

# THE OLD COALYARD DUPORTH ROAD CHARLESTOWN CORNWALL

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



South West Archaeology Ltd. report no. 170521



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# The Old Coalyard, Duporth Road, Charlestown, Cornwall

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

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By S. Walls & N. Boyd  
Report Version: FINAL  
21<sup>st</sup> May 2017

Work undertaken by SWARCH for Ivan Tomlin  
of Planning for Results Ltd.

### SUMMARY

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*This report presents the results of a desk-based appraisal and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. At The Old Coalyard, Duporth Road, Charlestown, St. Austell, Cornwall, as part of the pre-planning submission for a proposed residential development.*

*The proposed site lies within the World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II\* and Grade II Listed buildings. The site is comprised of two distinct components; to the south is an area of overgrown gardens formerly associated with terraced workers cottages located on the other (south) side of Duporth Road; to the north is a largely still open, although truncated and patchy former ore floor.*

*The sites location off the main street and within the settlement means that that there will be no significant impact upon the setting of the World Heritage Site.*

*Most of the individual designated heritage assets within the settlement (two Grade II\*, fifteen 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 twelve of these assets (**negligible** or **negative/minor**), primarily due to proximity and appearing within views from or of these assets.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**, although this can be further offset through restoration of historic fabric/structures within the bounds of the site. The impact of the development on the buried archaeological resource would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is slight.*



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## CONTENTS

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<i>SUMMARY</i>	2
CONTENTS	3
LIST OF FIGURES	4
LIST OF TABLES	4
LIST OF APPENDICES	4
ACKNOWLEDGEMENTS	4
PROJECT CREDITS	4
1.0 Introduction	5
1.1 Project Background	5
1.2 Topographical and Geological Background	5
1.3 Historical Background	5
1.4 Archaeological Background	5
1.5 Methodology	6
2.0 Desk-Based Appraisal and Cartographic Analysis	7
2.1 Documentary History	7
2.2 The Old Coalyard	7
2.3 Cartographic sources	8
3.0 Walkover Survey	12
4.0 Historic Visual Impact Assessment	14
4.1 Heritage Impact Assessment - Overview	14
4.2 National Policy	14
4.3 Cultural Value – Designated Heritage Assets	15
4.4 Concepts – Conservation Principles	18
4.5 Setting – The Setting of Heritage Assets	20
4.6 Methodology	22
4.7 The Structure of Assessment	24
4.8 Type and Scale of Impact	25
4.9 Sensitivity of Class of Monument or Structure	28
4.10 The Former Coalyards Setting Assessment	36
5.0 Recommendations	38
6.0 Conclusion	39
7.0 Bibliography & References	40

## LIST OF FIGURES

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*COVER PLATE: THE OVERGROWN GARDENS THAT FORM THE SOUTHERN PART OF THE SITE, VIEWED FROM THE SOUTH-SOUTH-WEST.*

FIGURE 1: SITE LOCATION.	6
FIGURE 2: EXTRACT OF THE 1825 ESTATE MAP BY RICHARD THOMAS.	8
FIGURE 3: EXTRACT FROM THE 1842 ST. AUSTELL TITHE MAP.	9
FIGURE 4: EXTRACT FROM THE FIRST EDITION 25 INCH OS MAP, 1882.	10
FIGURE 5: EXTRACT FROM THE SECOND EDITION 6 INCH OS MAP, 1908.	10
FIGURE 6: EXTRACT FROM THE OS 1937 MAP.	11
Figure 7: View of the roofscape of Charlestown.	36

## LIST OF TABLES

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TABLE 1: EXTRACT FROM THE 1839 ST. AUSTELL TITHE APPORTIONMENT (CRO).	9
TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE.	17
TABLE 3: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT.	23
TABLE 4: MAGNITUDE OF IMPACT.	26
TABLE 5: SIGNIFICANCE OF EFFECTS MATRIX.	27
TABLE 6: SCALE OF IMPACT.	27

## LIST OF APPENDICES

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APPENDIX 1: SUPPORTING PHOTOGRAPHS	41
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## ACKNOWLEDGEMENTS

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IVAN TOMLIN, PLANNING FOR RESULTS LTD.  
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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**LOCATION:** THE OLD COALYARD, DUPORTH ROAD, CHARLESTOWN  
**PARISH:** ST. AUSTELL  
**COUNTY:** CORNWALL  
**NGR:** CENTRED ON SX 03700 51779  
**SWARCH REF:** ACC17

### 1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on The Old Coalyard, Duporth Road, Charlestown, St. Austell, Cornwall (Figure 1). The work was commissioned by Ivan Tomlin of Planning for Results Ltd. in order to establish the historic background for the site and assess the potential impact of a proposed housing development.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a roughly rectangular area which includes a historic ore floor and is the site of a former coalyard. The site lies approximately 300m to the north of the harbour and west of Charlestown Road at approximately 25m AOD. The soils of this area are the well drained fine loamy soils over slate and slate rubble of the Denbigh 2 Association (SSEW 1983), which overlie the slate, siltstone and sandstone of the Meadfoot Group (BGS 2016).

### 1.3 HISTORICAL BACKGROUND

The site is located within the parish of St. Austell, in the deanery and eastern division of the hundred of Powder, approximately 2km south-east of the parish town. The village was in the sole ownership of the Charlestown Estate from its construction in the late 18<sup>th</sup> century until 1986 and as a result had not undergone much modernisation throughout the 20<sup>th</sup> century. The site lies within the Conservation Area and many of the historic buildings of the village are Listed.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The site falls within land designated as Recreational, dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries, and is surrounded by post-medieval enclosed land, medieval farmland and 20<sup>th</sup> century settlement. The Cornwall HER indicates that the assets on the site and in the immediate vicinity are exclusively post medieval and modern. The majority are associated with the industrial nature of this area of the village. The site is included across a handful of records in the gazetteer produced by the Cornwall Archaeological Unit (CAU) as part of their 1998 assessment of Charlestown. The site was previously assessed by CAU in 2003; their report included a desk-based assessment and a brief walkover survey.

## 1.5 METHODOLOGY

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

The village of Charlestown lies on the south coast of Cornwall, just to the south-east of the town of St. Austell. Detailed surveys have been carried out for the village, in 1998 and again in 2007 (Berry, et. al. 1998; Berry 2007) and this is summarised below.

Charlestown originated from the medieval settlement of Polmear, first recorded in 1403 as 'Porthmeur' meaning 'big cove'. In 1792-1799 the existence of copper mines in the area led Charles Rashleigh of Menabilly and Duporth to construct a harbour for the export of copper ore and china clay, alongside the import of coal. His sponsorship of this development led to the name to *Charles Town*. However, a series of acrimonious legal disputes impoverished Charles Rashleigh and the estate was transferred to his creditors following his death in 1823. The development of the harbour led to the expansion of the pilchard fishing industry, including the construction of new fish cellars. As the harbour evolved, so the surrounding settlement grew to accommodate a growing workforce. Further infrastructure, including the Wesleyan Chapel, the Rashleigh Arms, St. Paul's Church, the Foundry, the inner harbour and Lovering china-clay pan-kiln were built between 1827 and 1914 after the Crowder family took control in 1825. By 1850 copper mining in the St. Austell area was in decline, and the main business of Charlestown became china clay and stone, leading to further enlargement of the harbour in the 1870s. By the mid 20<sup>th</sup> century a lack of good rail and road links, and the narrow harbour entrance, led to the decline of Charlestown as a port, and in 1986 the Crowder family relinquished ownership after 161 years. The latter half of the 20<sup>th</sup> century has seen Charlestown become a popular visitor attraction and film and television location, including *Hornblower* and recently *Poldark* (Berry et al. 1998).

### 2.2 THE OLD COALYARD

A desk-based assessment and rapid walkover were carried out at The Old Coalyard by CAU (Thomas 2003). At the time of their visit, the Coalyard was still in use, approximately half of the yard retained the cobbled surface of the ore floor and the gardens and privies of the back row of houses was ruined and overgrown, having been abandoned since the demolition of the back row of the terrace in the 1960s.

The area of the proposal site contains two historic areas which are recorded in the 1998 CAU gazetter (Berry, et. al. 1998). The descriptions are as follows:

*102. A row of gardens and outside privies on the north side of Duporth Road formerly belonged to the 'Back Row' of houses along this street (see site 98). The houses were in existence before 1795 and the gardens are now derelict and partially overgrown. They slope down to a granite retaining wall alongside Duporth Road, which has numerous small gateways framed by granite gateposts. The privies, like many others in Charlestown, are built of rubble stone and have Delabole rag-slate roofs. Several of these are now falling into disrepair.*

*A granite framed water point (see 228) is located in the front retaining wall of the gardens.*

*107. A copper ore floor, first mapped in 1825. At this time it extended as far as Charlestown Road but by 1882 the eastern part of the yard had been overbuilt with houses (see site 108). The present wall of the ore floor retains a pair of dressed granite gateposts, added when the area of the floor was reduced. Inside the gateway there are still remains of stone cobbling. The former ore floor is now sub-divided and the north part is now a coal yard enclosed by corrugated iron fencing. A substantial retaining wall separates this yard from neighbouring properties on the north side.*

The houses to the east and south-east of the proposed site are recorded in the gazetteer under site numbers 103-106 and 108.

### 2.3 CARTOGRAPHIC SOURCES

A nautical chart from 1795 shows the village shortly after the harbour was constructed, the village at the time was known as Polmear. The chart may record some of the structures in the vicinity, but is not particularly detailed or accurate, so it is hard to conclude for certain. The chart certainly implies the presence of Duporth Road to the south of the site, with buildings appearing along the southern side of the road. Duporth Road seems to have formed the approximate northern limit of the settlement at this date.

Following the death of Charles Rashleigh, Charlestown was fully surveyed in 1825. This map (Figure 2) depicts the ore floor within the development site and a second ore floor, immediately to the north, where the school (built c.1895) now stands. Across the road to the east is a coal yard. The site appears to sit at the end of the village, part of a band of industrial sites. The courtyard of buildings to the north was likely to have originated as the home farm of the Duporth Estate.



FIGURE 2: EXTRACT OF THE 1825 ESTATE MAP BY RICHARD THOMAS (CRO).

The St. Austell tithe map of 1842 shows that the land to the north of the site had been developed for housing since 1825. To the south of the site the houses and gardens can be seen in more detail than the 1825 map, with the houses to the west of the small Methodist Chapel leased by the same group as the ore floors, indicating that these buildings were used to house those working at the ore yard. The coal yard to the east of the road appears to have been subdivided between 1825 and 1842.



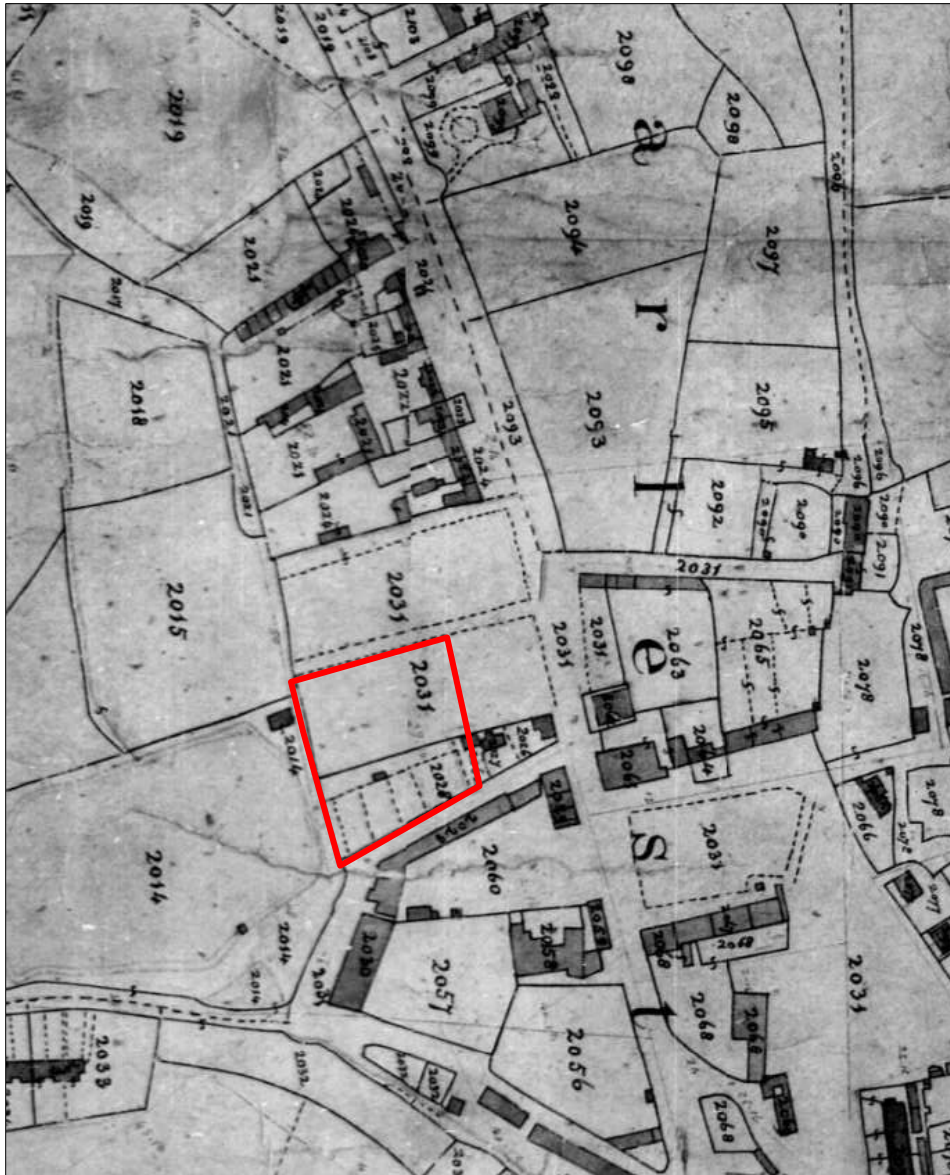


FIGURE 3: EXTRACT FROM THE 1842 ST. AUSTELL TITHE MAP. THE SITE IS INDICATED.

No	Land owner	Occupier	Land use
2026	Charlestown Shipping Company	George Clemoes	Charlestown Estates, Dwelling House and Garden
2027		George Jenkins	Charlestown Estates, Dwelling House and Garden
2028		Edward Rose Tunno, Esq. & others	Charlestown Estates, Dwelling Houses and Gardens
2029			Charlestown Estates, Dwelling Houses
2031			China Clay Floors, Roads, Wastages, Pier, Basins & Ore Floors
2062		The Trustees	Methodist Chapel

TABLE 1: EXTRACT FROM THE 1839 ST. AUSTELL TITHE APPORTIONMENT (CRO).

By the publication of the First Edition OS map in 1882 the coal yard east of the road has been developed and is labelled as a school for Boys & Girls. The ore floor in the proposal site has been shortened and houses built between it and Charlestown Road. The northern ore floor has given a larger area over to development at its north and east ends and both ore floors show indications of subdivision, with entry ways marked through dotted lines, presumably fences. The small building which was (wrongly?) recorded as the Methodist Chapel on the tithe map has been replaced with a much larger chapel to the east of Charlestown Road.



FIGURE 4: EXTRACT FROM THE FIRST EDITION 25 INCH OS MAP, 1882; THE SITE IS INDICATED (CRO).

The Second Edition OS map of 1908 shows the school had been relocated to site of former northern ore floor; the former school site has become housing. Two large buildings had been constructed on the proposed site, now labelled 'cooperage' and the houses along the eastern boundary of the site, along Charlestown Road appear to have been modified. The individual garden plots to the south of the site are not recorded on this map, nor are the privies, suggesting these may have been removed by this date.

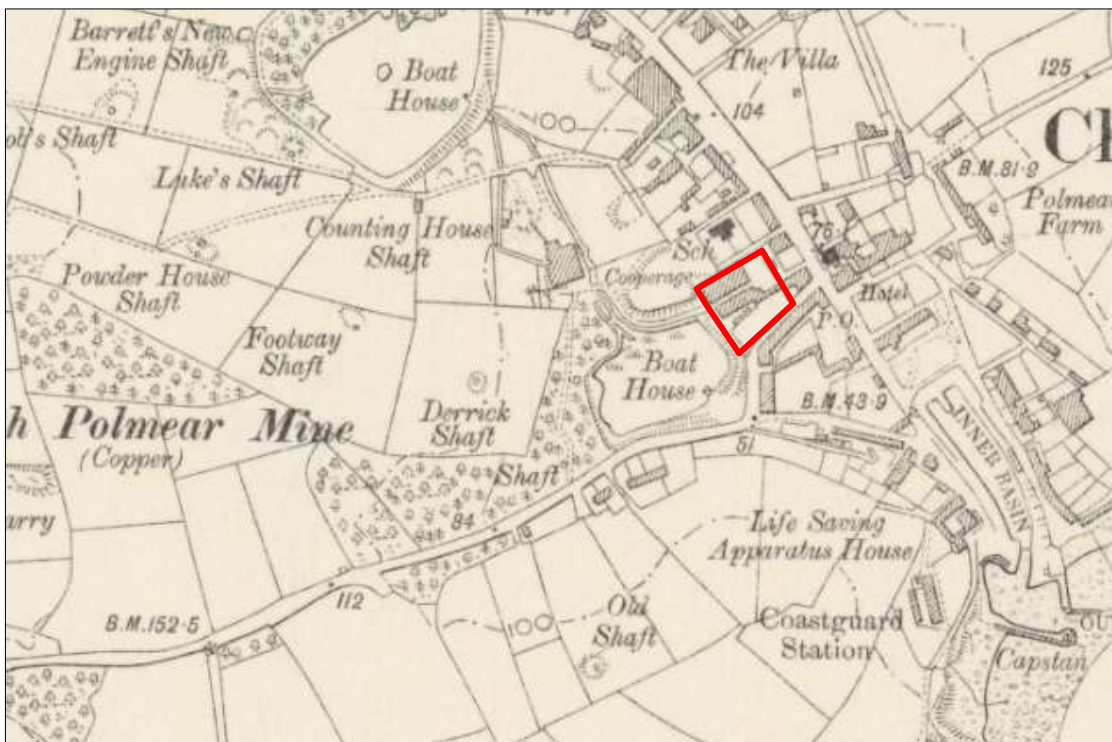


FIGURE 5: EXTRACT FROM THE SECOND EDITION 6 INCH OS MAP, 1908; THE SITE IS INDICATED (CRO).

The 1937 OS Map shows much greater detail of the houses to the east of the site, but again no record of the privies or garden plot divisions. The buildings to the north of the school show some alterations and extensions, and the China Clay Kilns are an obvious new structure to the east of the site near Polmear Farm. The site itself is still noted as a cooorage and appears to have undergone little change since the 1908 OS Map.

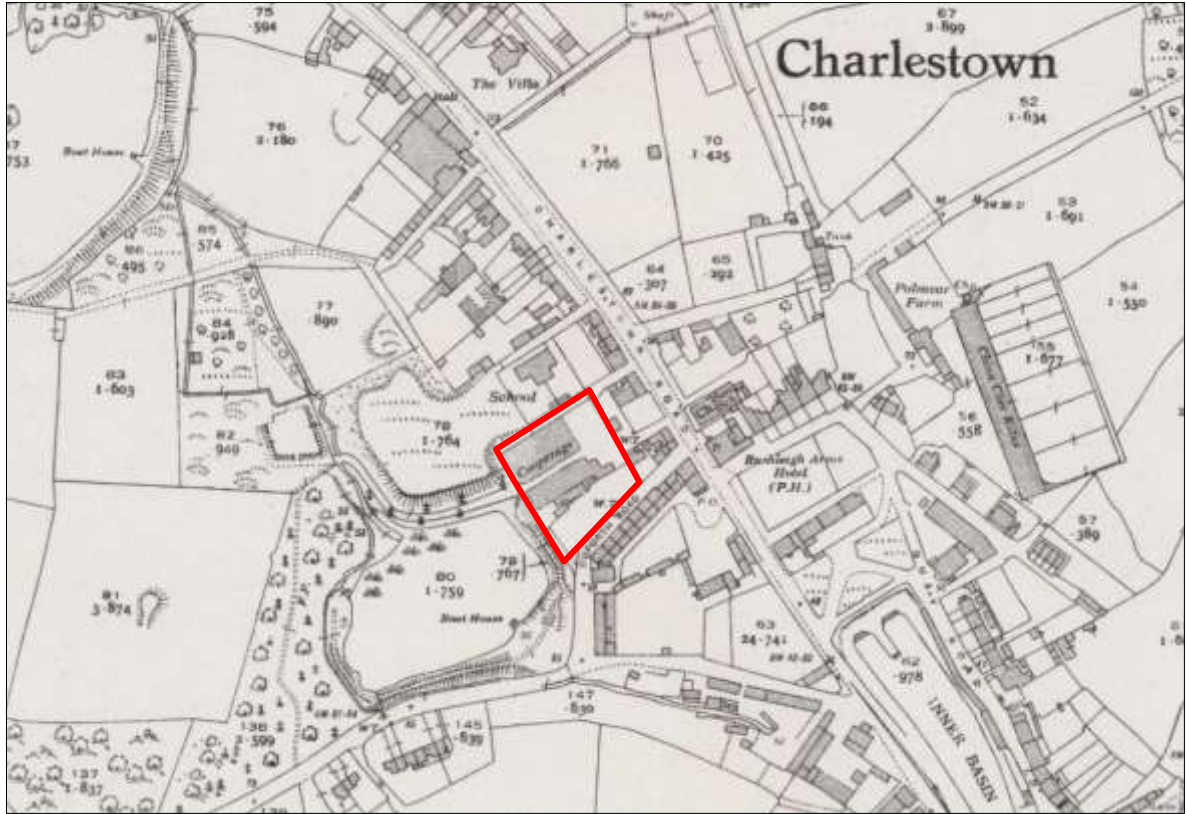


FIGURE 6: EXTRACT FROM THE OS 1937 MAP (CRO).

## 3.0 WALKOVER SURVEY

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The proposed development site was visited on the morning of the 5<sup>th</sup> May 2017 and a walkover survey of site undertaken. Additional photographs can be found in Appendix 1.

Access to the site is from the east off Charlestown Road past several mid to later 19<sup>th</sup> century cottages, including the Grade II Listed No. 67 Charlestown Road and Grade II Listed No. 69 Charlestown Road. The southern part of the site is only accessible from Duporth Road, however was too overgrown to gain access into. The garden area was therefore viewed only from the former coal yard to the north and the public road the south. The site is formed of a roughly rectangular area and is comprised of two relatively level terraces, which form the former coal yard, whilst the gardens to the south, appear to follow the natural topography, sloping gently towards Duporth Road to the south.

### 3.1.1 FORMER COAL YARD

The northern part of the site is accessed through large wooden gates set in a c. 1.6m high stone wall. The wall appears to have been raised, probably in the 20<sup>th</sup> century, and is capped in concrete. The southern end of this boundary stands c.2m high and appears to abut the house to the south, this higher portion of the wall incorporates a stone and brick rebuild at its northern end, which appears to have formerly been one side of an opening (window?) in this wall. The northern part of the boundary is formed by corrugated iron/steel this abuts a late 19<sup>th</sup>/early 20<sup>th</sup> century stone building, which lies outside of the proposal site, and is built on-to the lower portion of the stone boundary wall, and is abutted by the 20<sup>th</sup> century raise to the south.

The northern boundary of the site is formed by a c. 3m high and c.10m length of stone wall to the east, this may have had a slight (c.0.4-0.5m) raise or repair, which appears to have incorporated parts of the former ore floor. The central part of the boundary consists of a concrete block wall and overgrown earthen bank rising up to the terrace occupied by the former school and other late 19<sup>th</sup> century buildings. The north-west corner of the site is bounded by a stone faced hedge-bank, topped by a steel fence, this wraps around to form the northern part of the western boundary.

The remainder of the western boundary is formed by a low stone wall with later iron fence; the wall has largely collapsed into the lower ground to the west. In place the pointed granite coping survives on this boundary.

A concrete block wall divides the northern yard areas from the lower and overgrown gardens to the south. An overgrown and inaccessible stone outbuilding with slate roof is located within the gardens and forms part of this boundary. This building was inaccessible during the walkover survey.

A wire and concrete post fence divides the former ore floor. The northern part, of the floor appears in general to be in a slightly better condition, though worn in places and replaced/repared in concrete. The southern floor includes the remnants of former building footings (a mixture of granite and brick), which likely relate to the sites use as a cooperage in the early 20<sup>th</sup> century. The former ore floor in this area appears to be much patchier than to the north, with much of the western part covered in grass, and other parts worn or dug away.

### 3.1.2 THE GARDENS

The eastern and western boundaries to this part of the site were not visible, but are appear to be stone walls. The northern boundary, where visible, was mostly of concrete block, and

incorporates a stone 'shed' as noted above. The southern boundary is a roughly coursed c.1.4m high rubble stone and granite built wall, with five entrances, flanked by granite gateposts. The gateposts all have the scars of former iron gates, with parts of their former fittings surviving in places. The gates all appear to have led to a set of stairs (all overgrown and no longer visible) flanked by stone retaining walls. The presence of a step in each of the eastern retaining walls (where visible) suggests that each entrance provided access to two gardens.

The wall has sloping stone capping has been repaired/largely replaced in concrete, presumably once had a granite or slate coping. The wall also incorporates a granite framed former water outlet. This appears to be secondary to the construction of the wall. The wall appears to abut the wall to the east, which suggests that it represents a 19<sup>th</sup> century rebuild of an earlier boundary.

No other details for the gardens were visible.

## 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 2: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 &amp; 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 4), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 4 (below).

#### 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 4), some of which are seasonal or weather-related.

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

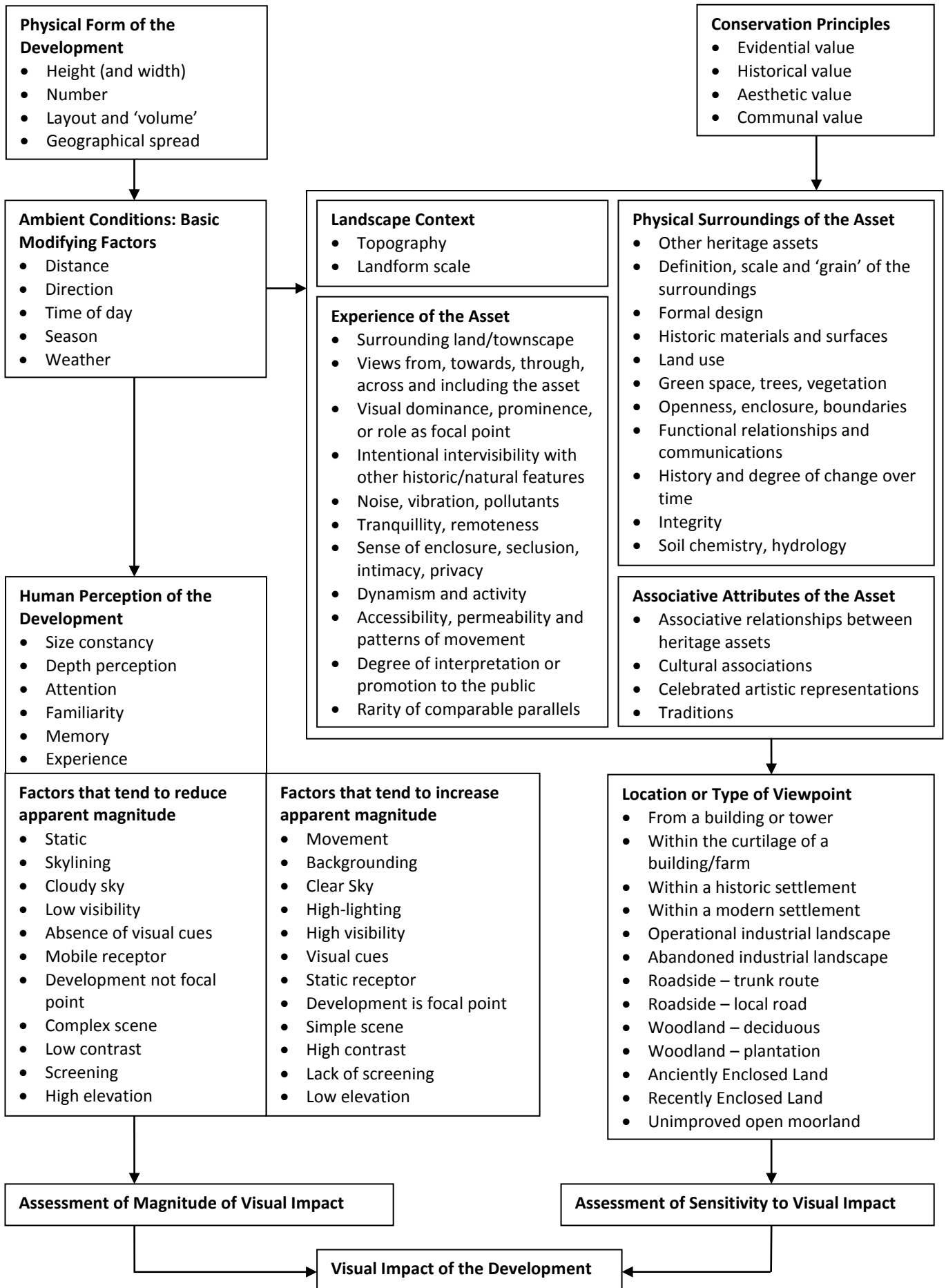


TABLE 3: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).

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

The designated assets covered by this assessment are:

- Wesleyan Chapel and attached Schoolrooms, Charlestown Road (Grade II\* Listed)
- Harbour piers and quays including inner basin (Grade II\* Listed)
- Charlestown (World Heritage Site / Conservation Area)
- 2 and 6 Duporth Road (Grade II Listed)
- 67 Charlestown Road (Grade II Listed)
- 69 Charlestown Road (Grade II Listed)
- 51 Duporth Road (Grade II Listed)
- Annas Workshop, Charlestown Road (Grade II Listed)
- Rashleigh Arms, Charlestown Road (Grade II Listed)

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

The initial discussion (below) establishes the baseline sensitivity of the categories of assets to the projected change within their visual environment, followed by a site-specific narrative. It is



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

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

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

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight 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 5: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 6: SCALE OF IMPACT.

Scale of Impact	
<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 solar development depends on type, age and location.

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

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

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

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 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.

<b>Asset Name: Charlestown Harbour Piers and Quays Including Inner Basin; and Wall to Gun Battery</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> High
<i>Designation:</i> Grade II* Listed	<i>Distance to Development:</i> c.120m
<i>Description:</i> Listing: Harbour. Built by John Smeaton civil engineer (in 1801?). Granite harbour piers and quays forming a small harbour with single lock gate to inner basin. A china clay port. Gun battery. Wall to west boundary of gun battery. c1805. Coursed stone rubble with flat coping to battlemented parapet; entrance to SW with brick jambs. Gun battery first erected in 1805 at expense of Charles Rashleigh: its 18-pounder guns were soon replaced by two 24-pounder muzzle loaders on garrison carriages, and its un-uniformed volunteers were later taken over by the professionally-trained Cornwall Artillery Volunteers.	
<i>Supplemental Comments:</i> Smeaton designed/built Charlestown harbour between 1792 and 1801.	
<i>Evidential Value:</i> Detailed analysis of the structures may provide further detail as to construction techniques applied during the construction of these structures.	
<i>Historical Value:</i> The harbour piers, quays and inner basin are of historical value, providing evidence to the china clay and fishing heritage of Charlestown, and relating to the pilchard fishery established by Charles Rashleigh.	
<i>Aesthetic Value:</i> The monument is an attractive small harbour set within the rugged landscape of the Cornish coast, and is therefore frequently used as a film set.	
<i>Communal Value:</i> The harbour has communal value to various groups of fishermen who have relied upon it.	
<i>Authenticity:</i> The harbour retains a good level of authenticity, remaining much as it was during the 19 <sup>th</sup> century, maintaining the fabric of the structures, and not allowed to become derelict or face too much unsympathetic investment.	
<i>Integrity:</i> The harbour survives in good condition.	
<i>Topographical Location and Landscape Context:</i> The harbour is located within a small inlet of the St. Austell Bay, at the foot of a relatively steep incline. It is surrounded by associated settlement to the north, rugged cliffs to the east and west, and the sea to the south.	
<i>Principal Views:</i> Principal views of the harbour are as approaching from the sea, and from the town above, though from the town they are more restricted by trees and buildings.	
<i>Landscape Presence:</i> To the north, the harbour is partially restricted from view by trees, whilst to the east and west the presence of commercial/domestic buildings detracts from the line of sight to the main harbour wall itself. The presence of boats/ships within the harbour serves as a visual marker.	
<i>Immediate Setting:</i> Set at the foot of a small inlet within St. Austell Bay, surrounded by domestic and commercial buildings. The town of Charlestown rises steeply to the north-west.	
<i>Wider Setting:</i> The harbour is located at the foot of a south facing hillside amongst the rugged coastline of Cornwall, with settlement to the north and south-west. It forms part of the industrial coastal development of Cornwall.	
<i>Enhancing Elements:</i> The presence of historic ships within the harbour.	
<i>Detracting Elements:</i> Modern street furniture.	
<i>Direct Effects:</i> None. The harbour lies outside the footprint of the proposed development.	
<i>Indirect Effects:</i> There may be an effect on the setting of the harbour during the construction phase; noise from construction works would negatively affect the immediate setting of the harbour, though some industrial noise may enhance the atmosphere of what was once an industrial port. The harbour is screened from the development by the various buildings in between.	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the assets that the primary significance was their functionality, and that primary views were from the sea.	
<i>Magnitude of Impact:</i> Charlestown harbour, will not have direct line of sight to the proposal site, screened by buildings and topography.	
<i>Magnitude of Impact:</i> Neutral/slight	
<i>Overall Impact Assessment:</i> Negligible overall.	

#### 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. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

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

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

<b>Asset Name: Charlestown</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Very High
<i>Designation:</i> World Heritage Site / Conservation Area	<i>Distance to Development:</i> 0m
<i>Description:</i> Charlestown is an attractive historic port popular as a tourist destination. It has great historic and cultural significance being one of the finest examples of a late 18 <sup>th</sup> century/early 19 <sup>th</sup> century industrial harbour in Britain, and the best preserved china clay and copper ore port of its period in the world. Until recently the estate was managed as a single estate and consequently there is a quite exceptional survival of late 18 <sup>th</sup> and 19 <sup>th</sup> century domestic and industrial architecture and infrastructure.	
<i>Supplemental Comments:</i> Charlestown is a largely cohesive historic settlement, with Georgian Neoclassical features typical. The uses of materials and other details, such as cast iron gates and railings and granite kerbs, steps and bollards.	
<i>Evidential Value:</i> The preservation of such a large number of 18 <sup>th</sup> and 19 <sup>th</sup> century buildings and associated infrastructure suggests that much could be learned from detailed analysis of the historic buildings to inform about the domestic and industrial growth of the port.	
<i>Historical Value:</i> Charlestown is part of a double estate owned by Charles Rashleigh, and built at his expense as part of the growth of the china clay, fishing and mining industries during the late 18 <sup>th</sup> and early 19 <sup>th</sup> century. The survival of so many of the original buildings and structures makes this a particularly important example.	
<i>Aesthetic Value:</i> The town is an attractive example of a fishing and industrial port, its setting on a steep hillside allowing views down to the coast making it particularly picturesque.	
<i>Communal Value:</i> The settlement comprises a large number of holiday homes, but has significant value to both the surviving community and the wider district and region.	
<i>Authenticity:</i> The town retains a good level of authenticity, remaining much as it was during the 19 <sup>th</sup> century, many of the buildings maintaining their original fabric and avoiding the misfortune of dereliction and unsympathetic investment. Much of the 20 <sup>th</sup> century developments that have occurred are located away from the main street (Charlestown Road), and have had a very limited impact upon the Authenticity and setting of the historic core.	
<i>Integrity:</i> The town predominantly survives in good condition. However, some of the buildings, including the Wesleyan Chapel have become derelict.	
<i>Topographical Location and Landscape Context:</i> The town is located on a south facing hillslope overlooking St. Austell Bay, with valley slopes overlooking it from the east and west.	
<i>Principal Views:</i> The principal views from Charlestown are down the hill, to the harbour and out to sea. Views into the town are limited to the immediate valley, though partially screened by trees.	
<i>Landscape Presence:</i> The town has limited landscape presence, being masked by trees and set within a valley.	
<i>Immediate Setting:</i> The town sits within a valley overlooking St. Austell Bay.	
<i>Wider Setting:</i> Charlestown developed within a wider farming, and later mining landscape. However, much of the wider landscape has seen significant modern development.	
<i>Enhancing Elements:</i> None.	
<i>Detracting Elements:</i> Significant modern development, including at the northern end of the town.	
<i>Direct Effects:</i> The development site is located within the historic core of the town, within the Conservation Area and WHS.	
<i>Indirect Effects:</i> There would be an effect on the setting of the town during the construction phase; noise from the construction works would negatively affect the immediate setting of the town, though perhaps would elucidate the former industrial nature of the area. However, on completion the proposed development could if sympathetically and sensitively done, could enhance a largely dilapidated part of the town as well as the condition of some currently neglected features.	
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the asset that the landscape setting was important in a functional rather than visual way to the town, and that it fits within the industrial landscape.	
<i>Magnitude of Impact:</i> The proposed development would see the development of the former coal yard, although its setting away from the main thoroughfare ensures impacts upon the character and integrity of the town would be lessened. The site represents one of the few remaining ore floors, although it is in a very poor condition, and largely forgotten and ignored at present. Any development would need to be sensitive to this industrial heritage	
<i>Magnitude of Impact:</i> Moderate/large	
<i>Overall Impact Assessment:</i> Negative/minor overall.	

<b>Asset Name: Wesleyan Chapel and attached Schoolrooms, Charlestown Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> High
<i>Designation:</i> GII* Listed	<i>Distance to Development:</i> c.35m
<i>Description:</i> Chapel built 1827, with attached mid 19 <sup>th</sup> century schoolroom. Built on the site of an earlier (1799) chapel. The chapel has a Pentewan ashlar façade and rubble stone side elevations with Pentewan stone dressings/details. Open Doric entrance porch, arched windows currently boarded up, no longer in use.	
<i>Supplemental Comments:</i> One of very few buildings in the town in a derelict/poor and deteriorating condition.	
<i>Evidential Value:</i> Contains many original details and architectural features.	
<i>Historical Value:</i> Associated with the Rashleigh Family, and a key building within the town.	
<i>Aesthetic Value:</i> A striking building, with the Perntewan Ashlar frontage, porch and iron railings tying the building into the wider aesthetic of the town, whilst its form is clearly of a non-conformist chapel. Added group aesthetic value with the Rashleigh Arms to the south. Aesthetic value is currently lessened somewhat by its poor (and deteriorating) condition and boarded up windows.	
<i>Communal Value:</i> No longer an active church, but still of communal value as a former church.	
<i>Authenticity:</i> The buildings appear to retain a good level of authentic survival and details, the ongoing deterioration and pr works during the subsequent conversion may alter this.	
<i>Integrity:</i> Currently on the Heritage at Risk Register. Appears to be quite complete, particularly given the attached schoolrooms and cohesive style and form.	
<i>Topographical Location and Landscape Context:</i> Fronting onto Charlestown Road, opposite 67 Charlestown Road (Grade II Listed), located on what would have formerly been the main junction (possibly crossroads) of the town.	
<i>Principal Views:</i> The principal views from Charlestown are down the hill, to the harbour and out to sea. The chapel is prominent in views from up the hill, as the buildings to its north are set back from the road, meaning a large portion of the northern elevation is visible, and made more prominent by its boarded up windows. The Rashleigh Arms limits views from the south. The proposed development would not alter these views. The chapels principle elevations faces west, to 67 Charlestown Road and Duporth Road, the site may be visible in views, from this general area, but will be largely screened by 19 <sup>th</sup> century buildings from the chapel itself. Views from the drive to the north of the chapel will look directly towards the development.	
<i>Landscape Presence:</i> The chapel has limited landscape presence, being masked by The Rashleigh Arms in views from the harbour and not being visible beyond the immediate streets.	
<i>Immediate Setting:</i> Cast iron railings topping a small low wall, built from a mixture of brick and stone, but obscured by a cement render defines the immediate setting within a relatively open part of the townscape.	
<i>Wider Setting:</i> The upper part of the historic town, associated with early to mid 19 <sup>th</sup> century housing and former industrial areas.	
<i>Enhancing Elements:</i> Group value, with Grade II Listed houses, etc. nearby, particularly the Rashleigh Arms and 67 Charlestown Road.	
<i>Detracting Elements:</i> Its poor and deteriorating condition. The boarded up windows and clear neglect of the structure.	
<i>Direct Effects:</i> The development site will not have any direct effects on the chapel.	
<i>Indirect Effects:</i> There would be an effect on the setting of this asset during the construction phase; noise from the construction works would negatively affect the immediate setting, though perhaps would elucidate the former industrial nature of the area. The development will be visible from the chapel, but is unlikely to appear in any views of the chapel, or have any impact upon its significance and value.	
<i>Contribution of Setting to the Significance of the Asset:</i> The immediate setting of the asset is important in being cohesive with the 19 <sup>th</sup> century buildings surrounding it, and it was clearly intended that the building would be visible and prominent in entering the town, (from the north or west), when it was built.	
<i>Magnitude of Impact:</i> The proposed development would see the development of the former coal yard, although its setting away from the main thoroughfare ensures impacts upon the character and integrity of the chapel would be minimal. The proposed development would not detract from the value, setting and significance of the Chapel and attached school room.	
<i>Magnitude of Impact:</i> Moderate/slight	
<i>Overall Impact Assessment:</i> Negligible overall.	



<b>Asset Name: 2 and 6 Duporth Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.20m
<i>Summary:</i> Mid 19 <sup>th</sup> century house and 2 cottages; since amalgamated into two properties. Built of rubble stone build with brick reveals and timber lintels to openings of no. 2; stone reveals and lintels to no.6, with window inserted into former door of No.4.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the nature of the workers cottages which were formerly more extensive in the town. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.	
<i>Authenticity and Integrity:</i> Appear externally little changed, although amalgamated.	
<i>Setting:</i> Located on Duporth Road, and set within an area of numerous workers cottages, many of which have been enlarged, amalgamated or demolished. There setting includes the much higher status buildings of the chapel, Rashleigh Arms, and larger houses along Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Have significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for their vernacular interest and group value.	
<i>Magnitude of Effect:</i> The development will be largely screened in views to and from the assets by the other buildings to the west and north. If the proposals were to extend to the southern edge of the sites limit, then they would appear in views of these buildings, but otherwise effects are likely negligible.	
<i>Magnitude of Impact:</i> Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

<b>Asset Name: 67 Charlestown Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.20m
<i>Summary:</i> Early to Mid 19 <sup>th</sup> century 2 storey house of rubble stone build with granite quoins, brick reveals and lintels. Round headed central niche over the central doorway, widely seen in the town.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19 <sup>th</sup> century character of the town. The building appears to have been little altered externally and so may provide evidential value in terms of internal features as to its development, etc.	
<i>Authenticity and Integrity:</i> Appears externally little changed.	
<i>Setting:</i> Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The development will be largely screened in views from the asset by the other buildings to the west. Views of the asset from the east (the Methodist church), may include the proposed development, but this is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

<b>Asset Name: 69 Charlestown Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.15m
<i>Summary:</i> Early to Mid 19 <sup>th</sup> century 2 storey house of cement rendered north facing frontage over a rubble stone build. Central doorway, with (later) porch. Adjoins the rear of No. 67 Charlestown Road.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19 <sup>th</sup> century character of the town. The building appears to have been altered somewhat externally, but may provide evidential value in terms of internal features as to its development, etc.	
<i>Authenticity and Integrity:</i> Appears externally modified with concrete render to the north elevation.	
<i>Setting:</i> Located just off Charlestown Road, on the land which accesses the Old Coal Yard	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The west of the elevation of the house is blind and therefore there are no direct views of the site. The sash windows with glazing bars in the north elevation may afford partial views of the site, but these would not be direct. Views of the asset from the east (the Methodist church), may include the proposed development, but this is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

<b>Asset Name: 51 Charlestown Road (No 51.; Nos 55 to 65Duporth Road)</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.15m
<i>Summary:</i> Range of Early to Mid 19 <sup>th</sup> century 2 storey cottages of rubble stone build with red brick reveals. These have been significantly modernised and extended. Would have originally formed half of two range of back-to-back cottages; the rear ranges were demolished in the mid 20 <sup>th</sup> century.	
<i>Conservation Value:</i> The site is of some aesthetic, historical and evidential value. The buildings are of some aesthetic value, being largely complimentary to the wider settlement, and to the 19 <sup>th</sup> century character of the town. The buildings have been significantly altered externally and so m evidential value in terms of internal features as to its development, etc may be limited. These represent some of the few remnants of the once much more common workers cottages that existed within the town.	
<i>Authenticity and Integrity:</i> Substantially altered, particularly with the loss of the row of cottages which once stood immediately behind.	
<i>Setting:</i> Within the core of the town, although have a more open feel, with the remnants of the gardens (part of the Site) located across the road to the north. The retention of these gardens, the water conduit etc. are key to their setting.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The development will be visible in views from the rear (north elevation) of these assets, but these views have only existed for c.50-60 years, as such there are view window or door openings, and these are almost all in modern extensions. Views of the asset from the east may include the proposed development, but this is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

<b>Asset Name: Anna's Workshop, No. 45 Charlestown Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.30m
<i>Summary:</i> Early to Mid 19 <sup>th</sup> century 2 storey shop (formerly 2 separate shops). Built in painted brick, with hipped slate roof and later 19 <sup>th</sup> century hornless sash windows.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19 <sup>th</sup> century character of the town. The building appears to have been little altered externally (although amalgamated) and so may provide evidential value in terms of internal features as to its development, etc.	
<i>Authenticity and Integrity:</i> Appears externally little changed.	
<i>Setting:</i> Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road. Fronts onto Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The development will be largely screened in the key views of and from the asset. The rear of the property (west elevation) will have views of the southern (gardens), but even if development occurred on this part of the site it is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

<b>Asset Name: Rashleigh Arms Hotel, Charlestown Road</b>	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.230m
<i>Summary:</i> Late 18 <sup>th</sup> (probably early 19 <sup>th</sup> century) painted rubble stone build 2 storey building with open Doric porch, and double fronted south facing facade. Slate hipped roof and sash windows. Classical style door case with pilasters in the west elevation.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19 <sup>th</sup> century character of the town. The building appears to have been little altered externally and so may provide evidential value in terms of internal features as to its development, etc.	
<i>Authenticity and Integrity:</i> Appears externally little changed.	
<i>Setting:</i> Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value, being complimentary to the Chapel.	
<i>Magnitude of Effect:</i> The development will be largely screened in views from the asset by the other buildings to the north-west and topography. Views of the asset are also unlikely to include the proposed development.	
<i>Magnitude of Impact:</i> Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

#### 4.10 THE FORMER COALYARDS SETTING ASSESSMENT

The immediate setting of the site is within mid to late 19<sup>th</sup> century houses and buildings, many of which have been converted into holiday residences. The key features of the immediate surroundings being the late 19<sup>th</sup> century school to the north (Undesignated), the former Wesleyan Chapel (Grade II\* Listed) to the east, and the dramatically altered back to back cottages on Duporth Road, No's 51-63 (Part of which is Grade II Listed).

The setting of a heritage asset is not static, and is subject to change through time. The former ore floor developed into a cooperage in the early 20<sup>th</sup> century, prior to changing into coal yard. The site has remained largely abandoned for the last ten years.

Only limited elements of the 19<sup>th</sup> century ore floor survive on the site, with many of the historic boundaries also altered in the 20<sup>th</sup> century. The southern boundary, gateways and water conduit survive as the most complete historic boundary on the site, the other boundaries are generally in poor and/or replaced.

The closest designated features are the Grade II Listed 67 Charlestown Road, Grade II Listed 69 Charlestown Road, the Grade II Listed 2 and 6 Duporth Road and Grade II Listed 51 Charlestown Road. 51 Charlestown has clear views to and from the proposal site; the other assets are to some extent screened from the majority of the proposal site, and are not orientated to have direct views into the site.

More widely afield, the exceptionally well preserved core of the port of Charlestown has a setting based around its functionality, and as such is more inward and likely to be focused on the harbour rather than views of the surrounding landscape. Views of the town are also limited, and it has very limited wider landscape presence. In views from the south-east, the largely cohesive nature of the roofscape of the town is very apparent (see Figure 7), with St. Pauls Church tower and the chimney of the china clay pan kiln the key eye-catching features. The school and the late 19<sup>th</sup> century house to the west are apparent within views, as they stand, at present in relative isolation away from the main orientation of buildings in the town. Any new development would impact upon this prominence, but would not detract from their values or significance as undesignated heritage assets.



Figure 7: View of the roofscape of Charlestown. The approximate location of the site is indicated.

The most significant aesthetic alteration would be the setting of the specific assets and undesignated assets of the site, with the development turning largely empty site into residential land, though it would replace previous buildings which had stood on the site. The proposed design of the houses is intended to be sympathetic to the area to minimise any impacts.

The overall impact of the proposed development on the setting of the settlement of Charlestown or the heritage assets which it contains is likely to be **negative/minor**, although this can be mitigated through the restoration of the southern boundary wall and the retention of character of the open garden space at the south of the site. The retention and partial restoration of at least part of the former ore floor could also be considered, although its condition may mean that this is not a very viable option.

## 5.0 RECOMMENDATIONS

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The CAU report (2003) emphasises the importance that any development of the site should seek to enhance and preserve existing historic features. Specifically the key elements which should be considered sensitively are the elements which define the two distinct parts of the site.

For the gardens portion of the site, the key elements any application should consider is the retention of a largely open space, which is a green and planted space. The southern boundary could be sensitively restored with the concrete capping removed, the wall repointed, and wrought iron gates and fittings restored. It is important that the multiple entrances and remains of the water pump are retained in any restoration/alteration of this boundary.

For the former ore yard, the restoration and retention of parts of the former ore floor surface would be advantageous to reflect the history of the site. The relatively poor condition and patchy nature of the cobbled floor may mean that parts of the floor can be sacrificed or reused to restore other portions of the floor. The western and eastern boundary walls of the former ore yard could also be restored, whilst the northern and southern boundaries are comprised in part of concrete block, which should be removed. A separateness between the former ore floors and the gardens should however be maintained, but this need not be in the form of a solid boundary as different treatments and topography should make the division fully apparent.

The archaeological potential of the site is likely to be low, especially given the level of terracing evident for the creation of the ore floors. A detailed written and photographic record of the 19<sup>th</sup> and 20<sup>th</sup> century archaeology/ fabrics which will be lost or obscured during the development work would be the only element of archaeological recording of any merit; particularly if the remnants of the ore floor are to be removed or covered.

## 6.0 CONCLUSION

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The proposed development would take place on the site of a former coal yard within the historic core of the 18<sup>th</sup>-19<sup>th</sup> century industrial port of Charlestown. The site itself is situated off the main thoroughfare (Chareltown Road), to the north of Duporth Road and comprises two distinct elements, former worker cottage gardens, and the remnants of a truncated and much altered ore floor.

Relatively little archaeological fieldwork has taken place in the immediate area, although the site itself was subject to a desk-based assessment and walkover survey by CAU (2003). The terraced nature of the site implies that the archaeological potential is relatively low, although following a process of clearance and cleaning the detailed recording of the remnants of the ore surface would be a worthwhile exercise.

The site is located within the World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II\* and Grade II Listed buildings. The sites location off the main street and within the settlement means that that there will be no significant impact upon the setting of the World Heritage Site.

Most of the individual designated heritage assets within the settlement (two Grade II\*, fifteen 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 twelve of these assets (**negligible** or **negative/minor**), primarily due to proximity and appearing within views from or of these assets.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**, although this can be further offset through restoration of historic fabric/structures within the bounds of the site. The impact of the development on the buried archaeological resource would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is slight.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS



Overgrown western gate, viewed from the south.



Gateway into the gardens, viewed from the south.



Shot of the water point and adjacent gate opening, viewed from the south.



Shot showing the remains of cast iron gate fittings noted on each set of granite gate posts, and the step which led up to the eastern garden from each access point, viewed from the west-south-west.



Shot of the eastern end of the former gardens, including the adjacent 19<sup>th</sup> century house, with typical classical influenced central niche, as seen widely within Charlestown, viewed from the south-west.



Remains of a stone outbuilding located against the northern boundaries of the gardens, viewed from the north-east.



View towards the Grade II\* Listed Methodist church along Duporth Road, with the gardens visible on the left, from the west-south-west.



View from the southern part of the yard towards the Methodist Church, from the west.



View towards the modern access gates of the former coal yard, viewed from the east.



View of the south-eastern corner of the former yard, viewed from the north-west.



Phasing evident in the eastern boundary of the former yard, viewed from the west.



Traces of the former building evident in the south yard, viewed from the east.



View of the northern part of the ore yards, with the late 19<sup>th</sup> century school visible behind, viewed from the south-south-east.



Shot of the remnant of the cobbled ore floor between the two yards, viewed from the south.





Shot of the generally better condition, though worn nature of the northern ore floor, viewed from the south.



Late 19<sup>th</sup> century building, which forms part of the eastern boundary to the northern yard, viewed from the south.



Shot of surviving portion of the granite coping to the western boundary of the southern ore yard, viewed from the east.



General shot of the western boundary of the southern ore yard, in poor condition, viewed from the south.



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



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



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



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



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



As above.



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



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



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