

# LAND OFF VICARAGE HILL MEVAGISSEY CORNWALL

Results of a Desk-Based Assessment, Geophysical Survey and  
Heritage Impact Assessment



South West Archaeology Ltd. report no. 180112



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# Land off Vicarage Hill, Mevagissey, Cornwall

## Results of a Desk-Based Assessment, Geophysical Survey and Heritage Impact Assessment

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By P. Bonvoisin; N. Boyd & P. Webb

Report Version: FINAL

17<sup>th</sup> January 2018

Work undertaken by SWARCH for Mike Jeffs of Gilbert & Goode (the Client)

### Summary

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*This report presents the results of a geophysical survey carried out by South West Archaeology Ltd. (SWARCH) for land off Vicarage Hill, Mevagissey, Cornwall. This work was undertaken in support of a planning application.*

*The site is located in the civil parish of Mevagissey, c.0.7km north of the historic core of the settlement. There are documentary references to Mevagisi from 1410, but the proposed development would be located on land to the south-west of Trewinney Farm within the glebe attached to Penwarne Manor, formerly belonging to the Penwarne, Carew and Fortescue families.*

*The geophysical survey identified responses that may indicate removed field boundaries. These do not correspond with the boundaries seen on the historic mapping, so may predate the mapping or be related to more modern activity, such as vehicular disturbance. On the basis of the geophysical survey the archaeological potential of the site appears to be **moderate**, and the groundworks for the proposed development will have a **permanent** and **irreversible** impact.*

*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 impact of the development on the heritage assets in the local area is expected to be **neutral to negligible**.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**.*

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February 2018

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## CONTENTS

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<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	5
1.5 METHODOLOGY	6
<b>2.0 HERITAGE IMPACT ASSESSMENT</b>	<b>7</b>
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	7
2.2 NATIONAL POLICY	7
2.3 LOCAL POLICY	8
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	8
<b>3.0 DIRECT IMPACTS</b>	<b>9</b>
3.1 STRUCTURE OF ASSESSMENT	9
3.2 DOCUMENTARY HISTORY	9
3.3 CARTOGRAPHIC DEVELOPMENT	9
3.4 ARCHAEOLOGICAL BACKGROUND	13
3.5 LIDAR AND AERIAL PHOTOGRAPHY	15
3.6 GEOPHYSICAL SURVEY	16
3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	20
<b>4.0 INDIRECT IMPACTS</b>	<b>23</b>
4.1 STRUCTURE OF THE ASSESSMENT	23
4.2 QUANTIFICATION	23
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	24
<b>5.0 CONCLUSION</b>	<b>41</b>
<b>6.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>42</b>

## LIST OF FIGURES

---

*Cover plate: View across the site, looking towards the barn; viewed from the west.*

FIGURE 1: SITE LOCATION.	6
FIGURE 2: EXTRACT FROM THE 1811 OS SURVEYOR'S DRAFT MAP.	10
FIGURE 3: EXTRACT FROM THE MEVAGISSEY TITHE MAP OF 1842.	10
FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 6" MAP OF 1888.	12
FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 6" MAP OF 1908.	12
FIGURE 6: EXTRACT FROM THE OS 6" MAP OF 1947.	13
FIGURE 7: MAP OF NEARBY HERITAGE ASSETS.	15
FIGURE 8: IMAGE DERIVED FROM LIDAR DATA, SHOWING EARTHWORKS WITHIN PROPOSAL SITE.	16
FIGURE 9: VIEW ACROSS THE SITE, LOOKING TOWARDS THE BARN; VIEWED FROM THE WEST.	17
FIGURE 10: VIEW ACROSS THE SITE; VIEWED FROM THE NORTH-EAST.	17
FIGURE 11: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.	21
FIGURE 12: INTERPRETATION OF GRADIOMETER SURVEY DATA, ANOMALY GROUPS NUMBERED.	22

## LIST OF TABLES

---

TABLE 1: EXTRACT FROM THE 1841 MEVAGISSEY TITHE APPORTIONMENT.	11
TABLE 2: TABLE OF NEARBY HERITAGE ASSETS.	13
TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.	18
TABLE 4: SUMMARY OF DIRECT IMPACTS.	20
TABLE 5: SUMMARY OF IMPACTS.	40
TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE.	51
TABLE 7: MAGNITUDE OF IMPACT.	56
TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX.	56
TABLE 9: SCALE OF IMPACT.	56
TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	57
TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE.	58

## LIST OF APPENDICES

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APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY	43
APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY	49
APPENDIX 3: BASELINE PHOTOGRAPHS	59

## ACKNOWLEDGEMENTS

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MIKE JEFFS OF GILBERT & GOODE (THE CLIENT)  
THE TENANT, FOR ACCESS  
THE STAFF OF THE CORNWALL RECORD OFFICE

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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LOCATION:	LAND OFF VICARAGE HILL
PARISH:	MEVAGISSEY
COUNTY:	CORNWALL
NGR:	SX 01343 45704
PLANNING NO.	PRE-PLANNING
SWARCH REF.	MVH17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Mike Jeffs of Gilbert & Goode (the Client) to undertake a desk-based assessment, geophysical survey, and heritage impact assessment for land off Vicarage Hill, Mevagissey, Cornwall, as part of the pre-application requirements for a proposed residential development. This work was undertaken in accordance with best practice and CIfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located near the south Cornish coast at Mevagissey Bay, 0.7km north of the historic core of Mevagissey, just to the north of Mevagissey Community Primary School and immediately to the south-east of Trewinney Farm. The site is roughly triangular in shape, forming the north-eastern part of a larger trapezoidal field located towards the apex of a south-west facing slope overlooking a river valley, at an altitude of c.78m AOD (see Figure 1). The soils of this area are the shallow well-drained loamy soils over rock of the Powys Association (SSEW 1983), which overlie the sandstones and argillaceous rocks of the Portscatho Formation (BGS 2018).

### 1.3 HISTORICAL BACKGROUND

The site is located on the northern edge of the modern village of Mevagissey, central to the civil parish of the same name. The parish lies within the deanery and east division of the Hundred of Powder, formerly known as *Lamorrack* or *Lavorack*. In the 1840s this field formed part of the glebe land associated with the manor of Penwarne, owned by the Reverend John Arscott.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The site lies within a broad zone characterised under the Cornwall and Scilly Historic Landscape Character (HLC) as *medieval farmland: the agricultural heartland, with farming settlements documented before the 17<sup>th</sup> century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure; either medieval or Prehistoric origins*. This forms part of the category of *Anciently Enclosed Land* (AEL), generally regarded as having a high potential for Prehistoric and Romano-British remains.

No archaeological work has been undertaken on the site itself, but SWARCH has undertaken archaeological monitoring supported by desk-based assessments for land off School Hill to the south-east; the monitoring work did not identify any features of archaeological significance (SWARCH 2012; SWARCH 2016). Fieldwork in advance of the proposed Mevagissey bypass included a narrow linear geophysical survey to the west and south-west of the town; this revealed anomalies that may correspond to archaeological features (CAU 1999). The church undoubtedly has early medieval origins, as do the many farms bearing the \**Tre* prefix nearby. The medieval settlement of Trewinney is located c.200m to the north-east of the site.

## 1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014b) and *Understanding Place: Historic Area Assessments in a Planning and Development Context* (English Heritage 2012). The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008b) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014).

The historic impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *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).

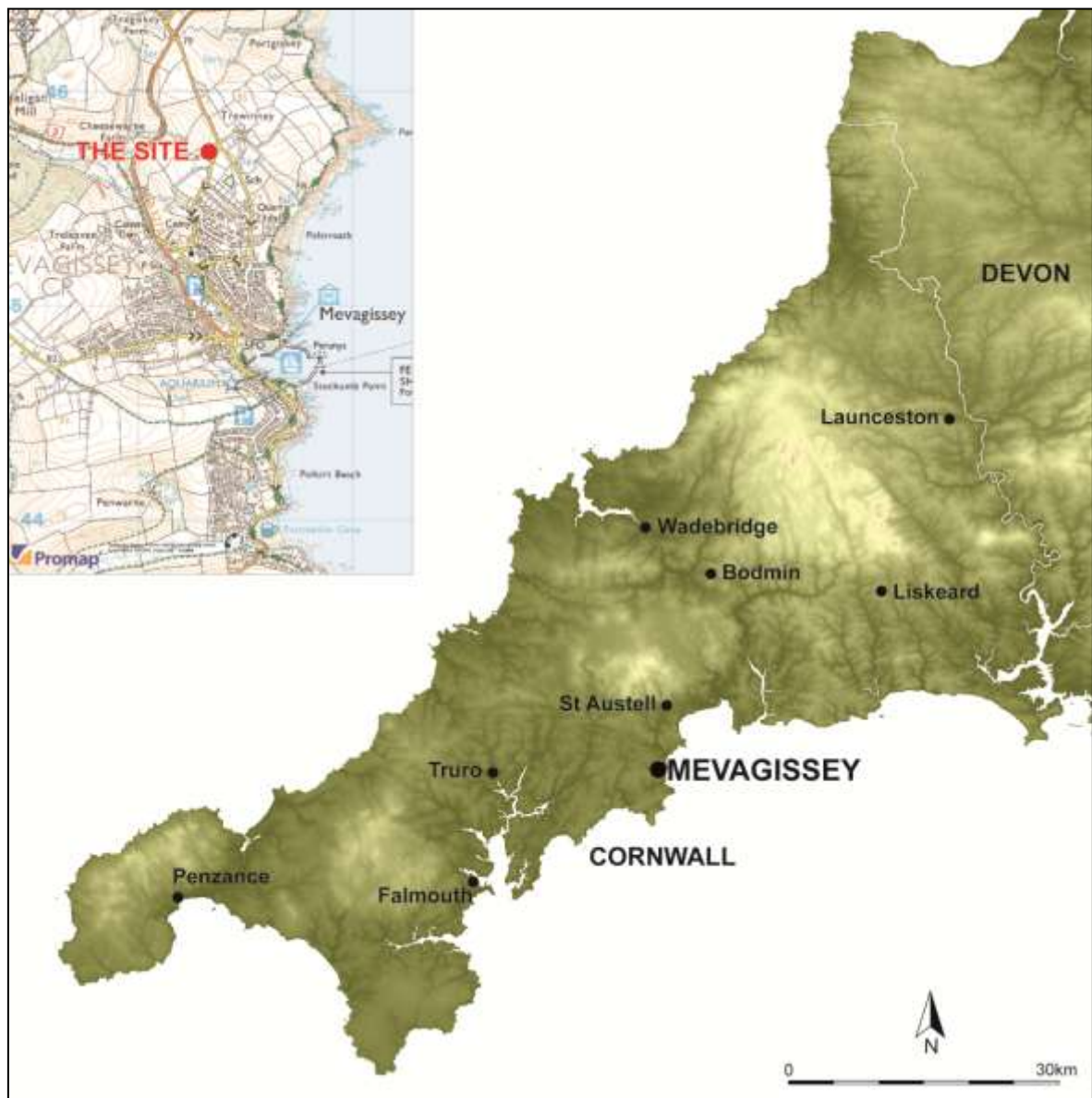


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED); ORDNANCE SURVEY © CROWN COPYRIGHT 2018.

## 2.0 HERITAGE IMPACT ASSESSMENT

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### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, 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 2.

### 2.2 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.*

## 2.3 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.*

## 2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question, and does not have a direct physical effect.



### 3.0 DIRECT IMPACTS

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#### 3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.4 examine the documentary, cartographic and archaeological background to the site; Section 3.5 details the results of the geophysical (gradiometer) survey undertaken. Section 3.6 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 2 details the methodology employed to make this judgement.

#### 3.2 DOCUMENTARY HISTORY

Mevagissey is now a civil parish, although was formerly a historic parish in the deanery and east division of the Hundred of Powder, known as *Lamorrack* or *Lavorack* (Lysons 1814). *Mevagisi* was first recorded in 1410 and is a Cornish name probably derived from the saints *Meva* and *Issey*. It is also variously known as *Porthilly* and *Lamorrack/Lavorack/Levdrick/Levorrick* (MCO15715). During the post-medieval period the parish contained a series of small manors – Pentuan, Trelevan, and Penwarne, with the barton of Trewinney – and this probably accounts of the multitude of names. The tithe award indicates that the site (within field 663) formed *part of Penwarne*, which was owned and occupied by the Reverend John Arscott as part of the glebe attached to the church, which extended to the east. Lysons, however, records the manor as having formerly belonged to the Penwarne family, passing by marriage to the Carews in the 16<sup>th</sup> century; and subsequently to the Fortescues; the tithes were held by the vicar of the parish church.

The land to the south belonged to the manor of *Levorrick*, which was owned by Lord Edgumbe and leased to one John Pearce. To the north-west the land formed part of the tenement of *Cheeswarne*, owned by John Hearle Tremayne and leased to Philip Cundey; it is likely to have formed part of the barton of *Trewinney*, having been the leasehold seat of the Spry Family, and by 1814 the property of the Tremayne Family. In 1841 it was divided into at least three tenements, and a 1562 *deed of division* (CRO: T/638) details the division of the original tenement between the three heirs of John Tregonwall. This deed describes Trewinney as *the village towne or hamlette*, and refers to both enclosed fields and land *yn the common fylde*.

#### 3.3 CARTOGRAPHIC DEVELOPMENT

The first cartographic source is the OS Surveyor's draft map of 1811 (Figure 2). The scale of this map makes it difficult to discern any real detail, but Trewinney is clearly marked. The earliest accurate cartographic source available to this study is the Mevagissey tithe map of 1842 (Figure 3). The closest historic settlement is Trewinney, located c.200m to the north-east. The curving field boundaries of fields to the north and west of the site suggest that irregular but fairly straight post-medieval boundaries sit within a wider medieval fieldscape. A series of small field barns are shown on the tithe map across the area, and taken together with other evidence, this would indicate that a core of a common open field attached to the village which was enclosed (probably in the 18<sup>th</sup> century) with field barns attached to each newly-enclosed farm. Most of the field names are straightforward and prosaic, like *Lower Orchard* (157), *Cliff Field* (161), and *Higher Field* (357, 358) (see Table 1).



FIGURE 2: EXTRACT FROM THE 1811 OS SURVEYOR'S DRAFT MAP (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 3: EXTRACT FROM THE MEVAGISSEY TITHE MAP OF 1842; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

Between c.1840 and 1888 several field boundaries were removed (including between *Higher* and *Lower Orchard*; and between *Field 658* and *Field 659*) to create larger fields, though additional boundaries were added to other fields (including within *Field 663* and adjacent *Field 662*). A new

tree-line road/drive was also added accessing *Vicarage* from the north-east alongside alterations in the layout of the buildings and new dwellings at *Prospect Villa* to the south-east.

TABLE 1: EXTRACT FROM THE 1841 MEVAGISSEY TITHE APPORTIONMENT.

Number	Landowner	Occupier	Field Name	Cultivation
Part of Levorrick				
155	Earl of Mount Edgcumbe	John Pearce	Homestead	-
156			Garden	Garden
157			Lower Orchard	Arable
157a			Higher Orchard	Arable
158			Calves Meadow	Arable
159			Above Town	Arable
160			Above Town	Arable
161			Cliff Field	Arable
163			Cross Park	Arable
164			Cross Park	Arable
Cheesewarne				
355	John Hearle Tremayne Esquire	Philip Cundey	Orchard	Orchard
356			Lower Field	Arable
356a			Orchard	Orchard
357			Higher Field	Arable
358			Higher Field	Arable
359			Parken Field	Arable
360			Parken Field	Arable
Part of Penwarne				
646	Reverend John Arscott (Glebe)	Himself	-	-
647			-	-
648			-	-
649			-	-
650			-	-
651			-	-
652			-	-
653			-	-
654			-	-
655			-	-
656			-	-
657			-	-
658			-	-
659			-	-
660			-	-
661			-	-
662			-	-
663			-	-

By 1908 the surrounding landscape had changed little, though the church cemetery had extended across the road, and new small-scale housing plots had appeared to the east and south of *Prospect Villa* (now simply *The Villa*) (Figure 5). By 1947, several other buildings were built along the road to *The Villa*, and between 1963 and 1971 a housing estate (*Higher Lavourrick*) was constructed. Thereafter, further individual houses, housing estates and a local school were built, including to the immediate south of the proposal site; and the barn structure which exists against the south-east site boundary.





FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 6" MAP OF 1888; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).



FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 6" MAP OF 1908; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).





FIGURE 6: EXTRACT FROM THE OS 6" MAP OF 1947; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

### 3.4 ARCHAEOLOGICAL BACKGROUND

A limited amount of archaeological investigation has taken place in this area. The site falls within the area assessed for the China Clay Leader II programme area (CAU1997). Fields to the east of the site were subject to a walkover survey (SWARCH 2012; ECO3658) and monitoring prior to and during the construction of residential properties in 2016; no archaeological features or finds were uncovered during the monitoring work (SWARCH 2016).

The Cornwall and Scilly Historic Environment Record (HER) records evidence for human activity in the surrounding area from the medieval to the post-medieval period (see Figure 7 and Table 2); however, as the Cornwall and Scilly HLC characterises this area as *medieval farmland* (part of *Anciently Enclosed Land*, AEL), the absence of Prehistoric and Romano-British sites may reflect a lack of fieldwork rather than a genuine absence of earlier features. AEL is generally regarded as having *high* potential for Prehistoric and Romano-British remains.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SEE FIGURE 7) (SOURCE: CORNWALL AND SCILLY HER).

No.	HER No.	Name	Record	Description
1	MCO56501	Avalon - Bronze Age copper alloy palstave	Find Spot	Cast copper alloy blade from a palstave or Middle Bronze Age flanged axe, sub-triangular in plan and sub-rectangular in section, tapering to a point at one end where the blade terminates
2	MCO17455	Treleaven	Documentary	Settlement first recorded 1281
3	MCO6383	Medieval Church	Structure	Parish Church of Mevagissey. Dedicated to St Peter
4	MCO15715	Mevagissey Medieval Settlement	Documentary	Settlement first recorded 1410
5	MCO4707	Medieval Harbour	Structure	The original harbour was built in C15th.
6	MCO18053	trewinney	Documentary	Settlement first recorded 1244
7	MCO54505	Portgiskey - house	Structure	Settlement includes abandoned cottages and fish cellar
8	MCO57208	Fish Cellar	Structure	Post medieval fish cellars
9	MCO13942	Cheesewarne Medieval Settlement	Documentary	Settlement first recorded 1588
10	MCO55496	Post medieval cemetery chapel	Structure	Mevagissey cemetery was consecrated in February

No.	HER No.	Name	Record	Description
				1883, the chapel being built soon after.
11	MCO53098	Post medieval school	Structure	Board school built 1876. Now converted to apartments.
12	MCO32986	Non conformist Chapel	Structure	Bible Christian Chapel
13	MCO32987	Post medieval Sunday school	Structure	Congregational Sunday school
14	MCO32988	Non Conformist Chapel	Structure	Large United Reform Chapel designed by Sylvanus Trevail.
15	MCO52906	28 Church Street	Structure	Post medieval former fish cellar
16	MCO48480	Post medieval house	Structure	Detached building of ashlar masonry construction designed by Silvanus Trevail
17	MCO56507	C19th Pilchard Cellar and Lofts	Structure	Former pilchard-pressing fish cellars with lofts above.
18	MCO29560	Post medieval ropewalk	Structure	Ropewalk owned by Robins at Mevagissey.
19	MCO29562	Coastguard Station	Structure	Postmedieval Coastguard Station
20	MCO54003	Watch House	Structure	Coastguard Watch House recorded on OS 2 <sup>nd</sup> Edition
21	MCO45198	Lime Kiln	Documentary	Lime Kiln operational in the C18th
22	MCO32989	Non conformist meeting house	Structure	Wheel House, middle wharf is a Wesleyan meeting house used by John Wesley.
23	MCO57973	Post medieval Fish Cellar	Structure	Evidence for a post medieval fish cellar at West Wharf, is visible on the interior courtyard walls and includes 13 beam sockets from pilchard presses eight of which have been filled
24	MCO44001	Lifeboat Station	Structure	Lifeboat House built 1888, now an aquarium
25	MCO29561	Post Medieval Lighthouse	Structure	Lighthouse on southern pier at Mevagissey
26	MCO51479	Modern School	Structure	Wesleyan Day School, adjacent to later chapel
27	MCO56676	20 <sup>th</sup> Century War Memorial	Structure	Granite war memorial in St George's Square
28	MCO42551	Modern Defence	Structure	Modern defensive wall made by adapting a section of Mevagissey Inner Harbour wall as a loopholed wall.

#### 3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC – AD410

No Prehistoric or Romano-British sites are recorded in the immediate area; as discussed, this absence is likely to be more apparent than real, Bronze Age barrows and Iron Age and Romano-British settlement having been identified as part of the wider landscape. One Prehistoric find spot of a Bronze Age palstave axe head is recorded through the Portable Antiquities Scheme in a field to the west of Mevagissey (MCO65501).

#### 3.4.2 EARLY MEDIEVAL AD410 – AD1065

No early medieval sites are recorded in the immediate area around the site. However, the tenurial and ecclesiastical framework of the landscape would have been established by 1086, and the farms and settlements first recorded in the 14<sup>th</sup> century (see below) are likely to have their origins in the early medieval period.

#### 3.4.3 MEDIEVAL AD1066 - AD1540

The main farms and settlements in the area are first recorded in the 14<sup>th</sup> and 13<sup>th</sup> century AD: Trewinney 1244 (MCO18053), Mevagissey 1410 (MCO15715) and Treleaven 1281 (MCO17455). The church of St Peter is thought to date as far back as the 12<sup>th</sup> century although with 14<sup>th</sup> and 15<sup>th</sup> century reworking (MCO6383).

#### 3.4.4 POST-MEDIEVAL AND MODERN AD1540 – PRESENT

The farm at Cheesewarne appears to date from the early post-medieval period, first recorded in 1588 (MCO13942). The development of Mevagissey is marked by the construction of a board school in 1876 (MCO53098) and the consecration of a cemetery on the edge of the town in 1883 (MCO55496). A number of buildings in the centre of Mevagissey are Grade II Listed, with three Grade II\* Listed buildings; the Church of St Peter (DCO13550), Lawn House (DCO13572) and Polkirt Hill (DCO13813).





FIGURE 7: MAP OF NEARBY HERITAGE ASSETS (SOURCE: CORNWALL AND SCILLY HER).

### 3.5 LIDAR AND AERIAL PHOTOGRAPHY

Assessment of the readily-available LiDAR (Figure 8) for the proposal site (red line boundary) shows possible slight linear depressions crossing towards the centre of the proposal area: one orientated approximately north to south, the other approximately north-east to south-west. It seems likely these represent removed historic field boundaries, but they are not depicted on the historic maps, and were not observed in the field; it is possible that they relate to vehicular disturbance or vegetation. A review of recent aerial photography (2000-17) does not show any archaeological features.

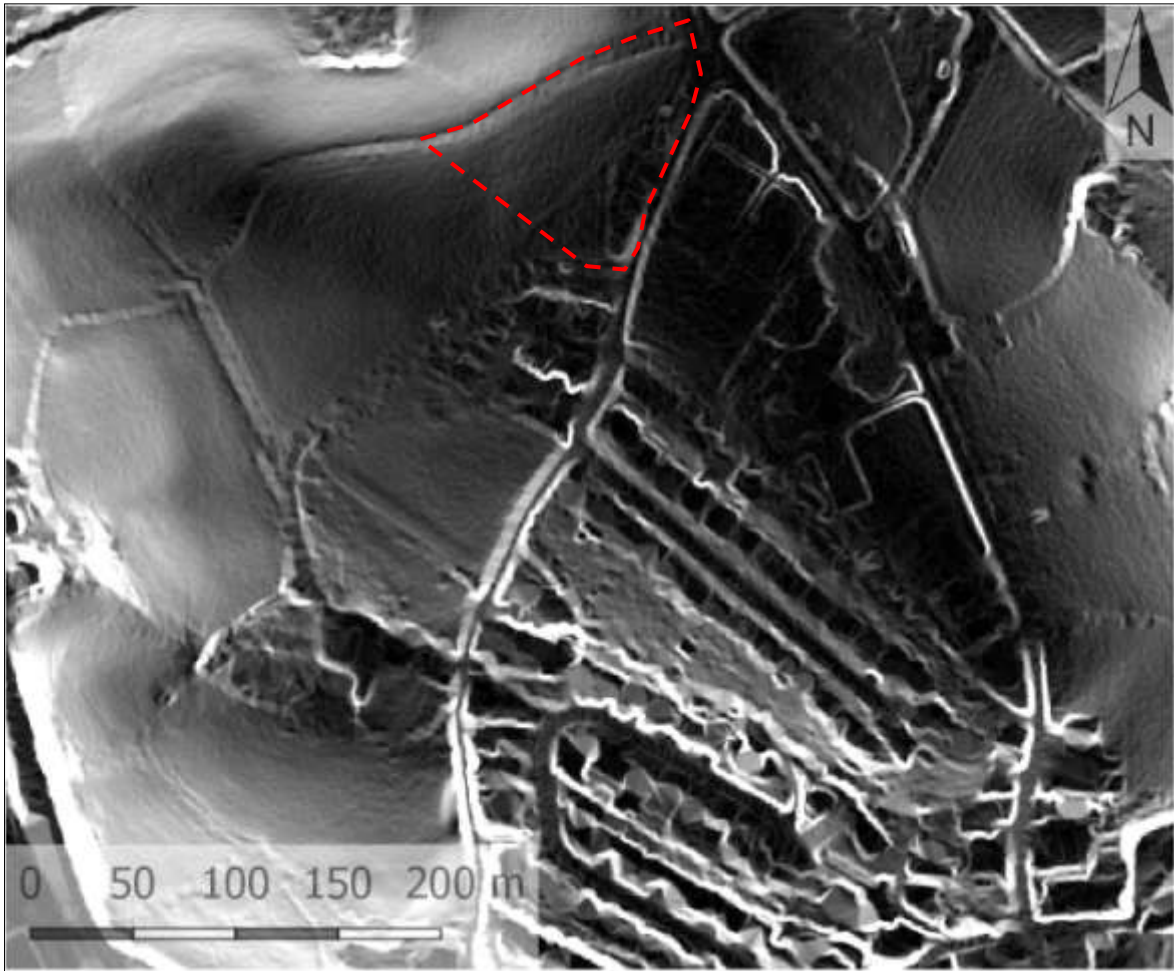


FIGURE 8: IMAGE DERIVED FROM LIDAR DATA, SHOWING EARTHWORKS WITHIN PROPOSAL SITE (PROCESSED USING QGIS VER2.18.4, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY) 2018.

### 3.6 GEOPHYSICAL SURVEY

#### 3.6.1 INTRODUCTION

An area of c.0.8ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 5<sup>th</sup> of January 2018 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

#### 3.6.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid. The data was downloaded onto *Grad601 Version*



3.16 and processed using *TerraSurveyor Version 3.0.25.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes: Clip +/- 3SD; DeStripe all traverses, median. DeStagger of particular grids.

Details: 0.6722ha surveyed; Max. 97.76nT, Min. -146.09nT; Standard Deviation 8.86nT, mean -0.20nT, median 0.01nT.

### 3.6.3 SITE INSPECTION

The site comprises of the north-eastern part of a field to the west of Vicarage Hill and east of the B3273. The site is bounded by hedge banks to the north and east, is open to the rest of the field to the west, with a tree-lined hedge bank to the south. The site was laid to pasture, recently vacated by cattle. A small area in the south-eastern corner was fenced off; a shed and concrete cattle troughs were located towards the middle of the eastern boundary of the site. No earthworks or archaeological features were observed, and no finds were recovered from the site. Parts of the site were heavily trampled by cattle (poached) leading to disturbed topsoil. A full complement of site photographs can be found in Appendix 3.



FIGURE 9: VIEW ACROSS THE SITE, TOWARDS THE BARN; VIEWED FROM THE WEST.



FIGURE 10: VIEW ACROSS THE SITE; VIEWED FROM THE NORTH-EAST.

### 3.6.4 RESULTS

Table 3 with the accompanying Figures 11 and 12 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Positive with negative borders, possible	Bordered linear	Field drainage	Indicative of cut linear features such as field drainage. Responses of c. +43.69nT to -16.78nT.
2	Positive with negative borders, possible	Fragmented bordered linear	Field drainage	Indicative of cut linear features such as field drainage. Responses of c. +26.31nT to -13.34nT.
3	Positive, probable	Ovoid	Possible pit	Indicative of a discrete cut feature, possible pit. Responses of c. +29.25nT to +13.85nT.
4	Positive, probable	Short linear	Partial of a ditch	Indicative of a discrete cut feature, possible partial of a ditch. Responses of c. +9.03nT to +3.60nT.
5	Positive, probable	Curvilinear	Possible ditch or connected pits	Indicative of a discrete cut feature, possible ditch, or positive feature connecting two pits. Responses of c. +14.31nT to +4.51nT.
6	Positive, probable	Curvilinear	Possible ditch or cut feature	Indicative of a discrete cut feature, possible ditch. Possibly related to anomaly group 19. Responses of c. +13.16nT to +4.66nT.
7	Positive, probable	Ovoid	Possible pit	Indicative of a discrete cut feature, possible pit. Responses of c. +20.6nT to +6.82nT.
8	Positive, probable	Fragmented curvilinear	Possible ditch or discrete cut feature	Indicative of a discrete cut feature, possible ditch. Responses of c. +12.80nT to +2.18nT.
9	Positive, probable	Ovoid	Possible pit	Indicative of a discrete cut feature, possible pit. Responses of c. +15.59nT to +5.47nT.
10	Positive, probable	Ovoid	Possible pit	Indicative of a discrete cut feature, possible pit. Responses of c. +15.74nT to +5.97nT.
11	Positive, probable	Thin linear	Possible ditch or cut feature	Indicative of a discrete cut feature, possible ditch. Orientation and location may reflect a relationship with anomaly group 14. Responses of c. +5.75nT to +2.14nT.
12	Positive, probable	Ovoid	Possible pit	Indicative of a discrete cut feature, possible pit. Responses of c. +32.29nT to +9.32nT.
13	Positive with flanking negative, probable	Fragmented parallel linears	Ditch or cut feature, possible further drainage	Indicative of a cut feature, possibly related to field boundary or drainage. Responses of c. +20.22nT to -10.74nT.
14	Positive with flanking negative, probable	Fragmented parallel linears	Ditch or cut feature, possible further drainage	Indicative of a cut feature, possible field drainage. Likely related to anomaly group 15, possibly related to anomaly group 11. Responses of c. +8.72nT to -11.02nT.
15	Positive with flanking negative, probable	Fragmented parallel linears and curvilinears	Ditch or cut feature, possible further drainage	Indicative of a cut features, possible field drainage. Likely related to anomaly group 14. Responses of c. +18.64nT to -15.42nT.
16	Positive, possible	Curvilinear	Possible discrete cut feature	Indicative of a discrete cut feature, possible curved ditch. Responses of c. +9.32nT to +2.23nT.
17	Positive, possible	Linear	Possible discrete cut feature	Indicative of a discrete cut feature, possible ditch. Responses of c. +12.53nT to +1.79nT.
18	Positive, possible	Amorphous area	Possible discrete cut feature or geological response	Indicative of a discrete cut feature, form suggests possible geological response. Responses of c. +13.41nT to +4.26nT.
19	Strong positive, possible	Amorphous ovoid	Possible pit or discrete cut feature	Indicative of a cut feature, possible irregular shaped pit. Possible associated with anomaly group 2, and part of field drainage system. Responses of c. +57.53nT to -15.31nT.
20	Negative, possible	Wide linear	Possible geological response	Indicative of raised ground, possible geological response. Responses of c. -1.80nT to -7.46nT.
21	Negative, possible	Wide linear	Possible geological response	Indicative of raised ground, possible geological response. Responses of c. -2.88nT to -14.07nT.

### 3.6.5 DISCUSSION

The survey identified twenty-one groups of anomalies. Cartographic and visual sources supporting the discussion and comments can be found above and in Appendix 3.

Groups 1 (+43.7nT to -16.8nT), and 2 (+26.31nT to -13.34nT) is a strong positive linear anomaly with flanking negative linear anomalies, indicative of a cut linear feature such as field drainage. This feature runs down the slope, supporting this interpretation.

Groups 3 (+29.25nT to +13.85nT), 7 (+20.74nT to +6.82nT), 9 (+15.59nT to + 5.47nT), 10 (+15.74nT to +5.97nT), and 12 (+32.29nT to +9.32nT) are strong to moderate positive ovoid anomalies, indicative of discrete cut features or possible pits.

Group 4 (+9.03nT to +3.60nT) is a weak positive anomaly; the feature appears to continue beyond the surveyed area. The form of this feature is indicative of a discrete cut feature, possibly a section of a ditch. The orientation of the feature suggests it may be related to the current or previous field boundaries.

Group 5 (+14.31nT to +4.51nT) is a moderate positive linear anomaly, indicative of a discrete cut feature, possibly a curved ditch; possibly related to anomaly group 6. The stronger responses at two points along this linear feature could indicate that this feature represents pits and a linear, or debris within the linear anomaly.

Group 6 (+13.16nT to +4.66nT) is a moderate positive linear anomaly, indicative of a discrete cut feature, possibly a curved ditch; possibly related to anomaly group 5. The rectilinear form of this feature may indicate a former structure or small enclosure. The western end of this feature abuts anomaly group 19, indicating that these groups may be related

Group 8 (+12.80nT to +2.18nT) is a moderate positive fragmented curvilinear anomaly, indicative of a discrete cut feature or ditch.

Group 11 (+5.75nT to +2.14nT) is a weak positive linear anomaly, indicative of a discrete cut feature or ditch, possibly a continuation of anomaly group 14 or associated with anomaly group 14.

Group 13 (+20.22nT to -10.74nT) is a moderate positive fragmented linear with moderate negative flanking responses indicative of a cut feature, possible field drainage or previous boundary.

Group 14 (+8.72nT to -11.02nT) is a weak positive fragmented linear with moderate negative flanking responses indicative of a cut feature, possible field drainage or previous boundary; likely a continuation of, or related to, anomaly group 15 and possibly related to anomaly group 11.

Group 15 (+18.64nT to -15.42nT) is a series moderate positive fragmented linears with moderate negative flanking responses indicative of a cut feature, possible field drainage or previous boundary; likely a continuation of, or related to, anomaly group 14.

Group 16 (+9.32nT to +2.23nT) is a weak positive curvilinear, indicative of a discrete cut feature or ditch.

Group 17 (+12.53nT to +1.79nT) is a moderate positive linear, indicative of a discrete cut feature or ditch.

Group 18 (+13.41nT to +4.26nT) is a moderate positive amorphous area, indicative of a discrete cut feature. The form of the anomaly suggests that this group is not archaeological in origin and could possibly represent a geological response.

Group 19 (+57.53nT to -15.31nT) is a high positive amorphous ovoid, with an associated negative surrounding area. Possibly associated with anomaly groups 6 and 2; this group may be related to field drainage and represent a pit or area of water collection.

Groups 20 (-1.80nT to -7.46nT), 21 (-2.88nT to -14.07nT) are weak and moderate negative wide linear anomaly groups. Their form and response may represent a geological response; the origin of these features is unclear.

### 3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

Based on the results of the desk-based assessment and the geophysical survey, the archaeological potential of the site would appear to be *medium*. The desk-based assessment has not identified any areas of historic archaeological significance. The results of the geophysical survey would suggest archaeological remains are present on the site. Further investigative archaeological works are required to determine the nature and origin of the features identified by the survey. Further mitigation could be provided by an evaluation excavation prior to initial groundworks.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Unknown, potentially medium	Major	Potentially Moderate/Large	Up to Negative/Moderate
After mitigation			Negligible	Minor	Neutral/Slight	Neutral/Negligible



FIGURE 11: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.





FIGURE 12: INTERPRETATION OF GRADIOMETER SURVEY DATA, ANOMALY GROUPS NUMBERED.

## 4.0 INDIRECT IMPACTS

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### 4.1 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 2 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.

### 4.2 QUANTIFICATION

The size and extent of the proposed development, combined with the strongly-rolling character of the terrain would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. A search radius of up to 2.5km is appropriate for high-value assets where distance views are integral to the significance of the asset in question.

There are relatively few designated heritage assets in the immediate area: four GII Listed buildings (Trewinney Farm, Tregassick Farm, Tregiskey Farm, and Cheesewarne) and Heligan RPG. There are many more designated heritage assets within 2.5km, including Heligan House (and associated structures) but mainly concentrated within the Mevagissey Conservation Area.

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 Table 8 in Appendix 2) are considered here in detail – the rest have been scoped out of this assessment, but are listed individually in Table 5.

- Category #1 assets: Trewinny Farm, Heligan Park and Garden
- Category #2 assets: Tregassick Farm, Tregiskey Farm, Cheesewarne, Mevagissey Conservation Area
- Category #3 assets: Heligan House

## 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

### 4.3.1 FARMHOUSE AND FARM BUILDINGS

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

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

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

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

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



Asset Name: Trewinny Farmhouse and adjoining barn	
<i>Parish:</i> Mevagissey	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c. 130m
<p><b>Summary:</b> Listing: C18. Stone rubble, slate hung above ground floor. 2 storeys. 3 windows, sashes mostly without glazing bars, granite dressings to ground floor windows. Wide panelled door and large cob porch with slate roof. Lower two storey wing of one casement window with glazing bars. Steep slate roof. Including adjoining barn on north east, stone rubble, cement-washed slate hipped roof.</p>	
<p><b>Conservation Value:</b> Listed for its architectural value as a historic farm house. There will be aesthetic value in the use of vernacular materials and it retains its functional use within them largely pastoral landscape.</p>	
<p><b>Authenticity and Integrity:</b> The exterior appearance has been little altered since Listing; it is not known how the interior has changed. The authenticity of the group may have been compromised by the conversion of the barns and the formalisation of the yard and surroundings.</p>	
<p><b>Setting:</b> The farm is located near the apex of a hill on a slight south-east slope overlooking Mevagissey Bay. The field boundaries separating Trewinny farm from the road are thick hedgerows; the farm itself lies down a lane c.100m offset from the main road, and the immediate setting remains a composite of garden, orchard and agricultural fields.</p>	
<p><b>Contribution of Setting to the Significance of the Asset:</b> The immediate setting of the asset appears to have little changed since the early 20<sup>th</sup> century, use of some of the local area has changed, with the growth of Mevagissey to the south, but the asset remains set within an agricultural landscape.</p>	
<p><b>Magnitude of Effect:</b> The proposed development would be located to the west and slightly lower down the slope. Clear views to the site from the immediate setting of the farmstead are unlikely; screening is provided by intervening mature trees and tall hedgerows. There may be some effect on the approach to the farm and views across the farm and proposed development site when viewed from elevated locations to the north-west, though mature trees and tall hedgerows will likely prevent this. Views from the asset across Mevagissey bay towards the sea would not change.</p>	
<p><b>Magnitude of Impact:</b> Medium value assets and Negligible = Neutral/Slight.</p>	
<p><b>Overall Impact Assessment:</b> <b>Negligible.</b></p>	

Asset Name: Tregiskey Farmhouse	
<i>Parish:</i> Pentewan Valley	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.0.64km
<p><b>Summary:</b> Listing: Farmhouse. Early C19. Render on probable rubble; dry Delabole slate roof; brick end stacks and central axial stack. Double-depth plan including shallow outshut. 2 storeys; overall 5-window range: symmetrical 3-window front with central doorway on the right and a 2-window range on the left with a wider window central to the ground floor. Late C19 horned sashes with glazing bars except for original hornless sash to 1st floor 3rd from left; original 4-panel door within old simple flat-roofed porch. INTERIOR not inspected. An externally complete example of an early C19 farmhouse, part of a group with the milestone and guide post.</p>	
<p><b>Conservation Value:</b> Listed for its architectural value. There will be aesthetic value in the use of vernacular materials and it retains its functional use. Located immediately next to the road.</p>	
<p><b>Authenticity and Integrity:</b> Appears in good condition from the exterior; it is not known if the interior has changed, and was not inspected at time of Listing. The B3273 is the only notable local addition since the early 20<sup>th</sup> century.</p>	
<p><b>Setting:</b> The farm is located on a south-east facing slope near the top of a hill, with primary views both west and east, towards the woods south of Heligan and the coast. The farm is set within agricultural fields, but lies at a road junction and close to the B3273. Field boundaries bordering many of the roads are high hedgerows which somewhat curtail outward views. The immediate setting remains that of a working farm at a road junction.</p>	

*Contribution of Setting to the Significance of the Asset:* The immediate setting of the asset appears to have changed little in the 20<sup>th</sup> century, remaining as a working farm. This has preserved the outward appearance of the building. The wider setting is largely unchanged, except for the addition of a modern road (B3273); this maintains the aesthetic value and functional character of the asset.

*Magnitude of Effect:* The proposed development would be located to the south, over the summit of a hill; there would be no views to the site from the farmstead. There may be some increased traffic taking the road to the south of the asset, although this is unlikely to unduly affect this asset.

*Magnitude of Impact:* Medium value assets and Negligible = Neutral/Slight.

*Overall Impact Assessment:* **Negligible.**

Asset Name: Tregassick Farmhouse	
Parish: Mevagissey	Value: Medium
Designation: GII	Distance to Development: c.900m
Summary: Listing: C18. Stucco. 2 storeys. 5 windows, wide sashes with glazing bars. Panelled door, porch. Cement-washed slate roof with gable ends. Left hand end is probably late C18, early C19. Adjoins stone rubble outbuildings.	
Conservation Value: Listed for its architectural value, as a historic farm house. There will be aesthetic value in the use of vernacular materials, as well as its setting within the pastoral landscape.	
Authenticity and Integrity: The exterior appears little altered since listing; it is not known how the interior has changed. The asset now appears to be purely residential; the grounds of the asset are a garden. The authenticity of the asset has been partially compromised by the change of use.	
Setting: The asset is located on a gentle north-west facing slope, with its own small, tree-lined enclosure to the south-east of a larger field. The immediate setting is open agricultural land with managed tall hedgerows bordering the lane to the property. The asset overlooks a small valley to the west, with Heligan on the opposite side.	
Contribution of Setting to the Significance of the Asset: The historic farmhouse sits within its associated agricultural landscape, the approach being via a long lane, which better reveals the aesthetic value of the asset.	
Magnitude of Effect: The proposed development would be located to the south-east, there are unlikely to be clear views from the immediate setting of the house due to topography and screening provided by the trees; views from fields to the south-east may be possible. There would not be an effect on the approach to the house, or to views across the asset within its agricultural setting.	
Magnitude of Impact: Medium value assets and Negligible = Neutral/Slight.	
Overall Impact Assessment: <b>Negligible.</b>	

#### 4.3.2 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 the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

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

Asset Name: Mevagissey Conservation Area	
<i>Parish:</i> Mevagissey	<i>Value:</i> Medium
<i>Designation:</i> CA	<i>Distance to Development:</i> c.320m
<p><b>Summary:</b> Mevagissey's Conservation Area is primarily focused upon the special character of the village as a medieval fishing harbour. The CA covers the medieval village, inner and outer harbours, as well as partly extending upriver. It contains 108 separate Listed structures, 4 of which are GII* (listed below), the rest are GII. The majority of the Listed structures within the Conservation Area are c. 18<sup>th</sup> and 19<sup>th</sup> century houses and cottages, but also includes an 18<sup>th</sup> century shipbuilding yard as well as multiple other assets.</p> <p><b>Church of St Peter;</b> c. 415m from site Church assessed separately.</p> <p><b>Lawn House, Church Street;</b> c. 530m from site Listing: C18. Uncoursed rubble with ashlar dressings. 2 storeys. 3 windows. Slight break forward for 3 windows with large low pediment, lunette in centre. Eaves cornice. Slate hung course between ground</p>	

and 1st floor windows. Pediment slate hung. Sash windows with glazing bars. Slate hipped roof.

**27, Polkirt Hill;** c. 980m from site

Listing: Early C18 house, of coursed rubble. 3 storeys. 5 windows, sashes with thick glazing bars, flat arches and keystones. Doorway, Doric half-columns, entablature and pediment, fielded panel and glazed door. Modillion eaves cornice. Slate hipped roof. Side of house slate hung, 3 storeys, 3 windows, sashes with glazing bars. No.s 27 to 35 (odd) form a group.

**Harbour Piers and Quays;** c. 810m from site.

Listing: Stone built piers and quays forming inner and outer harbours. The inner harbour piers were built between 1770 and 1773 and the outer piers were built in the 1860s.

*Conservation Value:* The CA is designated primarily for its evidential and aesthetic value: buildings within the CA were constructed in a typical Cornish vernacular style, often painted stone rubble with slate roofing. Most of the residential buildings are laid out in terraces with many of the structures previously associated with the fishing industry. The designated heritage assets or Listed structures along the harbour are partly listed for their group value.

*Authenticity and Integrity:* The authenticity of the village pattern and predominant 18<sup>th</sup> century and later structures is relatively strong. However, most of the Listed buildings have been restored or altered through the 18<sup>th</sup>-20<sup>th</sup> centuries and the imposition of modern housing on the north side of the village has diminished the integrity of the CA. However, the modern housing has not impaired the significant views to or from the village.

*Setting:* Encompassing the historic properties within the village, the CA stretches a short distance along the coastal path both north and south of the harbour, and extends c. 6km inland along the Cheesewarne River towards the church. The CA primarily sits within the Cheesewarne valley.

*Contribution of Setting to the Significance of the Asset: Incidental.* The principal contribution of setting is aesthetic, a picturesque fishing village that developed organically over time. With the setting of the has beneficial topography and harbour, therefore views from and of the settlement would have largely been incidental, perhaps with the exception of the church which may have been located for deliberate effecting within the landscape.

*Magnitude of Effect:* The proposed development would be located c.320m north of the west end of the CA. There would be no intervisibility between the proposed site and the designated assets within the CA due to screening by trees, buildings and topography. The proposed site may be observed in relation to the CA from high ground to south or south-west of Mevagissey, though from many locations it would not appear in views. The proposed development is likely to have only a negligible impact on the setting of the CA. Increased pressure on infrastructure and increased noise during construction and subsequently as the village grows, may have further negative effects on the setting of the CA, particularly if the village continues to expand.

*Magnitude of Impact:* Medium value asset and Negligible effect = Neutral/Slight.

*Overall Impact Assessment:* **Negligible.**

#### 4.3.3 CHURCHES AND PRE-REFORMATION CHAPELS

##### *Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II\* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind

turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

### What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19<sup>th</sup> century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: Church of St Peter	
Parish: Mevagissey	Value: High
Designation: GII*	Distance to Development: c.340m

**Summary:** Listing: A cruciform structure, perhaps 12th century, reworked in the 14th and 15th centuries. Restored 1887-8 by J.P. St Aubyn. Materials: Granite and mixed rubble, north arcade of Pentewan stone (a variety of elvan), slate roofs. Plan: West tower, nave, chancel, north aisle, south transept, south porch. Exterior: A humble church, set low in its steeply sloped churchyard. The stocky west tower has a saddleback roof and upper stage added in 1887-8, reinstating the medieval upper stage which was ruinous by the 17th century. It is unbuttressed. The west window has interlaced tracery; the belfry lights more elaborate Victorian tracery. The simple south porch has a sundial in its gable with the date 1703 and the pun "we die all". The inner south door is Norman, with chamfered jambs and a segmental head which has a simple rope moulding. Next to it a four-light square-headed window, perhaps c.1500-40. The Dec south transept is disproportionately large. Its south window is of three lights, with cusped interlaced tracery, c. 1300-50. The chancel is gabled, with a Dec east window. In the south wall are two small Perp windows (ogee-headed lights in square frames). The north aisle was added in the 15th century. It has three small windows with four-centred heads, and a blocked door at the west end of the north wall. Interior: Perp North arcade of four arches, on piers of four shafts and four hollows, with octagonal capitals. The central pier and its flanking arches had collapsed and were replaced in 1887. Wagon roofs of 1887, with re-used medieval bosses in the chancel. The opening to the south transept has big timber braces supporting the wall plate for the nave roof, which continues uninterrupted across the opening (a device of 1887). Floors partly stone flagged, partly encaustic tiled. Principal Fixtures: Norman font circular bowl with a herringbone pattern on the chamfered upper rim, large and small chip-carved rosettes, then chevrons around the base of the bowl. Circular stem encircled by a plain roll moulding and a cable moulding. On the north side of the tower arch is a stoup (ex-situ), also with pretty Norman chip carving. Oak panelled reredos of 1908, the upper arches copied from a Jacobean pulpit formerly in the church. Oak pulpit with reliefs from the life of St Peter, perhaps Edwardian. An ex-situ Dec piscina is now in the nave south wall, ogee pointed with cusping. In the east wall of the south transept is another of similar design hidden by the organ, suggesting that the south transept was originally a semi-private chapel with its own altar. The organ was moved from the north aisle to the south transept in 1952. The plain nave benches are of pine, 1887-8. East window of 1887. North aisle central window, 1967, by J. Wippell and Co., Exeter. Monuments: North of the altar, an ambitious and showy standing monument to Otwell Hill, d. 1617: this comprises a stiffly reclining husband, his wife in similar pose on a lower shelf, both with elbows resting on red marble cushions; freestanding Corinthian columns support a high arched canopy with strapwork and inscription in the tympanum; the surround is everywhere ornamented with ribbons, rosettes, etc. In the north aisle, a humbler slate tablet to Lewis Dart d. 1632, showing his widow and nine children kneeling beneath two arches. On the exterior of the porch, another slate tablet to George Carew, d. 1661, with crude classical patterns incised. Subsidiary Features: The upper churchyard gate includes two 15th century pinnacles from the tower, found under the porch and placed here in 1887-8. The churchyard paths are lined with seaworn boulders crudely carved as grave markers, mainly 18th century. History: A church is documented by 1230, and (given the Norman south door and font) probably existed significantly earlier. It was rededicated in 1259, the south transept added probably in the early 14th century, and the north aisle in the 15th century. By the 17th century the upper tower was in a state of collapse. J.P. St Aubyn's restoration (1887-8) rebuilt and heightened virtually all the walls, renewed the roofs and the upper stage of the tower, rebuilt the porch, blocked the north door, and completely renewed the north aisle west window and the north aisle second from east. Tracery in other windows was repaired. An organ was sited at the east end of the north aisle, and the south transept was given over to seating. James Piers St Aubyn (1815-95) developed a very successful practice, with several hundred new or restored churches to his credit. He had offices in London and Devonport. Mevagissey is a late work and perhaps done as a personal favour, since St Aubyn formally retired in 1885; he is buried at St Michael's Mount, Cornwall. Reasons for Designation: The church of St Peter, Mevagissey, is designated at Grade II\* for the following principal reasons: A good medieval village church of the humbler sort, nestled low in its sloping churchyard and retaining a nicely decorative Norman doorcase, chip-carved font and stoup. 14th and 15th century nave, tower, transept and north aisle; also two piscinae from the early 14th century. Largely Victorian fittings, from a restoration by J.P. St Aubyn, are complemented by the splendid early 17th century monument to Otwell Hill.

**Conservation Value:** The church lies overlooking much of the settlement and still serves as a focal point, having notable communal value. It retains elements of multiple development phases and was listed for its architectural and historical values.

**Authenticity and Integrity:** The church is believed to have origins in the Norman period, evidenced by the south door, font, and areas of carving. The church contains evidence of building and alteration from the



C14th and C15th, with renovation and repair taking place in the 19<sup>th</sup> century. It is currently in good condition and still in use.

*Setting:* The church is located within a small churchyard located east of the junction for Church land and Vicarage hill. It stands on the western edge of Mevagissey, with residential areas to the south, east and north. The church is located c.340m to the south of the proposed development site.

*Contribution of Setting to the Significance of the Asset:* The church stands at a fairly low elevation, and is situated up the river valley from the main extent of Mevagissey, lending the asset a somewhat commanding location in relation to the main settlement. There are scattered trees around the graveyard, lending some partial screening and giving some sense of seclusion and intimacy.

*Magnitude of Effect:* The proposed development would be located north of the site, further up the hill. There are unlikely to be any views to the site from the immediate setting of the church due to screening by trees, residential areas and topography. Meaningful views of the church in its landscape would not be affected by the proposals.

*Magnitude of Impact:* High value assets and Negligible = Slight.

*Overall Impact Assessment:* **Negligible**

#### 4.3.4 LESSER GENTRY SEATS

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

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a housing development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites could be less pronounced.

#### What is important and why

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

Asset Name: Heligan House	
<i>Parish:</i> St. Ewe	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.54km
<i>Summary:</i> Listing: House, now in multiple occupation. Circa early C18, on earlier foundation, mostly rebuilt in 1727, remodelled and extended in early C19, circa 1810; with additions to rear of later C19. C20 alterations. Painted brick. Rendered stone rubble. Hipped slate roof with lead rolls to ridge and hips. Axial	

stacks and rendered shafts. Plan: Double depth plan, with central entrance and principal room to front left and right. Stair hall to rear centre, and service rooms to rear left; further principal room to rear right, facing the garden at the right side. There are two large service wings, to rear right and left, enclosing a narrow service courtyard at the rear. The front range is probably the original early C18 range much remodelled. Exterior: 3 storeys, symmetrical 2:3:2 bays, with the centre three bays broken forward on chamfered stone plinth with moulded stone string course above the ground floor windows, cornice and blocking course. Central Doric portico with paired columns to front and single columns to rear, triglyph and guttae frieze and cornice. Inner half-glazed panelled double doors with overlight. All windows at ground and first floor are early C19 12-pane sashes with internal panelled shutters. Some windows are blind, blocked from within. Second floor has early C19 9-pane sashes. The right side is 3 storeys on basement, a symmetrical 2:2:2 bays with the two centre bays broken forward, band course and cornice returned. The basement windows are C19 16-pane sashes. The ground floor windows are C19 15-pane sashes. The first floor windows are C19 12-pane sashes. The second floor windows are C19 9-pane sashes. Attached to right is the later C19 service wing of 2 storeys on basement, 3 bays, in painted stone rubble, with granite band course. Basement has three C19 12-pane sashes. Lower 2-storey range attached to end right at basement and ground floor level, with screen wall attached at the end; this is in stone rubble, the wall rendered, all with stone cornice and blocking course. The first bay has a round-arched multi-pane window through 2 storey height, set in a round-arched recess with stone imposts. There are three bays to right with 12-pane sashes at basement level and 9-pane sashes at ground floor level. The screen wall has a round-arched gateway with C20 cast iron gates and blind roundel to right and left. The left side is a symmetrical 6 bays, with the windows arranged in pairs at ground, first and second floors; band course, cornice and blocking course returned. Ground and first floor have C18 18-pane sashes in exposed boxes; second floor has 12-pane sashes. The four bays to right may be of C18 build, with segmental arches to the ground floor windows. Basement windows have C20 casements. Attached to left is the single storey service wing; this is rendered, with stone cornice and blocking course. There are three bays to right and left with a central 2-storey pavilion with hipped roof. Three C20 windows to right and left; the pavilion has C20 window and door at ground floor, lunette with C20 glazing at first floor. At the rear there is random fenestration, with sashes of varied sizes and C20 doors. The rear yard is at basement level, paved in stone and enclosed by a screen wall with round-arched gateway and C20 cast iron gates. Interior: The entrance hall has early C18 marble bolection-moulded chimneypiece to left, with moulded mantel. Dado rail with moulded panelling; plaster cornice. To rear, in the stair hall, there are two fluted Doric columns and pilasters forming a screen; imperial stair with moulded wreathed handrail, stick balusters in triplets and Greek key frieze. The ground floor rooms have 6-panelled mahogany doors. The first floor landing has a cast iron lattice screen with fluted Composite columns. Moulded frieze and cornice. On the first floor landing there is a central 6-panelled door; round-arched doorway with panelled reveals to right and left. At second floor level there are columns in the form of fasces and plaster cornice. Domed lantern with radial glazing bars and rosette and frieze with lion masks. The rest of the house was not accessible; some rooms are said to retain chimneypieces, but the house appears to have been much remodelled when divided. The manor came into the possession of the Tremayne family in 1513 and remained in the family until C20. The Reverend H.H. Tremayne extended the house in the early C19. Sources: Pevsner, N.: Buildings of England: Cornwall 1970.

Heligan House also has the following Grade II associated elements, their listings follow below:

**Cross about 15m south of Heligan House**

Cross. Pre-Conquest; probably re-sited. Granite monolith about 3 metres high. Roughly hewn; set on a granite boulder. The shaft is of rectangular plan, slightly tapered. Wheelhead, with raised carved patee cross to front and rear of the head, which has a slightly raised rim. Ancient Monument no. 246.

**Stables about 20m north of Heligan House**

Stables, with attached coach house and further stable range. The main stables is of early - mid C18, with later alterations of later C18 and early C19. Few later alterations. Slatestone rubble with granite dressings. Partly slate-hung and partly rendered. Slate roof, with lead rolls to hips and ridge, hipped over the front wings. Plan: The main stable block is a symmetrical U-plan, with short front wing to right and left and a central rear wing. There is a coach house of later C18 attached at the right end, with its front facing the right side. Attached to rear right is a further range of later C19, forming an overall L-plan. Exterior: 2 storeys, symmetrical 2:3:2 bays with granite quoins and band course and central clock tower. The centre 3 bays have a central 6-panelled door with 12-pane overlight. C18 30-pane sash to right and left, partly boarded up. Three C18 20-pane sashes at first floor. The clock tower is above, slate-hung, with clock and cupola on panelled wooden posts with modillion cornice and ogee lead roof with finial and weathervane. Each of the short front wings has a doorway on the inner side. The front left wing has two 30-pane sashes



at ground floor and two 20-pane sashes at first floor. The front right wing has a doorway with 15-pane overlight and 30-pane sash at ground floor, two 20-pane sashes at first floor. Not all the windows remain. The left end has two small windows at ground floor with loading door at first floor centre. The right end is blind. At the rear, there is a central 2-storey wing with hipped roof and stack with brick shaft to rear. Door at rear upper level. Attached at the right end is the coach house, of 2 storeys. There are two double plank doors with segmental stone arches, band course and at first floor two C18 16- pane sashes with cambered brick arches. The coach house has no roof remaining. Forming an L-plan to right is a further 2-storey range of circa early C19; this has granite band course, the upper level rendered. Ground floor has an entrance to a passage to left with segmental stone arch and keystone, 20-pane fixed light with cambered stone arch with keystone, plank double doors with C20 steel lintel, two 20- pane sashes with cambered stone arches and keystones, single doorway with cambered stone arches and keystones and two further 20-pane sashes with cambered stone arches and keystones. At first floor there are eight C19 16-pane sashes with cambered brick arches. Not all the windows remain. The right end of the range has hipped roof, blind with band course continued, and the upper level rendered. External granite stair leading to the upper level at the rear. There is a small coach house of circa late C19 attached at the right end, of 2 storeys, with plank double doors at ground floor and central blocked window above; hipped roof. The rear is built into the bank; the upper floor level is in brick, with six doorways. Interior: This is much dilapidated but what remains of the stalls has an arcaded front.

#### **Wall attached to north-west of Heligan House**

Wall, forming a boundary between the garden and the stable yard. Circa late C18 - early C19. Slatestone rubble with granite dressings and piers. The wall is about 1½ metres high, and extends about 50 metres in a serpentine pattern. The wall has rubble pilasters at intervals and chamfered granite coping. Attached to the wall on the stable yard site there is a semicircular granite trough, and a flight of six granite steps with moulded treads, forming a mounting block by the gateway to the garden. The gateway has a pair of square plan ashlar piers, about 1½ metres high, with pyramidal stone tops.

#### **Wall attached to north-west of stables about 20m north of Heligan House**

Wall enclosing the stable yard. C18. Slatestone rubble with granite dressings. The wall is attached to the rear wing of the stable block, and encloses a yard at the left side of the stable; the wall is about it metres high and extends about 40 metres around the left side of the stable block. To front left, the wall diminishes in height to about one metre, and has chamfered granite coping. The front range is about 8 metres long, with a pier at each end, in granite ashlar, of square plan with flat tops.

#### **Palm cottage, with attached farm offices and cart shed about 50m north of Heligan House**

House, with attached farm offices and cart shed. Early - mid C19, with additions and alterations of later C19 and C20. Slatestone rubble with brick dressings. Partly painted and partly rendered. Hipped slate roof with ridge tiles. End stack to left and axial stack with brick shafts. Plan: The buildings are arranged in a long range; the house is to left, with the farm offices at centre and the cart shed at the right end. The house is of 2-room plan, with central entrance and room to right and left, each room heated from an end stack. The offices form five bays attached to right. The cart shed is to end right, of later C19, 5 bays with a wing to rear right. The main range, including the house, is built into the bank at the rear. Exterior: The house is 2-storey, on plinth, in painted rubble, a symmetrical 3-window front. First floor has three C19 16-pane sashes with cambered brick arches. Ground floor has central C20 wooden gabled porch with inner C19 4-panelled and glazed door. C19 16-pane sash to left and right with cambered brick arches. The left end is blind. At the rear there are no windows. The offices are 2-storey, on plinth; rendered above the plinth. Symmetrical 5-bay front. First floor has three C19 8-pane sashes with cambered brick arches, alternating with two blind windows. Ground floor has C20 door with cambered arch to right and left; in the centre are three C20 windows with cambered arches. At the rear there are two plank doors and ventilator window to left. The cart sheds are single storey with loft over; altered circa late C19. Ground floor originally has five doorways with cambered brick arches; now two 6-pane windows, plank door and two blocked openings. First floor has two loading doors with cambered brick arches. At the right end there is a single doorway and a double doorway with flat arch and cambered arch, with keystones. The rear wing is to right, built into the bank; at upper ground floor level there are two single doorways and a central double doorway with cambered stone arches and keystones. The inner side of the cart shed, at the rear, has ventilator window to left and blocked door to right. The rear of the main range has plank door.

#### **Shippon about 100m north-east of Heligan House**

Shippon. Circa late C18 - early C19. Granite rubble with granite dressings and quoins. Hipped asbestos slate roof with ridge tiles. Plan: Rectangular shippon with loft over. Exterior: 2 storeys, symmetrical 9-bay front. All openings at ground floor have cambered stone arches with projecting keystones, the voussoirs of the arches continued to form a band course. Central blocked single doorway; small 12-pane window to

right and left; double doorway with plank doors to right and left, with another 12-pane window and a single doorway at the outer end to right and left. At the right end there is a doorway at ground floor and 8-pane window above to the loft. The left end and the rear are blind. Interior: Not inspected.

**Steward's house about 150m north-east of Heligan House**

Farm steward's house, now house. Early C19, with additions of later C19 and some C20 alterations. The front is in squared granite rubble, random rubble at sides and rear. The addition to right is in slatestone rubble. Hipped bitumenised slate roof with ridge tiles. End stack to left and axial stack to right with brick shafts. Plan: The main house is of double depth plan, with central entrance through porch and principal room to front left and right, each room heated from a stack at the outer side. Shallower rear service rooms. The addition to right may originally have been a barn, of one-room plan; altered in C20 as part of the house. Exterior: 2 storeys, symmetrical 3-window front. All windows are early C19 16-pane sashes with cambered stone arches and keystones. Central C19 6-panelled door with overlight, in wooden flat-roofed porch with cornice. The bay to end right has 3- light 12-pane C20 casement at ground and first floor. The right end has similar 3- light 12-pane C20 casement at ground and first floor. The left end has C19 16-pane sash at first floor to left. At the rear, there are two 2-light 6-pane casements at ground floor to right, two 2-light casements at first floor; there is a porch to rear left. Rest of the rear not accessible. Interior: Not inspected.

**Kitchen garden walls about 100m north of Heligan House**

Kitchen garden walls. Circa early C19. Red brick laid in Flemish bond, with granite entrance piers. Plan: The walls enclose a roughly rectangular kitchen garden, about ½ acre. There are the remains of greenhouses attached to the northern and eastern walls. The entrance is in the south wall. Exterior: The walls are about 4 metres high, with pilasters at intervals and brick cornice. At the entrance, the walls are ramped down to a pair of granite monolith piers, about 3 metres high, with cornice, swept necking and ball finials. Along the inside of the walls to north and east there are the remains of lean-to greenhouses.

*Conservation Value:* The house and associated buildings have group value, as well as having further group value within the Heligan RPG. The house still serves as a focal point for the gardens, with historic and aesthetic value within the local landscape. It retains elements of multiple development phases and was Listed for its architectural and historical values.

*Authenticity and Integrity:* The present house was built in 1692 and extended in the early C19th. Between the First and Second World War the house fell into disrepair, but was restored during its conversion to flats in the 1970s. Similarly, the gardens were deemed lost after WWII, but were restored in the 1990s and are now a popular tourist attraction.

*Setting:* Heligan House is located north-west of Mevagissey, surrounded by the 'Lost Gardens of Heligan' RPG with agricultural fields beyond. The house retains the feeling of a country house in its lands despite the conversion to flats.

*Contribution of Setting to the Significance of the Asset:* The Lost Gardens of Heligan and the surrounding agricultural landscape allow us to experience the house almost as intended. The historical status can still be discerned.

*Magnitude of Effect:* The ground to the south of the house slopes away slightly and there may be glimpses to the village from the upper floors; However the significant numbers of trees in the grounds are likely to provide screening to the proposed development and the relationship between the house and its grounds would not be affected.

*Magnitude of Impact:* High value assets and Negligible = Slight.

*Overall Impact Assessment:* **Negligible.**

#### 4.3.5 REGISTERED PARKS AND GARDENS

In/formal planning tends to be a pre-requisite for registered landscapes, but varies according to individual design. Such landscapes can be associated with larger stately homes (see above), but can be more modern creations. Landscape parks are particularly sensitive to intrusive visual elements (see above), but many gardens are usually focused inward, and usually incorporate stands of mature trees that provide (seasonal) local blocking. Unless the proposed wind turbine is to be located close to the garden, its impact would be minimal.

**What is important and why**

Parks and gardens can be extensive, and are usually associated with other high-value heritage assets. They may contain a range of other associated structures (e.g. follies, grottos etc.), as well as important specimen planting (evidential). Individual examples may be archetypes of a particular philosophy (e.g. picturesque) or rare survivors (e.g. medieval garden at Godolphin) (historical/illustrative). Parks that cover an extensive area can incorporate and utilise existing monuments, structures and biota of varying date and origin. They may have their origins in the medieval period, but owe their modern form to named landscape gardeners of national importance (e.g. Capability Brown). They may be depicted in art and lauded in poetry and prose (all historical/associational). The landscape park is the epitome of aesthetic/design: the field of view shaped and manipulated to conform to a particular ethos or philosophy of design; this process can sweep away what went before, or adapt what is already there (e.g. Trewithen Park). Planned views and vistas might incorporate distinctive features some distance removed from the park. Many of these parks have been adapted over time, been subject to the rigours of time, and have fully matured in terms of the biological component. The communal value of these landscapes is limited; in the present day some are open to the public, but in origin and conception they were essentially the playgrounds of the elite. They might contain or incorporate commemorative structures (communal/commemorative).

Asset Name: Heligan	
<i>Parish:</i> Mevagissey, Pentewan Valley, ST. Ewe. St. Goran	<i>Value:</i> High
<i>Designation:</i> Registered Park and Garden	<i>Distance to Development:</i> c.900m
<p><i>Summary:</i> Listing: Park and gardens developed in the late C18 and early C19, partly to a design by Thomas Gray, with an extensive early C20 plant collection.</p> <p><b>HISTORIC DEVELOPMENT</b></p> <p>In the C12 Heligan formed part of an estate belonging to the Arundell family (guidebook). The property was sold to Sampson Tremayne (d 1593) of Trelissick, St Ewe in the late C16. Sampson's son, William (d 1614), built a house on the site of the present mansion in 1603. A new range was added to this building by William Tremayne's great-grandson, Sir John Tremayne (d 1694) in 1692. A large walled garden was constructed to complement the late C17 house and this was expanded by Sir John Tremayne's grandson, also John Tremayne, in 1735, when parterres and terraces were laid out. The early C18 formal garden is recorded on a plan of 1735 by John Wade (CRO). In 1766 Heligan was inherited by the Rev Henry Hawkins Tremayne, curate of Lostwithiel, who in 1809 also inherited estates at Croan, Cornwall and Sydenham, Devon (qv). In 1774-7 Henry Hawkins Tremayne commissioned a survey of the estate from William Hole which records the disposition of the gardens and pleasure grounds prior to a series of improvements undertaken in the late C18 and early C19 (Cornwall Garden Trust Survey). Thomas Gray provided a plan of Intended alterations for Heligan (CRO) for Henry Hawkins Tremayne in the late C18, which formed the basis for these improvements, but which was not fully implemented (LUC 1993). The effect of Henry Hawkins Tremayne's improvements was described by Gilbert in 1820, who noted that: 'Heligan ... is situated at the head of an extensive paddock spotted with masses of foliage commanding the richest and most diversified views ... the whole of the grounds ... are rendered delightful by their natural unevenness, deep valleys ... with lively plantations, adorned with temples'. (Gilbert 1820)</p> <p>John Hearle Tremayne succeeded in 1829 and constructed a new approach from the north and planted shelter belts to enclose parkland to the north-east of the house; these developments are shown on the Tithe map of 1839. In the mid and late C19 John Hearle Tremayne (d 1851), John Tremayne (d 1901), and John Claude Tremayne undertook extensive planting of new and exotic subjects, including rhododendrons raised from seed supplied by Sir Joseph Hooker (1817-1911) in 1851, and a collection of bamboos in the 1890s. Plants were also obtained at this time from Joseph Knight of The Exotic Nursery, Chelsea, and from the Veitch nurseries at Exeter and Chelsea (LUC 1993). The gardens and planting were described by the Botanical Magazine in 1852, and by the Gardeners' Chronicle in 1896.</p> <p>In 1916 the house was requisitioned for use as a convalescence home for officers. After the First World War it was occupied briefly by the family before being let. During the Second World War the house was</p>	

used by American forces who practised the Normandy landings on Pentewan Beach. After the war the property was let to Commander and Mrs Thomas, and c 1970 the Tremayne family converted the building into apartments which, together with the immediate grounds, were sold in 1983. Today (2000) the site remains in divided private ownership, with the gardens and pleasure grounds being leased to Heligan Gardens Ltd.

A major programme of restoration of the gardens and pleasure grounds, which had fallen into decline and dereliction, has been undertaken from 1990 under the supervision of Tim Smit and John Nelson.

#### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Heligan is situated c 2.5km north-west of the coastal village of Mevagissey, some 5km south-south-west of St Austell. The c 70ha site is bounded to the north by a minor road which runs east from St Ewe to Tregiskey, while to the south-west, south, and east it adjoins agricultural land. The west boundary is formed in part by a minor road which leads south from Pengrugla to Heligan Mill; this road turns sharply east to form the southern boundary of the park, separating it from Temple Wood to the south-east. To the north-east a belt of plantation bordering the Long Drive extends to the B3273 road from Pentewan to St Austell, and to the south-east Temple Wood adjoins a further area of woodland, Treleaven Plantation. The site is undulating, with steep-sided valleys extending from north to south to the east and south-east of the house, and from west to east to the south of the house. There are views south-south-east along the main valley to the south of the house to Mevagissey and the sea, while from the pleasure grounds to the north of the house there are views across the park to Pentewan.

**ENTRANCES AND APPROACHES** Heligan is today (2000) approached from the minor road to the north. A late C20 vehicular entrance to the north-west of the mid or late C19 Upper Lodge and gate (listed grade II) gives access to an area of car park, to the south of which are located late C20 single-storey buildings comprising a visitors' entrance and other facilities. From the Upper Lodge a tarmac drive extends south, parallel to the minor road forming the western boundary of the site; it is screened from the road by a belt of mixed shrubbery and trees. The drive sweeps south-east to approach the west front of the house. This north drive was laid out in the late C18 or early C19 and accords with proposals made by Thomas Gray.

The Long Drive approaches the site from the B3273 road from Mevagissey to St Austell, at a point c 750m north-west of Pentewan and c 1.7km north-east of the house. A mid C19 lodge stands to the south of the entrance, beyond which the drive rises gently south-west for c 1km, bordered by mid C19 ornamental planting, New Road Plantation. It then passes under an ornamental mid C19 stone bridge at Peruppa which carries the St Ewe to Mevagissey road across the drive. To the west of the Mevagissey road the drive passes for c 500m along the southern edge of the boundary plantation to the north of the park. Passing to the east of the Upper Lodge, the Long Drive joins the north drive c 250m north-north-west of the house. The Long Drive was formed by John Hearle Tremayne c 1830, and was planted with large numbers of Bentham's Cornel (*Cornus capitata*) raised from the original introduction of seed collected in Nepal by Sir Anthony Buller. The drive was noted by the Gardeners' Chronicle in 1896, when it was said to be one of the finest in the country.

A further drive, now disused, approaches Heligan from Heligan Mill to the south-east. The former drive led north through a wooded valley to approach the house from the south. It formed part of a boundary ride through the western and southern shelter plantations, and through Old Wood. The south-east drive was constructed in the late C18 or early C19, and reflects Thomas Gray's late C18 proposals.

**PRINCIPAL BUILDING** The house at Heligan (listed grade II) stands towards the top of a steep-sided valley which falls to the south-west, enjoying views east to St Austell and south-west to Mevagissey. The house comprises a main block constructed in white-painted brick under a hipped slate roof. The south or garden facade has a slightly projecting centrepiece two bays wide with a string-course above the ground-floor windows. A two-storey block adjoins the south facade to the east. The present house was constructed in 1692 by Sir John Tremayne, who extended and partly rebuilt an early C17 house which had in turn replaced an earlier house on or near this site. The late C17 house was remodelled in 1810, and a service wing was added in 1830. The house fell into disrepair in the mid C20 and was converted into apartments in 1970.

The mid C18 stables (listed grade II), an C18 walled yard (listed grade II), farm offices (listed grade II), and the former steward's house, now (2000) known as Palm Cottage (listed grade II) stand to the north of the house.

**GARDENS AND PLEASURE GROUNDS** The gardens and pleasure grounds lie principally to the north and south of the house. Two grass terraces ascend the east-facing slope above the west front of the house, while a further grass terrace extends below the south facade; a pre-Conquest Celtic cross (listed grade II) is placed at the south-west corner of the south terrace. These terraces survive from early C18 formal

gardens which are shown on a plan of 1735 by John Wade (CRO), and for the construction of which accounts survive indicating that the terraces and parterres were completed in 1736 (CRO). Lawns slope south below the south terrace to a wooded valley, where late C20 boardwalks extend through mid and late C19 and early C20 exotic planting around a stream which is dammed to form a chain of three ponds. The valley garden, formerly known as the Japanese Garden but today (2000) known as the 'Jungle', was developed by John Tremayne who inherited in 1851, and his son John Claude, who inherited in 1901; the effect of the exotic planting was described in the *Gardeners' Chronicle* in 1896. In the late C18 the kitchen garden stood between the house and the head of the valley, with a pond to its south; the two lower ponds were formed by John Claude Tremayne in the early C20 (LUC 1993).

To the south-east the valley garden joins a further valley which extends north-east along the south-east edge of Old Wood. A stream is dammed to form a further chain of ponds, while a mown grass rise extends along the north-west side of the ponds to connect with Horsemoor Wood to the north. This area, known today as the 'Lost Valley', formed part of the late C18 or early C19 circuit of rides and drives which linked the northern and southern shelter plantations, and reflects the late C18 proposals for improvements made by Thomas Gray. This area was developed from woodland of medieval origin, with the ponds being connected with the supply of water power to Heligan Mill to the south-east (ibid).

To the north of the house is a second area of pleasure grounds, known as the Northern Gardens. 'Flora's Green', an approximately elliptical-shaped lawn is surrounded by informal walks leading through an extensive collection of ornamental shrubs planted under mature trees. Many of the specimens in this well-documented collection are original introductions acquired by John Hearle Tremayne from Sir Joseph Hooker's expeditions to the Himalayas in the 1840s; this planting was continued into the early C20 by John Tremayne and his son John Claude. To the north of the lawn a mount, believed to be a beacon mentioned in an account of 1623 (guidebook) survives in the shrubbery, while to the south-east a late C18 brick summerhouse, the Northern Summerhouse, with a three-arched south-east facade overlooks a rectangular slate-edged pool. There are views from the Summerhouse over a laurel hedge which encloses the garden, to the northern park and to Pentewan. The Northern Summerhouse is shown on a plan of 1770, and was restored in 1992 (ibid).

The south-facing slope to the south of 'Flora's Green' forms a vegetable garden which is flanked to east and west by further areas of pleasure ground which adjoin broad sand-covered walks which lead south to the house, walled garden, and service quarters. The walk to the east of the kitchen garden is terminated to the south by an extensive mid C19 rockery which comprises a series of informal serpentine walks separated by high banks ornamented with rockwork. A grotto to the north-east incorporates ornamental quartz crystals, while a rocky recess to the south contains a spring-fed pool which feeds the dipping pool in the walled garden and the ponds in the valley garden. To the west of the kitchen garden there is a further area of late C19 rock garden known as the 'Ravine'. An informal walk is flanked by rocky banks and an artificial watercourse; the banks were planted in the late C20 as a fernery, replacing early C20 alpine planting (ibid). The watercourse was fed by water from a reservoir supplied by late C19 rams which were restored in the late C20 (ibid). South of the Ravine and adjacent to the west wall of the Melon Ground, the Italian Garden comprises a rectangular pool with a central late C20 bronze figure and fountain surrounded by a crazy-paved path and borders containing ornamental shrubs. A lean-to tile-roofed summerhouse encloses the garden to the north, while to the west and south it is enclosed by hedges. The Italian Garden was constructed as a 'sun-trap garden' by John Claude Tremayne in 1909 and was restored in 1992.

A further area of gardens lie to the south of the walled garden and to the north of the house and stables. To the west, the Sundial Garden, formerly known as Mrs Tremayne's Garden, comprises a rectangular lawn enclosed by a brick walk and herbaceous borders. This garden was in 1896 described as 'the finest herbaceous border in England' (*Gardeners' Chronicle*); it was recreated in 1995-6. To the east of a walk flanked by Irish yews which leads from the service court to the walled garden is an area of lawn and a group of late C19 dogs' gravestones.

**PARK** The park is situated to the north, east, and south of the house, and is ringed by mixed shelter belts, a belt of woodland along the bottom of the valley running from north to south marking its eastern boundary. The park is today (2000) in mixed agricultural use, with areas of pasture to the north-east and south. The open areas within the boundary plantations were never fully imparked and have always retained field boundaries; these broadly reflect the arrangement shown on the estate plan of 1774, the Tithe map (1839), and the OS map published in 1888. The areas known today as East Lawn and West Lawn, to the south and south-east of the house, partially reflect Thomas Gray's late C18 proposals for a paddock dotted with ornamental planting and woodland in the valley to the south-east of the house.

To the south of the minor road at the southern end of the park is Temple Wood. This was described in the C18 as being laid out with rides, and in the early C19 Gilbert referred to it containing temples; the



foundation of one unidentified structure has been located in the wood, together with several rides (LUC 1993).

**KITCHEN GARDEN** The kitchen garden comprises two walled gardens and a vegetable garden situated to the north of the house. The southern garden, known as the Flower Garden, is approximately trapezoid in shape and is enclosed by late C18 walls c 5m high constructed from imported brick (listed grade II) (guidebook). The garden is today (2000) used for growing a variety of vegetables and flowers, while fruit trees are trained against the walls. The garden is entered from the south through an entrance flanked by early C20 stone piers surmounted by ball finials. The south entrance leads to a central brick-paved walk which extends north to a central circular dipping pool, beyond which the walk continues to a door in the north wall. A transverse walk to the west divides the west half of the garden into two large beds, while the single area to the east is divided into geometrical-shaped planting areas by low box hedges. The late C20 path pattern replaces the Y-shaped pattern shown on the late C19 OS map (1881). Two glasshouses, a citrus house, and a vinery of 'Paxtonian' form stand against the inner face of the north wall, while a later peach house is built against the inner face of the east wall. A range of associated structures including a bothy and office, and a small square glasshouse for growing bananas stand against the outer face of the north wall.

The Flower Garden corresponds to a walled garden shown on Thomas Gray's late C18 proposals, and had assumed its present form by 1839 (Tithe map). Having ceased to be cultivated in the mid C20, the garden and glasshouses have been restored and recreated in the late C20. To the east of the Flower Garden are two further, smaller walled enclosures, that to the north being the reserve garden, and that to the south the poultry yard.

To the north of the Flower Garden a further walled garden is known as the Melon Ground. Enclosed by brick walls c 5m high, the garden is approximately segmental-shaped on plan with a curved north wall. A central walk connecting doors in the north and south walls is flanked to the east by a pineapple pit and melon house, and to the west by three ranges of cold frames. A curved wall corresponding to the north wall of the Melon Ground is shown on Thomas Gray's late C18 plan, while the 1839 Tithe map shows the garden in its present form. The Melon Ground and its glasshouses were restored in the late C20. To the north-east of the Melon Ground, an early C19 brick wall c 5m high contains three tiers of arched-topped recesses for bee skeps.

North of the Melon Ground, and entered through the door in the north wall of that garden, the vegetable garden is rectangular on plan and is enclosed by laurel and conifer hedges. The central box-edged north/south sand walk passes beneath late C20 wrought-iron fruit arches, while a transverse walk divides the garden into quarters. The vegetable garden is shown in its present form on the 1839 Tithe map.

A late C20 orchard of traditional varieties and a nut walk have been planted to the north-east of the house adjoining a path connecting the northern pleasure grounds to the valley garden south-east of the house.

*Conservation Value:* The gardens were restored in the 1990s, having fallen into disrepair between WWI and WWII. They have evidential value for the lost planting schemes and hard landscaping, and historic associations with the family, the house and particularly the losses of WWI. The landscaped grounds have some aesthetic merit, but the gardens are enclosed by woodland and rather intimate, with limited outward views; the other areas are little different in character to the rest of the landscape. While the garden attracts many visitors, its communal value is very limited – the visitors are not brought together in a meaningful way.

*Authenticity and Integrity:* The restoration was based on earlier plans and descriptions of the gardens in order to try and regain some authenticity. Inevitably, however, much had to be rebuilt or reimagined, and thus the current garden lacks authenticity.

*Setting:* The gardens lie to the north of Heligan House, north west of the village of Mevagissey. There are a significant number of trees providing screening and dividing different sections of the gardens, which lend an enclosed feeling to the gardens and provide screening. The wider landscape is predominately made up of agricultural fields.

*Contribution of Setting to the Significance of the Asset:* The gardens are somewhat shielded from the wider setting by the trees and walls which divide the sections of the gardens and surround the majority of the perimeter.

*Magnitude of Effect:* There is unlikely to be intervisibility between the Lost Gardens and the proposed development, screened by the trees, walls and Heligan House. The proposed development will sit within Mevagissey village, and will not impact the fields surrounding the gardens.

<i>Magnitude of Impact:</i> High value assets and Negligible = Slight.
<i>Overall Impact Assessment:</i> <b>Negligible.</b>

#### 4.3.6 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 *Gerrans, Veryan and Mevagissey Bays* Landscape Character Area (LCA):

- This Landscape Character Area is comprised of a high farmland plateau bounded to the south by the sea, and to the north by the River Fal and its tributaries and the southern outskirts of St Austell. The coastline is comprised of three large and sweeping coastal bays whose rocky shores, sandy beaches and small coves are derived from their geology of Killas rocks. The coastal strip is dominated by scrub and bracken which has grown up where agriculture has retreated. The plateau behind the coast is a farmed landscape, intersected by stream valleys which flow to the sea in the south and into the River Fal to the north-west. The stream valleys give rise to an undulating landform and a transport pattern of tight winding lanes with many blind corners that offer an intimate and sheltered character when the lanes dip into the woodland that is concentrated in the valley sides and bottoms. This is a medieval landscape of largely anciently enclosed land with fields of small to medium size and irregular shape bounded in most places by slate Cornish hedges. The size and shape of fields is variable across the area as is the extent to which the hedges have tree cover. The fertile land is a mixture of arable and pastoral farming with some parkland giving the area a domesticated feel. Settlement is sparsely distributed across the area which is dotted with small farmsteads and medieval farm hamlets, many with the prefix 'Tre', giving away their medieval origins. Coastal villages are found within each of the bays, tucked into the sheltered mouths of steep-sided stream valleys. On that basis the impact is assessed as **negligible**.

#### 4.3.7 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 **negligible**.

## 4.3.8 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 historic assets in relatively close proximity to the proposed development will not be subjected to impacts any greater than **negligible**, due to the screening provided by trees, other buildings and the topography. However, and bearing in mind the recent development to the south-east, an assessment of **negative/minor** is appropriate.

TABLE 5: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Trewinny Farmhouse and adjoining barn	GII	c.130m	Medium	Negligible	Neutral/Slight	Negligible
Tregiskey Farmhouse	GII	0.64km	Medium	Negligible	Neutral/Slight	Negligible
Tregassick Farmhouse	GII	0.9km	Medium	Negligible	Neutral/Slight	Negligible
Church of St Peter	GII*	340m	High	Negligible	Neutral/Slight	Negligible
Heligan House	GII	1.54km	Medium	Negligible	Slight	Negligible
Lost Gardens of Heligan	RPG	0.9km	High	Negligible	Slight	Negligible
Mevagissey Conservation Area	CA	c.320m	High	Negligible	Slight	Negligible
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Moderate/Slight	Negligible
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negative/Minor



## 5.0 CONCLUSION

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The site is located in the civil parish of Mevagissey, c.0.7km north of the historic core of the settlement. There are documentary references to *Mevagisi* from 1410, but the proposed development would be located on land to the south-west of Trewinney Farm within the glebe attached to Penwarne Manor, formerly belonging to the Penwarne, Carew and Fortescue families.

The geophysical survey identified responses that may indicate removed field boundaries. These do not correspond with the boundaries seen on historic maps, so may predate the mapping or be related to more modern activity, such as vehicular disturbance. On the basis of the geophysical survey the archaeological potential of the site appears to be **moderate**, and the groundworks for the proposed development will have a **permanent** and **irreversible** impact.

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 impact of the development on the heritage assets in the local area is expected to be **neutral to negligible**.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**.

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- Ordnance Survey First Edition 25 Inch Map
- Ordnance Survey Second Edition 25 Inch Map

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.



SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.



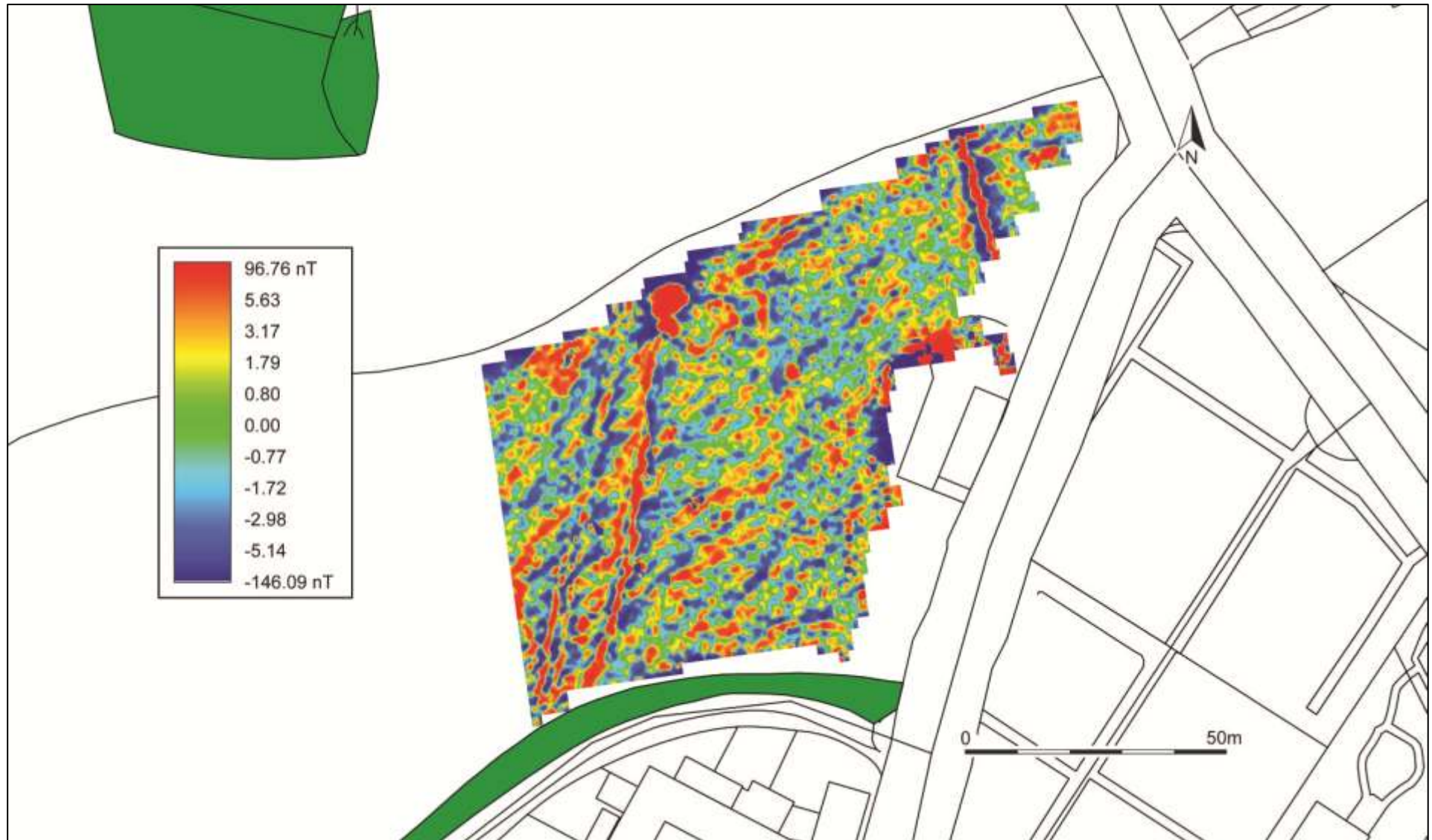


SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

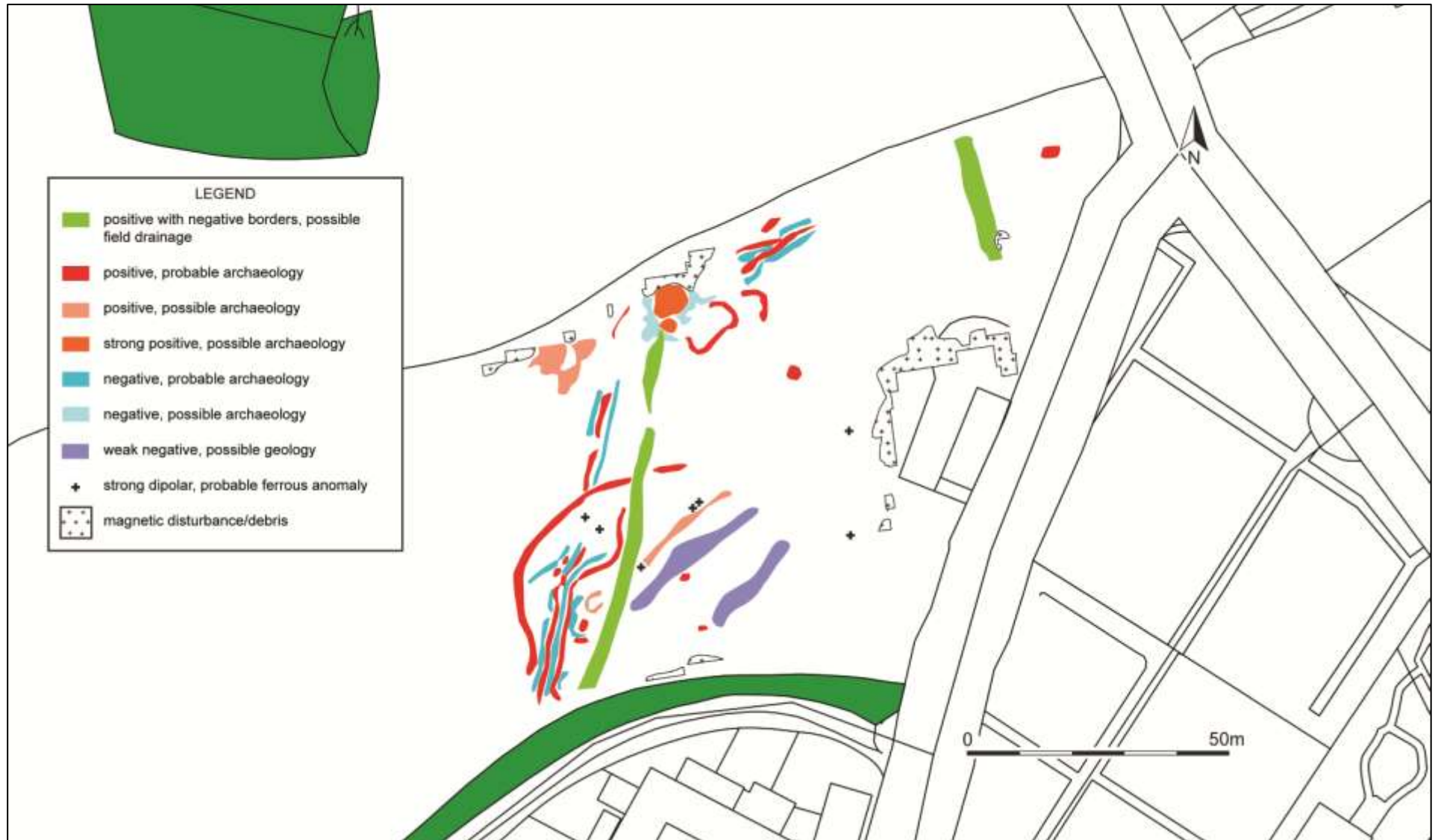




RED GREYSCALE BLUE SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.



RED-BLUE-GREEN (2) SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.



INTERPRETATION OF GRADIOMETER SURVEY DATA.



## APPENDIX 2: 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 6: 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 7: 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 8: 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 9: SCALE OF IMPACT.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	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 10: 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

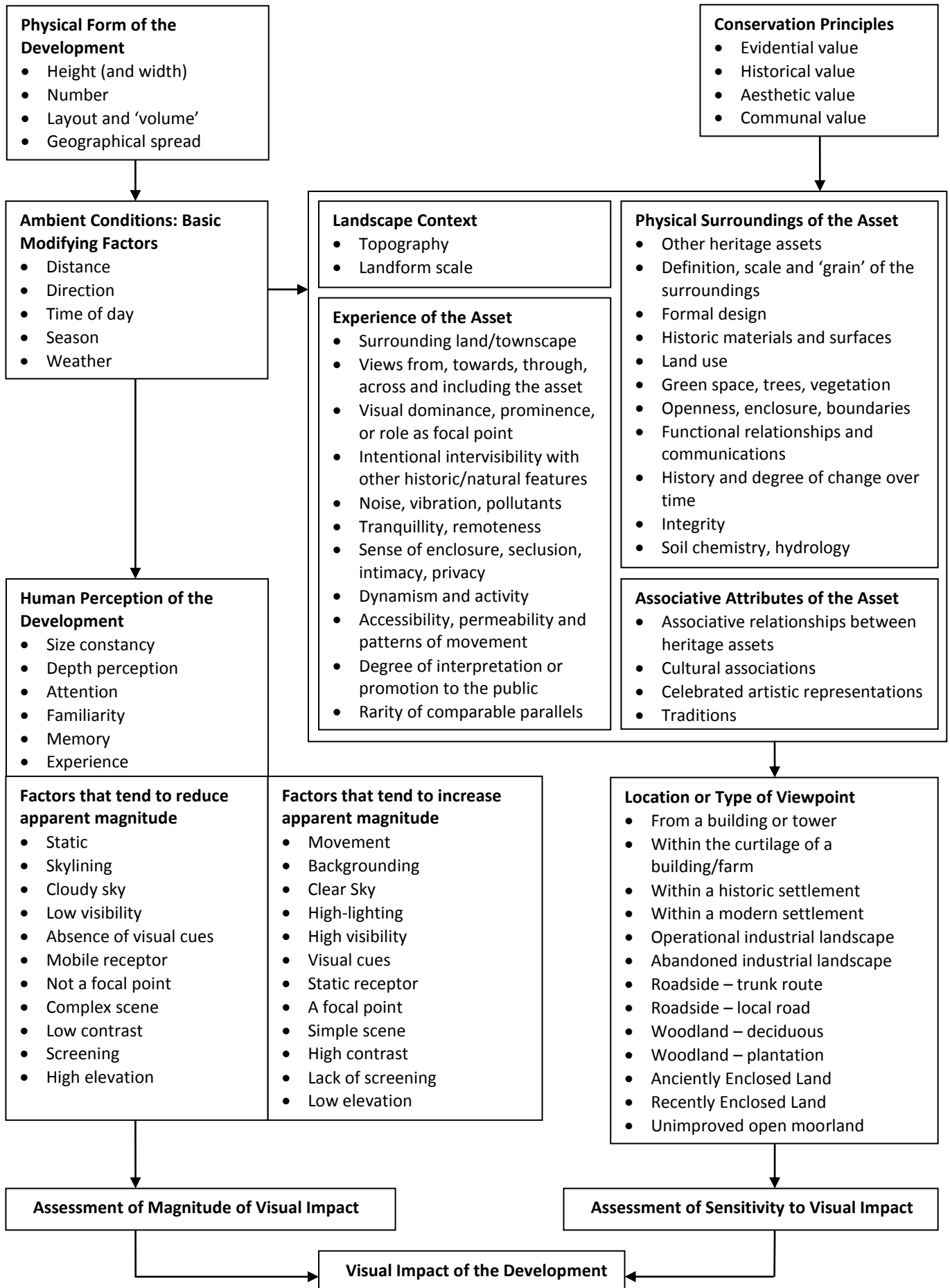


TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

### APPENDIX 3: BASELINE PHOTOGRAPHS

#### *SITE WALKOVER*



VIEW ALONG THE NORTH-WESTERN BORDER OF THE SITE, TOWARDS THE NORTHERN CORNER OF THE SITE; TAKEN FACING NORTH-EAST.



VIEW ACROSS THE SITE TOWARDS THE BARN; VIEWED FROM THE WEST.





VIEW ACROSS THE SITE, SHOWING THE SOUTHERN BOUNDARY; TAKEN FACING SOUTH-EAST.



VIEW ALONG THE WESTERN BOUNDARY OF THE SITE; TAKEN FACING SOUTH.





VIEW FROM THE WESTERN BOUNDARY OF THE SITE; TAKEN FACING WEST.



VIEW OF THE END OF THE NORTH -WESTERN BOUNDARY OF THE SITE; TAKEN FACING NORTH-EAST.



VIEW OF THE BARN AND NORTHERN CORNER OF THE SITE, SHOWING CONCRETE TROUGHS IN FRONT OF BARN; TAKEN FACING NORTH-EAST.



VIEW FROM THE SOUTH-EAST CORNER OF THE SITE; TAKEN FACING NORTH.





VIEW ACROSS THE SITE, FOLLOWING THE LINE OF THE OVERHEAD CABLES; TAKEN FACING NORTH-WEST.

#### *HERITAGE IMPACT ASSESSMENT*



VIEW ALONG VICARAGE HILL ROAD, RUNNING SOUTH FROM THE ENTRANCE TO THE SITE; TAKEN FACING SOUTH.



VIEW ALONG VICARAGE HILL ROAD, RUNNING NORTH FROM THE ENTRANCE TO THE SITE; TAKEN FACING NORTH.



VIEW FROM THE ENTRANCE OF THE SITE, LOOKING TOWARDS THE SOUTH END OF HELIGAN PARK AND GARDENS; TAKEN FACING WEST.





VIEW FROM OLD ROAD TOWARDS THE SITE; TAKEN FACING SOUTH.



VIEW FROM OLD ROAD TOWARDS THE SITE, THE BARN WITHIN THE SITE IS VISIBLE; TAKEN FACING SOUTH.





VIEW TOWARDS THE SITE FROM THE JUNCTION NORTH OF LANCALLAN FARM, THE BARN WITHIN THE SITE IS VISIBLE; TAKEN FACING NORTH-EAST.



VIEW TOWARDS THE SITE FROM THE HILL IMMEDIATELY TO THE SOUTH OF MEVAGISSEY, SOUTH OF TREGONEY HILL; THE SOUTHERN END OF THE FIELD IN WHICH THE SITE IS LOCATED CAN BE SEEN; TAKEN FACING NORTH-NORTH-EAST.



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