

# SLADE PARK ROAD PENSILVA ST. IVE CORNWALL

Heritage Impact Assessment



South West Archaeology Ltd. report no. 180228

## Slade Park Road, Pensilva, St. Ive, Cornwall

### Heritage Impact Assessment

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By N. Boyd & E. Wapshott  
Report Version: FINAL  
28<sup>th</sup> February 2018

Work undertaken by SWARCH for Vince Welch of Derrick J. Welch Ltd. (the Client)

### Summary

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*This report presents the results of a Heritage Impact Assessment carried out by South West Archaeology Ltd. (SWARCH) for a site on Slade Park Road, Pensilva, Cornwall. This work was undertaken in support of a planning application.*

*The site is located to the east of Slade Park Road, on the north-eastern limit of Pensilva. Pensilva developed in response to the industrial and mining activity being carried out on the nearby moorland, in a similar way to the nearby settlements of Minions and Darite. By 1860 there were 600 men working at the South Caradon mine and within a few years a single farm had been expanded into the settlement of Pensilva with around 250 dwellings. The Historic Landscape Characterisation (HLC) records the site and surrounding area as Post-Medieval Enclosed Land, i.e. land that was enclosed in the 17<sup>th</sup>-19<sup>th</sup> centuries, usually from land that was previously Upland Rough Ground and often medieval commons. No archaeological investigations have been carried out on the site or in the immediate vicinity. To the north east are cropmarks which indicate medieval trackways and field boundaries, to the north-west are the prehistoric features of Tokenbury Camp and scattered over the surrounding landscape are the remains of the mining activity of the 19<sup>th</sup> century.*

*In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or that other modern intrusions have already impinged upon their settings. The assets within Pensilva and the monuments on Caradon Hill will likely be unaffected by the proposed development, the expected impact therefore **neutral**. The cumulative impact of the development is of marginally higher concern at **negligible**, although modern developments and the modernisation of Pensilva have dramatically altered the character of the settlement to the point that its history and development are no longer clear.*

*With this in mind, the overall impact of the proposed development can be assessed as **neutral**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**. The value of the archaeological resource is largely unknown, the (limited) evidence available would suggest that there is low potential.*

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February 2018

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## ACKNOWLEDGEMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	SLADE PARK ROAD, PENSILVA
<b>PARISH:</b>	ST. IVE
<b>COUNTY:</b>	CORNWALL
<b>NGR:</b>	SX 29392 69975
<b>PLANNING NO.</b>	PRE-PLANNING
<b>SWARCH REF.</b>	POS18

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Vince Welch of Derrick J. Welch Ltd. (the Client) to undertake a heritage impact assessment (HIA) for land on Slade Park Road, Pensilva, St. Ive, Cornwall, in advance of the proposed construction of a single dwelling. This work was undertaken in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located off Slade Park Lane, at the eastern end of Pensilva, approximately 6km north-east of Liskeard and a similar distance west of Callington. It lies at an altitude of c.210m AOD, with the ground continuing to rise to the west. The soils of this area are the well-drained fine loamy soils of the Denbigh 1 Association (SSEW 1983). These overlie the Hornfelsed slate, siltstone and sandstone of the Brendon Formation (BGS 2018).

### 1.3 HISTORICAL BACKGROUND

The site is located to the east of Slade Park Road, on the north-eastern limit of Pensilva. The settlement developed in response to the industrial and mining activity being carried out on the nearby moorland, in a similar way to other nearby settlements like Minions and Darite. By 1860 there were 600 men working at the South Caradon mine and within a few years the farm at Pensilva had been expanded into a settlement with 250 dwellings (CISI 2004). The 2004 CISI report notes that Pensilva is:

*“one of the most important industrial settlements in Cornwall because of its morphology. It is one of a number of settlements, like Halsetown in the far west, very similar to the American mining ‘locations’. They are an adaptation of an extensive settlement pattern of smallholding plots into a relatively tightly defined settlement area. At Pensilva a nucleated centre also developed so that more than most Cornish industrial settlements, Pensilva reveals all the settlement patterns and options open to 19<sup>th</sup> century landowners, industrialists and workers, and gives a unique insight into their possible chronologies.”*

### 1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation (HLC) records the site and surrounding area as *Post-Medieval Enclosed Land*, i.e. land that was enclosed in the 17<sup>th</sup>-19<sup>th</sup> centuries, usually from land that was previously Upland Rough Ground and often medieval commons. The site also falls within the Caradon Hill Landscape Character Area. No archaeological investigations have been carried out on the site or in the immediate vicinity. To the north east are cropmarks which indicate medieval trackways and field boundaries, to the north west are the prehistoric features of Tokenbury Camp and scattered over the surrounding landscape are the remains of the post-medieval mining activity of the 19<sup>th</sup> century.

## 1.5 METHODOLOGY

The historic 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) and *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013).



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



## 2.0 DESK-BASED ASSESSMENT

As a late development to house the miners in the area, Pensilva does not appear on early maps of the area. The St. Ive Tithe map of 1840 shows the unenclosed nature of the land in the mid 19<sup>th</sup> century, just 20 years before the development of Pensilva.

The site lies within plot 228, described in the Tithe Apportionment as 'Cargibbet, Above Town'. The land was owned by Sedley Bastard Mark Esquire, who appeared to own a substantial amount of land in the area attached to Cargibbet. He appears on the electoral roll for Linkinhorne, St. Cleear, Liskeard and Launceston for 1851/2 and for Linkinhorne and Launceston in 1852/3. His abode is recorded as 2 Crescent, Plymouth. The map shows clusters of buildings at Slade and at Penharget (Penhargate on the Apportionment).



FIGURE 2: EXTRACT FROM THE ST. IVE TITHE MAP OF 1840; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The First Edition Ordnance Survey Map shows buildings on the site. A long building running east-west along the southern end of the site and what appears to be a very narrow building along the northern boundary. Along the road there seem to be some small, rectangular enclosures, and the western half of the site shows the land divided by what appear to be pathways. The Second Edition OS Map shows the site in greater detail, the narrow building has a door in its south elevation and possibly divisions. The larger building is stepped back along its north elevation and may be two adjoining buildings, each with two cells, although as only one entrance is indicated, in the north elevation, it is more likely to be a single building. An entrance in the southern boundary would suggest that it was under the same ownership or occupation as the plot to the south. The small enclosures and pathways are not shown on this map.

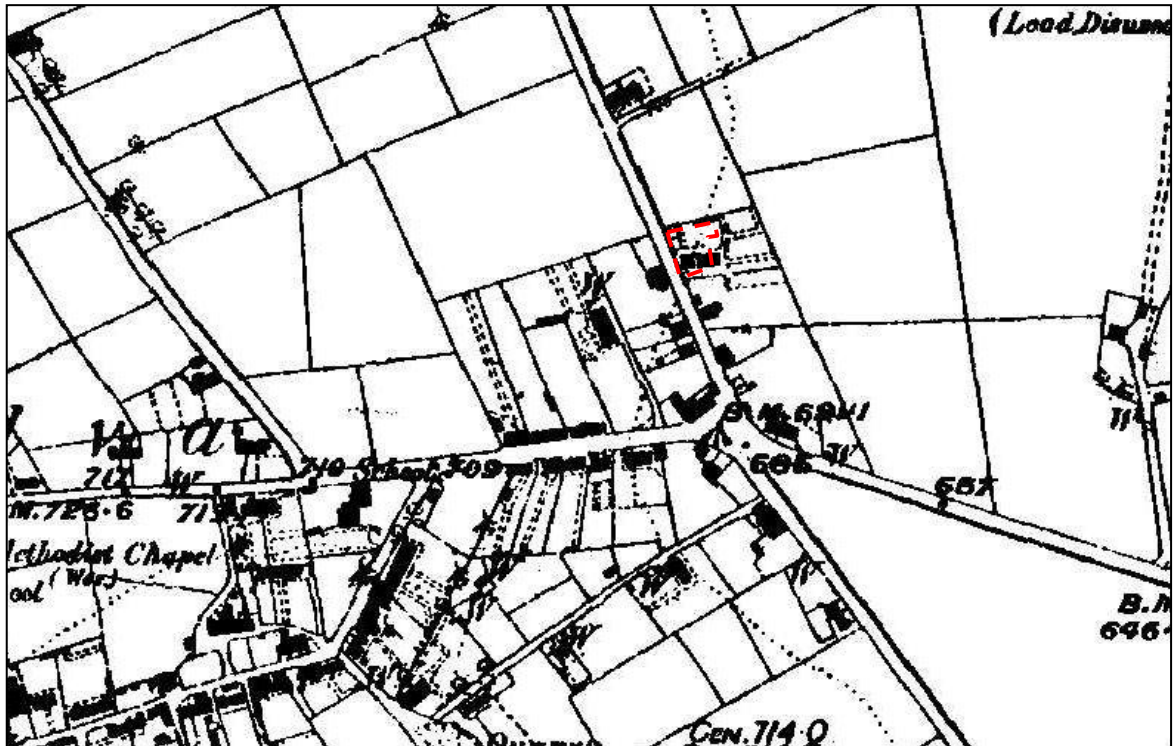


FIGURE 3: EXTRACT OF THE FIRST EDITION 6 INCH OS MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 4: EXTRACT OF THE SECOND EDITION 25 INCH OS MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



### 3.0 SITE INSPECTION

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The site lies on the east side of Slade Park Road, immediately behind (north-west) Slade Cottages, at the limits of the village, framed by fields to the north, north-west and north-east.

Slade Park Road rises from the large central road junction in Pensilva, past the Victoria Inn and runs north out into the countryside, lined by a long line of mature beech trees, on its western side. At its south end, to the east side it is lined by plots with perpendicular rows of semi-detached or larger detached cottages, with stone-walled garden plots. To the west there are some late 19<sup>th</sup> and early 20<sup>th</sup> century cottages and houses alongside the road at first, then it widens considerably with a number of large detached 1970s/1980s villa-style homes, with large gardens and driveways to the front, with garaging. These larger detached houses end opposite the site. Slade Cottages is later 19<sup>th</sup> or early 20<sup>th</sup> century in style, rendered externally under a slate roof. The cottages are of a typical style for the settlement, a narrow path accessing two small walled garden plots to the front and a large yard behind, now used for parking.

The site comprises a small sub-rectangular parking area and rendered single storey double garage, with small dogleg additional section to the north-east corner. It occupies the western part of a large yard behind Slade Cottages, the yard is divided in half, the eastern half belonging to No.2 Slade Cottages.

To the west alongside the road the site is bounded by a wide drystone hedgebank, with upper herringbone course and topped with earth and grass, this has slumped on the inner east side. To the south-west corner is the now raised tarmac drive which leads immediately behind the rear of Slade Cottages, from Slade Park Road, giving access for both No.1 and 2. To the south-west corner, parallel with the cottages is a section of rubble stone walling, straight and quite narrow, with concrete coping and repointed and patched in cement. This has been rebuilt and repaired numerous times, so whilst the majority of the wall is likely later 19<sup>th</sup> century, the section near the entrance is probably a recent rebuild/addition. To the east the site is divided from the next door neighbours courtyard area by a thick double-width fence, to the north a low stone wall has been raised, rebuilt in concrete blocks.

The site is laid to various types of concrete or tarmac, with markedly different textures, it would appear that there may have been a previous (early 20<sup>th</sup> century?) building in the north-east corner, replaced by the garage later in the 20<sup>th</sup> century. There is scarring and both granite blocks and some concrete here that looks disturbed. Adjacent to this corner is a shed in the neighbours garden, with rubble stone walls, extended in timber weather-boarding, this shed looks like it may have been a continuous outbuilding range serving the semi-detached cottages, the section within the plot in question being demolished at some point, presumably to accommodate the garage. The rear (north) wall, with stone to the base, may represent part of the remains of this building, reinforced and rebuilt in concrete.

The rest of the site is being used for the storage of building materials and not enough of the ground surfaces were visible to make any meaningful observations. Any evidence would be expected to show there may have been an earlier range of outbuildings here before the garage, but no other historical details were visible. There is a section of ground to the south-west corner alongside the building which suggests there has been a slight make-up of levels within the rear plots and there is certainly a slope down both to next doors courtyard and to the road. Different surface treatments may have simply been laid on top of each other each time, raising the levels.

To the immediate north is another tall hedgebank and fields, for some way these have a semi-urban fringe character, with pollytunnels, allotment style vegetable gardens and pony paddocks

with small stables etc. To the immediate north-west, across the road is the youth football club pitch and beyond the grounds of the local social club, with the cemetery beyond, at the end of School Road. The immediate surroundings are therefore quite busy at least up to the T-junction with , Goodmans Lane, where it opens out into the rural landscape. Therefore although replacing the garage with a small dwelling will technically advance the settlement into the landscape, this fringe area is already of mixed character.

## 4.0 HERITAGE IMPACT ASSESSMENT

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### 4.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of a HIA 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, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

### 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 LOCAL POLICY

Policy 24: *Historic Environment* in *The Cornwall Local Plan: Strategic Policies 2010-2030* makes the following statement:

*All development proposals should be informed by proportionate historic environment assessments and evaluations... identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any affects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

*Great weight will be given to the conservation of Cornwall's heritage assets... Any harm to the significance of a designated or non-designated heritage asset must be justified... In those exceptional circumstances where harm to any heritage assets can be fully justified, and the development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in public archive.*

### 4.4 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains

- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

## 4.5 QUANTIFICATION

The size and location of the proposed development relative to the village of Pensilva would suggest a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. Caradon Hill and the WHS sit outside of this range, but are assets of great importance and have therefore been included.

There are relatively few designated heritage assets in the local area: Penharget and Ashlake are GII Listed structures and the only Listed structures in close proximity to the site that aren't screened by the village. There are no Registered Parks and Gardens or Battlefields within 1km of the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Appendix 1) are considered here in detail – the rest have been scoped out of this assessment, but are listed individually in Table 5.

- Category #1 assets: the Cornwall and West Devon Mining World Heritage Site (Pensilva and Caradon Districts)
- Category #2 assets: Caradon Hill; Penharget Cottage; Ashlake.
- Category #3 assets: none.



FIGURE 5: THE SITE LOCATION, SUPPLIED BY THE CLIENT.



## 4.6 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

### 4.6.1 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.

Almost every village or town will have a public house, usually several. They may have been specially constructed perhaps by a landowning industrialist as a means of profiting from travellers or his own workforce; or arose organically, being converted from a residential property. Their setting is often local in character, along thoroughfares with a clear concern for visibility from the road. The an important facet of these buildings is its communal value: places where disparate elements of the population could meet and serving as a focus for local sentiment.

**Asset Name: Penharget Cottage**

*Parish:* Pensilva

*Value:* Medium

*Designation:* GII

*Distance to Development:* c.0.7km

*WHS Guideline Value:* Designated Building, considered a good example of type, in this case a blend of styles and build, of national interest, therefore of medium value.

*Description Summary:* Cottage, 17<sup>th</sup> or early 18<sup>th</sup> century. Rendered rubblestone and cob with rag slate roof with gable ends. Vernacular and traditional in character, this building interestingly mixes a more modern plan with older vernacular form of build. Projecting, rendered rubblestone stacks in gable ends, that to the left with pronounced curve, oven? Single depth, two cell plan, two storeys. Asymmetrical two-window front, with reset 19<sup>th</sup> century sashes and casements. Central doorway, 19<sup>th</sup> century panelled door with two glazed upper lights. Rubble stone, rendered single storey lean-to on left-hand gable end, with steep catslide lean to roof. Interior not inspected.

*Interaction and Importance to WHS:* The cottage dates to a pre-industrial period in this landscape. Whilst some early tin-streaming may have been undertaken on the uplands to the west at this time, the landscape was predominantly rural, the focus for mining further west, near St Austell and on the north coast at St Agnes. The WHS landscape of engine houses, dumps and tips, adits, etc. is largely irrelevant to the significance of this asset. The cottage does not relate to this landscape. Its immediate setting is therefore of increased value to the asset, retaining a more rural character.

*Conservation Value:* Built in the early Georgian period, care was taken in its construction and its traditional form and asymmetry provide a very 'rustic' and charming aesthetic, unintentionally picturesque. It has no historical associative value and no communal value. The cottage has inherent evidential value in its vernacular structure - its interior never recorded, therefore having unknown potential.

*Authenticity and Integrity:* The cottage is a small dwelling in a rural setting, occupied and well maintained, of residential character and historic appearance. Structurally, it appears little altered, apart from a sympathetic modernisation of the lean-to to the left, so is expected to have a relatively high level of historical integrity.

*Setting:* Located at a small road junction, within a shallow bowl in the landscape, framed by trees and steep field hedgebanks, the cottage stands just south of Peharget farmstead, south-east of a T-junction between two lanes. It has a small wedge-shaped plot to the rear, the ground rising steeply behind, the enclosure of a small area of 'waste' ground. Its cottage-style 'English' garden is enclosed by low hedgebanks, as well as a low slate rubble wall and outbuilding to the north-east where it has a rear gravelled courtyard. To the front a small formal lawned garden and front path is framed by attractive metal 'estate parkland' fencing, low and very decorative. This elevates the cottage to almost picturesque landscape feature and suggests it is part of a wider possibly planned(?) landscape, the nearest large house being Tokenbury Manor to the west. However Penharget Farm is very large and likely of minor Gentry status, and perhaps the cottage was formerly associated.

*Contribution of Setting to Significance of Asset:* The cottage garden setting of the asset is likely little changed since its construction, apart from the minor additions of gravel to the courtyard and garden shed. The whole setting is picturesque, rustic and rural in character, and more importantly has stayed simple and suitable for a cottage, it has not been overtly aggrandised. This enhances our understanding of this as a late build of an earlier vernacular style, associated likely with the large farmstead up the road. The setting increases the significance of the building as we can experience it pretty much as intended, giving the viewer a rounded and full experience of the design, architecture and an appreciation for its age.

*Magnitude of Effect:* The location of the cottage within its shallow bowl depression in the landscape and its enclosed introverted setting of busy cottage garden, framed by tall hedgebanks this means there is no direct line of sight to the proposed new house plot, to the south at Pensilva and there will be no effect on setting, fabric of the building or important immediate views.

*Magnitude of Impact:* Medium value asset + No change = Neutral Impact.

*WHS Guideline on Impact:* No change to fabric or setting.

*Overall Impact Assessment:* **Neutral Impact.**

#### Asset Name: Ashlake

*Parish:* Pensilva

*Value:* Medium

*Designation:* GII

*Distance to Development:* c.1.2km

*WHS Guideline Value:* Designated Building, considered a good example of type and of limited national interest, therefore of medium value.

*Description Summary:* 17<sup>th</sup> century house, former farmhouse, of long narrow traditional three cell and through passage plan, with stair turret to rear. Elevations of painted rubblestone, of asymmetrical four window range, with 20<sup>th</sup> century casements, under an asbestos slate roof with gable ends. Gable end rubble stone stack to left, rendered to top and lateral rear stack to hall to right. Early 20<sup>th</sup> century rubblestone porch, stone to base, timber and glazing above, opening to left, unusual shallow hipped roof. Roofline has been altered, raised at the eaves. Rubble lean-to to left end, with asbestos slate leanto roof. Important architectural details are the external front door to the passage within the porch, which has a granite hollow chamfered 3-centred arch and jambs with stops and a large granite hall fireplace to the interior. Slate hood continuing along right-hand side above ground floor window and door, former pentice? Interior much altered, partitions removed.

This building is in very poor condition, its adjacent barn totally ruinous, other barns reduced to single storey by a lack of maintenance.

*Interaction and Importance to WHS:* The farmhouse likely predates the important mining heritage phase of this landscape by as much as two centuries. It relates to a totally different undeveloped and relatively remote and unconnected rural landscape of edge-of-moorland upland subsistence farming, probably the grazing of sheep. The WHS is irrelevant to the significance of this asset, but the asset in turn grounds the later 19<sup>th</sup> century features in a mature landscape of complex developmental man-made form. The immediate setting of the farmhouse, in a surviving block of agricultural fields is of more importance therefore as it has retained some semblance of its intended setting, whereas wider afield there has been considerably more change.

*Conservation Value:* Traditional in form and build the house has a natural vernacular aesthetic, which is compromised by its lack of maintenance and consequent poor condition. The building is expected to have considerable inherent evidential value in its structure and in some surviving parts of its interior, however the poor condition may suggest much has already been lost. No communal or known historical associative value.

*Authenticity and Integrity:* The site is overgrown and lacking in any clear maintenance, abandoned cars and debris and rubbish and scrap piled along the track to the farmhouse and in the former yard, the barn collapsed. It is authentically rural in character, not aggrandised by sale away for residential purposes, this appears to be a working holding of some sort.

*Setting:* Located in a large rectangular plot, between two large fields, the house is set to the west, away from the road, with mature hedgebanks and trees screening views into the gardens, the drive framed by stone walling and a gate. The house is visible from a field gate to the south. Unusual shaped, narrow fields

and cropmarks in the immediate vicinity hint at an early relict field system beneath the modern landscape.

*Contribution of Setting to Significance of Asset:* The current poor condition of house, barn and grounds, with heaps of scrap and abandoned vehicles belies its former middle level status as quite a large farmhouse. Whilst the shabby grassed plot has a caravan in the garden and is laid to plain lawn. It is still rural in character but certainly not complimentary to the dwelling.

*Magnitude of Effect:* There may be some limited views back towards Pensilva from the house, across the fields, certainly there are lines of sight back to the house from the south, where it is quite prominent. However the addition of merely one more roofline, across an expanse of fields, with mature hedgebanks, to an existing settlement roofscape profile is unlikely to make any difference to the former farmhouse, as it is too far removed. One newly built house will have no quantifiable impact or change on the overall views to Pensilva village. No effect on immediate setting.

*Magnitude of Impact:* Medium value asset + No change = Neutral Impact.

*WHS Guideline on Impact:* No change to fabric or setting.

*Overall Impact Assessment:* **Neutral Impact.**

#### 4.6.2 PREHISTORIC RITUAL/FUNERARY MONUMENTS

##### *Stone circles, stone rows, barrows and barrow cemeteries*

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

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

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

<b>Asset Name: Collection of barrows and monuments on Caradon Hill</b>	
<i>Parish:</i> Caradon	<i>Value:</i> Very High
<i>Designation:</i> SAMs	<i>Distance to Development:</i> within 5km
<i>WHS Guideline Value:</i> High, archaeologically designated monuments.	
<i>Description Listing:</i> Banked cairn 125m NNE of Caradon Hill summit; Embanked platform cairn 47m NW of	

<p>Caradon Hill summit; Ring cairn 77m E of Caradon Hill summit; Round cairn 15m SSE of Caradon Hill summit; Two cairns, centred 82m and 110m SW of Caradon Hill summit; Banked cairn 175m SW of Caradon Hill summit;</p> <p>Round cairn 230m SW of Caradon Hill summit; Prehistoric round cairn on Caradon Hill, 520m north west of Heather House; Prehistoric platform cairn on Caradon Hill, 550m north west of Heather House; Prehistoric round cairn on Caradon Hill, 310m west of Heather House; Round cairn 472m SSW of Caradon Hill summit; Round cairn with peripheral berm 402m SSW of Caradon Hill summit; Round cairn 480m SSW of Caradon Hill summit; Round cairn 527m SSW of Caradon Hill summit; Round cairn 557m SSW of Caradon Hill summit; Tor cairn with adjacent sub-rectangular hut 650m SSW of Caradon Hill summit; Round cairn and shelters 812m SSW of Caradon Hill summit; Round cairn 740m SSW of Caradon Hill summit.</p>
<p><i>Summary:</i> Large group of cairns, of different forms, on the exposed hilltop of Caradon Hill. Most are low earthen and stone mounds, covered in larger stones, grassed over, many have been significantly dug into and altered, robbed by antiquaries and by later mining activity, removing the stones. Spread over a large area on the south, south-western and summit of the hilltop, within the middle of these is a large mast and substation site, from the mid 20<sup>th</sup> century. The mounds are all quite visible in the open grassland and heather/gorse landscape, fairly well preserved as a group. There is significant post-medieval mining evidence in the wider area.</p>
<p><i>Interaction and Importance to WHS:</i> The cairns predate the important 19<sup>th</sup> century mining activity and even the medieval and 17<sup>th</sup> century tin-streaming by well over 1000 years. They provide a sense of place and context to the later monuments, a sense of the chronology and development of this landscape.</p>
<p><i>Conservation Value:</i> The cairns hold immense evidential value; beneath the mounds are sealed possible burial deposits and a historic natural ground surface. They can be considered to have a particular aesthetic, the prehistoric monuments of Bodmin, a defining feature of the landscape. No historical associative value. There is no communal value, however, this may need to be re-assessed. Some of the modern population of Cornwall identify strongly with pre-Christian heritage sites and consider burial mounds to represent a direct link to their ancestors. These cairns may be considered part of a wider trend developing communal value in a county such as Cornwall with an increasingly separate regional identity.</p>
<p><i>Authenticity and Integrity:</i> The cairns are protected by their scheduled monument status having been left naturally grassed over, or with gorse growing. This is not authentic, as they were designed to stand out in an open landscape and would have been clad in stone, to stand out and fulfill their memorial function. Therefore whilst they are still mounds, their appearance is not conducive to correct interpretation of intended setting/appearance or function. Structurally, the majority of the cairns have integrity, being upstanding earthen or stone mounds, some of considerable size, topped with more stones.</p>
<p><i>Setting:</i> The cairns are scattered across the upper slopes and summit of Caradon Hill, on Bodmin Moor, in an open, unimproved landscape of rough upland grass, gorse, rushes and heather. Whilst there are considerable remains of post-medieval mining in the immediate and wider landscape, these monuments remain unenclosed with their visual relationships little altered. There is a large modern mast and substation in the middle of them, which subsumes their collective landscape presence, but does not affect the sense of openness in the setting. There are vast views out across the landscape and down to the sea in the distance, it is this landscape level which identifies this as a good site for burial monuments, as its visibility and intervisibility with the landscape is so profound.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> These cairns are to be found in a relatively unimproved landscape of open moorland. This is what was intended by their creators. The setting enhances our understanding of the messages these monuments were intended to send, of ownership or territory claims to the landscape, memorialising influential groups, families and identities.</p>
<p><i>Magnitude of Effect:</i> One small modern house built within a garden plot in the settlement of Pensilva will not change the overall character of that settlement or have any quantifiable effect on the vast views from this hilltop, looking across an entirely changed and complex landscape of multiple periods. The site is screened by the long row of trees which line the football pitch and the larger houses on the west side of Slade Park Road. There will be no direct view to the development site and no effect on the upland setting.</p>
<p><i>Magnitude of Impact:</i> Very High value asset + No change = Neutral Impact.</p>
<p><i>WHS Guideline on Impact:</i> No change to fabric or setting.</p>
<p><i>Overall Impact Assessment:</i> <b>Neutral Impact.</b></p>



## 4.6.3 WORLD HERITAGE SITE

*The Cornwall and West Devon Mining Landscape*

The Cornwall and West Devon Mining Landscape was granted UNESCO World Heritage Site status in July 2006. This was in recognition of the contribution made by Cornish and Devonian miners and engineers to the Industrial Revolution. There is, however, an inherent conflict between the protection and preservation of these mining landscapes, and the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character', and the need to appreciate these are living landscape that continue to evolve and where sustainable development must be encouraged (see the *WHS Management Plan 2005-10*). Anything that detracts from that comes into conflict with the need to conserve and enhance historic character.

<b>Asset Name: Pensilva, and its value/significance to the Caradon Mining District WHS</b>	
<i>Parish:</i> Pensilva/St Ive	<i>Value:</i> High
<i>Designation:</i> WHS	<i>Distance to Development:</i> 0m
<p><i>Description:</i> Listing: Area A9, 'The Caradon Mining District' is defined by the WHS description as "a treeless, 'eastern', rural upland mining district occupying the south-eastern corner of Bodmin Moor, remote from the coast."</p> <p>The historic character of the area is described thus: "The Caradon Area experienced a classic boom to bust history, its industry and settlements developing very rapidly in what remained essentially open, unpopulated moorland or moorland fringe. This new workforce was large but temporary, and when mining ceased depopulation occurred on a huge scale, leaving the Area now almost empty of people. Rapid abandonment of mining activity, the return to extensive pastoral agriculture and the remoteness of the area has resulted in the survival of a high proportion of its mine buildings."</p> <p>Pensilva is described as:  <i>"one of the most important industrial settlements in Cornwall because of its morphology. It is one of a number of settlements, like Halsetown in the far west, very similar to the American mining 'locations'. They are an adaptation of an extensive settlement pattern of smallholding plots into a relatively tightly defined settlement area. At Pensilva a nucleated centre also developed so that more than most Cornish industrial settlements, Pensilva reveals all the settlement patterns and options open to 19<sup>th</sup> century landowners, industrialists and workers, and gives a unique insight into their possible chronologies."</i></p>	
<p><i>Supplemental Comments:</i> The World Heritage Site "property" which would be most affected by the proposed development is the settlement of Pensilva itself. Pensilva stands in the south-east corner of the Caradon Mining District, (A9). The largest mines in the immediate vicinity are on and around Caradon Hill; South Caradon Mine, Holman's Shaft, Jope's Shaft and Gonamena. There was also the Liskeard and Caradon Mineral Railway, which ran down to Looe to the south. The area was focused on copper extraction and was operational between the 1830s and 1880s. Previously a relatively unsettled rural landscape until miners from the declining areas in the west (such as around St Austell) migrated and new communities were developed quickly in a relatively empty landscape on the fringes of the uplands.</p> <p>Pensilva is defined as a mining settlement developed in the 19<sup>th</sup> century from farmland, with typical rows of attached cottages, some larger manager's villas and several non-conformist chapels and social clubs, with one large Inn at the crossroads. It is framed in the landscape by a pattern of miners smallholdings.</p>	
<p><i>Evidential Value:</i> There is inherent value in the study and recording of the mid to late 19<sup>th</sup> century buildings in Pensilva, such as the chapels, shops and villas or workers cottages. Many of these buildings have been much altered or are shut up/converted, few are Listed so many have not been surveyed.</p>	
<p><i>Historical Value:</i> The Cornwall and West Devon Mining World Heritage Site is considered to be of immense international historical value as the mining techniques developed in this region spread around the world, contributing to the modern mineral extraction industry. Pensilva is one of the key mining settlements within the World Heritage Site, significant by association with the mines, and its formerly tightly defined area.</p>	
<p><i>Aesthetic Value:</i> Pensilva is included in the World Heritage Site as one of the fast growing mining settlements associated with the brief copper extraction boom period. This left a historic core of larger houses, semi-detached villas and rows of attached workers cottages, in slate and shale rubble or rendered</p>	

and painted white, based around several key roads and a crossroads, forming a classic late ribbon development. Aesthetically, the 19<sup>th</sup> century character and 'working mining' character of the settlement has not been successfully maintained, as too much mid to late 20<sup>th</sup> century development was allowed before designation. Many of the Victorian assets in the settlement have been considerably altered and modernised, they are now in the minority and swamped in general views by modern social housing or estates of pebble-dash rendered bungalows.

*Communal Value:* The World Heritage Site has immense communal value in the communities which were formed in the landscape and survive due to mining, such as at Pensilva, where many today will have had relatives who may have been miners.

*Authenticity:* Pensilva is a surviving upland fringe settlement, however, it is no longer of mining or working character and certainly no longer historically authentic in appearance, its dominant visual character is now fairly modern and relatively pristine compared to its industrial past. The large, modern estates which have swamped the historic core of the settlement have altered our understanding of it growing up around the crossroads and out along the road to the mines, it no longer carries an obvious ribbon development shape. The modern houses and their larger private plots do not accurately convey the impression of community and communal living, which the rows of attached or close set houses gave in a typical mining settlement. Even in such a wide open environment, with plenty of space to build, mining settlements were densely settled and introverted in nature. The modern buildings with more defined gardens means neighbours are more removed, the very sense of the community is altered.

*Integrity:* Many of the Victorian buildings in Pensilva have been considerably altered, chapels closed and converted, houses divided or modernised, many with changed windows and doors, losing their 19<sup>th</sup> century character. The majority of the buildings will have also probably lost their internal 19<sup>th</sup> century fittings.

*Topographical Location and Landscape Context:* The topographical context of the settlement is an open hillside, in the foothills of Bodmin Moor the landscape context is the upland fringe landscape defined by a relict mining heritage landscape and a return to agricultural focus.

*Principle Views:* Key views within Pensilva are along School Road, Princess Road, Church Hill, St Ive Road, Fore Street and Jubilee Road. Of these, the smaller roads such as Fore Street and Church Hill are better preserved, with more 19<sup>th</sup> century character and less modern infill between the buildings. Principle views to Pensilva are from the mining region on the high uplands, down and across from Caradon Hill, between mines such as South Caradon Mine and Holman's Shaft and then down to the settlement.

*Landscape Presence:* The mining remains within the south-east Cornish landscape and particularly on the eastern flank of Bodmin Moor define the visual characteristics of the area. The settlements are generally of low, two-storey profile, with the odd steeply pitched chapel roofline; of ribbon development character. The area is generally quite lightly populated, the settlement of Pensilva has an oddly dense urban character amongst vast tracts of remaining agricultural land. Pensilva also has more presence than some other mining settlements, as it has been the focus of significant late 20<sup>th</sup> century development, swamping the historic core, creating a larger 'surface area footprint' on the landscape. The majority of the settlement is of fairly recessive character, blending into the landscape with beech and ash trees planted along roads and small holdings with mature hedgebanks softening views. There is a small, semi-industrial or retail style park with factories just to the south, south-east at Middle Hill which is quite prominent and appears in views to Pensilva from Caradon Hill.

*Immediate Setting:* Pensilva lies on an open curving slope between river valleys to the north-east and south-west, tributaries of the River Lynher. It is bordered on all sides by agricultural fields, separated by hedgebanks, the valleys often with wooded slopes. The village is bisected by several roads, leading to Golberdon, St Ive and Middlehill.

*Wider Setting:* The wider setting is the undulating foothills of the south-eastern flank of Bodmin Moor, between the exposed uplands to the west, defined by Caradon Hill and the deep River Lynher valley to the east. This setting is predominantly rural and agricultural in character, with a pattern of small scattered post-medieval farming hamlets and a few earlier historic settlements, with smaller groups of miners smallholdings on the western edges, nearer Bodmin.

*Enhancing Elements:* None.

*Detracting Elements:* Pensilva has been subjected to too much modern development in the later 20<sup>th</sup>

century and this has led to the character of the settlement being considerably diminished. As such an important settlement within the World Heritage Site, this loss has a consequential impact on our appreciation for the wider World Heritage Site, as at first glance one would not identify Pensilva as a historic mining village, unlike St Anns Chapel and others in the wider area.

*Direct Effects:* An effect of an additional house on Slade Park Road, replacing a double garage structure. The views along this road will be slightly altered, stepping the residential line out slightly on this east side. However, there is a predominance of modern architecture along this road, so the addition of a new house will not dramatically alter the character of the roadscape, if it maintains a similar scale and style. The roofline profile will be slightly elongated on this side, creating more of a sense of enclosure before it opens out into the countryside, but Slade Cottages and the large houses to the west have quite strong vertical profiles and the row of tall beech trees to the west of the road, just beyond the settlement also reduces this impact. The fields behind the site running up to the T-junction with Goodmans Lane are used for a mix of polytunnels, horse stables, a football pitch and other community related functions. Not fully rural until beyond Goodmans Lane. The existing houses to the west side of Slade Park Road are set on a higher ridge and will screen views to the new building from the rest of the settlement, the only noticeable change being on the approach to Pensilva along Slade Park Road.

*Indirect Effects:* The tipping point at which the modern development has overwhelmed the character of the setting has already been passed in Pensilva, so one more small scale development will not alter the shape or profile of the settlement enough to have any wider effect.

*Contribution of Setting to the Significance of the Asset:* The World Heritage Site, the road and access up onto the moorland and proximity of the historic mines define the form and function of this settlement as well the reason for its founding. Without an appreciation for the 19<sup>th</sup> century industrial boom in this region we cannot understand the sudden growth of such towns and the predilection for strong Cornish mining architecture, such as the solid, three window range slate-hung mine captains houses, or the rows of shale rubble workers cottages, or Gothic non-conformist chapels. The solid workaday aesthetic of settlements such as Pensilva complement the blocky and massive-scale engine houses, chimneys and other mine buildings.

*Magnitude of Impact:* Pensilva as part of World Heritage Site landscape (High value) + negligible

*WHS Guideline Impact:* Slight change.

*Overall Impact Assessment:* **Negligible overall impact.**

<b>Asset Name: World Heritage Site: A9 Caradon Mining District</b>	
<i>Parishes:</i> St Cleer, Linkinghorne, Liskeard, St Ive	<i>Value:</i> Very High
<i>Designation:</i> World Heritage Site	<i>Distance to Development:</i>
<p><i>Outstanding Universal Value of World Heritage Site:</i> Cornwall and West Devon Mining Landscape. “The landscapes of Cornwall and West Devon were radically reshaped during the eighteenth and nineteenth centuries by deep mining for copper and tin. The remains of mines, engines houses, smallholdings, ports, harbours, canals, railways, tramroads, and industries allied to mining, along with new towns and villages reflect an extended period of industrial expansion and prolific innovation. Together these are testimony, in an inter-linked and highly legible way, to the sophistication and success of early, large-scale, industrialised non-ferrous hard-rock mining. The technology and infrastructure developed at Cornish and West Devon mines enabled these to dominate copper, tin and later arsenic production worldwide, and to greatly influence nineteenth century mining practice internationally. The extensive Site comprises the most authentic and historically important components of the Cornwall and West Devon mining landscape dating principally from 1700 to 1914, the period during which the most significant industrial and social impacts occurred. The ten areas of the Site together form a unified, coherent cultural landscape and share a common identity as part of the overall exploitation of metalliferous minerals here from the eighteenth to twentieth centuries. Copper and tin particularly were required in increasing quantities at this time through the growing needs of British industry and commerce. Copper was used to protect the hulls of ocean-going timber ships, for domestic ware, and as a major constituent of important alloys such as brass and, with tin, bronze. The usage of tin was also increasing greatly through the requirements of the tin plate industry, for</p>	

use in the canning of foods and in communications. The substantial remains within the Site are a prominent reminder of the contribution Cornwall and West Devon made to the Industrial Revolution in Britain and to the fundamental influence the area asserted on the development of mining globally. Innovative Cornish technology embodied in high-pressure steam engines and other mining equipment was exported around the world, concurrent with the movement of mineworkers migrating to live and work in mining communities based in many instances on Cornish traditions. The transfer of mining technology and related culture led to a replication of readily discernable landscapes overseas, and numerous migrant-descended communities prosper around the globe as confirmation of the scale of this influence."

*Description:* Listing: Area A9, 'The Caradon Mining District' is defined by the WHS description as "a treeless, 'eastern', rural upland mining district occupying the south-eastern corner of Bodmin Moor, remote from the coast."

The historic character of the area is described thus: "The Caradon Area experienced a classic boom to bust history, its industry and settlements developing very rapidly in what remained essentially open, unpopulated moorland or moorland fringe. This new workforce was large but temporary, and when mining ceased depopulation occurred on a huge scale, leaving the Area now almost empty of people. Rapid abandonment of mining activity, the return to extensive pastoral agriculture and the remoteness of the area has resulted in the survival of a high proportion of its mine buildings."

*Supplemental Comments:* The World Heritage Site occupies a vast area in the south-east corner of Bodmin Moor. Key settlements within this area are Minions, Pensilva, Tremar Coombe and Higher Tremar, Darite, Crows Nest, Upton Cross and Henwood. The largest settlement by far within the area is Pensilva, being further out on the upland fringe. There are two key infrastructure elements of value, Liskeard and Caradon Railway and the Gonamena Incline. The mining sites which define the character and form of the WHS are: South Caradon Mine, Jope's Shaft, Holman's Shaft, West Phonenix, Gonamena, New Phoenix, Wheal Jenkin, South Phoneix, Marke Valley, Prince of Wales Shaft, Stowe's Mine and Phoenix United Mine. These assets are spread broadly over the expansive uplands landscape of Bodmin, those in the region of the proposed development site are on the south side of Caradon Hill, South Caradon Mine, Jope's Shaft, Holman's Shaft, as well as Pensilva settlement.

*Evidential Value:* The value of the WHS and many of its key assets, such as mine shafts, engine houses and chimneys are listed, protected and maintained under management plans, however, there is always further survey and study of these buildings and the wider area which can be undertaken. It is the potential value as well as the existing acknowledged value which is why the WHS is so important.

*Historical Value:* The Cornwall and West Devon Mining World Heritage Site is considered to be of immense international historical value as the mining techniques developed in this region led to the modern mineral extraction industry, through development of unique and effective techniques.

*Aesthetic Value:* The mining landscape of Cornwall and West Devon, and particularly its characteristic engine houses and beam engines as a technological ensemble in the landscape, reflect the substantial contribution the area made to the Industrial Revolution and formative changes in mining practices around the world. The ruins of the mine buildings define this regions appearance, particularly in the south-east corner of Bodmin, within open rolling landscapes. They have a stark, post-industrial, almost romantic ruin or picturesque quality now, which is somewhat aesthetically compromising as it obscures the historic reality of this region, the working character. However, their very constant and present reality and landscape presence provides a constant reminder of the heritage of the region.

*Communal Value:* The World Heritage Site has immense communal value for the communities which were formed in the landscape and the social impact of the mining industry and resulting industrial revolution on the South-West region.

*Authenticity:* The property as a whole has high authenticity in terms of form, design and materials and, in general, the location and setting of the surviving features. The mines, engine houses, associated buildings and other features have either been consolidated or await work. In the villages and towns there has been some loss of architectural detail, particularly in the terraced housing, but it is considered that this is reversible. The ability of features within the property to continue to express its Outstanding Universal Value may be reduced, however, if developments were to be permitted without sufficient regard to their historic character as constituent parts of the Site.

The A9 area has received less modernisation and development due to its setting on the edge of the moorland, a somewhat remote inland location with challenging topography. However, it is to be noted that

some of the larger settlements, such as Pensilva, have undergone significant development in the late 20 <sup>th</sup> century and ongoing in the 21 <sup>st</sup> century. Such developments have undermined the character of these settlements, therefore indirectly affecting the whole. The mines in the area are well managed as heritage sites, although on some more popular and accessible locations, such as near Minions, there could be some criticism of the over-management or over provision of facilities for visitors at some sites, which can risk their working industrial character and setting. Generally, most of the mining sites are ruins in the upland landscape, experienced as part of a hike and are therefore very authentic as relict landscape features.
<p><i>Integrity: WHS OUV statement: The areas enclosed within the property satisfactorily reflect the way prosperity derived from mining transformed the landscape both in urban and rural areas, and encapsulates the extent of those changes. Some of the mining landscapes and towns within the property are within development zones and may be vulnerable to the possibility of incompatible development.</i></p> <p>The mining remains and overall 19<sup>th</sup> century ribbon development character of the settlements totally defines the modern characteristics of this landscape therefore being of unusual integrity. Mining remains are well managed on the whole within the WHS protections and the Bodmin Moor authority in the A9 area. There have been some recognised losses in the settlements in this region, where the housing and other buildings, such as chapels, have been altered, modernised or lost.</p>
<p><i>Topographical Location and Landscape Context:</i> The A9 area occupies the south-east corner of Bodmin Moor and the undulating, softer eastern fringe, rural landscape. Key landscape features are Stowe's Hill, Caradon Hill, Witheybrook Marsh, and the Gonamena watercourse in the valley which runs down through Minions, to the south, a tributary which becomes the River Seaton near Liskeard.</p>
<p><i>Principle Views:</i> The most important views of the district are those across the valley between Caradon Hill and Stowe's Hill and from Minions looking up the valley towards Henwood, as well as the views down to Liskeard and then Looe on the coast from the uplands.</p>
<p><i>Landscape Presence:</i> The main visual element of the district is Bodmin Moor, with its vast expanses, rocky Tors and deep valleys. The mining remains stand out starkly against this landscape as the next most prominent feature. The World Heritage Site is a more a cultural overlay, a linking characteristic for separate and widespread historic features within this upland landscape. The chimneys and engine houses have presence, but more subtle than that of dominant. Away from the upland sections of the district, the rural fringe landscape is recessive, generally the eye is drawn back towards the moorland and the mining remains.</p>
<p><i>Immediate Setting:</i> Bodmin Moor, the upland landscape of gorse and rough grazing with granite outcrops is the immediate setting of the WHS, as well as its eastern rural flank, of pasture fields and hedgebanks.</p>
<p><i>Wider Setting:</i> The WHS occupies part of the eastern limits of the wider WHS between the south-east corner of Bodmin Moor and the deep incised River Lynher valley. It is an oddy remote and little occupied area, enclosed by more populous districts with coastal access.</p>
<p><i>Enhancing Elements:</i> None.</p>
<p><i>Detracting Elements:</i> Pensilva has received too much modern development in the later 20<sup>th</sup> century and this has led to the character of the settlement being considerably diminished.</p>
<p><i>Direct Effects:</i> None. The site is screened from the rest of the WHS by the houses opposite, southwest and west, Slade Cottages to the south and the tall mature trees; to the west, north-west it is screened by the hedgebank along Slade Park Road, which lines the football pitch.</p>
<p><i>Indirect Effects:</i> There will be a very minor change to the streetscape along Slade Park Road, one of the approaches to Pensilva, one of the important named mining settlements and principle properties within the WHS.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> The World Heritage Site</p>
<p><i>Magnitude of Impact:</i> World Heritage Site ( Very High) + Negligible/No change</p>
<p><i>WHS Guideline Impact:</i> Neutral.</p>
<p><i>Overall Impact Assessment:</i> <b>Neutral overall Impact.</b></p>



#### 4.6.4 HISTORIC LANDSCAPE

##### *General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be constructed within the *South East Cornwall Plateau* Landscape Character Area (LCA):

- The LCA is characterised as an extensive sloping plateau intersected by river valleys. Inland it is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. Along the coast the dramatic coastline features cliffs in the west and in the east around Rame Head and between these are the sandy beaches of Whitsand Bay. The area inland is generally sparsely populated with dispersed settlement and isolated farms. Liskeard is the major settlement lying to the north of the area. Elsewhere small villages are a feature particularly on the higher ground, and along the coast there are significant coastal settlements at Polperro and Donderry and the twin villages of Kingsand and Cawsand. Much of the south coast is associated with fortifications which are still evident today. The proposed dwelling will have no impact on the LCA. On that basis the impact is assessed as **neutral**.

#### 4.6.5 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **neutral to negligible**.

#### 4.6.6 CUMULATIVE IMPACT

*Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.*

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The strongly-linear character of Pensilva was significantly eroded in the 20<sup>th</sup> century, now almost unrecognisable. The unsympathetic restoration and modernisation of buildings in the settlement before its designation have masked the 19<sup>th</sup> century mining character of the village. The addition of one small dwelling on the site of an existing garage, screened from the majority of views is unlikely to have much further cumulative impact. With that in mind, an assessment of **negligible** is appropriate.

TABLE 1: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Caradon Hill	SAM	5km	Very High	None	Neutral	Neutral
Penharget Cottage	GII	500m	Medium	None	Neutral	Neutral
Ashlake	GII	600m	Medium	None	Neutral	Neutral
WHS Pensilva/St. Ive	WHS	0m	Very High	None	Neutral	Negligible
WHS A9	WHS	0m	Very High	None	Neutral	Neutral
Indirect Impacts						
Historic Landscape	n/a	n/a	High	None	Neutral	Neutral
Aggregate Impact	n/a	n/a				Neutral to Negligible
Cumulative Impact	n/a	n/a				Negligible

## 5.0 CONCLUSION

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The site is located to the east of Slade Park Road, on the north-eastern limit of Pensilva, behind a pair of late 19<sup>th</sup> century cottages. The settlement of Pensilva developed in response to the industrial and mining activity being carried out on the nearby moorland, in a similar way to other nearby settlements at Minions and Darite. By 1860 there were 600 men working at the South Caradon mine and within a few years the once single farm at Pensilva had been subsumed into a settlement with around 250 dwellings.

The Historic Landscape Characterisation (HLC) records the site and surrounding area as *Post-Medieval Enclosed Land*, i.e. land that was enclosed in the 17<sup>th</sup>-19<sup>th</sup> centuries, usually from land that was previously Upland Rough Ground and often medieval commons. The site also falls within the Caradon Hill Landscape Character Area. No archaeological investigations have been carried out on the site or in the immediate vicinity. To the north east are cropmarks which indicate medieval trackways and field boundaries, to the north west are the prehistoric features of Tokenbury Camp and scattered over the surrounding landscape are the remains of the post-medieval mining activity of the 19<sup>th</sup> century.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The assets within Pensilva and the monuments on Caradon Hill will likely be unaffected by the proposed development, the expected impact therefore **neutral**. The cumulative impact of the development is of slightly higher concern at **negligible**, although modern developments and the modernisation of Pensilva have already altered the character of the settlement to the point that its history and development are no longer clear.

With this in mind, the overall impact of the proposed development can be assessed as **neutral**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**. The value of the archaeological resource is largely unknown, however the (limited) evidence available would suggest that there is low potential.

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## APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

### Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

### 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.*

### 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.

### 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*.

### 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.

### 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.

### 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.

### 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.

### 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.

### Value and Importance

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

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

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

### 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.

### 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,

### 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.

### Aesthetic Value

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

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

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

### 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.

### 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.

### 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.

### 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.

### 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.

### **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.

### **Views**

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

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

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

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;

- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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

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

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

### **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.

### 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 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 3: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

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

TABLE 4: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 5: 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.

TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones



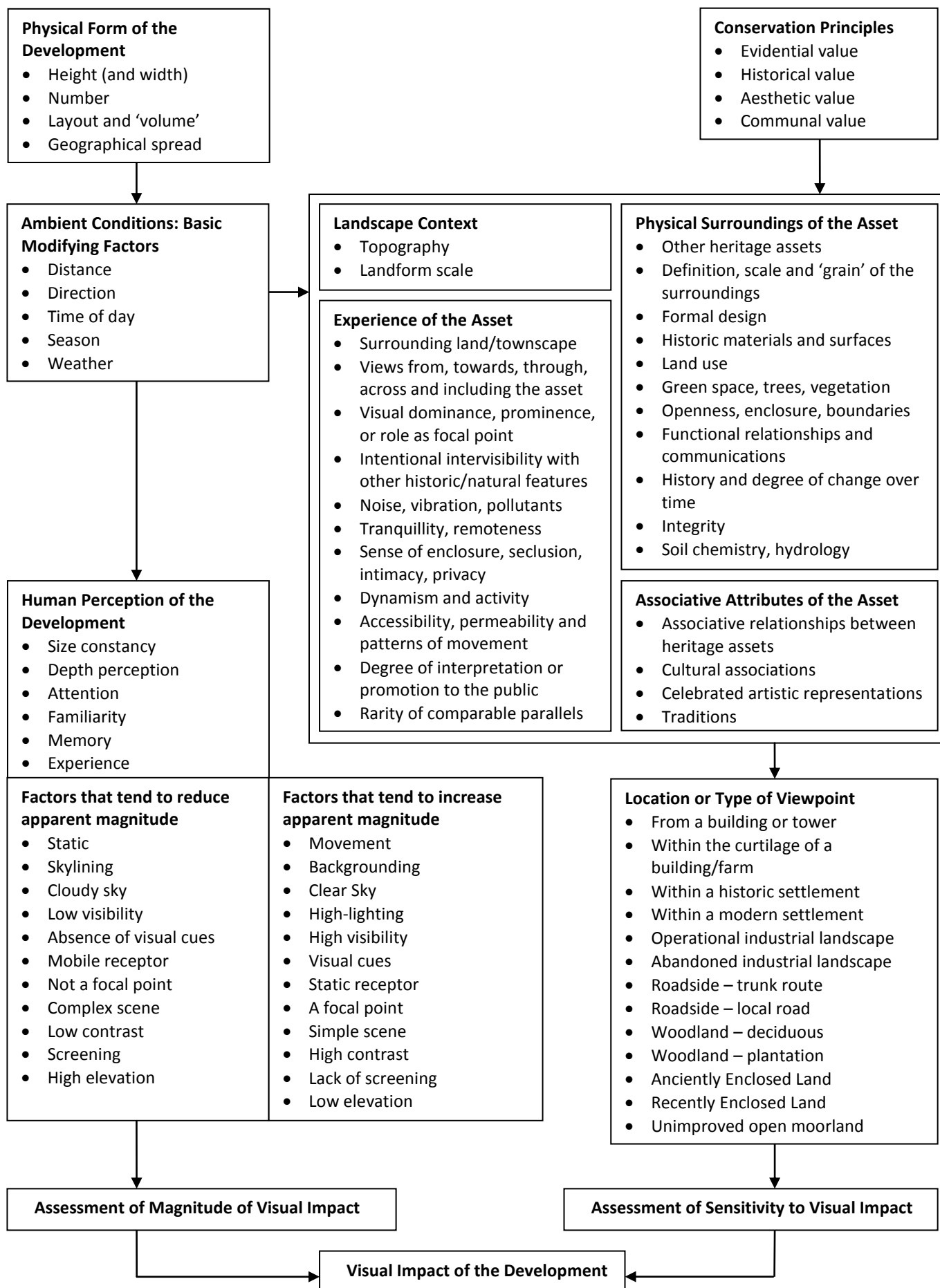


TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF *ASSESSMENT STEP 2* FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

## APPENDIX 2: BASELINE PHOTOGRAPHS - HIA

### WALKOVER



THE SITE, FROM THE ROAD, WITH HEDGE BANK TO WEST BOUNDARY, WITH 2M SCALE; FROM THE SOUTH-WEST.



THE STONE RUBBLE WALL THAT LIES PARALLEL TO SLADE COTTAGES, WITH CONCRETE COPING AND LOOKS TO HAVE BEEN REBUILT SEVERAL TIMES, WITH 2M SCALE; FROM THE NORTH-WEST (2M SCALE).





THE PROFILE OF THE HEDGEBANK, SLUMPED TO INNER FACE; FROM THE SOUTH (2M SCALE).



THE SITE, WITH LARGE RENDERED GARAGE, THE SPACE USED AS STORAGE FOR BUILDING MATERIALS; FROM THE SOUTH-WEST.





THE RE-TARMACED DRIVE WHICH RUNS THROUGH THE SITE, TO THE NEXT DOOR NEIGHBOURS LAND; FROM THE WEST, SOUTH-WEST.



AS ABOVE.





THE SUNKEN AREA OF GROUND BETWEEN HOUSE AND WALL ALONGSIDE THE ROAD, POSSIBLY INDICATING A 'BUILD-UP' OF LEVELS; FROM THE NORTH.



THE DOUBLE GARAGE; FROM THE SOUTH.





THE SITE FROM THE SOUTH-EAST CORNER.



AS ABOVE.





THE SMALL DOGLEGGED ADDITION IN THE NORTH-EAST CORNER WHICH APPEARS TO ABUT THE REMAINS OF A ROW OF SERVICE BUILDINGS; FROM THE SOUTH, SOUTH-WEST.



GRANITE AND CONCRETE THAT SUGGESTS THE ROW OF STONE BUILDINGS MAY HAVE CONTINUED ONTO THE CORNER OF THE SITE; FROM THE SOUTH.





WHERE THE GROUND CAN BE SEEN, IT SHOWS DIFFERENT PHASES OF CONCRETE AND TARMAC WITH GRITTY STONY GROUND BETWEEN; FROM THE NORTH.



THE SOUTH OF THE SITE, WHERE IT RUNS UP TO AND ABUTS SLADE COTTAGES; FROM THE NORTH-EAST.





THE REAR WALL OF THE SITE, STONE BASE, WITH CONCRETE ABOVE, OVERGROWN ON THIS WEST END, EXPOSED CONCRETE BEHIND THE GARAGE; FROM THE SOUTH-WEST.



VIEW DOWN SLADE PARK ROAD BACK INTO PENSILVA; FROM THE NORTH.





VIEW UP THE ROAD, LEADING OUT OF THE SETTLEMENT BACK INTO THE COUNTRYSIDE; FROM THE SOUTH.



VIEW OF THE SITE SHOWING ITS LOCATION AND WIDER SETTING ON SLADE PARK ROAD; FROM THE NORTH, NORTH-WEST.

## HVIA





PENHARGET COTTAGE, SET WITHIN A HOLLOW AT A ROAD JUNCTION; FROM THE NORTH.



LANDSCAPE WIDE VIEW TOWARDS ASHLAKE, SHOWING ITS LANDSCAPE PRESENCE AND WIDER SETTING; FROM THE SOUTH.





CLOSE VIEW OF ASHLAKE, WITHIN ITS IMMEDIATE SETTING; FROM THE SOUTH.



WIDER VIEW OF THE SETTING OF PENHARGET COTTAGE; FROM THE NORTH.





VIEW BACK TO THE SITE FROM THE FOOTPATH AT TOKENBURY CAMP, SHOWING THE LOCAL SCREENING WHICH INTERRUPTS ANY DIRECT VIEWS; FROM THE NORTH-NORTH-WEST.



TOKENBURY CAMP NORTH SIDE, SHOWING AS OVER-TALL HEDGEBANK; FROM THE ADJACENT FOOTPATH, FROM THE WEST.





SOUTH SIDE OF TOKENBURY CAMP, MORE EXPOSED, BUT SUBSUMED INTO THE FIELDS; FROM THE WEST-SOUTH-WEST.



VIEW OVER THE SOUTH-EAST CORNER OF THE CARADON MINING DISTRICT, SHOWING THE SHEER SCALE AND SIZE OF THE LANDSCAPE AND LANDSCAPE LEVEL VIEWS; FROM CARADON HILL, WEST-NORTH-WEST.





AS ABOVE.



AS ABOVE.





PENSILVA, WITHIN THE WHS AND WIDER LANDSCAPE, EXPANDED BY MODERN HOUSES AND A LARGE RETAIL/SEMI-INDUSTRIAL PARK TO THE SOUTH. THE SITE IS SCREENED BY TREES AND WOODED AREAS; FROM THE WEST.



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