade of 4 bays, piers with 4 shafts, chamfered 4-centred arches. 4-bay south arcade of Pevsner A-type piers with capitals with ring-mouldings, 4-centred moulded arches. Chancel has north door to Edgecumbe Chapel and south piscina. East window has rere- arch and upper relieving arch with splayed reveal above for single light. North aisle has doorway to rood stair with rebate for door and basket arch ; stone newel stair and upper doorway. South aisle has C19 east door and south doorway at the east end. Fittings: C19 stone font in south aisle. C19 pews and stone pulpit in nave. In the tower, a fine ringers' board with painting of ringers and verses, oil on board, dated 1773. In south aisle, Royal Arms, oil on board in moulded frame, dated 1816. Letter of thanks from Charles I at Sudeley, dated 1643 and signed by the churchwardens, 1736, oil on board in moulded frame, in south aisle. Monuments in chancel : marble tablet on slate ground, to John Trengrove, 1780. In north aisle: marble sarcophagus on slate ground, to Jane Wrayford, 1838 ; stone tablet to John Terrell, 1796 ; oval marble tablet on slate ground, to Nicholas Gribbell, 1827 ; stone tablet with entablature and pediment, by Lobb of Calstock, to John Strick, 1844 ; in south aisle : marble tablet on slate ground, to Lucretia Roberts, 1813 ; marble tablet on slate ground, to Mary Williams, 1813 ; marble tablet with pediment, by Lobb of Calstock, to Thomas Merchant, 1845. Edgcumbe Chapel not accessible at time of survey (January 1987), contains monument to Piers Edgcumbe, 1666, and monument to Jemima, Countess of Sandwich, 1674. Sources:
Listing NGR: SX4168670956

Name: CHURCH OF ST DOMINICA
Grade: I
UID: 60984
Parish church. C14, with additions of early C15 and late C15; C19 restoration. Tower in slatestone rubble with granite dressings. South aisle and south porch in granite ashlar with granite dressings; north aisle in slatestone rubble with granite dressings and granite ashlar roof stair, the west end rendered and the east end in ashlar. Chancel in slatestone rubble. Slate roofs with ridge tiles and gable ends. Plan: Nave and chancel in one; west tower of late C14. South aisle and south porch added in early C15, with north aisle and rood stair of late C15. Exterior: The nave is concealed. by the aisles. The chancel east end has no plinth; C15 4-light window with C19 mullions, cusped lights with upper tracery, 4-centred arch and hood mould with label stops. West tower in 3 stages, with diagonal weathered buttresses, and string courses. The third stage is corbelled out with a double upper string course and recessed panels between the string courses to east, south and west, with 3 panels, each with a carved figure. Embattled parapet and pinnacles. West doorway has 4-centred arch, rounded convex-moulded surround with bar and heart

stops, concave outer moulding with same stops and hood mould, C19 double doors; this doorway is similar to that on the tower at the Church of St Leonard and St Dilp, Landulph (q.v.). 2-light west window, with cusped lights and upper tracery, 4-centred arch and hood mould. 2nd stage west and south 2 lancets. South stair tower with pitched roof at first stage. 2nd stage north has lancet and clock. 3rd stage has 2-light bell-openings with 3-centred arched lights, and pierced lead louvres. South aisle of 5 bays with the porch in the west bay; on chamfered plinth continuous with the porch plinth. To south there are three windows, 3-light, with cusped lights, square head and hood mould. To east, a 3-centred arched doorway with plain door and similar 2-light window. East end has 3-light window with cusped lights and upper tracery, & 4-centred arch and hood mould. Slate tablet attached, to Benjamin Fowell, 1803. The west end has 3-light window as to east. Gabled south porch has weathered diagonal buttresses. 4-centred arched outer doorway with clustered piers with plain abaci, C20 lamp set above. Stepped chamfered 4-centred arch. The interior of the porch has C15 wagon roof, ceiled, with moulded ribs and carved bosses and wall-plate. C19 tiled floor. Inner doorway has 4-centred arch, hollow-chamfered with pyramid stops, C19 door with strap hinges. North aisle of 5 bays, with four 3-light C15 windows, with cusped lights, square heads and hood moulds recessed surround. In the centre, the ashlar rood stair, on hollow-chamfered plinth, stepped up from the hollow-chamfered plinth of the aisle; small single light an pitched roof. The west bay has a blocked 4-centred arched doorway, with recessed spandrels with leaves, square head and hood mould, roll- moulded surround. East end in ashlar, with 3-light window as on south aisle. West end rendered, with similar 3-light window. Interior: Plastered walls and C19 tiled floor. Nave, chancel and aisles has late C15 wagon roofs, ceiled, with moulded ribs and fine carved bosses, carved wall-plate with pomegranates, leaves and flowers; the aisle wall-plates are brattished. Chancel roof painted in C19 with stencilled decoration. Tall narrow 4-centred tower arch; pointed chamfered doorway to south tower stair, door with strap hinges. The south arcade is earlier that the north arcade, with stepped and chamfered rounded arches, with a 4- centred arch at the east end. Piers of four shafts with moulding between, plain moulded capitals and bases. Piers at the junction between the nave and the chancel to north and to south have an opening for the rood loft. 5-bay north arcade, with taller 4-centred arches, with 2 concave mouldings and Pevsner A-type piers with geometric carved abaci. The north arcade was probably built at the same time as the rood screen, as the capitals of the pier on that side is not carved, whereas the pier on the south arcade is carved on all sides. North aisle has a round-arched doorway to the rood stari and an upper chamfered doorway; stone newel stair. Chancel has cusped piscina and aumbry to south, C19 aumbry to north. North aisle has C19 south aumbry. South aisle has chamfered piscina to south. Fittings: C19 pews and pulpit, and fine organ, with panels with painted figures of the saints. Part of the C15 rood screen preserved in the north aisle. Octagonal stone front in nave, possibly C19. Monuments in north aisle: oval slate convex tablet with stone carved wreath surround with putti and grotesque mask, to William Brendon, 1700 4/5. In south aisle: marble tablet on slate ground with arpon, cornice and urn, to Thomas Horndon, Rector, 1800; marble tablet on corbels with slate pilasters, cornice and inclined shield of arms, to John Clarke, 1749; fine chest tomb in slate with stone dressings, shields and crests on stone pilasters to side, moulded edge with geometric decoration; recumbent stone effigies, to Sir Anthony Rous of Halton and his son Ambrose, both died 1620, both in Jacobean armour, with 2 shields of arms with helms and inscription tablet on the wall at the east end. Sources: Radcliffe, E.: Buildings of England: Cornwall 1970.
Listing NGR: SX3989267827

Name: DUPATH WELL (GI)
Grade: I
UID: 61203
Holy Well House and chapel dedicated to St. Ethelred. Probably built in 1510 by the Canons of St. Germans. Restored by Rev H.M. Rice, former rector of South Hill. Built entirely of granite ashlar. Rectangular in plan. Small, single storey, single cell building with gabled ends to liturgical east and west. Entrance in west gable end. Rectangular surround to door with roll mould to outer arch and hollow chamfer to segmental inner arch. Plain spandrels. C20 timber plank door with strap hinges. East gable end with 2-light granite mullion window. Cavetto moulds to jambs and arch. Holes for stanchion bars. Granite rectangular slits in north west and south east walls. Roof comprising of long blocks of granite stone supported in centre by diaphragm arch. Crocketted pinnacles at 4 corners possibly later addition. Further crocketted pinnacle in north east end on gable. Turret on south west end in gable. Moulded granite base with battered slab side supporting a moulded cap decorated with a rope band, battlemented cornice and surmounted by 4 crocketted finials and a central crocketted pinnacle. Simple interior with stone arch on rectangular stone responds and plain cube capitals supporting span and junction of granite roof members. Heavily restored. Water runs through building, entering from under threshold on west, flowing along stone runnel into shallow rectangular trough. Then leaves through hole in east wall and falls into stone basin positioned outside. Wellhouse probably once contained altar. Building probably associated with chapel licensed by Bishop Stafford in 1405, dedicated to St. Ethelred. In 1432, the Canons of St. Germans acquired property at Callington including 'Theu Path'. Reputed to be on site of duel fought between poor knight Colan and the rich man Gottlieb for the hand of a maiden. A Lane-Davies Holy Wells of Cornwall rp 1970 J Meyrick A pilgrims guide to the Holy Wells of Cornwall 1982 National Gazetteer (1868) I, 454.
Listing NGR: SX3750669203

Name: Dupath holy well, 45m NNE of Dupath Farm (SAM)
UID: 15407
The monument includes a large and elaborate late medieval holy well house over a flowing spring, situated 1.5km ESE of Callington in north east Cornwall. Adjacent to the well house is a medieval circular trough that collects the outflowing water. The holy well is located on the upper slope of a small valley containing a minor tributary of the River Tamar. The well house is a monument in the care of the Secretary of State and is Listed Grade I. The holy well survives with a rectangular well house measuring 3.9m north east - south west by 3.59m north west - south east externally, with the entrance in the south west end. The walls are built from large neatly squared and finely jointed granite blocks, a masonry type called ashlar. The blocks are

often massive, up to 3.5m long, and laid in regular courses up to 0.49m thick. The walls rise 2.35m high at eaves level, passing through six courses, though adjoining higher ground masks the lower course of the south east wall. The south west and north east gables are similarly constructed but with generally smaller blocks and rise to c.4m high at roof ridge level. The south west doorway has a depressed arch, hollow-moulded on its outer side. It is set within a sunken surround with raised moulding along its outer edges. This doorway and surround are framed by massive jamb and lintel slabs flush with the south west wall face. The doorway's threshold is a reused window sill, chamfered along its inner edge and with infilled sockets for glazing bars along its upper face. A modern wooden door with iron fittings closes against the doorway's inner face. The well house is lit by a small vertical slit window in each side wall and a larger decorated window of two lights in the north east wall. The slit windows are unglazed, up to 0.48m high by 0.1m wide, with inwardly-splayed sides. The main window, in the north east wall, is 1m high and 0.94m wide overall, divided into two courses up to 0.38m wide by a single mullion. Both lights have depressed arched heads, carved from a single slab, with hollow-moulded edges except for the inner edges of the mullion: its north west inner edge is chamfered while its south east inner edge has a roughly battered chamfer. The mullion is also slightly shorter than the thickness of the window opening, a group of discrepancies taken to indicate that the mullion is reused in its present position. The window's lights also have square sockets for glazing bars: three horizontal and one vertical, though again the mullion differs in having two additional lozenge-shaped sockets in its north west face. The well house is roofed by courses of granite slabs spanning the length of the building, seven courses on each side and two slabs to each course, supported by the gable and a single internal arch. The outer faces of the slabs are bevelled to match the 45-50 degree pitch of the roof, with only fine jointing visible between slabs and courses. The lowermost course along each side overhangs the wall face by up to 0.17m. A course of shorter slabs forms the ridge of the roof. From the lower edge of the roof at each corner of the well house, a slab known as a kneeler, projects a little to each side to support a small square-section pinnacle. The pinnacles have small raised enrichments called crockets along their edges and the most intact pinnacle, above the eastern corner, is 0.9m high. A similar pinnacle rises from the top of the north east gable. The south west gable terminates as a small rectangular platform surmounted by a large bellcote. The sides of the bellcote are formed by two upright tapered slabs whose parallel inner faces bear sockets for the bell pivot. These sides support a highly decorative canopy carved from a square slab, with cable moulding along the lower edge and mock battlements carved around the sides. A small crocketed pinnacle rises from each corner of the slab, with a similar larger pinnacle rising from the centre. The well house walls are generally 0.27m-0.3m thick, but rise to 0.44m thick in the south west wall to accommodate the large entrance opening and the bell cote above. This gives the building internal dimensions of 3.15m long, north east - south west, by 3m wide, north west - south east. The interior faces rise 2.4m to the lowest row of roof slabs, with the gables rising to 4.05m. The interior is divided into two sectors by the roof support arch and by two granite sill slabs crossing the floor beneath the arch. These mark off a south western area, 1.53m long, beside the entrance, in which the spring is channelled across the floor, and a north eastern area, 1.35m long, dominated by the well pool and lit by the main window. The south west area is lit from each side by the two slit windows, their splays partly masked by the arch pillars. Much of the present floor in this area comprises mortared slate paving from a relatively recent restoration, but granite slabs along the north west and south east sides are considered earlier features. Also the result of recent restoration is a granite gutter which carries water from the spring, under the south east end of the threshold slab, and then crosses the floor to a gap between the two sill slabs beneath the roof arch. A 19th century account describes the water flowing unchannelled from the spring. After passing between the two sill slabs, the gutter discharges the water into the well pool, occupying most of the north east sector of the interior. The pool measures 2.45m north west - south east, across the width of the well house, by up to 0.7m wide and 0.2m deep. It is defined to the south west by the granite sill slabs beneath the roof arch and to the north west and south east by granite floor slabs beside the walls. The north east side of the pool is defined by slender granite edging slabs, separated from the north east wall by a narrow strip of recent mortared slate paving. Water flows out of the pool across that recent paving, leaving the well house through a hole near the base of the north east wall. From there the water pours over the lip of a medieval circular stone trough, 0.59m in external diameter, 0.41m high and with walls 0.07m thick. The trough resembles a small mortar and is decorated on its outer surface by four opposed flat vertical ribs, each 0.13m wide and 0.05m high. Water leaves the trough through a hole near the base of its NNW side, flowing into the head of an adjoining modern drain. The roof support arch within the well house is supported on plain pillars, up to 1.75m high, against the north west and south east walls and each largely carved from a single slab, up to 0.33m wide and 0.22m thick. Each pillar supports a plain capital, bevelled on its innermost face only. From this springs the single granite rib forming each side of the arch, meeting at a large but simple bevelled keystone. The ribs forming the arch are finished differently on each face: their north west faces have a rough surface with shallow hollows along their lower edges; their south east faces are smooth with pecked pitting and a chamfered lower edge. A narrow gap between the ribs of the arch and the inner faces of the roof slabs is filled by mortared rubble. The holy well house has been dated to c.1510 and incorporates architectural features typical of the 15th century to the early-16th century. It was built on land that was then named `Theu Path', acquired by the Augustinian canons of St Germans in 1432 and remaining in their possession until their priory was dissolved in 1539. A tradition persists that this holy well is located close to a chapel dedicated to St Ethelred, licensed in 1405, though the identification of that chapel with this site remains insecure. In the mid-19th century the antiquary Thomas Quiller-Couch recorded the well house as considerably overgrown and other late 19th century writers also note that the monument had relatively recently attracted an apocryphal legend to account for its construction. The well was partly restored during the 19th century by the Revd H M Rice, the rector of South Hill and Callington. Further consolidation and drainage at the monument was undertaken by the Ministry of Works and their successors after the monument passed into Guardianship in 1936. All English Heritage notices, fittings, fences, modern drain pipes and their trenches are excluded from the scheduling but the ground beneath them is included.
National Grid Reference: SX 37499 69220

*Grade II**

Name: THE PROSPECT TOWER
Grade: II*
UID: 60790
Folly tower. Probably late C18. Slatestone rubble with granite pinnacles. Plan: Triangular on plan, dished on all sides, giving an optical illusion of greater size ; roofless, with internal stair replaced in late C20. Exterior: 3-stage tower, with plinth and string courses, plain parapet with plain granite pinnacles. The first stage has a blind 2-centred arched opening at all sides, one side with a door. Second stage has blind 2-centred arched window to each side. Third stage has single 2-centred arched light with stone louvres to each side.
Listing NGR: SX4219868926

Name: Buildings at Wheal St Vincent
Grade: II*
UID: 61461
Silver/Lead smelting works. Early/Mid C19. Killas rubble with red-brick and granite dressing and rag slate roofs. Three buildings in line built on different levels on slope but all inter-connected. The road (west elevation) at the top of the slope has two semi-circular headed openings partly blocked one above another and Smaller one in outshot to loft. The south side of this small square block is a narrow arched window. The second section has two later square-headed openings when upper floor inserted: also original round-headed one. Two raking buttresses. Small arched opening to rear. Bottom section is lower again and has three raking buttresses and two segmental headed openings, segmental headed doorway in bottom wall. All roof structures appear original with king post trusses. The top building incorporates a network of kiln-type flues. Use of buildings at present unknown but presumably the slope was used for a gravity-fed process of silver and lead smelting. This building is unusually complete and well finished. Wheal St Vincent had several periods of working between 1810 and 1848 and considerable quantities of silver were smelted. Source A.K Hamilton-Jenkin, Mines and Miners of Cornwall Volume XV Page 27.
Listing NGR: SX3850969647

Grade II
Name: Milestone at SX 376 681
Grade: II
UID: 60959
ST DOMINICK SX 36 NE 3/209 Milestone at SX 376 681 II Milestone. C19. Granite monolith about 50 centimetres high, with rounded head. Carved and painted lettering in upper case with serifs: 1½C, for Callington.
Listing NGR: SX3773668144

Name: Boar's Bridge
Grade: II
UID: 60770
CALSTOCK SX 46 NW 4/19 Boar's Bridge II Bridge over a tributary of the River Tamar. Mid - late C19. Slatestone rubble with granite dressings. 3 round arches with slatestone arch rings and granite keystone. The upstream side has 2 low triangular cutwaters. The parapet walls are in rubble with rounded granite coping stones, about 80 centimetres high. The bridge is about 7 metres long and about 3 metres wide. Boar's Bridge is marked on the 1545 estate map of Cotehele.
Listing NGR: SX4111368310

Name: Engine house at SX 408715
Grade: II
UID: 60860
CALSTOCK HINGSTON DOWN CONSOLS MINE SX 47 SW 2/115 Engine house at SX 408715 13.2.86 II Cornish engine house. Mid - late C19, altered 1905. Granite with dressed quoins and brick dressings. Plan: Rectangular engine house. Exterior: 3 storeys. The bob wall has an arched opening at ground level and a large rectangular bob opening above. Just below this are cast iron wall plates, two to each corner, marked Tavistock Iron Works 1882. Side walls have an arched window at each level. Parapet rebuilt in brick and the building re-roofed in 1905, when the building was adapted to house a second-hand 36 inch rotative beam engine by the Bedford foundry, Tavistock. This had previously worked at Devon Great Consols and here worked a set of stamps and pumped from the adjacent Bailey's Shaft. The hipped roof is now largely decayed. An interesting example of a late engine house adapted for a dual purpose engine but itself apparently older. The brick parapet and roof structure look like an alteration to an older building, but the whole may date from 1905. The 1882 dates on the wall plates seem unlikely to refer to the original building, since the mine was unworked at that time. The main periods of working Hingston Down Consols Mine were 1846-78 and 1905-8. The engine house makes a prominent landmark on the summit of Hingston Downs. Sources: Barton, D.B.: A Historical Survey of the Mines and Mineral Railways of East Cornwall and West Devon. 1964.
Listing NGR: SX4086671474

Name: Chimney at Wheal St Vincent
Grade: II
UID: 61462
Chimney. Probably 1835. Killas rubble. Tall tapered stack with band round the top all complete. Chimney of Wheal St Vincent silver/lead smelting works active circa 1810 circa 1848. This particular structure built apparently for the middle period of working. Source A.K Hamilton-Jenkin, Mines and Miners of Cornwall, Volume XV page 27.

Listing NGR: SX3848769652

Name: Danescombe Cottage
Grade: II
UID: 60832
CALSTOCK COTEHELE CONSOLS MINE SX 46 NW 4/86 Danescombe Cottage GV II House at Cotehele Consols Mine. Late C19, with few later alterations. Slate rubble. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: 2-room plan with central entrance, each room heated from a gable end stack. Exterior: 2 storeys, symmetrical 3-window front ; all windows are C20 replacements. Ground and first floor to left and right a 16-pane sash, first floor central 12-pane sash. Central C20 half-glazed door with pitched slate hood. Right and left sides blind. Interior: Not inspected.
Listing NGR: SX4228369274

Name: White Cottage
Grade: II
UID: 60883
CALSTOCK METHERELL SX 46 NW 4/136 White Cottage II Farmhouse, now house. Early - mid C17, with additions of later C17, and later alterations in C19 and C20. Painted stone rubble. Slate roof with C19 crested ridge tiles and gable ends. Rear lateral stack to left, axial hall stack with rubble shaft, weathered, with shaped top ; similar gable end stack to right. Plan: 3-room and cross passage plan ; lower end room to left, heated from a rear lateral stack, and with a C19 stair inserted at the left end. Hall to right of the passage, probably originally open to the roof, and now heated from an axial stack backing onto the passage. Inner room to end right, heated from a gable end stack to right. In the later C17, a stair tower was added to the rear of the hall. Probably also in the later C17, a single storey unheated outshut was added to the rear of the hall, to the left of the stair tower. Later alterations include the insertion of a fireplace in the chamber over the lower end, using the flue from the hall stack ; this is dated 1704. Probably in circa mid C19, the house was divided , with the lower end and passage as one house, the hall and inner room as a second house, with a door inserted in the front of the hall. In C20, a room was inserted in the rear of the passage. Exterior: 2 storeys, asymmetrical 2-window front ; all windows C20 replacements. The passage has C20 door with sidelight, chamfered timber lintel with run-out stops. Lower end to left has 2-light casement at ground and first floor. Hall to right has C20 window (formerly door) and 2-light casement ; shallow hall bay, possibly originally gabled, with 2-light casement at ground floor and C19 2-light 6-pane casement at first floor in a raking dormer. At the right end is a small single light at first floor. The left end has an inserted C19 window at first floor with 4-pane light, and a blocked single light in chamfered granite surround. At the rear, the inner room has a window at ground floor and door at first floor, with granite cill remaining with stoolings for mullions, probably re-used. The rear of the hall has a stair tower with pitched roof and single light, single storey outshut to right with C20 window. Rear of the passage blocked, with 4-pane sash above. The lower end has stack, probably inserted in C19, with 4-pane sash at ground floor. Interior: The lower end room has 5 large roughly hewn beams. Blocked window in the gable end, blocked at the time the staircase was inserted. The passage has a bathroom inserted to rear. In the hall, there is a large granite fireplace backing onto the passage, with cloam oven inserted to right. 5 large chamfered beams with bar and ruun-out stops. The door to the rear outshut has chamfered and step-stopped lintel. The stair tower has a wooden 4-centred arch to the doorway, chamfered. Stone newel stair. The inner room has gable end fireplace with cambered and chamfered timber lintel, cloam oven inserted to right. The first floor chamber at the lower end has the fireplace in the back of the stack, with plaster voussoirs, with the date 1704 and fleur de lys. Roof: At first floor, the wall between the hall and the inner room is inserted below a truss ; the hall roof formerly had dovetailed collars, with sockets for threaded purlins, and appears smoke-blackened. The roof over the lower end retains 2 early trusses with very curved feet ; not chamfered, formerly with threaded purlins and threaded ridge purlin at the apex. Principals halved and pegged at the apex, one cambered collar and one straight collar, halved and notched to the principals. The timbers appear to be sooted over the lower end as well as over the hall.
Listing NGR: SX4084369634

Name: Brooklands Farmhouse
Grade: II
UID: 60881
CALSTOCK METHERELL SX 46 NW 4/134 Brooklands Farmhouse GV II Farmhouse. Late C18 or early C19, with later C19 additions and C20 alterations. Slatestone rubble with brick dressings. Slate roof with ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: Large 2-room plan with central entrance, each room heated from a gable end stack . In the mid C19, a wing of one-room plan was added to rear right, heated from a stack at the right side. At about the same time, a second wing was added to rear left, also of one-room plan with a stack at the left side. Exterior: 2 storeys, symmetrical 5-window front with attic. Ground floor has central 6-panelled door ; to left a 12-pane sash with sidelights and blocked window, to right two 12-pane sashes, all with segmental brick arches, probably early C19. At first floor all windows are early C19 12-pane sashes with segmental brick arches. Attic has 3 gabled dormers, all with 12-pane sashes. At the right side in the rear wing, there is a C20 door at ground floor leading to a lateral corridor, and a 3-pane light with margin glazing at first floor. Left side blind. At the rear, the wing to left has a 2-storey canted bay with 12-pane sashes with cambered arches at each floor. 12-pane sash at ground and first floor to right and a 2-light casement in the attic gable end. The wing to right is rendered, and also has a 2-storey canted bay to right with 12-pane sashes at ground and first floor. Stair light with margin glazing to left. Single storey C20 porch enclosing the central rear door. Interior: Not inspected.
Listing NGR: SX4092169601

Name: Pair of gate piers about 10 metres east of Brooklands Farmhouse

Grade: II
UID: 60882
CALSTOCK METHERELL SX 46 NW 4/135 Pair of gate piers about 10 metres east of Brooklands Farmhouse GV II Pair of gate piers. Late C18. Granite monolith piers, about 1½ metres high, of square plan, each with separate cornice and convex necking with ball finial.
Listing NGR: SX4093669602

Name: Old Brooklands
Grade: II
UID: 60880
CALSTOCK METHERELL SX 46 NW 4/133 Old Brooklands GV II Farmhouse, now house. Early - mid C17, with later C17 additions, C18 and later alterations and additions. Painted slatestone rubble. Asbestos slate roof with gable ends. Gable end stacks and axial stack with clustered rubble shaft with cornice. Plan: 3-room and through passage plan. The hall is to right of the passage, heated from an axial stack backing onto the passage. The inner room is to end right, heated from a gable end stack to right. The lower end room is to left, heated from a gable end stack to left. Later in the C17, the hall bay was extended to front, and possibly at the same time the first floor room over the hall was heated from a fireplace with an axial stack to right; at about the same time, a stair tower was added to rear of the hall. Probably in the C18, a barn was added to the front of the lower end room. At the rear, a 2-storey outshut was added to the rear of the hall and the inner room, of 2-room plan, with a stack at the rear of the room behind the hall. Exterior: 2 storeys, asymmetrical 4-window front, with all windows either later C19 sashes or C20 casements. The passage has a 4-panelled door with timber lintel, 16- pane sash in raking dormer above. The hall to right has a 16-pane sash at ground floor, and 2-light casement above. The gabled hall bay is 2-storey, 2-light casement with dripstone at ground floor and 16-pane sash at first floor with timber lintel with chamfer and run-out stops. The inner room to right is partly faced in painted slate-hanging ; 2-light casement at ground floor and 16-pane sash in raking dormer at first floor. The right gable end is blind and built into the bank. The front barn to left has a 4-pane light at first floor at the right side ; at the left side there are two C20 windows at ground and first floor, large double doors through the full height and a large window to left. Small single storey lean-to at the front gable end. The left gable end of the house has a large external stack with shaped top. Small single light at ground floor to right. To left of the stack, ground and first floors have 3-light chamfered granite window with C20 casements, the attic has similar single chamfered granite window; these windows partly renewed in C20. At the rear, the passage doorway is enclosed by a small open-fronted rubble porch with scantle slate roof and 6-pane light, outer half-glazed door and inner plank door. The porch also encloses a 2-light casement with iron stanchions and timber lintel, and a pump, dated 1878, with cast iron handle and spout, and granite semicircular trough. At ground floor to right is a 2-light chamfered granite window. First floor to right has two 2-light chamfered granite windows. The 2-storey outshut to the rear of the hall and the inner room has an external stack with oven at the base, plank door inside the porch. The room to the rear of the inner room is rendered with a small single light at upper level. At the side is a 4-pane light at ground floor and margin-glazed light at first floor. Interior: The lower end room has chamfered beams ; granite fireplace with flat lintel and jambs, all roll-moulded, with a scroll-carving at the base. The passage has roughly-hewn beams, and the rear doorway has pintles remaining from an early door. The hall has granite paved floor ; granite fireplace with plain lintel and one chamfered jamb, formerly with a settle by the door. Beams replaced. The stair tower has stair probably of C19, which divides to right and left. The inner room has rebuilt fireplace ; 2 recesses on rear wall with wooden lintels.
Listing NGR: SX4092969574

Name: HOUSE AT SX 401692
Grade: II
UID: 60799
House at SX 401692 II House. Mid C19, with few later alterations. Slatestone rubble, partly slate-hung. Slurried slate roof with ridge tiles and gable ends. Gable end stacks with rubble shafts. Plan: Double depth plan, with central entrance, kitchen to right and parlour to left, with shallow service rooms to rear. Exterior: 2 storeys, symmetrical 3-window front. Upper level slate-hung. All windows are 16-pane sashes ; central early C20 porch with glazed sides and flat roof, double half-glazed doors. Left side upper level slate-hung, with small single storey lean-to. To right side is blind, with oven projecting at the base of the flue. The rear has central first floor stair light, a tall light with magin glazing; 16-pane sash to right and left. At ground floor, central door, 2-light casement with L hinges and C20 window, all with cambered brick heads. Interior: Not inspected.
Listing NGR: SX4014569250

Name: TODSWORTHY HOUSE
Grade: II
UID: 60806
Todsworthy House II Farmhouse. Early C18, possibly incorporating an earlier building. Additions and alterations of C19 and C20. Rendered stone rubble. Half-hipped slate roof, partly in asbestos slate. Slurried slate roof over shippon. Stacks to sides with brick shafts. Plan: 2-room plan, with equal size room to left and right, each heated from an end stack. Central entrance passage. To rear left, a one-room plan addition for service, 2-storey , possibly of late C18 - early C19; in late C20 this was extended along the whole of the rear of the house. C18 single storey shippon addition at the left side. Exterior: 2 storeys, symmetrical 5-window front. Central C19 panelled and glazed door with timber lintel and shallow hood on wooden piers ; C19 buttress to right and left. Ground floor to left has C20 glazed door set inside an attached greenhouse, and C19 12-pane sash. Ground floor to right has C19 12-pane sash and 16-pane sash. At first floor, the 3 windows to left and one to end right are early C18 12-pane sashes with thick glazing bars. Second window from right is C19 16-pane sash. Left side has single storey shippon lean-to with

door to side and ventilation slit to front. Door and 2-light casement to left. Rear addition to left has C20 porch and door and C20 window at first floor. The right side has two C19 buttresses. At the rear, the addition to right has 3 C20 windows at ground floor and 2 at first floor ; the service room addition has been extended in late C20 to left along the whole of the rear. Interior: Not accessible.
Listing NGR: SX4191670370

Name: SALTERS FARMHOUSE
Grade: II
UID: 60885
Salters Farmhouse II Farmhouse. Circa mid C19, with later C19 additions and few later alterations. Stone rubble, slate-hung. Slate roof with ridge tiles and gable ends ; gable end stacks with rendered shafts. Plan: 2-room plan, with central entrance, each room heated from a gable end stack. At the rear is a narrower parallel range added circa late C19, of 2-room plan with stack to rear right. There is a single storey outshut at the left side, with a small single storey dairy attached to the rear, and a small single storey range of outhouses attached to rear right. Exterior: 2 storeys, symmetrical 3-window front, all windows are C19 12-pane sashes; central gabled porch with margin-glazed sidelights, inner and outer half-glazed door with margin glazing. At the left side is the single storey lean-to ; the upper level of the house is slate-hung. At the rear of the outshut is the single storey dairy with C20 window. At the rear, the parallel range has a hipped roof, stair light with margin glazing to centre, ground floor 4-pane light to left, first floor 2-light 8- pane casement. Attached to left, the single storey outhouses, extended in C20. Interior: Not inspected.
Listing NGR: SX4108071077

Name: GATE PIERS, WALLS AND RAILINGS AT SOUTH WEST ENTRANCE TO HONICOMBE HOLIDAY VILLAGE
Grade: II
UID: 60797
Gate piers, walls and railings at south west entrance to Honicombe Holiday Village II Gate piers, walls and railings. Mid C19. Granite ashlar piers, slatestone rubble walls and cast iron railings. Central pair of square plan piers on plinths with convex shaped necking and acorn finials. Low flanking walls swept forward with chamfered granite coping; surmounted by cast iron railings with trefoil finials. Similar terminal piers about 3 metres high.
Listing NGR: SX4117870186

Name: MILESTONE ON HINGSTON DOWN (NGR SX4021870943)
Grade: II
UID: 503497
Mid C19 milestone of granite; rectangular in plan with rounded top. The dressed south face has been carved at an angle to slope backwards. Incised lettering to south face: C. 3 / T. 6½.
HISTORY: It is one of a series of milestones erected by the Callington Turnpike Trust on its route between Callington and Tavistock. REASON FOR DESIGNATION DECISION: This milestone is designated at Grade II, for the following principal reasons: * A legible example of a mid C19 milestone, showing the expansion of the road network and the impact of the 1773 general Turnpike Act, which made recording the mileage compulsory. * Group value with other milestones erected along this route by the Callington Turnpike Trust.
National Grid Reference: SX4021870943

Name: ENGINE HOUSE, BOILER HOUSE AND TWO CHIMNEYS EAST CALSTOCK MINE
Grade: II
UID: 60843
Engine house, boiler house and two chimneys II Mine buildings at East Calstock Mine, including engine house, boiler house and two chimneys. Late C19. Slatestone rubble. Plan: The engine house is of rectangular plan, with one chimney about 15 metres to north and the second chimney about 20 metres to south east, with single storey building attached. The engine house has the bob wall to south in the gable end, with round arch and lower round-arched opening ; window openings to sides. Cylinder bedstone in the engine house. The northern chimney is circular and tapered, with brick cornice ; the southern chimney is circular and tapered, in rubble only, with a single storey building attached with doorway and window openings. In 1865 there was a 42 inch pumping engine with a 24 inch whim engine. East Calstock Mine produced copper, and is located to the west of the line of the East Cornwall Mineral Railway. Sources: Tamar Valley Project. Barton, D.B.: Mines and Mineral Railways of East Cornwall and West Devon 1964.
Listing NGR: SX4262769658

Name: HAROBEARA FARMHOUSE
Grade: II
UID: 60795
Harobeara Farmhouse (formerly listed as West Harrowbarrow 23.1.68 House) GV II Farmhouse, now house. Probably C16 origin, with additions and alterations of mid C17 (probably of 1662-3); alterations of C19 and C20. Probably circa late C19 the lower end was abandoned ; the passage and lower end are now derelict. Slatestone. rubble with granite dressings. Slate roof with ridge tiles and gable ends. The hall stack is now at the gable end, with cornice and shaped top, formerly in an axial position backing on to the passage; the parlour is heated from a stack at the outer side. Plan: Probably originally a 2-room plan with through passage. The hall is to left, heated by an axial stack backing on to the passage. The lower end is to right, with a room

heated from a gable end stack. There was a second kitchen added at the right end, with gable end stack and oven, and a cobbled kitchen yard to the rear; attached to the right end of this, an unheated 2-storey addition, with external stair at the gable end giving access to the loft. Probably in the mid C17, a parlour wing of one- room plan and 2-storeys was added to the front left of the hall, heated from a stack at the outer side. Probably also at this time, a wall was built from the front of the lower end, so that the parlour wing formed one side of a front courtyard, with gateway in the front wall immediately opposite the front door to the passage. Probably also in mid C17, a stair tower was added to the upper left end. Probably at the time the original lower end was abandoned, a lean-to was added to the inner side of the parlour wing, as a kitchen. The passage has no roof, so the end wall of the hall has become the end wall of the house. Exterior: 2 storeys, asymmetrical front with the parlour wing projecting to left and the remains of the lower end to right. The passage doorway is in granite, with 4- centred arch, chamfered, with pyramids stops and pintles remaining from the door and draw bar sockets. The wall to the lower end is to right, with 3-light window at ground and first floor, and the surround remaining from a single light at first floor. The main house has 2-light granite window at first floor, chamfered, with hood mould. The parlour wing has gable end to front, with 4-light chamfered granite window at ground floor, with king mullion and hood mould. First floor has 2-light chamfered granite casement without hood mould. There is a straight joint to right, to the lean-to at the inner side of the wing. The lean-to is single storey, with 3 C20 windows and 4-panelled door, with a small single granite light, chamfered, re- used from elsewhere in the house. The lower end There is a cobbled through passage, with no rear doorway remaining. The inside of the ground floor window to front has iron stanchions. The wall is continued with 2 keeping holes, and possibly a rear window recess on the rear wall. There is a fireplace at the lower end of the room. The second room in the lower end has a rear doorway leading to the rear kitchen courtyard ; the doorway is granite, with segmental arch, chamfered, with bar and run-out stops ; there is a rebuilt 2- light window beside the door and a blocked window to the front. The stack to this room is at the lower end, in granite, with cornice and shaped top ; the fireplace has a wide timber lintel, cambered and chamfered, with one granite jamb. The fireplace is partly bricked in, with a C19 cloam oven inserted to right, and a deep oven recess to left, with stone segmental arch over, partly blocked. At the end of this room is an unheated 2-storey addition ; this conceals the external stack ; at the gable end there are stone steps leading to the loft door. The front courtyard This is cobbled, and enclosed by rubble walls. The front gateway is in granite, with 4-centred arch, as at the front of the passage. The right side of the hall is in rubble, with a blocked doorway leading from the passage to the hall ; the doorway has ovolo-moulded and stopped frame. The left side of the parlour wing has external stack, 2-light C19 window at ground and first floor to right, with brick segmental heads. The left side of the hall has the 2-storey stair tower attached, with gable end ; the gable end has 2-light chamfered granite window at ground and first floor, with hood moulds ; C20 porch with inner segmental- arched granite doorway, chamfered, with pyramid stops and C19 door. The rear of the stair tower has small single light at ground floor, chamfered in granite, and a 2- light chamfered granite window at first floor. The left gable end of the hall has 4- light chamfered granite window with hood mould at ground floor, only the king mullion remaining ; first floor has 3-light chamfered granite window with hood mould and attic level has 2-light chamfered granite window with hood mould. The rear of the hall has 3-light chamfered granite window with hood mould at ground floor and 2-light chamfered granite window at first floor. Interior: The hall has slate floor and C19 ceiling beams; the fireplace has granite jambs and chamfered lintel, formerly with a dated plaster overmantel, now removed. Granite hearth. Recess to the side of the fireplace at the position of the former doorway to the passage. The granite windows are chamfered internally. The parlour wing also has C19 ceiling beams. The wall on the inner side, originally an external wall, has a single light with wooden frame and ogee head, originally unglazed. The fireplace has a 4-centred arch inserted below at flat hollow-chamfered granite arch with pyramid stops. The stair tower has a closet below the stair, with keeping hole and studded door. C19 winder stair, formerly extending to attic level. At first floor, the doorway to the chamber over the hall and the doorway to the chamber over the parlour wing both have wooden frames, ovolo-moulded, with run-out stops. The chamber over the parlour has a blocked fireplace, 4-bay roof with boxed feet of the principals; the chamber over the hall has a fireplace rebuilt in C20, also with boxed beams, and 3-bay roof. Roof not accessible.
Listing NGR: SX4168670956

Name: BARN ABOUT 25 METRES EAST OF HAROBEARA FARMHOUSE
Grade: II
UID: 60796
Barn about 25 metres east of Harobeara Farmhouse GV 23.1.68 II The list entry shall be amended to read: Barn. Probably C17, with addition of C18 and C19 and C20 alterations. Slate- stone rubble, partly slate-hung, with granite dressings. Slate roof with gable ends. Plan: Large barn, with gabled front wing to left added circa C17; there is a later addition to the left end of shippon with loft, probably of circa C18 or C19. Later additions to the right end and to front right. Built into the bank at the rear. Exterior: The front is 2 storeys, rebuilt to left in concrete with 2 doorways. The front gabled wing has slurried slate roof, and in the front gable end are double doors, with a 2-light hollow-chamfered granite window above, and another window opening to left. The left side of the wing has an external granite stair to the loft. The right side of the wing is partly rebuilt in C20, with door- way. In the main range to right, there is a granite doorway, with 4-centred arch, hollow-chamfered, with heart-shaped stops. To front right is a single-storey rubble lean-to with door. The right end has a C19 rubble lean-to with hipped roof and door. The left end has external stone stair leading to the loft door, and a ventilation slit at the lower level to the shippon. At the rear, the barn is built into the bank, with ventilation slits and a door with timber lintel opposing the door in the main range. There is a straight joint between the main barn and the attached shippon. Interior: The main range has 8 bay roof, reusing earlier timbers; the principal rafters rest on the wall-tops, with upper and lower collars pegged to the prin- cipals and 2 rows of purlins, some trenched and some resting on the backs of the principals. The front wing is a stable with loft over. The shippon attached to left has heavy chamfered beam at ground floor.
Listing NGR: SX4168670956

Name: HOUSE ADJOINING HAZELDENE TO SOUTH EAST
Grade: II
UID: 60854
House adjoining Hazeldene to south east II House. Probably early C18, with some later alterations. Painted stone. rubble. Slurried slate roof with ridge tiles and gable ends ; gable end stack to left with brick shaft. Plan: one-room plan, with entrance directly into the room ; heated by gable end stack to left. Greenhouse attached to right side. Exterior: 2 storeys and one window ; ground floor has 2-light 8-pane casement and plain door, both with cambered arches. First floor has 2-light 2-pane casement. The left end has large external stack. The right end has attached greenhouse; at first floor a 2-light 6-pane casement with L hinges. At the rear, attached single storey shed. Interior: Not fully inspected at time of survey (December 1986). Ground floor room has C19 ceiling beams. Fireplace with C19 mantel and oven to right.
Listing NGR: SX3982969756

Name: WHEAL LANGFORD
Grade: II
UID: 61217
Engine house for Wheal Langford silver and copper mine with chimney to south west. Circa early to mid C19. Rubblestone with brick round arches. Gable ends to west. Roof removed. West front of 3 storeys with wide entrance on ground floor with double timber doors and corrugated iron tympanum below round brick arch. Brick arches to first and second floor openings. South facade with corrugated lean-to garage added. Round arched opening above. Stone tapering stack continued in brick with moulded brick cornice. Earlier engine house to south much overgrown with foliage at time of inspection. Under name Wheal Langford (alias Wheal David earlier Wheal St. Vincent) working was renewed for the third time in 1848. Operations continued until 1856 when machinery consisting of a 64" pumping engine, a 12½)" rotary and 2 horse-whims were offered for sale in the Mining Journal. As New Langford, further trials took place in 1884-6.
Listing NGR: SX3828169570

Name: HARROWBARRROW METHODIST CHURCH AND ATTACHED SUNDAY SCHOOL AND WALLS
Grade: II
UID: 60855
Harrowbarrow Methodist Church and attached Sunday School and walls II Methodist church and attached Sunday school and walls. Dated 1842. Stone rubble; lined out in stucco. Hipped slate roof with ridge tiles. Plan: Single auditorium plan, with ritual east to the rear and entrance to the front. The Sunday school is attached at the right side. Wall attached to front, enclosing area. Exterior: 2 storeys, symmetrical front ; central round-arched doorway with moulded surround, panelled double doors with fanlight; above, a circular date plaque in moulded surroud, with date 1842 and initials MC. Tall round-arched widow to right and left. Left side has 2 tall round-arched sashes, 24-pane with splayed glazing bars. Wall attached to the front of the chapel in 3 stepped ranges with chamfered coping ; in painted stone. Attached at the right side, single storey Sunday school with gable end to right ; front has three 2-light casements. Gable end to right has gabled porch with plain door. Similar wall about 10 metres long and about l½ metres high, attached to the porch and swept round to right. Rear and interior not accessible.
Listing NGR: SX3987170119

Name: FARMHOUSE NORTH EAST OF NEWTON FARM
Grade: II
UID: 60794
Farmhouse north east of Newton Farm II Farmhouse. Probably late C18 with addition to rear probably of mid C19, with C19 and C20 alterations. Stone rubble. Hipped scantle slate roof with crested ridge tiles, stacks to sides with brick shafts. Plan: 2-room plan with central entrance, each room heated from a stack to the side. In circa mid C19, a 2-storey service wing was added to rear left, heated from a stack at the junction with the main range ; a stable was added to the rear of the service wing. Exterior: 2 storeys, symmetrical 3-window front. First floor has 12-pane sash to right and left, central C20 window. Ground floor has central C20 glazed door, 16- pane sash with chambered head to right and left. The left side has blind end wall ; the rear service wing has two 4-pane sashes at ground and first floor. Attached to rear, a 2-storey stable with corrugated iron roof; the side has 2 doorways and first floor window opening to left, built into the bank at the rear gable end. The right side is blind. Attached to rear right is a lean-to of one storey and loft, unheated, with 4-panelled door to side, 4-pane light at ground and first floor to rear. Interior: Not fully accessible at time of survey (December 1986). The front right room has slate floor and marble chimneypiece. Boxed stair to rear with stick balusters and columnar newel. The front left room has a wooden chimneypiece. At the rear of the entrance passage is a door leading to the kitchen in the rear wing.
Listing NGR: SX4150869114

Name: CANDYCROFT VENDOR
Grade: II
UID: 60886
Candycroft and Vendor II Pair of attached houses. Early - mid C19, with few later alterations. Rendered stone rubble. Slurried slate roof with ridge tiles and gable ends. Gable end stack to right with rubble shaft, other stacks removed. Plan: Candycroft is to left, of 2-room plan, with central entrance ; probably originally had a gable end stack to left. Vendor is to right, with one room, heated by a gable end stack to right ; there is a one-room plan addition to right, heated from a gable end stack. Exterior: 2 storeys, asymmetrical 3-window front ; the first floor has C19 16-pane sashes. Ground floor has 6-panelled door to Candycroft, with similar 16-pane sash to right and left. Vendor has a 6-panelled door, with C19 16-pane sash to right. Lower 2-

storey addition to right, slightly set back, with C19 12-pane sash at ground and first floor. Right end wall blind, with external stack. Rear and interior not accessible.
Listing NGR: SX4143570904

Name: EAST TREHILL
Grade: II
UID: 60793
East Trehill GV II Farmhouse, now house. Circa mid C17 ; addition of C19, and some C20 alterations. Slatestone rubble. Slate roof with ridge tiles and gable ends. Gable end and axial stacks. Plan: 3-room and through passage plan. The lower end room to right is heated from a gable end stack to right and has external steps at the front leading to a loft at first floor. The hall is to left of the passage, heated from an axial stack backing on to the passage. Room to end left heated from a gable end stack. Behind the hall there is a one-room plan unheated wing, probably of circa mid C19, and a single storey outshut to the rear of the end room to left. Exterior: 2 storeys, with the passage and the lower end at lower roof level ; asymmetrical 3-window front. The upper end to left forms a symmetrical 2-window front, with two C20 2-light casements with segmental arches at ground floor, 2 similar casements at first floor in gabled dormers. Buttress to left. The passage has C20 door with pitched slate hood ; C20 2-light casement with segmental arch to right at ground floor and buttress ; external stone stair leading to loft door. The right gable end has two C19 16-pane sashes at first floor. Left side has external stack. At the rear, the lower end has C20 2-light casement at ground floor to left and C19 2-light casement at first floor. The passage has a C20 rear door and open- fronted porch with pitched roof. The rear wing behind the hall has a hipped roof and single light at ground floor, C20 2-light casement at first floor. To right is the single storey lean-to, with a roof forming a catslide with the main range ; two 12- pane lights at the left side and loft door. Interior: Not inspected. Sources describe a wooden ovolo-moulded doorframe, and other features of C17 may survive. Sources: Tamar Valley Project. National Trust Vernacular Buildings Survey.
Listing NGR: SX4168670956

Name: WEST TREHILL
Grade: II
UID: 60807
West Trehill GV II Farmhouse, now house. Mid C19, with few later alterations. Slatestone rubble, partly rendered and partly slate-hung. Slate roof with ridge tiles and gable ends. Gable end stacks with rendered shafts. Plan: 2-room plan, with large room to left, central door to entrance hall and small room to right with stair at the rear of the room. To rear right an integral service wing of 2-room plan, the room at the end heated from a gable end stack. Exterior: 2 storeys, symmetrical 3-window front, slate-hung. All windows are mid C19 plate-glass sashes with margin glazing. Central panelled double doors with pitched slate hood and inner half-glazed margin glazed door. The right side is rendered. The right gable end blind. The rear wing to right is 2-storey, with C20 door, 2 C20 casements at ground and first floor ; gable end stack has brick shaft with curved oven at the base ; door to right of the stack and C20 window at first floor to right. The left side of the main range has blind gable end and lean-to of 2 storeys to rear with C20 casement at ground and first floor. Interior: Not inspected.
Listing NGR: SX4168670956

Name: CARPENTER'S ARMS INN
Grade: II
UID: 60878
Carpenter's Arms Inn GV II House, now inn. Probably circa early C16, remodelled in early C17, with later alterations and C20 addition to the lower end. Slatestone rubble, partly granite ashlar and granite dressings. Asbestos slate roof, with gable end to left and hipped to right ; the front bay has a hipped roof. Axial stack to the hall in granite ashlar with cornice and shaped top ; other stacks removed. Plan: Originally a 3-room and through passage plan ; the hall is to left, probably originally open to the roof, and now heated from an inserted axial stack backing onto the passage. The lower end is to right, and inner room to end left. Probably in mid - left C17, the hall bay was extended to the front when the floor was inserted in the hall ; probably at about the same time a stair tower was added to the rear of the hall. The upper end room is now all one with the hall, the lower part of the dividing wall only remaining. Probably circa late C17, an outshut was added to rear of the hall, in the angle with the stair tower. In the late C20, a large 2-storey addition was made to the lower end. Exterior: 2 storeys, asymmetrical front, with the hall bay to left, passage and lower end to right. The passage has a granite doorway with basket arch, hollow-chamfered with stops ; C19 16-pane sash to right with brick segmental head ; at first floor a 2-light C20 casement and C20 verandah on piers. Large 2-storey C20 addition, rendered, at the right end. The hall bay has hipped roof to front, 3-light casement at ground floor with L hinges and re-used timber lintel. First floor has C19 6-pane sash. The right side of the bay is in granite ashlar with a single granite hollow- chamfered light at first floor. To left, single storey C19 addition with 2-light casement with brick segmental head. Well and pump with lead spout attached to the front of the hall bay. The rear of the lower end has single storey lean-to with plate-glass sash ; there is a rear lateral stack to the lower end room in rubble with brick shaft. The rear of the hall has a wide stair tower with hipped roof, door at ground floor and blocked single stair light at lower level, C20 stair light at upper level. At first floor to right is a 2-light casement. Single storey lean-to at the rear of the hall to right with C20 2-light casement and stack with brick shaft. Interior: The hall has 4 heavy beams, chamfered, with bar and run-out stops ; slate paved floor. The front window in the hall bay has wooden lintel, chamfered with run-out stop. The fireplace has flat granite lintel and jambs, chamfered. The door to the stair tower and the hall/passage door both have 3-centred arched heads, in wood, chamfered. The outshut to rear left of the hall has 2 chamfered arched doorways, inserted and probably moved from the lower end of the passage ; similar doorway at the upper end of the hall, into the inner room, with a beam across the end wall of the hall. The stair tower has a newel stair, and includes a small chamber at ground and first floor, with Tudor arched doorway at

first floor. Lower end room much remodelled, one beam with bar and run-out stops remaining, and the rear lateral fireplace rebuilt. The end wall to right has been partly demolished to give access to the C20 addition. At first floor, the chamber over the hall also has a granite fireplace, hollow-chamfered, with flat lintel and pyramid stops ; one chamfered beam remaining. The room has been partitioned, with heavy chamfered feet of principal rafters visible. The chamber over the lower end room has rebuilt rear lateral fireplace and narrow unchamfered beams. Roof: The roof has been rebuilt over the original trusses. Principal rafters with curved feet. There are 2 trusses over the hall, the principal rafters chamfered below ceiling level, but not chamfered above ; formerly had trenched purlins. The collars are cambered and chamfered, halved to the principals ; principals halved and pegged at the apex with diagonal ridge purlin. In the hall bay, one truss, formerly with threaded purlins, without a collar, otherwise as the main trusses. Over the stair tower is one truss, halved and pegged at the apex, not chamfered, with chamfered and cambered collar halved and pegged, with trenched purlins and diagonal ridge purlin. The roof over the lower end has 2 similar trusses, with cambered dovetailed collars and trenched purlins. There may also be dovetailed joints in the upper end roof, not fully accessible.
Listing NGR: SX4088269427

Name: METHERELL BAPTIST CHURCH WITH ATTACHED SUNDAY SCHOOL
Grade: II
UID: 60877
Metherell Baptist Church with attached Sunday School II Baptist church with attached Sunday school. Dated 1818, the Sunday school probably added in circa mid C19. Painted slatestone rubble. Hipped slate roof. Plan: Single auditorium plan, with entrance at the front and ritual east to rear. The Sunday school is attached to the rear. Exterior: The front has double doors with Gothic panels and cambered arch to right ; upper level has central round-arched 15-pane sash with splayed glazing bars. Left side has 2 large 12-pane sashes with segmental heads, of late C19 at upper level. The right side has one similar sash and small C20 porch to rear with double doors. The schoolroom is to the rear, lower 2-storey, rendered ; at the left side are 3 round-arched early C20 windows. Interior: Not accessible ; has a gallery around the front and sides.
Listing NGR: SX4086369368

Name: CHIMNEY AT KITHILL GREAT CONSOLS MINE
Grade: II
UID: 394157
Chimney, probably arsenic flue. 1858. Roughly coursed granite with a little slate stone; granite ashlar to capping of shaft and base. Circular shaft on stepped square base with blind rectangular panel to each face and stepped capping. Shaft has moulded plinth and capping with projecting square slab to top. Associated earthworks and shafts. Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. Late C20 steel bands wrapped around shaft which has aerials attached. Situated on the top of Kithill, the chimney makes a prominent land-mark. (BOE p 48; A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2).
Listing NGR: SX3748471341

Name: BARN ABOUT 10 METRES NORTH OF GOOSEFORD FARMHOUSE
Grade: II
UID: 60952
Barn about 10 metres north of Gooseford Farmhouse II Bank barn. Late C18 - early C19. Slatestone rubble with granite dressings. Slate roof with gable ends. Plan: Large bank barn, with shippon at ground floor and barn over. Exterior: 2 storeys, nearly symmetrical front. The ground floor has 6 round-arched shippon doorways with slatestone heads, with granite springers and keystones. 2 centrally placed loading doors with hipped hoods and granite cills. To end right there is a round-arched window at first floor; the opening at ground floor to right is a window, not a doorway. Left end has single storey lean-to with hipped roof and door to front. Ventilation slit to the loft. At the rear, one doorway to left, round- arched window with similar dressed head set off-centre to left and double doors with a pitched hood set off-centre to right. C20 addition to rear with corrugated iron roof. Interior: Roof has scissors trusses.
Listing NGR: SX3874367869

Name: RADLAND
Grade: II
UID: 60961
Farmhouse, now house. Probably mid C17, with addition to front of circa C18, alterations of C19 and C20. Slatestone rubble, roughcast. Thatched roof with gable ends. Gable end stack to right, axial stack backing on to the passage and stack to outer side of the wing to front left. Plan: 3-room and through passage plan. The lower end room is to right, heated by a gable end stack. The hall is to left of the passage, heated by an axial stack backing on to the passage. The upper end room to left appears never to have been heated, and contains a large stair hall and 2 small unheated store rooms to the rear. To the front left is the parlour wing, heated by a stack to the outer side. This appears to be of the original build. Probably in the C18, the house was made nearly symmetrical by the addition of a 2-storey stable to the front right; the partition wall between the lower end room and the stable seems to have been rebuilt. There is a small single storey C20 addition to the rear of the passage and the hall. Exterior: The front is 2-storey, 2 windows, all C20 replacements. Ground floor has studded door with fleur de lys strap hinges and thatched hood. 2-light casement to right and 3-light casement to left. First floor has two 2-light casements with eyebrow formers. The 2-storey wing to front right has a studded door with fleur de lys strap hinges, probably re-used from elsewhere in

the house; single light. 3-light casement at first floor. The wing to left is also 2-storey, with C20 door to the inner side. The front of the wing has 2-light casement at ground floor and 3-light casement at first floor. At the right side, there is a C20 glazed double door; gable end external stack with curved oven at the base, At the left side, the front wing has an external stack; the gable end of the main range has 2-light casement at ground floor and single light to the stair at first floor. At the rear, to left there is 3- light casement at ground and first floor. C20 addition to rear of passage and hall. To rear right, two single lights at ground floor and 2-light casement at first floor. There is a straight joint by the passage, possibly the site of some rebuilding. Interior: The lower end room has irregular-shaped chamfered and run-out stopped beams. The gable end fireplace has a moulded timber lintel; there are 2 slits in the back of the fireplace, which appear to continue into the flue, possibly for draught control. Pot jack and cloam oven to left. Former smoking chamber to left of the fireplace. There is a doorway from the room into the stable, which has concave moulded and step-stopped frame; the wall appears to have been rebuilt, with an internal window between the lower end room and the stable. The hall has a granite fireplace, jambs and lintel chamfered with step stops; timber lintel set over the granite lintel. The front left wing is the parlour, ceiled, with granite fireplace with roll moulding and double step stop. The end room has a dog-leg stair, with re- used C18 turned balusters; this may be the site of the original stair. At first floor, there is a moulded lintel remaining over the blocked fireplace at the right gable end. Roof: Much rebuilt, re-using some earlier timbers, including some principals formerly with trenched purlins. Principal rafters crossed and pegged at the apex, with halved collars.
Listing NGR: SX3972267989

Name: LOWER BABER COTTAGES
Grade: II
UID: 60988
Lower Baber Cottages II Three attached houses, now two. Mid C19 with few later alterations and additions. Slatestone rubble, partly rendered and partly slate-hung. Slate roof with ridge tiles and gable ends; gable end stacks and rear lateral stack. Plan: Three houses arranged in an L-plan, with 2 houses in range to left and one house in the front right wing. The two to right are now one house. House to left of 2-room plan, with central entrance and room to left and right; room to left heated by gable end stack and room to right heated by rear lateral stack. Central house of one- room plan, with entrance directly into the room, which is heated by a gable end stack to right, the house in the wing to front right is heated by a gable end stack at the front of the wing, and is also of one-room plan. Small C20 addition to rear. Exterior: Main range of 2 storeys, slate-hung at the front, a nearly symmetrical 3- window front. First floor has three C19 2-light 8-pane casements. Ground floor has house to left with central door with hipped hood and 3-light casement to right and left. House to right has similar door and 3-light casement to right. The left end is slate-hung at the upper level and has a small single storey lean-to. The wing to front right is also 2-storey, and rendered. The front gable end has 2-light casement at ground floor and external stack, with oven at the base. The inner side of the wing has a 2-light casement at first floor. The right side of the wing has 2-light casement at ground floor. The gable end of the main range has C20 door and single light. First floor has 2-light casement and single casement. The rear has a single storey addition behind the central house. Interior: Not inspected.
Listing NGR: SX4001667916

Name: WESTMEAD
Grade: II
UID: 60879
Westmead GV II House. Mid C17, with additions probably of circa C18 and C20 alterations. Painted stone rubble. Slate roof with ridge tiles and gable ends. Gable end stack with brick shaft to left, axial stack with rubble shaft and gable end stack with weathering and shaped top to right. Plan: 2-room plan, each room heated from a gable end stack, and with a lobby entrance against the stack to right. No passage, and originally a stair to rear right. In circa C18, an addition of one-room plan was added to the left end, heated from a gable end stack, and probably at the same time, a straight stair was inserted at the right side of this room. Lean-to to rear of the room to left, originally heated from a stack to rear left. To the rear of the centre room, there was formerly a dairy, now replaced by a C20 addition. Probably in the C19, the house was used as 2 houses, with a doorway in the front of the room to end right ; this is now the main entrance and the doorway to end right has been blocked. Exterior: 2 storeys, asymmetrical 3-window front, all windows C20 20-pane sashes to the two rooms to right, 3 at ground floor and 2 at first floor. The bay to left has 16-pane sash at ground and first floor and C20 porch to right. The original house to right is at lower roof level. The left end has oven at at the base of the stack and C20 window at ground floor to right. At the rear, C20 windows at first floor, and single storey rubble lean-to to right with C20 windows. C20 single storey addition to left. Interior: The two original rooms have had the central partition wall removed, and are now one room. There are chamfered beams with scroll stops. Fireplace at the right gable end has a roughly hewn cambered timber lintel, which is a replacement ; the jambs are in granite, chamfered with pyramid stops. Cloam oven to rear left, with granite cill and clay door with handle, clay-lined oven. The other fireplaces are rebuilt in C20. On the rear wall, in the original left-hand room, there is a chamfered and stopped granite lintel, probably originally from a window. Roof not accessible, the feet of the principal rafters are visible at first floor and are chamfered.
Listing NGR: SX4085269430

Name: BEECH HAVEN
Grade: II
UID: 60983

Beech Haven II Rectory, now residential home. Circa 1860, with few later alterations. Rendered stone rubble with stone dressings. Slate roof with gable ends; stacks in centre valley with polygonal terracotta pots. Plan: Double depth plan; porch entrance to front with principal room to right and larger principal room to left including a bay projecting to front left. There is another principal room to rear right, on the garden front, and service rooms to rear left. Tudor Gothic style. Exterior: 2 storeys, asymmetrical 4-bay front with the gable end of the projecting bay to left; 2-storey porch and 2 bays to right. The gable end of the bay to left has canted bay at ground floor with plate-glass sashes, paired plate-glass sash above with hood mould and recessed cross over. The porch has ground floor double doors with pointed arched fanlight, upper storey on corbels with plate-glass sash with hood mould; embattled parapet. 2 bays to right each have paired plate-glass sashes with hood moulds at ground and first floor. The right side has a gable end to left and 2 bays to right; the gable end has canted bay through 2 storeys with plate-glass sashes at ground and first floor, and panels of quatrefoils between. Ground floor to right has 2 triple sashes with hood moulds, first floor has paired sashes to left and C20 window to right, with hood moulds. Left side has gable end to left and 3 bays to right; gable end has C20 window at ground floor, paired sash and quatrefoil above. The 3 bays to right have sashes and central gabled dormer with sash. Rear has had single storey additions removed, and has 2 C20 windows at ground floor and central 12-pane sash. First floor paired 8-pane sashes. Interior: Not inspected.
Listing NGR: SX3984767783

Name: WILLINA COTTAGE
Grade: II
UID: 60989
Willina Cottage II House. Mid C19 with some later alterations. Slatestone rubble, the front rendered. Slate roof with crested ridge tiles and gable ends. Gable end stacks with rendered shafts. Plan: 2 room plan, each room heated from a gable end stack. Exterior: 2 storeys, symmetrical 2-window front. Ground floor has central porch, open-fronted with pitched roof and plain inner door. 16-pane sash at ground and first floor to left, 2-light 8-pane casement at ground and first floor to right. Interior: Not inspected.
Listing NGR: SX4001167812

Name: BOUNDARY WALL AND 2 GATEWAYS AT THE EAST SIDE OF THE CHURCHYARD OF CHURCH OF ST DOMINICA
Grade: II
UID: 60985
Boundary wall and 2 gateways at the east side of the churchyard of Church of St Dominica GV II Boundary wall along the east side of the churchyard, with 2 gateways, one to north east and one to south. C19. Slatestone rubble wall with granite dressing. Cast iron gates with wrought iron overthrows. The wall is about 50 metres long and about 2 metres high, diminishing with the slope of the ground. The gateway to north east has single cast iron gate with spear finials to the toprail. Moulded granite coping to each side as a base for the wrought iron overthrow, which has leaf finials, lamp missing. The gateway to south has one roughly hewn granite pier to left and elaborate wrought iron overthrow with central lamp; single cast iron gate with spear finials to the toprail.
Listing NGR: SX3991367841

Name: MORDEN FARMHOUSE
Grade: II
UID: 60960
Morden Farmhouse II Farmhouse. Late C18 - early C19, with some C20 alterations. Slatestone rubble with stone dressings. Slate roof with ridge tiles and gable ends, gable end stacks with brick shafts. Plan: Double depth plan with central entrance and principal room to front right and left; shallow service rooms to rear. Exterior: 2 storeys, symmetrical 3-window front. Ground floor has central plain door with gabled hood; 3-light 8-pane casement to right and left, with cambered stone heads and dripstones. First floor has 2-light 8-pane casement to right and left, central blind window painted in as a 2-light casement. The left side has wide external stack, 2-light 8-pane casement at ground and first floor to left with flat stone arches and dripstones. Single storey lean-to with stack to rear left. Right side has external stack. Rear and interior not inspected.
Listing NGR: SX4114168218

Name: PAIR OF MONUMENTS TO THE HASKIN FAMILY IN THE CHURCHYARD ABOUT 2 METRES NORTH EAST OF NORTH AISLE OF CHURCH OF ST DOMINICA
Grade: II
UID: 60986
Pair of monuments to the Haskin family in the churchyard about 2 metres north east of north aisle of Church of St Dominica GV II Chest tomb and headstone. C18. The chest tomb is in slatestone rubble, with plain slate lid with incised border, with good script and verses, to Richard Haskin, 1782. the headstone is slate, with shouldered nowy head, with trumpeting angel carved in relief to top centre, cherub's head with wings to right and left, with crossed bones below the inscription and verses; to Richard Haskin, 1737.
Listing NGR: SX3990167839

Name: SUNDAY SCHOOL AT NORTH WEST CORNER OF CHURCHYARD OF CHURCH OF ST DOMINICA
Grade: II
UID: 60987

Sunday School at north west corner of churchyard of Church of St Dominica GV II Sunday School; formerly also used as the parish reading room. Early - mid C19 with few later alterations. Slatestone rubble with granite dressings. Slate roof with ridge tiles and gable ends; gable end stack to right. plan: Small rectangular building set in the corner of the churchyard; on the churchyard side the building is single storey, built into the bank raised churchyard so that the lower room is approached at the rear from outside the churchyard. Each room is heated from the gable end stack, and there is a small lean-to at the right end, also heated from a separate brick stack. Exterior: Symmetrical 2-window front; C19 central 4-centred arched door with cover strips and square hood mould with label stops. 2-light window to right and left with pointed arched lights and diamond glazing bars, similar hood moulds. The right side has single storey lean-to with 4-pane light; single light in the gable end. The rear of the lean-to has a door. At the left side there is a blocked doorway at ground floor, and external stone stair to a door at the upper level, with 4-centred arch. Bellcote over the doorway; 6-pane light in the gable end. The rear has a door at the lower level with overlight, 2-light 6-pane casement to right and left with brick segmental heads. Single storey porch to left with C20 door. Interior: Not inspected.
Listing NGR: SX3986767844

Name: CHIMNEY AT KITHILL GREAT CONSOLS MINE
Grade: II
UID: 394157
Chimney, probably arsenic flue. 1858. Roughly coursed granite with a little slate stone; granite ashlar to capping of shaft and base. Circular shaft on stepped square base with blind rectangular panel to each face and stepped capping. Shaft has moulded plinth and capping with projecting square slab to top. Associated earthworks and shafts. Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. Late C20 steel bands wrapped around shaft which has aerials attached. Situated on the top of Kithill, the chimney makes a prominent land-mark. (BOE p 48; A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2).
Listing NGR: SX3748471341

Name: KITHILL CASTLE
Grade: II
UID: 61207
Engine house for Princess of Wales Mine converted to a spa and health resort and now a private house. Circa early C19, converted circa 1880 for William Dingle. Rubblestone, rendered, with large granite quoins. Moulded granite string above ground floor on front. Flat plat-band on front above first floor. Slate roof with hipped ends extended to rear in cat-slide. Brick stacks to rear. Comprising one large room per storey. Originally 4 storeys with flat roof, later reduced to 3 in circa mid C20. Ground floor with projecting porch covered in locally made Phoenix terracotta ornamental tiles. Moulded granite cornice with sl.ightly coved roof. Entrance door and rectangular side windows with margin glazing bars. First floor with 2 round headed sashes with thin glazing bars. 2 round headed sashes above with radiating glazing bars and stone keys in round arches. Right-hand side wall with 12- pane sashes with segmented arched heads to ground and first floor. Second floor sash altered in bottom light. Extending to rear, kitchen wing with 2 storey further extension on east. Rubblestone with slate roof with gable ends. 12-pane sashes on ground floor and 16-pane sash above. Late C19 cast iron grates retained in interior. For illustrations of Kit Hill Castle prior to alterations, see Lightbody p105 and Venning p73. Patron, William Dingle was an eminent leader of the Wesleyan Church in Callington. A. K. Hamilton Jenkin Mines and Miners of Cornwall volume 15, 1976 Sheila Lightbody The Book of Callington 1982 James Venning Vennings New Central Postal Directory 1901, p73
Listing NGR: SX3777970479

Name: CHIMNEY AT SOUTH KITHILL MINE
Grade: II
UID: 394159
Chimney. Mid-C19. Roughly coursed granite with purple brick top. Circular section tapering to top. Associated earthworks, shafts and remains of other buildings (not included in this list). Formed part of the Kithill Consols mining complex, which continued in operation until late C19 and was primarily concerned with tin extraction. (A K Hamilton Jenkin, Mines and Miners of Cornwall, Vol XV, Calstock, Callington and Launceston (1976), pp 31-2)
Listing NGR: SX3743970976

Name: TERRACES DIRECTLY TO SOUTH WEST OF KITHILL CASTLE
Grade: II
UID: 61208
Mine waste heap terraced circa 1880 as part of the amenities of the spa and health resort of William Dingle (qv. Kithill Castle). Terraced mound with granite rubble retaining walls extending in a spiral. Remains of circular building at summit with granite rubble walls of approximately 1 metre in height, used as viewing house or tea room for Dingle's spa and health resport. For late C19 and early C20 illustrations see Lightbody (p.105) and Venning (p.73). Owner also in possession of photograph taken in the 1920s. Sheila Lightbody: The Book of Callington 1982 James Venning: Vennings New Central Postal Directory 1901.Listing NGR: SX3776470459

Cornwall and West Devon Mining Landscape

This is a cultural World Heritage Site in England. Its coordinates are N50 8 10 W5 23 1 and it measures 19,719 hectares. There is a World Heritage Site Management Plan for the World Heritage Site (2005) and implementation of the objectives and action plan is undertaken by a World Heritage Site team in Cornwall Council. A Steering Group made up of key stakeholders oversees World Heritage activities

Name: Round at Berry Farm
Grade: n/a
UID: CO 522
The monument includes a round, situated on the east-facing summit of a spur, overlooking the steep valley of a tributary to the River Tamar. The round survives as a roughly-circular enclosure defined by a rampart and largely buried outer ditch with a similarly defined annexe to the north west. The main enclosure measures approximately 65m in diameter internally. The rampart survives differentially, but reaches a width of up to 10m and an external height of 0.8m up to 2m to the north and west. To the south it has been incorporated into an existing field boundary. The annexe rampart has been partially fossilised within existing field banks, although to the north the rampart stands to a height of 1.7m above the accompanying ditch which is some 7m wide and 0.3m deep. Elsewhere it has been cut by farm buildings or is preserved as buried features.
The farm buildings and yard are excluded from the scheduling.
National Grid Reference: SX4015468658

Name: ROSE COTTAGE
Grade: II
UID: 60990
ST DOMINICK METHERELL SX 46 NW 4/493 Rose Cottage II
Cottage. Circa late C18 modernised 1987. Rendered local stone rubble, first storey may be cob. Low-pitched scantle slate roof with gabled ends and at least one early crested ridge tile. Large projecting stone rubble chimney stack at left gable end with set offs, drip-courses and cemented cap. Originally 2-room and central cross passage plan. The left hand room is heated from a gable end stack and the right hand room is unheated. The passage leads to a straight stairs which is partitioned off at the back of the right hand room which is therefore smaller. 2 storeys. Almost symmetrical 2-window range. First floor 2 very small 6-pane sashes. Ground floor two 2-light horizontally sliding sashes with 6 panes per light. Central doorway with plank door with cover-moulds. All the features and the roof are 1987 replacements when the interior was also altered. The appearance of the cottage remains the same. Interior is very intact. Wooden plank partitions either side of passage. The stairs are also partitioned off from right hand room by a plank partition and there are original plank doors. Small scantling and closely spaced wany cross-beams. Fireplace in left hand room has original wooden chimney-piece with moulded pilasters and shaped brackets to mantel shelf; it contains an iron range. First floor not inspected. Rose Cottage is a remarkable survival of a virtually unaltered late C18 2-room plan house. Un-altered 2-room plan houses without extensions are rare.
Listing NGR: SX4091069106

Name: Prince of Wales Mine at Harrowbarrow
Date first scheduled: 30-Nov-2006
UID: 36035
The monument includes the northern part of the Prince of Wales Mine which is situated on a gentle south facing slope on the northern edge of Harrowbarrow village. The mine represents an amalgamation of several other mines amongst which are Wheal Fortune, Wheal Pleasant, Wheal George, Wheal Barnard and West Edward which together were known as Calstock United Tin and Copper Mines in the early part of the 19th century. In 1861 the mine was re-constituted as the Prince of Wales Mine and operated intermittently from then until 1914. In 1940, during World War II, a processing floor was established at the mine to rework the earlier dumps and material from nearby small mines and Devon Great Consols. In about 1971 a Canadian company carried out exploratory work including drilling and finally in 1977 an exploratory adit was cut into the hillside. Between 1861 and 1914 output from the mine was 10,845 tons of copper ore, over 1000 tons of black tin and 7,720 tons of arsenic yielding iron pyrites. The mine's relatively long and productive life has resulted in a complex series of structures and earthworks surviving. Amongst these are three engine houses, shafts, a dry, at least two processing floors of different dates, a magazine, two boiler ponds, tramways, concrete buildings and extensive waste dumps. All three engine houses were constructed with pinkish shillety killas, with wooden lintels and without granite quoining. The western engine house was built in 1888 and powered stamping machinery. It was modified during the 1940's reprocessing event and at this time the stamping floor, loading and boiler house were demolished. The middle engine house, built in 1879, once held a 50 inch pumping engine extra cting water from the adjacent Watson's Shaft and its boiler house is attached to its eastern wall. Its detached chimney, which is capped with brick and incorporates a decorative drip-ring and cap, stands a short distance to the north west and they are connected to each other by an underground flue. The third engine house, installed in 1888, held an all-indoor beamed rotative engine for winding from Watson's Shaft. The bedstone remains in its original position and to the south is the crankshaft loading and a rectangular pit which would have held the winch drum. Traces of the boiler house survive to the north. The dry building stands to the north of the pumping engine house and was enlarged to incorporate its chimney sometime between 1881 and 1906. In this building miners' wet clothing was dried, presumably using heat generated by a flue from the nearby boiler house. Much of the earlier tin dressing floor now underlies later waste material, although three conical buddles protruding through this material indicates that much of this floor, which was housed in a large building, survives as a buried feature. By contrast much of the 1940's dressing floor survives as a series of concrete footings and bases together with a large ore bin. A small stone-built standing structure set away from the mine at NGR SX 39957059 may represent the site of a powder magazine. Two boiler ponds are known from early maps. The first at NGR SX 40027058 has been truncated by the 1977 adit,

whilst the other larger example at NGR SX 40107063 survives as a rectangular water filled hollow denoted on its lower side by a substantial bank. A small number of concrete buildings surviving within the monument relate to the 1940's reworking, whilst a large adit together with tramways belong to the 1977 exploration. Dominating the southern part of the monument are substantial dumps of fine yellow-grey sand. These represent waste from the 1940's activity, but they do overlie and protect earlier dumps. Modern fences built around open shafts and other structures are excluded from the scheduling, but the ground beneath them is included.
National Grid Reference: SX 40083 70572

Name: Hingston Down – Bronze Age Barrow
HER: 6582.20
One of a number of round mounds on Hingston Down, this is a large flat topped bowl barrow covered in grass, in excellent condition. The barrow is 36m in diameter at the base, 15m in diameter at the top and 2.0m high. There is a possible ditch around the barrow. The western edge of the barrow impinges on a stone hedge forming a field boundary. There is a slight hollow in the top of the barrow which may indicate antiquarian excavation (h1). The barrow is visible on 1947 RAF and 1988 CCC air photographs (p1, p2), which show the ditch as a visible feature round the south-east and east sides of the mound.

APPENDIX 8: BASELINE PHOTOGRAPHS

Walkover Survey January 2015

Hardcore area in the south-east corner of the proposed development site; viewed from the north-west.

Proposed development site from its southern side; viewed from the south (2m scale).

North-west area of the proposed development site from its east side; viewed from the south-east (2m scale).

West area of the proposed development site, from its east side; viewed from the east (2m scale).

South-west corner of the field, with dumped topsoil from the adjacent development; viewed from the north-east.

Modern housing development to the south of the site; viewed from the north-west.

East half of the proposed development site from its west side; viewed from the west (2m scale).

The overgrown area to the north of the site, covered in brambles, from the south; viewed from the south.

South-east area of the proposed development site; viewed from the north-west.

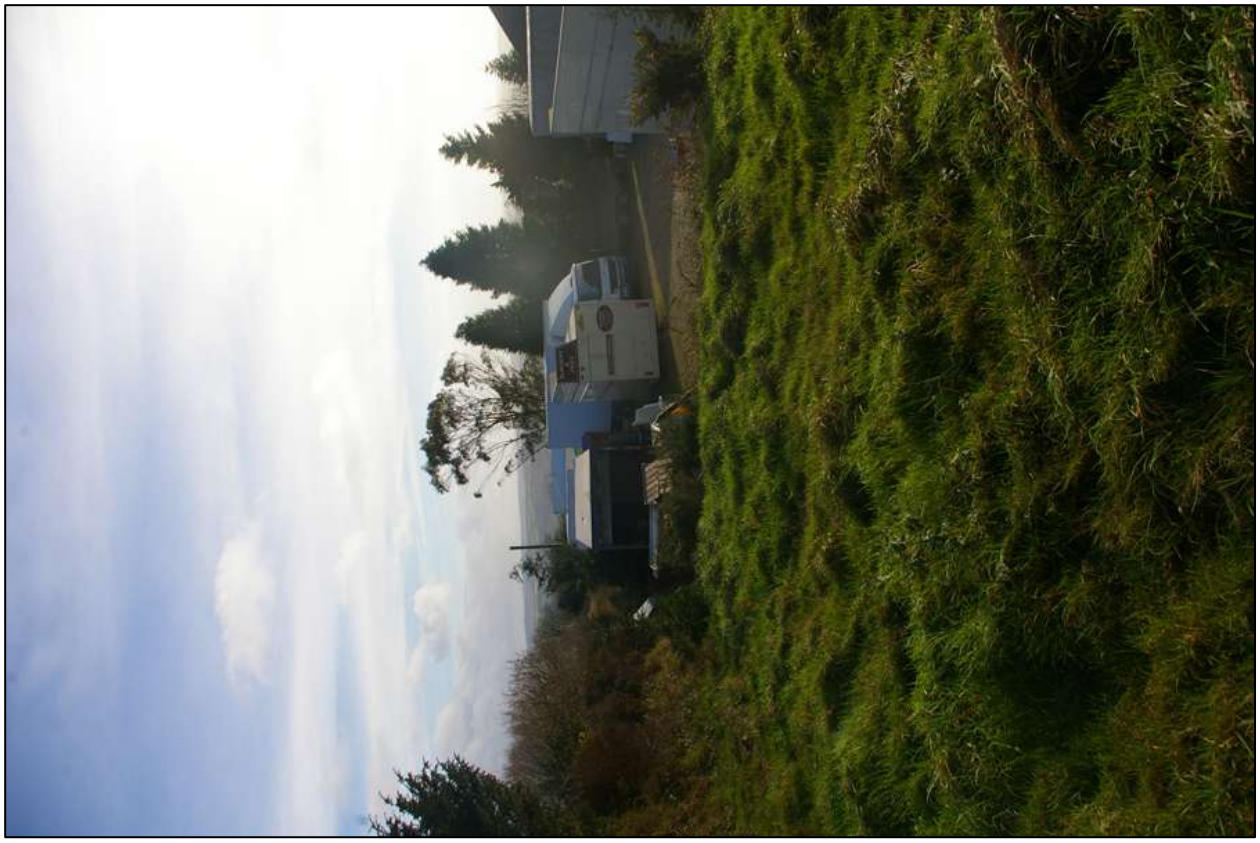
South half of the proposed development site from its north-side; viewed from the north.

Stone-faced bank which forms the west boundary of the field; viewed from the south-east.

Conifer plantation to the north, beyond the adjacent field, which partially screens views to the former Hingston Down Mine site on the open moorland; viewed from the south.

Curvilinear eastern boundary of the field, a stone-face bank; viewed from the south-west.

The eastern boundary of the field from its southern end; viewed from the south.



The eastern boundary/south-east corner of the site; viewed from the north.

Old Mine Lane towards the former mine site, with the site to the west; viewed from the south.

Old Mine Lane towards Salters Farmhouse and St Ann's Chapel; viewed from the north.

Historic Impact Assessment January 2015

The view from the southern flanks of Kit Hill, looking east; the approximate location of the site is indicated.

The view from South Kithill Mine, looking east; the approximate location of the site is indicated.

As above, detail; the approximate location of the site is indicated.

View across to the SAM enclosure on the top of Kit Hill, viewed from the north-west.

View across to the SAM enclosure on the top of Kit Hill, viewed from the south-west.

The needlessly elaborate chimney with telecom aerials at the summit of Kit Hill; viewed from the south-west.

View from the eastern edge of the summit at Kit Hill, looking east; the approximate location of the site is indicated.

As above, detail.

The view from the access road leading up onto Kit Hill, looking east-south-east.

As above, detail.

The view from the middle car park at Kit Hill, looking east-south-east.

As above, detail.

View across the barrow site at Mount Villa; viewed from the east.

The telecoms mast and compound next to the west access to the Hingston Down Mine site; viewed from the west.

The west access to the Hingston Down Mine site, viewed from the west.

The western entrance to the Hingston Down Mine site; viewed from the south-west.

View across to the Listed enginehouse at Hingston Down Mine; viewed from the south-west.

Left: The Listed enginehouse at Hingston Down Mine, viewed from the south-west.
Right: View through the enginehouse from the north.

The enginehouse next to the fenced off mine shafts on the open moorland; viewed from the south-south-west.

As above.

The enginehouse and part-ruined buildings, on the moorland, a Grade II Listed building; viewed from the south-south-east.

Kit Hill, with associated scheduled prehistoric burial monuments, from the moorland, adjacent to the engine house; viewed from the east.

View towards the proposed development site, and beyond to St Ann's Chapel, form the moorland adjacent to the engine house; viewed from the north.

View across the Hingston Down Mine site from the east; the enginehouse is just visible on the right (indicated).

View across the Hingston Down Mine site from the north-east, looking down and across the site to the location of the proposed development; viewed from the north-east.

The approach to Hingston Down Mine from the south, along Old Mine Lane; viewed from the south-east.

The proposed development site, as viewed from Old Mine Lane to the east.

As above.

Field opposite the site, across Old Mine Lane showing undulations. There are a number of burial monuments in the vicinity, including a scheduled monument, within the next field that may suggest a relict landscape partially survives beneath the field system and 19th century mining evidence; viewed from the south-west.

The end of Old Mine Lane and the entrance to the Hingston Down Mine site; viewed from the south. The enginehouse is indicated.

As above.

Looking down the relatively open southern part of the Hingston Down Mine site, towards Old Mine Lane. The site would be located behind the scrub/trees to the right.

View down the parish road to the west of the proposed site, from the crest of the hill; viewed from the north.

View through the hedge to the undesignated barrow at Roundabarrow Farm; viewed from the south.

A streetscape view of historic St Ann's Chapel; viewed from the north-east.

A streetscape view of historic St Ann's Chapel; viewed from the north-east.

A streetscape view of historic St Ann's Chapel; viewed from the north-east.

A streetscape view of historic St Ann's Chapel; viewed from the south-west.

A streetscape view of historic St Ann's Chapel; viewed from the south.

View of the GII Listed cottages in St Ann's Chapel, Candycroft and Vendor; viewed from the north-west.

As above, viewed from the north.

Rows of attached stone rubble cottages, painted or rendered, which front directly onto the road in St Ann's Chapel; viewed from the south-west.

Rows of larger attached cottages, are set back from the road, with long narrow front gardens, in St Annss Chapel; viewed from the south.

The painted stone rubble public house, the Rifle Volunteer, is a classic example of the larger buildings in St Ann's Chapel, with attached rubble stone barn; viewed from the north-east.

The view up Old Mine Lane close to the junction with the A390; viewed from the south-east.

View from Old Mine Lane across the modern housing estate to the west; viewed from the south-east.

As above.

Salters Farmhouse, viewed through its garden hedge; viewed from the south-west.

The garden gate leading into Salters Farmhouse; viewed from the west.

The derelict 1950s cowshed in the field behind Salters Farmhouse; viewed from the west.

Driveway to Salters Farmhouse from Old Mine Lane, showing the courtyard of outbuildings to the north of the farmhouse, which frame the yard. This shows again, the localised screening which would protect the farmhouse from direct views to the proposed development; viewed from the west.

Salters Farmhouse from Old Mine Lane, opposite the south-eastern entrance in to the proposed development site. This shows the larger stone barns to the north-west of the farmhouse; viewed from the north-west.

View of the Prince of Wales Mine; viewed from the west.

Left: Assets at Prince of Wales Mine.
Right: Assets at Prince of Wales Mine.

The GII Listed gate piers at the entrance to the Honicombe holiday park; viewed from the south-west.

The view from the north to the prospect tower at Cotehele (indicated).

As above, detail.

East Trehill Farm, viewed from the south-west.

West Trehill Farm, viewed from the south-east.

The view from the lane adjacent to East and West Trehill Farms, looking back to the site of the proposed development (indicated); viewed from the south-east.

As above, detail.

Part of East Calstock Mine, viewed from the south-west.

As above, detail.

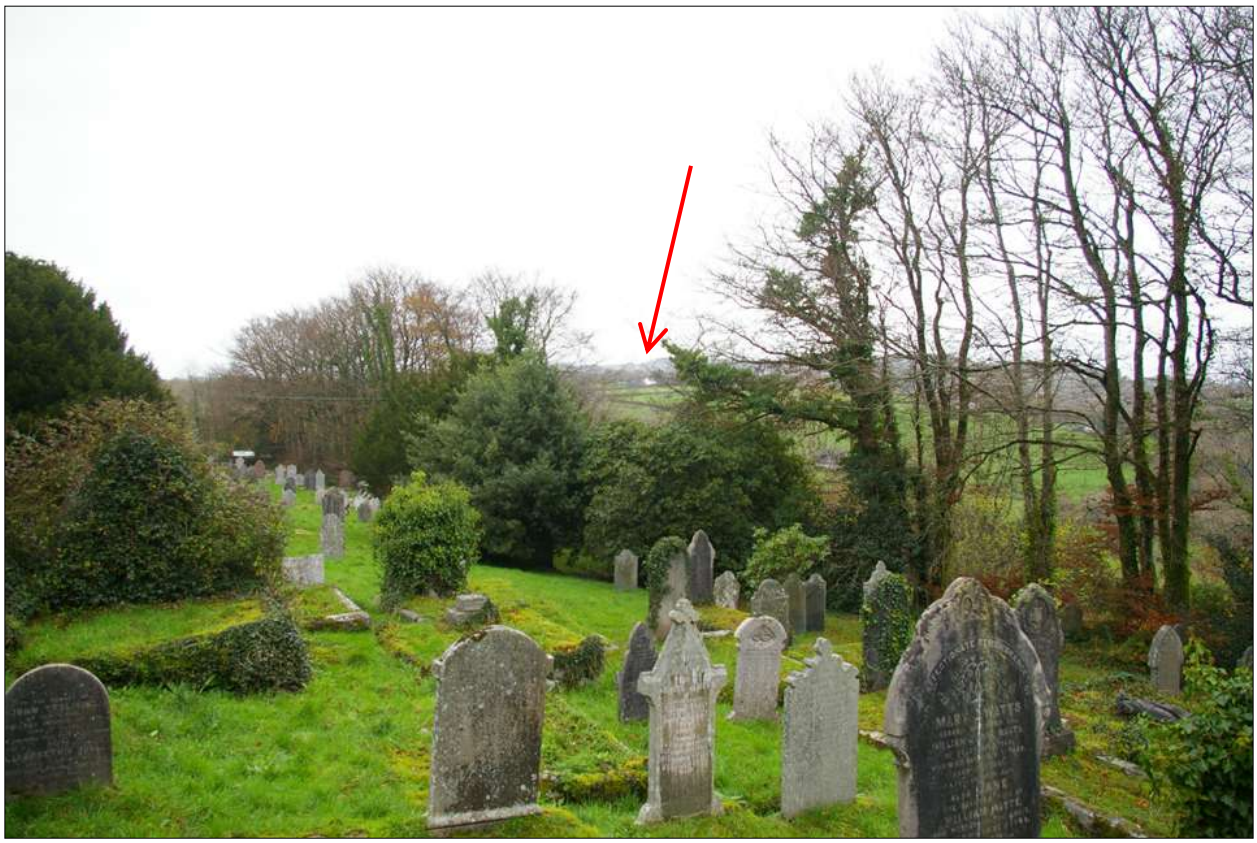
The watertower at East Calstock Mine, viewed from the north.

Another GII Listed asset at East Calstock Mine; viewed from the west.

View down the lane to East Calstock Mine; viewed from the north.

View across to two undesignated mine chimneys from the entrance to East Calstock Mine; viewed from the south.

St Andrew's Church at Calstock; viewed from the south-west.



The view from the western edge of the churchyard at St Andrew's, looking back towards the site of the proposed development; viewed from the south-east. The site is indicated.

As above, detail.

View from the edge of the settlement at Cotehele, next to the estate farm building on the upper western part of the site, looking towards the site of the proposed development; viewed from the south-east.

As above, detail.

Cotehele, viewed from the north.

The GII* Prospect Tower at Cotehele, viewed from the south-south-west.

View from the top of the Prospect Tower at Cotehele, looking back across to the site of the proposed development (indicated); viewed from the south-east.

As above, detail. The Listed enginehouse at the Hingston Down Mine is indicated.

View from the top of the Prospect Tower at Cotehele, looking towards Kit Hill; viewed from the south-east.

As above, detail.

View from the top of the Prospect Tower at Cotehele, looking towards the house and down the Tamar; viewed from the north.

View from the top of the Prospect Tower at Cotehele, looking to the east along the Tamar; viewed from the west.

The view from Lower Metherell; viewed from the south.

The GII Listed White Cottage in Lower Metherell, viewed from the north.

Streetscape view of Lower Metherell, looking toward the GII Listed assets in the village; viewed from the south.

As above, viewed from the north.

The GII Listed pub The Carpenter's Arms in Lower Metherell; viewed from the south.

The view across Metherell from the pub car park; viewed from the south.

The view from the public road across to the SAM Berry Farm enclosure; viewed from the south-west.

The view from near the SAM Berry Farm enclosure back to the proposed site (indicated); viewed from the south-south-west.

As above, detail.

St Dominica's Church at St Dominick; viewed from the south-east.

The view from the western edge of St Dominica's Churchyard, looking towards the proposed site (indicated); viewed from the south-west.

As above, detail.

The GI Listed holy well at Dupath Farm, viewed from the north.

As above, viewed from the south.

The view from near Dupath holy well, looking towards the site of the proposed development (indicated); viewed from the south-west.

As above, detail.

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