

LAND AT DUPORTH ST. AUSTELL ST. AUSTELL BAY CORNWALL

Results of a Desk-Based Appraisal and Limited Historical Visual Impact Assessment



South West Archaeology Ltd. report no. 161007



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Land at Duporth, St. Austell Bay, Cornwall

Results of a Desk-Based Appraisal and Limited Historical Visual Impact Assessment

By P. Webb
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Work undertaken by SWARCH for Matthew Stead
of Linden Homes

SUMMARY

This report presents the results of a desk-based appraisal and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. on land at Duporth, St. Austell, in Cornwall, as part of the pre-planning submission for a proposed residential development.

The proposed development would take place within the grounds of the Duporth estate, formerly held by the Rashleigh family, and during the 20th century part of the Duporth Holiday Village. The Grade II Listed house was demolished in the 1980s having reached a state of disrepair. The site itself is situated on the boundary between the house's grounds and the wider estate, in a field formerly used as an orchard in the 19th century.

The World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II and Grade II Listed buildings, is located approximately 0.6km from the site. The combination of topography and the presence of other modern developments mean that there will be no impact upon the setting of the World Heritage Site.*

Most of the other designated heritage assets in the area (two Grade II, fifteen Grade II Listed buildings and two scheduled monuments) are also located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of those monuments or buildings which would be important is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking, and the topography, or that other modern intrusions have already impinged upon their settings. However, the construction and presence of a new, modern development in the landscape would impinge in some way on twelve of these assets (neutral/slight or negligible), and due to its proximity have a more serious impact on the Clock Tower at Duporth Farm (slight or negative/minor).*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**. The impact of the development on the buried archaeological resource would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is slight.*



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1.0 INTRODUCTION

LOCATION: DUPORTH
PARISH: ST. AUSTELL BAY
COUNTY: CORNWALL
NGR: SX 03350 51193
SWARCH REF: SAB16

1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land at Duporth, Charlestown, St. Austell Bay, in Cornwall (Figure 1). The work was commissioned by Matthew Stead of Linden Homes in order to establish the historic background for the site and assess the potential impact of a proposed housing development.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a roughly rectangular area formed of two terraced platforms, and which previously formed part of the Duporth Holiday Village site, to the south of St. Austell and overlooking St. Austell Bay. The soils of this area are the well drained fine loamy soils over slate and slate rubble of the Denbigh 2 Association (SSEW 1983), which overlie the slate, siltstone and sandstone of the Meadfoot Group (BGS 2016).

1.3 HISTORICAL BACKGROUND

The site is located within the parish of St. Austell, in the deanery and eastern division of the hundred of Powder, approximately 2km south-east of the parish town. Duporth, from the Cornish *dew* and *porth* meaning 'two harbours/beaches' (Padel 1985) and is a reference to the two beaches of Duporth and Charlestown, which used to be part of the Duporth estate, formerly the seat of Charles Rashleigh. A settlement in this location is first recorded in 1302.

1.4 ARCHAEOLOGICAL BACKGROUND

The site falls within land designated as Recreational, dating to the 19th and 20th centuries, and is surrounded by post-medieval enclosed land, medieval farmland and 20th century settlement. The Cornwall HER lists a limited number of designated heritage assets in the immediate area, with Bronze Age and Iron Age settlement to the south (1006695) and a Neolithic or Bronze Age standing stone to the north (1003269). There are also a number of undesignated Bronze Age barrows to the north of the site, with cropmarks suggesting a further barrow to the west (MCO50283). The majority of the evidence, however, relates to the post-medieval settlement of the area, with numerous 18th and 19th century houses, in particular Porthpean House to the south (1211864) and the Conservation Area / World Heritage mining and harbour site of Charlestown to the north-east.

1.5 METHODOLOGY

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

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



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

2.0 DESK-BASED APPRAISAL AND CARTOGRAPHIC ANALYSIS

2.1 DOCUMENTARY HISTORY

The settlement of Duporth is located within the parish of St. Austell, in the deanery and eastern division of Powder, approximately 2km south-east of the parish town. Duporth, from the Cornish *dew* and *porth* meaning 'two harbours/beaches' (Padel 1985) and is a reference to the two beaches of Duporth and Charlestown, which used to be part of the Duporth estate, formerly the seat of Charles Rashleigh, who also owned Charlestown (formerly Porthmear) where the large harbour, docks and shipwrights yard allowed him to establish a pilchard fishery (Lysons 1814). A settlement at Duporth is first recorded in 1302 when it is spelt *Deubord*. In 1933 the estate was sold to Seaside Holiday Camps Ltd, opening in 1934, though in 1939 it was requisitioned by the War Office for use as an army camp, subsequently reverting back to a holiday camp. During the 1980s the site was owned by Haven Holidays, and Duporth House was demolished in 1988.

2.2 EARLY CARTOGRAPHIC SOURCES

While there are a number of early county maps for Cornwall, none of these sources show the landscape around Duporth in any meaningful detail, and the first source to show Duporth is the 1811 Ordnance Survey surveyors draft map (see Figure 2). However, this still only shows the outline road and field systems in relation to the surrounding topography. It shows Duporth as an isolated house on overlooking St. Austell Bay, with the more substantial harbour settlement of Charlestown to the east.

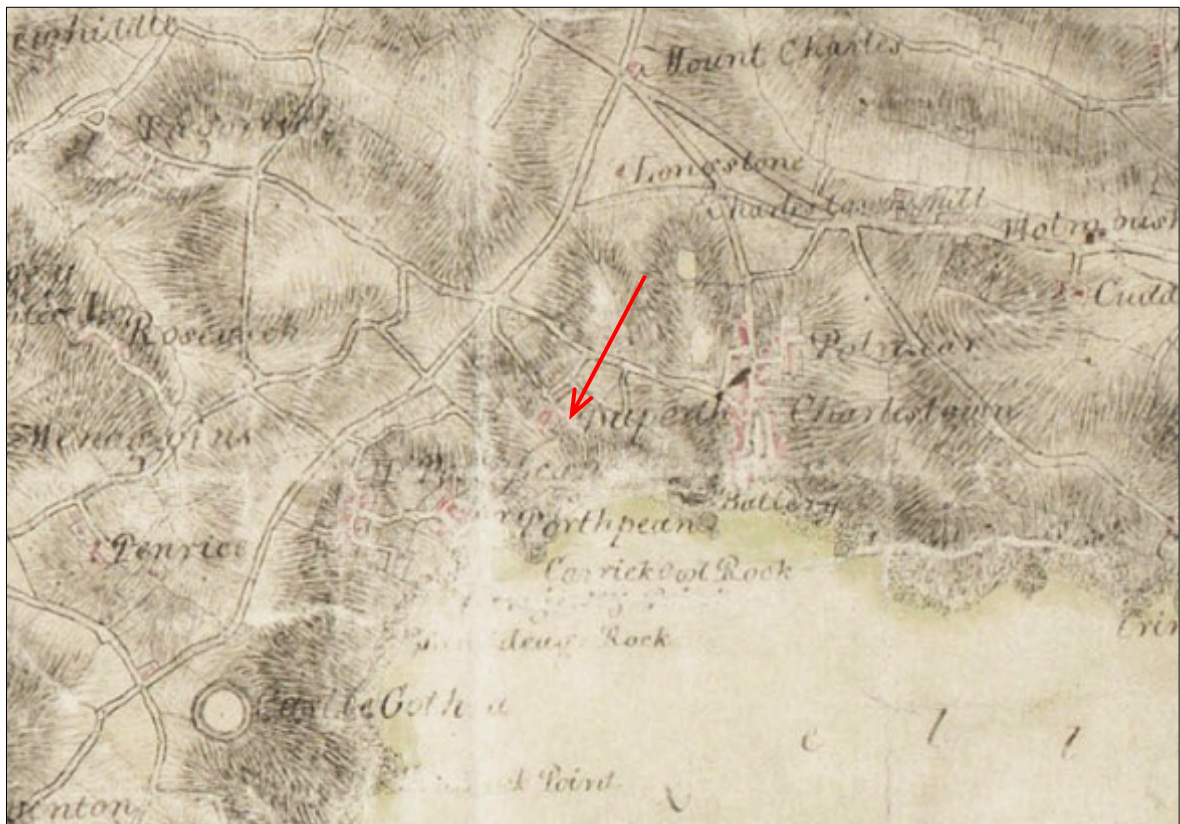


FIGURE 2: EXTRACT FROM THE 1811 OS SURVEYOR'S DRAFT MAP FOR THE AREA. THE LOCATION OF DUPORTH IS INDICATED.

There are 1836-1839 plans of Duporth held at the Cornwall Record Office (CRO: CN/1842/2 X911/30) but these have not been consulted within this appraisal as the 1839 St. Austell tithe map is

roughly contemporary and detailed enough for the purposes of this appraisal. The title map shows that much of the surrounding landscape belonged to the Duporth Estate (Figure 3), owned at the time by George Freeth (of Lincolns Inn Fields, Middlesex), though he predominantly only occupied the house and immediate grounds. The surrounding fields belonging to the estate, including the proposal site, were mostly tenanted by James and Thomas Parnall.

The layout of the fieldsystem, with numerous gently curving boundaries, indicates that it was based on an earlier medieval strip field system, but that there had been much post-medieval rationalisation and division resulting in the much more angular boundaries which divide the larger fields. Much of the landscape is described as being under arable cultivation, though the larger part of the site (Field 1989) is described as orchard.

The majority of the field-names are all relatively prosaic, relating to the land-use, nearby features or the local topography. Two, however, are slightly more interesting in their origins, Carrick Howell likely being derived from the Cornish *karrek* and *houl* meaning ‘sun rock’; and Double Vanstone likely *vans* and *ton* meaning ‘coast-land under pasture’, the double relating to its division.

The site itself is located at the northern limit of the Duporth gardens, incorporating a small portion of the grounds and a bordering orchard (Plot number 1989).

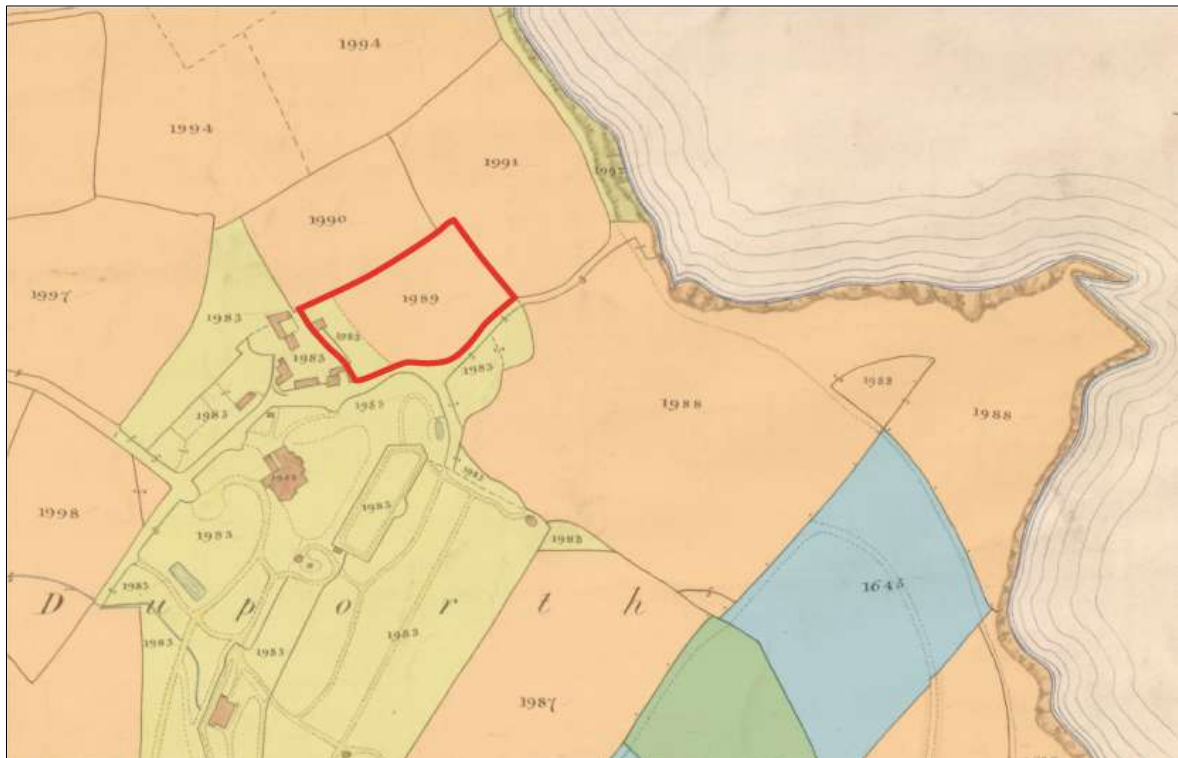


FIGURE 3: EXTRACT FROM THE 1839 ST AUSTELL TITHE MAP; THE SITE IS INDICATED (CRO).

No	Land owner	Occupier	Field name	Cultivation
Porthpean				
1645	Sawle, Sir Joseph Sawle Graves, Bart.	John Chapman	Carrick Howell	Arable
1648			Long Hill	Arable
1646		Sir John Sawle Graves Sawle, Bart.	Long Hill	Arable
Duporth				
1981	Freeth, George Esq.	James & Thomas Parnall	Plantation Meadow	Arable
1982			Haw Ditch Meadow	Arable
1984			Homer Downs	Arable
1988			Carrick Howell	Arable

1989			Orchard	Orchard
1990			The Meadow	Arable
1991			Orchard Meadow	Arable
1993			Battery Field	Arable
1994			Double Vanstone	Arable
1995			Lambs Close	Arable
1997			Back Park	Arable
1998			Leat Meadow	Arable
1983			Duporth House & Grounds	House & grounds
1992		George Freeth Esq.	Cliffs	

TABLE 1: EXTRACT FROM THE 1839 ST. AUSTELL TITHE APPORTIONMENT (CRO), THE FIELDS IN WHICH THE PROPOSED SITE IS LOCATED ARE HIGHLIGHTED.

2.3 ORDNANCE SURVEY

The 1888 1st Edition Ordnance Survey map indicates that much of the surrounding landscape suffered very little alteration in the intervening years, with limited loss of fenced boundaries, including that within Double Vanstone (plot no. 1994). The most substantial changes, however, occurred within the grounds of Duporth House itself. These included the alteration of the boundaries, the orchard in Field 1989 now encroaching to consume the full proposal site, whilst the buildings that bordered the site on the tithe map appear to have been demolished, a new group of buildings having been constructed to the north-west. It is also possible that the layout of Duporth House itself had altered slightly. The mining heritage of the area can be seen on this map with *Smith's Shaft* to the north-west and an old shaft to north-east of the site.

By the 2nd Edition Ordnance Survey map of 1908 very little had again changed, that which had occurred relating to the development of the estate. An additional field was created in an area of former gardens to the north of the main house and there had been a small amount of plantation loss.

The most significant changes occurred during the early 20th century with Duporth House now part of a holiday camp. Numerous structures and associated access routes were constructed across the estate with resultant loss of woodland in the surrounding area.

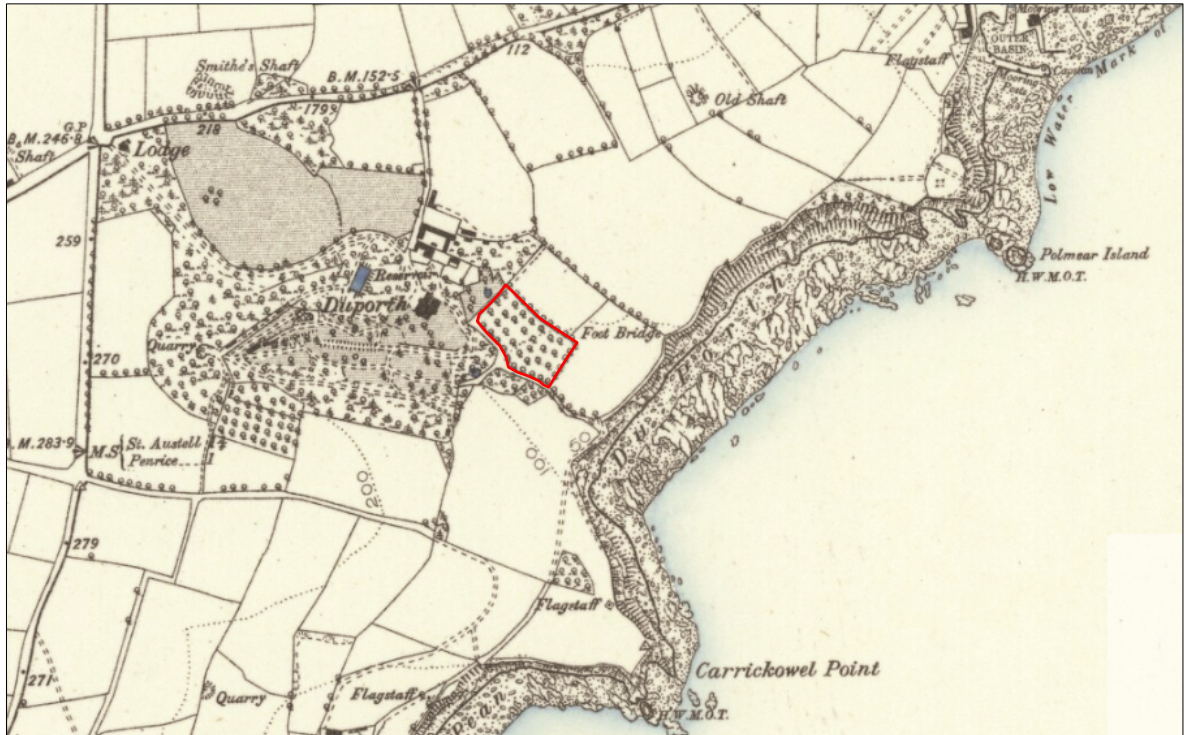


FIGURE 4: EXTRACT FROM THE OS 1ST EDITION MAP, SURVEYED 1881, PUBLISHED 1888 (CRO).



FIGURE 5: EXTRACT FROM THE OS 2ND EDITION MAP, SURVEYED 1906, PUBLISHED 1908 (CRO).

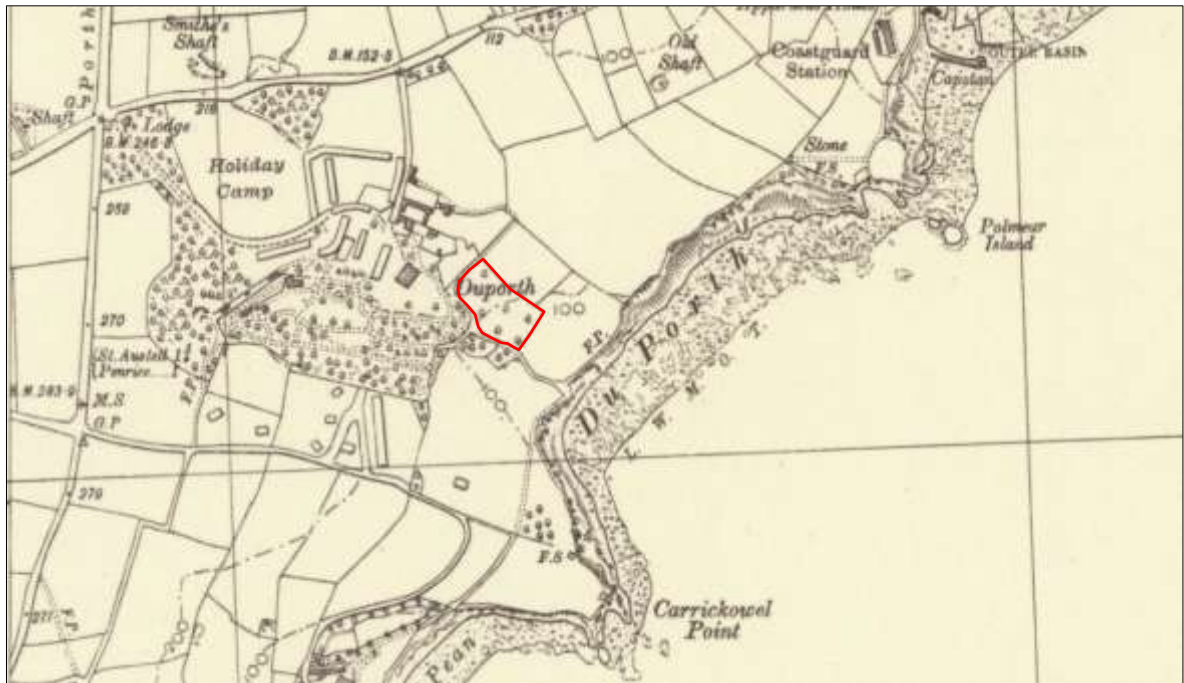


FIGURE 6: EXTRACT FROM THE OS REVISED MAP, SURVEYED 1938, PUBLISHED 1945 (CRO).

3.0 ARCHAEOLOGICAL BACKGROUND

3.1 BASELINE DATA

Limited archaeological work has been carried out in the vicinity of the site. Archaeological monitoring took place in the grounds of Duporth House during re-development of the site after the closure of the holiday park (Exeter Archaeology 2007-9). Otherwise, the amount of active fieldwork that has taken place in this area is rather limited, with the exception of the extensive survey work that has taken place as part of the Cornish mining landscape and limited geophysical survey at Penrice (Jones 2008).

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

3.1.1 PREHISTORIC & ROMANO-BRITISH

Evidence for Prehistoric *occupation* in the immediate area is relatively sparse, though to the south is the Scheduled Monument of Castle Gotha, an Iron Age round (MCO7831), with associated enclosures (MCO21501-2). However, there is evidence for the site being within a funerary landscape with cropmark and documentary evidence for a Bronze Age barrow to the west of the site (MCO50283), a further group of six destroyed barrows to the north (MCO3125-10) and north-east (MCO2433-40).

3.1.2 EARLY MEDIEVAL

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and most of the place-names in the district are Cornish. However, the archaeological evidence for early medieval settlement is almost entirely lacking.

3.1.3 MEDIEVAL

By 1086 the basic structure of the medieval landscape had already come into being, with a dispersed pattern of farmsteads with isolated churchtown settlements. Duporth appears as a settlement from 1302, and forms part of a pattern of similar small settlements spread along the coast dating from the late 13th century. A medieval mensa was recovered to the south (MCO444).

3.1.4 POST-MEDIEVAL

The most significant development of the area was during the post-medieval period, which saw a large amount of mining to the west (MCO12369, 50278, 50279); along with the growth of a number of the settlements in the area, most particularly Charlestown to the north-east and Porthpean to the south. Duporth itself largely developed during the 20th century in association with the creation of the holiday village centred on Duporth House.



FIGURE 7: NEARBY DESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL HER).

No	Mon ID.	Name	Record	Details
1	1006695	Round called Castle Gotha	Scheduled Monument	Scheduled Monument. Iron Age oval enclosure surrounded by an earthwork and ditch, with earlier pre-enclosure Bronze Age activity.
2	1003269 / 1212080	Standing stone called the 'Long Stone' in the grounds of Penrice School	Scheduled Monument / Listed Building	Upright prehistoric standing stone, first recorded in this location in 1584. Grade II*.
3	1246626	Lobbs Shop Cottage	Listed Building	Grade II listed building. 18 th century rendered stone house.
4	1211821	Penrice	Listed Building	Grade II* listed building. Mid 18 th century Pentewan stone ashlar large country house, now a care home.
	1379450	Kitchen garden walls to Penrice	Listed Building	Grade II listed walls. 18 th century killas rubble kitchen garden walls.
5	1379451	Stable block to Penrice	Listed Building	Grade II listed building. Early 19 th century killas rubble stable block in the grounds of Penrice, now part converted to domestic accommodation.
6	1211823	North-East Gateway at Penrice	Listed Building	Grade II listed early 19 th century ashlar gate piers.
7	1211809	The Smugglers	Listed Building	Grade II listed building. Late 18 th century roughcast stone rubble house.
	1211810	Garden Wall and Gate Piers Immediately to North-east of the Smugglers	Listed Building	Grade II listed building. C18. Stone rubble wall.
	1211811	The Laurels	Listed Building	Grade II listed building. 17 th century cob cottage.
	1211812	Porthpean Farmhouse	Listed Building	Grade II listed building. Early 19 th century pebble-dash cottage.
	1246627	Church of St. Levan	Listed Building	Grade II listed church. 1884-5 dressed Pentewan stone Anglican Mission Church by J. Reeves.
	1246628	Churchyard retaining wall and gateway south of St. Levan's Church	Listed Building	Grade II listed wall. 1884-5 coursed stone and ashlar churchyard wall and gateway.
	1379448	Ivy Cottage	Listed Building	Grade II listed building. Mid 19 th century rubble built small house.
8	1211864	Porthpean House	Listed Building	Grade II listed building. Mid 19 th century large stucco house.

9	1379449	Milestone at SX 028 510	Listed Building	Grade II listed monument. Early 19 th century granite monolith milestone.
10	1218850	Clock Tower at Duporth Farm Hotel	Listed Building	Grade II listed clock tower. Early 19 th century tall square rubble clock tower. Clock dated 1806.
11	1379447	Gewans Farmhouse	Listed Building	Grade II listed building. Early-mid 19 th century killas rubble farmhouse.
12	1291772	37 and 38 Duporth Road	Listed Building	Grade II listed buildings. Early 19 th century painted stone rubble with cob above ground floor cottages. Forms part of a group with 1380158.
	1380158	31-36 Duporth Road	Listed Building	Grade II listed buildings. Terrace of 3 pairs of early 19 th century killas rubble cottages. Forms part of a group with 1291772.
13	1289512	Wall to Gun Battery at SX0382 5137	Listed Building	Grade II listed structure. Coursed stone rubble with flat coping west boundary to gun battery.
	1327290	Harbour piers and quays including inner basin	Listed Building	Grade II* listed structures. Granite harbour piers and quays built by John Smeaton in 1801.
14		Charlestown	World Heritage Site / Conservation Area	Area of World Heritage site. Part of the Cornish Mining World Heritage Site Area 8 – Luxulyan and Charlestown. Also Conservation Area. Fine example of a late 18 th -early 19 th century industrial harbour, formerly part of a single estate, with surviving evidence of mining, fishing, agriculture, engineering and china clay industries.

TABLE 2: TABLE OF NEARBY DESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL HER).

4.0 WALKOVER SURVEY

The proposed development site was visited on the morning of the 30th September 2016 and a walkover survey of site undertaken. Additional photographs can be found in Appendix 1.

The site is located on a south-east facing hillside overlooking St. Austell Bay within the grounds of the former Duporth estate and subsequent holiday village. To the south are the surviving elements of woodland planted as part of landscaping of the Duporth estate, which were retained as part of the holiday village. To the north-east and south-east are the 20th century houses which grew up surrounding the holiday village, whilst to the immediate north-west are modern 21st century apartment blocks.

Access to the site is from the north-west corner, through the modern development which has recently been completed, and from a private footpath running along the south-western side of the proposal site.

The site is formed of a roughly rectangular area covering 0.6 hectares and is comprised of two relatively level terraces, an upper smaller northern terrace overlooking a lower larger terrace. Both terraces are relatively flat and are overgrown. The site is bounded to the north-west by a modern wooden fence and planting; to the north-east the 20th century housing is bordered by a wooden panel fence, with brambles and modern planting; the south-western boundary is formed by a depression to the footpath, and has mature trees including sycamore, fir and holly; the south-eastern boundary is formed of a modern wire mesh fence in front of a low earth bank with mature trees, including sycamore and beech. The boundary between the terraces is a steep heavily overgrown near two metre drop to the lower terrace. Further terracing has also occurred in a three metre wide strip along the south-eastern boundary.



FIGURE 8: VIEW ACROSS THE LOWER PLATFORM FROM THE EAST CORNER; LOOKING EAST.



FIGURE 9: VIEW TO ACROSS THE SITE FROM THE LOWER PLATFORM, SHOWING THE UPPER PLATFORM AND 21ST CENTURY HOUSING BEHIND; LOOKING NORTH-WEST.



FIGURE 10: VIEW ACROSS THE UPPER PLATFORM TO THE MODERN PLANTING IN THE NORTH CORNER; LOOKING NORTH.



FIGURE 11: DETAIL OF THE 21ST CENTURY HOUSING TO THE NORTH-WEST OF THE PROPOSED DEVELOPMENT SITE; LOOKING NORTH-EAST.

The terracing most likely relates to use of the site as part of the holiday village, and the landscaping has likely removed any archaeological potential for the site. The smaller (upper) northern terrace may correspond with the removed field boundary shown on the 1839 tithe map, and is likely to have been less significantly landscaped and retain some slight archaeological potential, most likely relating to the remains of the small building shown on the tithe map.

5.0 HISTORIC VISUAL IMPACT ASSESSMENT

5.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’); secondly, to assess the likely effect of a proposed development on these heritage assets (direct impact) and their setting (indirect impact). The methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. Sections 3.2-3.6 discuss policy, concepts and approach; section 3.7 covers the methodology, and section 3.8 individual assessments.

5.2 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.

5.3 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.

5.3.1 LISTED BUILDINGS

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

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

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

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

5.3.2 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.

5.3.3 SCHEDULED MONUMENTS

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

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

5.3.4 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.

5.3.5 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.

5.3.6 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.

5.3.7 VALUE AND IMPORTANCE

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that

has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 3: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

Hierarchy of Value/Importance	
	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.

5.4 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.

5.4.1 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,

5.4.2 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.

5.4.3 AESTHETIC VALUE

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

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

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

5.4.4 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.

5.4.5 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.

5.4.6 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.

5.4.7 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.

5.5 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.

5.5.1 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.

5.5.2 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 4), 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 4 (below).

5.6 METHODOLOGY

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

Visibility alone is not a clear guide to impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 4), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 4 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

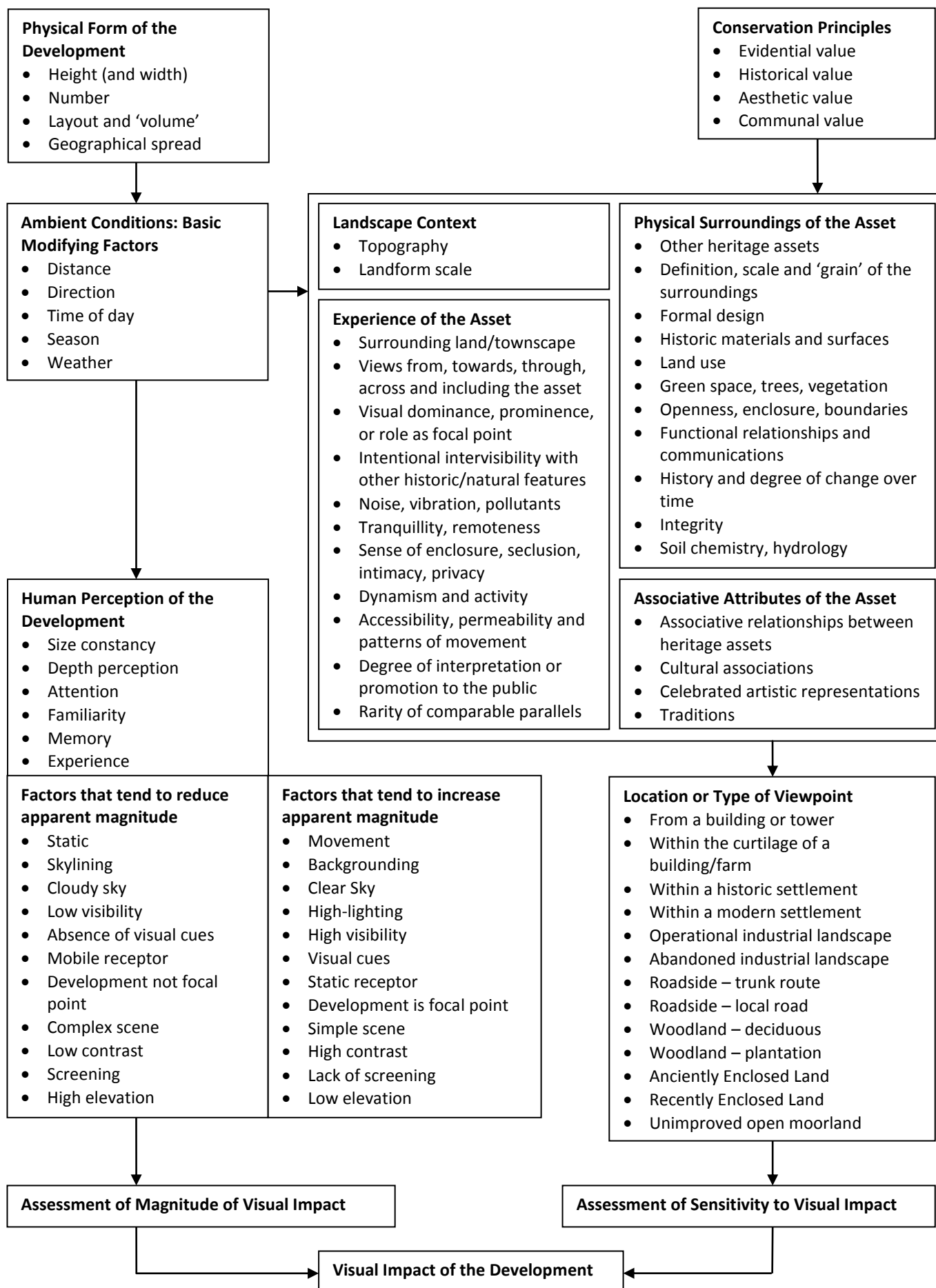


TABLE 4: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).

5.6.1 ASSESSMENT AND LANDSCAPE CONTEXT

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

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

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

5.7 THE STRUCTURE OF ASSESSMENT

The proposed development concerns the construction of 10 residential dwellings within an area of land forming part of the former Duporth Estate and Duporth Holiday Village. The scale of the works and their location in close proximity to similar modern development and set into the hillside mean that the visual impact of the works will be restricted primarily to the immediate neighbourhood. However, the proximity to the World Heritage Site / Conservation Area of Charlestown; along with Scheduled Monuments and Grade II* Listed buildings necessitated the need for this assessment.

The designated assets covered by this assessment are:

- Round at Castle Gotha (Scheduled Monument)
- Long Stone standing stone (Scheduled Monument / Grade II* Listed)
- Lobbs Shop Cottage (Grade II Listed)
- Penrice (Grade II* Listed)
- Kitchen garden walls to Penrice (Grade II Listed)
- Stable block to Penrice (Grade II Listed)
- North-east gateway at Penrice (Grade II Listed)
- The Smugglers, Higher Porthpean (Grade II Listed)
- The Laurels, Higher Porthpean (Grade II Listed)
- Porthpean Farmhouse, Higher Porthpean (Grade II Listed)
- Church of St. Levan, Higher Porthpean (Grade II Listed)
- Churchyard retaining wall and gateway south of St. Levans church (Grade II Listed)
- Ivy Cottage, Higher Porthpean (Grade II Listed)
- Porthpean House, Lower Porthpean (Grade II Listed)

- Milestone at SX028510 (Grade II Listed)
- Clock Tower at Duporth Farm Hotel (Grade II Listed)
- Gewans Farmhouse (Grade II Listed)
- 37 and 38 Duporth Road (Grade II Listed)
- 31-36 Duporth Road (Grade II Listed)
- Harbour piers and quays including inner basin (Grade II* Listed)
- Charlestown (World Heritage Site / Conservation Area including numerous Grade II* and Grade II Listed building)

The majority of these structures are, or appear to be, in good or excellent condition, though some show external signs of slight deterioration.

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

5.8 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.

5.8.1 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 5-6), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 7). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 5: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight 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, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to

	historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 7: SCALE OF IMPACT.

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. This is, as is stressed in planning guidance and case law, a very high bar and is almost never achieved.

5.9 SENSITIVITY OF CLASS OF MONUMENT OR STRUCTURE

5.9.1 FARMHOUSE AND FARM BUILDINGS

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

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

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

What is important and why

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

Asset Name: Gewans Farmhouse	
<i>Parish:</i> Pentewan Valley	<i>Parish:</i> Pentewan Valley
<i>Designation:</i> Grade II Listed	<i>Distance to Development:</i> c.0.8km
<i>Description:</i> Listing: Farmhouse, now two dwellings. Early-mid C19. Killas rubble front with Pentewan stone segmental arches over the openings; Delabole slate hipped roof at the front and lower roofs to rear service wings; brick end stack on the left and rendered axial stack to rear wing. Deep plan including rear wing at right angles and smaller wing on its right; probably 2 rooms at the front flanking a central entrance and stair hall. EXTERIOR: 2 storeys; symmetrical 3-window front with right-hand windows blind. Original hornless sashes with glazing bars including central probable stair window with margin panes. Central doorway with overlight and original 5-panel door. Right-hand return has 2-window range to front part and 1-window range to service wing. The small wing set back has 2 windows to the front. INTERIOR not inspected.	
<i>Supplemental Comments:</i> None.	
<i>Evidential Value:</i> The interior of the house was not inspected during the designation process, and may provide further detail as to the history and development of the property.	
<i>Historical Value:</i> The house is of limited historical value, forming part of the 19 th century farming landscape of the area.	
<i>Aesthetic Value:</i> The farmhouse is attractive and neatly composed, the modernised outbuildings sympathetically converted.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The main farm building retains a great deal of authenticity, though the modern outbuildings, whilst sympathetically converted, do not appear as farm buildings.	
<i>Integrity:</i> The buildings all appear in good condition.	
<i>Topographical Location and Landscape Context:</i> The farm is located at the end of a long farm track surrounded by farmland towards the foot of a north facing hillslope. The track and fields are predominantly lined by trees and hedges.	
<i>Principal Views:</i> The principal views of the farm are from the courtyard of the farmstead, at end of the farm track. There are views from the farm to the north, though were not of primary importance. Views from the south are obscured by trees.	
<i>Landscape Presence:</i> The farm house has limited landscape presence, set well away from the road and screened by hedgebanks and trees, whilst it is set low on the hillside.	
<i>Immediate Setting:</i> Within a farm-holding with associated outbuildings (now converted) and surrounded by farmland.	
<i>Wider Setting:</i> An area of farmland surrounded to the north and east by modern settlement/development and to the south and west by farmland.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> None.	
<i>Direct Effects:</i> None. The farmhouse lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There would be no effect on the house of the development, it being too far away and screened by being on the opposite side of the hill. The visual landscape setting was also not of primary importance to the farm.	
<i>Contribution of Setting to the Significance of the Asset:</i> The history of the property indicates that the landscape setting was not of primary importance to the siting or construction of the asset, nor views of the property.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. Gewans Farmhouse, however, was not intended to have significant landscape presence, and does not include views to or from the development site.	
<i>Overall Impact Assessment:</i> Neutral effect; Neutral overall.	

5.9.2 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements; solar pv panels in the immediate vicinity could compete for attention.

The setting of milestones, guideposts and fingerposts, are rarely affected by developments unless in very close proximity, e.g. road widening. The specificity of function, their roadside location and small size usually mean they are experienced and understood within highly restricted landscape contexts.

What is important and why

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

Asset Name: Charlestown Harbour Piers and Quays Including Inner Basin; and Wall to Gun Battery	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> Grade II* Listed	<i>Distance to Development:</i> c.0.6km
<p><i>Description:</i> Listing: Harbour. Built by John Smeaton civil engineer (in 1801?). Granite harbour piers and quays forming a small harbour with single lock gate to inner basin. A china clay port.</p> <p>Gun battery. Wall to west boundary of gun battery. c1805. Coursed stone rubble with flat coping to battlemented parapet; entrance to SW with brick jambs. Gun battery first erected in 1805 at expense of Charles Rashleigh: its 18-pounder guns were soon replaced by two 24-pounder muzzle loaders on garrison carriages, and its un-uniformed volunteers were later taken over by the professionally-trained Cornwall Artillery Volunteers.</p>	
<i>Supplemental Comments:</i> Smeaton designed/built Charlestown harbour between 1792 and 1801.	
<i>Evidential Value:</i> Detailed analysis of the structures may provide further detail as to construction techniques applied during the construction of these structures.	
<i>Historical Value:</i> The harbour piers, quays and inner basin are of historical value, providing evidence to the china clay and fishing heritage of Charlestown, and relating to the pilchard fishery established by Charles Rashleigh.	
<i>Aesthetic Value:</i> The monument is an attractive small harbour set within the rugged landscape of the Cornish coast.	
<i>Communal Value:</i> The harbour has communal value to various groups of fishermen who have relied upon it.	
<i>Authenticity:</i> The harbour retains a good level of authenticity, remaining much as it was during the 19 th century, maintaining the fabric of the structures, and not allowed to become derelict or face too much unsympathetic investment.	
<i>Integrity:</i> The harbour survives in good condition.	
<i>Topographical Location and Landscape Context:</i> The harbour is located within a small inlet of the St. Austell Bay, at the foot of a relatively steep incline. It is surrounded by associated settlement to the north, rugged cliffs to the east and west, and the sea to the south.	
<i>Principal Views:</i> Principal views of the harbour are as approaching from the sea, and from the town above, though from the town they are more restricted by trees.	
<i>Landscape Presence:</i> To the north, the harbour is partially restricted from view by trees, whilst to the east and west the presence of commercial/domestic buildings detracts from the line of sight to the main harbour wall itself. The presence of boats/ships within the harbour serves as a visual marker.	
<i>Immediate Setting:</i> Set at the foot of a small inlet within St. Austell Bay, surrounded by domestic and commercial buildings. The town of Charlestown rises steeply to the north-west.	
<i>Wider Setting:</i> The harbour is located at the foot of a south facing hillside amongst the rugged coastline of Cornwall, with settlement to the north and south-west. It forms part of the industrial coastal development of Cornwall.	
<i>Enhancing Elements:</i> The presence of historic ships within the harbour.	
<i>Detracting Elements:</i> Modern street furniture.	
<i>Direct Effects:</i> None. The harbour lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There would be an effect on the setting of the harbour during the construction phase; noise from construction works would negatively affect the immediate setting of the harbour, though some industrial noise may enhance the atmosphere of what was once an industrial port. The harbour is screened from the development by the	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the assets that the primary significance was their functionality, and that primary views were from the sea.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. Charlestown harbour, however, does not have direct line of sight to the proposal site, screened by trees and hills.	
<i>Overall Impact Assessment:</i> Neutral/slight effect; Negligible overall.	

Asset Name: Milestone at SX 028 510	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> Grade II Listed	<i>Distance to Development:</i> c.0.4km
<i>Description:</i> Listing: Milestone. Early C19. Triangular-on-plan painted granite monolith with incised inscriptions with arrow pointers over: PENRICE 1 MILE ST AUSTLE 1 3/4.	
<i>Supplemental Comments:</i> Masked to rear by modern property boundary.	
<i>Evidential Value:</i> Other than external appearance there is limited new information that the milestone can provide.	
<i>Historical Value:</i> The milestone is of limited historical value. It provides evidence of major 19 th century routeways.	
<i>Aesthetic Value:</i> It is an attractive and well kept example of a traditional roadmarker.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The roadmarker shows a good level of authenticity, though is likely to have been refreshed.	
<i>Integrity:</i> The monument survives in good condition.	
<i>Topographical Location and Landscape Context:</i> The monument is located at a road junction towards the summit of a coastal hill.	
<i>Principal Views:</i> Limited. From the road to the north and south, and perhaps formerly from the road to the east, though modern development and property boundaries hide this view.	
<i>Landscape Presence:</i> Very limited. Only visible on immediate approach along the road. Overshadowed by modern property boundary.	
<i>Immediate Setting:</i> On a roadside at a junction, with a modern property boundary behind.	
<i>Wider Setting:</i> Part of a network of roads linking coastal settlements of Cornwall.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> Nearby presence of property boundary masking marker from view.	
<i>Direct Effects:</i> None. The marker lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> Limited. There would be an effect on the setting of the milestone during the construction phase; noise and dust from the construction phase would negatively affect the monument, though increased passing traffic would be part of its intended setting.	
<i>Contribution of Setting to the Significance of the Asset:</i> The nature of the milestone means that its roadside setting is vitally important to its significance. However, this only relates to its immediate setting, with wider views not significant.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. The milestone, however, does not have a setting for which views towards or from the proposal site are important.	
<i>Overall Impact Assessment:</i> Neutral effect; Neutral overall.	

5.9.3 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.

Asset Name: Clock Tower at Duporth Farm Hotel	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> Grade II Listed	<i>Distance to Development:</i> c.100m
<i>Description:</i> Listing: Early C19. Tall square rubble clock tower. Small narrow round headed windows. Slate roof with ogee shaped bell turret. Clock labelled John Thwaites of Clerkenwell London 1806. Contains the works of the origin clock.	
<i>Supplemental Comments:</i> Exterior of the clock tower appears in good condition, though interior less so, and no visible signs of the works of the clock.	
<i>Evidential Value:</i> The interior of the clock tower was not inspected during designation and may provide further detail as to the history and development of the structure.	
<i>Historical Value:</i> The clock tower has historical value, being one of very few elements surviving from the former Duporth House estate, and represents part of the early 19 th century alterations to the estate layout.	
<i>Aesthetic Value:</i> The clock tower is a relatively attractive and compact example visible in the wider landscape.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The clock tower retains a good degree of authenticity, remaining much as it was during the 19 th century, though the interior appears to be derelict.	
<i>Integrity:</i> The exterior of the clock tower appears to survive in good condition, the interior less so.	
<i>Topographical Location and Landscape Context:</i> The clock tower is located towards the summit of a coastal hillside overlooking St. Austell Bay and surrounded by modern housing.	
<i>Principal Views:</i> Limited. Principal views of the tower were intended to be from the south-west, presumably from the main Duporth House. Views from the north, north-west and north-east are screened by modern development. From the south-east the tower is partially screened by trees. Views from the tower in all directions except to the south-east are obstructed by modern development. The proposed development would impact this single surviving view.	

<i>Landscape Presence:</i> The original setting of the clock tower as a taller structure than those immediately surrounding it, and its location towards the summit of the hill would have made it more visible in the landscape. It is currently dwarfed by modern development to the south.
<i>Immediate Setting:</i> Located at the south-east corner of the old manor farm associated with Duporth House, the remaining buildings are now in a state of disrepair. It is surrounded by modern development.
<i>Wider Setting:</i> The monument is set within a significant area of modern development partially surrounded by woodland.
<i>Enhancing Elements:</i> None
<i>Detracting Elements:</i> Modern development and derelict nature of the manor farm buildings.
<i>Direct Effects:</i> None. The clock tower lies outside the footprint of the proposed development.
<i>Indirect Effects:</i> There would be an effect on the clock tower during the construction phase; noise and dust from the construction works would negatively affect the immediate setting of the clock tower. The final development would also have a visual impact on the setting of the monument, removing the last remaining uninterrupted view.
<i>Contribution of Setting to the Significance of the Asset:</i> Consideration of the history of the monument indicates that elements of the setting were important to the construction of the monument. However, these have been significantly affected by modern development.
<i>Magnitude of Impact:</i> The proposed development would have a cumulative effect with existing modern development, which has already disturbed the setting of nearby assets.
<i>Overall Impact Assessment:</i> Slight effect; Negative/Minor overall.

Asset Name: Penrice; Kitchen Garden Walls to Penrice; and Stable Block to Penrice	
<i>Parish:</i> Pentewan Valley	<i>Value:</i> High
<i>Designation:</i> Grade II* and Grade II Listed	<i>Distance to Development:</i> c.1.5km
<p><i>Description:</i> Listing: Large country house, now used as care home. Mid C18. MATERIALS: Pentewan stone ashlar with granite dressings; dry slate and rag slate hipped roofs: the front roof over a moulded and bracketed wooden eaves cornice, the left-hand return behind a moulded stone parapet, and the right-hand return with a moulded wooden cornice; ashlar axial stacks with moulded cornices. PLAN: large overall deep rectangular plan built around a small courtyard; service ranges at rear. EXTERIOR: 2 storeys; symmetrical 2:1:3:1:2-bay U-shaped principal entrance front has hipped outer wings and 3-window centre broken forward with triangular pediment. Mostly original or early C19 12-pane hornless sashes (to all elevations) and some horned copies. Central pedimented porch with square Tuscan columns and 4-panel door within. Pediment has crest with the Latin inscription: PER SINUM SODARUM. Left-hand return is a symmetrical 5-window parapeted front with central round-arched doorway, plus a lower 4-window service range on the left. The sashes to the 2 right-hand bays are glazed but blind. Right-hand return is a symmetrical 4:3:4-bay front with central bays bowed and with bowed sashes. The left-hand bay has glazed but blind sashes. INTERIOR: very fine quality features where inspected including moulded and carved ceiling cornices, the inner hall with a central oval and the stair hall with an open-well cantilevered open-string staircase with turned balusters. A fine mid C18 house.</p> <p>Kitchen garden walls. C 18. Killas rubble to walls on 3 sides and for about half the other side and brick built to Flemish bond for the remainder of the E wall. Rectangular-plan enclosure, joined to the house at its NE corner. Entrances to centre of E and W walls. The principal E entrance is spanned by an elliptical arch, the other entrance has a round brick arch. A complete circuit, having group value with Penrice (qv).</p> <p>Stable block in grounds of country house (qv), part converted to domestic accommodation. Early C19 and later in a number of phases. MATERIALS: killas rubble except for dressed stone to front of principal stables, all with Pentewan stone dressings to heads of openings, dry Delabole slate hipped roof to block on right of courtyard, other roofs with slates mostly fallen or removed; 2 brick axial stacks to roofed part. PLAN: stables on 3 sides of a courtyard, built in at least 5 phases with the original block on the left extended at either end with carriage house at the front end, loose boxes and principal stables in the rear block, built in 2 phases plus former stable block on its right linked by the inner corner, and the front ends of both blocks linked by a high screen wall with a wide central round-arched carriage doorway. The left and right-hand ranges incorporate stabling, tack rooms and coach houses. EXTERIOR: single storey except for basement smithy to rear end of converted range and basement shippon under principal stables. Round-arched openings with original or later C19 fenestration, all the windows with spoked fanlight or margin-pane heads: horned sashes to the unconverted buildings, cross windows with glazing bars to the converted range which is the final phase of the development. The doorways have ledged doors with</p>	

spoked fanlights above. Left-hand block has 2 doorways of later carriage house on the left, then the original block with window, doorway, and 2 windows, and 2 carriage doorways on the right. Rear block front is 2 symmetrical 2-window fronts with central doorway to each part, the principal stable on the right with a narrower front and inscribed panel above the doorway. Right-hand block has 2 symmetrical 2-window fronts side by side and 2 carriage doorways on the right, one of which is now partly blocked and fitted with a window. INTERIOR retains its C19 features and fittings where inspected. The roof and ceiling structures are constructed of probable Penrice estate timber but the timber work that has been exposed to the weather is deteriorating. The loose-box partitions are of pitch-pine vertical boarding surmounted by iron balustrades most with shaped top rails. These fittings are also exposed to weather damage. These stables are a good example of an evolved group designed to give the effect of a planned group with continuity of structural and architectural detail, presumably extended as more stabling and carriage space was needed but with a courtyard plan in mind.

North-east gateway at Penrice. Early C19. Ashlar gate piers with cornices and ball caps. Flanked by low curved wall with coping and terminated by small piers with plain caps.

Supplemental Comments: Main house, kitchen garden walls and gateway appear un-altered except for a recent fountain in front of the house. The stable block, however, has become overgrown and is in a state of slight disrepair.

Evidential Value: The interior of the house was inspected during the Listing process, and despite the use of the building as a care home, period features survive. That it is part of a manor pre-dating the existing building and a medieval deer park is recorded in the grounds indicates that there is likely to be evidence of earlier activity and further detailed analysis may be fruitful.

Historical Value: The house is of considerable historical value. The site, formerly the seat of the Sawle family, an important lineage stretching back to the Norman conquest.

Aesthetic Value: The house is attractively and neatly composed, set within its own landscaped grounds. The way the house was constructed indicates the principal elevations were to the south-east (to be viewed from the approach) and the north-east (from the lawns); though other elevations are not demonstrably inferior. The care taken over the presentation elevations is mimicked by the kitchen walls, stable block and entrance gateway. The house was designed to be viewed within its landscaped park, and has retained this aspect.

Communal Value: The building has limited communal value, resting on its links to families of former residents of the care home.

Authenticity: The exterior house itself retains a good degree of authenticity remaining much as it was in the late 19th century. The care home has maintained the fabric of the building, avoiding the twin misfortunes of dereliction and unsympathetic investment. However, the stable block has been less fortunate. It has become overgrown and is in a state of slight disrepair. There is also modern street furniture in close proximity to the entrance gates which does not fit with the original setting.

Integrity: The house, kitchen walls and entrance gateway survive in good condition, the stable block less so. The woodland setting has also been retained.

Topographical Location and Landscape Context: The house is located on the north-west facing slopes of a slight valley at the head of a stream, surrounded by woodland, and overlooked from the coast.

Principal Views: Limited, with extensive screening provided by the mature trees that surround the property on all sides. The only views to the house are from within its own grounds, having followed the extensive drive. The most extensive views are from across the lower valley from the within the grounds.

Landscape Presence: Very limited. The house and immediate surroundings are concealed by trees. However, the mature woodland is clearly visible and distinctive within a landscape predominantly of open field, and serves as clear visual markers.

Immediate Setting: The house stands towards the southern limit of an area of woodland. Attached to the north-west corner are the kitchen garden walls, to the north of which is a modern timber clad outbuilding. Further north is the stable block, and the main gateway entrance to the north-east. The main lawns are to the immediate north-east and south-west of the house. The remainder of the main estate provides a woodland setting, through which the main approach to the house is made.

Wider Setting: The building is located on a north-west facing valley hillslope overlooking Tregorrick, the woodland drawing attention to the location, but ultimately screening the house from other views. There are manicured lawns in the immediate vicinity of the house, but no ornamental gardens.

Enhancing Elements: The mature specimen trees in the garden.

Detracting Elements: Limited. The modern timber-clad outbuilding to the north-west of the main house. The modern street furniture at the gate-way entrance.

<i>Direct Effects:</i> None. The house lies outside the footprint of the proposed development.
<i>Indirect Effects:</i> There would be no effect on the setting of the house during the construction or later phases. It is both far enough away and masked by woodland, whilst principal views are of inland areas to the west. The house itself is screened by the woodland and its location on a hillside not overlooked by the development.
<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 and associated Grade II structures 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 has ensured that the property remains masked from public view.
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. Penrice House, however, does not have a setting which includes views towards or from the development site.
<i>Overall Impact Assessment:</i> Neutral effect; Neutral overall.

5.9.4 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older ‘core’ Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative

value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Asset Name: Lobbs Shop Cottage	
<i>Parish:</i> Pentewan Valley	<i>Parish:</i> Pentewan Valley
<i>Designation:</i> Grade II Listed	<i>Designation:</i> Grade II Listed
<i>Description:</i> Listing: House. C18; extended C19. Rendered stone. Slate roof with gabled ends. Brick gable-end and axial stacks. PLAN: 3-room plan with later outshuts at rear and at left [SW] end. The original C18 house was of 2-room plan with a central entrance, the right-hand room was the kitchen with a gable-end fireplace and a stair turret at the back, the left-hand room would have been the parlour. In the C19 a 1-bay extension was built at the left [SW] end. The outshuts at the rear and left end were probably added later in the C19. EXTERIOR: 2 storeys. 1:3 bay south east front. 12-pane sashes; plank door central to the three right-hand windows with slate canopy. Lean-to single-storey outshut on left end. Rear [NW] projecting former stair turret on left and later single-storey outshut on right with lean-to roof. INTERIOR not inspected.	
<i>Supplemental Comments:</i> None	
<i>Evidential Value:</i> The interior of the house was not inspected during the Listing process, and may provide further detail as to the history and development of the property.	
<i>Historical Value:</i> The house is of limited historical value. The house forms part of the 18 th and 19 th century growth and development of the area and is representative of local building forms.	
<i>Aesthetic Value:</i> The house is attractively and neatly composed, as a cottage built at a crossroads, and as such is meant to be visible from the road.	
<i>Communal Value:</i> The building has no communal value.	
<i>Authenticity:</i> The house retains a good degree of authenticity, remaining much as it was in the 19 th century, maintaining the fabric of the building, avoiding the twin misfortunes of dereliction and unsympathetic investment.	
<i>Integrity:</i> The house survives in good condition.	
<i>Topographical Location and Landscape Context:</i> The house is located at a crossroads on the summit of the coastal valley overlooking both St. Austell Bay and the Pentewan Valley.	
<i>Principal Views:</i> Limited, with extensive screening provided by trees and hedgebanks along the road. Views to the house from road approaches are the only ones where it is intended to be visible, though views from the upstairs of the property will be of the wider landscape, and in particular the coast.	
<i>Landscape Presence:</i> Very limited. The house and immediate surroundings are concealed by trees, and it was never intended to be widely visible and masked by high roadside hedgebanks.	
<i>Immediate Setting:</i> The house stands on a crossroads to the south-east of the Penrice estate within a medieval and post-medieval farming landscape, the roads being bordered by hedgebanks. To the immediate west are a series of 19 th century cottages which make the house less isolated. The original roadside setting still exists and has not been subsumed within mass later development.	
<i>Wider Setting:</i> The building is located on a summit of a ridge between coastal valleys, but otherwise was not envisaged to be part of the wider landscape. It is even screened from view from Penrice House by the planted trees.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> None.	
<i>Direct Effects:</i> None. The house lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There would be no effect on the house of the development, it being too far away and without any intention of wider landscape setting.	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from a consideration of the history of the property that the landscape setting of the Grade II house was not intended as being particularly significant, other than perhaps having coastal views. However, this was never intended to be a structure visible on a landscape scale – it is small scale and roadside hedges and trees predominantly mask the property from view.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. Lobbs Shop Cottage, however, does not have a setting which includes views towards or from the development site.	
<i>Overall Impact Assessment:</i> Neutral effect; Neutral overall.	

Asset Name: Porthpean listing grouping	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> Grade II Listed (group value)	<i>Designation:</i> Grade II Listed (group value)
<p><i>Description:</i> Listing:</p> <p>The Smugglers. Late C18. Roughcast stone rubble. 2 storeys. 5 windows, sashes with glazing bars (mostly renewed frames). 2 storey splayed bay on right. Large modern glazed porch to central doorway, wide door of 6 panels. End wall facing road has 2-light sashes with glazing bars, segmental arches with keyblocks. Projecting wing on left. Slate hipped roof.</p> <p>Garden wall and gate piers immediately to the north-east of the Smugglers. C18. Stone rubble wall with shaped granite coping, and gate piers with ball caps and granite Doric pilastered reveals.</p> <p>The Laurels. C17 cottage. Cob. 2 storeys. 3 windows, modern casements on 1st floor, two small sashes (one with glazing bars) on ground floor. Central door, panelled and glazed, porch. Slate roof with brick gable end to road. Adjoining taller early C19 2 storey, 2 windows, sashes with glazing bars. Slate roof with gable ends.</p> <p>Porthpean Farmhouse. Early C19 cottage. Pebble-dash. Band. 2 storeys. 3 sash windows in flat architraves, with glazing bars. Glazed door. Slate roof with gable ends. Lean-to at rear. Included for group value.</p> <p>Church of St. Levan. Anglican mission church. 1884-5; by J. Reeves. Dressed Pentewan stone. Slate roof with coped gable ends. PLAN: Small 2-cell church with nave and chancel under one roof and with vestry on south side and wide narthex-like porch at the west end. Victorian Early English style. EXTERIOR: Tall cusped lancets on north and south sides, the north side with stone lateral stack with set-offs. The east end has triple lancets and stone cross at apex of gable. Stone bellcote at west gable end on corbels forming arch over lancet west window. Wide 3-bay west porch with three pointed arches with carved stone shields and inscription 'Jesus Came to Them Walking on the Seas'; plank inner door with wrought-iron hinges. Vestry on south side rising from churchyard retaining wall and with shouldered arch doorway on its west side. INTERIOR: Exposed stone walls. Plain pointed chancel arch. Arch-braced roofs with exposed common-rafters. Triple lancets at east end with nook-shafts. Devon marble reredos of 1895 by J. Reeves. Wrought-iron Communion rail. Choir stalls with trefoil ends and arcaded fronts. Carved wooden eagle lectern. Stained glass windows.</p> <p>Churchyard retaining wall and gateway. Churchyard wall and gateway. 1884-5; by J. Reeves. Coursed stone wall with ashlar gate-piers. Retaining wall for churchyard and church built high above road on south side. Sloping site with arch from road to steps up to vestry above. At west end, where road is level with churchyard, there is a gateway with ashlar piers with large pyramidal caps, and a wrought-iron overthrow and lamp added in circa 1897. Late C20 wooden gate.</p> <p>Ivy Cottage. Small house. Mid C19. Render on rubble; bitumen-grouted slate roof with brick end stacks. Single-depth plan plus integral outshut at rear towards right and a slightly later lean-to in the rear left-hand angle. 2 storeys; symmetrical 3-window front with central doorway. Original hornless sashes with margin panes and original 6-panel door. Outshut has 2 similar original windows and a 4-panel door. INTERIOR not inspected.</p>	
<p><i>Supplemental Comments:</i> Buildings are generally well kept and appear well maintained, though some show signs of slight disrepair.</p>	
<p><i>Evidential Value:</i> The village was inspected during the designation process, though several of the interiors were not inspected, and as such detailed analysis of the interiors may provide further insight into the history and development of the properties and village.</p>	
<p><i>Historical Value:</i> The village is of historical value showing the 17th to 19th century development of a coastal village.</p>	
<p><i>Aesthetic Value:</i> As a group of 17th to 19th century cottages the village is picturesque, especially in its landscape setting, though some of the other buildings within the village are less so.</p>	
<p><i>Communal Value:</i> The majority of the village has limited communal value, relating to former residents of the village. The church, however, has greater communal value as a religious centre.</p>	
<p><i>Authenticity:</i> The village buildings retain a good degree of authenticity, there having been limited development of the area and as such remaining as an isolated coastal village.</p>	
<p><i>Integrity:</i> Many of the buildings in the village survive in good condition, though some show signs of being slightly down at heel.</p>	
<p><i>Topographical Location and Landscape Context:</i> The village is located on and overlooked by a steep hillslope, with views towards the coast. Roadside trees and woodland partially screen the village, though some of the cottages have good coastal views.</p>	

<i>Principal Views:</i> The principal views into the village are along the road, the front elevations of the buildings being their primary facades. However, they are predominantly functional dwellings. Views from the properties are primarily towards the coast.
<i>Landscape Presence:</i> Very limited. The village is hidden on a hillslope and masked by trees. It is predominantly visible from the road running through the village.
<i>Immediate Setting:</i> The village is located along a roadside on a steep hillslope and surrounded by trees.
<i>Wider Setting:</i> The village is set within a coastal landscape, where farming and marine exploitation formed the dominant economy; the coast and field systems surrounding the village being principally important to its survival.
<i>Enhancing Elements:</i> The well maintained grounds to the church.
<i>Detracting Elements:</i> The golf course overlooking the village reducing availability for public appreciation of the surrounding landscape.
<i>Direct Effects:</i> None. The village lies outside the footprint of the proposed development.
<i>Indirect Effects:</i> Limited. There may be an effect on the setting of the monument during the construction phase; noise and dust from construction works would negatively affect the wider setting of the monument. However, the village is well screened from the development.
<i>Contribution of Setting to the Significance of the Asset:</i> The setting of the village has limited import other than to its economy, though the economy of the village has changed.
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of nearby assets. Porthpean is not visible from the site, and views of the proposed development are masked by surrounding woodland and hillslopes.
<i>Overall Impact Assessment:</i> Neutral/slight; Negligible overall.

Asset Name: Porthpean House	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> Grade II	<i>Distance to Development:</i> 0.5km
<i>Description:</i> Listing: Large mid C19 stucco house of two and three storeys and 9 windows overall, semi-circular end bays of 3 windows, centre part is probably late C18 and is 3 windows wide. Sashes in moulded architraves, without glazing bars, some of the ground floor windows have moulded hoods on console brackets. Parapet end moulded cornice. Slate roof. Rusticated side entrance. C18 stone at rear and later work.	
<i>Supplemental Comments:</i> House is largely hidden from view by high roadside pebble-dashed walls.	
<i>Evidential Value:</i> The interior of the house was not inspected during the designation process and may provide further evidence of the history and development of the property.	
<i>Historical Value:</i> The house is of limited historical value, forming part of the 18 th century development of the region, and indicative of local building traditions.	
<i>Aesthetic Value:</i> The high walls surrounding the property detract from the views of the house, and are particularly unattractive.	
<i>Communal Value:</i> The property has no communal value other than former residents.	
<i>Authenticity:</i> The house retains a good degree of authenticity, some of the differing phases of construction being visible from the exterior without too much modern alteration.	
<i>Integrity:</i> The house appears to survive in relatively good condition.	
<i>Topographical Location and Landscape Context:</i> The house is located towards the base of a coastal hillside set off from the road through the village. It is bounded by high walls and masked by trees.	
<i>Principal Views:</i> The principal view of the property is from the entrance at its south-west corner. The remaining views from the road are restricted by trees and high walls. The main views to and from the house are likely to be from the coast.	
<i>Landscape Presence:</i> The high walls present an imposing presence to the property from the road, though hide the house itself from view. In combination with surrounding trees, these make the house less visible than it may otherwise be.	
<i>Immediate Setting:</i> The house stands set back from the road through Lower Porthpean heavily masked by trees and its imposing boundary wall. To the south are other properties of the settlement, whilst to the east is the coast.	
<i>Wider Setting:</i> The building is set towards the foot of coastal hillside to the east of the village of Porthpean, though masked from view by trees. To the north is the modern development of Duporth.	
<i>Enhancing Elements:</i> None	
<i>Detracting Elements:</i> The rough pebble-dash high walls surrounding the property hiding the house.	
<i>Direct Effects:</i> None. The house lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> Limited. There may be an effect on the setting of the house during the construction phase; noise and dust from construction works may negatively affect the immediate setting of the house. However, the development would be hidden from view by woodland screening and intermediary modern development.	
<i>Contribution of Setting to the Significance of the Asset:</i> The location of the property indicates that setting was not of primary import to its location, other than coastal views, whilst high walls and tree screening indicate that it was not intended to be viewed from the road.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. Porthpean House, however, has screened views towards and from the proposed development.	
<i>Overall Impact Assessment:</i> Neutral/slight effect; Negligible overall.	

Asset Name: 31-38 Duporth Road	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> Grade II Listed	<i>Designation:</i> Grade II Listed
<p><i>Description:</i> Listing:</p> <p>31-36 Duporth Road. Terrace of 3 pairs of cottages. Early C19 (shown on 1843 tithe map). Killas rubble with flat elvan (probably Pentewan stone) arches with projecting keys over openings; rag slate roofs with brick end stacks; cast-iron rainwater heads and downpipes. Shallow-depth plan. EXTERIOR: 2 storeys; overall 12-window range, each pair of cottages with symmetrical 2:2-window front with a wider space between the central windows over doorways. Late C19 or C20 4-pane sashes and possibly original 4-panel doors with top panels later glazed. INTERIOR not inspected but likely to be as unaltered as the exterior. A remarkably complete example of early C19 workers' housing, part of an important and little altered group in this former fishing and china clay port.</p> <p>37-38 Duporth Road. Early C19 cottages. Painted stone rubble with cob above ground floor and granite end walls. 2 storeys. 4 windows sashes with glazing bars. Modern glazed doors. Slate roof with gable ends.</p>	
<i>Supplemental Comments:</i>	
<i>Evidential Value:</i> Interiors of the buildings were not examined during the designation process and may provide further evidence of the history and development of the buildings.	
<i>Historical Value:</i> The cottages form part of a remarkably complete example of 19 th century workers cottages indicative of the local construction techniques and of the growth of the settlement due to the importance of fishing and mining to the local area.	
<i>Aesthetic Value:</i> The houses form a relatively attractive group of traditional terraced cottages set slightly back from the road.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The houses all appear to retain a good degree of authenticity, remaining much as they were in the 19 th century, maintaining the fabric of the buildings, avoiding dereliction and unsympathetic investment.	
<i>Integrity:</i> The cottages all survive in good condition.	
<i>Topographical Location and Landscape Context:</i> The houses are set to the south of the road heading from Charlestown to Duporth, at the base of the north facing hillslope, with views of the hillside and road.	
<i>Principal Views:</i> Limited, and only intended to be from the road. The cottages are screened to the rear by the hillside, and to the front from beyond the road by the tree-line.	
<i>Landscape Presence:</i> Very limited. The cottages and road concealed by trees and never intended to be widely visible.	
<i>Immediate Setting:</i> The cottages stand to the south of the road from Charlestown to Duporth, the road lined to the north by trees.	
<i>Wider Setting:</i> The cottages are located at the western limit of the 19 th century harbour town of Charlestown, and may reflect later growth of the town.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> None.	
<i>Direct Effects:</i> None. The cottages lie outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There would be an effect on the setting of the cottages during the construction phase; noise and dust from construction works would negatively affect the immediate setting of the cottages. However, the final development would not be visible from the cottages.	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the properties that the landscape was not significant to the properties and that they were not meant to be viewed on a landscape scale. They form an extension of Charlestown.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets. 31-38 Duporth Road, however, do not have a setting which includes visible views towards or from the development.	
<i>Overall Impact Assessment:</i> Neutral/slight effect; Negligible overall.	

Asset Name: Charlestown	
<i>Parish:</i> St. Austell Bay	<i>Parish:</i> St. Austell Bay
<i>Designation:</i> World Heritage Site / Conservation Area	<i>Designation:</i> World Heritage Site / Conservation Area
<i>Description:</i> Listing: Charlestown is an attractive historic port popular as a tourist destination. It has great historic and cultural significance being one of the finest examples of a late 18 th century/early 19 th century industrial harbour in Britain, and the best preserved china clay and copper ore port of its period in the world. Until recently the estate was managed as a single estate and consequently there is a quite exceptional survival of late 18 th and 19 th century domestic and industrial architecture and infrastructure.	
<i>Supplemental Comments:</i>	
<i>Evidential Value:</i> The preservation of such a large number of 18 th and 19 th century buildings and associated infrastructure suggests that much could be learned from detailed analysis of the site to inform about the domestic and industrial growth of the port.	
<i>Historical Value:</i> Charlestown is part of a double estate owned by Charles Rashleigh, and built at his expense as part of the growth of the china clay, fishing and mining industries during the late 18 th and early 19 th century. The survival of so many of the original buildings and structures makes this a particularly important example.	
<i>Aesthetic Value:</i> The town is an attractive example of a fishing and industrial town, its setting on a steep hillside allowing views down to the coast making it particularly picturesque.	
<i>Communal Value:</i> The former Wesleyan church will have had communal value for the local community, possibly moved to the more recent Parish Church.	
<i>Authenticity:</i> The town retains a good level of authenticity, remaining much as it was during the 19 th century, many of the buildings maintaining their original fabric and avoiding the misfortune of dereliction and unsympathetic investment.	
<i>Integrity:</i> The town predominantly survives in good condition. However, some of the buildings, including the Wesleyan Chapel have become derelict.	
<i>Topographical Location and Landscape Context:</i> The town is located on a south facing hillslope overlooking St. Austell Bay, with valley slopes overlooking it from the east and west.	
<i>Principal Views:</i> The principal views from Charlestown are down the hill, to the harbour and out to sea. Views into the town are limited to the immediate valley, though partially screened by trees.	
<i>Landscape Presence:</i> The town has limited landscape presence, being masked by trees and set within a valley.	
<i>Immediate Setting:</i> The town sits within a valley overlooking St. Austell Bay.	
<i>Wider Setting:</i> Charlestown developed within a wider farming, and later mining landscape. However, much of the wider landscape has seen much modern development.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> Significant modern development, including at the northern end of the town.	
<i>Direct Effects:</i> None. The town lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There would be an effect on the setting of the town during the construction phase; noise from the construction works would negatively affect the immediate setting of the town, though perhaps would elucidate the former industrial nature of the area. However, on completion the proposed development would not be visible from the town, being blocked by woodland and trees.	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the asset that the landscape setting was important in a functional rather than visual way to the town, and that it fits within the industrial landscape.	
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting the nearby assets. Charlestown, however, is screened from the development by its location within a valley.	
<i>Overall Impact Assessment:</i> Neutral/slight; Negligible overall.	

5.9.5 PREHISTORIC RITUAL/FUNERARY MONUMENTS

Stone circles, stone rows, barrows and barrow cemeteries

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

What is important and why

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

Asset Name: Long Stone	
Parish: St. Austell	Value: High
Designation: Scheduled Monument / Grade II* Listed	Distance to Development: c.1km
Description: Listing: The monument includes a standing stone, situated on a prominent ridge in an area of St Austell known as Mount Charles. The standing stone survives as an upright, earthfast monolith measuring approximately 3.6m high, 1.2m wide and 0.3m thick which tapers upwards. There were once over twenty barrows recorded in the vicinity and, for 1740 (according to Blight), some very advanced excavations were carried out by Stephen Williams who died a few months after the excavation. The results of these excavations were never fully published. Williams' work revealed the monolith was buried to a depth of at least 2.4m. The stone was first recorded by Norden in 1584 who described it as 'a verie loftie stone erected upon a hill, for some especiall note'. It was also recorded by most antiquarians including Borlase, Lake, Polwhele and Thomas. According to legend the stone was a giant's walking staff and called 'Tregeagle's Walking Stick' The standing stone is Listed Grade II*	
Supplemental Comments: The stone currently stands in a playing field of a school, with modern buildings surrounding it.	
Evidential Value: Excavations have been carried out in the area surrounding the stone though not all have been published.	
Historical Value: The stone is of considerable historical value as part of a prehistoric ritual funerary landscape, much of which has been destroyed.	
Aesthetic Value: The stone stands isolated within a modern playing field and as such jars with its surroundings. It would have been part of a wider ritual landscape in which intervisibility of monuments was important, and it is now mostly masked by modern development.	
Communal Value: The stone has limited communal value, resting on its links to former pupils of the school.	
Authenticity: The stone retains a good degree of authenticity, remaining potentially in its original location.	
Integrity: The stone survives in good condition, though its landscape setting has been significantly altered.	
Topographical Location and Landscape Context: The stone is located towards the summit of a small valley rising up from St. Austell Bay, overlooking a series of elevated areas similarly situated along the coast.	
Principal Views: Limited, with extensive screening provided by the mature trees to the south and the substantial development of St. Austell to the north. Views of the monument are severely limited.	
Landscape Presence: Very limited. The stone is dwarfed by the significant modern development and modern school setting.	
Immediate Setting: The stone stands towards the centre of open playing field at the southern end of the Penrice Academy. To the north and west the field is surrounded by modern development. To the south and east is a modern field-system, but the hedgerows provide significant screening	
Wider Setting: The stone is located towards the summit of a coastal valley slope, but both the surrounding fields and modern development have significantly altered the intended character of the landscape, including the destruction of a number of prehistoric funerary monuments.	
Enhancing Elements: None.	
Detracting Elements: Extensive. All of the modern school buildings and settlement of St. Austell are out of keeping with the intended intervisibility of the monument within what would have been an open wider landscape.	
Direct Effects: None. The monument lies outside the footprint of the proposed development.	
Indirect Effects: There would likely be minimal effects on the monument. Noise from the construction phase would likely be masked by noise from the adjacent urban environment, whilst it is masked from wider views towards the site by woodland.	
Contribution of Setting to the Significance of the Asset: It is clear from a consideration of the monument that the landscape setting of the stone once made an important contribution to its intended significance, and was intended to be visible from the wider landscape. However, this landscape has been significantly altered, both in close proximity and further afield.	
Magnitude of Impact: The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets.	
Overall Impact Assessment: Neutral; Neutral overall.	

Asset Name: Castle Gotha	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> High
<i>Designation:</i> Scheduled Monument	<i>Distance to Development:</i> c.1.6km
<p><i>Description:</i> Listing: The monument includes a round situated on an upland coastal ridge, overlooking Gwendra Point in St Austell Bay. The round survives as an oval enclosure measuring approximately 109m long by 97m wide, defined by a rampart and outer ditch which are visible as earthworks to the south, as slighter banks or scarps to the north and east, and as buried features elsewhere. The name 'Castle Gotha' was first recorded in 1296 and means 'fort of the geese'. Between 1957 and 1962 excavations were undertaken to examine the defences and sample parts of the interior. The evidence from these excavations demonstrated its occupation from the 2nd to 1st century BC up until the 2nd century AD with pre-enclosure Bronze Age activity evident beneath the rampart. There was intensive occupation in the central and southern areas. Industrial activity, in the form of bronze and iron working, was concentrated around an oval structure, the latest prehistoric building on the site in the north east, and may have been associated with a causeway across the ditch. A rectangular structure, which cut into an earlier hut circle, was thought to reflect medieval re-use. Finds from the excavations included a metal mould, pottery including a sherd of Samian ware, spindle whorls, stone rubbers, quern fragments, limpet shells, a brooch pin, a stylised bronze male head, scraps of bronze and a pebble of stream tin.</p>	
<p><i>Supplemental Comments:</i> Limited remains of the earthworks are visible, and a medieval settlement/farmstead is located to the east.</p>	
<p><i>Evidential Value:</i> The site was inspected during the designation process, and subsequent extensive excavations examined and dated the occupation and activity of the surrounding site. Despite reduction in the height of the defences and disturbance to the interior through cultivation and partial excavation, the round called Castle Gotha will still contain archaeological and environmental evidence relating to its construction, function, longevity, domestic arrangements, industrial activity, agricultural practices, trade, social organisation and overall landscape context.</p>	
<p><i>Historical Value:</i> The monument is of considerable historical value, providing evidence of the prehistoric settlement and industry of Cornwall. Rounds are important as one of the major sources of information on settlement and social organisation of the Iron Age and Roman periods in south west England.</p>	
<p><i>Aesthetic Value:</i> The monument is largely levelled and barely visible in the field within which it is located. The way in which it was constructed suggests that it was partially defensive and meant to be visible in the landscape. The levelling of the banks has eroded the value of the original setting.</p>	
<p><i>Communal Value:</i> The monument has no communal value, being located on private land.</p>	
<p><i>Authenticity:</i> The round retains a degree of authenticity, the banks being part of the original enclosure, though having gone out of use little survives. However, later field-boundaries follow the curve of the earthwork making it more prominent in the landscape.</p>	
<p><i>Integrity:</i> The round survives in poor condition, the earth banks predominantly levelled and no upstanding remains within.</p>	
<p><i>Topographical Location and Landscape Context:</i> The round is located near the summit of a coastal hillside overlooking St. Austell Bay and a series of inland valleys and elevated areas.</p>	
<p><i>Principal Views:</i> Extensive views of the surrounding landscape are largely un-interrupted though partially screened by surrounding hedge boundaries. Mature planted woodland to the north-west and on other viewing points as well as modern development to the north reduces views of the site from the wider landscape.</p>	
<p><i>Landscape Presence:</i> Very limited. The earthworks of the round are largely levelled, though the immediate field-boundaries follow the curve of the earthwork making it more prominent as a visual presence in the landscape.</p>	
<p><i>Immediate Setting:</i> The monument stands within, and incorporated with, a later field-system bounded by hedges.</p>	
<p><i>Wider Setting:</i> The round is situated within a landscape with prehistoric burial monuments to the north, and near the summit of a hillslope overlooking a series of valleys which may have similarly held prehistoric settlements.</p>	
<p><i>Enhancing Elements:</i> None.</p>	
<p><i>Detracting Elements:</i> Limited. The creation of historic field boundaries encloses a landscape that would have been much more open during prehistory, though the woodland of Penrice to the north-west may re-establish an element of the former wooded landscape.</p>	
<p><i>Direct Effects:</i> None. The monument lies outside the footprint of the proposed development.</p>	
<p><i>Indirect Effects:</i> There may be a limited effect on the setting of the monument during the construction</p>	

phase; noise and dust from construction works would negatively affect the wider setting of the monument. There would be no screening from the round, but the final construction of the development would have limited impact, matching the surrounding developments.
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from a consideration of the monument that the landscape setting was important to its construction, providing protection and views. However, much of the original setting has already been lost in modern development, particularly to the north.
<i>Magnitude of Impact:</i> The proposed development would see the construction of 10 dwellings adjacent to already existing modern development, which has already disturbed the setting of the nearby assets and as such would not be visible from the monument.
<i>Overall Impact Assessment:</i> Slight effect; Negligible overall.

5.10 DUPORTH SETTING ASSESSMENT

The immediate setting of the site is on the boundary of the gardens of the Duporth estate, and within what became the Duporth Holiday Village. There are only limited remaining elements of the former estate, including aspects of the gardens and the Grade II Listed 19th century clock tower associated with Manor Farm, which reduce the setting and limit its significance as an asset.

The setting of a heritage asset is not static, and is subject to change through time. The Duporth estate was developed as a holiday village, later a military base, and reverting again to a holiday camp during the 20th century. These changed the character of the estate, with the addition of chalets within the grounds in the first instance, and subsequent growth of more permanent settlement in the post-war period. More recently the main house was demolished in the 1980s, and the holiday camp closed early in the early 21st century. The most recent changes have been the re-development of some areas of the holiday village site.

Only limited elements of the former estate survive, the closest designated aspect being the Listed Clock Tower at Duporth Farm Hotel, which stands in the corner of the associated farmstead to the north of the site. At its core is a mid 19th century structure, of stone-rubble with slate roof. The tower is not visible from the proposal site, though it is visible from the surrounding modern development, and from the surviving farm buildings. Its principal elevations face south-west, already heavily developed; the ground drops away to the south-east, and depending on the height of the northern-most buildings this remaining uninterrupted view may not be significantly affected.

More widely afield, the exceptionally well preserved example of the late 18th and 19th century port of Charlestown has a setting based around its functionality, and as such is more inward and likely to be focused on the harbour rather than views of the surrounding landscape. However, as a part of two estates under the ownership of the Rashleighs there may have been intent on intervisibility between the two. Similarly the villages of Higher and Lower Porthpean, with their associated Listed Buildings grew as settlements with reliance upon the coast, and their landscape setting was of little import other than as a functional aspect.

The Penrice estate, which may be expected to have more reliance upon its landscape setting is set on a north-west facing hillside overlooking inland regions (presumably its estates), with woodland masking views to the coast.

As a result, there are only two designated assets for which landscape setting was of primary importance, Castle Gotha and the Long Stone. The hilltop locations show that both were intended to be visible in, and have views of, the wider landscape. However, this landscape has altered significantly since their construction, not least with the presence of modern development, but

also with the creation of medieval and later field-systems with associated boundaries which obscure some of the more immediate views.

The planned development would fundamentally alter the nature of the original setting, which still has resonance through the retention of elements of the gardens, lodge and clock tower, and would affect the experiential element of the setting. However, there has already been significant residential development within the former estate grounds which have significantly altered this original setting, and the proposal would add to this rather than create a new impact.

The most significant aesthetic alteration would be the setting of the specific field of the site, with the development turning a previous orchard (as part of the Duporth estate) and open land (as part of the holiday village) into residential land, though it would border already existing development. The proposed design of the houses is intended to be sympathetic to the existing housing of the area and as such would form part of the existing impact.

The overall impact of the proposed development on the setting of the former estate will be **neutral**, on the basis that the loss of the associational and experiential aspect of a country house estate has already been lost by the construction of a significant amount of other modern development.

In terms of the setting of the Listed buildings of the wider former estate, the urbanisations of the immediate built environment has a long pedigree: the construction of housing to the north- and south-east of the site occurred during the 20th century; whilst to the north-west significant development has occurred in the late 20th and early 21st century, reflecting the expansion of St. Austell, the former demonstrating how the character of settlement in this area has changed to reflect tourism, and the latter the changing economy of the area.

6.0 CONCLUSION

The proposed development would take place within the grounds of the Duporth estate, formerly held by the Rashleigh family, which during the 20th century became the Duporth Holiday Village. The Grade II Listed house was demolished in the 1980s having reached a state of disrepair. The site itself is situated on the boundary between the main house grounds and the wider estate, in a field used as orchard during the 19th century.

Relatively little archaeological fieldwork has taken place in the immediate area, although unproductive archaeological monitoring was undertaken as part of the redevelopment of the holiday village. However, the location of the site on the hillside overlooking St. Austell Bay, and the presence of prehistoric settlement and funerary monuments along the coast would indicate the archaeological potential of the area remains *high*. The proposal site has however been significantly terraced and any archaeological deposits once located here are likely to have been fully/substantially truncated.

The World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II* and Grade II Listed buildings, is located approximately 0.6km from the site. The combination of topography and the presence of other modern developments mean that there will be no impact upon the setting of the World Heritage Site.

Most of the other designated heritage assets in the area (two Grade II*, fifteen Grade II Listed buildings and two scheduled monuments) are also located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of those monuments or buildings which would be important is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking, and the topography, or that other modern intrusions have already impinged upon their settings. However, the construction and presence of a new, modern development in the landscape would impinge in some way on twelve of these assets (**neutral/slight** or **negligible**), and due to its proximity have a more serious impact on the Clock Tower at Duporth Farm (**slight** or **negative/minor**).

With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **negative/minor**. The impact of the development on the buried archaeological resource would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is slight.

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APPENDIX 1: WALKOVER SUPPORTING PHOTOGRAPHS

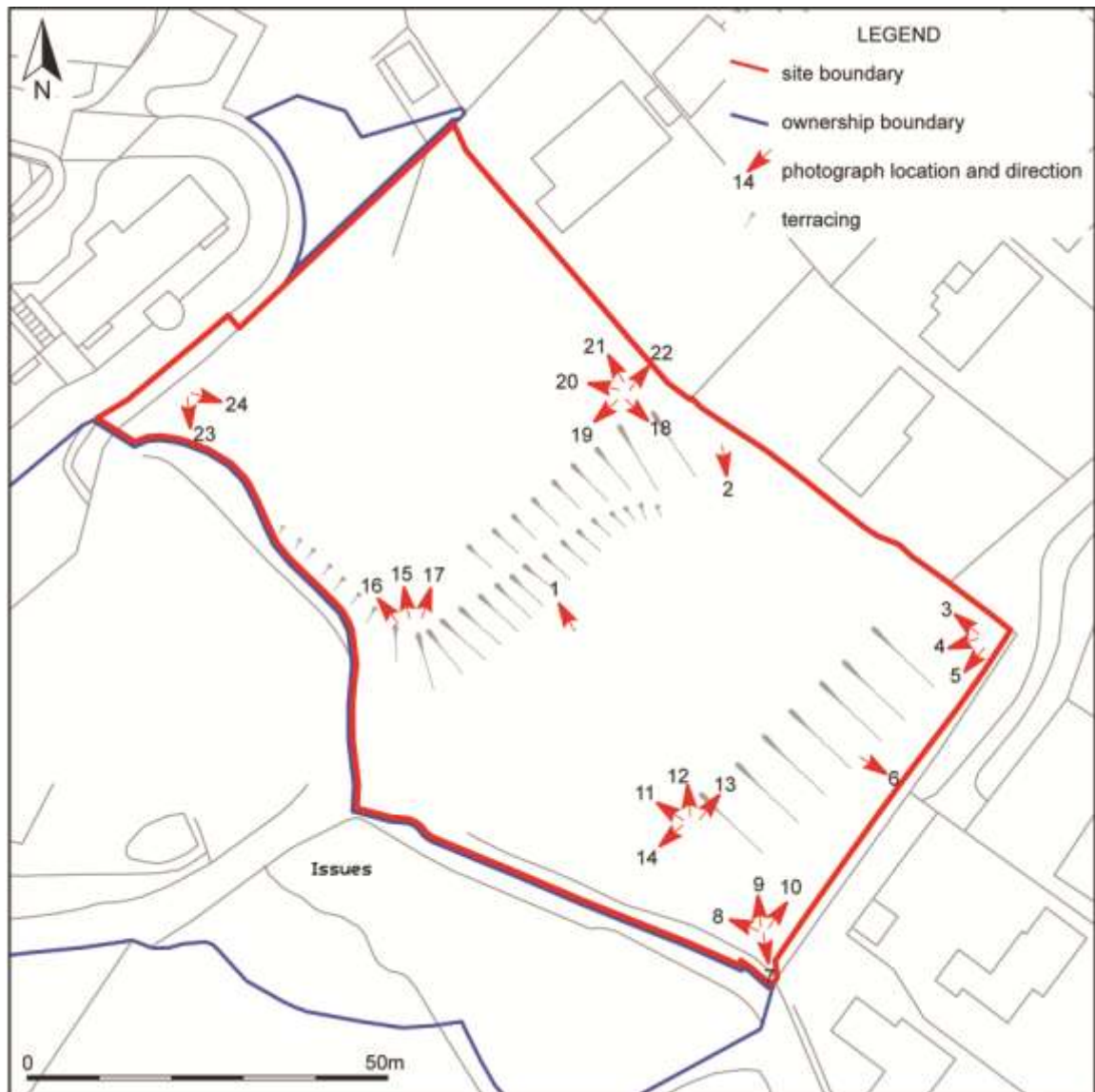


FIGURE 12: SITE PLAN SHOWING LOCATION AND DIRECTION OF PHOTOGRAPHS TAKEN.



1. Detail view of the terrace to the upper platform; looking north-west.



2. View across the lower platform from its north corner, looking south-west.



3. View along the north-east boundary of the lower platform, from the east corner; looking north-west.



4. View across the lower platform, from the east corner; looking west.



5. View along the south-east boundary, from the east corner; looking south-west.



6. Detail of the south-east boundary showing the modern wire mesh fencing; looking south-east.



7. View towards the coast from the south corner of the site showing woodland planting; looking south.



8. View along the south-west boundary from the south corner; looking north-west.



9. Detail of the terracing towards the south-east boundary, from the south corner; looking north.



10. View along the south-east boundary, from the south corner; looking north-east.



11. View across the lower platform to the upper, showing the recent development behind; looking north-west.



12. View across the lower platform to the 20th century housing behind the north-east site boundary; looking north.



13. View across the lower platform to the east corner; looking north-east.



14. View to the south-west of the site, showing the woodland planting; looking south-west.



15. View across the upper platform from its south corner; looking north.



16. View across the upper platform towards the 21st century housing to the north-west; looking north-west.



17. View across the south-east edge of the upper platform towards the 20th century housing to the north-east of the site; looking north.



18. View towards the coast from the east corner of the upper platform; looking south-east.



19. View across the south-east edge of the upper platform to the planted woodland beyond; looking south-west.



20. View across the upper platform to the 21st century development behind; looking north-west.



21. Detail of the north corner of the upper platform showing modern planting; looking north-west.



22. Detail of the modern planting along the north-east boundary of the upper platform, with 20th century housing behind; looking north-east.



23. View towards the coast from the west corner of the upper platform; looking east.



24. Detail of the woodland planting to the south of the site; looking south.

APPENDIX 2: SUPPORTING PHOTOGRAPHS



View across Castle Gotha towards the coast, showing that the earthworks are no longer a landscape presence; looking east.



View towards the proposed site from the road to the west of Castle Gotha; looking north-east.



View towards the Long Stone showing its current setting within a modern school; looking north.



View from the Long Stone in the direction of the proposal site showing significant woodland and topographic screening; viewed from the north.



Lobbs Shop Cottage showing the condition and current setting at a road junction; viewed from the south.



View towards the proposal site from Lobbs Shop Cottage, showing its roadside setting and screening by hedgebanks; viewed from the south-west.



The south-east elevation of Penrice House as viewed from the end of the long access drive; viewed from the south-east.



View from the grounds of Penrice House, showing the principal inland landscape view; viewed from the south.



View towards the proposal site from Penrice House, showing the manicured lawns and evergreen woodland planting; viewed from the south-west.



Detail of the west kitchen garden wall of Penrice House showing its state of preservation; viewed from the west.



View from within the kitchen garden at Penrice House towards the proposed development site, showing its current use as a lawned garden; viewed from the south-west.



View showing the slightly run-down nature of the stable block at Penrice House; viewed from the north-east.



The north-east gateway to Penrice House; viewed from the north-east.



View along the entrance drive to Penrice House from the north-east gate, showing the modern street furniture; viewed from the north-east.



View of the Smugglers and associated boundary walls; viewed from the east.



View from the Smugglers towards the proposed development site showing partial screening; viewed from the south-west.



View of the Laurels, showing the condition of the south-east elevation; viewed from the south-east.



View of the Laurels showing the multiple phases of the south-west elevation; viewed from the north-west.



View of the south-west elevation of Porthpean Farmhouse; viewed from the south-west.



View of the south-east elevation of Porthpean Farmhouse; viewed from the south-east.



View of the Church of St. Levan, showing the church building and associated retaining walls and gateway; viewed from the south-west.



View from the churchyard of the Church of St. Levan showing the screening towards the proposed development site; viewed from the west.



View of Ivy Cottage showing its current condition and principal views towards the coast; viewed from the north-west.



View showing the road leading to Higher Porthpean with its high hedges screening wider landscape views; viewed from the south-east.



View into Porthpean from the road through the village; viewed from the north.



View of the high walls screening roadside views of Porthpean House; viewed from the north.



View of the milestone at SX028510 showing its current setting; viewed from the north.



View along the road showing the current setting and principal view from the milestone; viewed from the south.



View of the principal south-west elevation of the Clock Tower at Duporth Farm Hotel, showing its current condition; viewed from the south-west.



View of the modern development from the principal south-west elevation of the Clock Tower at Duporth Farm Hotel; viewed from the north-east.



View of the modern development to the north-west of the Clock Tower at Duporth Farm Hotel; viewed from the south-east.



View towards the proposed development site from to the south-east of the Clock Tower at Duporth Farm Hotel, showing the modern development and screening already impacting the views; viewed from the north-west.



View of Gewans Farmhouse from the farm track; viewed from the west.



View towards the proposed development site from Gewans Farmhouse, showing the screening of the existing converted outbuildings; viewed from the west.



View over the farmland associated with Gewans Farmhouse; viewed from the south-east.



View of 37-38 Duporth Road; viewed from the north-east.



View towards the proposed development from Duporth Road, showing the screening that would be created by the local topography; viewed from the north.



View of 31-36 Duporth Road; viewed from the north-east.



View of the Charlestown harbour inner basin walls from the harbour approach of the town; viewed from the north-west.



The Charlestown harbour outer basin wall; viewed from the north.



View towards the proposed development site from Charlestown harbour, showing the natural topographic screening; viewed from the north-east.



Principal view from Charlestown harbour into the town, showing the preservation of 18th and 19th century traditional buildings; viewed from the south-east.



View of the Wesleyan chapel in Charlestown, showing that not all buildings are in a full state of repair, and the mining heritage of the surrounding landscape; viewed from the west.



View of Charlestown from towards the summit of the town, showing the significant impact of modernisation and the topographic screening towards the development site of the hillside towards the right of the image; viewed from the north-north-west.



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