

LAND TO THE REAR OF THE PACKHORSE INN FORE STREET ST BLAZEY CORNWALL

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



South West Archaeology Ltd. report no. 180124

Land to the Rear of the Packhorse Inn, Fore Street, St Blazey, Cornwall

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

By E. Wapshott & P. Webb
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Work undertaken by SWARCH for Ivan Tomlin of Planning for Results Ltd. (the Agent)
On behalf of Mr. Wayne Brown (the Client)

Summary

This report presents the results of a desk-based assessment, walkover survey and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for land to the rear of the Packhorse Inn, St Blazey, Cornwall. This work was undertaken in support of a planning application.

The site is located in the modern civil parish of St Blaise, to the immediate west of the historic town square. The proposed development would be located on land immediately to the rear (west) of the 19th century Packhorse Inn public house. There are documentary references to St. Blazey from the 12th century onwards, referring to the settlement as Landrait and reflecting the existence of a medieval 'lann' and early chapel. The existing church is 15th century, though largely restored in the 19th century; and serves as the focus for the current settlement of St Blazey, in the early 19th century St Blazey and surrounding settlements expanded as a result of, and along the turnpike road, associated with the industrial development of the area.

*The walkover survey identified that the site is currently heavily overgrown and is not suitable for geophysical survey. However, the site is located in close proximity to the 15th century church, which is likely to have been built on earlier origins, and as such there is the potential for medieval and earlier activity to be represented within the site. Without the benefit of geophysical survey the archaeological potential of the site is **unproven**, and any development would have a **major** impact on any surviving below ground remains.*

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The only sites where there is likely to be an appreciable impact is the Grade II Church of St Blaise (**negative/minor**), and the Grade II Packhorse Inn (**negative/moderate**) with associated former town hall/Rainbow Rooms (**negative/minor**) and there may be a positive offset in terms of the removal of waste land and derelict buildings.*

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



January 2018

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MR WAYNE BROWN (THE CLIENT)
 IVAN TOMLIN OF PLANNING FOR RESULTS LTD. (THE AGENT)
 THE STAFF OF THE CORNWALL RECORD OFFICE (CRO)

PROJECT CREDITS

DIRECTOR: DR. BRYN MORRIS
 PROJECT MANAGER: DR. SAMUEL WALLS
 FIELDWORK: EMILY WAPSHOTT
 REPORT: EMILY WAPSHOTT; PETER WEBB
 EDITING: DR. SAMUEL WALLS
 GRAPHICS: PETER WEBB

1.0 INTRODUCTION

LOCATION:	THE PACKHORSE INN, ST BLAZEY
PARISH:	ST. BLAISE
COUNTY:	CORNWALL
NGR:	SX 06772 54933
PLANNING NO.	PA17/01512/PREAPP
SWARCH REF.	BPI17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Ivan Tomlin of Planning For Results Ltd. (the Agent) on behalf of Mr. Wayne Brown (the Client) to undertake a desk-based assessment, walkover survey and heritage impact assessment for land south-west of The Packhorse Inn, St Blazey, Cornwall, in advance of a proposed residential development.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located towards the northern end of the village of St. Blazey, c.4.6km north-east of the centre of St Austell, on the A390 on a spur of land at the foot of a broad former estuary, now canal, feeding St. Austell Bay at a height of c.5 AOD (Figure 1). The soils of this area are the well drained fine loamy soils over slate of the Denbigh 2 Association where they border the well drained gritty loamy soils with a humose surface horizon of the Moretonhampstead Association (SSEW 1983). The underlying geology is granite of the St. Austell Intrusion bordering Hornfelsesd slate and sandstone of the Trendrean Mudstone Formation, the floor of the river valley being overlaid with superficial deposits of alluvial clay, silt, sand and gravel (BGS 2018).

1.3 HISTORICAL BACKGROUND

There are documentary references to St. Blazey from the 12th century onwards, referring to the settlement as *Landrait* and reflecting the position of a medieval 'lann' and early chapel. The existing church is 15th century, though largely restored in the 19th century; and serves as the focus for the current settlement of St Blazey, which developed from a small agricultural village surrounded by small manorial farms. In the early 19th century St Blazey and surrounding settlements expanded as a result of, and along the turnpike road, and associated with the industrial development of the area. The Packhorse Inn is 19th century building built at part of this expansion

1.4 ARCHAEOLOGICAL BACKGROUND

The proposal site is situated within an area with a largely post-medieval industrial heritage. There are examples of prehistoric and Romano-British settlement within the locality, but these are limited, most notably to the promontory fort of Prideaux Castle (SAM 1006663); whilst the surrounding landscape contains numerous medieval manors and farmsteads. Despite this, it was not until the 19th century that St Blazey largely developed, assisted by the dominating mining landscape of the Luxulyan Valley included the creation of corn mills at Nanscawen MCO51620 and Wood Mill MCO23117; a china clay works at Wheal Rashleigh MCO26793; Prideaux iron mine MCO12451; Par and St. Blazey Consols tin mine MCO12364; and numerous quarries MCO29345, MCO41222; and the associated infrastructure that this required including canals (MCO23112), railways (MCO58737) and roads (List1379519, List1379522).

1.5 METHODOLOGY

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

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

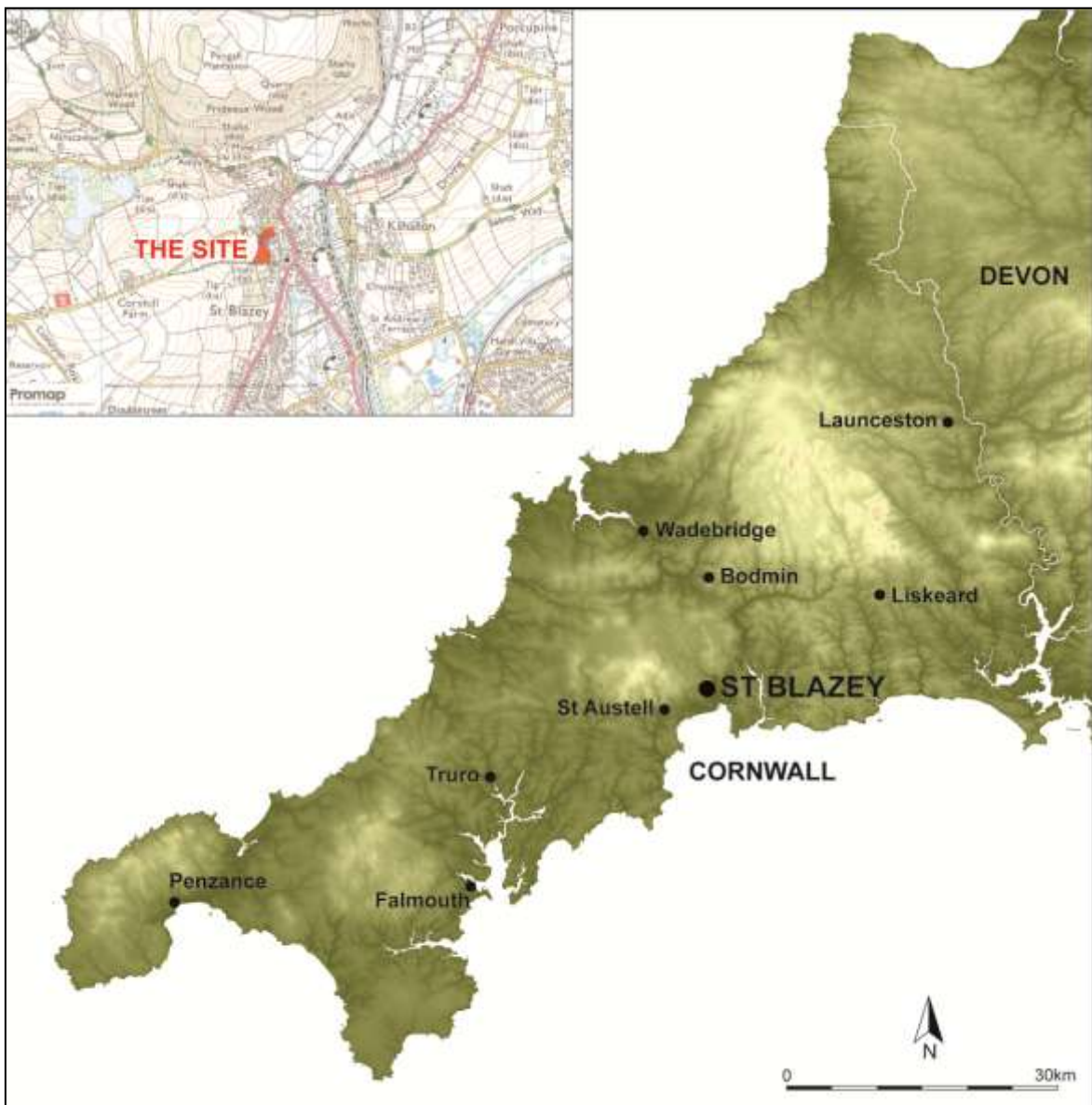


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED): ORDNANCE SURVEY © CROWN COPYRIGHT 2017.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 2.

2.2 NATIONAL POLICY

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

Paragraph 128

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

Paragraph 129

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

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

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

2.3 LOCAL POLICY

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

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

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

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

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

3.0 DIRECT IMPACTS

3.1 INTRODUCTION

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 3.6 details the results of the geophysical (gradiometer) survey undertaken. 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

St. Blazey is located towards the north-east corner of the parish of St. Blazey. The parish lies within the deanery and east division of the Hundred of Powder (Lysons 1814). Settlement at St. Blazey is first recorded in 1159 when the settlement of Landreath is recorded as *Landrait* from the Cornish (*lan + trait*) meaning 'enclosed cemetery on the sand' (Padel 1985). This is recorded at the original site of a chapel at St Blazey, in 1281 called *Capella de Landray*. The existing church of St Blaise is 15th century in date, though was heavily restored in 1839 and 1896. The parishes of St Blazey and St Austell were granted to Tywardreath Priory until the Reformation, the parishes being separated in 1834.

The current settlement of St Blazey, developed from a small agricultural village focused on the parish church and village square; and surrounded by small manorial farms, including the medieval manor of Roselyon, whose owners, the Carlyon family owned much of the land in the Par Valley. In the early 19th century St Blazey and surrounding settlements expanded as a result of and along the turnpike road, and associated with the industrial development of the area, including the earlier medieval and early post-medieval tin streaming; and mid 19th century copper and tin mining at Lanscot and Fowey Consols, and including associated industries and the creation of a canal through the Par Valley; as part of the St Austell mining landscape.

The Packhorse Inn is 19th century, recorded in 1839 as belonging to Ann Hitchens, a spinster of the parish, who owned many of the surrounding fields and tenements; and occupied by Mark Richards along with the orchard to the immediate west. The field to the south was farmed by Henry Pedlar. Ann Hitchens is listed as part of an 1829 lease of a carpenter's shop in St Blazey, with associated lands (CRO:TP/AUS/21/2); and an 1836 indenture as a secondary landholder with reference to lands of William Cole of Lanhydrock (The Malcolm McCarthy Document Collection: 1836 1st February 1836)

The proposal site lies within land recorded on the Cornwall and Scilly Historic Environment Record as 'Anciently Enclosed Land' (AEL). AEL is land which is likely to have been enclosed and in intensive cultivation since the medieval period or earlier. It has demonstrable potential for the survival of archaeological remains of prehistoric and early historic periods. In addition the proposal site is in very close proximity to the Grade II Listed Packhorse Inn, less than 100m from the Grade II Listed Cornish Arms and the Church of St Blaise, and less than 200m from the Old Market House, the Vicarage, 1 Station Road, and 1 Fore Street, all Grade II Listed Buildings.

3.3 CARTOGRAPHIC DEVELOPMENT

The first cartographic source is the OS Surveyor's draft map of 1805 (Figure 2). The scale of this map makes it difficult to discern any real detail, but St Blazey is clearly marked, the proposal site appearing split between orchard and an arable field. The earliest accurate cartographic source available to this study is the St Blazey tithe map of 1840 (Figure 3). The curving field boundaries of fields to the north and west of the site suggest that the irregularly shaped but straighter bounded post-medieval boundaries sit within a wider medieval fieldscape. All of the field names are prosaic, including *Field* and *Orchard* (see Table 1). The site itself falls within three plots to the west of the depicted Packhorse Inn, listed as *Orchard* (no.66) and *Garden* (no.67) associated with the *Packhorse Inn* within the *Church Town* and *Apple Meadow* (no.477), indicating either its former use or surroundings as orchard. The tithe map appears to indicate that the settlement had expanded significantly along the turnpike road to the north to St Blazey Bridge, with small blocks of dwellings infilling the fields to the west.



FIGURE 2: EXTRACT FROM THE ORDNANCE SURVEY SURVEYOR'S DRAFT MAP OF 1805; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED (BL).

LAND TO THE REAR OF THE PACKHORSE INN, FORE STREET, ST BLAZEY, CORNWALL



FIGURE 3: EXTRACT FROM THE ST BLAZEY TITHE MAP OF 1840; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

TABLE 1: EXTRACT FROM THE 1839 ST BLAZEY TITHE APPORTIONMENT.

Number	Landowner	Lessee	Tenant	Field Name	Cultivation		
St Blazey Moor							
62	Ann Hitchens		John Hoggett	Orchard and Yard	-		
63			John Samson and others	Two Houses and Gardens	-		
68			William Bice and Others	Garden	-		
69			John Peters	House and Garden	-		
70			Tabitha Martin	House and Garden	-		
71			William Trewellin	House and Garden	-		
72			John Martin and Others	House and Garden	-		
73			Ann Mayne	House and Garden	-		
74			Ann Rule	Four Houses and Gardens	-		
75			Richard Thomas	House and Garden	-		
124			John Lucas	Six Houses and Gardens	-		
460			Richard Wellington			Abovetown	Arable
462						Field	Arable
463						Field	Arable
461					Francis Thomas	Orchard	-
464	Samuel Gourd	Field			Arable		
470	John Martin				Field	Arable	
471					Field	Arable	
475	Henry Rowe				Field	Arable	
478					Field	Arable	
476		John Sloggett			Field	Arable	
477	Henry Pedler		Apple Meadow	Arable			
479	Samuel Woolcock		Field	Arable			
76	Peggy Bray	William Chynouth	Four Houses and Gardens	-			
77	Joseph Polsue	Joseph Polsue	Orchard	-			
118	Thomas Lamerton	William Bassett	Orchard	-			
123	John Jenkin			Orchard	-		
125				Six Houses and Gardens	-		
Tenement, Church Town							
64	Ann Hitchens		Mark Richards	Store House	-		
65				Pack Horse Inn and Garden	-		
66				Orchard	-		
67				Garden	-		
119			John Gilbert		Four Houses and Garden	-	
121					Garden	-	
474			Mark Richards		Field	-	
120	Herself		Road	-			
122	Michael Gichard	Richard Bennett	Three Houses and Gardens	-			

The landscape as depicted by the 1882 OS 1st edition map (Figure 4) is very similar to that of 1840. Some boundary loss has occurred, though there have also been field divisions. The main immediate change was the continued development of the settlement, associated with the large scale industrial china clay extraction and tin mining to the north of St Blazey; the construction of a tramway along the river. Within the settlement developments appear to have been more restricted to include a newly created Methodist Chapel, Market House, school, and Woollen Factory; along with the infilling of the pond formerly situated on the opposite side of the road to the Pack Horse Inn. The site itself shows a small amount of division, the orchard (no.66) being reduced in scale to just the southern end of the field. A small cottage and garden is also now present in the south-east corner of *Apple Meadow*.

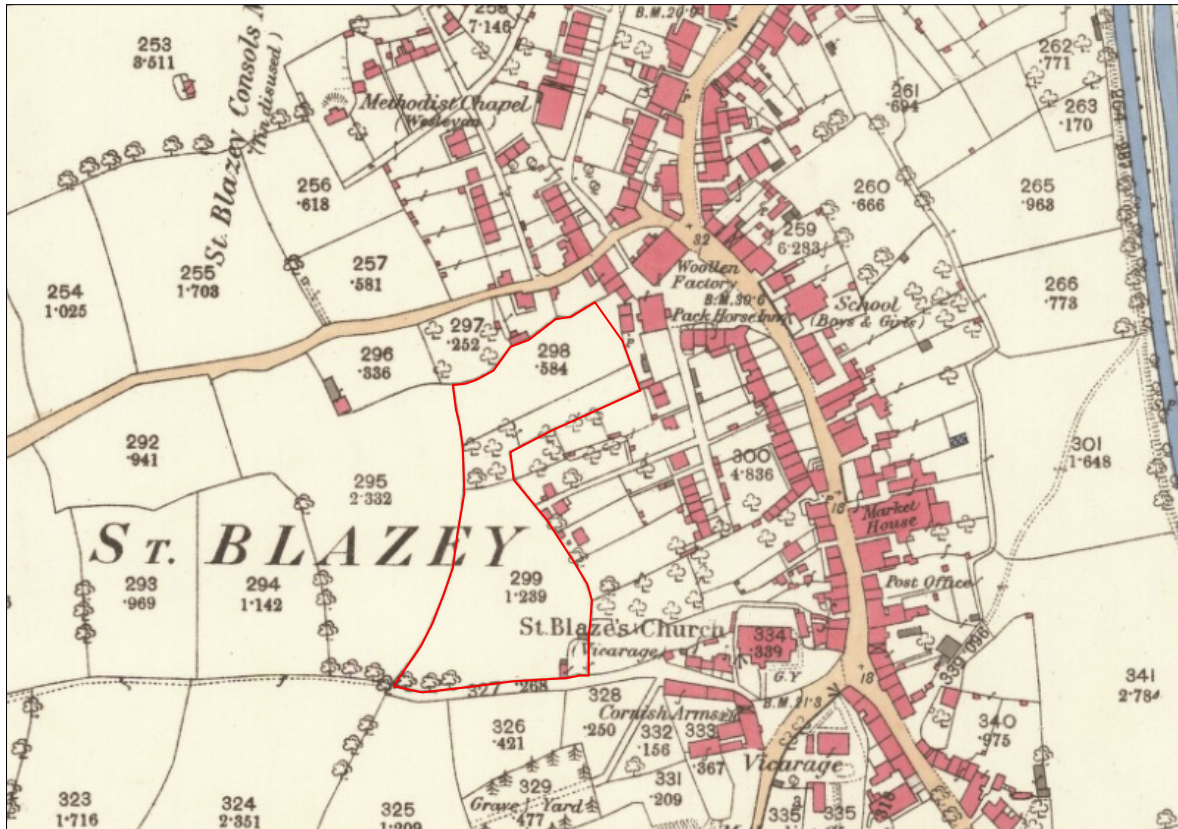


FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 25" MAP OF 1882; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

The landscape as depicted in the 1907 OS 2nd edition map (Figure 5) is almost unchanged, though shows an increase in the amount of mining in the surrounding landscape and further development of the railway and tramway. In the town itself there appear to have been alterations in the functions of some of the buildings; the former woollen factory becoming the Town Hall; and a reduction in the amount of orchards around the settlement. By 1935 further development was again limited to small scale boundary loss, including the dividing boundaries between fields no.66 and no.67 and the late 19th century orchard boundary within field no.66; and the adaptation of the mineral railway into a branchline. From the late 20th century into the 21st century there has been limited development of the settlement, small estates beginning to infill the areas behind what was previously a roadside ribbon settlement.



FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 25" MAP OF 1907; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).



FIGURE 6: EXTRACT FROM THE OS 25" MAP OF 1935; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

3.4 ARCHAEOLOGICAL BACKGROUND

The locality has seen a modest amount of archaeological fieldwork, largely associated with assessments of the St Austell China Clay Area and Luxulyan Valley Survey and reflecting the location of the site to the south of the Cornish Mining Landscape Luxulyan Valley World Heritage Site. More specific work has been carried out on individual sites, including a survey of the Wheel Rashleigh China Clay Dry; and archaeological excavations near Kilhallon in the 1970s (Carlyon 1982) and 1980s (Carlyon and Harris 1984) which have identified Romano-British and medieval

ditches and finds; more recent monitoring works nearby failing to identify remains of archaeological interest (Lawson-Jones 2008). Further fieldwork carried out at the Cornish Arms (Green 2017) similarly identified nothing of archaeological interest. The Cornwall and Scilly Historic Environment Record (HER) lists a series of designated and undesignated assets in the local area, mostly arising from documentary or place-name references to medieval and post-medieval sites (see Table 2 and Figure 7).

The historic landscape characterisation (HLC) for Cornwall shows the site as being situated within *medieval farmland*, areas containing farming settlements documented before the 17th century and forming a component part of *Anciently Enclosed Land* (AEL); though bordering the largely 20th century settlement of St. Blazey. AEL is regarded as having a *high* potential for Prehistoric or Romano-British archaeological remains.

3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD409

The evidence for prehistoric activity in this area is limited, though probably reflects a lack of fieldwork rather than a genuine absence of archaeological remains. The earliest activity dates to the Neolithic or Early Bronze Age through findspots of a 'cup-marked' stone (MCO1245) and greenstone axe (MCO501); though there is not evidence of settled activity until the Iron Age with the earthwork remains of the promontory fort at Prideaux Castle (SAM 1006663) and associated hut circles (MCO20025) located to the north-west of the site. This was part of a wider pattern of settlement and landscape use which continued and developed into the Romano-British period, further settlement sites being identified either through excavation (at Kilhallon, MCO12779); aerial photography (at Cornhill, MCO41774); and field-name evidence (MCO8219).

3.4.2 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is poorly represented, and whilst the archaeological evidence for settlement is lacking, the basic framework of the tenurial and ecclesiastical landscape was established during this period, the current Church of St. Blaise likely situated on the site of a chapel from this period.

3.4.3 MEDIEVAL AD1066 - AD1540

Most of the farms and many of the settlements in the area are at least medieval in origin, with documentary evidence for sites at Landreath (1159) (MCO15245), Kilhallon (1180) (MCO15147), and Nanscawen (1338) (MCO15841). Open or strip fields are likely to have been laid out in association with these farms, subject to enclosure during the late and post-medieval period; these form the basis of the modern fieldscape.

3.4.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

Population and settlement expanded during the post-medieval period, most notably reflected in the development of the settlement of St Blazey, largely in the 19th century and seen in several Grade II listed buildings (the Packhorse Inn List1212086; 8 and 10 Fore Street List1289618; the Old Market House List1289702; and the Cornish Arms Inn List1212231). This was largely a result of the industrialisation of the Cornish landscape along the Luxulyan Valley, which included the creation of corn mills at Nanscawen MCO51620 and Wood Mill MCO23117; a china clay works at Wheal Rashleigh MCO26793; Prideaux iron mine MCO12451; Par and St. Blazey Consols tin mine MCO12364; and numerous quarries MCO29345, MCO41222; and the associated infrastructure that this required including canals (MCO23112), railways (MCO58737) and roads (List1379519, List1379522). Despite the dominance of industrial activity, agriculture still played an important role, several of the undesignated assets in this landscape being the historic hedgerows.

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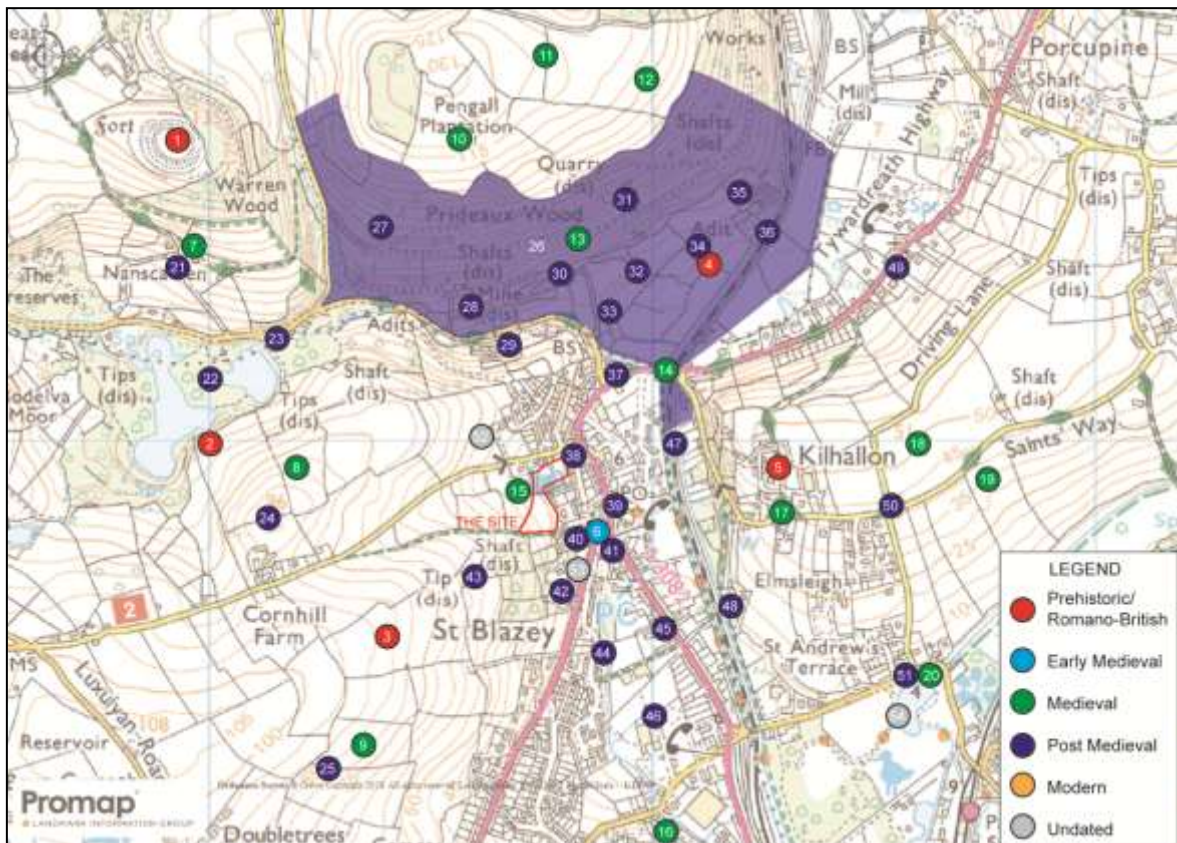


FIGURE 7: NEARBY HERITAGE ASSETS (THE SITE IS INDICATED) (SOURCE: CORNWALL & SCILLY HER).

TABLE 2: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL & SCILLY HER).

No.	Mon ID.	Name	Record	Details
1	List1006663	Prideaux Castle	Scheduled Ancient Monument	Small multivallate hillfort situated on inland spur. Includes a possible hut circle. Iron Age finds have been made within the fort.
	MCO1245	Prideaux Castle – Prehistoric Cup-Marked Stone	Findspot	A prehistoric cup-marked stone was found at this location.
	MCO20025	Prideaux – Prehistoric Hut Circle	Cropmark	A possible hut circle has been interpreted from cropmarks on aerial photographs.
2	MCO501	Cornhill Farm	Findspot	A roughout Bronze Age greenstone axe.
3	MCO41774	Cornhill – Prehistoric Enclosure, Iron Age Round, Romano-British Round	Aerial photograph	A univallate enclosure is visible as a cropmark ditch on aerial photographs.
4	MCO8219	Luxulyan – Iron Age Round, Romano-British Round	Documentary	The field-name 'Round Moor' suggests the site of a round, but there are no remains.
5	MCO12779	Kilhallon – Iron Age Round, Romano-British Round	Event	Excavations have identified a Romano-British Round and associated features.
6	MCO6443 List1289700	St Blazey – Early Medieval Chapel	Documentary, Listed Building	The site of the Church of St. Blaise is likely built on the site of an earlier chapel, recorded in 1281 as Capella de Landray. The existing church is a Grade II* 15 th century with 19 th century restoration.
	MCO15245	Landreath – Early Medieval Settlement, Post-Medieval settlement	Documentary	The settlement of Landreath is first recorded in 1159 when it is spelt 'Landrait'.
	MCO25475	St Blazey – Early Medieval Lann	Documentary, earthwork	The place-name 'Landrait' indicates the church is situated within a lann; supported by the round churchyard.
	List1212085	Churchyard Wall and Gateway	Listed Building	Grade II listed early 19 th century wall
7	MCO15841	Nanscawen – Medieval Settlement	Documentary	The settlement at Nanscawen is first recorded in 1338.
	MCO40870	Nanscawen – Medieval Field-system	Earthwork	The fields around Nanscawen were identified as part of a fossilised medieval strip field system.
8	MCO41778	Cornhill – Medieval Field	Earthwork, aerial	Two field boundaries are visible, one as a low

LAND TO THE REAR OF THE PACKHORSE INN, FORE STREET, ST BLAZEY, CORNWALL

No.	Mon ID.	Name	Record	Details
		Boundary	photograph	earth bank, the other as a crop mark on aerial photographs.
9	MCO41772	St Blazey – Medieval Field System	Earthwork, aerial photograph	The pattern of fields to the west of St Blazey suggests they are medieval; crop mark evidence suggests further removed boundaries.
10	MCO41231	Pengall Plantation – Medieval Field Boundary	Earthwork, aerial photograph	Field boundaries of likely medieval date as visible as low earthworks on aerial photographs.
11	MCO41235	Little Prideaux – Medieval Field Boundary	Earthwork, aerial photograph	A probable medieval field boundary is visible as low earthworks on aerial photographs.
12	MCO41232	Prideaux Wood – Medieval Field Boundary	Earthwork, aerial photograph	Wide linear bank and ditched features of probable medieval date are visible as low earthworks on aerial photographs.
13	MCO40872	Prideaux Wood – Medieval Field Boundary	Earthwork, aerial photograph	A field boundary of probable medieval origin is visible as a low earthwork on aerial photographs.
14	MCO9713	St Blazey Bridge – Medieval Bridge	Structure	The site of the 1535 Leland stone bridge. The present bridge is early 20 th century.
15	MCO41769	St Blazey – Medieval Field Boundary	Earthwork, aerial photograph	Two field boundaries are visible, one as a low earth bank, the other as a crop mark ditch on aerial photographs.
16	MCO41771	Middleway – Medieval Field Boundary	Earthwork, aerial photograph	Two field boundaries are visible, one as a low earth bank, the other as a crop mark ditch on aerial photographs.
17	MCO15147	Kilhallon – Medieval Settlement	Documentary	The settlement at Kilhallon is first recorded in 1180 when it is spelt ‘Kellihon’.
18	MCO23110	Deer Park – Medieval Deer Park	Documentary	Two fields are recorded as ‘Deer Park’ in the Tithe Award, suggesting the presence of a medieval deer park.
19	MCO41767	Kilhallon – Medieval Field Boundary	Aerial photograph	Part of a field boundary is visible as a crop mark bank on aerial photographs.
20	MCO9771	Tywardreath – Medieval Bridge	Demolished structure	St Andrews Bridge was built by the monks of Tywardreath Priory, and has since been rebuilt.
21	MCO51619	Nanscawen – Post-Medieval farmstead	Structure	Post-medieval farmstead.
	MCO51620	Nanscawen – Post-Medieval Leat and Corn Mill	Structure	A corn mill to the west of Nanscawen has been converted into a dwelling.
22	MCO26793	Wheal Rashleigh – Post-Medieval China Clay Works, Modern Water Wheel	Structure	The site of the Wheal Rashleigh china clay works, in operation until 1869. A modern waterwheel is situated within the eastern pit.
23	MCO29342	Prideaux Wood – Post-Medieval aqueduct	Documentary	An aqueduct is shown at this location on the 1880 OS map.
24	MCO41780	Cornhill – Post-Medieval Spoil Heap	Earthwork, aerial photograph	Five irregular mounds are visible on aerial photographs.
25	MCO41773	St Blazey – Post-Medieval Spoil Heap	Earthwork, aerial photograph	A mound, likely to be associated with one of several nearby mines, is visible on aerial photographs.
26		Luxulyan Valley	World Heritage Site	Wider landscape of post-medieval mining activity within the Luxulyan Valley.
27	MCO12453	Prideaux Wood – Post-Medieval Beacon	Structure	An iron beacon holder is set in a boulder.
28	MCO12364	Par and St Blazey Consols – Post-Medieval Mine	Structure	Par and St Blazey tin mine, in operation between 1839 and 1852; and again from 1855 to 1863 as South Prideaux Wood Mine.
	MCO52603	Par and St Blazey Consols – Post-Medieval Engine House	Structure	Engine house situated on the site of St Blazey Consols, which had a whim engine.
29	MCO41925	Wheal Rashleigh – Post-Medieval China Clay Dries	Structure	An important early pan-kiln at Wheal Rashleigh.
30	MCO23117	Wood Mill – Post-Medieval Corn Mill	Structure	Wood Mill is recorded on the 1 st Edition OS map. A structure still stands at the location.
31	MCO29345	Prideaux Wood – Post-Medieval Quarry	Earthwork, aerial photograph	An old quarry is marked at this location on the 1908 OS map, and are visible on aerial photographs.
32	MCO41222	St Blazey – Post-Medieval Quarry	Earthwork, aerial photograph	Possible site of a post-medieval quarry, visible as earthworks on aerial photographs.
33	MCO23120	Whitehouse – Post-Medieval Factory	Demolished structure	The site of an 18 th century woollen factory. No remains survive.

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No.	Mon ID.	Name	Record	Details
34	MCO41223	Prideaux Wood – Post-Medieval Quarry, Post-Medieval Adit	Earthwork, aerial photograph	An adit is marked at this location on the OS current edition map. Two dumps of mining waste are visible on aerial photographs.
35	MCO12451	Prideaux – Post-Medieval Mine	Earthwork, documentary	Prideaux Iron Mine was in operation 1862-1864 on the site of the later Prideaux china clay works. Two shafts are visible.
36	MCO58737	Points Mill – Post-Medieval Railway	Structure	An extant branch of the Cornwall Minerals Railway connecting the main Cornwall Minerals Railway line to the Pontois Mill China Stone Works.
37	List1396441	Milestone in Garden Wall of Glenroyd	Listed Building	Grade II listed milestone dated to 1764.
38	List1212086	The Packhorse Public House	Listed Building	Grade II listed early 19 th century public house.
39	List1289618	8 and 10 Fore Street	Listed Building	Grade II listed early 19 th century houses.
	List1289702	The Old Market House	Listed Building	Grade II listed late 18 th or early 19 th century building.
40	List1212231	The Cornish Arms Inn	Listed Building	Grade II listed 19 th century building.
41	List1212087	2 Station Road	Listed Building	Grade II listed early-mid 19 th century shop front.
	List1289701	The Vicarage	Listed Building	Grade II listed 19 th century vicarage.
42	MCO29718	St Blaze – Post-Medieval Quarry	Earthwork, aerial photograph	A quarry is marked at this location on the 1 st Edition OS map, and is visible as an earthwork on aerial photographs.
43	MCO41776	St Blaze – Post-Medieval Shaft	Earthwork, aerial photograph	A disused shaft and spoil tip are marked on the 1963 OS map and are visible as earthworks on aerial photographs.
44	MCO29719	St Blaze – Post-Medieval Gas Works	Documentary, aerial photograph	The gasworks at St Blaze is marked on the 1 st Edition OS map and was visible on aerial photographs. No remains currently visible.
45	List1212088 MCO4696	St Blaze Foundry	Listed Building	Grade II listed 19 th century foundry. Built 1848.
46	MCO41770	Middleway – Post-Medieval Ridge and Furrow, Field System	Earthwork, aerial photograph	A series of small rectilinear fields are visible as low earth banks on aerial photographs. The fields contain traces of ridge and furrow.
47	MCO23112	Par Canal – Post-Medieval Canal	Structure	A canal which linked Par Harbour with the copper mine of Fowey Consols, opened in 1835.
48	MCO12200	Kilhallow – Post-Medieval Mine	Demolished structure	Site of a former engine house forming part of Wheal Union. Some waste dumps still visible.
	MCO29720	St Blaze – Post-Medieval Chimney	Demolished structure	Possible site of chimney associated with either the engine house or hammer mill of Wheal Union.
	MCO29721	Kilhallow – Post-Medieval Stamping Mill	Demolished structure	Hammer mill stamps associated with Wheal Union.
49	MCO52252	Tywardreth Highway – Post-Medieval Sunday School, Post-Medieval Nonconformist Chapel	Demolished structure	A Bible Chapel is recorded on the 1 st Edition OS map, used as a Sunday School after 1907. Site now a car park.
50	List1379519	Guide Post at SX0753 5485	Listed Building	Grade II listed mid-late 19 th century fingerpost.
51	List1379522	Guide Post at T-Junction with Driving Lane	Listed Building	Grade II listed late 19 th century fingerpost.
52	MCO41847	Spoilheap	Earthwork	Series of undated spoilheaps plotted on NMR.
53	MCO60075	Large Cut Feature	Earthwork	Large undated cut features plotted on NMR.
54	MCO75485	Field System	Earthwork	Series of ditches and banks plotted as part of the NMR indicates a field system. Possibly of post-medieval date.

3.5 AERIAL PHOTOGRAPHY AND LIDAR

Assessment of the readily-available aerial photography and LiDAR for the site (Figure 8) indicates that whilst many of the surrounding fields show earthwork and cropmark features reflecting historic field systems and field boundary loss, the proposal site appears much more disturbed, possible features perhaps reflecting quarry pits and spoil dumps.

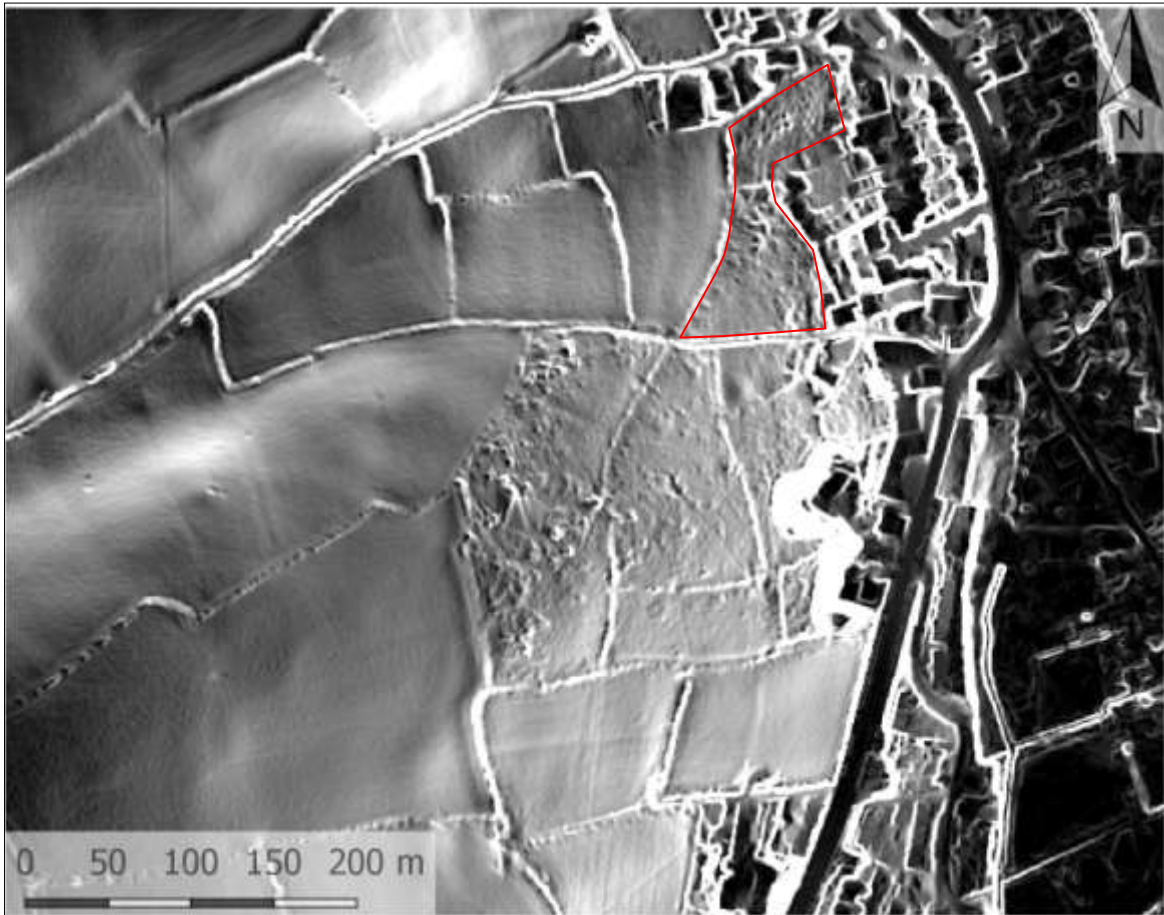


FIGURE 8: IMAGE DERIVED FROM LiDAR DATA, (PROCESSED USING QGIS VER2.18.4, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY) 2017.

3.6 WALKOVER SURVEY

3.6.1 INTRODUCTION

The fields subject to the proposed development were subject to a rapid walkover assessment as part of this programme of works. This survey took place in January 2018; the weather was clear and sunny. The following general observations can be made; and a series of supporting photographs can be found in Appendix 2.

3.6.2 SITE INSPECTION

The proposed development is located approximately 500m to the north of the 15th century Grade II* listed church to the rear (west) of the Packhorse public house, a 19th century granite building at the centre of the settlement. The site comprises two fields at the north-western fringe of the urban expansion of the settlement of St. Blazey, behind the Packhorse Inn public house. The site is situated on the mid to upper slopes on the fringes of the village with partially blocked views towards the sea to the south over the roofscape of St. Blazey; and open views to the hills to the north, east and west.

The site is accessed from the north-east corner through a five-bar metal gate from the rear of the public house service yard, which is terraced into the sloping hillside and retained by a concrete wall. This terrace sites service outbuildings, including a flat roofed 1970-80s extension to the public house; and small derelict 19th century stone rubble building with two windows and door facing into the field.

The northern field, Field 1, is a large (c.0.4ha) sub-rectangular enclosure on an approximate east to west alignment. Its boundaries consist of a long, straight row of low formal privet hedges to residential dwellings to the south; a mix of wooden fences, hedges, and stone wall to the north; overgrown wire and post fencing to the west; and open to outbuildings of the public house to the east.



FIGURE 9: VIEW ACROSS FIELD 1 FROM THE INTERIOR OF THE DERELICT OUTBUILDING; FACING WEST.

To the south, Field 2 (0.5ha) is sub-rectangular in shape, its eastern and western boundaries being more curved. The western boundary forms a continuation of the wire and post fence of Field 1, joining to a slumping earthen hedgebank southern boundary as it meets an earth and stone track. The hedgebank contains mature alder, hawthorn, ash and other native species, all covered in dense ivy. The eastern boundary is more irregular, with a dog-leg mid-way along resulting from being sited to the rear of the burgage plots of The Lawn, and is formed by a mix of timber and wire fencing, and overgrown hedges. To the south-east corner of the field is an overgrown gateway and small rubble stone barn heavily obscured by ivy.



FIGURE 10: VIEW OF THE DERELICT BUILDING IN THE SOUTH-EAST CORNER OF FIELD 2; FACING NORTH-EAST.

The site slopes gently down to the east and is currently under densely matted grass pasture beneath bramble, nettle and weed overgrowth. The pasture appeared to be wet underfoot, containing large granite boulders and semi-domestic and construction related debris beneath the overgrowth, including concrete blocks, ironwork, chairs and bottles.

Due to the heavily overgrown nature of the site it was not possible to make an assessment of earthworks, and further assessment may need to be carried out once this has been cut back and the site cleared of waste.

3.6.3 DISCUSSION

The site lies close to the church, the lane at the southern boundary of the site running to Cornhill Farm from the church. The rubble stone buildings in the south-eastern corners of each field both appear 19th century in date, that in Field 2 being constructed between c.1840 and 1882; and suggest a mixed agricultural and semi-domestic use of the green space on the edge of the village. Examination of photographic evidence provided by the pub indicates that the site has not been disturbed during the 20th century, seemingly having been left as boggy pasture, and as such any below ground deposits are likely to be well preserved. The curving eastern and western

boundaries of the site indicate their medieval origins, and their position within the medieval landscape suggests that there are unlikely to be historic settlement remains despite the proximity to the church. However, the current state of overgrowth means that full assessment of the site cannot be given, though the presence of known prehistoric sites to the west suggests that there is the potential for the survival of buried archaeological remains.

Unless cleared, the presence of excess vegetation and dumped waste mean that the site is unsuitable for geophysical survey. Even if cleared, however, there is the potential for buried waste associated with the abandoned buildings to mask readings in some areas of the site.

3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

Based on the results of the desk-based assessment and the walkover survey, and despite the proximity of the church, the archaeological potential of the site would appear to be *low*. The significance of the archaeological remains that would be expected – agricultural features probably related to historical or modern ploughing – is negligible. However, without geophysical survey to confirm the expected archaeological remains, further archaeological works on this site either in the form of evaluation trenching or mitigation through watching brief undertaken during initial groundworks may be beneficial.

TABLE 3: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Negligible	Major	Slight	Negligible
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Neutral/Negligible

4.0 INDIRECT IMPACTS

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 such as 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 of the proposed development would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. A search radius of up to 2.5km is appropriate for high-value assets where distance views are integral to the significance of the asset in question.

There are only a few designated heritage assets in the local area: 12 GII Listed structures (the Churchyard & Gateway; the Cornish Arms Inn; Guide Post at SX0753 5485; Guide Post at 'T-Junction with Driving Lane; Milestone at Bridge Street; No. 2 Station Street; Nos. 8 & 10 Fore Street; the Old Market House; the Packhorse Public House; St. Blazey Foundry; and the Vicarage), the GII* Listed Church of St Blaise; and the southern edge of the Cornwall and West Devon Mining Landscape WHS (Luxulyan Valley). There are an additional 61 Listed buildings within 2.5km (including four that are separately Scheduled), mainly GII but with six GII* building (the Churches of St. Andrew in Tywardreath, and St. Mary in Blazey Gate; Leek Seed Chapel; Medros & Methrose Farmhouses; Tregrehan House; and the Engine Shed, Stack & Turntable at Par). There are no Registered Parks and Gardens or Battlefields within this area. The Tywardreath Conservation Area lies within 2.5km of the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see 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 4.

- Category #1 assets: the Church of St. Blaise; the Cornish Arms Inn; the Former Town Hall; and the Packhorse Inn
- Category #2 assets: 8-10 Fore Street; 2-4 Station Road; The Vicarage; and the Old Market House
- Category #3 assets: the other GII and GII* assets within 2.5km and the WHS

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

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

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

local expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

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

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

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

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th 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: Parish Church of St Blaise and Church Wall and Gateway	
<i>Parish:</i> St Blaise	<i>Value:</i> High/Very High as a Group
<i>Designation:</i> GII* and GII	<i>Distance to Development:</i> less than 1km
<p><i>Description: Church Listing:</i> Parish church. c1440, much restored 1839 by Moffatt of Scott and Moffatt. MATERIALS: granite ashlar except for north aisle which is slatestone and granite rubble with granite dressings and elvan mullions; dry slate roofs with coped gable ends. PLAN: 15th century nave, chancel, south aisle, south porch and west tower; 1839 or 1842 (dates on rainwater head) north aisle as near copy of south aisle.</p> <p>EXTERIOR: restored 15th century 3-light traceried windows with hoodmoulds to 15th century parts of the church; moulded wallplate cornice to south aisle. 3-stage embattled tower with squat pinnacles and strings dividing the stages; louvered windows to upper stage; south side with clock face to 2nd stage over a trefoil-headed ventilator above an ogee-headed niche and squat 2-centred-arched moulded doorway with an inner order on turned shafts which must pre-date the tower. Porch doorway also 2-centred and with 2 orders, the outer order heavily moulded and the inner order carried on octagonal jambs.</p>	

INTERIOR: Granite rubble walls; 5-bay arcades with standard A (Pevsner) piers and moulded 4-centred arches; 19th century wagon roofs with carved ribs. FITTINGS: 19th century fittings include a limestone and marble hexagonal pulpit, octagonal freestone font with quatrefoils and fleurs-de-lis attached to a pier, and oak stocks in the porch which may be older. MONUMENTS: slate slab dated 1701; wall monument with columns, panel framed by drapery over an oval depicting the Last Judgement, by Weston of Exeter, to Henry Scovell who died in 1727; Decorated style triptych with Latin inscription to centre and side panels with figures to Sir Thomas Carlyon of Tregrehan (qv) who died in 1832.

Description: Church Wall and Gateway Listing: Grade II. Early 19th century. Coursed granite wall with plain stone coping. Gateway arch of granite ashlar, 4-centred arch, with ogee headed panels at sides. Date stone "1824". The Church and wall with gateway, the Vicarage and Cornish Arms Inn form a group.

Supplemental Comments: This small church is of very fine 15th century decorated perpendicular style, of high quality materials. Despite its heavy 19th century remodelling the majority of the visible south front is medieval fabric; along with the nave, chancel and south aisle; the tall elaborated tower, with crenellations and pinnacles. The church sits within a small sub-rounded well maintained churchyard, bounded by a 19th century Gothic-Tudor inspired wall, with a new memorial garden to the immediate north-east, terraced into the slope. The church plays a vital role in identifying the important medieval origins of the settlement, somewhat overlooked due to the strongly 19th century character of most of the other buildings in the settlement.

Evidential Value: The church listing is quite detailed but a building as complex as this will have further phasing and evidence within its structure and certainly in below ground remains of any earlier churches, and burials. Its inherent evidential value is therefore quite high.

Historical Value: The church holds local historical value for the community, associated with locally known religious figures as well as several wealthy and notable families memorialised within the building.

Aesthetic Value: The church is an impressive and visually striking elaborated medieval building with Gothic detailing. It is well maintained and whilst the 19th century restoration was heavy-handed, it was focused on limited alteration to the interior and north; the principle south front being restored, including retaining a cohesive decorative scheme of restored perpendicular windows, which allows the intended aesthetic of the church to be appreciated fully.

Communal Value: The church remains the active focus of all Church of England religious activity within the community and wider parish, as well as representing the area in regional congress. It is therefore of immense local communal value to its congregation.

Authenticity: The church is active and well maintained, still a serving religious building, and the focus and heart of a congregation. It is very authentic as a church and despite its 19th century restoration the exterior also retains some authenticity to its origins as a medieval building. The interior has seen greater remodelling and is more obviously the typical 19th century mis-match of medieval and early modern architectural elements.

Integrity: The historic fabric of the structure is still largely 15th century, apart from the north aisle, which is wholly 19th century; and interior remodelling. It has lost its original roofs, but unusually retained more of its simpler perpendicular windows. Much of any original interior has been replaced in the 19th century. The building is well maintained and overall retains strong historic character and appearance.

Topographical Location and Landscape Context: The church sits on a raised localised knoll on a south-east facing slope, on a curving bend of the west side of the Par river valley estuary, now infilled, drained and canalised. The church is visible in the wider landscape.

Principle Views: Views are across and along the Par river valley, up to the Luxulyan river valley and Par tributaries that drop down from Lanlivery to the north-east. There will be views from the tower out to the coast at Par. There is a key view of the church from the western approach along the historic green lane, the church to the fore of the wider valley setting and high ridge to the east near Tywardreath. Within St Blazey there are further key views to the church along Fore Street and Station road, the tower being visible from the north looking along The Lawn from the main square outside the Packhorse Hotel and former town hall.

Landscape Presence: The church is visually prominent within the townscape and the tower is visually dominant within the valley, the crenellations and pinnacles creating a recognisable skyline profile. Its impact is lessened by the urban sprawl of the settlement and the increasingly complex intra-urban

infrastructural views with road furniture and markings, as well as modern shop hoardings.

Immediate Setting: The church sits in a small ovoid churchyard, with possible 12th -13th century origins. The churchyard occupies a natural raised knoll but the surrounding roads and lanes have been terraced into the slope, the apparent rise above surrounding buildings further emphasising its 'above the secular' and 'otherness'. The churchyard wall and ashlar gateway date to the 19th century and define the boundaries of the consecrated ground. They are well executed and successfully mimic the constructional style of the church, emphasising the status of the site and adding to an overall pleasing 'medieval' aesthetic. The churchyard is quite crowded with historic memorials and a new section has been terraced into the slope to the north-east to provide additional space; still actively used by the community as a burial ground. It is flanked to the south by the 19th century stone classically-inspired Vicarage; and to the south-west by the smart Georgian facade of the Cornish Arms Inn; modern development exists to the immediate north and west. These modern domestic dwellings and their gardens somewhat crowd the church to the north compared to the sense of separateness achieved to the south, giving the appearance of the importance of the church being diminished.

Wider Setting: The church sits in the small open area north of a 19th century inn in the historic churchtown settlement of St Blaze. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church is the only surviving medieval character building in this part of the town stands within a wider landscape of other religious buildings partly constructed to be visible across the landscape.

Enhancing Elements: Positive elements are that the churchyard is well maintained, the building is still an active parish church and it is kept in good condition.

Detracting Elements: The junction between Station Road and Fore Street is now a busy junction, with street furniture and road markings; the pavements are fitted with modern galvanised railings. The vertical profile of the signs and lights and their intrusive fluorescent glow intrudes directly into all views to and from the church and affects the otherwise fairly historically cohesive character of this key part of St Blaze. This effect is amplified at certain times when the aural impact from traffic totally dominates the experience of the church and its churchyard.

Direct Effects: Depending on the extent of development, there may be limited blocked views towards the site from the churchyard, particularly near the south porch along Duke Lane if the hedges and ruined barn are removed. There will also be direct views from the church tower. These views are expected to be limited to additional roofscapes, as the other buildings in between will screen lower ground level views.

Indirect Effects: The presence of any development on the proposal site will be visible in wider landscape views, particularly from the ridge to the east into and across the valley to the church, reducing the already diminished extent of rural setting behind the tower. This detachment from the intended rural setting of the church into that of a much larger settlement with a more modern character affects our understanding of the development of St Blaze as a village. It will also further blur the boundaries of the two historic cores of the settlement, spreading it into an almost continuous ribbon development all the way to St Austell along the A390. This has an indirect affect on the church as the settlement risks losing some of its historic identity and the church being cut adrift from its place in the landscape.

Contribution of Setting to the Significance of the Asset: The church stands elevated from the immediate surrounding settlement and as such is a visible marker within the wider landscape. Modern development and the vertical profiles of street furniture and the intrusive fluorescent glow of street light lights intrudes directly into all views to and from the church, enclosing it from its formerly open situation.

Magnitude of Effect: The proposed development would be located to the west and north-west with direct views from and to the church tower, and some limited views along Duke Street, though which are already impacted by existing surrounding development. However, the indirect impact on wider views of the landscape would appear to enclose the currently largely open fields to the west of the church increasingly eroding its intended setting.

Magnitude of Impact: High value assets and Minor = Moderate/Slight

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

4.3.2 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

What is important and why

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18th and 19th centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.

Asset Name: Former woollen factory / Town Hall / Rainbow Rooms	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> Undesignated (part of grouping with GII Listed Packhorse Inn)	<i>Distance to Development:</i> Immediately adjacent
<p><i>Description:</i> Large later 18th or early 19th century former store room (tithe award), woollen factory (1882 OS), town hall (1907 OS). Currently of rectangular block plan, with formal first floor '<i>piano nobile</i>' function room and ground floor services/access etc. Granite ashlar frontage with dressed quoins, seven window range, with matched set of 20th century narrow 6x6 pane sashes; massive segmental stone arches to three sizeable round arched openings serving ground floor. The east and west elevation are of granite regularised rubble, some openings with brick dressings.</p> <p>A building of complex heritage and former U-shaped plan, this was developed in the early to mid 19th century into a town hall for the growing settlement, and forms part of a group with the Packhorse Hotel within the 'town square'.</p>	
<p><i>Supplemental Comments:</i> The building survived as the town hall into the 20th century, recorded on a 1915 army recruitment photograph. However in the mid 20th century it was converted into the Palace Cinema and later the Rainbow Rooms music venue. It burnt down in the 1990s and is now converted into flats.</p>	
<p><i>Evidential Value:</i> The building suffered a devastating fire in the 1990s and was totally gutted, therefore internally there is little of value. However structurally the building survived, and has not been studied or Listed, and therefore retains inherent evidential value for the understanding of the building's development from industrial origins, through civic use and latterly commercial use, evidence of which may survive; whilst below ground remains may include evidence of earlier buildings.</p>	
<p><i>Historical Value:</i> It has important local historical value as the former town hall for St Blazezy, associated with many significant events for the community. It also holds significant local historical value for being an</p>	

early cinema.
<i>Aesthetic Value:</i> It is an imposing civic building of large scale and simple Georgian architectural style, at odds with its date of construction. Its facade has been heavily ribbon pointed, considerably affecting the appearance of the granite stonework, making an accomplished build appear vernacular.
<i>Communal Value:</i> The building is unique in that it holds important community value in its three most recent functions: as the former town hall, the focus of civic life; as the cinema; and as an iconic Cornish music venue, with dedicated following. It is now closed to the public, so its communal value is somewhat indirect.
<i>Authenticity:</i> The building has been converted into flats, though was also significantly altered to provide a civic building from industrial origins; and subsequently in to a music venue and cinema, and is no longer authentically industrial. However, the frontage is authentically classical in style, of the later 18 th and early 19 th centuries.
<i>Integrity:</i> The building was stripped of historic detailing and features when gutted by fire in the last 30 years, having previously been converted into a cinema and music venue, with the expected loss of historic fabric. Its exterior structure is seemingly complete, though it is not known how much has been reconstructed like-for like.
<i>Topographical Location and Landscape Context:</i> Located on the even mid slopes of an east facing hillside, on the west side of the curving and twisting Par river valley. The landscape context is the valley, but more specifically the urban townscape of St Blazey within which the former town hall has a very important and specific community function.
<i>Principle Views:</i> The key view is from the south from Fore Street, and from the north-east and south-east approaches, the building dominating the 'town square' and busy adjacent road, and flanked by the Packhorse Inn and the houses and cottages which enclose the square which are of strong late 18 th and 19 th century character.
<i>Landscape Presence:</i> The building was remodelled to form a town hall and was therefore the focus for civic life within the community, (having previously been dominant as an industrial structure) with a scale and intention to not only accommodate large numbers of people but also to dominate and impress within the townscape. The building still does this within its immediate setting.
<i>Immediate Setting:</i> Forming the northern edge of the town square; a series of narrow alleys and streets with 19 th and 20 th century workers cottages and buildings to the north and west; and the A390 to the east. The setting of the town hall is of strong 19 th century character of an urban nature inwardly focussed on the building.
<i>Wider Setting:</i> The former town hall forms the northern edge of the 'town square' in the re-focussed 19 th century core of the historic churchtown settlement. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS to the north. The church of St Blazey, the only surviving building of medieval character in this part of the town stands just to the south, its church tower creating a strong skyline profile visible from the square.
<i>Enhancing Elements:</i> Upstanding and structurally saved from demolition, the former town hall is enhanced by the survival of the town square setting and surrounding 19 th century character buildings, which allow it to be broadly enjoyed and interpreted in its intended context.
<i>Detracting Elements:</i> The A390 (Fore Street) and A3082 (Station Road) are the key detracting elements within the wider setting, being busy trunk routes for the whole region. The visually dominant lighting and street furniture obscure and complicate the intended historic views and relationships between the town's key buildings, influencing our understanding of this as the core of an important historic settlement, not merely a routeway.
<i>Direct Effects:</i> The proposed development will be constructed in the fields behind the adjacent Packhorse public house. At ground floor level the views will be screened by the pub building and by its attached tall garden walls. From the first floor of the building it is expected that there may be views to the new houses from the western elevation, though these will be heavily restricted due to the lower position of the former town hall, and will mostly be of an expanded roofscape.
<i>Indirect Effects:</i> Whilst the town hall directly relates to its urban setting, the development of the town was a result of the development of the wider landscape through the mining industry, and the erosion of

this mixed rural and industrial setting will indirectly affect how we interpret the 18th and 19th century phases of St Blazey.

Contribution of Setting to the Significance of the Asset: The town hall sits within a cohesive group of well preserved similar houses, flanked by the Packhorse Inn public house, its position marking it as a dominant aspect of the settlement, and with the intention of being seen. This makes it sensitive to further change, especially considering the intrusive nature of the modern visual impact of the existing street furniture.

Magnitude of Effect: The proposed development would be located to the immediate west of this externally authentic 19th century building. It has, however, been totally gutted internally and heavily renovated and converted into flats. This industrial building has gone through multiple conversions, most notably as a civic building located to sit at the heart of a settlement so balanced amounts of further urban expansion is far less of an issue for this building than others.

Magnitude of Impact: Low value asset and Negligible = Neutral/Slight

Overall Impact Assessment: **Negligible to negative/minor impact.**

4.3.3 INSTITUTIONAL BUILDINGS

Range of structures, usually exhibiting elements of formal planning, often with a view to aesthetics

A wide range of structures relating to formal governance or care, built and/or maintained by local, county or national authorities. This category covers structures built for a specific purpose and includes: work/poor houses, hospitals, asylums, schools, council offices or other facilities. Some of these buildings are 18th century in date, but most are 19th century or later. The earlier structures that fall into this category – principally almshouses – may have been privately built and supported. These structures betray a high degree of formal planning, within which aesthetics, setting and long views could play an important part. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

What is important and why

Some of these structures are good examples of institutional architecture, and may retain period fittings (evidential). 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). There is usually a clear aesthetic/design value, with form following function but ameliorated by design philosophy. The exteriors are more likely to retain authentic period features, as the interiors will have been subject to repeated adaptation and redevelopment. There may be some regard to the layout of associated gardens and the position of buildings within a historical settlement (aesthetic/design). The level of communal value will depend on continuity of function – older structures redeveloped as residential flats will lose the original social value.

Asset Name: The Old Market House

Parish: St Blaise

Designation: GII

Condition: fair to good

Distance to turbine: less than 1km

Description: Listing: Late 18th-early 19th century. Roughcast. 2 storeys. Ground floor has 4 simple granite Doric columns supporting the 1st floor, with 3 modern large 2-light casements which replace sashes. Twin hipped slate roof. Paired brackets to eaves soffit.

Supplemental Comments: Fine early civic building identifying the boom period in the economic successes of the Par valley communities. It is built to impress, with charmingly vernacularly-executed classical 'features' such as chunky Doric columns to the jettied first floor, over a flagstone floored covered veranda. Good surviving features, or convincing copies, such as large paned 2x2 hornless sashes, matched set of three to first floor. This building has been converted into flats, carefully restored to minimise change of appearance to at least exterior. The interior must be considerably altered.

<p><i>Topographical Location & Landscape Context:</i> Located on a slight localised knoll, on a sweeping east, south-east curving sloped hillside, within the bend of the Par river valley. The general trend of the lower slopes is to the east, steepening beyond the rear of the building. The ground falls away slightly to the south, along the road. The building itself is artificially terraced into the slope, below the road. The landscape context is the townscape, from which the building derived its former very specific communal function.</p>
<p><i>Setting:</i> Located on the south-east side of Fore Street, facing the church and with a skyline profile of the high ridge to the east of the valley beyond. Fore Street is the main road of the historic churchtown part of the settlement, now adopted by the A390 trunk route and resultantly very busy, with visual impact from modern road furniture. The market house's jettied frontage opens directly onto the street and is often obscured by queues of traffic. The building was set on this main street for practical purposes with ease of access for carts and traders.</p>
<p><i>Principal Views:</i> Principle views are along Fore Street towards the Packhorse Hotel and former Town Hall; and to the church, vicarage and Station Road. These views are interrupted, obscured or complicated by the road signage and constant vehicular traffic.</p>
<p><i>Landscape Presence:</i> Whilst primarily functional, the building was designed to be a visually prominent building of elevated status and important community function. It was designed to showcase the wealth of the town and its people in the booming years of mining activity in the region, when the settlement was expanding. Whilst its unusually jettied front, with covered ground floor veranda area, is still very distinctive and draws the eye, it is subsumed into the visuals of the modern settlement and no longer stands out in the same way.</p>
<p><i>Sensitivity of Asset:</i> Intended to be visually prominent and a symbol of status and wealth for the community the building had a specific function. It has, however been converted into housing and is no longer fully authentic, although its front facade is little altered. It has suffered with the other historic buildings through the eroding of the character of the town by increased use of the road and inappropriate development in the mid to late 20th century. The main effect on the building is that whilst it is sited on the roadway for practical purposes, it is no longer the destination of the traffic; this building was built to be a focus and destination for the wider area and is now merely bypassed. This fundamentally affects interpretation of the building and its significance to the Par valley. Its sensitivity is therefore limited to its immediate vicinity.</p>
<p><i>Magnitude of Effect:</i> The existing cottages along the upper raised terrace to the west of Fore Street and the houses behind will totally screen all views to the development site. There will be no change in views along the road to the north and south.</p>
<p><i>Magnitude of Impact:</i> Medium value asset and Neutral = Neutral</p>
<p><i>Overall Impact Assessment:</i> Neutral Impact.</p>

4.3.4 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 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement.

The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

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

Almost every village or town will have a public house, usually several. They may have been specially constructed perhaps by a land owning industrialist as a means of controlling his workforce; or developed from community action, being converted from residential properties. Their setting is often local in character, along thoroughfares with the main concern visibility from the roadside. The principle value in such buildings is communal: the social value bringing together disparate elements of the population, as a place where anyone could meet.

Asset Name: The Packhorse Public House	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> immediately adjacent
<i>Description:</i> Listing: Early C19. Stone rubble with granite quoins and lintels. Slate hipped roof. 2 storeys. 4 windows, right hand bay slightly set back, sashes with glazing bars. Including steps and railings up to round headed doorway with panelled reveals. Included for group value. The Packhorse Public House and The Rainbow Room form a group.	
<i>Supplemental Comments:</i> Large well preserved 19 th century purpose built public house and hotel,	

representing a considerable investment in the town. Dominating the west side of the main 'town' square and forming a cohesive group with the former town hall/Rainbow Room. Little altered this building has retained its historic character and appearance and is still a popular local drinking establishment, with a large walled beer garden to the south.

Evidential Value: The building has a very limited Listing description which mostly discusses the frontage and underplays the phasing in the structure, at least one additional phase of 19th century work visible within the north extension. The pub had historic barns to the north and north-west, though which are mostly now demolished; though some remains of historic service buildings survive to the south-west. Huge inherent evidential value in surveying the building correctly and understanding its outbuildings and site functions/relationships.

Historical Value: Of local historic interest for the community the pub and the square have been a part of town life and major events for over 200 years, including the recorded 1915 army recruitment drive poignantly recorded by photograph and displayed in the public bar.

Aesthetic Value: The building is a large and gracious early 19th century building, built with a presentation front facing the square. Aesthetically pleasing with balanced proportions and simple architectural details.

Communal Value: Still an active public house, this building has communal value for the St Blazeay village population, a communal public space for recreation and gatherings.

Authenticity: The building retains its strong early 19th century character and is very authentic as a public house, still actively serving the community; with only fairly minor alterations such as to lighting/signage.

Integrity: The building looks to be in fair to good structural condition, with only fairly superficial modernisations. It is fundamentally unchanged in overall plan and function since its construction, retaining a little altered front facade. Significant loss of historic fabric to the service buildings and barns to the rear of the pub.

Topographical Location and Landscape Context: Located on the even mid slopes of an east facing hillside, on the west side of the curving and twisting Par river valley. The landscape context is the valley, but more specifically the urban townscape of St Blazeay within which the pub has a very specific community function.

Principle Views: The key views are across the square and busy adjacent road to the former town hall (now flats) and to the houses and cottages which enclose the square, which are of strong late 18th and 19th century character. There are key views into and across the town square from Fore street, from the north-east and south-east approaches, where views to the pub are framed by the granite and iron railings of the square.

Landscape Presence: The pub was built in a dominant position, designed to draw the eye and form a central village group with the former town hall. A strong restrained stone facade and the generous proportions and blocky shape of this building provide a focus for the square. It is locally visually prominent but is somewhat overwhelmed by the size of the adjacent town hall/Rainbow Room. Together they form a visually dominant group within the settlement, drawing the eye even when travelling through on the A390 and defining the historic character of St Blazeay.

Immediate Setting: Bounded by the town square to the east; by its own walled gardens to the south, open fields to the west; and a narrow lane to the north, dominated by its own run down service buildings and barns the setting of the pub is a mix of urban and edge of settlement. Strongly 19th century in character.

Wider Setting: The pub sits within the town square of the re-focussed 19th century core the historic churchtown settlement. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church of St Blazeay, the only surviving medieval character building in this part of the town stands to the south, its church tower creating a strong skyline profile, visible from the square.

Enhancing Elements: The surviving service buildings, walled gardens and undeveloped open fields to the rear give this pub a little altered setting in which to experience it as originally intended, a mix of urban and rural and strongly historic in character. The little altered facade and interior, certainly to the main public bar really allows appreciation of the period and age of the building.

Detracting Elements: The derelict nature of some of the outbuildings; and overgrown fields to the rear.

However, the A390 (Fore Street) and A3082 (Station Road) are the key detracting elements within the setting as this is now a busy trunk route for the whole region and used accordingly. The visually dominant lighting, and street furniture all obscure and complicate the intended historic views and relationships between the towns key buildings. This affects our understanding of this as a core of an historic settlement, not merely a routeway.

Direct Effects: The proposed development will occupy the empty fields behind the pub, enclosing it directly within modern urban sprawl and therefore interrupting its mixed character setting, which so enhances the buildings historic appearance.

Indirect Effects: Whilst the pub directly relates to the urban element of its setting, losing the wider rural element of the wider landscape and how the mining within that landscape affected the development of the town will indirectly affect interpretation of the 18th and 19th century phases of St Blazey and the position of the pub as one of the key and earliest laid out elements of this 'new town' being directly developed out of a previously rural 'chruchtown' settlement.

Contribution of Setting to the Significance of the Asset: The building sits within a cohesive group of well preserved similar houses, flanked by the former town hall, its position marking it as a dominant aspect of the settlement, and with the intention of being seen. This makes it sensitive to further change, especially considering the intrusive nature of the modern visual impact of the existing street furniture

Magnitude of Effect: On a wider scale the setting of the building will be affected, becoming wholly surrounded by settlement, when its original setting incorporated part of the rural landscape; though more locally the dominant aspect of the town square setting will appear unaltered. This is unlikely to alter the experience of the pub for drinkers or within the town squares visual landscape, however it does affect how we perceive the pub within the settlement and its 'place' in the landscape. There will be some positive impact in removing a derelict area of overgrowth and rubbish dumping, apt to attract anti-social behaviour from the settlement. The works could be used as an opportunity to information gather on all of the demolished service buildings and activity to the rear of the pub, as the ground is worked/reduced, as part of conditions for planning.

Magnitude of Impact: Medium value asset and Minor = Slight

Overall Impact Assessment: **Negative/moderate impact.**

Asset Name: Cornish Arms Inn	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> less than 0.5km
<i>Description:</i> Listing: 19 th century. Stucco. Quoins. 2 storeys. 4 windows; sashes with glazing bars and keyblocks. Open Doric porch with entablature, panelled door, plain rectangular fanlight. Curved roofline at one end. Adjoining curved fronted wing of 5 sash windows making total of nine windows. The Church and Wall with gateway, the Vicarage and Cornish Arms Inn form a group.	
<i>Supplemental Comments:</i> Elegant early 19 th century coaching inn, in a position of some notable social status adjacent to the church and likely developed after the adopting of this road as the stagecoach or toll road to St Austell. Fine architectural details and generous proportions of its period are slightly affected by its stoical adherence to the steeply curving and narrow cambered shape of Duke Street, a historic green lane and former access point to the village. This may indicate that the seemingly cohesive exterior overlies a more complex developmental history or that the building was established on an existing footprint.	
<i>Evidential Value:</i> Limited discussion of the exterior of the building is included in the Listing text, though further information may be gained from further examination of the building, which may be especially important due to its key location within the settlement, the building potentially containing earlier fabric and any deposits beneath it may be of great potential evidential value.	
<i>Historical Value:</i> The pub was a locally important landmark and has a strong trading history. It is notoriously haunted, and as such provides a reference point and <i>foci</i> for local folklore.	
<i>Aesthetic Value:</i> The pub has the balanced proportions and elegant detailing of its age, with above average quality features, such as its fine porch. It is an attractive, well maintained historic building.	

Communal Value: The pub has been closed for many years, having had a trading history going back to its establishment in the early 1800s. It was a popular local pub as well as in the wider region. Its closure and subsequent planned development have been a source for community disquiet.

Authenticity: The pub has been, or is in the process of being converted into flats, with a large 'development plan' board attached to the exterior. It no longer has any external indications of its heritage other than its distinctive coaching arch, leading through to a large rear courtyard. It is authentic as a heritage asset, well restored but no longer of commercial licence character.

Integrity: A little altered facade and very good restored condition would suggest at least the historic structural integrity of the building is high. However as a functioning pub it is likely there has been some historic fabric loss to the interior to incorporate modern health and safety standards, whilst planned development will erode its internal character further.

Topographical Location and Landscape Context: On a south-east facing slope, ground rising slightly to the south-west and steeply to the west behind the pub, where its rear courtyard is heavily terraced into the slope. The landscape context for the pub is the town of St Blazey and the immediately adjacent former toll road.

Principle Views: Views within and across the open area at the junction of Church Street, Fore Street, Duke Street and Station Road, now occupied by the busy road junction of the A390 and A3082. The main view is achieved arriving from the north along Fore Street, or from Station Road, where the pub forms part of the existing views with the historic church of St Blaise.

Landscape Presence: The pub was built in a dominant position, at a key junction designed to attract trade, and forms a central village group with the church and vicarage. This position is largely retained, though the encroachment of modern development to the rear has begun to erode it. Together the group is visually dominant within the settlement, drawing the eye (though the Cornish Arms is the least dominant of the three) even when travelling through on the A390 and defining the historic character of St Blazey.

Immediate Setting: Located at the junction of Duke Street, Church Street (merging into Fore Street), and Station Road. A small square or open area here, outside the church gates, would historically have been a focus for community activity, the busy roadside location key to its success as a coaching inn. The pub is flanked to the south by the later 19th century school building; to the north by the church and churchyard, divided from the inn by narrow Duke Lane a historic routeway now a green lane; and to the north-west by a small group of 1970s 1980s bungalows.

Wider Setting: The pub sits in the small open area in front of the church gate in the historic churchtown settlement of St Blazey. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church of St Blazey, the only surviving medieval character building in this part of the town stands immediately adjacent, dominating the setting of the inn.

Enhancing Elements: The pub is very well preserved with a little altered facade and has undergone a comprehensive restoration, at least from its exterior appearance.

Detracting Elements: The building is being or has been converted to houses and flats, with a development to the rear. This is expected to significantly alter the internal plan and affect historic fabric. The setting is also affected by detracting elements, namely the A390 which has adopted Fore Street/Church Street. Whilst the pub was developed as a coaching inn because of this road, the significantly increased traffic using this regional trunk route has created noise, pollution and vibration impacts that cannot be considered beneficial to a historic building. The visually dominant lighting, signage and traffic lights all obscure and complicate the intended historic views and relationships between the town's key buildings, especially between the group of Cornish Arms, Vicarage and Church.

Direct Effects: The roofscape of the proposed development may be briefly glimpsed up Duke Lane from the general setting of the pub, though views from the building itself are not in the direction of the proposed development. If the lane was to be used during construction or for access, the close proximity of it to the historic building will be a cause of concern due to vibrations. Noise and light impacts may be increased during the constructional phase of the development, but this is temporary.

Indirect Effects: None.

Contribution of Setting to the Significance of the Asset: The pub was purposefully built next to the historic toll road, but set back and at an angle, indicating the status of the establishment. However with the

adoption of the route by the A390 in the later 20th century, the road has been widened and the size of modern vehicles, especially lorries causes significant encroachment into the curtilage of the listed property. The associated modern road furniture adds to this modern world intrusion and indirectly reduces our interpretation of the status of the building. The heavy traffic flow through the settlement and often commercial nature of the vehicles also generally affects our understanding of this as a core of an historic settlement, as opposed to the routeway it has become.

Magnitude of Effect: Views to the new development will have no impact on the setting, character or experience of the pub which has already been enclosed by modern development to north-west and west, where ribbon development stretches out almost continuously to St Blazey Gate and beyond.

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

Overall Impact Assessment: **Negligible Impact.**

Asset Name: 8-10 Fore Street, (Shell House)

Parish: St Blaise

Designation: GII

Condition: fair

Distance to development: less than 1km

Description: Listing: Early C19. Stucco, No 8 is studded with sea shells. 2 storeys. 4 sash windows, mostly with glazing bars. Modern 3-light ground floor window to No 8. 2 modern glazed doors. Slate roof. Curiosity value.

Supplemental Comments: Two attached early 19th century cottages, c.1800. Northern cottage is larger, being of three window range; whilst to the south is of single cell width. The northern cottage is in better condition, the front facade little altered; that to the south having received extensive modernisation, though the facade is unique.

No.10 (north) is smooth rendered, incised ashlar with decorative stucco quoin detailing; ground floor set back slightly, with low square headed central door, with modern plank door. Matching set of horned 8x8 sashes. Shallow pitched slate roof, with black glazed ridge tiles, squat modern brick gable end stack to north, axial stack to party wall between cottages, taller, rendered with slate capping. Deep bead moulded eaves boarding and plastic guttering with cast iron down pipe to north end.

No.8 (south) with stucco front studded with shells, the first floor seems to project slightly, as to No.10 or decorative plat band has been hacked off. First floor laid in patterns with roundels and shields of shells, plain shell studding to ground floor. Modern plastic door, forced in to left with large pvc picture window in potential blocked or reduced opening, shells crudely reset around it in cement painted render, single pvc window to narrow window opening to first floor. Steeper slate roof, with terracotta ridge tiles, small axial stack to party wall with No.10, heavy double rendered stack to party wall with No.6, roof sagging. Plastic guttering and downpipe to south on narrow timber barge board.

Topographical Location & Landscape Context: Located on a south-east facing slope, terraced into the ground to a lower level than the road immediately to the west. The cottages sit on the west side of the curving and twisting Par river valley. The landscape context of the asset is the urban historic townscape of the settlement.

Setting: Located on the main road through the churchtown core of St Blazey, which is now adopted as the A390, the main trunk route through this district. The front doors of both cottages enter directly onto the street, with only a narrow tarmac pavement and stone kerb, the road raised up with drainage channels. The cottages are flanked by more heavily altered later 19th century cottages and shops, facing across to a new development which has infilled the ground to the north-east of the churchyard. The setting is somewhat dominated by the road and the large traffic-light operated junction just to the south-west. Often the cottages are totally obscured from view by queuing vehicles using this route.

Principal Views: The main views to and from the cottages are along Fore Street, with associated street furniture and metal barriers to the west side of the road. These modern features litter the otherwise strongly 19th and early 20th century character of this setting.

Landscape Presence: The cottages are part of a settlement which grew considerably in the later 18th to early 20th centuries, being a cohesive element in a pattern of workers cottages, attached in rows, or groups, lining the main streets of the town. Because of this they blend in to their setting, rather than stand out. No.8 does draw the eye to an extent as the texture of the shell studded frontage is so unusual.

Sensitivity of Asset: No.10 is more sensitive as its frontage is less altered and it retains its authentic 19th century character and appearance. No.8 has received more alteration and modernisation, certainly to its facade details, and as such is no longer as authentic, despite its unusual facade. Both have been considerably affected by the busy modern usage of Fore Street as a trunk route and associated modern impacts of noise, lighting, pollution and visual street furniture. There have also been several small modern developments in the immediate vicinity on both sides of the road, providing increased flexibility in this part of the settlement for further change.

Magnitude of Effect: The intervening buildings, to the west of Fore Street, the new Churchfield development and street of detached and semi-detached houses along The Lawn, all lie between the proposed development site and the assets, screening and locally blocking all views. There will be no change in setting and no affect on views or experience of the assets.

Magnitude of Impact: Medium value asset and Neutral = Neutral

Overall Impact Assessment: Neutral Impact.

Asset Name: No. 2 Station Road

Parish: St Blaise

Designation: GII

Condition: good

Distance to turbine: less than 1km

Description: Listing: Stucco. 2 storeys. 3 windows, sashes in moulded cases with glazing bars. Large C19 shop front. Paired eaves brackets. Slate roof with gable ends. Included for group value. Nos 2 to 8 (even) form a group.

Supplemental Comments: Late 18th/early 19th century pair of attached cottages, single cell to north, two window range to south; later combined with inserted fine 19th century timber glazed pilastered shop front which spans both properties. Well maintained building, with elegant proportions and some nice surviving architectural details such as a set of four matched deep-set 8x8 hornless pane sash windows. Plain glazed panel above six panelled door, set within narrow panelled pilaster with plain flat pediment to doorway and shop front.

Topographical Location & Landscape Context: Located on a gentle south-facing slope, on the curving west side of the Par river valley. The landscape context of the asset is the urban historic townscape.

Setting: Located on the narrow Station Road (now the A3082). The asset is flanked to the south and east by other good 19th century cottages, forming a cohesive character group at this end of the street. The street is a key element in the settlement, linking the 'churchtown' and 'Bridgetown' historic cores.

Principal Views: Views along Station Road and views up to the group of Vicarage, Church and Cornish Arms, now somewhat interrupted by the road furniture of the A390.

Landscape Presence: The cottages are part of a settlement which grew considerably in the later 18th to early 20th centuries, and form a cohesive element in a pattern of workers cottages, attached in rows, or groups, lining the main streets of the 'town'. Because of this they blend in to their setting, rather than stand out.

Sensitivity of Asset: The building is authentically 19th century in character, with a little altered facade suggesting a high level of historic integrity. It also sits within a cohesive well preserved group of similar houses. This does make it sensitive to further change, especially as the modern visual impacts of the road furniture, along with road noise is already intrusive and affecting of the experience of the asset. Rather than reducing its sensitivity any changes to the immediate vicinity would increase it and be very damaging, as this setting has already been so eroded.

Magnitude of Effect: The Church, Fore Street, modern development Churchfield Place and road The Lawn all lie between the cottages on Station Road and the proposed development site. The buildings along these roads block all views, though there will be a limited increase in modern development in views towards the church and Cornish Arms.

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

Overall Impact Assessment: Neutral Impact.

Asset Name: <i>The Vicarage</i>		
<i>Parish: St Blaise</i>		
<i>Designation: GII</i>	<i>Condition: fair to good</i>	<i>Distance to turbine: less than 1km</i>
<p><i>Description:</i> Listing: 1834. Coursed stonework with granite quoins and dressings. 2 storeys. 3 pedimental gable bays of one window each, centre slightly advanced. Granite string and eaves course. Sashes with glazing bars, centre sash has semi-circular head with Gothic tracery. Central door, panelled with semi-circular fanlight with Gothic tracery. Slate roofs. Back facing road. East elevation, 2 storeys, 3 sash windows with glazing bars, centre ground floor semi-circular headed. Rear north elevation similar to front but being altered at time of inspection. The Church and wall with gateway, the Vicarage and Cornish Arms Inn form a group.</p>		
<p><i>Supplemental Comments:</i> Large 19th century house, with classical inspiration, but fairly solid, vernacular and large proportioned granite and stone front facade with central projecting gabled pedimented bay. Enclosed within landscaped stone-walled gardens, flanked by specimen trees enclosing the house on the north side, open to the former square in front of the church, now occupied by the large road junction.</p>		
<p><i>Topographical Location & Landscape Context:</i> The house sits in a small scooping coombe, where the undulating west side of the valley sweeps around from east-facing to south-facing, rising to the west and north-west. The gardens and house have been terraced into this slope. The house sits on an artificially level plot, with high retained banks and garden walls to the north and north-west, sweeping around to the east. The landscape context of the house is its gardens and the square in front of the church, the churchyard and building, as well as the wider settlement to which it relates its status and function.</p>		
<p><i>Setting:</i> The former open area or 'square' in front of the church is now occupied and dominated by the road junction between the A390 (Fore Street) and A3082 (Station Road). The visually dominant road furniture obscures and complicates the intended historic views and relationships between these buildings and disrupts our understanding of this as a core of an historic settlement, not merely a routeway.</p>		
<p><i>Principal Views:</i> The house is designed to look to the east, across the square and possibly to former views of the valley beyond, infilled by later 19th century housing. It is also designed to have important immediate views out into its gardens and it is designed to be approached and seen from Station Road and Fore Street, where it is framed in all views within the square by the church. A large group of attached road signs of large size and with associated lights stand directly opposite the gate to the house and interrupts and obscures all intended views to and from this asset, a detracting element from its existing setting.</p>		
<p><i>Landscape Presence:</i> The Vicarage was designed to be impressive and make a statement of the parish's wealth and influence, a sign of the area's industrial mining wealth. It was therefore intended to have at least local visual prominence and form part of a key group within St Blazey. However, this is currently tempered by screening from trees to the north-west and by the visual impact of all of the modern road furniture at the A390/A3082 junction.</p>		
<p><i>Sensitivity of Asset:</i> The exterior of the house retains its 19th century character; and its form and style identify its function. Whilst the integrity of the building itself may still be quite high, its setting has been eroded by the impact of the modern road junction. The consequence of this is that its former status has been compromised. Its visual and physical links with the church are already much disrupted. Resultantly this asset is highly sensitive and can take little more change in its immediate setting without it having an effect on its significance and interpretation.</p>		
<p><i>Magnitude of Effect:</i> The sensitivity of this asset is limited to the immediate square in front of the church and the area around the junction of Fore Street and Station Road. The landscape context of the asset is very localised due to its specific function. The Church and modern existing development of Churchfield Place lie between the asset and the proposal site, as well as the Cornish Arms, with which it forms a group and the small bungalows along Duke Lane. There is a very slight chance that if a dwelling was built in the south-east corner of the development site its roof may be visible. This is mitigated by the presence a ruined barn already in this location, and whilst a new build would be of different character, viewed from such a distance it would not be a devastating change, with so many other complicated immediate visuals.</p>		
<p><i>Magnitude of Impact:</i> Medium value asset and Neutral/Slight = Negligible</p>		
<p><i>Overall Impact Assessment:</i> Negligible Impact.</p>		

4.3.5 HISTORIC LANDSCAPE *General Landscape Character*

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

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

The proposed site would be constructed within the *St Austell Bay and Luxulyan Valley* Landscape Character Area (LCA):

- The inland part of this LCA is characterised as strongly undulating pastoral farmland situated on plateaus with small fields with trees and small woods; and linear woods along streams. The wooded river valleys of Luxulyan and Prideaux, sparser on higher ground, are associated with estates and country houses. There is urban and industrial development around St Blazey and Par, with suburban belt on the fringes of the main urban area, with established country houses in mature treed grounds and scatters of residential development. The Luxulyan Mining district has a high concentration of early 19th century industrial remains. The landscape around St Blazey contains a mixed rural and industrial character, and whilst new elements introduced into the wider visual landscape will be conspicuous, the construction of a small new housing estate within an already largely developed part of the landscape will have minimal additional impact. On that basis the impact is assessed as **negligible** to **negative/minor**.

4.3.6 AGGREGATE IMPACT

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

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

4.3.7 CUMULATIVE IMPACT

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

The Setting of Heritage Assets 2011a, 25

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

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The principal issue for this development is the effect on the Listed Packhorse Inn (and linked former town hall) and Church of St Blaise; the proposed development would have a minimal negative impact on their setting. With that in mind, an assessment of **negative/minor** is appropriate.

TABLE 4: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Luxulyan Valley	WHS	0.3km	High	Unknown – Expected Neutral/Slight	Negligible	Unknown - Negligible
Tywardreth Conservation Area	CA	1.8km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Prideaux Camp	SAM	1.1km	High	Unknown – Expected Neutral/Slight	Slight	Unknown - Negligible
Wayside cross south of Church of St Mary	SAM	1.6km	High	Unknown - Expected Neutral	Neutral	Unknown - Neutral
The Biscovey Stone, Early Christian Memorial Stone and wayside cross shaft	SAM	1.6km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Wayside cross-shaft in St Andrews Churchyard	SAM	1.8km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Treffry Viaduct	SAM	c.2.5km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Church of St Blaise	GII*	0.1km	High	Minor	Moderate/Slight	Negative/Minor
Engine sheds, stack & turntable, Par	GII*	1.3km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Leek Seed Chapel	GII*	1.4km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Church of St Mary, St BlazeY Gate	GII*	1.6km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Church of St Andrew, Tywardreth	GII*	1.8km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Medros Farmhouse & Methrose Farmhouse	GII*	2.2km	High	Unknown – Expected Neutral	Neutral	Unknown - Neutral
The Packhorse Public House	GII	0.1km	Medium	Minor	Slight	Negative/Moderate
Churchyard & gateway to Church of St Blaise	GII	0.1km	Medium	Minor	Moderate/Slight	Negative/Minor
The Old Market House	GII	0.2km	Medium	Neutral	Neutral	Neutral
8 & 10 Fore Street	GII	0.2km	Medium	Neutral	Neutral	Neutral
The Cornish Arms Inn	GII	0.2km	Medium	Negligible	Neutral/Slight	Negligible
The Vicarage	GII	0.2km	Medium	Neutral/Slight	Negligible	Negligible
2-4 Station Road	GII	0.2km	Medium	Negligible	Neutral/Slight	Neutral
Milestone in garden wall of Glenroyd, Bridge Street	GII	0.3km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
St BlazeY Foundry	GII	0.4km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Guide post at SX0753 5485	GII	0.8km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Guide post at 't'-junction with Driving Lane	GII	0.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Old Roselyon	GII	1.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
A390 milestone at Milestone Cottage	GII	1.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Fingerpost at crossroads south of Bodelva	GII	1.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Milestone at crossroads south of	GII	1.2km	Medium	Unknown –	Neutral	Unknown - Neutral

LAND TO THE REAR OF THE PACKHORSE INN, FORE STREET, ST BLAZEY, CORNWALL

Bodelva				Expected Neutral		
Old Manor, Predeaux	GII	1.3km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Par Signal Box	GII	1.3km	Medium	Unknown – Expected Neutral/Slight	Negligible	Unknown - Negligible
Leekseed Chapel, Stephens tomb, north-west of chapel	GII	1.4km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Prideaux House with attached wall & gazebo	GII	1.4km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
The Parr Inn	GII	1.6km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Gateway with railings north-west of Prideaux House	GII	1.6km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
15 Woodland Avenue	GII	1.6km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
17 Woodland Avenue	GII	1.6km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
The Vicarage, Tywardreath	GII	1.6km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Bluegate House	GII	1.7km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Old National School and attached steps	GII	1.7km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
33 & 35 St Austell Road	GII	1.8km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
A390 milestone on Penpillick Hill	GII	1.8km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Newhouse Farmhouse	GII	1.8km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Former count house at former Par Consols Mine	GII	1.8km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Fowey Consols engine house	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Milestone at SX050558	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
1 & 2 Well Street	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
3 Well Street	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
10 & 12 Church Street	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Forecourt walls north of nos. 10 & 12	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Telephone kiosk in front of Old Butter Market	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Cross by east gate of Church of St Andrew	GII	1.9km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
9 Mount Bennett Street	GII	2.0km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
The New Inn (the original building)	GII	2.0km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
The New Inn (south of original building)	GII	2.0km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Coach house to Tregrehan House	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Stable block to Tregrehan House	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Lion statue west of Tregrehan House	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Forecourt walls & gate piers west of Tregrehan House	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Parterre walls to Tregrehan House	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Barn by Restineas Farmhouse	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Restineas Farmhouse	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Bakehouse by Restineas Farmhouse	GII	2.1km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
51 & 53 St Austell Road	GII	2.1km	Medium	Unknown –	Neutral	Unknown - Neutral

LAND TO THE REAR OF THE PACKHORSE INN, FORE STREET, ST BLAZEY, CORNWALL

				Expected Neutral		
Pelean Farmhouse	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Lodge south of Tregrehan House	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Gateway about 10m north of Trethevy	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Trethevy	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Yondertown	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Bank barn 15m north of Methrose Farmhouse & Medros Farmhouse	GII	2.2km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Lancrow Farmhouse	GII	2.3km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Merthen Farmhouse	GII	2.3km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Britannia Inn	GII	2.4km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Rashleigh Almshouses	GII	2.5km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Tregrehan Mills Cottage	GII	2.5km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Boundary stone at SX080569	GII	2.5km	Medium	Unknown – Expected Neutral	Neutral	Unknown - Neutral
Former Town Hall / Rainbow Rooms	Undesignated		Low	Negligible	Neutral/Slight	Negligible to Negative/Minor
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negligible to Negative/Minor
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negative/Minor

5.0 CONCLUSION

The site is located in the modern civil parish of St Blaise, to the immediate west of the historic town square. The proposed development would be located on land immediately to the rear (west) of the Packhorse Inn public house.

There are documentary references to St. Blazey from the 12th century onwards, referring to the settlement as *Landrait* and reflecting the position of a medieval 'lann' and early chapel. The existing church is 15th century, though largely restored in the 19th century; and serves as the focus for the current settlement of St Blazey, which developed from a small agricultural village surrounded by small manorial farms. In the early 19th century St Blazey and surrounding settlements expanded as a result of, and along the turnpike road, and associated with the industrial development of the area. The Packhorse Inn is 19th century, recorded in 1839 as belonging to Ann Hitchens; the land to the rear occupied by Mark Richards and Henry Pedlar.

The walkover survey identified that the site is currently heavily overgrown and is not suitable for geophysical survey. However, the site is located in close proximity to the medieval church, which is likely to have been built on earlier origins, and as such there is the potential for medieval and earlier activity to survive within the limits of the site. Without the benefit of geophysical survey the archaeological potential of the site is **unproven**, and any development would have a **major** impact on any surviving below ground remains.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The only sites where there is likely to be an appreciable impact is the Grade II* Church of St Blaise (**negative/minor**), and the Grade II Packhorse Inn (**negative/moderate**) with associated former town hall/Rainbow Rooms (**negative/minor**) and there may be a positive offset in terms of the removal of waste land and derelict buildings.

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

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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 19th 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 19th 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 20th 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 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

Concepts – Conservation Principles

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

Evidential Value

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

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

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

Communal Value

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

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

Authenticity

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

Integrity

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

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

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

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

Landscape Context

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

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

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

Views

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

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

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

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

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

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

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

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

Type and Scale of Impact

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

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

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

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

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

Scale of Impact

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

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

TABLE 6: 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 7: 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 8: 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.

LAND TO THE REAR OF THE PACKHORSE INN, FORE STREET, ST BLAZEY, CORNWALL

<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 9: 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

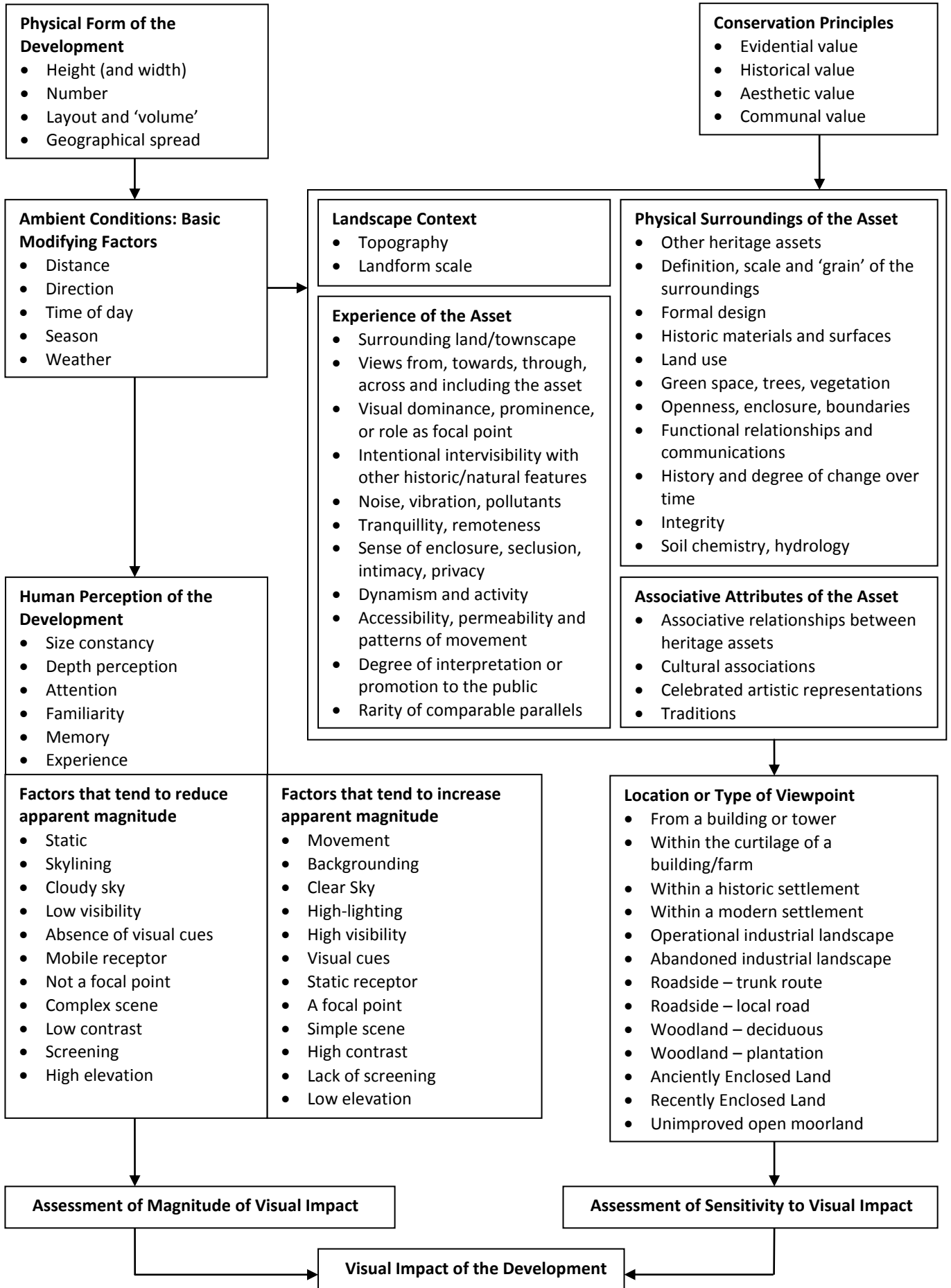


TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: SUPPORTING PHOTOGRAPHS - WALKOVER



PHOTO 1: VIEW OF INTERIOR OF THE PACKHORSE INN PUBLIC BAR; FACING SOUTH.



PHOTO 2: VIEW OF INTERIOR OF THE PACKHORSE INN PUBLIC BAR; FACING NORTH.



PHOTO 3: VIEW OF INTERIOR OF THE PACKHORSE INN GAMES ROOM; FACING NORTH-WEST.



PHOTO 4: VIEW OF THE DERELICT OUTBUILDING IN THE SOUTH-EAST CORNER OF FIELD 1, PROPERTIES BEYOND; FACING SOUTH-WEST.



PHOTO 5: DETAIL OF THE DERELICT OUTBUILDING TO THE REAR OF THE PACKHORSE INN, SOUTH-EAST CORNER OF FIELD 1; FACING SOUTH.



PHOTO 6: DETAIL OF THE INTERIOR OF THE DERELICT OUTBUILDING IN FIELD 1; FACING SOUTH-WEST.



PHOTO 7: DETAIL OF THE INTERNAL WEST ELEVATION OF THE DERELICT OUTBUILDING WITHIN FIELD 1; FACING SOUTH-WEST.



PHOTO 8: DETAIL OF THE INTERNAL SOUTH ELEVATION OF THE DERELICT OUTBUILDING WITHIN FIELD 1; FACING SOUTH.



PHOTO 9: DETAIL OF THE INTERNAL EAST ELEVATION OF THE DERELICT OUTBUILDING WITHIN FIELD 1; FACING SOUTH-EAST.



PHOTO 10: VIEW ACROSS FIELD 1 FROM THE INTERIOR OF THE DERELICT OUTBUILDING; FACING WEST.



PHOTO 11: VIEW ACROSS THE WESTERN END OF FIELD 1; FACING NORTH-WEST.



PHOTO 12: VIEW TO THE EASTERN BOUNDARY OF FIELD 2, NORTH END, SHOWING OVERGROWN NATURE OF THE SITE; FACING SOUTH-EAST.



PHOTO 13: VIEW ACROSS THE ROOFSCAPE OF ST BLAZE FROM THE NORTH-EAST CORNER OF FIELD 2; FACING EAST.

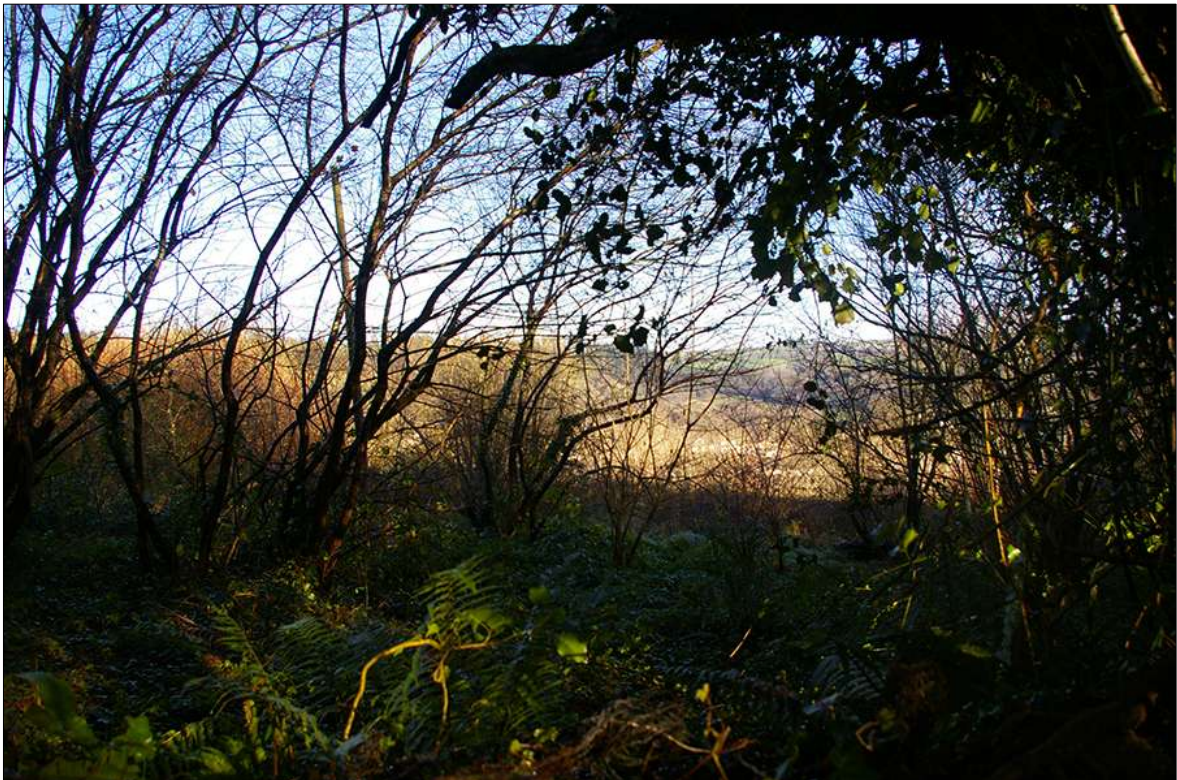


PHOTO 14: VIEW ACROSS FIELD 2 TO THE LANDSCAPE BEYOND; FACING SOUTH.



PHOTO 15: VIEW OF THE DERELICT BUILDING IN THE SOUTH-EAST CORNER OF FIELD 2; FACING NORTH-EAST.



PHOTO 16: VIEW ALONG THE NARROW LANE OF DUKE STREET, RUNNING ALONG THE SOUTHERN BOUNDARY OF FIELD 2; FACING WEST.



PHOTO 17: VIEW OF THE WESTERN BOUNDARY OF FIELD 2; FACING WEST.

APPENDIX 3: SUPPORTING PHOTOGRAPHS – HISTORIC IMPACT ASSESSMENT



PHOTO 1: VIEW OF THE NORTH AND EAST ELEVATIONS OF THE PACKHORSE INN; FACING SOUTH-WEST.



PHOTO 2: VIEW OF THE PACKHORSE INN AND GARDEN WALL TO THE SOUTH; FACING SOUTH-WEST.



PHOTO 3: VIEW OF TOWN SQUARE WITH THE PACKHORSE INN (LEFT) AND FORMER TOWN HALL/RAINBOW ROOMS (RIGHT); FACING NORTH-WEST.



PHOTO 4: VIEW OF THE PACKHORSE INN AND FORMER TOWN HALL/RAINBOW ROOMS WITHIN THE WIDER SETTING OF THE TOWN SQUARE; FACING NORTH-WEST.



PHOTO 5: VIEW ALONG THE NARROW LANE TO THE NORTH OF THE PACKHORSE INN LEADING TO CORNHILL ROAD, WITH ATTACHED 19TH CENTURY WORKERS COTTAGES; FACING NORTH.



PHOTO 6: VIEW OF THE METAL GATE AND SMALL SERVICE YARD TO THE NORTH SIDE OF THE PUB, WHICH ALLOWS THE ONLY GLIMPSE INTO THE PROPOSED DEVELOPMENT SITE FROM THE SQUARE; FACING SOUTH-WEST.



PHOTO 7: VIEW ACROSS THE SQUARE AND ST BLAZEY TO THE HILLS BEYOND; FACING SOUTH-EAST.



PHOTO 8: VIEW FROM THE SQUARE ACROSS ST BLAZEY; FACING EAST.



PHOTO 9: VIEW ALONG 'THE LAWN' HEADING SOUTH-WEST AWAY FROM THE SQUARE WITH 19TH CENTURY WORKERS COTTAGES AND CHURCH TOWER WITHIN THE SKYLINE BEYOND; FACING SOUTH.



PHOTO 10: VIEW ALONG FORE STREET TOWARDS THE TOWN SQUARE; FACING NORTH-WEST.



PHOTO 11: THE CHURCH OF ST BLAISE WITH CHURCHYARD WALL AND GATEWAY; FACING NORTH.



PHOTO 12: THE CORNISH ARMS INN, LOCATED TO THE SOUTH OF THE CHURCH; FACING SOUTH-WEST.



PHOTO 13: THE VICARAGE, LOCATED TO THE SOUTH OF THE CHURCH; FACING WEST.



PHOTO 14: NUMBERS 2 AND 4 STATION ROAD, SHOWING THE FINE 19TH CENTURY SHOP FRONT AND COHESIVE NATURE OF THE COTTAGES AT THE NARROW ENTRANCE TO THE STREET, LOOKING TOWARDS THE PROPOSAL SITE; FACING NORTH-WEST.



PHOTO 15: VIEW ACROSS THE JUNCTION OF FORE STREET, STATION ROAD AND DUKE STREET, SHOWING THE CHURCH OF ST BLAISE AND CORNISH ARMS INN WITH THE DOMINANT ROAD FURNITURE; FACING WEST.



PHOTO 16: VIEW ACROSS THE JUNCTION OF FORE STREET AND STATION ROAD, SHOWING THE VICARAGE AND CORNISH ARMS INN WITH THE DOMINANT ROAD FURNITURE; FACING SOUTH-WEST.



PHOTO 17: NUMBERS 8-10 FORE STREET, SHOWING THE GOOD FACADE OF NUMBER 10, AND THE SHELL STUDDED STUCCO OF NUMBER 8; FACING EAST.



PHOTO 18: THE FORMER MARKET HOUSE SHOWING THE OPEN FRONTING AND JETTIED 1ST FLOOR; FACING NORTH-EAST.



PHOTO 19: VIEW ALONG FORE STREET SHOWING THE LARGELY 19TH CENTURY CHARACTER OF THE HOUSES; FACING NORTH-EAST.



PHOTO 20: VIEW OF FORE STREET FROM THE RAISED POSITION OF THE CHURCHYARD; FACING EAST.



PHOTO 21: VIEW OF THE MODERN DEVELOPMENT OF CHURCHFIELD PLACE FROM THE CHURCHYARD; FACING NORTH-WEST.



PHOTO 22: VIEW OF THE ALREADY EXISTING MODERN DEVELOPMENT TO THE WEST OF THE CHURCH, LOOKING TOWARDS THE PROPOSAL SITE; FACING WEST.



PHOTO 23: VIEW OF THE MODERN DEVELOPMENT OF CHURCHFIELD PLACE DIRECTLY TO THE NORTH OF THE CHURCH, LOOKING TOWARDS THE PROPOSAL SITE; FACING WEST.



PHOTO 24: VIEW ALONG DUKE STREET FROM THE SOUTH-EAST CORNER OF THE PROPOSAL SITE SHOWING THE CHURCH WITHIN ITS WIDER SETTING ENCLOSED BY THE SETTLEMENT; FACING EAST.



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

TEL: 01769 573555
EMAIL: MAIL@SWARCH.NET