

**PORTHLEVEN SHIPYARD**  
**PORTHLEVEN**  
**CORNWALL**  
**TR13 9JY**

Archaeological Assessment



South West Archaeology Ltd. report no. 170705



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# Porthleven Shipyard, Porthleven, Cornwall

## Archaeological Assessment

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Work undertaken by SWARCH for  
Sam Pace of  
The Trevor Osborne Property Group Ltd. (the Agent)  
on behalf of  
The Porthleven Harbour and Dock Company (the Client)

### SUMMARY

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*This report presents the results of an archaeological assessment comprising a desk-based appraisal and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. at Porthleven Shipyard, Porthleven, Cornwall, as part of the pre-planning submission for a proposed development.*

*The proposed site lies within the Conservation Area of Porthleven, which includes Grade II\* Listed, Grade II Listed and undesignated heritage assets and buildings. The site is comprised of a large sub-rectangular open area, occupied by several large, relatively modern, metal-framed sheds in the centre.*

*The sites location north of the B3304 and immediately north of the harbour, within the core of the settlement, means that there will be visible and physical changes to the conservation area, however, the level of impact on the setting and character of the conservation area can be assessed as **negligible**.*

*Most of the individual designated heritage assets within the settlement (one Grade II\*, twenty seven Grade II Listed buildings) 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. Other buildings 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 eight of these assets (**negative/minor or negligible**), primarily due to proximity and appearing within views from or of these assets.*

*The archaeological potential of the site is low, although the paleo-environmental potential is very high, as the site is located in close proximity to known peat deposits, which date back to at least the Bronze Age. Depending on the proposed foundation strategy it is recommended that a strategy of archaeological monitoring and paleo-environmental sampling may be required.*



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## ACKNOWLEDGEMENTS

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SAM PACE, THE TREVOR OSBORNE PROPERTY GROUP LTD  
 THE STAFF OF THE CORNWALL RECORD OFFICE

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## 1.0 INTRODUCTION

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**LOCATION:** PORTHLEVEN SHIPYARD  
**PARISH:** PORTHLEVEN  
**COUNTY:** CORNWALL  
**NGR:** SW 62800 25885  
**SWARCH REF:** PVS17

### 1.1 PROJECT BACKGROUND

This archaeological assessment report presents the results of a desk-based appraisal and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on Porthleven Shipyard, Porthleven, Cornwall (Figure 1). The work was commissioned by Sam Pace of The Trevor Osborne Property Group Ltd on behalf of The Porthleven Harbour and Dock Company (the Client) in order to establish the historic background for the site and assess the potential impact of a proposed development.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a roughly rectangular area in the south west part of the town of Porthleven. It is adjacent to the inner harbour which lies to its south, separated from the harbour by the main road (B3304). The north of the site is bounded by a stream; to the west is a road (Methleigh Bottoms). The site is at approximately 10m AOD.

The soils of this area are the well drained fine loamy and silty soils over rock of the Denbigh 1 Association (SSEW 1983), which overlie the slates and siltstones of the Mylor Slate Formation with superficial alluvium deposits of clay, silt, sand and gravel (BGS 2017).

### 1.3 HISTORICAL BACKGROUND

The site is located within the parish of Porthleven, although prior to 1844 was located in the parish of Sithney, in the deanery and western division of the hundred of Kirrier. Porthleven was first recorded in 1529 spelt 'Portleven', containing the cornish word 'porth' meaning harbour or cove with the 'leven' aspect likely to come from the Cornish for 'smooth' or 'even' (MCO16477). The site lies within the Porthleven Conservation Area, which is focused around the harbour, with the majority of Listed buildings falling within the Conservation Area and also located around the Harbour.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The site falls within land designated on the Cornwall HLC as (pre 1907) settlement, with post-medieval enclosed land to the west. The Cornwall HER indicates the location of one asset on the site itself, a post medieval saw mill (MCO28785). The majority of assets surrounding the site date to the post medieval period although a prehistoric submerged forest was recorded during construction work in the inner harbour (MCO44963). A roman coin is recorded as a findspot from fields to the north of the site, near the centre of the town (MCO1215). Most notable is the existence of peat deposits dating from at least the Bronze Age until the post-medieval period (Lawson-Jones 1999).

## 1.5 METHODOLOGY

The desk-based appraisal follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014, revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017).

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* (Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).



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

## 2.0 DESK-BASED APPRAISAL AND CARTOGRAPHIC ANALYSIS

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### 2.1 DOCUMENTARY HISTORY

Extensive studies have been made on the documentary history of Porthleven. The brief assessment of the Porthleven Conservation Area was carried out by CAU in 1998 as part of the Cornwall Industrial Settlements Initiative. The small settlement began to expand from a small fishing village into a port town following the construction of a harbour from 1811 onwards. Although costly and slow to build, this enabled exports of minerals and china clay from mines in the surrounding areas. The harbour was however destroyed by a storm in 1824, and was totally rebuilt. During the construction of the harbour a submerged forest was revealed, with remains of oak and willow beneath 10 feet of sand (Rogers 1818).

The inner harbour was constructed by Messrs Harvey and Co. of Hayle in 1858, permitting more extensive use of the port and further expansion of the town. The construction of the harbour led to the development of a timber yard and shipbuilding yard on ground to the north of the harbour. Documentary evidence for this has been collected by Porthleven online museum, with archives uploaded by members of the public. This includes images and diaries relating to wooden and steel shipbuilding in Porthleven (Porthleven Museum 2015). A book on the history of Porthleven and its harbour has also been produced by Porthleven Museum (Harbour book 2015). Accounts of boat building at Porthleven and photographs are also recorded online in the memories of a Porthleven resident (Helston History: Porthleven Boat Building and Net Making 2007). A watching brief carried out by Cornwall Archaeology in 1998/9 during groundworks for a flood alleviation scheme identified a substantial peat deposit. Paleo-environmental sampling and radiocarbon dating ascertained that the deposit accumulated prior to the Bronze-Age (c2131-1776BC) and developed until mine waste was dumped on the mire surface during the 19<sup>th</sup> century construction of the harbour. The sequence is significant as it is entirely freshwater (Lawson-Jones, A. 1999).

### 2.2 CARTOGRAPHIC SOURCES

The Sithney Tithe Map of 1841 shows the harbour before the development of the inner harbour. The shipbuilding yard is named as 'Porthleven Moor' on the 1842 tithe apportionment and recorded as 'waste' owned by the Harbour Company. The settlement at Porthleven is shown as distinct from Torleven; they have now merged to form the town of Porthleven.



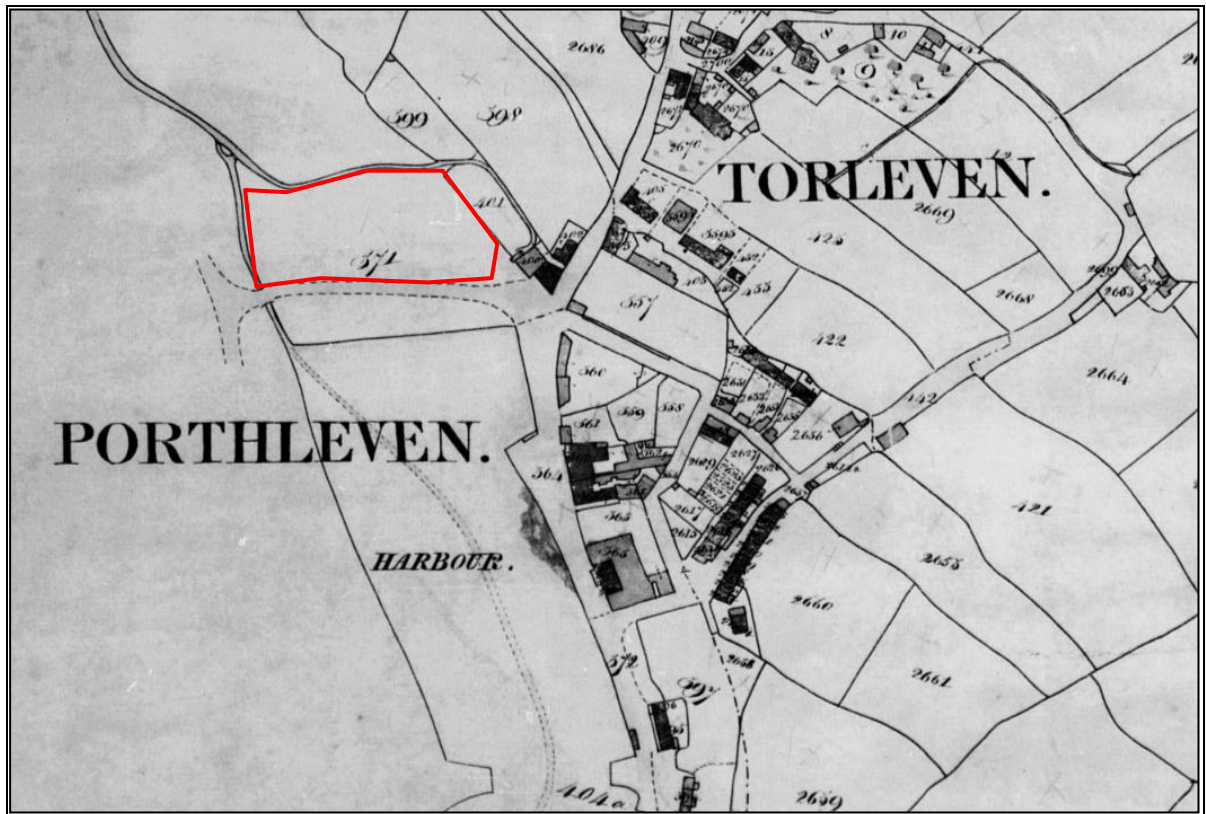


FIGURE 2: EXTRACT OF THE 1841 SITHNEY TITHE MAP (TNA). THE SITE IS INDICATED.

In the mid-19<sup>th</sup> century the site was developed by its owners Messrs Harvey and Co. (who purchased the Harbour Company in 1855) as a timber yard. The Cornwall Record Office (CRO) holds much of the documentary archive for the company and there is a 19<sup>th</sup> century plan (undated, post-1855) of the plots behind (i.e. east of) the timber yard which confirms Messrs Harvey & Co.'s ownership of the timber yard, and that across the river was Mr Kitto's Yard (CRO H/213/85).

Mining was in decline at this time, so Porthleven failed to develop into a more significant or sizeable industrial port, and developed instead into a busy fishing and boat building town.



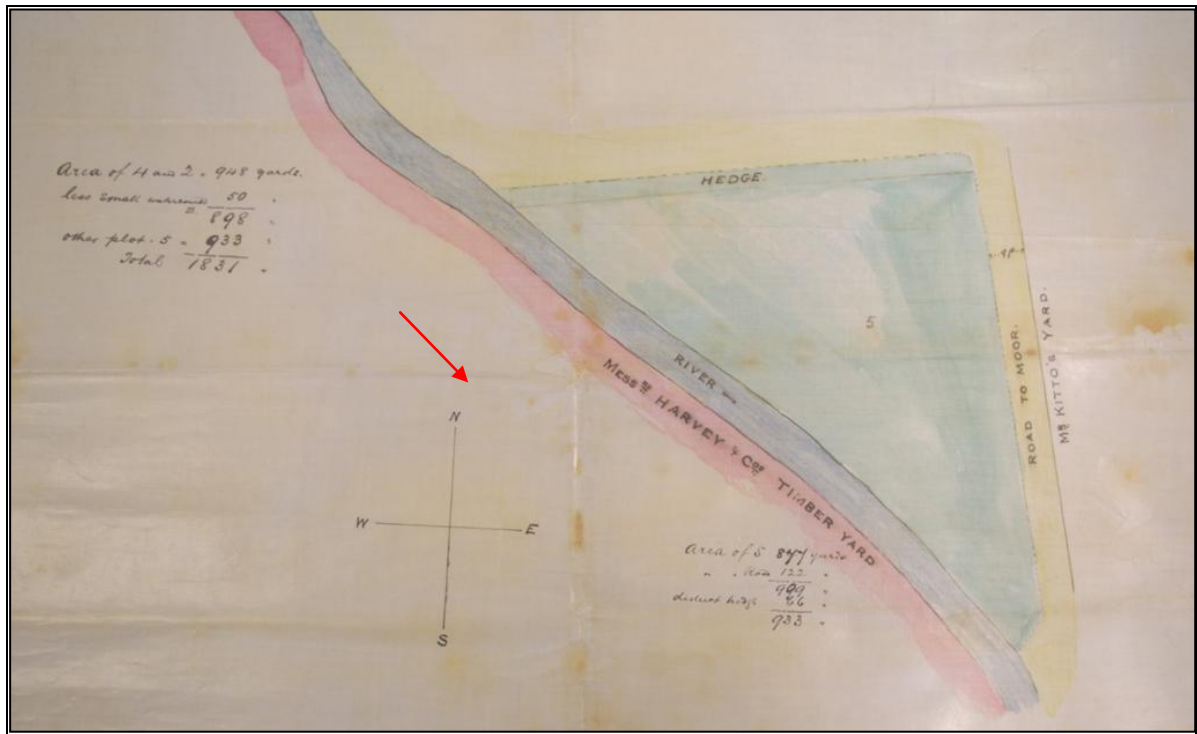


FIGURE 3: EXTRACT FROM A NINETEENTH CENTURY PLAN OF PLOTS BEHIND THE TIMBER YARD (CRO H/213/85/11).

The Ordnance Survey first edition map, surveyed in 1877 and published in 1888, is the first cartographic source which shows the site in any detail. At this time it is labelled as a Timber Yard. Three buildings are depicted on the site, fronting the roads to the west and south. The inner harbour had been constructed by this date and is clearly shown on this map.

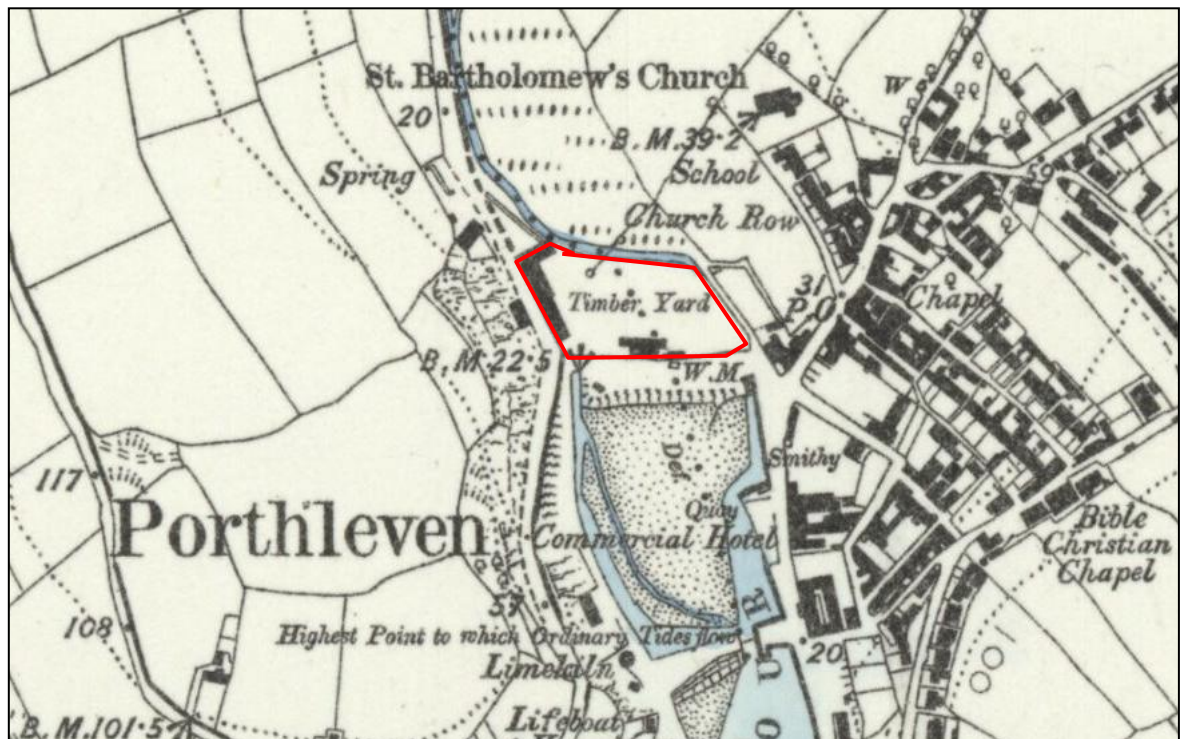


FIGURE 4: EXTRACT FROM THE 1877 OS FIRST EDITION MAP (CRO). THE SITE IS INDICATED.

The second edition Ordnance Survey map shows the continued expansion of Porthleven, with infilling of several areas which were undeveloped on the first edition map and a row of houses and other buildings constructed along the length of the road to the west of the site. The site is still labelled as a Timber Yard, although it has clearly expanded with the enlargement of the existing buildings along the roads to the south and west, and the construction of additional buildings in the centre of the yard and along the eastern boundary. A urinal is also labelled to the north eastern corner of the site. A slipway is marked on this map into the inner harbour from the road to the south of the site. A plot with buildings to the west of the road, in line with the site, is also labelled as a Timber Yard, whether the two are under the same ownership is not known.

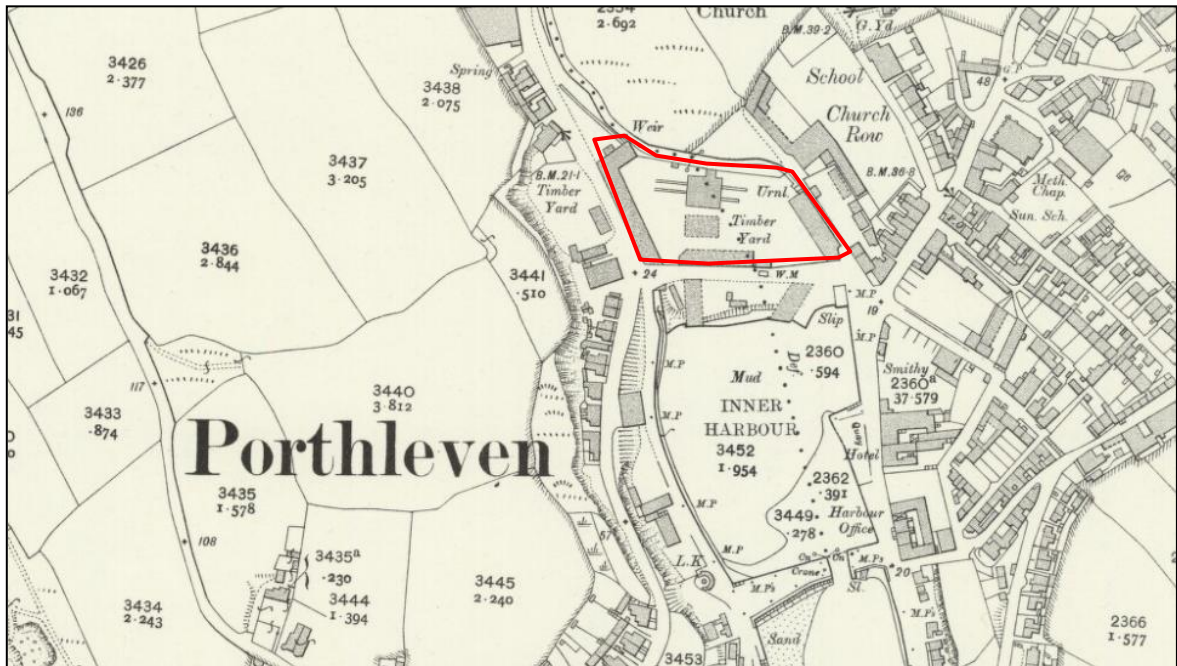


FIGURE 5: EXTRACT FROM THE SECOND EDITION 25 INCH OS MAP, 1906; THE SITE IS INDICATED (CRO).

The 1936 OS Map shows little change around the harbour at Porthleven. The site is still labelled as a Timber Yard and there appear to have been no significant changes to the buildings during this time. The urinal labelled on the 2<sup>nd</sup> edition map is no longer indicated, although a small structure(s) still appears to exist in this location; public lavatories are instead labelled to the south of the site, on the northern boundary of the inner harbour. The Timber Yard to the west of the road on the 2<sup>nd</sup> edition OS map is no longer labelled as such, and the plot which it occupied seems to have been developed as a dwelling with two small outbuildings. The rough ground immediately north of the site has been divided into smaller enclosures, the northern enclosure labelled 'Recreation Ground' and containing a tennis court.



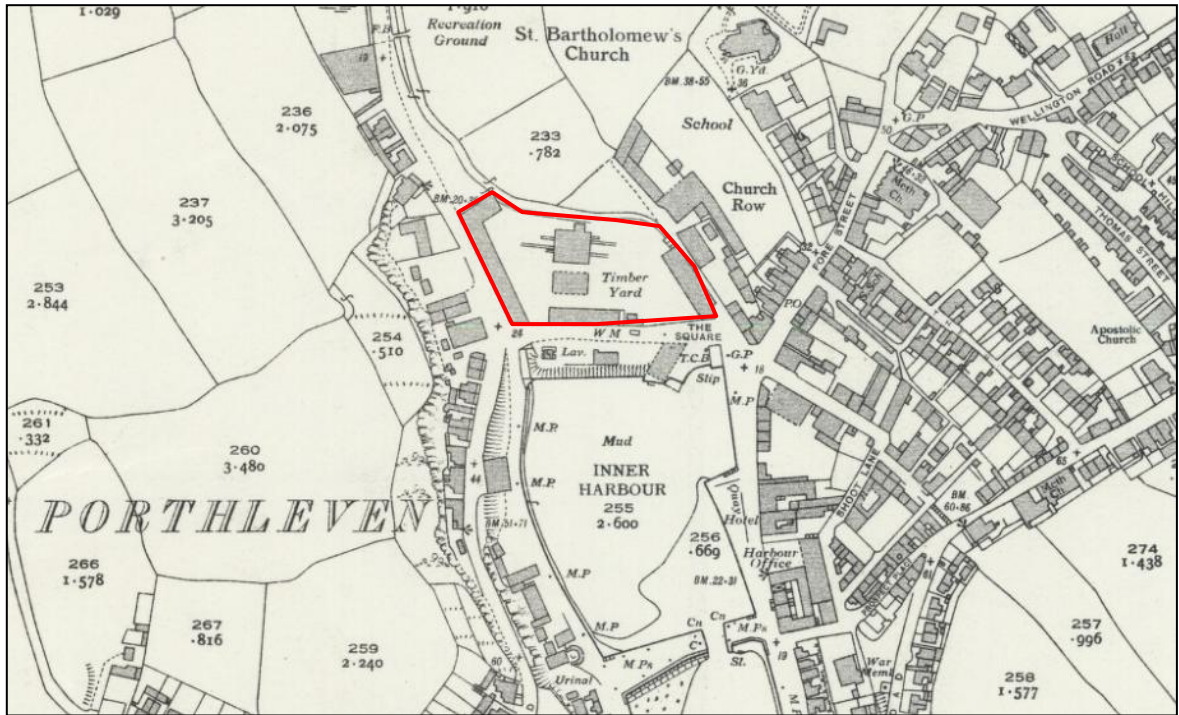


FIGURE 6: EXTRACT FROM THE THIRD EDITION 25 INCH OS MAP, 1936; THE SITE IS INDICATED (CRO).

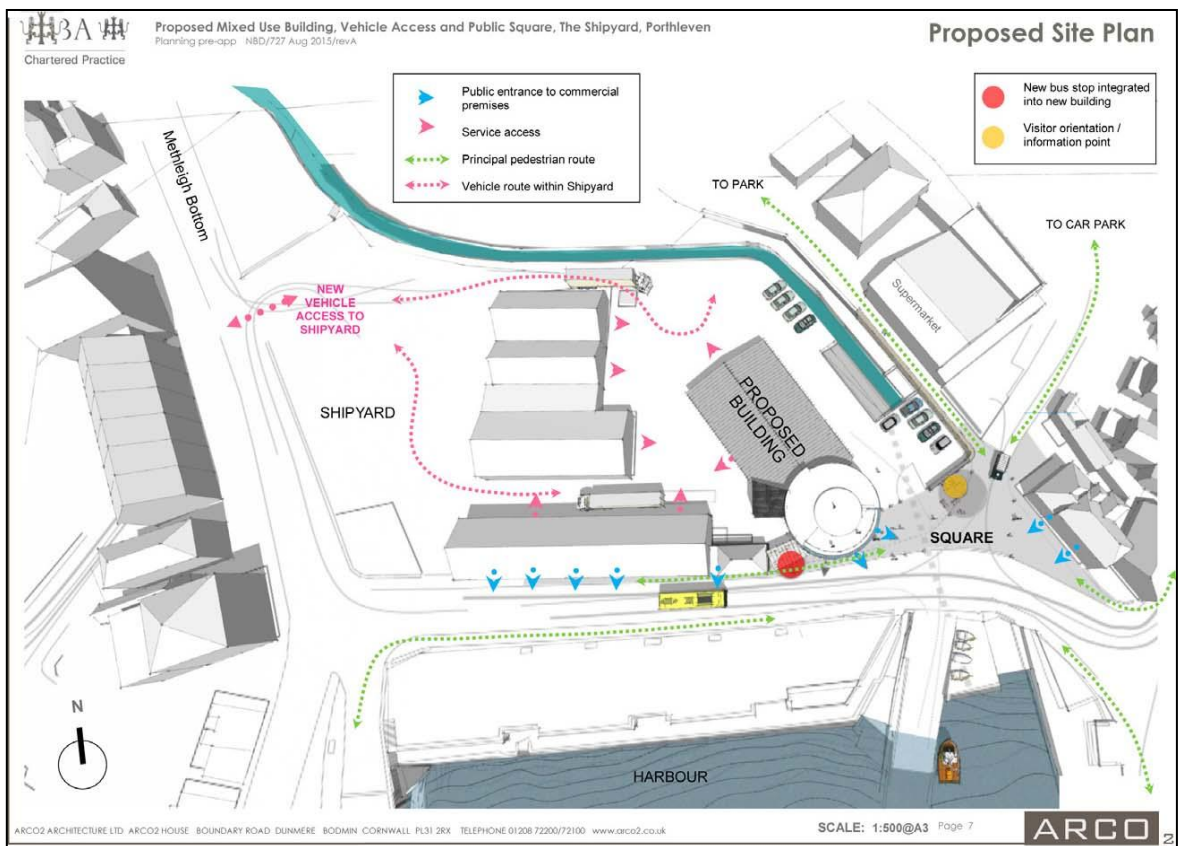


FIGURE 7: PROPOSED SITE PLAN, SUPPLIED BY THE CLIENT.

### 3.0 WALKOVER SURVEY

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The proposed development site was visited on the 29<sup>th</sup> June 2017 and a walkover survey was undertaken. An assessment of the potential visual impact of the development on nearby historic assets was also carried out. Supporting photographs can be found in Appendix 1.

There are two main access points to the site. From the south-east corner there is vehicular access and a car park leading off The Square, where Harbour Road and Fore Street meet the B3304 main road running along the quayside from Methleigh Bottoms. To the south-west, a historic opening in the stone wall is now blocked with gates and railings, providing pedestrian access. The approach to the yard from the south-east is via Fore Street and Harbour Road. It has a strong 19<sup>th</sup> century urbanised character; largely stone built shop buildings, some rendered, many with granite dressings and slate roofs. The approach from the west is of more mixed character, with former industrial buildings now converted to residential or restaurant use along the harbourside.

The south-east, south and west boundaries are stone walls, of possible 19<sup>th</sup> century origin but remodelled/repointed in the 20<sup>th</sup> century in cement with cement coping. To the south these walls are quite low, approx 1.2m, rising on the east side to approx 2-2.5m in height. To the west, the walls again stand approx 1m above the pavement but 2m on the opposite side as the yard has been terraced in. On the south-east corner a wide entrance has been forced in the rubble stone wall, allowing access to the boatyard car park. The north-west corner is bounded by a mature hedge and the north boundary is defined by the river, also lined by hedges, iron railings and heras fencing. The river is culverted under part of the car park to the south-east and runs under the road, leading to the harbour.

The row of buildings along the southern boundary are retail units and restaurants and are not part of the boat yard. They open directly onto the harbourside. This long range is of two storeys, rendered to east, north and south, boarded on the west elevation, with slate roofs.

The yard was viewed from the south-east, south-west and west sides, where clear views from the public road are possible into the site. The boatyard is a large sub-rectangular open area, occupied by several large, relatively modern, metal-framed sheds in the centre. The sheds to the rear are clad in stone on their west elevations. There appear to be low concrete block buildings behind these sheds and to the north-west there are some possible stone ruins or abandoned buildings, small and of single storey height, covered in ivy/foilage. There are no clear surviving structures from the sites previous use as a timber yard, other than possibly within the long row of buildings to the south.

There are open tarmac and concrete yards to east and west ends. The site is overall a fairly level plot, with a gentle slope into the yard from the east and the ground rising more steeply upwards to the west side, where the yard is terraced into the slope.

## 4.0 HISTORIC VISUAL IMPACT ASSESSMENT

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### 4.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is 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.

### 4.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

*Paragraph 128*

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*Paragraph 129*

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.*

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

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

### 4.3 CULTURAL VALUE – DESIGNATED HERITAGE ASSETS

The majority of the most important ('nationally important') heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

#### 4.3.1 LISTED BUILDINGS

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

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

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

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

#### 4.3.2 CONSERVATION AREAS

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

#### 4.3.3 SCHEDULED MONUMENTS

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

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

#### 4.3.4 REGISTERED PARKS AND GARDENS

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

#### 4.3.5 REGISTERED BATTLEFIELDS

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

#### 4.3.6 WORLD HERITAGE SITES

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

#### 4.3.7 VALUE AND IMPORTANCE

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



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

TABLE 1: 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.

#### 4.4 CONCEPTS – CONSERVATION PRINCIPLES

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

##### 4.4.1 EVIDENTIAL VALUE

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

##### 4.4.2 HISTORICAL VALUE

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

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

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

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

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

##### 4.4.3 AESTHETIC VALUE

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

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

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

#### 4.4.4 COMMUNAL VALUE

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

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

#### 4.4.5 AUTHENTICITY

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

#### 4.4.6 INTEGRITY

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

#### 4.4.7 SUMMARY

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in

contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

#### 4.5 SETTING – THE SETTING OF HERITAGE ASSETS

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

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

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

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

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

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

##### 4.5.1 LANDSCAPE CONTEXT

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

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction

can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

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

#### 4.5.2 VIEWS

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

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

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

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

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By

extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

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

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

#### 4.6 METHODOLOGY

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

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

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

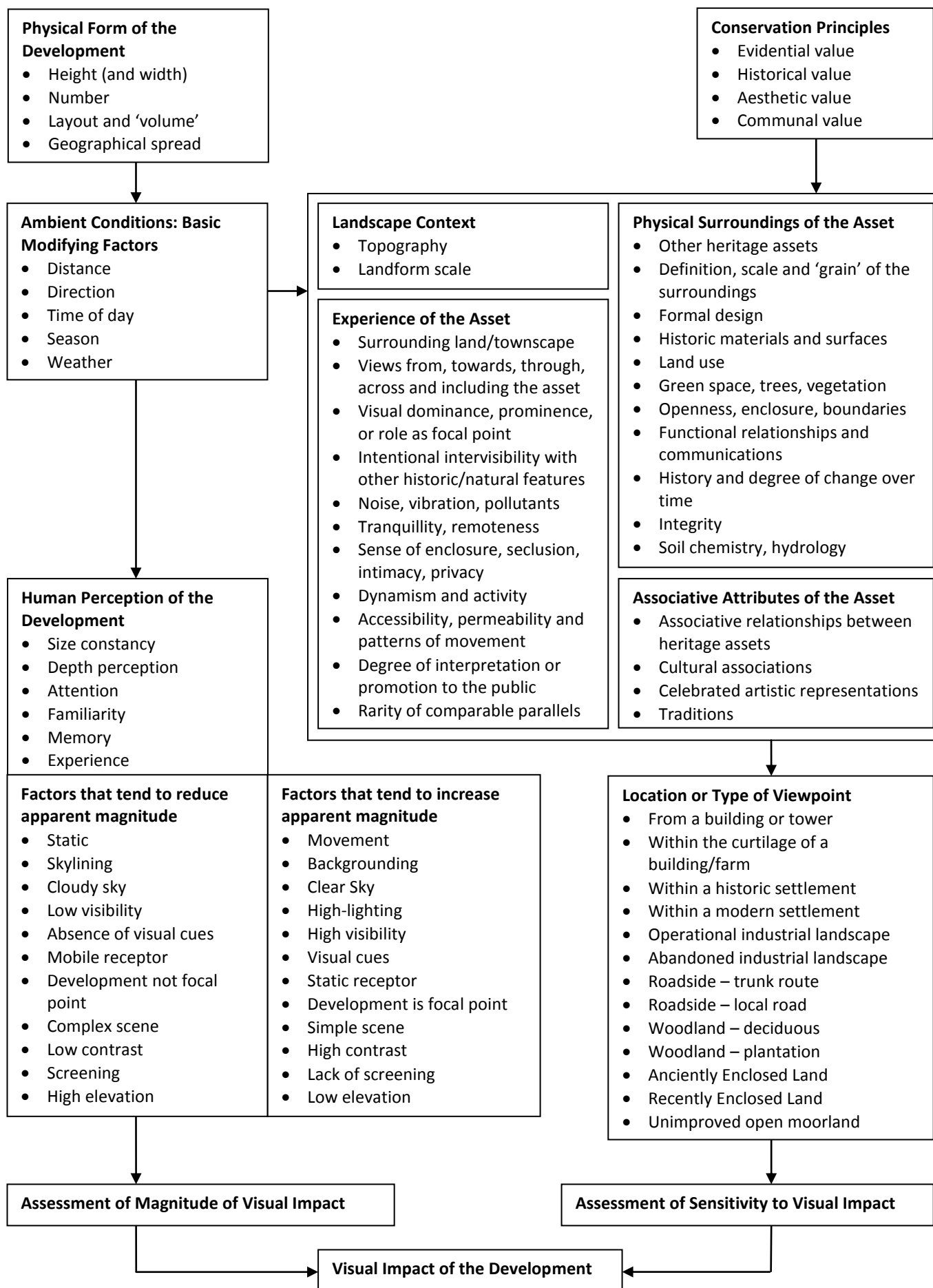


TABLE 2: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).



#### 4.6.1 ASSESSMENT AND LANDSCAPE CONTEXT

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

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

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

#### 4.7 THE STRUCTURE OF ASSESSMENT

The proposed development concerns the construction of an innovation centre for business and light industrial use on area of land forming part of the former Porthleven boat yard. This report is necessitated by the proximity to the Conservation Area of Porthleven and the Grade II\* and Grade II Listed buildings within the vicinity.

The designated assets that have been considered in detail by this assessment are:

- Memorial Lamp to King George V (Grade II Listed)
- K6 Telephone Kiosk to north-east corner of wharf (Grade II Listed)
- China Clay Store (Grade II Listed)
- Warehouse occupied by Porthleven Harbour and Dock Co Ltd (Grade II Listed)
- Lime Kiln (Grade II Listed)
- The Harbour Inn (Grade II Listed)
- Methodist Church, forecourt and railings; (Grade II\*) Chapel Keepers house immediately west of Methodist Church (Grade II Listed)
- The Harbour Walls including east and west wharfs, inner jetties and main pier (Grade II Listed)

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

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.

There are a number of other Listed buildings in the immediate area, but the types of buildings, locations and distance from the proposal site mean that any impacts of the proposals on these have been considered unlikely to be anything greater than negligible.

## 4.8 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.

### 4.8.1 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 3-4), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 3: 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 4: 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 5: 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.

#### 4.9 SENSITIVITY OF CLASS OF MONUMENT OR STRUCTURE

##### 4.9.1 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

It is usually the abandoned and ruined structures, now overgrown and ‘wild’, that are most sensitive to intrusive new visual elements; developments 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 18<sup>th</sup> and 19<sup>th</sup> 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: <b>China Clay Store</b>	
Parish: Porthleven, Breage	Value: Medium
Designation: Grade II	Distance to Development: 100m
<p><i>Summary:</i> Late 19<sup>th</sup> century china clay store, built in 1893. Rectangular in plan and of one tall storey and loft in height, of whitewashed granite rubble, with slate roof and heavy granite dressings. The building is of three cell plan, with large arched openings facing directly onto the quay, with loading hatches above. Possibly built by 'Harveys of Hayle', who also built the harbour.</p>	
<p><i>Conservation Value:</i> Possibly built by 'Harveys of Hayle', who also built the inner harbour, there is a local historical associative value with that famous Cornish firm and the building is also of a pleasingly vernacular aesthetic, belying its historic semi-industrial function.</p>	
<p><i>Authenticity and Integrity:</i> The building has been converted to a fashionable restaurant and has had a full first floor inserted. It is no longer of industrial character and now heavily restored to a pristine level of appearance contrary to its intended function. Its structure however remains largely intact and from the exterior the changes have been minimal to ensure the harbour landscape is retained.</p>	
<p><i>Setting:</i> The harbour is a Conservation Area, protecting its 19<sup>th</sup> century character. The west side of the harbour is more industrial than the east, with the clay store, warehouses, sail lofts and lime kiln all lining the main quay area. These buildings have all been restored and survive in excellent condition. Several have been converted to restaurants to the north of the west quay, however much is still given over to fishing, with a west quay market near the entrance and it is less developed than the rest of the port; authentic in character.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> The largely unchanged 19<sup>th</sup> century character of the harbour provides a cohesive context in which to understand the clay store as a feature in a wholly 19<sup>th</sup> century port settlement, given over to industry and fishing. The 19<sup>th</sup> century was an important boom period in the region, funded on the back of the mining and quarrying, as well as the pilchard industry.</p>	
<p><i>Magnitude of Effect:</i> The proposed developments to the buildings in the boat yard are unlikely to make too much of an impact on the clay store or the northern end of the west quay as it will largely be screened by the existing row of shops and restaurants. Instead, the issue is more likely to be the change in character of the boat yard. At present the yard is a working boat yard; development to shops and offices will bring even more commercial/retail character into the harbour and remove one of the last 'working' areas. This will somewhat complete the conversion of Porthleven from working harbour to pastiche tourist destination, detrimental to a full understanding of the complex development of such a settlement and its importance to the wider region.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Minor change = <b>Negative/minor Impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negative/minor Impact.</b></p>	

<b>Asset Name: Warehouse occupied by Porthleven Harbour and Dock Co Ltd</b>	
Parish: Porthleven, Breage	Value: Medium
Designation: Grade II	Distance to Development: 160m
<p><i>Summary:</i> Early 19<sup>th</sup> century warehouse dating to 1814. Contemporary to the earliest plans for a harbour at Porthleven. The building has painted local rubble stone elevations, of three storeys and long narrow rectangular plan, built into the bank. It has some fine architectural features of classical 19<sup>th</sup> century style, such as openings with segmental arches with keystones, indicative of an effort to build with attention to the appearance as well as function of the building. It has a symmetrical front elevation with loading doors and windows to lofts above the working ground floor and a loft accessed via granite steps to side.</p>	
<p><i>Conservation Value:</i> The building is of the strong local vernacular, with heavy granite dressing and stone walls, of historic industrial character, aesthetically pleasing. Although the interior was not inspected the warehouse holds an element of inherent evidential value.</p>	
<p><i>Authenticity and Integrity:</i> The building appears from the exterior to survive largely complete and is still of historic appearance and industrial character, not yet converted and still apparently used for a harbour related function. A large anchor was mounted outside and several small boats, a boat trailer and some cars were located in front at time of survey.</p>	
<p><i>Setting:</i> The warehouse is set further south on the west quay, where it is still of working character and appearance, with boats and vessels, fishing nets and a boat crane all visible. The tourist pastiche of the eastern quay, which makes this once busy harbour little more than a dormitory settlement for Helston, has not reached this area yet. Whilst the setting is a more appropriate context for us to understand and appreciate the warehouse, the continuation of character makes it more sensitive to further changes in the wider harbours views and setting.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> The setting is little changed with the exception of the addition of car parking spaces along the quay; many small timber boats are still moored in the basin and a boat crane is a key visual feature of the harbour side. This setting allows us to appreciate the busy former working life of Porthleven as a fishing port but most importantly as a harbour serving the various local industries in the region, from the china clay quarries to mining. This surviving setting, less altered than the rest of the port, adds to the significance of the warehouse, making the setting more sensitive to further encroachment and the changes in character seen in the rest of Porthleven.</p>	
<p><i>Magnitude of Effect:</i> The proposed developments to the buildings in the boat yard are unlikely to have much impact on the views of the harbour from west quay as it will be largely blocked by the row of buildings to the south of the site. Instead of visual impact it will be more the change in character of the boat yard which would be an issue for the west quay assets. At present it is a working boat yard, with storage sheds and workshops; a change to further shops and offices will bring a more commercial/retail character into this area, which has always been industrial. This will somewhat complete the conversion of Porthleven from working harbour to tourist destination, detrimental to a full understanding of the complex development of such a settlement. This further affects the warehouse as it stands in one of the last areas within the port which has retained something of its working appearance and if the boatyard is also to be lost then the setting is under further implied threat.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Minor/Moderate change = <b>Negative/minor Impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negative/minor Impact.</b></p>	

<b>Asset Name: Lime Kiln</b>	
Parish: Porthleven, Breage	Value: Medium
Designation: Grade II	Distance to Development: 185m
<i>Summary:</i> Early 19 <sup>th</sup> century semi-circular Lime kiln, built of local rubble stone in 1816, for Archibald Blair. Now limewashed and restored, it is in excellent condition.	
<i>Conservation Value:</i> This is an authentic and vernacular industrial structure of high aesthetic value, of local historical importance to the story of the development and creation of the 19 <sup>th</sup> century harbour at Porthleven and its industrial past. The lime kiln has been heavily restored but it does retain inherent evidential value.	
<i>Authenticity and Integrity:</i> This is an authentic, restored lime kiln, surviving complete, still of historic appearance and retaining its industrial character.	
<i>Setting:</i> The lime kiln stands on the west quay, to its centre and south end, within the area which has retained its working character with workshops, stacked boats and kayaks, boat cranes and fishing nets and traps. A fairly large fishing trawler is visible in a small fenced yard immediately adjacent. Most views towards the harbour include the early 19 <sup>th</sup> century stone warehouse and much later smaller 19 <sup>th</sup> century warehouse beyond.	
<i>Contribution of Setting to the Significance of the Asset:</i> The setting is little changed, with the exception of the addition of car parking spaces along the quay. Many small timber boats are still moored in the harbour and a boat crane is a key visual feature of the harbourside. This setting allows us to appreciate the busy former working life of Porthleven as a fishing port but most importantly as a harbour serving the various local industries in the region, from the china clay quarries to the lime quarrying industry. This surviving setting, less altered than the rest of the port adds to the significance of the limekiln, making the setting more sensitive to further encroachment and changes in character seen in the rest of Porthleven.	
<i>Magnitude of Effect:</i> At this distance any proposed developments to the buildings will be completely screened by the row of shops and restaurants on the south boundary of the boat yard. Instead of visual impact it will be further consolidation of change in character due to the loss of the boat yard which may affect the lime kiln, particularly as an exclusively industrial 'working' building. At present the site is a working boat yard, with storage sheds and workshops, a change to further shops and offices will bring a more commercial/retail character into this area, which has always been industrial or connected to the harbour. This will move to complete the conversion of Porthleven from working harbour to tourist destination. This directly affects the lime kiln as it stands in one of the last areas within the port which has retained something of its working appearance and if the boatyard is also to be lost then the setting is under further implied threat, the surviving historic assets left detached from their setting and disconnected from their surroundings in a settlement which no longer accurately reflects its complex development or intended character.	
<i>Magnitude of Impact:</i> Medium value asset and minor/moderate change = <b>Negative/minor impact.</b>	
<i>Overall Impact Assessment:</i> <b>Negative/minor impact.</b>	



<b>Asset Name: Harbour Walls including east and west wharves, inner jetties and main pier</b>	
Parish: Porthleven, Sithney	Value: Medium
Designation: Grade II	Distance to Development: 40m
<p><i>Summary:</i> Harbour walls and steps 1811-1825. Extended 1855-1858. For Harvey's of Hayle. Some rubble walls but mostly built of large granite blocks with large granite copings, some with original iron cramps, others rusted away or replaced with stainless steel cramps; several large granite bollards. Plan: inner and outer harbours with retaining slots and hoisting derrick of former barrier to protect inner harbour. Several flights of granite steps and 1 slipway.</p>	
<p><i>Conservation Value:</i> This is an authentic vernacular industrial structure of high aesthetic value and of local historical importance to the story of the development and creation of the 19<sup>th</sup> century harbour at Porthleven and its maritime industrial past. The harbour walls maintain an evidential as well as communal value.</p>	
<p><i>Authenticity and Integrity:</i> This is a complete 19<sup>th</sup> century harbour, of historic appearance and retaining its functional industrial character.</p>	
<p><i>Setting:</i> The harbour walls and associated elements form the main component of Porthleven Harbour, around which the town is built. As such they are the focal point of much of the lower town. Although its working role has declined in the twentieth century, the harbour still continues to function as both a working port and a reminder of the maritime heritage of this Cornish coastal town.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> The setting is little changed with the exception of the addition of car parking spaces along the quay. The harbour continues to function as a fishing port, although with the addition of retail and food outlets appealing to the tourist market. The setting allows us to appreciate the busy former working life of Porthleven as a fishing port but most importantly as a harbour serving the various local industries in the region. This surviving setting, less altered than the rest of the port adds to the significance of the harbour walls and wharfs, making it more sensitive to further encroachment and changes in character seen in the rest of Porthleven.</p>	
<p><i>Magnitude of Effect:</i> The proposed development is located in close proximity to the northern harbour walls and will be visible from the west and east wharfs. Some visual impact is therefore likely however other buildings will provide a level of screening from some angles. Further consolidation of change in character due to the loss of the boat yard is also likely to impact upon the harbour walls and wharfs. At present the site is a working boat yard, with storage sheds and workshops, a change to further shops and offices will bring a more commercial/retail character into this area, which has always been industrial or connected to the harbour. This will further the conversion of Porthleven from working harbour to tourist destination.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset and minor/moderate change = <b>Negative/minor impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negative/minor impact.</b></p>	

#### 4.9.2 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

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

impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

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

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

Asset Name: <b>The Harbour Inn</b>	
Parish: Porthleven, Sithney	Value: Medium
Designation: Grade II	Distance to Development: 120m
<p><i>Summary:</i> Early 19<sup>th</sup> century Public house, a key part of the early development of the small fishing village into a busy industrial commercial harbour. The building is of granite ashlar and granite dressings, with a long presentation elevation facing the harbourside. It has sash windows and several surviving doorways with fanlights and panelled casements. The fine 19<sup>th</sup> century character interior partly survives within the public bars and is much restored, possibly with reintroduced elements.</p>	
<p><i>Conservation Value:</i> This was the grand, purpose-built inn serving the harbour, built to be impressive and aesthetically pleasing, with a somewhat institutionally grand character to its front elevation. Still a working public house and inn, it has immense communal value for the occupants of the settlement and many returning visitors.</p>	
<p><i>Authenticity and Integrity:</i> The pub has a restaurant and inn rooms, and retains its historic appearance and strongly 19<sup>th</sup> century character. It has been heavily restored and refurbished fairly recently, giving it a somewhat pristine appearance and raising its status from working harbourside inn to fashionable venue.</p>	
<p><i>Setting:</i> The pub is the dominant building on the long narrow eastern quay, framed by the harbourside; now of more marina character here than working fishing port. The setting is already of mixed appearance, with low former workshops converted to gift shops and warehouse style modern flats to the south; small 19<sup>th</sup> century cottages framing wider views further down the quay.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> Enough of the 19<sup>th</sup> century character and exterior appearance of shops and houses has been retained on the east quay to provide the Harbour Inn with an appropriate context but the general aggrandisement, tourist conversions and restorations of many of these buildings has reduced any surviving working character.</p>	
<p><i>Magnitude of Effect:</i> The pub will have a long distance but direct view into the boat yard and its proposed developments, but visual impact is likely to be minimal. The change in character, status and the 'reading' of the port as a working fishing and industrial harbour has been all but lost already on the eastern quay and a further development is unlikely to make much further impact on the already altered areas.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Negligible change = <b>Negligible impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negligible Impact.</b></p>	

<b>Asset Name: K6 telephone kiosk to north-east corner of wharf</b>	
Parish: Porthleven, Sithney	Value: Medium
Designation: Grade II	Distance to Development: 40m
<i>Summary:</i> Type K6, Telephone kiosk. Cast-iron, square in plan, glazed with domed top, painted typical red colour. Designed by Sir Giles Gilbert Scott and made by the Lion Foundry.	
<i>Conservation Value:</i> Powerful aesthetic value as an iconic structure; of national recognition and of historical value as part of the development of the modern communication telephone systems. Could also be considered as of communal value, serving the active Porthleven settlement.	
<i>Authenticity and Integrity:</i> The kiosk is still in use and little altered, with high authenticity and integrity.	
<i>Setting:</i> The kiosk stands right on the edge of the harbour above the granite walls of the basin, between two large slipways, in an open and exposed setting, maximising its visibility within the harbour views. It was intentionally placed in this visually prominent position in order to fulfil its community function as a public telephone service. Across the road is the bus stop and the open walled section of the boat yards.	
<i>Contribution of Setting to the Significance of the Asset:</i> The asset stands on the harbourside in an open and visually arresting setting, key to its valuable community function. It contributes to the historic 20 <sup>th</sup> century character of the overall harbour views.	
<i>Magnitude of Effect:</i> The proposed development of the buildings in the boat yard is unlikely to have much of an impact on the harbour views. Visual impacts are all that could really affect the asset, as a historic 20 <sup>th</sup> century communications feature it relies on remaining visually prominent in the landscape but is otherwise little affected by subtle changes in its setting or minor modernisations. Somewhat redundant in modern life, the kiosk is retained more for its visual contribution to the overall harbour and therefore developments and a change in character in the boatyard will not affect its significance as an iconic British structure.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible to minor change = <b>Negligible impact.</b>	
<i>Overall Impact Assessment:</i> <b>Negligible Impact.</b>	

<b>Asset Name: Memorial lamp to King George V</b>	
Parish: Porthleven, Sithney	Value: Medium
Designation: Grade II	Distance to Development: 40m
<i>Summary:</i> Edwardian moulded cast-iron memorial lamp dated to 1911, with an inscribed base, set on a dressed granite shaft. Dedicated to the Coronation of King George V. Bronze lantern.	
<i>Conservation Value:</i> Highly decorative early 20 <sup>th</sup> century commemorative urban monument, in the form of a lamp. It is of high aesthetic value and historic associative value for its dedication to George V.	
<i>Authenticity and Integrity:</i> The lamp is complete and unchanged, retaining its intended function, as a lamp and memorial. It is in a location key to its function and of high authenticity and integrity.	
<i>Setting:</i> The setting is largely unchanged, still of primarily 19 <sup>th</sup> century character, a mix of urban retail and industrial/harbour. Small modernisations have taken place, such as the tarmacing of pavements, other more modern street lamps, rubbish bins, road signs and a bus shelter etc. These sit against historic buildings constructed of local stone with granite dressings, such as the former warehouse, now occupied by Kota restaurant.	
<i>Contribution of Setting to the Significance of the Asset:</i> The modern roadscape elements are not as intrusive as expected; the lamp stands on the edge of a surviving section of granite harbourside surrounded by walls and gravelled areas with benches, open to the water and a slipway.	
<i>Magnitude of Effect:</i> The proposed development is unlikely to have much of an impact on the harbour views. Visual impacts are all that could really affect the asset as it is already a somewhat passive feature within the background 19 <sup>th</sup> century character of the port.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible change = <b>Negligible impact.</b>	
<i>Overall Impact Assessment:</i> <b>Negligible impact.</b>	

Asset Name: <b>Porthleven Conservation Area</b>	
Parish: Porthleven	Value: Medium
Designation: Various	Distance to Development: -
<p><i>Summary:</i> Porthleven is a port which developed in the 19<sup>th</sup> century in response to the needs of the Cornish mining industry as well as fishing and boat building. It has three distinct character areas: the harbour, the 19<sup>th</sup> century settlement and the clifftop 'seaside' settlement. It has good surviving historic buildings, especially around the harbour and the buildings are predominantly two storeys in height, of stone with granite details and slate roofs. Some houses have attractive glazed porches.</p>	
<p><i>Conservation Value:</i> The majority of Porthleven's surviving historic buildings date from the second half of the nineteenth century, reflecting the economic growth following the construction of the harbour. The number of buildings in the town which date to this period and are in good condition, along with the character of the harbour, contribute towards the conservation value and special character of the Porthleven Conservation Area.</p>	
<p><i>Authenticity and Integrity:</i> Despite conversion and restoration works, the majority of the historic buildings in Porthleven retain their identity and, where changed, their former functions can be readily identified.</p>	
<p><i>Setting:</i> The setting is largely unchanged, still of primarily 19<sup>th</sup> century character. The harbour is a mix of urban retail and industrial/harbour. Small modernisations have taken place, such as the tarmacing of pavements, other more modern street lamps, rubbish bins, road signs and a bus shelter etc. These sit against historic buildings constructed of local stone with granite dressings, such as the former warehouse, now occupied by Kota restaurant.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> The distinctive areas of Porthleven, with the settlement wrapping around the harbour, the town sat in a 'bowl' in the landscape, reinforcing that the harbour is the focal point. The cohesive 19<sup>th</sup> century character and uniform nature of the building height contribute to the historic feel of the town, allowing its story to be easily read.</p>	
<p><i>Magnitude of Effect:</i> The proposed development is unlikely to have much of an impact on the harbour views, but will have an impact on the character of the immediate area, changing it from industrial to commercial.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Minor change = <b>Slight impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negligible to negative/minor impact.</b></p>	

#### 4.9.3 NON-CONFORMIST CHAPELS

##### *Non-Conformist places of worship, current and former*

Non-Conformist chapels are relatively common and tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19<sup>th</sup> century, and adjudged significant more for their religious and social associations than necessarily any individual architectural merit. They can be found in isolated locations, but are more often encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement.

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

Nonconformist chapels are typically 18<sup>th</sup> century or later in date, and some retain interior period fittings (evidential). Some of the better preserved or disused examples are representative of the particularly ethos of the group in question, and buildings may be linked to the original preachers (e.g. John Wesley) (historical value). Congruent with the ethos of the various movements, the buildings are usually adapted from existing structures (early) or bespoke (later), and similar in overall character to Anglican structures of the same period (aesthetic value). They often have strong communal value, where they survive as places of worship (communal value).

<b>Asset Name: Methodist Church, forecourt and railings; Chapel-keeper's house immediately west of Methodist Church</b>	
Parish: Porthleven, Sithney	Value: High
Designation: Grade II* church; Grade II house	Distance to Development: 130m
<p><i>Summary:</i> Nonconformist Wesleyan chapel, of austere and dominant Gothic revival style, with 1883 date stone. Built of dark grey slatestone rubble with granite dressings; decorative tile roof of asbestos slate. Rectangular aisle-less plan with gallery on 4 sides; pair of entrances and staircases at the west end; organ loft projection at the east end. Tall single-storey elevations with side windows shared by galleries. NW entrance presentation front to street is of three bays width, the central bay wider, flanked by weathered buttresses surmounted by open bellcotes with pinnacles; end buttresses to octagonal pseudo bellcotes with pinnacles and finials. Central bay has a gable ventilator over large 5-light traceried window with pointed lights and central rose; coloured leaded glass; sill string. Ground floor has pair of gabled doorways flanking a central buttress; stepped trefoil-headed overlights and original panelled doors. Large surviving auditorium of 19<sup>th</sup> century gothic character, with largely surviving pitch pine pews, moulded ceiling and some fine decorative elements.</p> <p>Chapel-keeper's house to Methodist Church dated 1883. The house is of Gothic revival style, typically visually arresting, of austere form. It consists of two storeys, with dramatic gabled dormer and buttressed porch with historic door and fanlight. The house is built of slatestone rubble with granite dressings, mullioned windows; buttresses end corbels and dormer copings. It has a grouted slate roof with projecting verges, pierced barge boards and chamfered collars; crested clay ridge tiles. The cottage is of high value group significance with the adjacent church.</p>	
<p><i>Conservation Value:</i> The aesthetically imposing church dominates the Fore Street. It is a fine surviving example of institutional Gothic revival, with a specific vernacular slatestone/granite appearance. It is a working church, with an active community and is of communal value to the settlement.</p>	
<p><i>Authenticity and Integrity:</i> The church is little altered, surviving with a largely complete 19<sup>th</sup> century interior, of high integrity and still of historic appearance and character. It is highly authentic as it is still a working church serving the community.</p>	
<p><i>Setting:</i> The church sits at the top (east) of Fore Street on the crest of the slope, a visually and physically dominant position within the settlement. The street is of 19<sup>th</sup> century character and appearance with rendered or granite fronted houses and Victorian shop fronts.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> The church sits on the main residential and shopping street in the settlement, at the heart of the community and is visually dominant in its location, emphasising the 19<sup>th</sup> century valuing of religion as a key part of everyday life. The surviving 19<sup>th</sup> century character of the street, which is little affected, despite some modern street signs and lamps, provides a cohesive context in which to understand the main phase of development of the town and the chronological place the church plays in that development.</p>	
<p><i>Magnitude of Effect:</i> From street level and the small church house next door the setting and views of the church will be unaffected as the narrow street and tall building enclose the views, focusing them down directly west into the harbour. From higher up the slope, when looking down into the town, the Methodist church, with its finials and buttresses is one of the most, if not most dominant architectural features and is currently viewed with the boatyard in the background, at least from the east, south-east and north. From the west it is viewed over the boatyard. This allows an interpretation of the important harbour function of the settlement which allowed it to grow and to require such a big church. With the loss of the boatyard and a change in character at the quayside, the overall character of the settlement may be altered.</p>	
<p><i>Magnitude of Impact:</i> High value asset + minor change = <b>Negative/minor Impact.</b></p>	
<p><i>Overall Impact Assessment:</i> <b>Negative/minor impact.</b></p>	

TABLE 6: SUMMARY OF IMPACTS.

Asset	Type	Value	Magnitude of Impact	Assessment	Overall Assessment
China Clay Store	GII	Medium	Minor	Negative/Minor	Negative/minor
Warehouse occ. By Porthleven Harbour & Dock Co. Ltd.	GII	Medium	Minor to Moderate	Negative/Minor	Negative/Minor
Lime Kiln	GII	Medium	Minor to Moderate	Negative/Minor	Negative/Minor
Harbour walls inc. East & west wharves, inner jetties & main pier	GII	Medium	Minor to Moderate	Negative/Minor	Negative/Minor
The Harbour Inn	GII	Medium	Negligible	Negligible	Negligible
K6 Telephone Kiosk to NE corner of wharf	GII	Medium	Negligible to Minor	Negligible	Negligible
Memorial Lamp to King George V	GII	Medium	Negligible	Negligible	Negligible
Porthleven Conservation Area	GII	Medium	Minor	Slight	Negligible to Negative/Minor
Methodist Church, forecourt & railings	GII*	High	Minor	Negative/Minor	Negative/Minor
Chapel-keepers house imm. W of Methodist Church	GII				

#### 4.10 SETTING ASSESSMENT

The immediate setting of the site is the boatyard itself, an open walled space of concrete and tarmac; the setting of a heritage asset is not static and is subject to change through time, the boat yard having been a timber yard in its earliest configuration. To the east of the boatyard are warehouses, a mix of stone or timber clad buildings, one of 20<sup>th</sup> century appearance containing a supermarket. To the west is the road, and other stone warehouses, converted to dwellings stand against the slope of the hillside beyond.

The wider setting and approach to the site is of mid to late 19th century buildings, many of which are still busy shops and cafes. Many of these buildings have granite fronts, or dressings, rendered, many with elaborate timber Victorian shop fronts. Other buildings include former warehouses which have been converted into holiday residences, or restaurants, such as the Kota restaurant. A feature of the immediate setting is the rendered row of buildings to the south of the yard, backing directly onto it, of modern appearance but probably of 19<sup>th</sup> century origin, now containing shops and restaurants. However, the defining characteristic of the setting is based around Porthleven's functionality; the heavy granite built 19<sup>th</sup> century harbour; its walls, slipways and pier enclosing the large harbour. The port settlement is more inwardly focused on the harbour at its core, rather than views of the surrounding landscape.

As part of this larger harbour structure, some elements of the former timber yard survive; stone rubble walls, now reduced and capped with concrete, but surviving to full height to the east and partly to the west, with a granite-framed gateway in the wall to the south-west corner. The closest designated heritage assets on the harbourside are the Grade II Listed memorial lamp and K6 telephone kiosk. Others with direct views relating to key roles in the 19<sup>th</sup> century function of the harbour and therefore comparable to the former timber yard are the Harbour Inn (GII), the Clay Store (GII), Warehouse (GII) and Lime Kiln. These lie on the east and west quays, with long views back to the former timber yard sat at the apex of the harbour, in an important and purposeful setting. Wider afield there are further 19<sup>th</sup> century houses and cottages which are also Listed, as well as a few smaller chapels, however there are many buildings which are not Listed, but are worthy of consideration as undesignated assets, such as the streetscape of Fore Street which is delightfully cohesive and strongly 19<sup>th</sup> century in character. In this consideration of undesignated buildings we must look again at the rubble stone warehouse occupied now by Kota restaurant which lies immediately east, south-east of the boatyard with direct views; this building and its setting could be altered or affected by developments in the boatyard, as, although



converted, it is a direct link to the more obviously industrial buildings on the west quay, when the harbour was a functioning commercial port.

The only high value asset of any proximity is the grandiose Methodist Church (GII\*) on Fore Street. The town itself has a limited landscape presence, tucked down into the cove. In views from the west, south-west and south-east or north where the ground is higher, the largely cohesive nature of the town is very apparent, with largely two storey shops and houses, with slate roofs and the occasional three storey warehouse building rising higher. The only exception in the views is the Methodist Church and as such, despite its enclosed street setting, it is still considered for impact in the case of the boat yard development. Within these wider views the boat yard and surrounding areas are geographically and visually lower, allowing wider and longer views into the harbour. If any development raised or altered rooflines in the area of the boatyard the long views to the harbour would be screened; the lower areas would not therefore draw the eye to the east and west quays.

The overall impact of the proposed development of the boatyard, on the setting of the settlement of Porthleven is in the expected change in character, from marine working area to a more commercial and retail zone. The obscuring of the settlements industrial heritage by pastiche is negative to the interpretation of its heritage assets, history and economic place within the region. The impact on 'setting' through character change is likely to be negative/minor, although this can be mitigated through the careful design of any proposals, bringing in vernacular features and maintaining the open elements of the yards, as well as the retention and possible restoration of the boundary walls. It is important that any development of the boatyard site should seek to enhance and preserve existing historic features or character, specifically those key elements which reflect the distinct uses of the site, timber yard and boatyard, but related to the fishing industry and industrial/commercial trade of the harbour.

The archaeological potential of the site is likely to be low, due to extensive 20<sup>th</sup> century works which have taken place in the immediate setting and wider area, as well as the substantial modern buildings which already occupy the site. However there is potential for scattered survival of historic yard surfaces, as well as some of the smaller buildings noted on historic mapping, not lying within the footprint of the new structures. There is also potential of further recording or investigation into the ruins and small abandoned buildings which occupy the north-west corner. The paleo-environmental potential of the site is however very high as peat deposits which date from the Bronze Age or earlier have been exposed and sampled to the immediate south and east of the site.

## 5.0 CONCLUSION

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The proposed development would take place on the site of a former timber yard, then fishing boat store and workshops, within the historic core of the 19<sup>th</sup> century industrial port of Porthleven. The site itself is situated off the main harbour, and is largely comprised of two expansive concrete and tarmac yards, with modern metal framed sheds to the centre and a row of shops to the south.

The site is located within the Conservation Area of Porthleven, which includes numerous Grade II and a few Grade II\* Listed buildings. Most of the individual designated heritage assets within the settlement are also located within the town in such positions as screening along narrow streets will be expected to minimise any impact of a proposed development, despite fairly close proximity. However the development of the boat yard site, one of the few surviving 'working' areas of the harbour, will have a wider and more inherently negative, although minor effect on the character of the harbour and its surrounding settlement.

The impact of the development on the buried archaeological resource would be permanent/irreversible, although the chance of encountering any significant archaeological deposits is considered to be slight. The paleo-environmental potential of the site is however very high as peat deposits which date from the Bronze Age or earlier have been exposed and sampled to the immediate south and east of the site. Depending on the proposed foundation strategy it is recommended that a strategy of archaeological monitoring and paleo-environmental sampling may be required.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS



View along west quay in Porthleven, showing the lime kiln, warehouse and clay store; from the south, south-east.



View from the projecting pier on the west quay back across the inner harbour basin to the boat yard site, showing the screening from the existing long row of shops and restaurants; from the south, south-west.





View from the same pier area on west quay back across to the east quay and most notably Harbour Inn and its setting, also showing the tall Methodist Church rising above the roof line of the town; from the south-west



The lamppost and K6 telephone kiosk, seen framed by the background of the boatyard site; from the south-east.



View along the main harbour, showing the existing row of buildings blocking/screening views into the harbour from the boat yard, but also showing the strong visual presence of the boat yard sheds, currently within the harbour; from the east, south-east.



The Methodist church in Porthleven, with small church house to the west side, within the railed forecourt on Fore Street; from the west, north-west.





View down Fore Street, showing its 19<sup>th</sup> century shop fronts and views in to the harbour; from the west.



Roof top views across the harbour and boat yard, from Church Row; from the west.



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