

# TRELISKE HOUSE KENWYN CORNWALL

Results of a Desk-Based Assessment and Heritage Impact Assessment



South West Archaeology Ltd. report no. 160816

# Treliske House, Kenwyn, Cornwall

## Results of a Desk-Based Assessment & Heritage Impact Assessment

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By B.Morris  
Report Version FINAL  
16<sup>th</sup> August 2016

Work undertaken by SWARCH for David Malen of Ward Williams Associates  
On behalf of Rachel Bayliss, Bursar Truro Preparatory School

### Summary

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*This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for Treliske House and School, Kenwyn, Cornwall, carried out on behalf of David Malen of Ward Williams Associates (the Agent) for Truro Preparatory School, in advance of planning applications for new classrooms, car park and 'amphitheatre'.*

*The Grade II Listed Treliske House is an attractively-composed small country house set within the remains of its landscape park. It was built in the 1870s by William Teague, the son of a mine captain from Ludvgan who made his fortune at Tincroft and Carn Brae mines in the mid 19<sup>th</sup> century. Following his death it was bought by another captain of industry – Sir George John Smith – in 1886. In the early 1930s the house was sold to Truro School, and most of the surviving parkland was transformed into Truro Golf Course.*

*Treliske House was built on the site of Liskers Farm, first documented in the early 14<sup>th</sup> century. Part of one of the structures shown on the tithe map may have been incorporated into the backblock of the 1870s house, and the other buildings lie beneath the house and car park to the east. Groundworks in those areas may expose the foundations of those structures.*

*The temporary classrooms, located to the rear of the site, appear to be built on made ground up to 5m thick in places. It seems likely spoil generated by the groundworks associated with late Victorian landscaping was used to infill the head of a shallow combe here, and it is unlikely the proposed works in this area will affect archaeological deposits of any great age or merit.*

*The area north of the house has already been stripped to the level of the subsoil, and has been used as a car park for some time.*

*In terms of the impact of the proposed development on the setting of the house, this would constitute a moderate change, and an impact assessment of moderate effect (positive/moderate overall) is appropriate.*

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August 2016

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>Location:</b>	Treliske House and Preparatory School, Highertown, Truro
<b>Parish:</b>	Kenwyn
<b>County:</b>	Cornwall
<b>NGR:</b>	SW 80240 45336
<b>Planning no.</b>	PA16/01734/PREAPP
<b>SWARCH ref.</b>	TPS16

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by David Malen of Ward Williams Associates (the Agent) on behalf of Rachel Bayliss, Bursar of Truro Preparatory School (the Client) to undertake a desk-based assessment and heritage impact assessment at Treliske House, Truro Preparatory School, Highertown, Truro, Cornwall as part of the pre-application requirements for the replacement of temporary classrooms on the site. This work was undertaken in accordance with ClfA best practice.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Treliske House and school is located west of Truro town centre within the Highertown area, on a local eminence along the ridge overlooking the River Kenwyn at an altitude of c.80m AOD. (see Figure 1). The soils of this area are the well drained, fine, loamy and silty soils of the Denbigh 1 Association (SSEW 1983); these overlie the mudstone and sandstone of the Porthtowan Formation (BGS 2016).

### 1.3 HISTORICAL BACKGROUND

Treliske House site is located within the modern civil parish Kenwyn, in the Deanery and Hundred of Powder. Treliske is first documented in 1302, and remained an isolated farmstead into the 19<sup>th</sup> century when the land was acquired by William Teague of Ludgvan, who constructed the house in the 1870s. On his death, the house was sold to George Smith in 1886. Following his death the house remained unoccupied before the Truro Preparatory School bought the site in 1933 as a feeder school for Truro School.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The Cornwall and Scilly Heritage Environment Record (HER) records a large number of archaeological interventions in the vicinity of the site, primarily related to the 20<sup>th</sup> century expansion of Truro and the construction of the nearby hospital. Most notably the barrow cemetery that was destroyed when the hospital was built.

### 1.5 METHODOLOGY

This work was undertaken in accordance with recognised best practice, and 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 heritage 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 (Historic England 2015), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (Landscape Institute 2013).



FIGURE 1: SITE LOCATION (THE PROPOSED DEVELOPMENT AND LOCATION IS INDICATED).

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 DOCUMENTARY HISTORY

Treliske House, now part of Truro School, is located within the parish of Kenwyn in the Deanery and Hundred of Powder. Treliske is first documented in 1302 as *Loscoes*, meaning ‘grey wood’ (Padel 1985). This place name is of interest, and might perhaps be equated to the *nemeton* place-names found elsewhere in England. It remained an isolated farmstead within the Cornish landscape into the 19<sup>th</sup> century, by which time the place name had evolved into *Liskeys*.

In 1840 the tithe apportionment indicates *Liskers* was owned by William Michell and tenanted by William Boase. The site at this time included a ‘cottage and yard’ as well as ‘house, offices, mowhay &c.’ Provision for an office would imply this was more than simply a farm. The Census for 1841 lists four households at *Liskis* – that of James Baynard (farmer), James Hill (agricultural labourer), John Jewel (agricultural labourer), and Mary Cock – as well as one unoccupied dwelling. This would suggest William Boase had sublet the property.

The 1851 Census indicates that one dwelling at *Liskes* was still unoccupied, and that the other households had all changed: William Wallis (farmer 108 acres), Richard Jewel (agricultural labourer), James Clark (agricultural labourer), and Henry Yeates (surveyor of taxes). The 1861 Census shows that William Wallis was still in place, and the other dwellings were occupied by Jane Wallis (mother of William), Oliver Vincent (retired farmer) and John Tippet (copper miner). The 1871 Census states William Wallis was still farming, that the daughters Oliver Vincent still dwelt in their father’s cottage, and that the other two dwellings were unoccupied.

The 1881 Census lists Joseph Teague (banker’s clerk) and six servants as resident at *Treliske*, with the two of the other three dwellings occupied by William Mill (farm bailiff) and Elizabeth Williams (coachman’s wife). The 1878 OS map indicates Treliske House had been built by this date – presumably in the period 1871-78 – but it is of interest that there were still four dwellings here.

*Liskers* was acquired by William Teague in 1872, and documents held at Treliske House indicate he bought one part from William and Francis Michell on the 7<sup>th</sup> February, and a second part from Stephen James, Andrew Cunningham and John Cornish Trestrail on the 12<sup>th</sup> September. He had previously purchased St. Coose and New Mills in 1866.

William Teague was the son of a mine captain who later died on the voyage to America, and rose from a working miner at Tincroft mine to mine captain by 1850. He took a controlling interest in Tincroft mine just as that mine made the highly profitable transition from copper to tin, and he took control of Carn Brea mine as well. He was reputed to have made up to £30,000 a year from his investments, and bought estates at Camelford, Wadebridge, Crackington (St Gennys) and Treliske. He built Treliske House, and abandoned Primitive Methodism for the Church of England – both indications of his gentry aspirations (Deacon *et al.* 2004, 100).

Following the death of William Teague his executors (the solicitors *Hodge, Hockin and Marrack*) sold the property to George Smith in 1886 for £13,000, and the 1891 Census lists only *Treliske Mansion*, inhabited by George John Smith, his wife, seven children, in-laws and five servants. Sir George Smith (1845-1921) was a significant figure on both the industrial and political scene in Cornwall. He made his fortune from the *Safety Fuse Making Manufactory* (later *Bickford, Smith & Co.*) at Tuckingmill, Camborne, which he inherited in 1870.

*Amongst the princes of commerce which Cornwall has given the world, none is entitled to a higher place than Sire George John Smith... No keener interlect nor greater business capacity than his is*

*to be found, and to him belongs the credit of having built up a comparatively small business... to be the greatest concern of its kind in the British Isles. Gaskell, Cornwall Leaders c.1910.*

It is unclear to what extent George Smith re-modelled the house, as it was described as a 'newly-built mansion' in the 1886 sale catalogue and is described in considerable and glowing detail.

Following his death in 1921 the house remained unoccupied. During his life, George Smith had been both a Director and chairman of the School Governors, and thus it was apposite the School bought the property in 1933×34 as a boarding house for the youngest boys. Much of the surrounding parkland became the Truro Golf Course in the later 1930s, which was in turn colonised in 1943 by the 3<sup>rd</sup> battalion of the 531<sup>st</sup> Engineer Shore Regiment and Light Mechanised and Transport Unit, a support unit for the 29<sup>th</sup> Infantry Division.

## 2.2 CARTOGRAPHIC DEVELOPMENT

The scale of the Ordnance Survey draft map of 1809 (Figure 2) is too small to be particularly helpful, but the draft maps do tend to distinguish between enclosed and unenclosed land with some accuracy. In this instance the main road is shown flanked by an area of enclosed land, with a wide lane leading to the farm at 'Liskes'.



FIGURE 2: EXTRACT FROM THE 1809 ORDNANCE SURVEY SURVEYORS DRAFT MAP (BL).

The earliest good cartographic source available to this study is the tithe map of 1840 (Figure 3). This shows a small cluster of buildings at the centre of the farm. The fields are irregular in form, and this undoubtedly reflects a lengthy and relatively complex process of enclosure, subdivision and amalgamation. The most interesting feature of this fieldscape is the curving boundary of field no.682 (*Moses Close*), which could potentially define one side of an Iron Age or Romano-British Round. Its location relative to the terrain makes this unlikely (it would straddle the shallow valley below the summit of the hill), but the place-name *Loscoes* ('grey wood') could imply a site with a non-domestic function. Many of the field names recorded in the tithe apportionment are prosaic, but field no.691 is *Round Close* (and see below), and the names of fields 677-680 all contain the element *Beacon*.





FIGURE 3: EXTRACT FROM THE 1840 KENWYN TITHE MAP (CRO).

Number	Landowner	Tenant	Field Name	Cultivation
Liskers				
670	William Michell	William Boase	Long Hill	Arable
671			Plantation	Arable
672			Nicholas' Meadow	Arable
673			Cottage & yard	
674			Way Close	Arable
675			The Four Acres	Arable
676			Valley Close	Arable
680			Beacon Close	Arable
681			Plantation	
682			Moses Close	Arable
683			Orchard	Orchard
684			Orchard	Orchard
685			Orchard	Orchard
686			Quarry Close	Arable
687			Plantation	
688			Orchard	Orchard
689			Well Close	Arable
690			New Close	Arable
691	Round Close	Arable		
692	Church Close	Arable		
693	Great Close	Arable		
694	House, offices, mowhay etc.	Garden		
695	Long Close	Arable		
696	Park Bean	Arable		
677	Disputed	Disputed	Homer Beacon Downs	Waste
678			Homer Middle Beacon	Waste
679			Further Middle beacon	Waste
679a			Higher Beacon	Waste

TABLE 1: EXTRACT FROM THE 1840 KENWYN TITHE APPORTIONMENT.

The 1878 OS 1<sup>st</sup> edition map (Figure 4) indicates the building of Treliske House (see below) was also accompanied by considerable investment in its landscape setting. The fields boundaries south and south-west of the house were swept away, and the boundaries of the new park pushed out to the Truro road, and a new drive laid out. The fabric of the house demonstrates this was intended to be the principal approach to the new dwelling. The 1906 OS 2<sup>nd</sup> edition map (Figure 5) shows the parkland extended to encompass the house on all sides, accompanied by further tree planting around its edges and around the house itself, indicating a concern for privacy. The 3<sup>rd</sup> Revision map of 1933 (Figure 6) shows retrenchment, with the park shrinking in extent.

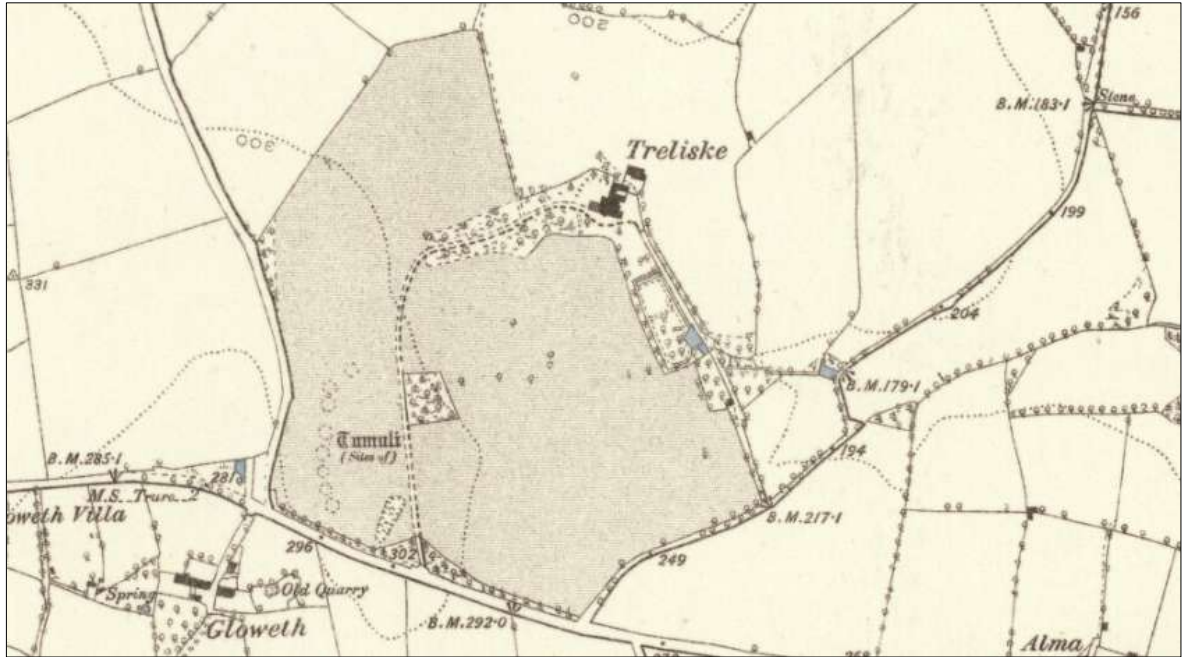


FIGURE 4: EXTRACT FROM THE 1888 OS 1<sup>ST</sup> EDITION MAP (CRO).

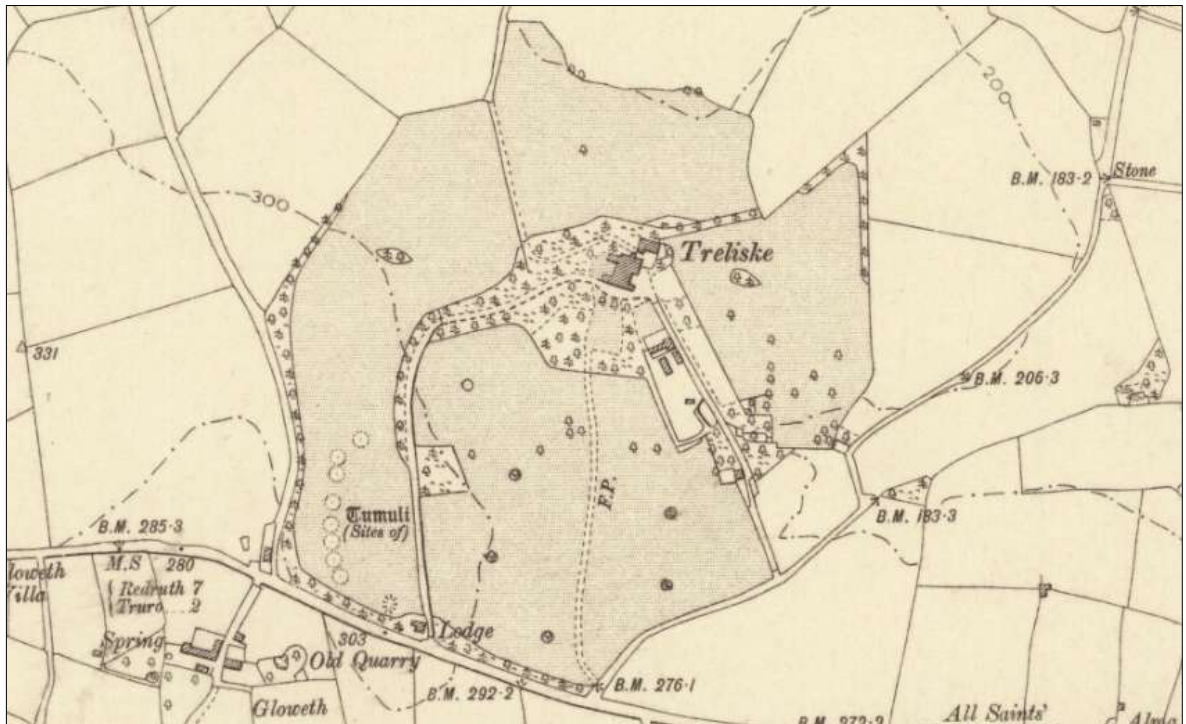


FIGURE 5: EXTRACT FROM THE 1906 OS 2<sup>ND</sup> EDITION MAP (CRO).

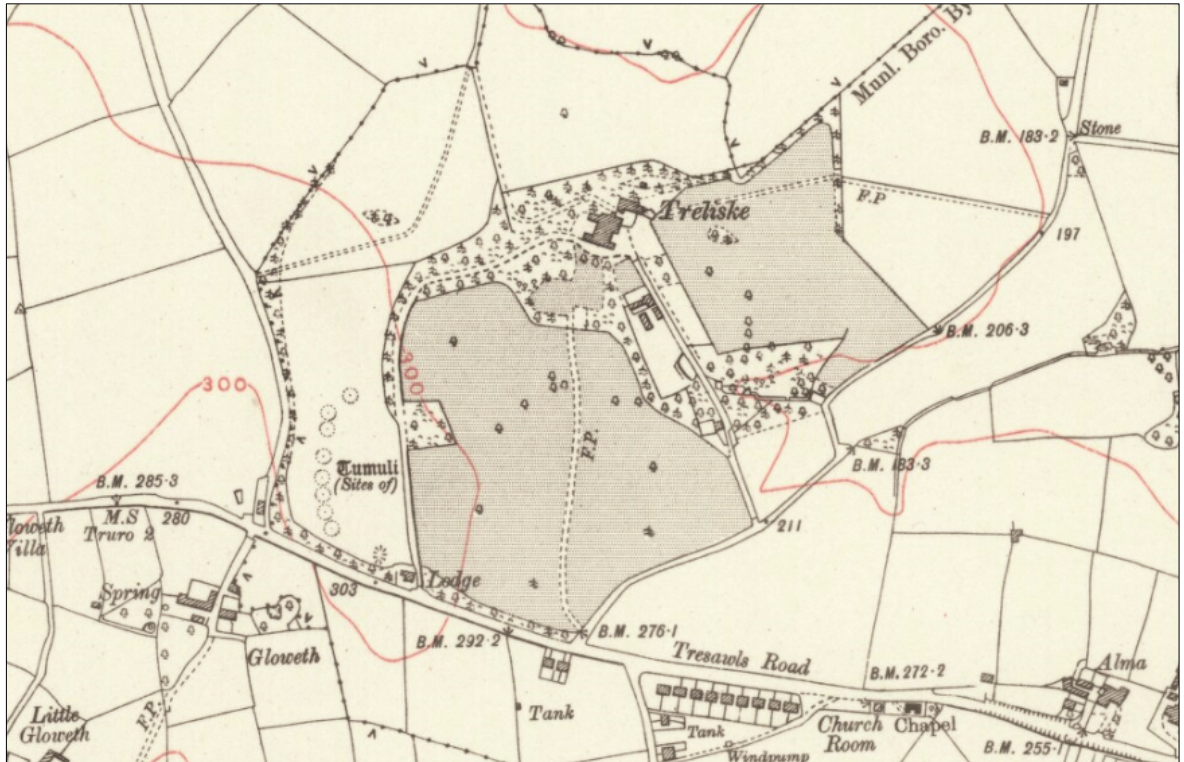


FIGURE 6: EXTRACT FROM THE 1933 (3<sup>RD</sup> REVISION) OS MAP (CRO).

### 2.3 EVOLUTION OF THE HOUSE AND CURTILAGE

In terms of the development of the house itself, the sequential OS maps shown in Figure 7 indicate the house was essentially complete in outline well before 1886, but the sale catalogue would suggest it was still a work in progress in 1878. This catalogue mentions a conservatory accessed from the drawing room, and a fernery, palm house and greenhouse accessed from the dining room, as shown on the 1906 map. Between 1878 and 1906 more woodland had been planted around the house, and a level platform created in front of the house (tennis court). The buildings to the rear of the property were also extended, with part of the yard in front of the stables covered in.

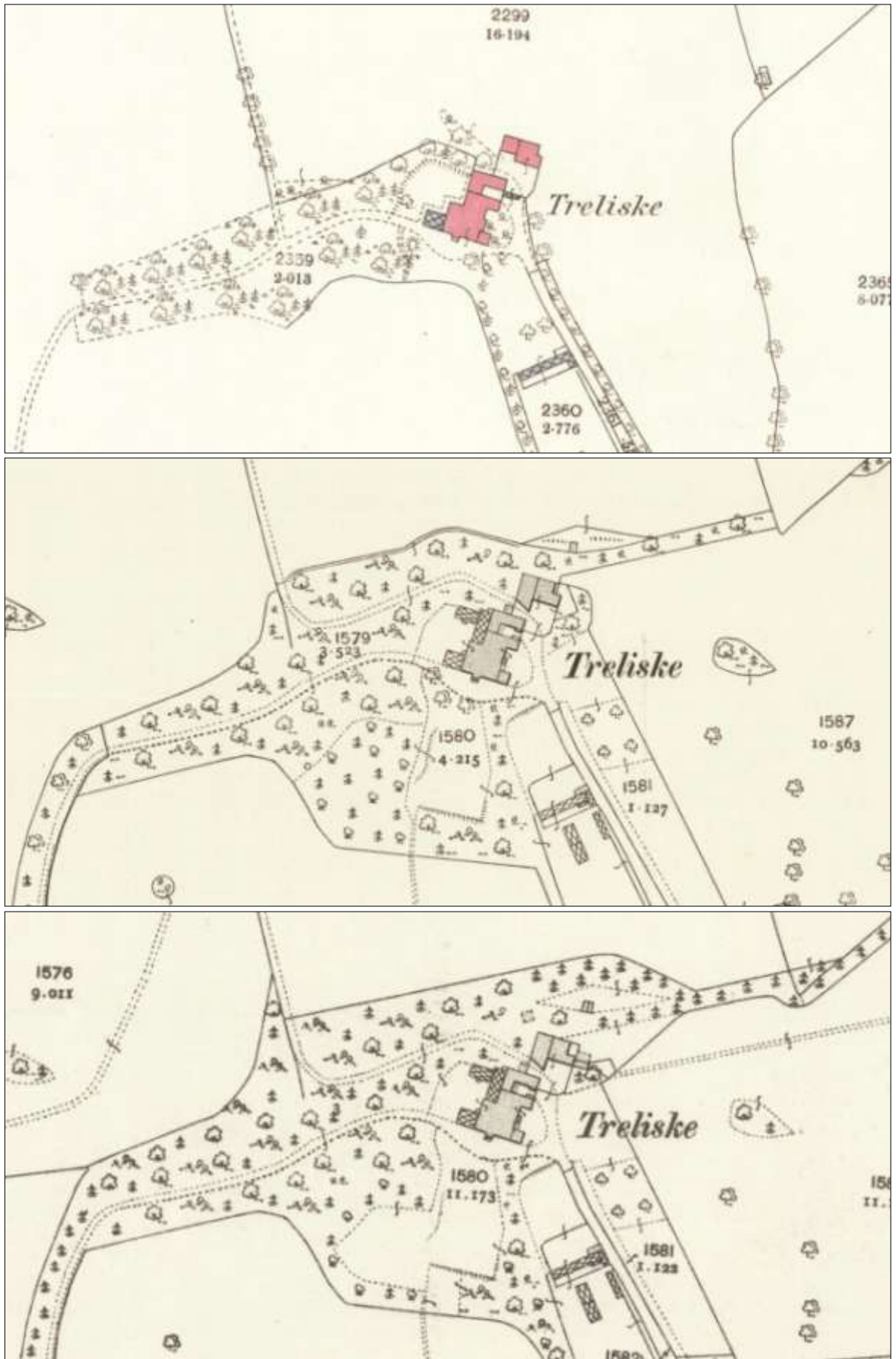


FIGURE 7: EXTRACTS FROM THE 1878, 1906 AND 1933 1:25" OS MAPS FOR TRELISKE, SHOWING IN DETAIL THE DEVELOPMENT OF THE HOUSE.



FIGURE 8: AN IMAGINED AERIAL VIEW OF THE LATE 19<sup>TH</sup> CENTURY TRELISKE HOUSE AND PARK (© TRELISKE HOUSE).

### 3.0 ARCHAEOLOGICAL BACKGROUND

A significant amount of extensive archaeological investigation has occurred in this area, mainly to the west and south and associated with the construction of the hospital, both the old and the new Richard Lander School, and proposed commercial developments. This work has identified features ranging in date from the Prehistoric through to the post-medieval periods. Assets listed on the Cornwall and Scilly HER can be found in Appendix 1.

The historic landscape characterisation (HLC) for Cornwall shows this as *20<sup>th</sup> century settlement* surrounded by *post-medieval enclosed land*. However, the fact that Treliske (*Loscoes*) is medieval in origin would strongly imply this should be classed as *medieval farmland*, and thus a component part of *Anciently Enclosed Land* (AEL) with a correspondingly high probability of Prehistoric or Romano-British remains (i.e. Richard Lander School).

#### 3.1.1 PREHISTORIC 4000BC - AD43

Eight Bronze Age barrows are recorded to the south-west (Dudley 1960), and there is a Scheduled Iron Age or Romano-British round at Penventinnie to the north-west. A similar round was excavated at Threemilestone in 1960 and 1976 (Dudley 1960; Schwieso 1976), and there is a third and Scheduled example preserved in the fields immediately to its south. Area excavations in advance of the new Richard Lander school revealed 12 late Iron Age structures (Gossip 2005), and it is clear that this was an intensively utilised landscape.

#### 3.1.2 ROMANO-BRITISH AD43 – AD409

There is no direct evidence for Romano-British activity in the immediate vicinity of Treliske House, although the 1840 field name 'Round Close' [MCO8667] would imply the presence of a settlement on the end of the ridge to the east. The curving boundary of the 1840s *Moses Close* is also suggestive of an early enclosure (i.e. site of a former round).

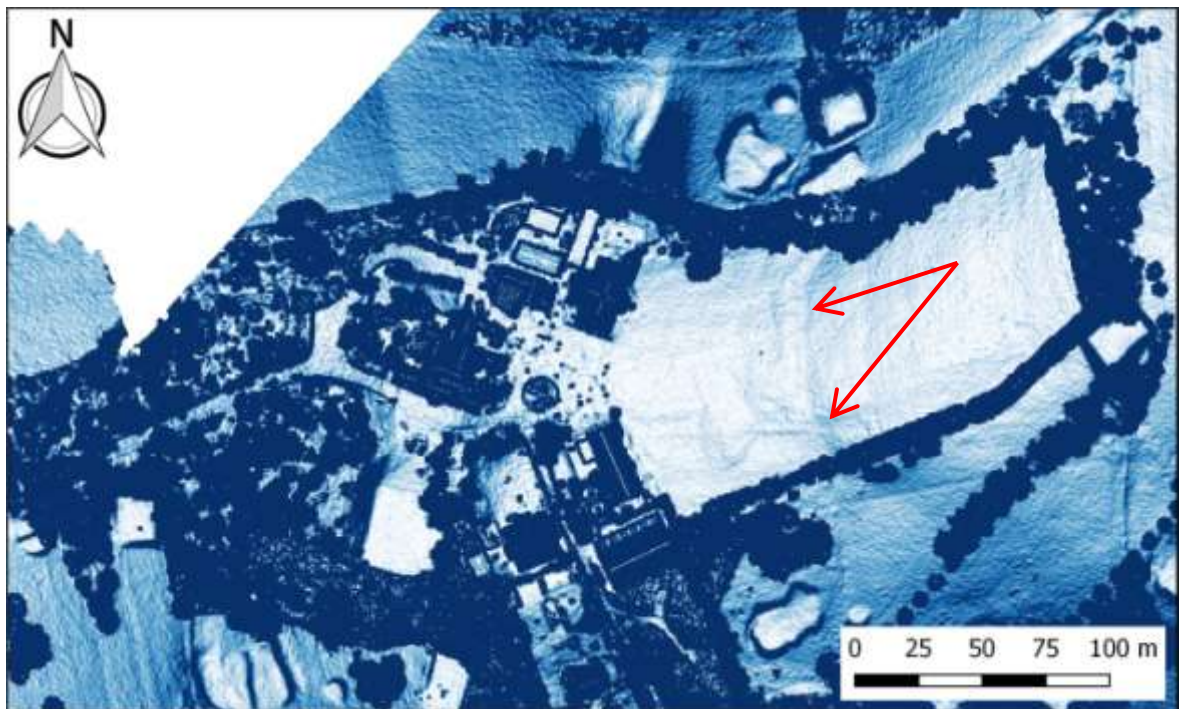


FIGURE 9: IMAGE DERIVED FROM LIDAR DATA, SHOWING THE TRELISKE COMPLEX. A RELICT FIELD BOUNDARY CROSSING THE CRICKET PITCH (CENTRE RIGHT) IS CLEARLY VISIBLE (PROCESSED USING QGIS VER2.8, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: © ENVIRONMENT AGENCY COPYRIGHT AND DATABASE RIGHTS 2016; CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHTS 2016.

### 3.1.3 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is poorly represented, but *tre* and *lan* place-names, which are relatively frequent in the immediate area are normally regarded as indicative of a settlement established during this period.

### 3.1.4 MEDIEVAL AD1066 - AD1540

Most of the farms and many of the settlements in the area are medieval in origin, with documentary evidence for sites at Coosebean, Gloweth, New Mills, Ninniss, Pencoose, Penglaze, Penventinnie, Stencoose, and at Treliske itself. Open or strip fields would have been laid out in association with these farms, and subject to enclosure during the late and post-medieval period; these form the basis of the modern fieldscape.

### 3.1.5 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

Population and settlement expanded during into the post-medieval period, with the increasing industrialisation of the Cornish landscape (e.g. corn mills at New Mills and Treworder, a stamping mill at New Mills, a paper mill at Coosebean); and significant development associated with the construction of the railway in the mid 19<sup>th</sup> century. The suburbs and commercial estates of Truro engulfed this area in the later 20<sup>th</sup> century, effectively linking Highertown with Threemilestone. Much of the 20<sup>th</sup> century expansion occurred without effective archaeological controls.

## 3.2 LISKERS FARM AND TRELISKE HOUSE

The backblock at Treliske House is different in both scale and character to the main house, and a comparison between the 1840 tithe map and the 1878 OS map (Figure 10) demonstrates that – allowing for inaccuracies – the backblock could easily be an earlier structure that was retained and incorporated into the new house. More detailed historic buildings assessment would be required to determine whether this was in fact the case.

Figure 1010 (below) also demonstrates that three of the buildings associated with the 1840 farmstead are located beneath the car park to the east of the house. The 1975 OS map shows a school building in this area, and thus there will have been some disturbance, but further groundworks in this area have the potential to uncover the foundations of these structures.



FIGURE 10: 1878 1<sup>ST</sup> EDITION 1:25" OS MAP WITH DETAILS OF THE TITHE MAP OVERLAID IN RED. THE DOTTED RED LINE SHOWS THE EXTENT OF THE POSITED ENCLOSURE ASSOCIATED WITH THE *MOSES CLOSE* FIELD NAME.

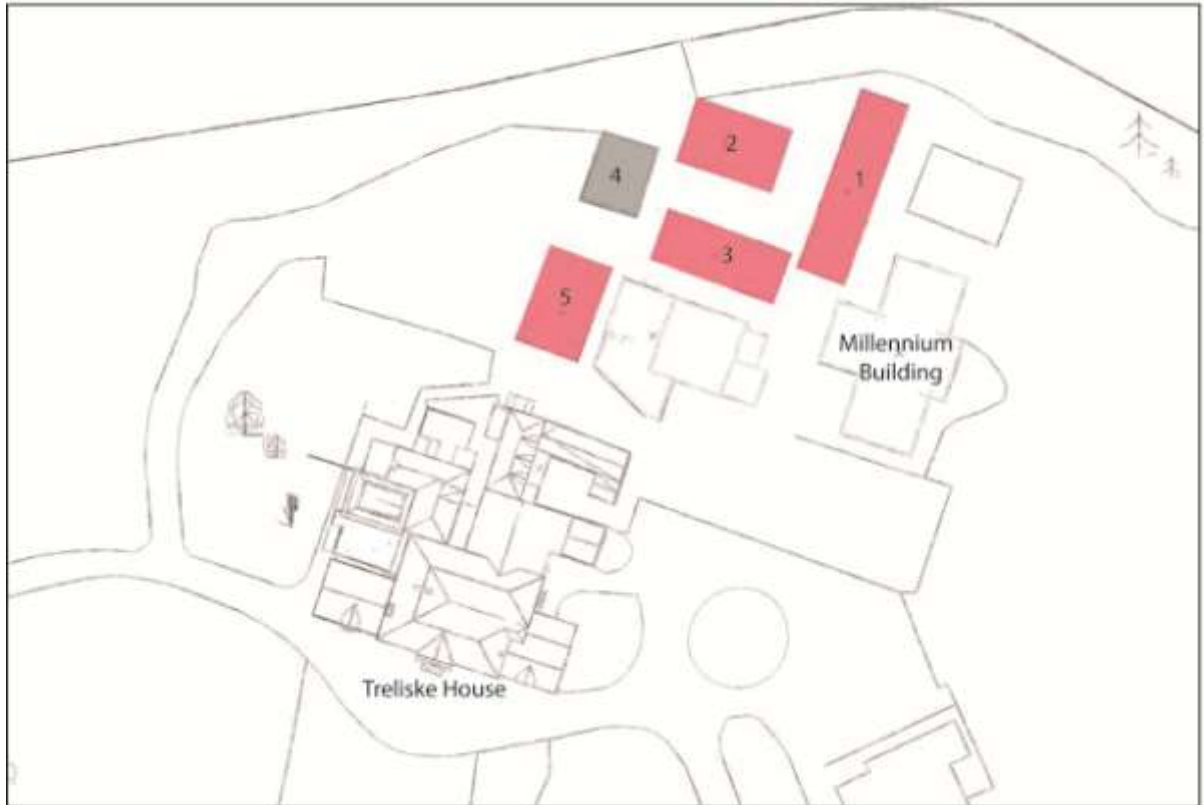


FIGURE 11: SITE PLAN SHOWING THE PRESENT LAYOUT OF BUILDINGS. THE TEMPORARY CLASSROOMS ARE NUMBERED 1-5, THOSE IN RED WILL BE DEMOLISHED. NOT TO SCALE.

### 3.3 WALKOVER SURVEY

Treliske House is a small late 19<sup>th</sup> century country house with outbuildings and former landscape park. In the 1930s the house became a boarding school and much of the park became a golf course. The house now lies at the centre of a range of utilitarian institutional buildings that extend to the south-east and north-east. The tarmac drive approaches from the west and sweeps around the front of the house to a carpark just to the east. West of the house a gravelled track drops down to a new car parking area north-west of the house. The school buildings north-east of the house include its 1870s outbuildings and a range of temporary classrooms on concrete plinths.

#### 3.3.1 THE 1870S OUTBUILDINGS AND TEMPORARY CLASSROOMS

The outbuilding shown on the 1878 and 1906 OS maps (above) is curiously ramshackle compared to the build quality of the main house. It is built of poorly-sorted and very roughly-coursed blocky stone rubble of varying type, with good dressed granite quoins and reveals to the south-facing elevation with some limited use of brick. The rear (north) elevations are very poorly constructed, and there are several forced or widened openings. Both parts of this building have been raised to give a pitch to the roof; prior to this it is possible it was simply a walled yard.

The western part of this building features three wide brick archways, and is presumably the 'large carriage house' mentioned in the sale catalogue; the rest of the building would have contained looseboxes for the seven horses and the harness and cleaning rooms. The interiors are now classrooms, and thus all historic fittings have been removed or concealed from view.

Between 1878 and 1906 part of the yard in front of this building was covered over, concealing the archways. The three curious narrow pitched roofs over this yard are carried on long sturdy beams



with chamfers and simple run-out stops; the miniature roof trusses are pegged and jointed, and feature similar chamfers.

The temporary classrooms are located to the north of this structure. They vary slightly in style and date (but all post date 1975), and stand on concrete plinths and/or brick and concrete piles to compensate for the slope. Access is by concrete steps with galvanised tubular railings, and the paths between the structures are of tarmac. While of little intrinsic architectural or aesthetic merit, they are nonetheless representative of the types of structure employed by contemporary institutions across the UK.

It is clear that three of these structures, and the playground to the east, stand on made ground. On the downslope side this is up to 5-6m thick, and it is probable this material was dumped here to infill the head of a shallow but pronounced coombe. The mature Scots Pine trees that mark the earlier boundary are notably absent from this stretch of made ground.

### 3.3.2 THE CARPARK

South of the 1870s outbuilding and the Millennium Building, and east of the main house, is a small tarmac car park and playground separated by a wooden fence with gates. The historic mapping indicates the farm buildings belonging to Liskers Farm were located here, and the 1975 OS map shows a (temporary?) school building here. However, there is no visible trace of these structures.

### 3.3.3 THE TEMPORARY CARPARK

North and north-west of the house is a carpark, accessed from the main drive. This carpark was constructed relatively recently, and the topsoil was pushed to the back (north) of the property to form a bund. The topsoil strip went down to the level of the undisturbed subsoil (groundsman *pers. comm.*), and prior to this the area formed part of the wooded grounds of the house.

## 3.4 ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the site can be seen to be fairly low overall, medium for the eastern car park.

Three of the five temporary classrooms appear to be built over an area of made ground, of some considerable thickness in places. Subject to the engineering requirements of the build, it is unlikely that the original land surface would be affected by any building works. The two classrooms to the west, one is to be retained as part of the proposed design; the other would be demolished. Part of the proposed build would extend across a section of the car park to the west; groundworks in this area could affect buried archaeological deposits.

The farm buildings associated with Liskers Farm were located to the east of the house, in an area currently used as a playground and carpark. It is probable the foundations of these structures survive beneath the modern tarmac surfaces, but the extent of disturbance and the degree of survival is difficult to quantify. The 1975 OS map shows a structure on this site, and services or drains are likely to be present. Nonetheless, the farmstead is medieval in origin, and features and deposits of medieval date may survive in this area.

The area to the north of the house was stripped down to the base of the subsoil prior to the creation of a car park in this area. If archaeological features were present they would have been exposed/damaged, and then concealed beneath hardcore. There is no indication that archaeological monitoring took place during these works.

## 4.0 HERITAGE IMPACT ASSESSMENT

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### 4.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable 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 the heritage asset (direct impact) and its setting (indirect impact). This 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 3.2-3.6 discuss policy, concepts and approach; section 3.7 covers the methodology, and section 3.8 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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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.

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;

Hierarchy of Value/Importance	
	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.

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

#### 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 a proposed development 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 principle 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 2 (below).

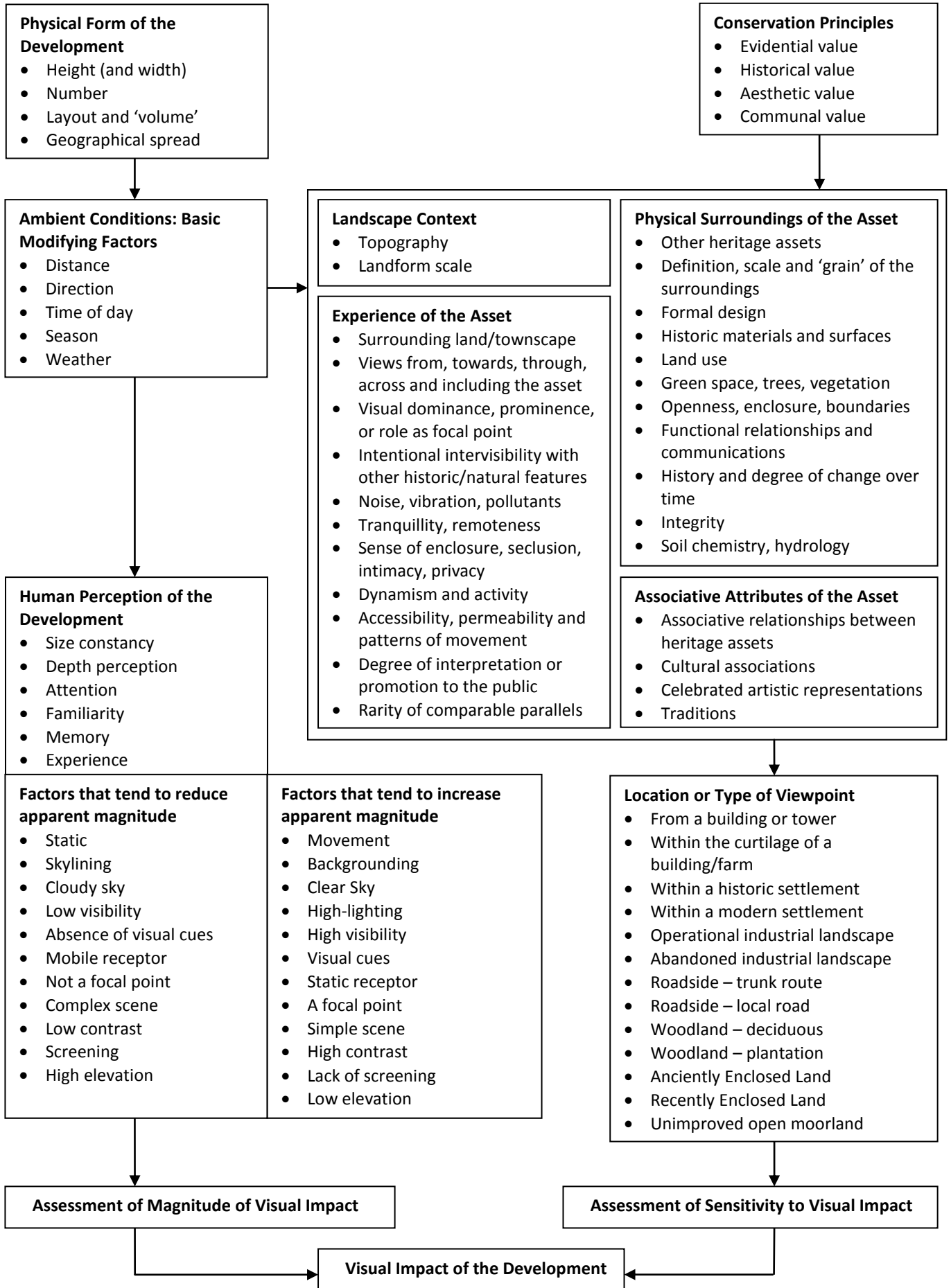


TABLE 3: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF *ASSESSMENT STEP 2* FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

## 4.6 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.

### 4.6.1 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 3-4), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). 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).

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 changes 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 or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, 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 minor 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 4: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

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

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	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.
<i>Negative/minor</i>	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.
<i>Negative/moderate</i>	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.
<i>Negative/substantial</i>	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.

TABLE 6: SCALE OF IMPACT.

## 4.7 METHODOLOGY

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors.

## 4.8 IDENTIFY THE HERITAGE ASSETS

In this instance, only a single heritage asset is considered: the Grade II Listed Treliske House and the buildings in its curtilage. This building lies south-west and west of the proposed development. It lies beyond the scope of this report to consider heritage assets in the wider landscape. As the documentary sources make clear, in the third quarter of the 19<sup>th</sup> century Liskeys Farm was developed into Treliske House, and thus both the generic discussion of farmhouses and lesser gentry houses is appropriate in this context.

### 4.8.1 FARMHOUSE AND FARM BUILDINGS

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

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the 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. Developments will usually have a restricted impact on the meaning or historical relevance of these sites.

#### What is important and why

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

#### 4.8.2 LESSER GENTRY SEATS

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

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. 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 development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of a development is less pronounced.

What is important and why

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

<b>Asset Name: Treliske House</b>	
<i>Parish:</i> Kenwyn	<i>Value:</i> Medium
<i>Designation:</i> Grade II Listed	<i>Distance to Development:</i> c.50m
<i>Description:</i> Listing: Country house, now school. c1880. For Sir George Smith. Granite ashlar; dry Delabole slate roof over left-hand wing otherwise replaced with asbestos slate; hipped main roof; stone axial and lateral stacks. Substantial double-pile plan plus service wing at rear; 2 reception rooms flanking a central entrance hall at the front; axial passage behind left-hand room; stair hall behind right-hand room; conservatory and billiard room on the left and summer room on the right. Classical style with Mannerist details. 2 storeys with flanking single-storey wings. Symmetrical 2-storey entrance front is 2:1:2 bays with central entrance bay broken forward and surmounted by a steep triangular pediment with oculus; plinth, moulded first-floor sill and moulded eaves cornice. Ground floor has distyle-in-antae porch with stepped stilted round arch over doorway with narrow sidelights; blind arcade to frieze on moulded brackets above; flanking bays have elliptical arches with rock-faced voussoirs with projecting keyblocks over 2-pane sashes. First floor has central tripartite sash with 2 over 1 panes to central sash and similar sashes to flanking bays. Original windows throughout. Conservatory on left has symmetrical front of 3:2:3-lights with taller central segmental lights over pair of doors rising into gabled dormer, margin panes to windows most with original coloured glass. Summer room on the right has symmetrical front of 3 pairs of lights. Other elevations in similar but plainer style retain most of their original features. INTERIOR: virtually complete as built and has a very high standard of carpentry and joinery details and plasterwork with moulded and carved	

<p>cornices to most of the reception rooms. Entrance hall has heavy modillioned cornice and doorway between pair of slender columns with near Ionic capitals leading to large stair hall with mahogany handrail over cast-iron balustrade and scrolled over newel; fine stained-glass window. Many fine quality chimneypieces and doorcases. Summer room has open hammer-beam pitch-pine roof structure boarded between the trusses.</p>
<p><i>Supplemental Comments:</i> Interior not inspected. Built by William Teague, not George Smith, between 1871 and 1878. The house appears broadly as described in the Listing text, but only the west and south presentation elevations are of granite ashlar. The east elevation is of coursed squared slatestone with dressed granite quoins, lintels and sills; the north elevation is of roughly-coursed slatestone rubble with granite dressings. The maps and historic photographs show the conservatory once featured a glass roof, with the roofline preserved in the granite ashlar of the house. The style was mimicked by the fernery, palmhouse and greenhouse.; the headmaster's house and a new dining room stand on the footprint of these structures. The headmaster's dwelling is attached to the north-west corner of the house. This unattractive structure was built in the second half of the 20<sup>th</sup> century, with white PVC windows and grey rendered walls. The backblock is quite different to the rest of the house. The doors and windows still feature dressed granite details, but the bulk of the stonework is of large coursed blocky yellowish sandstone, and there is evidence for phasing. It is possible the backblock was retained from an earlier structure.</p>
<p><i>Evidential Value:</i> The interior of the house was inspected during the Listing process, and despite the use of the building as a school, many period features survive. The fact that the backblock may belong to an earlier building would suggest detailed analysis may be fruitful.</p>
<p><i>Historical Value:</i> The house is of considerable historical value. The house was built by William Teague to provide a low-born industrialist with a residence commensurate with his aspirations to a gentry lifestyle. Both William Teague and George Smith were new money, and Treliske House represents their attempt to legitimise commercial wealth through landed respectability.</p>
<p><i>Aesthetic Value:</i> The house is attractively and neatly composed, a 'pocket mansion' set within its own landscaped grounds. The way the house was constructed indicates the principal elevations were to the west (to be viewed from the approach) and the south (from the lawns); the complex east elevation and plain northern elevations were clearly less important. The care taken over the presentation elevations is mimicked by the outbuilding, with a very poorly-built rear (north) elevation. The house was designed to be viewed within its landscaped park, but the accretion of school buildings and car parks, the expansion of low-quality woodland trees, and the golf course, has eroded the value of the original setting.</p>
<p><i>Communal Value:</i> The building has limited communal value, resting on its links to former pupils of the prep school.</p>
<p><i>Authenticity:</i> The house retains a good degree of authenticity. With some clear exceptions (loss of glasshouses, addition of headmaster's house and dining room), the house remains much as it was in the late 19<sup>th</sup> century. The school has maintained the fabric of the building, avoiding the twin misfortunes of dereliction and unsympathetic investment.</p>
<p><i>Integrity:</i> The house survives in good condition, its garden setting less so.</p>
<p><i>Topographical Location and Landscape Context:</i> The house is located on the summit of the ridge to the north of Highertown, in the saddle between two more elevated areas.</p>
<p><i>Principal Views:</i> Limited, with extensive screening provided by the mature trees that surround the property on all sides. Views to the house from the western approach, and to and from the house from the south, are the only ones designed into the landscape; even then, views to the south only ever extended only as far as the trees planted alongside the Truro Road. The most extensive modern views are across the cricket pitch to the east.</p>
<p><i>Landscape Presence:</i> Very limited. The house and immediate surroundings are concealed by trees. However, several of the mature Scots Pines are visible and distinctive, serving as clear visual markers.</p>
<p><i>Immediate Setting:</i> The house stands at the centre of a broad open area fringed with trees. To</p>



<p>the north-east lie the 1870s outbuildings and temporary classrooms; to the north-west is an area used as a car park. East of the house is an open cricket pitch defined by mature <i>Leylandii</i>. South of the house is the tennis court and former walled gardens. The original woodland setting can still be appreciated from the south-west, where the trees still approach the house, but elsewhere the secluded surroundings have been steadily lost and replaced with the necessary attributes of the school: car parks, playground and classrooms.</p>
<p><i>Wider Setting:</i> The building is located in a slight saddle along the broad ridge, but only the tall Scots Pines serve to draw attention to the location. The former landscaped grounds now form a cricket pitch and golf course; both manicured landscapes but very different in character and purpose to those originally envisaged.</p>
<p><i>Enhancing Elements:</i> The mature specimen trees in the garden.</p>
<p><i>Detracting Elements:</i> Extensive. All of the modern school buildings are out of keeping with the aesthetic of the house, although the architectural contribution of some is greater than others. The modern infrastructure of drives and car parks isolates the house from the intended wooded surroundings.</p>
<p><i>Direct Effects:</i> None. The house lies outside the footprint of the proposed development.</p>
<p><i>Indirect Effects:</i> There would be an effect on the setting of the house during the construction phase; noise and dust from construction works would negatively affect the immediate setting of the house. There would be no screening from the house, but the presentation elevations would not be affected.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> It is clear from a consideration of the history of the property (see above) that the landscape setting of the Grade II house once made an important contribution to its intended significance. However, this was never intended to be a structure visible on a landscape scale – tree planting was introduced to effectively insulate the house and its immediate setting from its wider landscape. The current institutional setting of the house, with the lack of a cohesive design and with even the back of the house exposed to public view, detracts from the overall appreciation of the Listed structure.</p>
<p><i>Magnitude of Impact:</i> The proposed development would see most of the temporary classrooms replaced with a single cohesive range of buildings. Subsequent phases would see the creation of an ‘amphitheatre’ within the car park/playground to the east of the house, and the landscaping and renewal of the new car park to the north-west. The proposed changes would introduce a single design theme to what has, up to now, developed in a piecemeal and organic way. These constitute <i>moderate</i> changes to the setting of the house.</p>
<p><i>Overall Impact Assessment:</i> Moderate effect; Positive/Moderate overall.</p>

## 5.0 CONCLUSION

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The Grade II Listed Treliske House is an attractively-composed small Grade II Listed country house set within the remains of its landscape park. It was built in the 1870s by William Teague, the son of a mine captain from Ludvgan who made his fortune at Tincroft and Carn Brae mines in the mid 19<sup>th</sup> century. Following his death it was bought by another captain of industry – Sir George John Smith – in 1886. In the early 1930s the house was sold to Truro School, and most of the surviving parkland was transformed into Truro Golf Course.

Treliske House was built on the site of Liskers Farm, first documented in the early 14<sup>th</sup> century. Part of one of the structures shown on the tithe map may have been incorporated into the backblock of the 1870s house, and the other buildings lie beneath the house and car park to the east. Groundworks in those areas may expose the foundations of those structures. The wide curving boundary of the field immediately to the south of the 1840s farm – *Moses Close* – is suggestive of an enclosure, but its topographic location would seem to argue against this.

The temporary classrooms, located to the rear of the site, appear to be built on made ground up to 5m thick in places. It seems likely spoil generated by the groundworks associated with late Victorian landscaping was used to infill the head of a shallow combe here, and it is unlikely the proposed works in this area will affect archaeological deposits of any great age or merit.

The area north of the house has already been stripped to the level of the subsoil, and has been used as a car park for some time. It is possible archaeological features survive in this area, although subject to truncation.

The current setting of the house includes temporary classrooms that have been constructed as needs arose, and with no over-arching design aesthetic. The proposed development provides an opportunity to reintroduce cohesive design to the setting of the house, with a moderate/positive impact overall.

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- WEBTAG** 2016: Transport Analysis Guidance, Cultural Heritage  
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

### *Unpublished Sources:*

#### *Cornwall Record Office:*

- Kenwyn tithe map c.1840  
 OS 1:25" 1<sup>st</sup> edition map 1878, published 1880

APPENDIX 1: NEARBY HERITAGE ASSETS

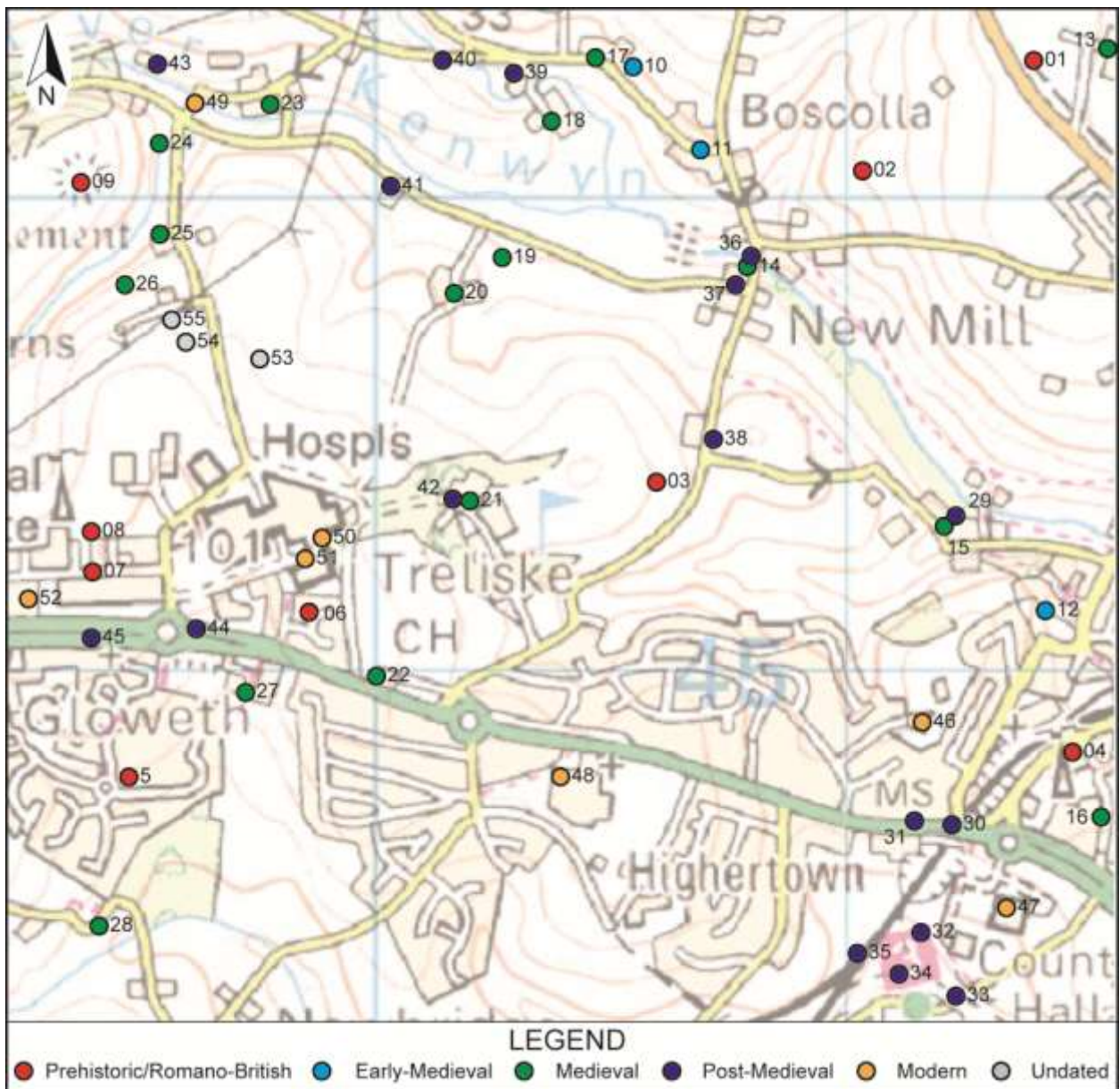


TABLE 7: TABLE OF NEARBY HERITAGE ASSETS. MAP NUMBERS CORRESPOND TO THE NUMBERS IN FIGURE 7 (SOURCE: CORNWALL AND SCILLY HER).

Map No.	HER No.	Name	Record Type	Description
01	8311	Pencoose – Iron Age round, Romano-British round	Document	The Tithe Apportionment field name ‘Round Field’ suggests the site of a round. A circular cropmark is visible on aerial photographs in the north of the field.
02	8285	Newmill – Iron Age round, Romano-British round	Document	The field-name ‘Round Field’ suggests the site of a round, but there are no remains.
03	8667	Treliske – Iron Age round, Romano-British round	Document	The field-name ‘Round Close’ suggests the site of a round, but there are no remains.
04	25122	Truro – Bronze Age findspot	Findspot	A group of four Middle Bronze Age axes were found in July 1910.
05	8192	Little Gloweth – Iron Age round, Romano-British round	Document	The field-name ‘Round Field’ suggests the site of a round, but there are no remains.
06	3676 3677 3678 3679 3680 3681	Treliske – Bronze Age barrow	Monument	Group of eight barrows examined by Dudley as a rescue excavation in advance of building work on Treliske Hospital.

	3682 3683			
07	2459	Chyvelah – Bronze Age barrow	Monument	Site of a ploughed down barrow recorded in 1851; it was removed during road construction in 1970.
08	2626	Gloweth – Bronze Age barrow	Document	A barrow is recorded in the area of Gloweth, but the barrow and its location are now lost, presumably under buildings.
09	8352	Penventinnie – Iron Age round, Romano-British round	Monument	A well preserved round with an earth rampart 6.0m thick with an external ditch 3.5m wide and 1.8m deep at the north. There is an associated linear earthwork to the west.
10	26462	Boscolla – Early Medieval linear earthwork, undated linear earthwork	Document	The field indicated is recoded as 'Park an Vos' on the Tithe Award c.1840. Park an Vos is possibly derived from the Cornish place-name elements park (field) and vos (dyke).
11	13504	Boscolla – Early Medieval settlement, Medieval settlement	Document	The settlement of Boscolla is first recorded in 1302, when it is spelt 'Boscolleith'.
12	13544	Bosvigo – Early Medieval settlement, Medieval settlement	Document	The settlement of Bosvigo is first recorded in 1284 when it is spelt 'Bosveygou'.
13	16064	Pencoose – Medieval settlement	Document	The settlement of Pencoose is first recorded in 1356.
14	15904	New Mills – Medieval settlement	Document	The settlement of New Mills is first recorded in 1366.
15	14107	Coosebean – Medieval settlement	Document	The settlement of Coosebean is first recorded in c.1400.
16	55866	Truro – Medieval/Post-Medieval boundary	Structure	A series of boundaries survive on the north side of the A390, south of Old County Hall. The southern side of this site is considered to be of 'high archaeological interest'.
17	16110	Penglaze – Medieval settlement	Document	The settlement of Penglaze is first recorded in 1327, when it is spelt 'Polglas'.
18	15933	Ninniss – Medieval settlement	Document	The settlement of Ninniss is first recorded in 1327, when it is spelt in its Latin form 'De Insula'.
19	32181	Stencoose – Medieval field boundary, Post-Medieval field boundary	Cropmark	Medieval or Post-Medieval linear ditches are visible on vertical aerial photographs, immediately to the north-east of the Medieval farm of Stencoose.
20	16889	Stencoose – Medieval settlement	Document	The settlement of Stencoose is first recorded in 1302, when it is spelt 'Stumcoys'.
21	17476	Treliske – Medieval settlement	Document	The settlement of Treliske is first recorded in 1302, when it is spelt 'Loscoes'.
22	14430	Fenty Carensec – Medieval holy well, Medieval settlement	Document	Fenty Carensec in Kenwyn parish is recorded in 1510.
23	9616	Little Canaan – Medieval footbridge, Post-Medieval footbridge	Structure	A narrow clapper footbridge constructed of stone slabs provides pedestrian access over the River Kenwyn, south of Little Canaan Farm.
24	31900	Treworder Mill – Medieval ridge and furrow, Post-Medieval ridge and furrow	Cropmark	Parallel linear banks, possible plough-levelled ridge and furrow of Medieval or Post-Medieval date are visible on vertical aerial photographs.
25	16258	Penventinnie – Medieval settlement	Document	The settlement of Penventinnie is first recorded in 1284 when it is spelt 'Penfentonow'.
26	31897	Penventinnie – Medieval boundary bank, Post-Medieval boundary bank	Earthwork	A straight linear bank is interrupted by a linear hollow or terraced. Both features are visible as a slight earthwork on aerial photographs. These features are considered likely to be Medieval or Post-Medieval in date.
27	14533	Gloweth – Medieval settlement	Document	The settlement of Gloweth is first recorded in 1325 when it is spelt 'Gleuweth'.
28	10038	Lower Besore – Medieval settlement, Medieval chapel, Post-Medieval settlement	Document	The field-name 'Besore an Chapple' suggests the site of a chapel, but there are no remains.
29	29230	Coosebean Mill – Post-Medieval paper mill	Document	Coosebean Mill, originally a blowing house was in operation as paper mills and woollen mills after 1810. By 1827 it was one of the largest paper mills in western England.
30	54734	Highertown – Post-Medieval railway tunnel	Structure	A railway tunnel at Highertown, Truro.
31	49148	Truro – Post-Medieval milestone	Structure	A milestone, early 19 <sup>th</sup> century, survives approximately 250m north-west of New County Hall, Highertown - from Truro 1.
32	44363	Highertown – Post-Medieval railway cutting	Structure	Railway formation comprising a cutting, embankment and occupation crossing.
33	53945	Treyew Mills – Post-Medieval railway bridge	Structure	A bridge carrying the Newham branch over the public road.
34	25150	Penwithers Junction – Post-Medieval railway embankment	Structure	The Newham section of the West Cornwall Railway.
35	44362	Highertown – Post-Medieval railway station	Document	The site of the Highertown terminus of the West Cornwall Railway, in use only between 1852 and 1855.
36	9643	New Mill – Post-Medieval footbridge	Structure	Footbridge at Newmill is a clapper style bridge, probably 18 <sup>th</sup> century with 19 <sup>th</sup> century iron railings.
37	29228	New Mills – Post-Medieval corn mill	Document	New Mill corn mill is recorded on the Tithe Map
38	29234	Newmill – Post-Medieval stamping mill	Document	A stamping mill to the south of Newmill is recorded on the

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				Tithe Map c.1845.
39	29227	Boscolla Mill – Post-Medieval corn mill	Document	Boscolleth mill is listed in 1856 when it was occupied by R. Hawkey.
40	9515	Boscolleth – Post-Medieval footbridge, Post-Medieval ford	Structure	A clapper style footbridge crosses a tributary of the River Kenwyn, with a ford downstream, west of Boscolla Mill.
41	16115	Penhaldarva – Post-Medieval settlement	Document	The settlement of Penhaldarva is first recorded in 1620.
42	32409	Truro – Post-Medieval house, Modern school	Listed Building	Grade II Listed building. A private house built for leading Methodist and notable educationalist Sir George Smith, and recorded on the OS 1 <sup>st</sup> and 2 <sup>nd</sup> edition 1:25000 maps. Now Treliske school.
43	29096	Treworder – Post-Medieval corn mill	Building	Treworder Mill is listed in Kellys in 1856 and buildings still occupy the site, although it is uncertain if they are original.
44	54086	Treliske – Post-Medieval milestone	Structure	A milestone, 1754, survives on the north side of the A390, south-west of Treliske Hospital – From Truro 2 miles.
45	32261	Gloweth – Post-Medieval nonconformist chapel	Building	Wayside Bible Christian chapel plus a later schoolroom at rear.
46	54412	Truro – Modern school	Building	Treyew County Infant School. Built 1960 by the County Architects Department, FK Hicklin.
47	57458	Truro – County Hall	Monument	A memorial plaque for the Great War previously hung in the Old county Hall council chamber has been relocated to New County Hall foyer.
	54411	Truro – Modern local government office	Listed Building	Grade II Listed building. New County Hall including terrace pool surrounds and bridge to courtyard. 1963-66, F.K. Hicklin. In-situ reinforced concrete frame structure. Landscaped design by G.A.Jellicoe. Courtyard sculpture by B.Hepworth.
	56275	Truro – Modern civil emergency centre	Structure	In the basement of County Hall in Truro is the Cornwall County Emergency Centre, constructed in 1982.
48	55078	Truro – Modern school	Building	Penwethers Secondary School opened its doors on 11 <sup>th</sup> September 1958 and was closed in 2007. The school appears to have been extended after the early 1970s.
49	48046	Treworder Bridge – Modern bridge	Structure	A road bridge south-east of Treworder Mill is 20 <sup>th</sup> century.
50	55721	Treliske – Modern hospital	Building	In May 1962 Enoch Powell laid the foundation stone of the Royal Cornwall Hospital at Treliske.
51	31895	Treliske – Modern military camp	Document	World War II military base on the site of what is now Treliske Hospital is clearly visible on vertical aerial photographs taken in 1944.
52	31894	Gloweth – Modern military camp	Document	World War II military camp is visible on aerial photographs taken in 1944. The site is now occupied by the ambulance station and superstores.
53	56939	Penventinnie – Prehistoric/Medieval enclosure	Monument	A single-ditched roughly square enclosure of uncertain date was revealed during geophysical survey.
54	56937	Penventinnie – Prehistoric/Medieval enclosure	Monument	A double-ditched enclosure of uncertain date was revealed during geophysical survey.

APPENDIX 2: 1886 SALE PARTICULARS

PARTICULARS.

The Newly-Built Mansion known as "Treliske,"

*Of pleasing and costly design and construction,*

WITH BOLD & RICHLY-CUT GRANITE FRONT, AND ORNAMENTAL PILLARS,

Anticipates all the tastes, requirements, and comforts of, and contains ample accommodation for, a Gentleman's family and establishment—is on an elevated yet sheltered position, S.W. aspect, in the midst of its own Grounds,

AND APPROACHED BY ITS OWN CARRIAGE DRIVE, WITH NEAT

**GRANITE-FRONT ENTRANCE LODGE,**

AND CONTAINS ON THE GROUND FLOOR

**RICHLY ORNAMENTAL PORCH**

With Colored Marble Architraves, and White Marble Floor with Black Marble Border leading to

**SPACIOUS ENTRANCE HALL;**

With richly wrought Glazed Screen, also paved with White Marble and Black Marble Border.

**DRAWING ROOM,**

23 feet 6 in. × 17 feet 6 in. leading to a **LOFTY CONSERVATORY,** 30 feet by 24 feet, conveniently fitted with Heating Apparatus, Water Tanks, &c.

**DINING ROOM,**

30 feet × 20 feet leading to the **FERNERY,** 19 feet 6 in. × 13 feet 6 in., opening into **PALM HOUSE,** 38 feet × 19 feet, leading to a beautifully arranged **GREENHOUSE,** 37 feet × 19 feet, also fitted with the most modern and costly appliances for storing and heating water.

The Conservatories, &c. to the above splendid Rooms form three sides of a large open square, which has been artistically laid out as a Flower Garden.

**LIBRARY,**

A very pleasant Room overlooking the Lawn, 20 feet 3 in. × 16 feet 3 in.

**BREAKFAST ROOM,**

Also a very cheerful Room, 19 feet 6 in. × 15 feet 6 in.

The above Rooms have each a uniform elevation of 12 feet, and are beautifully fitted up with neatly designed White and Veined Marble Chimney Pieces. The doors are of solid Oak, and the Ceilings adorned with carved and decorated centrepieces and Cornices.

ALSO A CAPITAL AND WELL-VENTILATED

**BILLIARD ROOM,**

26 feet 10 in. × 18 feet, and 15 feet 4 in. high, with open panelled Roof. **LAVATORY,** Side Entrance (opening into Garden) &c.

### THE BEDCHAMBERS

Are approached from the Hall by a handsome Pitch Pine Staircase, with Marble columned Stained Glass Window and spacious Corridor, and comprise 5 excellent Bed and Dressing Rooms, Morning Room, Bath Room, and 2 W. C.'s, besides which there are 6 good Servants' Bedrooms, approached by separate stairway and landing, and the domestic offices are ample and well arranged.

### THE STABLES

Comprise Stall and Loose Boxes for 7 Horses, with Harness and Cleaning Rooms, large Carriage Houses, all replete with every convenience.

### The GLASS HOUSES in the KITCHEN GARDENS

Are extensive and most judiciously arranged, and are fitted up with large Tanks, and embrace all modern improvements and facilities for heating, ventilating, and watering, and comprise VINERY, 84 feet x 12 feet. FORCING HOUSE, 45 feet x 10 feet. PEACH and NECTARINE HOUSE, 65 feet x 17 feet, all well Stocked, and the Vines, &c., in vigorous growth.

### The Terraced and other Pleasure Gardens and Grounds

Are tastefully laid out, and the extensive KITCHEN GARDEN is abundantly Stocked with Fruit Trees, &c., and contains large Pond fed by a never failing spring.

TOGETHER WITH THE FOLLOWING

## VALUBALE LANDS AND PLANTATIONS

BY WHICH IT IS SURROUNDED :

No. in Ordnance Map.	Description.	Acres.	Roods.	Poles.
2358 } 2359 } 2383 }	... .. Lawn and Plantations ... ..	53	0	13
2299	... { Grounds of Mansion House & adjoining Enclosure }	17	2	31
2360 } 2361 } 2362 } 2363 } 2364 }	... { Pleasure Grounds and Gardens including Kitchen Gardens }	2	0	38
2366	... .. Field ... ..	2	1	23
2384	... .. Field ... ..	12	1	14
2369 } 2372 }	... .. Field ... ..	8	3	13
2368	... .. Plantation ... ..	0	1	1
2365	... .. Field ... ..	7	3	21
2303 } 2367 }	... .. Field ... ..	18	0	15
2300	... .. Field ... ..	10	0	0
Total.....		132	3	9





HISTORIC PHOTOGRAPH SHOWING THE HOUSE FROM THE WESTERN APPROACH (© TRELISKE HOUSE). NOTE THE EXTENSIVE GLASS HOUSES.



HISTORIC PHOTOGRAPH SHOWING THE SOUTHERN ELEVATION OF THE HOUSE (© TRELISKE HOUSE).

APPENDIX 3: BASELINE PHOTOGRAPHS



THE VIEW DOWN THE MAIN DRIVE TO THE HOUSE; VIEWED FROM THE WEST.



THE WOODLAND TO THE SOUTH OF THE HOUSE, A MIX OF OLD SPECIMEN TREES AND STUMPS AND LATER PLANTING.



THE MAIN DRIVE AS IT EMERGES FROM THE TREES WEST OF THE HOUSE, WITH THE ENTRANCE TO THE NEW CAR PARK TO THE WEST; VIEWED FROM THE WEST.



THE MAIN HOUSE, VIEWED FROM THE WEST. NOTE THE GOOD DRESSED GRANITE STONEMWORK.



THE SOUTH ELEVATION OF THE HOUSE; VIEWED FROM THE SOUTH-WEST.



THE SOUTH ELEVATION, VIEWED FROM ACROSS THE TENNIS COURT TO THE SOUTH.



THE VIEW PAST THE HOUSE TO THE CRICKET FIELD AND CAR PARK TO THE EAST; VIEWED FROM THE SOUTH-WEST.



THE EASTERN CAR PARK, WITH MILLENNIUM BUILDING (LEFT OF CENTRE); VIEWED FROM THE SOUTH-WEST.



VIEW ACROSS THE EASTERN CAR PARK FROM THE SOUTH-EAST, SHOWING THE 1870S OUTBUILDINGS (LEFT).



THE EAST ELEVATION OF THE MAIN HOUSE; VIEWED FROM THE EAST. NOTE THE USED OF STONE RUBBLE.



THE EAST ELEVATION OF THE HOUSE, WITH THE EAST CAR PARK IN THE FOREGROUND; VIEWED FROM THE EAST.



THE EAST ELEVATION OF THE HOUSE, VIEWED FROM THE NORTH-EAST.



THE EAST ELEVATION OF THE HOUSE, WITH THE TARMAC PLAYGROUND IN THE FOREGROUND; VIEWED FROM THE NE.



PART OF THE HOUSE BACKBLOCK; VIEWED FROM THE SOUTH-EAST (SCALE 2M).





THE TWO-STOREY SECTION OF BACKBLOCK; VIEWED FROM THE EAST.



THE SINGLE-STOREY SECTION OF THE BACKBLOCK; VIEWED FROM THE NORTH-EAST.



AS ABOVE, VIEWED FROM THE NORTH.



THE TWO-STOREY SECTION OF BACKBLOCK; VIEWED FROM THE NORTH.



AS ABOVE, VIEWED FROM THE NORTH-WEST. NOTE THE CONTRASTING STONEMWORK OF THE BACKBLOCK.



THE WEST ELEVATION OF THE HOUSE; VIEWED FROM THE NORTH-WEST.



VIEW ACROSS THE EAST CAR PARK AND PLAYGROUND TOWARDS THE HOUSE AND OUTBUILDINGS; VIEWED FROM THE SE.



THE SOUTH ELEVATION OF THE OUTBUILDINGS; VIEWED FROM THE SOUTH-EAST.



AS ABOVE, VIEWED FROM THE SOUTH.



THE INTERIOR OF THE OUTBUILDINGS, SHOWING THE THREE CARRIAGE ARCHES; VIEWED FROM THE SOUTH.



THE EAST ELEVATION OF THE OUTBUILDINGS, WITH TEMPORARY CLASSROOMS BEYOND; VIEWED FROM THE SOUTH.



THE EAST AND NORTH ELEVATIONS OF THE OUTBUILDINGS; VIEWED FROM THE NORTH-EAST.



THE NORTH ELEVATION; VIEWED FROM THE NORTH-EAST (SCALE 2M).



AS ABOVE, SHOWING RAISE TO GABLE HEIGHT (SCALE 2M).



LEFT: HIGH BLOCKED OPENING AND FORCED DOORWAY (SCALE 2M).

RIGHT: FORCED DOORWAYS SET INTO EXISTING HIGH WINDOW OPENINGS.



LEFT: QUOINS TO NORTH-WEST CORNER OF THE OUTBUILDINGS (SCALE 2M).

RIGHT: THE SMALL TOILET BUILDING TO THE SOUTH-WEST CORNER OF THE OUTBUILDING; VIEWED FROM THE NORTH.





THE SOUTH WALL OF THE OUTBUILDINGS; VIEWED FROM THE SOUTH (SCALE 2M).



TEMPORARY CLASSROOM #5 (TC#5); VIEWED FROM THE SOUTH-EAST.



TEMPORARY CLASSROOM #5; VIEWED FROM THE SOUTH-WEST.



TEMPORARY CLASSROOM #5; VIEWED FROM THE SOUTH-WEST.



TEMPORARY CLASSROOM #4; VIEWED FROM THE SOUTH-WEST. THIS STRUCTURE WOULD BE RETAINED.



TEMPORARY CLASSROOM #3; VIEWED FROM THE WEST BETWEEN TC#4 AND TC#5.



TEMPORARY CLASSROOM #5; VIEWED FROM THE NORTH.



THE MILLENNIUM BUILDING; VIEWED FROM THE WEST, BETWEEN TC#3 AND THE OUTBUILDINGS.



TEMPORARY CLASSROOM #3; VIEWED FROM THE SOUTH-EAST.



THE AREA TO THE NORTH OF TEMPORARY CLASSROOM #4; VIEWED FROM THE WEST.



THE NORTH ELEVATION OF TC#2, WITH THE DOORS OF TC#1 TO THE LEFT; VIEWED FROM THE WEST.



THE NORTH END OF TEMPORARY CLASSROOM #1; VIEWED FROM THE WEST.



VIEW SOUTH BETWEEN TC#1 (LEFT) AND TC#2 (RIGHT), WITH TC#3 IN THE BACKGROUND; VIEWED FROM THE NORTH.



THE NORTH ELEVATION OF TEMPORARY CLASSROOM #3; VIEWED FROM THE NORTH-EAST.



AS ABOVE, WITH TEMPORARY CLASSROOM #4 IN THE BACKGROUND; VIEWED FROM THE EAST.



THE EAST ELEVATION OF TC#1; VIEWED FROM THE SOUTH.





THE MILLENNIUM BUILDING AND PLAYGROUND FROM THE NORTH-EAST CORNER OF TC#1; VIEWED FROM THE NORTH.



THE PLAYGROUND NEXT TO THE MILLENNIUM BUILDING, SHOWING BUILD-UP OF GROUND; FROM THE EAST (SCALE 2M).



THE EXTENT OF THE MADE GROUND BENEATH TC#1-3; VIEWED FROM THE EAST (SCALE 2M).



THE MAIN HOUSE, OUTBUILDINGS AND MILLENNIUM BUILDING, VIEWED FROM THE CRICKET PITCH; FROM THE EAST.



THE MAIN DRIVE SHOWING THE ENTRANCE TO THE NEW CAR PARK TO THE WEST; VIEWED FROM THE WEST.



THE ENTRANCE TO THE NEW CAR PARK; VIEWED FROM THE SOUTH.



AS ABOVE, SHOWING TC#5 TO THE EAST; VIEWED FROM THE WEST.



AS ABOVE.



THE RAISED VERGES INDICATE THE DEPTH OF THE TOPSOIL; VIEWED FROM THE WEST.



THE MAIN HOUSE, AS VIEWED FROM ACROSS THE NEW CAR PARK; VIEWED FROM THE NORTH-WEST.



AS ABOVE, SHOWING TEMPORARY CLASSROOM #5; VIEWED FROM THE NORTH.



VIEW TO THE SITE FROM ACROSS THE VALLEY TO THE NORTH; VIEWED FROM THE NORTH.



AS ABOVE, DETAIL. THE HOUSE STANDS WITHIN THE TREES ON THE HORIZON (INDICATED).



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
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