

# LAND ADJACENT TO THE WAR MEMORIAL CAWSAND MAKER-WITH-RAME CORNWALL

Results of a Desk-Based Appraisal and Heritage Impact Assessment



South West Archaeology Ltd. report no. 180404



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# Land adjacent to the war memorial, Cawsand, Maker-with-Rame, Cornwall

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

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Report Version: 01

26<sup>th</sup> April 2018

Work undertaken by SWARCH for Andrew Wilks of ADW Design Group  
On behalf of the Mount Edgcumbe Estate

### Summary

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*This report presents the results of a desk-based appraisal and historical impact assessment carried out by South West Archaeology Ltd. (SWARCH) for land in Cawsand, Maker-with-Rame, Cornwall. This work was undertaken in support of a planning application.*

*The site is located in the modern civil parish of Maker-with-Rame, within the historic fishing village of Cawsand. The proposed development would be located on a small plot of steeply-sloping land between the back gardens of houses on Garrett Street and New Road. There are documentary references to Cawsand from 1404. The strategic significance of the beaches at Kingsand and Cawsand led to the construction of successive fortifications on the hill between the two villages; Cawsand Fort is the latest (1860s) and largest of these emplacements.*

*In terms of direct impacts, the site is located on steeply-sloping ground below New Road. It is partly terraced and served by a flight of narrow steps to each side, but these features are likely to be 19<sup>th</sup> or 20<sup>th</sup> century in date and on balance the archaeological potential of the site is likely to be fairly **low**; the excavation of the required terrace would have a **major** effect on any surviving archaeological features or structures.*

*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, but principally the townscape, 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 only sites where there is likely to be an appreciable impact is the War Memorial (**negative/moderate**), the Scheduled fort, and the Conservation Area as a whole (**negative/minor**).*

*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 would be **permanent** and **irreversible**.*

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## ACKNOWLEDGEMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND ADJACENT TO THE WAR MEMORIAL, CAWSAND
<b>PARISH:</b>	MAKER-WITH-RAME
<b>COUNTY:</b>	CORNWALL
<b>NGR:</b>	SX 43422 50323
<b>SWARCH REF:</b>	MRC18

### 1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land adjacent to the war memorial, Cawsand, Maker-with-Rame, Cornwall (Figure 1). The work was commissioned by Andrew Wilks of ADW Design Group on behalf of the Mount Edgcumbe Estate in order to establish the historic background for the site and assess the potential impact of a proposed residential development.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a roughly rectangular area located between New Road and Garrett Street, directly east of Cawsand Fort. The site lies approximately 14m north of the Cawsand War Memorial at approximately 20m AOD. The soils of this area are the well drained fine loamy and silty soils of the Denbigh 1 Association (SSEW 1983), which overlie the slate, siltstone and sandstone of the Whitsand Bay Formation (BGS 2018).

### 1.3 HISTORICAL BACKGROUND

The site is located within the modern amalgamated parish of Maker-with-Rame, and lies mid way between the villages of Maker and Rame in the deanery and south division of the hundred of East. It was formerly in the parish of Rame. The manor of Rame belonged to the Rames, who passed it down the female line to the Edgcumbe family in about the reign of Henry V (Lysons 1814). A settlement at Cawsand was first recorded in 1404 and was also spelled Cawsham, Cousham and Causon. Its early economy was based upon pilchard fishing and boat building. The site lies within the Kingsand/Cawsand Conservation Area and many of the historic buildings of the village are Listed. Cawsand Fort is additionally a Scheduled Ancient Monument. Areas of the Registered Parks and Gardens belonging to the Mount Edgcumbe Estate lie to the north and south of Kingsand and Cawsand.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The site lies within land designated by the Cornwall Historic Landscape Characterisation as 20<sup>th</sup> Century settlement. All of the heritage assets in close proximity to the site recorded in the Cornwall HER are of post medieval date. An archaeological appraisal in advance of a sewerage pipeline considered sites along Garrett Street (CAU 2000) and an archaeological watching brief along Garrett Street carried out in 2001 during installation of the sewerage pipeline determined that the stratigraphy was limited, with bedrock encountered below the tarmac for much of its length. Towards the south eastern end there was evidence of a sandy redeposited grey brown clay. One sherd of medieval pottery was recovered (CAU 2001). Cawsand Fort and its earlier predecessors were included in a report on the Historic Defences of Plymouth (Pye and Woodward 1996).

## 1.5 METHODOLOGY

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

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).

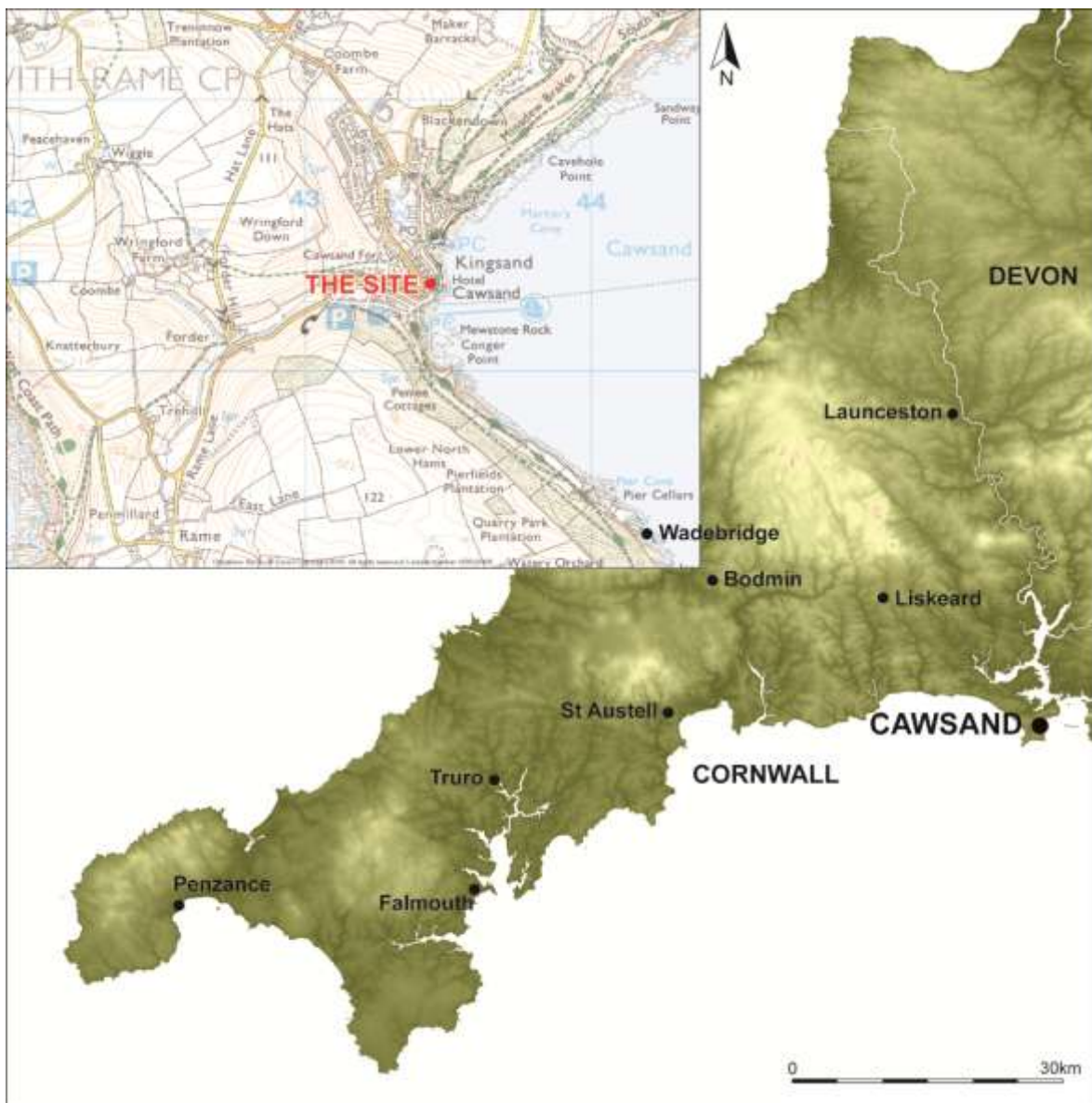


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 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.

## 2.5 THE DEVELOPMENT PROPOSALS

The proposed development concerns the construction of a single two-storey dwelling located in a deep cutting (Figure 2). This would be a contemporary design featuring two deeply-recessed walls with large windows oversailed by the two mono-pitch living roofs, these being designed to mimic the colour and general appearance of the natural slope. Access to the building would be from New Road, by foot via a series of steps down the north-western side of the house; by car onto a three-storey stone-clad tower containing a car parking lift.



FIGURE 2: 3D VISUALISATION OF THE PROPOSED DWELLING (IMAGES PROVIDED BY THE CLIENT).



## 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 3.2-3.5 examine the documentary, cartographic and archaeological background to the site. Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

### 3.2 DOCUMENTARY HISTORY

The site is located within the modern (amalgamated) parish of Maker-with-Rame, and lies midway between the villages of Maker and Rame in the deanery and south division of the Hundred of East. The site was located within the ancient ecclesiastical parish of Rame, the boundary crossing between Cawsand and Kingsand with boundary house on Garrett Street still bearing a plaque marking the former boundary not only between the parishes of Maker and Rame but of the counties of Devon and Cornwall. The manor of Rame is recorded as belonging to the Rames, who passed it down the female line to the Edgcumbe family in about the reign of Henry V (Lysons 1814) with a settlement at Cawsand first recorded in 1404. Historically it has been spelled Cawsham, Cousham and Causon. There was a Manor at Coombe that belonged to the Bastards of Kitley; this may have contained Kingsand and Cawsand but was absorbed in Rame Manor before 1814.

A battery is recorded at Cawsand, maintained by the Edgcumbe family in 1616 and 1625 (Pye and Woodward 1996, 69). A royalist fort or battery was also recorded at Cawsand during the Civil War. It is possible these early batteries were located on either the spur separating Kingsand and Cawsand or the rocky promontory of Pemberknowse Fort, now the location of a congregational chapel dating to 1793 although there are no surviving remains at either location (Pye and Woodward 1996, 69). Cawsand Fort is located on the site of an earlier battery, dating from 1779 and constructed to prevent landings at Penlee Point. It is likely to have continued in use during the Napoleonic Wars, going out of use in c.1815 (Pye and Woodward 1996, 72). Two granite gun platforms from this fort are the only remaining evidence, located within the later fort. The current Cawsand Fort, with accommodation for 100 men, was completed by 1863 to defend against ships entering the bay. The guns were removed by 1903 but the fort continued to be used during World War One before its release by the MoD in 1926. It was derelict until its redevelopment for housing in 1987 (Pye and Woodward 1996, 73). New Road is regarded as a military road constructed in the 1860s, but the cartographic evidence (below) would suggest it was an estate drive and part of the park at Mount Edgcumbe.

### 3.3 CARTOGRAPHIC DEVELOPMENT

The 1765 Desmartez map of Plymouth (Figure 3) shows the extent of the settlements at Kingsand and Cawsand. The faint outline of an 18<sup>th</sup> century battery is shown on high ground above Cawsand, with the buildings of the village wrapping around it to the south and east. The 1784 Gardner map of Plymouth and environs (Figure 4) shows a linear settlement curving around the hill spur at Cawsand with the battery above. The settlement is shown surrounded by enclosed agricultural fields and the woodlands of the Mount Edgcumbe Estate beyond.



FIGURE 3: EXTRACT FROM THE 1765 DESMARTEZ PLAN OF PLYMOUTH (THE SITE IS INDICATED) (BL).

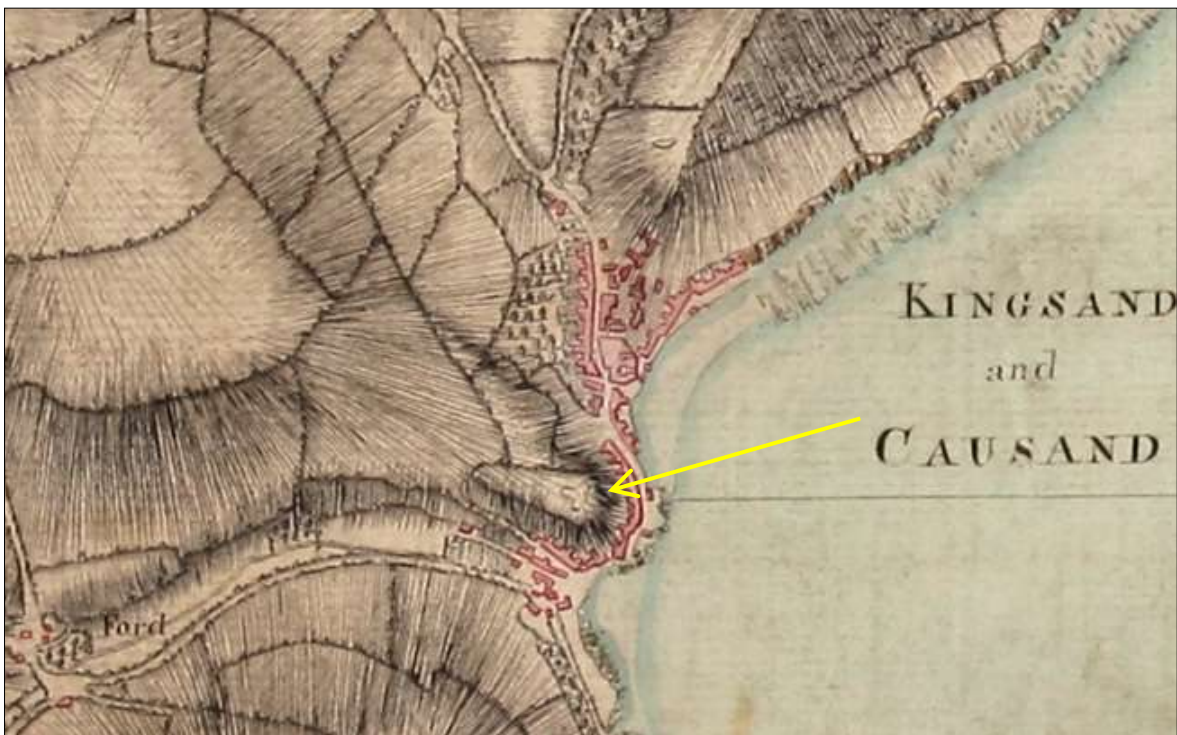


FIGURE 4: EXTRACT OF THE 1784 GARDNER MAP OF PLYMOUTH (THE SITE IS INDICATED) (BL).

The 1840 tithe map for Rame (Figure 5) does not show the settlement in any detail, presumably because it was tithe-exempt. It shows the roads of the Mount Edgcumbe Estate passing through and above the village; this cartographic source would indicate *New Road* was in fact an estate road (drive). The area of the proposed development site (field no. 99b) appears to be partly-enclosed within an irregular boundary and listed as a vegetable garden owned by the *Right Honourable Earl of Mount Edgcumbe* and occupied by *William Pearce*. The area now occupied by Cawsand Fort (field no. 100) is listed as *Bullwork's Plantation*, owned and occupied by the *Right Honourable Earl of Mount Edgcumbe* and containing firs and grass.



FIGURE 5: EXTRACT FROM THE 1840 RAME TITHE MAP; THE APPROXIMATE SITE IS INDICATED (PRO).



FIGURE 6: EXTRACT FROM THE 6 INCH OS MAP, 1867x69; THE SITE IS INDICATED (CRO).

The mid 19<sup>th</sup> century 6" OS map (Figure 6) shows the field above New Road as *Bulwarks (Remains of)*, and is the first to show the houses and gardens along Garret Street and gardens in any detail. The stylistic convention would indicate the small plots between Garret Street and New Road were gardens or allotments, and a small structure is shown on the proposed site. Boundary Cottage is labelled on this map showing the boundary between Devon and Cornwall. The 1<sup>st</sup> edition OS map (Figure 7) shows the site in more detail, with what appears to be narrow alleys or opes along each side of the plot. It is possible the platform for the War Memorial, defined by battered drystone



walls, may have been constructed by this date. St Andrews Church is shown for the first time, being a chapel of ease to Rame. Cawsand Fort is not shown or labelled on this map; the Ordnance Survey are a branch of the military and often omitted military bases and structures from their maps.

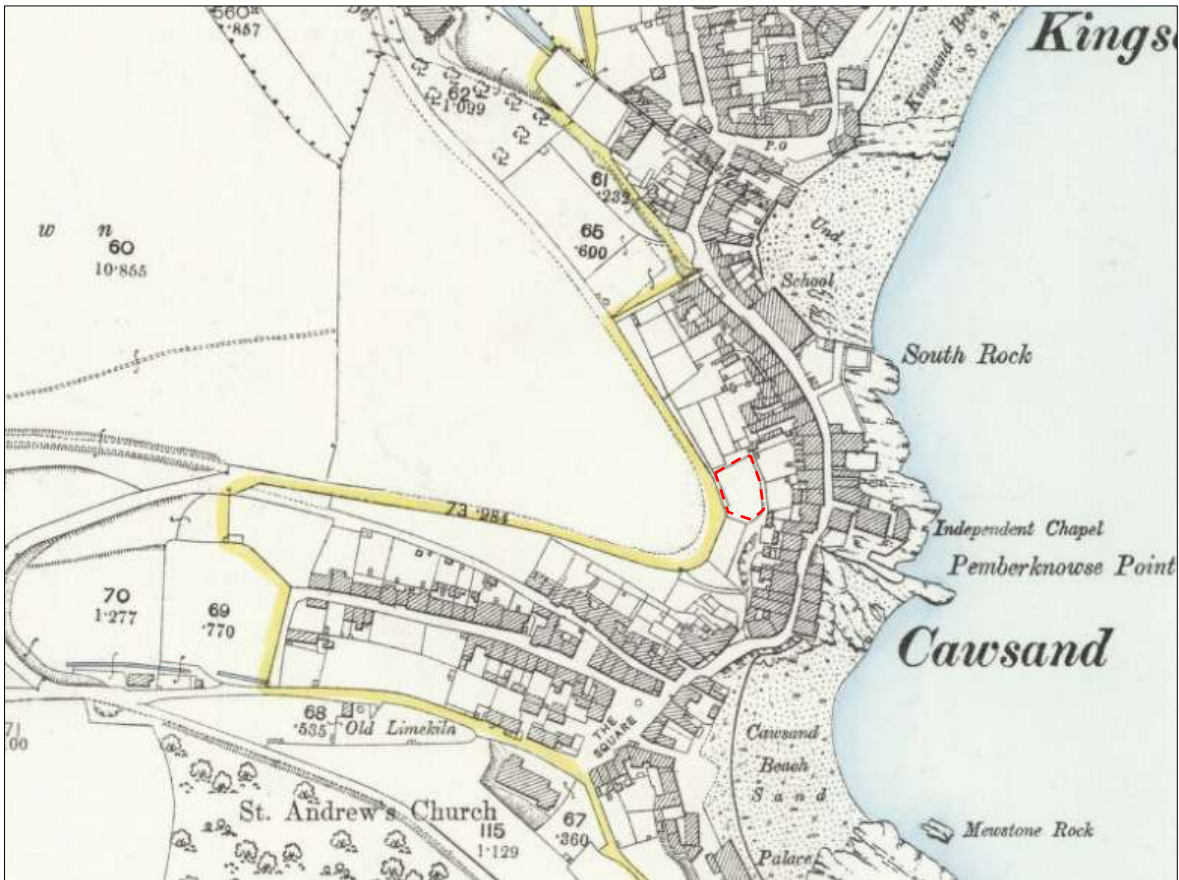


FIGURE 7: ORDNANCE SURVEY FIRST EDITION 25 INCH MAP 1894 (THE SITE IS INDICATED).

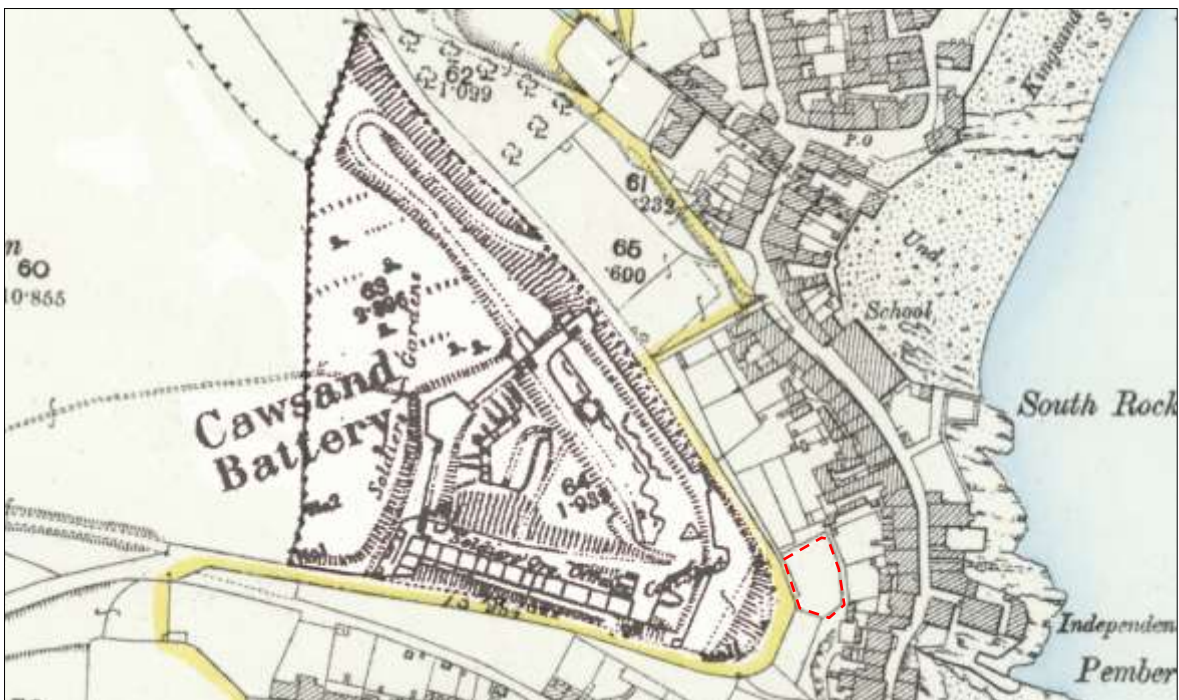


FIGURE 8: AS ABOVE, WITH DETAIL OF THE FORT INSERTED FROM AN 1896 MILITARY MAP (PRO: WO 78/2314).

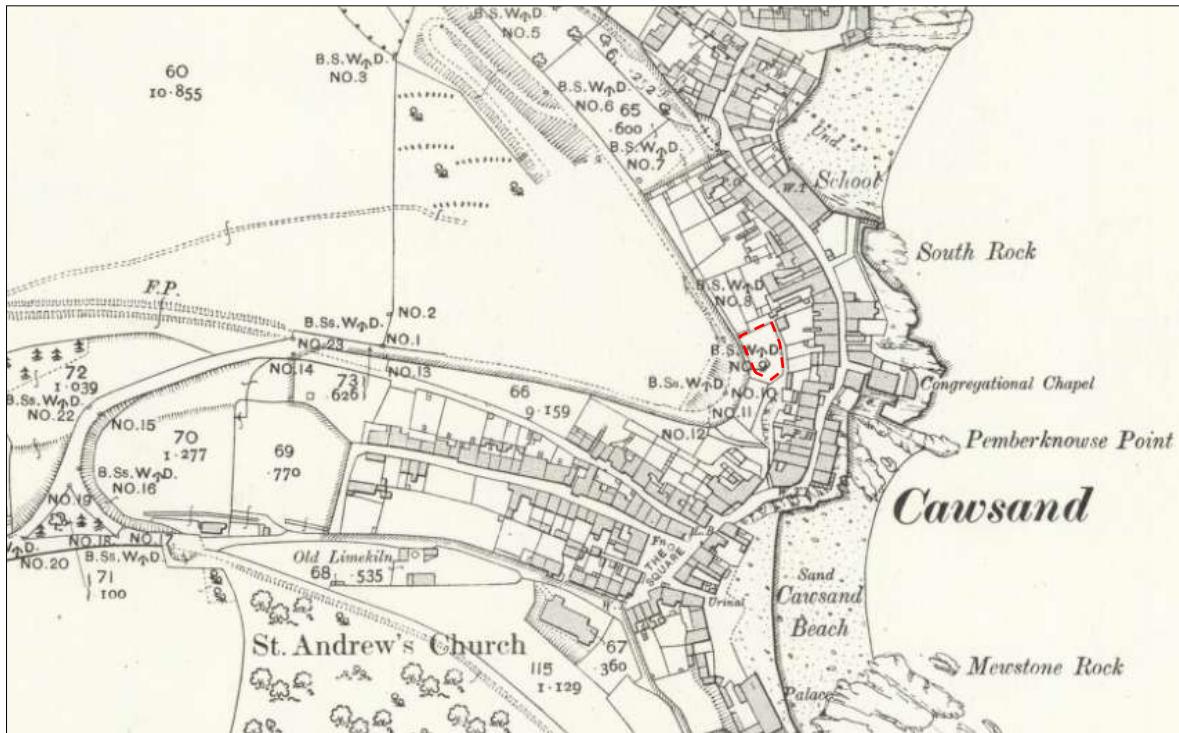


FIGURE 9: SECOND EDITION ORDNANCE SURVEY 25 INCH MAP 1907 (THE SITE IS INDICATED).



FIGURE 10: REVISED SECOND EDITION ORDNANCE SURVEY 25 INCH 1914 (THE SITE IS INDICATED).

The 2<sup>nd</sup> edition OS map (Figure 9) indicates little change between 1892 and 1905, although a fountain is now marked in The Square. The independent chapel is labelled *Congregational Chapel*. Cawsand Fort is also omitted from this map, although the approach road and adjacent earthworks are shown. There is little observable change by the revised 2<sup>nd</sup> edition OS map (Figure 10), and the road leading to Cawsand Fort is once more omitted. The 1951 OS map (not depicted) shows the earthworks of Cawsand Fort and the war memorial. A set of steps has been added to the south of

the proposed site, separating it from the war memorial garden. A boundary line separating the southern third of the site is also shown on this map.

### 3.4 ARCHAEOLOGICAL BACKGROUND

A limited amount of archaeological fieldwork has been carried out in this area. An appraisal in advance of a sewer pipeline considered sites in Garrett Street (CAU 2000), and monitoring on Garrett Street carried out in 2001 during the installation of the pipeline determined that the stratigraphy was limited, with bedrock encountered below the tarmac along much of its length (CAU 2001). Cawsand Fort and its predecessors were included in a report on the historic defences of Plymouth (Pye and Woodward 1996). There are a significant number of post-medieval HER entries within 1km of the site, although most of these relate to the 85 Listed buildings within the Kingsand/Cawsand Conservation Area. The historic landscape characterisation (HLC) for Cornwall shows this as 20<sup>th</sup> Century settlement.

#### 3.4.1 PREHISTORIC 4000BC - AD43

The evidence for Prehistoric activity in this area is limited, probably reflecting a lack of fieldwork. Within 1km of the site only one Prehistoric site is recorded on the Cornwall and Scilly HER, the possible remains of a barrow between Wiggle and Wringford Farm (MCO3980).

#### 3.4.2 ROMANO-BRITISH AD43 – AD409

No sites of Romano-British date have been identified within 1km of the site.

#### 3.4.3 EARLY MEDIEVAL AD410 – AD1065

No sites of early medieval date have been identified within 1km of the site. The ecclesiastical and tenurial territories of the medieval period were established in this period, and many settlement sites were probably already occupied.

#### 3.4.4 MEDIEVAL AD1066 - AD1540

The settlements of Cawsand (MCO13931), Coombe (MCO14091), Wringford (MCO18414) and Forder (MCO14453) are medieval in origin. A windmill is recorded on an early eighteenth century map at Maker Heights (MCO13931) and may have earlier origins.

#### 3.4.5 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

The settlements at Kingsand and Cawsand appear to have developed primarily during the post-medieval period, with a legacy of historic buildings including houses, fish cellars, Nonconformist Chapels and schools, many of which are now Grade II Listed. A battery at Cawsand may have been established in the 17<sup>th</sup> century, was present in the 18<sup>th</sup> century, and replaced with the Fort in the 1860s (MCO23209; MCO23205; MCO23206; MCO23207). Pemberknowse Fort (MCO23200) was probably built as a temporary battery in the late 18<sup>th</sup> century before being replaced with a chapel, now a private house. The church of St Andrew (MCO34576) was built c.1890 as a chapel of ease for the residents of Cawsand. The redoubts and battery at Maker Heights (MCO23184; MCO23182; MCO23191; MCO23185; MCO23186), also Scheduled Monuments, lie to the north. A number of post-medieval quarries are located within 1km of the site (MCO44837-The Hats); (MCO44840-Watergate); (MCO23191-Grenville Battery); (MCO444864-Maker Heights). A number of modern features, dating particularly from World War Two, also survive including a barrage balloon sites at Pound (MCO44834) and Wringford Farm (MCO44836); bomb craters near Coombe Farm (MCO44839) and Lower Hams (MCO44598) and an early 20<sup>th</sup> century primary school (MCO53179). A pillbox is located off Garrett Street at Kingsand (MCO42887).



### 3.5 AERIAL PHOTOGRAPHY

Assessment of the readily-available (post-2000) aerial photography for the site indicates that for the last 18 years the site has been a garden, overgrown to a greater or lesser degree (Figure 11).



FIGURE 11: AERIAL PHOTOGRAPH OF THE SITE TAKEN IN 2017 (© GOOGLE EARTH 2017) SHOWING THE SITE IN RELATION TO THE VILLAGE AND FORT (INDICATED).

### 3.6 WALKOVER SURVEY



FIGURE 12: THE NORTHERN PART OF THE SITE, FROM NEW ROAD; VIEWED FROM THE WEST, LOOKING EAST.



The site was visited on the 11<sup>th</sup> April 2018 by B. Morris; the weather was warm and clear. The site drops steeply from south-west to north-east, and can be divided into two halves. The southern part of the site drops in a series of narrow terraces, laid to grass with shrubs and garden furniture. The retaining walls are concealed by vegetation but are presumably of drystone stone rubble. The northern part of the site lacks well-defined terraces and features some raised planters. The shrubs to the central part of the site may conceal part of a structure, as shown on the mid 19<sup>th</sup> century OS map (Figure 6) but this was not confirmed. Narrow opes with steps flank the site to north and south, and there is a more substantial mortared stone rubble (garden) wall to the east.



FIGURE 13: THE NORTHERN PART OF THE SITE, LOOKING UP ALONG THE STEPS FLANKING THE SITE TO THE NORTH; VIEWED FROM THE NORTH-EAST, LOOKING SOUTH-WEST.



FIGURE 14: THE SOUTHERN PART OF THE SITE; VIEWED FROM THE SOUTH, LOOKING NORTH.

## 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 1 details the methodology employed.

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

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

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

### 4.2 QUANTIFICATION

The size and location of the site 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.

The site is located within a historic settlement and in close proximity to a fairly large number of designated heritage assets. It is within the Kingsand/Cawsand Conservation Area and adjacent to

the GII Listed War Memorial and the SAM/GII Cawsands Fort. The Conservation Area includes 85 GII Listed buildings and, given the elongated shape of the settlement, wraps around the narrow hill spur the fort is located on. The seaward slopes to the north and south form part of the GI Registered Park and Garden attached to Mount Edgumbe.

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

- Category #1 assets: War Memorial; Cawsand Fort; Kingsand/Cawsand Conservation Area (this includes a collective discussion of the GII assets within the Conservation Area);
- Category #2 assets: Mt Edgumbe RPG; St Andrew’s Church;
- Category #3 assets: the other GII assets within 2.5km.

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 WAR MEMORIALS

War Memorials are typically located in order to be seen, often at road junctions, high points or central locations within the communities that they were designed to evoke remembrance within. Many examples are located within churchyards or cemeteries, but those which are typically afforded statutory protection are those located outside of these bounds. Many war memorials are located within a defined commemorative and separated space, segregated by bollards, etc. from daily life and affording them in most instances a very clearly defined setting. Context and setting is often confined to the settlement with which they are associated and therefore more distant developments do not tend to affect their relationships with their surroundings or public understanding of their meaning and significance. Almost all war memorials were originally established to commemorate a single community’s loss in a single conflict, but they have often been appropriated to remember subsequent conflicts or tragedies. Some large memorials are afforded a much wider setting by their prominent positioning on hilltops above settlements, and in these instances they are more sensitive to developments.

#### What is important and why

All war memorials have strong communal value, in terms of commemorative power and symbolic, spiritual and social associations (communal). They are usually associated with a particular war and/or some events (historical/associational). Some are associated with notable architects (Edwin Lutyens) or architectural styles (arts and crafts) and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the monument and place (aesthetic/design).

Asset Name: Kingsand/Cawsand War Memorial	
<i>Parish:</i> Maker-with-Rame	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.15m
<i>Summary:</i> Listing: First World War memorial. Erected circa 1920. Granite. Large obelisk on a pedestal, set on a stepped plinth. The pedestal is inscribed with the names of the dead of the First and Second World Wars. Carved in relief on the obelisk is a sword and wreath.	
<i>Supplemental Comments:</i> A stepped plinth of three steps. The pedestal bears the inscriptions, in affixed capitals. On the north-west (landward) face: TO THE GLORY OF GOD AND UNPERISHABLE MEMORY OF THE HEROES OF THE PARISH OF RAME, WHO FELL IN THE GREAT WAR 1914-1918 followed by 18 names; on the south-west face: AND THOSE WHO GAVE THEIR LIVES IN THE WAR OF 1939-1945 followed by 8 names. The sword is carved point down,	

<p>with the wreath set about the lower part of the blade. The memorial is surrounded by a low (0.2m) concrete wall containing an unkempt flower bed; the north-west side of this wall features the stubs of iron fistures, perhaps from railings. There is some suggestion (Pye &amp; Woodward 1996, 69) the platform may have been related to a pre-Fort battery, but the quality of the stonework would argue against this.</p>
<p><i>Evidential Value:</i> Minimal. A known quantity erected in the 20<sup>th</sup> century.</p>
<p><i>Historical Value:</i> It is representative of this class of monument, with specific relevance to this community. An unexceptional monument, probably ordered from the catalogue of a monumental mason.</p>
<p><i>Aesthetic Value:</i> The memorial is simple and uncluttered, but with no great aesthetic pretensions.</p>
<p><i>Communal Value:</i> Some. Wreaths were noted in the flower bed during the survey, and the Truro Diocese holds wreath-laying services on Remembrance Sunday.</p>
<p><i>Authenticity:</i> This is an authentic memorial erected in the early 20<sup>th</sup> century, with minimal subsequent intervention. Its setting has changed over time.</p>
<p><i>Integrity:</i> The monument is composed of simple and durable elements and is in good condition.</p>
<p><i>Topographical Location and Landscape Context:</i> The memorial is located within a small enclosure on a platform built out and above the cliff behind Garrett Street. This is at the end of a steep-sided hill spur that descends from the north-west and separates the two narrow coombes that contain Kingsand and Cawsand. To the north, north-west and south the land rises steeply to c.120m AOD; to the east, the waters of Cawsand Bay extend across to Plymouth Sound.</p>
<p><i>Principal Views:</i> The memorial enjoys extensive seaward views out across the Sound to the distant shores of Staddon/Wembury, along the wooded coastlines to the south-east and north-east, and across Kingsand and Cawsand. The latter views are largely restricted to jumbled but attractive roofscapes; distance and the narrowness of the streets precludes views of coherent elevations. Views back to the memorial are more difficult to characterise, likely being most visible in the approach to the harbour from across the bay.</p>
<p><i>Landscape Presence:</i> The monument is a <i>local landmark</i>. Erected in a prominent location, it overlooks the bay and the twin settlements of Kingsand and Cawsand. The light colour of the granite used means it often contrasts with its backdrop, rendering it more visible despite its small relative size. It is principally visible from outside the historic settlements, from the beaches or more elevated locations lacking trees, and from the sea.</p>
<p><i>Immediate Setting:</i> The memorial is set on an elevated platform carried out over a steep drop to Garrett Street by a retaining wall of drystone rubble, with courses of pitched stone similar in style to harbour walls or hedgebanks. The platform is sub-rectangular in shape and defined by a low mortared wall to the south-east and north-east, an earth bank to the south-west, and a low retaining wall and bank to the north-west. Two flights of steps drop down from New Road to the north-west, six treads each, of reused granite and slate slabs. The space is fenced from the road by an ugly set of industrial tubular steel railings, extending down into the site as a handrail for the north steps.</p>
<p><i>Wider Setting:</i> The memorial is located on the end of a narrow hill spur between two shallow coombes, with hills rising steeply to the north, west and south. The settlements of Cawsand and Kingsand wrap around the spur to the north, east and south, and present a pleasing jumbled roofscape.</p>
<p><i>Enhancing Elements:</i> The garden setting; the elevation of the site and views across the bay.</p>
<p><i>Detracting Elements:</i> The ugly roadside railings and street furniture; the busy character of the site.</p>
<p><i>Direct Effects:</i> Possible, given the proximity. Care would need to be taken to avoid undermining the platform on which the memorial is located.</p>
<p><i>Indirect Effects:</i> The proposed development would be located immediately to the north of the site. There would be constructional and operational impacts on the setting of the memorial. As the car-port tower is shown level with New Road, its upper part would stand proud of the memorial platform level by c.1.2m; views from the memorial would not currently be affected due to screening from tall shrubs on this side. However, the shrubs would need to be retained and the client would have no control over the management of these shrubs; however, the hedge below would be retained and could be managed to provide screening. In addition, planting adjacent to the car-port tower, or perhaps a suitable climbing plant (ivy) would soften its outline. Views from the northern edge of the platform would feature the car-</p>



port tower and the roofs of the structure. Views back to the memorial from the north would include both the proposed structure and the memorial, but views from within the settlements are very restricted. A key issue is the experience of the memorial in its current location: it is set up and above the modern settlement, one step removed from the everyday. The construction of a house just to the north would serve to draw it more clearly into the settlement.

*Contribution of Setting to the Significance of the Asset:* The choice of location is clearly deliberate: sited in front, and associated with, a large and obviously-military structure, and affording sweeping panoramic views out across the bay and, to a lesser extent, Cawsand and Kingsand. The location is very prominent, but local screening within Cawsand and Kingsand ensures views are principally from the middle distance, where the size of the monument renders it less immediately obvious. The contribution of setting to its significance is *important*.

*Magnitude of Effect:* The proposed development would not be visible from the memorial, but set down and below the wall to the north. It would not be visible in views to the memorial from New Road, or from the south, but would appear in views from north of Kingsand and from the beach; views from within Kingsand are very limited by the narrow twisting streets. In those views where both the memorial and the development could both be seen, the development would impinge on those views. The reflection of light from the windows could be concern, but this would be partly offset by the deeply-recessed walls and the fact that it is a north-east facing slope that would lose the light by mid afternoon. The tall car-port tower on the south-eastern side would be a prominent feature in those views, but seen in relation to the existing battered memorial platform rather than standing alone.

*Magnitude of Impact:* Medium value asset and Moderate change = Moderate impact.

*Overall Impact Assessment:* **Negative/Moderate.**



FIGURE 15: THE WAR MEMORIAL, VIEWED FROM THE SOUTH-WEST.

#### 4.3.2 MILITARY STRUCTURES

*A range of structures with strong elements of formal planning that may include aesthetics*

In most instances military structures were not built with aesthetics in mind, despite the elements of formal planning that would often be present. They are likely to conform to a particular architectural template, and may be associated with an architect of note; they may or may not

retain their original function, which will have a bearing on associational value (historical/associational). The sensitivity of these structures to visual intrusion depends on type, age and location. It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements. The impact on these buildings and structures could be significant. Where they occur in clusters – as they often do – the impact of an isolated development is lessened, but the group value of the heritage asset is enhanced.

### What is important and why

Military structures usually possess a wide range of surviving or related structural elements (evidential), and are usually associated with a particular conflict (historical/associational). Most have little aesthetic value, but some may retain communal value, which can in some instances be quasi-spiritual (commemorative).



FIGURE 16: THE SOUTH-EASTERN CORNER OF CAWSAND FORT; VIEWED FROM THE SOUTH-EAST.

Asset Name: Cawsand Fort/Cawsand Battery	
Parish: Maker-with-Rame	Value: High
Designation: GII (Battery); SAM (Fort)	Distance to Development: c.15m
<p><i>Summary:</i> Listing: Fort. Dated 1867 on foundation stone to north-east, built over 2 years and with later additions. Coursed limestone rubble with limestone copings to parapets. Situated on a spur with steep sides, cut off on the landward side by a moat, the fort is roughly triangular in plan, with barrack blocks along the south front to New Road, a curtain wall with ravelin to the landward (western) side, with gun emplacements on the north east (seaward) side. On the southern side, the barrack block is 2-storey to the outside, single storey inside. To the outside are 3 sets of 3 windows, formerly sashes, with door and paired loops. C20 raised walkway to upper ground floor level, parapet ramped up to end right with 6 loops at upper level, 2 segmental-headed lights at first floor and door to right and left. The barrack blocks were not furnished with bomb-proof roofs as they were supposedly in "dead ground" from fire. Curtain walls along seaward side, perforated by loops at regular intervals, of unusual form for firing horizontally and at an angle of 45 degrees downwards. On the inner side are 2 gun emplacements, with semicircular pivot tracks and magazine between them. Within the fort, between the north and south sides, a splayed limestone tunnel with segmental-headed door to vaulted chamber to one side. On the landward side, the curtain</p>	

wall has a fire-step and loops, rising up the spur and culminating in a looped ravelin on the summit. The north east side of the fort was formerly entered through an archway which has now gone. The interior of the fort is honeycombed with an extensive tunnel system. The Battery is 130 feet above high water mark. The aim was to prevent a landing in Cawsand Bay, and was armed with 6 pounders as well as 7 inch and 8 inch breech loading rifled guns. These guns were considered powerful enough to assist Picklecombe Fort (q.v.) should the enemy invade the sound. The cost was £16,171. It is said that the guns were only fired once, causing houses in Cawsand village to fall down.

Scheduling: The monument includes the remains of a late-18th century battery, superseded by and incorporated within a mid-19th century fort and battery with associated glacis. The monument is situated at the eastern end of a spur which lies between the villages of Kingsand and Cawsand overlooking Cawsand Bay on the Cornish side of the coastal approach to Plymouth. Historical sources provide details of the battery of 1779 and the construction of the fort and battery in 1860 following a recommendation of 1858 that it should be constructed to defend against ships entering the bay to enfilade the shore. An extant boundary stone on the north east side of the fort, one of a number which indicated the extent of the War Department property, reads W-D 1867 and has been taken as indicating that the fort was completed in that year although parliamentary reports record it as complete in 1863. It was abandoned as a military installation in 1926 following which it has been used for private residences in between periods of dereliction. A pair of granite sett gun platforms located just to the east of the highest ground within the fort provide the only visible remains of the battery of 1779, although below ground remains will survive. The fort of 1860 includes a substantial loopholed curtain wall of monumental limestone ashlar. This mostly survives for its entire circuit defining an area near triangular in shape. Entry was gained by way of two entrances, one through the north wall and one through the south wall. The main entrance way to the fort on its north west landward face was approached by a curving trackway. Much of this entrance way has been destroyed and then rebuilt in the 1990s. This wall was defended by a pair of musketry canopiers at the northern corner, a further two along the sea face, and another at the south corner. The landward face had the additional protection of a loopholed bastion, demi-bastion, and a dry moat which is now infilled over much of its length. Inside the fort are seven gun positions on the seaward face, most retaining elements of their racer rails and two retaining central pivots of reused cannon. These guns would have fired en-barbette over the parapet wall in front of them and over the outer curtain wall. Lying within the array of gun positions is a partly sunken earth covered expense magazine with surviving alcoves and shelving; it has a new stairway built over it. A further expense magazine lies just to the south of the seaward gun positions; this may have served gun positions to the south east which have now been removed. It is now used as a workshop. The main underground magazine is located in the centre of the fort under a traverse and cavalier. The major element of this magazine is the shell store which is surrounded by a lamp passage with splayed lamp windows which retain some of their original fittings and thickened glass fragments. The magazine also retains other original features such as timber battens and door surrounds. A passage way, totally covered by the traverse, gave access to the magazine and connects the inner walkways on both the north and south sides of the fort. The magazine is also accessed via a spiral stairway from the cavalier, the entrance being covered by an iron trapdoor. The main magazine served, by way of a hoist, those gun positions mounted on the cavalier. Still surviving are many elements of the hoist which at its upper level feeds into a recess in a purpose built part sunken stone built expense magazine which retains some wooden fragments of its original door frame. Mounted on top of the cavalier are four granite gun platforms, revetted with brick walling, facing the landward side of the fort and thus placed to cover the glacis and hillside to the west. The guns fired through limestone ashlar embrasures beyond which splays have been cut in the earthen rampart. The southern curtain wall of the fort has incorporated on its inner face a row of former barracks, which are Listed Grade II, and have been converted into dwellings as has the demi-bastion and caponier on the south west corner. An original entrance way through the barracks in the southern curtain wall survives as does the exterior ramp which served it. The fort has associated land within the original War Department boundary marked by boundary stones, one of which survives at the northern corner of the glacis whilst another dated 1867 lies on the north east corner of the fort. The land exterior to the fort itself comprises a glacis and a long curving approach road leading from the original military road to the entrance at the north. A number of features are excluded from the scheduling, these are; the row of barracks (now converted to housing, Nos 1-12) lying against the inner face of the south west curtain wall, all modern structures and buildings built after 1926 including all private dwelling houses, second expense magazine, used as a workshop, all garages, modern fencing, gates, gateposts and stiles, builders' waste dumps, soil dumps, benches and fittings, modern surfacings of paths, roads and hardstanding areas, and the retaining wall at the south west exterior of the dry moat; although the ground beneath all these features is included except that below the



four most westerly garages. Totally excluded from the scheduling are the four most westerly garages lying east-west, opposite the northern exterior curtain wall of the fort. Also totally excluded is a septic tank and the ground beneath it located behind the row of east-west garages in the area of the glacis.

*Supplemental Comments:* The derelict fort was converted to domestic accommodation in 1987. Along the southern walls a series of windows were inserted, quite sympathetically, along with a rather mean enclosed timber and glass balcony. A range of buildings were constructed (or adapted) within the interior, with stone-clad walls in a similar palate to the grey limestone of the fort, but obviously modern and deeply unattractive. The buildings have mansard roofs, the sloping pitches in slate to each side are fitted with skylights for attic rooms.

*Evidential Value:* Considerable, but compromised by the 1980s redevelopment. The historic structure has clear value, taken together with the tunnels and contemporary buildings, which do not appear to have been properly investigated or recorded during the conversion. The evidence for earlier iterations of the fort have not been investigated.

*Historical Value:* The current structure, overshadowed by its new domestic buildings, forms part of the landward defences of the important naval dockyard at Plymouth. It forms part of a network of defences that run the length of the Rame Peninsula and extend across the estuary to Staddon and Wembury, but which became redundant shortly after they were completed. As a component element of this network this fort accrues significance.

*Aesthetic Value:* The surviving historic elements of the structure are cyclopean in scale, but the character of the structure has been disguised and overwritten by the modern elements erected within, and by changes to its immediate setting. The quality of the workmanship is there, but the grey limestone of the walls makes differentiating openings and other features difficult.

*Communal Value:* None.

*Authenticity:* Much diminished by the modern adaptation of the structure to residential use.

*Integrity:* The standing elements appear to be in good repair; the condition of any surviving below-ground elements cannot be established.

*Topographical Location and Landscape Context:* The monument is situated at the eastern end of a steep-sided hill spur that descends from the north-west and separates the two narrow coombes that contain Kingsand and Cawsand. To the north, north-west and south the land rises steeply to c.120m AOD; to the east, the waters of Cawsand Bay extend across to Plymouth Sound.

*Principal Views:* The fort was designed to command views out across Cawsand Bay. Views back to the forts on Maker Heights would also have been important.

*Landscape Presence:* The fort is visible on the ridge and is a *local landmark*. Its stone walls are particularly prominent when viewed from the south. However, from the north and east the houses inside the fort overtop the walls and, given the visual complexity of those structures, diminish the visual prominence of the fort walls.

*Immediate Setting:* New Road wraps around the building and site on three sides, with car parking to the south and small areas of green open space to the east and north. Beyond the road the ground drops away, predominantly to small walled gardens; these are relatively open to the south but there are more shrubs and mature trees to the north-east and north. On the lower slopes and at the base of the slope are the houses of Cawsand and Kingsand. To the south-west are a number of early 20<sup>th</sup> century semi-detached houses with gardens, and to the west and north-west the area is either very overgrown or features stands of mature deciduous trees.

*Wider Setting:* The fort is located on the end of a narrow hill spur between two shallow coombes, with hills rising steeply to the north, west and south. The settlements of Cawsand and Kingsand wrap around the spur to the north, east and south, and present a pleasing jumbled roofscape.

*Enhancing Elements:* None.

*Detracting Elements:* Extensive. The development of the interior; the car parking to the southern side; street furniture along New Road; tree planting at the corner of New Road that conceals the walls; the line of garages that flank the access road from the north-west.

<i>Direct Effects:</i> None, despite the proximity.
<i>Indirect Effects:</i> The proposed development would be located immediately to the east of the monument. The proposed building would introduce another visual actor into the broad green slope that separates the houses from the fort in views from the north and north-east.
<i>Contribution of Setting to the Significance of the Asset:</i> The choice of location is deliberate: an elevated site affording clear views across the bay and down to the beaches at either side, a structure erected to prevent or hinder a landing on these two beaches. It has a relatively low profile when viewed from the north and east, and is obvious only from the south; this is presumably deliberate, to reduce the size of the target. Its topographical setting is, therefore, intrinsic to its function and significance. However, providing views to and from the fort are maintained (i.e. not actively blocked), its topographical prominence would be maintained. The contribution of setting to its significance is <i>Integral</i> .
<i>Magnitude of Effect:</i> The proposed development would be located immediately to the east of the scheduled area. The development would be visible in views across to the monument from the north and east, including Kingsand beach. It would not be visible from the south and Cawsand beach. The fort is a more recessive structure in views from the north, as it is partly screened by trees and other vegetation (subject to seasonal variation) and overtopped by the uninspiring 1980s housing development.
<i>Magnitude of Impact:</i> High value asset and Minor change = Moderate/Slight.
<i>Overall Impact Assessment:</i> <b>Negative/Minor.</b>

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

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

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

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

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

#### **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. Totnes), 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. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

<b>Asset Name: Kingsand/Cawsand Conservation Area [discussion of all Listed structures]</b>	
<i>Parish:</i> Maker-with-Rame	<i>Value:</i> Medium-High
<i>Designation:</i> CA, contains 85 GII	<i>Distance to Development:</i> within
<p><i>Summary:</i> from the 2012 <i>Conservation Area Appraisal</i>: The dramatic coastal setting of Kingsand and Cawsand has had a considerable impact on the villages' development. The two adjacent beaches encouraged early fishing-related development and the strategic potential of the headland between the two settlements was later exploited during times of conflict. The wooded hillsides to the north, west and south constrained overdevelopment and the generally picturesque qualities of the landscape and seascape have stimulated a flourishing tourist industry. The many layered history of the two villages can still be read in the surviving historic buildings and plan form. The narrow streets, constructed to form protection, lead to the two beaches indicating their prominence in the settlements' development and a continuous route follows the contours of the shore from the Square to the beach adjacent to the pilchard cellars. Simple, single storey stone sheds, outhouses and fish cellars recall the importance of the fishing industry. The tall two and three storey town houses, Cawsand Fort and the remnants of batteries and sea defenses are illustrative of naval community which developed during the Napoleonic wars. Many of the public buildings and the ornamental landscapes either side of the settlements recall the role of the Edgcumbe family in the development of Kingsand and Cawsand particularly in the nineteenth century. As a consequence of its varied historic development the two villages have a rich variety of architectural styles and building forms. Low lying vernacular cottages, some of which date from as early as the seventeenth century sit amongst grander eighteenth and nineteenth century town houses, many of which have handsome Classical proportions and detailing. The diverse geology of the area is reflected in the building materials resulting in a pleasing palette of rust and grey slatestone, rich red sandstone, aubergine rhyolite and silvery slatestone contrasting with the white and colourwashed facades of the rendered buildings. Boundary walls are similarly varied as is the paving which includes beach pebbles, thick slabs of granite and sandstone pavements.</p>	
<p><i>Supplemental Comments:</i> As noted in the <i>Appraisal</i>, most of the streets in both settlements are narrow, enclosed and twisting, limiting views. Garrett Street in Cawsand is a very well-defined linear streetscape, with pleasingly-jumbled streets to the north within Kingsand.</p>	
<p><i>Evidential Value:</i> Considerable. While many of the structures within the CA are Listed, and an abbreviated decription of these structures exists, very few have been subject to detailed building recording. Similarly, very little archaeological fieldwork has been undertaken within the settlement.</p>	
<p><i>Historical Value:</i> The two settlements are similar in character to the many fishing villages that sprang up along the south coast of Devon and Cornwall in the later medieval period: located close to the sea at inlets and narrow beaches, remote from traditional tenurial and ecclesiastical centres and thus often at the edge or straddling manorial or parochial boundaries. The twin settlements have a close association with the important Edgcumbe family, and with the fortunes of fishing villages along the coast. Its location relative</p>	

<p>to Plymouth means it was provided with a battery and then an artillery fort, as part of the network of fortifications protecting this important naval base.</p>
<p><i>Aesthetic Value:</i> The historic core of both settlements is architecturally varied and rather attractive. The linearity of the streets in Cawsand contrasts with the haphazard layout of Kingsand. For the most part these are intimate places, enclosed and visually-constrained, but with occasional glimpses of panoramic views across the bay. The historic core is also pleasing to view from a distance, either in elevation (from the beaches and seaward side) or across its rooftops.</p>
<p><i>Communal Value:</i> Limited.</p>
<p><i>Authenticity:</i> The character of the historic settlements is unaffected; however, while a great many period features and fixtures survive, incremental change to the numerous buildings in the villages has diminished its overall authenticity (e.g. uPVC windows), a process exacerbated by the loss of traditional employment and the proliferation of second homes and holiday lets, the inevitable corollary of tourism.</p>
<p><i>Integrity:</i> Most of the buildings within the CA are in good condition; however, this is often at the expense of authenticity.</p>
<p><i>Topographical Location and Landscape Context:</i> The two villages are separated by a steep-sided hill spur that descends from the north-west, with Kingsand in the narrow coombe to the north and Cawsand to the south. To the north, north-west and south the land rises steeply to c.120m AOD; to the east, the waters of Cawsand Bay extend across to Plymouth Sound.</p>
<p><i>Principal Views:</i> Views to the CA are possible from high ground to the north-east, west and south-east. Views within the villages are usually highly constrained by the narrow twisting streets, and most views identified in the CA Appraisal are from the seaward edge of the settlement across the bay. Views back from the sea – while less readily determined – are likely to be of some importance, as are views – where possible – across the rooftops from the central hill spur.</p>
<p><i>Landscape Presence:</i> The two villages are relatively prominent within the immediate area, but very few individual components are easily distinguishable, and none are more than minor landmarks.</p>
<p><i>Immediate Setting:</i> The CA is bounded by the rocky coastline to the east, the woodlands of the Mount Edgcumbe RPG to the north and south, open agricultural land to the west, and more modern housing developments to the north-west.</p>
<p><i>Wider Setting:</i> The two villages are located within two coombes that drop down from the hills to the west and open onto Plymouth Sound.</p>
<p><i>Enhancing Elements:</i> The overall lack of inappropriate development within the CA; the quaint character of the narrow twisting streets.</p>
<p><i>Detracting Elements:</i> Obtrusive modern street furniture; uPVC windows; modern housing developments to the north-west; the large car park; the proliferation of second homes/holiday lets and the resultant loss of authenticity.</p>
<p><i>Direct Effects:</i> Limited to the footprint of the development. To either side of the plot narrow steps drop down to the back of the properties lining Garrett Street. These narrow opes appear to be characteristic of the gardens along this side of the hill. The proximity of the development to the battered drystone walls of the platform carrying the War Memorial could be a structural issue.</p>
<p><i>Indirect Effects:</i> The proposed development is limited in scale but is situated within a relatively prominent location within the CA. It would have a visual effect on the aesthetics and historic structure of the villages.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> The topographical location of the two settlements has constrained and directed their development. The coastal location of these villages is intrinsic to the significance of these places, and the proximity of Plymouth has contributed to the great variety of building material and styles. The contribution of setting to its significance is <i>incidental</i>.</p>
<p><i>Magnitude of Effect:</i> The proposed development has a limited footprint but it is a relatively prominent site. It would not be visible from the south/Cawsand, and views to the south from within Kingsand would be limited to a few, easily overlooked, locations. However, it would be visible in views across Kingsand from more elevated viewpoints to the north and north-east, and in views up from the beach or from out to sea behind the (Listed) houses along Garrett street. It would be located within the gardens and/or</p>

allotments that separate the backplots from New Road, a part of the CA where development has hitherto been limited. However, the proposed build features green roofs and deeply-recessed windows, all of which would serve to diminish its visual impact, and in the medium term sympathetic planting would soften the form of the structure and partly conceal it from those middle-distance views.

*Magnitude of Impact:* High value asset and Minor change = Moderate/Slight.

*Overall Impact Assessment:* **Negative/Minor.**



FIGURE 17: A VIEW THROUGH KINGSAND, LOOKING ACROSS THE GREEN (CREATED WHEN BOMB-DAMAGED HOUSES WERE REMOVED) TO THE FORT AND ITS 1980S TERRACE OF HOUSES; VIEWED FROM THE NORTH-NORTH-EAST.

#### 4.3.4 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 development is to be located close to the registered park and/or garden, its likely 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 artistic works 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).

<b>Asset Name: Mount Edgcumbe RPG</b>	
<i>Parish:</i> Maker-with-Rame	<i>Value:</i> High
<i>Designation:</i> GI RPG	<i>Distance to Development:</i> c.0.6km
<p><i>Summary:</i> Listing [excerpted]: An early C16 park which was landscaped in the C18 and early C19, together with C18 and early C19 gardens and pleasure grounds which were partly developed from late C17 formal gardens. Extensive late C18 and early C19 coastal rides leading to Penlee Point incorporate a series of picturesque features and structures. Mount Edgcumbe is situated on a headland to the west of Plymouth Sound and to the south of the Hamoaze. The c 205ha site comprises some 40ha of gardens and pleasure grounds, c 162ha of parkland, ornamental plantations, and coastal rides, and c 3ha of kitchen gardens and home farm buildings. To the east and south the site is bounded by Plymouth Sound and Cawsand Bay, while to the north and north-west the site is bounded by the B3247 road which leads west from Cremyll Quay to Millbrook. The coastal ride extending west from the park and pleasure grounds along the coast to Penlee Point is adjoined to the north and west by agricultural land, while the kitchen garden to the north-west of the house extends down a combe to a small harbour, Empacombe, on the Hamoaze. The site is undulating, rising to a summit c 530m south-south-west of the house, with precipitous drops to the coast to the east and south. Several steep-sided valleys descend from the park on the high ground south of the house to the coast, while to the north of the house a more gentle slope descends towards Cremyll Quay. There are extensive coastal views from many points within the site, and there are also significant views north up the Hamoaze and River Tamar from the upper levels of the park and from the pleasure grounds. The views to and from Mount Edgcumbe were widely celebrated and painted in the C18 and C19. The registered site includes the late C18 and early C19 coastal ride which extends from Hooe Lake Valley to Penlee Point; the contiguous settlements of Kingsand and Cawsand are not included in the site here registered. Leaving the deer park south of Hooe Lake Cottage or Keeper's Lodge (Elliott, 1819), the drive continues parallel to the coast for c 1.5km before reaching Kingsand. It is resumed at a point c 100m west-north-west of St Andrew's church, Cawsand, where it leads south-east from a minor road, Forder Lane, along the eastern edge of Millpool Plantation. The drive continues south-east parallel to the coast for c 1.3km, the landward side being screened by a belt of mixed plantation, before turning south at a point c 100m east of the site of a late C18 folly tower. This tower, which was demolished c 1919, resembled the three-sided folly tower built by the first Earl of Mount Edgcumbe at Cotehele (qv) in 1789; each tower is said to have been visible from the other. Beyond the site of the tower the drive continues c 400m south to reach Queen Adelaide's Grotto (listed grade II), an early C19 picturesque stone structure which was constructed in front of an earlier recess or seat cut into the rock above Penlee Point. The Grotto comprises three arched openings beneath gables, which are positioned at angles to each other so as to frame three coastal views; it was constructed in 1827 for a visit to Mount Edgcumbe by Queen Adelaide. Coastal walks continue west of Penlee Point to reach Rame Head and St Michael's Chapel, and on to Tregantle Fort above Whitsand Bay (all outside the area here registered); these walks may have formed part of the extended early C19 landscape associated with Mount Edgcumbe, and lie within the mid C20 Country Park.</p>	
<p><i>Conservation Value:</i> These woodland areas have <i>evidential</i> value, as while the follies and seats are relatively well known and appreciated (and recently subject to a programme of recording and restoration), pre-park or management features remain to be explored. The woodlands have <i>historical</i> value, as one component of the park at Mount Edgcumbe developed by its notable family. The woodlands have <i>aesthetic</i> value, with attractive mature trees, and glimpsed views out across the bay.</p>	
<p><i>Authenticity and Integrity:</i> The character of these woodland areas has undoubtedly evolved over time, with the construction of new buildings and the adaptation of existing one (e.g. Picklescombe Fort). The woods are filled with mature trees, and active maintenance of the biological component appears limited (i.e. several fallen trees observed during the walkover survey). However, active change within this polite</p>	



landscape seems limited, and decline slow.

*Setting:* The part of the Mount Edgumbe RPG that might be affected by the proposed development is limited to the wooded slopes overlooking the sea. These woods contained rides/carriage drives and intermittent seats and/or viewpoints/eyecatchers. With the exception of the historic settlements of Kingsand and Cawsand, the setting of these woodland areas is almost entirely agricultural (i.e. enclosed arable and pastoral fields) to the west, and a rocky coastline to the east.

*Contribution of Setting to the Significance of the Asset:* Topographical setting is intrinsic to its significance; the coastal rides through wooded glades, punctuated by viewpoints and eyecatchers, make it a deliberate extension of the core parkland that makes best use of the picturesque rocky coastline. The contribution of setting to its significance is *important*.

*Magnitude of Effect:* The proposed development would be located on the northern side of the hill spur separating Kingsand and Cawsand. As such, it would be visible from the approach along a former carriage drive from the north, across an area of open ground. However, views from this area encompass the whole jumbled roofscape of Kingsand and across the beaches to Cawsand, and the proposed development would largely be lost within these views.

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

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



FIGURE 18: VIEW FROM THE EARL'S DRIVE (CARRIAGE DRIVE IN THE SOUTHERN PART OF THE RPG), LOOKING THROUGH THE TREES ACROSS CAWSAND TO THE FORT; VIEWED FROM THE SOUTH.

#### 4.3.1 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 single house 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, but in this instance (St Andrew's), there is no tower.

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 single house 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 Andrew	
<i>Parish:</i> Maker-with-Rame	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.2km
<i>Summary:</i> Listing: Parish church, built as a chapel of ease. Circa 1900. Sandstone rubble with white brick dressings, scalloped slate roof with crested ridge tiles and cross finials. Early English style. Nave and chancel in one, with north porch and south vestry. Nave on plinth with angle buttresses, of 5 bays, with lancets north and south and triple lancet to west, central light taller, lean-to with lancet to each side and south door. Chancel has 3-light east window with intersecting tracery and north lancet; south vestry with roof extended from main pitch has east lancet and C20 window. Gabled north porch, parallel to nave, has west doorway with pointed arch, double doors with strap hinges, single light with shouldered head to east and 2 to north. Interior Nave has 7-bay roof of arched-braces rising from corbels, with collars, ceiled, chancel is narrower, with similar 3-bay roof. Plain interior with wooden pulpit and octagonal stone font in nave. All windows lattice glazed.	
<i>Conservation Value:</i> Listed for its architectural value, but also its aesthetic appearance, churchyard setting and communal value.	
<i>Authenticity and Integrity:</i> The church and yard appears to be in good condition, if somewhat overgrown. The steps approaching the main door from the north have been modernised in an unsympathetic fashion, with stainless-steel rails and synthetic non-slip surfacing to the treads.	

*Setting:* The church is located within a small enclosure cut back into rising ground on the southern side of Cawsand. The small church is perched up above St Andrews Place, behind a retaining wall of mortared stone rubble. The attached garden/yard is somewhat overgrown and not very accessible. It backs onto a steep wooden hillside above, with the houses and narrow streets of Cawsand below.

*Contribution of Setting to the Significance of the Asset:* Its woodland backdrop softens a fairly low-rise building, little different in character to a Nonconformist chapel. The contribution of setting to its significance is *incidental*.

*Magnitude of Effect:* The proposed development would be located to the north, on the other side of the Fort, and direct views to the site would not be possible. Tucked in under the slope, views across the church that also included the proposed development are unlikely, and views from the War Memorial would be unimpeded. Meaningful views of the church in its landscape would not be affected by the proposed build.

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

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

#### 4.3.2 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, are often regarded in **negative** terms. The proposed site would be constructed within the *South East Cornwall Plateau* Landscape Character Area (LCA):

- The coastal part of this LCA is characterised as an extensive sloping plateau cut by river valleys, with a dramatic rocky coastline with scattered inlets and coastal settlements of varying size. 18<sup>th</sup> and 19<sup>th</sup> century coastal fortifications are seen as a feature of this LCA. The construction of a single new structure, albeit in a fairly prominent location but within an existing settlement, is not out of character for this historic landscape. On that basis the impact is assessed as **neutral**.

#### 4.3.3 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. However, there are a large number of designated heritage assets in the immediate area, a fair proportion of which could be affected to some (albeit superficial) degree. Therefore the aggregate is **negative/minor**.

#### 4.3.4 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, difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not been established, and landscape capacity would inevitably vary according to landscape character. Recent development appears piecemeal, with only the recent redevelopment of buildings at The Bound by the beach, and the construction of contemporary-style house on St Andrew's Street. The proposed development would be limited to a single house plot within a settlement with limited potential for further development, but one already marred by the ugly conversion on Cawsand Fort in the 1980s. With that in mind, an assessment of **negative/minor** is appropriate.

TABLE 1: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
War Memorial	GII	15m	Medium	Moderate	Moderate	Negative/Moderate
Cawsand Fort	GII SAM	25m	High	Minor	Moderate/Slight	Negative/Minor
Kingsand/Cawsand Conservation Area	CA	1.8km	High	Minor	Moderate/Slight	Negative/Minor
Mount Edgcumbe RPG	RPG	160m	High	Negligible	Slight	Negligible
St Andrew's Church	GII	170m	Medium	Negligible	Slight	Negligible
Indirect Impacts						
Historic Landscape			High	Negligible	Neutral/Slight	Negligible
Aggregate Impact						Negative/Minor
Cumulative Impact						Negative/Minor

## 5.0 CONCLUSION

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The site is located in the modern civil parish of Maker-with-Rame, within the historic fishing village of Cawsand. The proposed development would be located on a small plot of steeply-sloping land between the back gardens of houses on Garrett Street and New Road. There are documentary references to Cawsand from 1404. The Manor of Rame belonged to a family of that name, passing via female heir the Durnfords and Edgcumbes. The Manor of Combe, immediately to the north-west of Kingsand, was held by the Bastards of Kitley, but was merged with Rame before 1814. The strategic significance of the beaches at Kingsand and Cawsand led to the construction of successive fortifications on the hill between the two villages; Cawsand Fort is the latest (1860s) and largest of these emplacements.

In terms of direct impacts, the site is located on steeply-sloping ground below New Road. It is partly terraced and served by a flight of narrow steps to each side, but these features are likely to be 19<sup>th</sup> or 20<sup>th</sup> century in date. It is possible the remnants of a structure shown on the mid 19<sup>th</sup> century OS map survive, but on the whole the archaeological potential of the site is likely to be fairly **low**, but the excavation of the required terrace will have a **major** effect on any surviving archaeological features or structures.

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, but principally the townscape, 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 only sites where there is likely to be an appreciable impact is the War Memorial (**negative/moderate**), the Scheduled fort, and the Conservation Area as a whole (**negative/minor**).

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 would be **permanent** and **irreversible**.

### 5.1.1 MITIGATION AND COMMENTS

Overall, the contemporary design proposed for the dwelling, with its sloping living roofs recessed windows, is a good response to the visual and heritage constraints of this site. Key limiting factors for this site are height and design of any building relative to the current layout and topography. A particular concern would be how the building is accessed off New Road, and the inclusion of a car-port lift system is an excellent proposal for what is undoubtedly a difficult site. However, there are still some concerns and possible solutions:

- The height of the car-port tower relative to the War Memorial platform, and its proximity to the War Memorial, needs to be carefully considered. It could be addressed by moving the tower to the other side of the plot, but here it would not benefit from association with battered walls of the memorial platform, and would become a more obvious vertical structure.
- The design of the car-port tower already echoes that of the fort above. The current design, features a rounded end designed to soften the profile; however, the Fort features *angled* bastions with rounded corners, not round towers, so a slightly larger angled tower with windows mimicing gunports would be more sympathetic. Similarly, the material employed would need to be faced with grey Plymouth limestone, coursed and closely-set, to mimic the Fort. One of the several reasons the the 1980s housing development fails is because it looks *stone-clad*, not *stone-built*.

- The experience of the approach to the War Memorial along New Road from the north-west should be retained. It was a carriage drive for Mount Edgcumbe, through and above the fishing villages of Kingsand and Cawsand. There is a definite sense of reveal as one approaches the bend above the war memorial, and access to the car port would need to be as inconspicuous as possible, dropping down from the road if at all possible.
- The living roof of the house would need to function appropriately. The living roof on the property south of the Fort fails because it is not seeded with sympathetic hardy grass species. In that instance solar panels have subsequently been installed, which are deeply inappropriate for what is meant to be a recessive design.
- Care would need to be taken with cutting the terrace on the southern side of the plot, to avoid harm to the battered drystone walls of the platform on which the War Memorial stands. The narrow steps to each side of the plot would be retained, and these appear characteristic of this part of the Conservation Area.

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### *PRO*

- OS map showing Cawsand Fort in 1896, WO78/2314

## APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

**Heritage Impact Assessment - Overview**

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

**National Policy**

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

*Paragraph 128*

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

*Paragraph 129*

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

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

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

**Cultural Value – Designated Heritage Assets**

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

**Listed Buildings**

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000–400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient*



*Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

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

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

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

### **Conservation Areas**

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

### **Scheduled Monuments**

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### **Registered Parks and Gardens**

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

### **Registered Battlefields**

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning

system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to ‘read’ the battle on the ground.

### World Heritage Sites

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

### Value and Importance

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

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

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

### Concepts – Conservation Principles

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

#### Evidential Value

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

#### Historical Value

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

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

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

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

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

#### Aesthetic Value

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

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

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

### **Communal Value**

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

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

### **Authenticity**

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

### **Integrity**

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

### **Summary**

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

### **Setting – The Setting of Heritage Assets**

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

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

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

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

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

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

### **Landscape Context**

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

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

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

### **Views**

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

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

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

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

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

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

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

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

### **Type and Scale of Impact**

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

**Construction phase:** construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

**Operational phase:** the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

**Cumulative Impact:** a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

### Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

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

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

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

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

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

TABLE 5: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.



<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

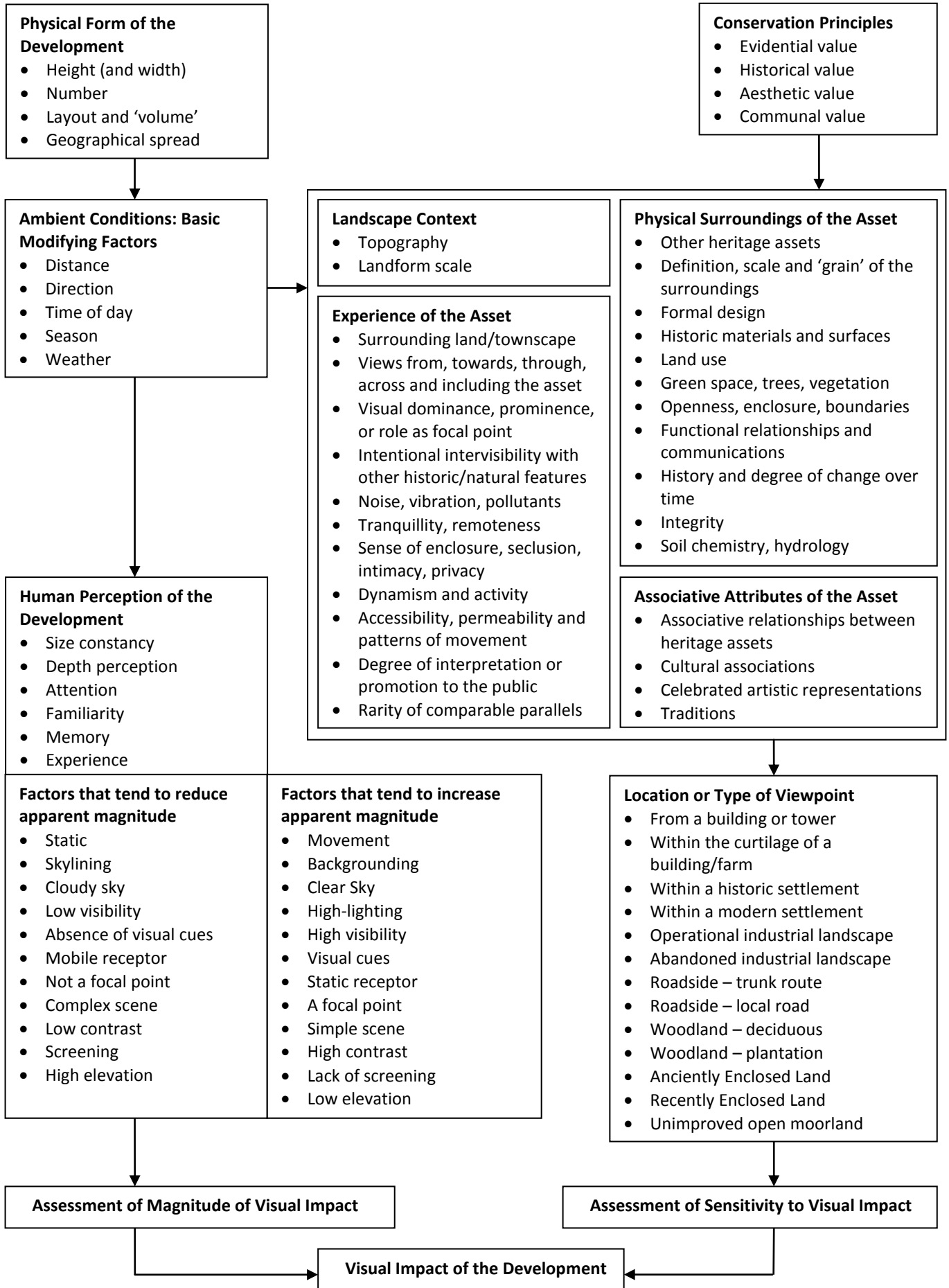


TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



THE VIEW FROM SEA SPRAY HOUSE ON PIER LANE, LOOKING BACK TO THE FORT AND WAR MEMORIAL (INDICATED); VIEWED FROM THE SOUTH.





AS ABOVE, DETAIL.



VIEW ACROSS THE BAY TO THE WAR MEMORIAL (INDICATED) FROM MY VIEW COTTAGE; VIEWED FROM THE SOUTH.



AS ABOVE, DETAIL.



THE VIEW FROM THE GARAGE TO THE REAR OF NO. 15 ANDREW'S PLACE, LOOKING BACK TO THE FORT AND WAR MEMORIAL (INDICATED); VIEWED FROM THE SOUTH.



AS ABOVE, DETAIL.





LEFT: VIEW FROM THE JUNCTION OF PIER LANE AND ST. ANDREW'S PLACE, LOOKING ACROSS THE SQUARE TO GARRETT ST.  
RIGHT: AS ABOVE, WITH WAR MEMORIAL INDICATED; VIEWED FROM THE SSW.



THE UNSYMPHATICALLY-RESTORED STEPS LEADING TO ST ANDREW'S CHURCH; VIEWED FROM THE NORTH-WEST.



THE VIEW TO THE WAR MEMORIAL (INDICATED) FROM THE STEPS OF ST. ANDREW'S CHURCH; VIEWED FROM THE SSW.



AS ABOVE, DETAIL.





VIEW BACK TO THE FORT AND WAR MEMORIAL FROM OUTSIDE VINE COTTAGE ON ST. ANDREW'S PLACE; VIEWED FROM THE WSW.



LEFT: VIEW PASSED PENLEE LODGE TO THE WAR MEMORIAL; VIEWED FROM THE SSW.  
RIGHT: AS ABOVE, DETAIL.





PENLEE LODGE, VIEWED FROM THE NORTH-WEST.



PENLEE LODGE, VIEWED FROM THE EARL'S DRIVE; VIEWED FROM THE SOUTH-EAST.





THE VIEW FROM THE EARL'S DRIVE OVER ST. ANDREW'S CHURCH TO THE WAR MEMORIAL; VIEWED FROM THE SSW.



AS ABOVE, DETAIL.





THE VIEW FROM THE EARL'S DRIVE ABOVE THE ALLOTMENT GARDENS OFF PIER LANE; VIEWED FROM THE SOUTH.



AS ABOVE, DETAIL.





LEFT: THE VIEW FROM THE EARL'S DRIVE ABOVE THE ALLOTMENT GARDENS OFF PIER LANE; VIEWED FROM THE SOUTH.  
RIGHT: AS ABOVE, DETAIL.



THE VIEW FROM THE EARL'S DRIVE NEAR PENLEE COTTAGES; VIEWED FROM THE SSE.





THE VIEW ALONG NEW ROAD, FROM NEAR THE JUNCTION WITH ST ANDREW'S STREET; VIEWED FROM THE WEST.



CAWSAND, VIEWED FROM NEW ROAD NEAR THE JUNCTION WITH ST ANDREW'S STREET; VIEWED FROM THE WNW.





AS ABOVE, LOOKING BACK TO THE VILLAGE CAR PARK AND PENLEE LODGE; VIEWED FROM THE NORTH-EAST.



VIEW ALONG NEW ROAD FROM THE WEST, WITH CAWSAND FORT TO THE LEFT, AND CONTEMPORARY-STYLE HOUSE TO THE RIGHT; VIEWED FROM THE WEST.





LOOKING OUT OVER CAWSAND FROM NEW ROAD, WITH THE CONTEMPORARY-STYLE HOUSE IN THE FOREGROUND; VIEWED FROM THE NORTH-WEST.



LOOKING OUT OVER CAWSAND FROM NEW ROAD, FROM JUST OUTSIDE THE FORT; VIEWED FROM THE NNW.



THE EASTERN END OF NEW ROAD SHOWING THE WAR MEMORIAL (INDICATED); VIEWED FROM THE WEST.



AS ABOVE, DETAIL.





THE SOUTH-EAST ANGLE OF THE FORT; VIEWED FROM THE SOUTH-WEST.



STREET FURNITURE AT THE EASTERN END OF NEW ROAD; VIEWED FROM THE WEST.



THE WAR MEMORIAL, VIEWED FROM THE SOUTH-WEST.



THE WAR MEMORIAL; VIEWED FROM THE SOUTH-WEST.





THE PROPOSED SITE TO THE NORTH OF THE WAR MEMORIAL; VIEWED FROM THE SOUTH.



THE WAR MEMORIAL; VIEWED FROM THE NNW.





LOOKING BACK ALONG NEW ROAD FROM THE WAR MEMORIAL; VIEWED FROM THE SOUTH-EAST.



LOOKING TOWARDS THE WAR MEMORIAL FROM ALONG NEW ROAD; VIEWED FROM THE NORTH-WEST.





AS ABOVE.



THE RELATIVELY MODERN WIVELSHIRE HOUSE; VIEWED FROM THE WEST.





THE VIEW ACROSS THE BAY FROM NEXT TO WIVELSHIRE HOUSE; VIEWED FROM WEST.



THE VIEW ALONG NEW ROAD, WITH THE WALLS OF THE FORT OVERTOPPED BY THE MODERN HOUSING TERRACE; VIEWED FROM THE NORTH-WEST.



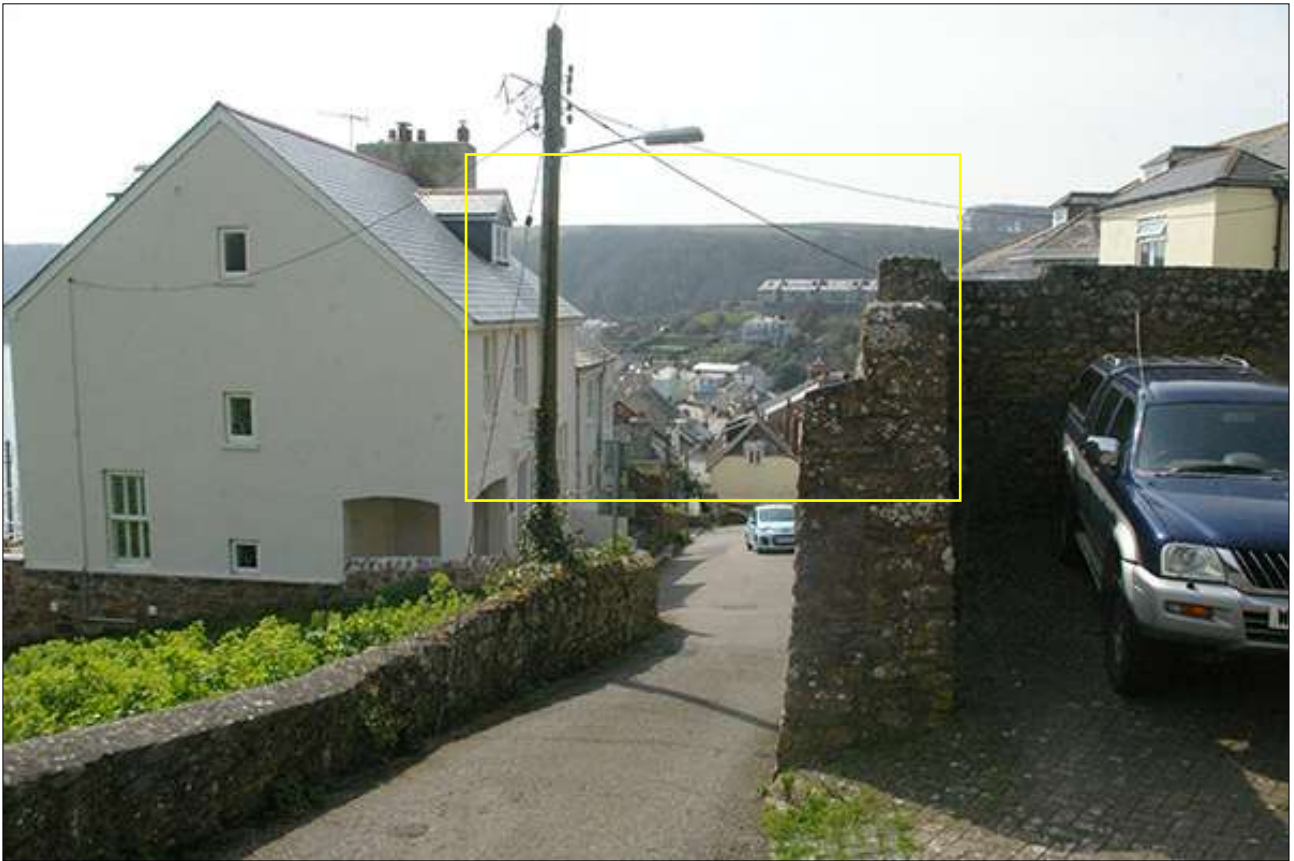


VIEW FROM PENLEY VILLA, LOOKING TOWARDS THE WAR MEMORIAL (INDICATED); VIEWED FROM THE NORTH.



AS ABOVE, DETAIL.





VIEW FROM OUTSIDE NO.1 DEVONPORT HILL, LOOKING BACK TO THE FORT; VIEWED FROM THE NORTH.



AS ABOVE, DETAIL.



VIEW FROM THE SOUTHERN END OF THE FORMER CARRIAGE DRIVE LEADING TO MOUNT EDGCUMBE PARK, LOOKING BACK TOWARDS THE WAR MEMORIAL (INDICATED); VIEWED FROM THE NORTH-EAST.



AS ABOVE, DETAIL.



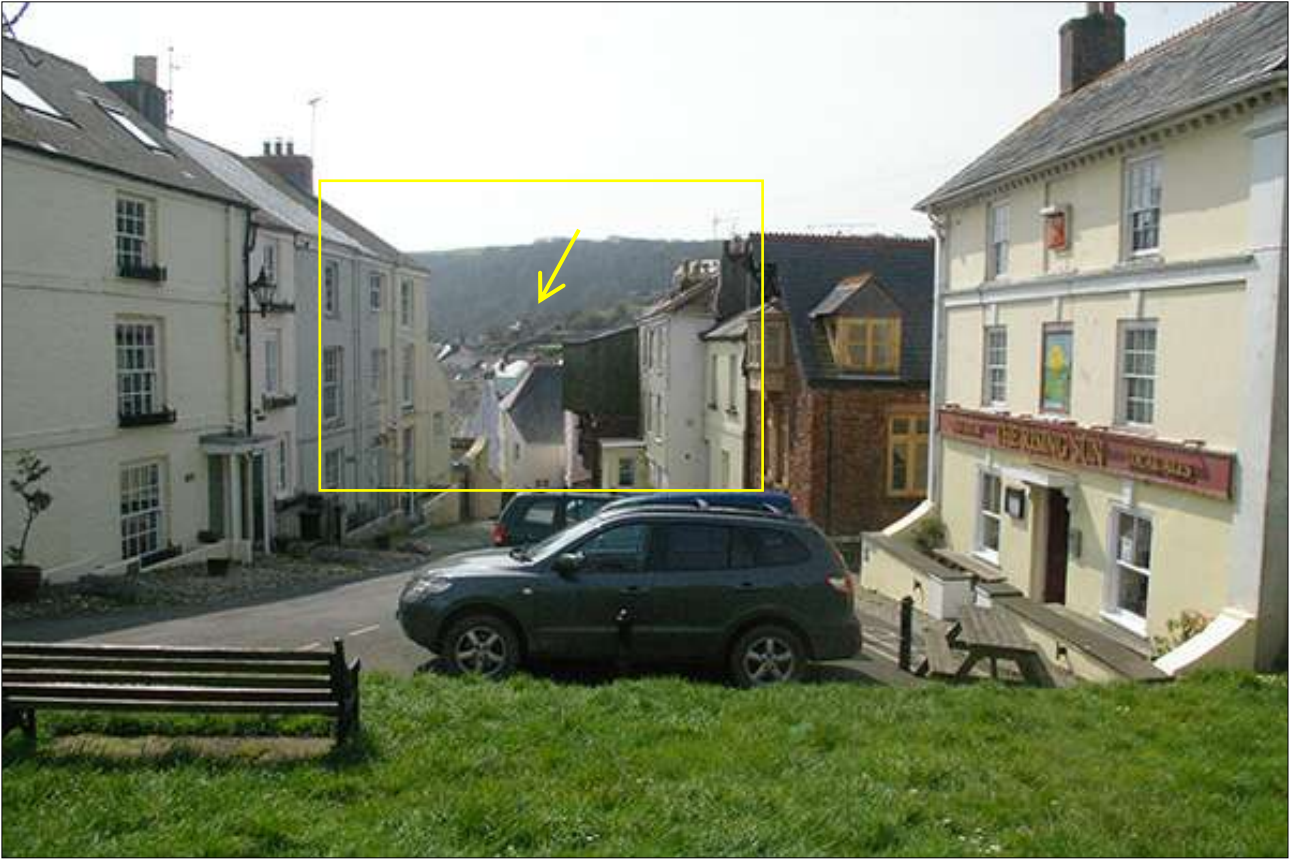


VIEW FROM THE SOUTHERN TIP OF THE RPG, LOOKING BACK TO THE FORT; VIEWED FROM THE NNE.



AS ABOVE, DETAIL; THE SITE IS INDICATED.





THE VIEW TO THE WAR MEMORIAL (INDICATED) FROM THE GREEN; VIEWED FROM THE NORTH.



AS ABOVE, DETAIL; THE SITE IS INDICATED.



LEFT: THE VIEW ALONG FORE STREET; VIEWED FROM THE NORTH. RIGHT: AS LEFT, DETAIL.



LEFT: THE VIEW ALONG FORE STREET; VIEWED FROM THE NORTH. RIGHT: AS LEFT, DETAIL.





VIEW BACK DOWN OVER THE FORT FROM THE PUBLIC FOOTPATH TO THE WEST; VIEWED FROM THE WEST.



AS ABOVE, DETAIL.



THE VIEW FROM THE BEACH, BEHIND HAZELS HOUSE ON THE CLEAVE, LOOKING BACK TO THE SITE (INDICATED); VIEWED FROM THE NORTH-EAST.



AS ABOVE, DETAIL.





VIEW ACROSS THE BEACH FROM THE ROCKS NEAR THE OLD SEWAGE OUTFALL, LOOKING BACK TO THE SITE (INDICATED); VIEWED FROM THE NORTH-EAST.



AS ABOVE, DETAIL.





VIEW ACROSS THE BEACH FROM THE ROCKS AT MARTIN'S COVE FISH CELLARS; VIEWED FROM THE NORTH-EAST.



AS ABOVE, DETAIL; THE SITE IS INDICATED.



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