

SITE OF PROPOSED TOWNHOUSE

SMITHICK HILL

FALMOUTH

CORNWALL

RESULTS OF A DESK-BASED APPRAISAL & HERITAGE IMPACT ASSESSMENT



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RESULTS OF A DESK-BASED APPRAISAL & HERITAGE IMPACT ASSESSMENT

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Work undertaken by SWARCH for Falmouth Property Investments

Summary

This report presents the results of a desk-based appraisal, and heritage impact assessment undertaken on land at Smithick Hill, Falmouth, Cornwall. This work was undertaken as part of the planning submission for the future use/development of the site.

*The historic background to the site and the Historic Environment Record indicate the potential for Prehistoric and medieval activity on the proposed site. However, the post-medieval development of Falmouth makes it most likely that any archaeological remains surviving on the site are likely to date to this period or later. The potential for shallow and ephemeral features is likely to have been compromised by extensive disturbance caused by construction during this phase. The archaeological potential of the site is therefore assessed as **low**.*

*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 key designated assets are all located within the settlement of Falmouth itself. Very few of these Listed structures would have direct intervisibility with the proposed site, due to screening from other structures and trees. The Conservation Area itself would be affected (**positive/minor**) due to changes to its immediate setting, though these would include reversion of waste ground to residential townhouse plots which are more in keeping with its historic character.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible to positive/minor**. The impact of the development on the **low** valued buried archaeological resource would be **permanent and irreversible**, but can be mitigated through an archaeological monitoring and recording condition.*



September 2018

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1.0 INTRODUCTION

LOCATION:	SMITHICK HILL
PARISH:	FALMOUTH
COUNTY:	CORNWALL
NGR:	SW 80816 32833
PLANNING NO.	PRE-PLANNING
SWARCH REF.	FST18

1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at Smithick Hill, Falmouth, Cornwall (Figure 1). The work was commissioned by Falmouth Property Investments (the Client) in order to assess any direct and indirect heritage impacts (HIA) on the settings of heritage assets and the conservation area and the likelihood of buried archaeological remains that might be affected by proposed development of the site. The work was carried out in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located near the urban centre of Falmouth at the mouth of the Penryn River, and is situated on the north side of Smithick Hill, to the east of Pennycomequick and Fountain Cottages, north-east of the harbour. The ground within the plot rises gradually from a height of c.7m AOD to the north, to c.12m AOD at the southern end. The underlying bedrock is comprised of the Porthleven Breccia Member, part of the Mylor Slate Formation (BGS 2018).

1.3 HISTORICAL BACKGROUND

The area now known as *Falmouth* was first recorded in 1225, but this name apparently refers to the estuary rather than the town. The town of Falmouth succeeded the earlier port of Penryn during the later medieval period, and was only chartered in the 17th century.

A village known as *Smithick* or *Pennycomequick* is recorded from c.1613, with a map of that date showing the settlement located to either side of the Market Strand. By 1629 there are said to have been over 300 inhabitants. The plot in question developed in front of the original cliff/quarry face on which the road developed as stone was quarried for building material.

1.4 ARCHAEOLOGICAL BACKGROUND

Archaeological investigations near the proposal site have been relatively few and limited in extent to date, largely limited to archaeological surveys of the wider area, but including archaeological monitoring and recording on sites at Fountain Court and on Market Street. No assets are recorded within the proposed development site boundary on the Historic Environment Record (HER), though the surrounding landscape contains evidence for prehistoric hilltop enclosure; medieval settlement and farming; and the post-medieval and modern development of the settlement at Falmouth.

1.5 METHODOLOGY

This work was undertaken in accordance with recognised best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The heritage impact assessment follows the guidance outlined in: *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013).



FIGURE 1: SITE LOCATION; THE SITE IS INDICATED.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of a 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). The methodology employed in this assessment is based on the approach outlined in the relevant Department of Transport (DoT) guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

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 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 details the results of the walkover survey undertaken; 3.7 details the results of the geophysical (gradiometer) survey undertaken. Section 3.8 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

Falmouth, in the hundred of Kirrier and deanery of West, is located c.70km south-west of Plymouth on the southern Cornish coast at Falmouth Bay (Lysons 1814). The area of what is now the town of Falmouth (from the old English *mutha*, meaning 'mouth of the Fal'), was first recorded in 1225 (Watts 2010), and refers to the harbour, referred to as *Villa de Falmouth* by William of Worcester in the 15th century, rather than an area of settlement (Lysons 1814). Sixteenth century mapping does not record settlement in the location of the town; the nearest large settlements being 12th century *Penryn* (to the north-west) and 13th century manor of *Arwenack*, seat of the Killigrew family (to the south-east), whilst smaller medieval settlements are recorded at *Penwerris* and *Smythwyck* (1370, from the old English *smith* and *wic* meaning 'the smith's workplace'). In 1613 the settlement of Smythwyck was expanded by John Killigrew, to the ultimately unsuccessful opposition of the corporations of Penryn, Truro and Helston. This development appears to have been particularly along the Market Strand area, and included specially licensed ale houses (1613), lodging houses, a customs keeper's house and garden (1650) and a market house (1652). In 1661 the new town of Falmouth was incorporated by Royal Charter, and in 1664 a new parish was established, the parish church being completed in 1664. The 1660 Poll Tax returns listed 'carpenters, tailors, a baker, a shoemaker and a butcher', and from the 1680s Royal Packet Ships were based in Falmouth and served the trade routes to Lisbon and the West Indies until the early nineteenth century (Whetter 1981). By the 18th century Falmouth had expanded into shipbuilding and hosted the Royal Packet Service, a fleet of more than 40 ships. Banks, merchant houses and warehouses sprung up along Market Street, High Street and Church Street (Whetter 1981).

3.3 CARTOGRAPHIC DEVELOPMENT

3.3.1 EARLY CARTOGRAPHIC DEVELOPMENT

The earliest cartographic sources available to this study are a series of harbour and coastal maps of the region dating to the late 16th century. Whilst these are all fairly large scale, making it difficult to discern any real detail, they show the wider landscape and all indicate that the absence of any settlement at Falmouth. Burghley's c.1580 map of Falmouth Haven was created to satisfy a need to bring together in map form information about royal defences around the Fal estuary, with Pendennis Castle clearly shown on the headland to the south of Arwennack Manor, along with the larger settlement of Penryn to the north-west (Figure 2). Whilst not necessarily accurate in every aspect, it does depict the wider agricultural landscape in some detail, many of the fields showing the curving boundaries of the medieval strip field system along with the road from the Strand to the rear of Arwennack Manor; which became Porhan Hill and Porhan Road, now re-named

Smithick Hill. Baptista Boazio's c.1597 map of Falmouth Haven, by contrast, shows only very limited detail, including the relative positions of Pendennis, Arwennack and Penryn, but lacks the detail of the wider landscape detail (Figure 3). Despite this, the absence of settlement at what is now Falmouth is likely still true, and the name 'St. Mithicks Road' between Arwennack and Penryn perhaps indicating the position of Smithick, though *Smithick*, *Smethick* or *St. Mithake* was the name of the channel approaching Penryn, rather than the name of a settlement, the equivalent of 'Carrick Roads' still used today to describe the main channel of water up to Truro. 'Lyme Kiln Bay' is the place marked on the Boazio map nearest to the later settlement of Falmouth, specifically where the Market Strand now stands.



FIGURE 2: EXTRACT FROM LORD BURGHLEY'S ATLAS DEPICTING FALMOUTH HAVEN, DATING TO c.1580. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

Settlement in the area of Falmouth is first depicted cartographically in the early 17th century showing John Killigrew's recorded expansion of Smithick. A sketch plan of c.1615 shows discreet groups of houses around what is now Market Strand, the northern end of Market Street and at the beginning of Porhan Hill (now Smithick Hill). Jeffrey (1883) suggested that these represent some of the ale houses licensed in 1613.

By the late 18th century, the 1793 Falmouth Town Map (Figure 4) shows significant development of the settlement with houses all along Market Street, along with a small number along Porhan Hill, surrounding an area of largely empty plots to the south of Market Street. The early 19th century the Ordnance Survey surveyor's draft map of 1811 (Figure 5) and 1827 town plan (Figure 6) show this development of the settlement as continuing apace, the streets largely almost continuously fronted by buildings. Whilst both maps show the open space between the streets, neither provides any detail as to the nature of the plots between the buildings, and whilst the town plan depicts greater detail, it suggests that only one of the buildings indicated by the 1793 map appears to still be present. The settlement of Falmouth can now be seen stretching along the sea front from Arwennack to Penwerris with all of the roads of the surrounding area lined by buildings.



FIGURE 3: EXTRACT FROM BAPTISTA BOAZIO'S MAP OF FALMOUTH BAY, c.1590s, SHOWING ARWENACK MANOR, PENDENNIS CASTLE AND PENRYN. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 4: THE FALMOUTH TOWN MAP OF 1793, SHOWING MARKET STREET, BELL'S COURT AND PORHAN HILL. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 5: EXTRACT FROM THE ORDNANCE SURVEY SURVEYOR'S DRAFT MAP OF 1811 (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 6: EXTRACT FROM THE 1827 TOWN PLAN BY RICHARD THOMAS, SHOWING THE BLOCK BETWEEN MARKET STREET, FISH STRAND HILL AND PORHAN HILL.

3.3.2 FALMOUTH TITHE MAP OF 1841

The earliest accurate cartographic source available to this study is the Falmouth tithe map of 1841 (Figure 7). However, whilst showing detail of individual buildings for smaller settlements and farmsteads, including Arenack, it provides very little detail for the settlement at Falmouth, the buildings shown only as blocks of land within a series of plots, no.319, described as 'houses, yards, gardens, streets, quays, and roads' owned by Lord Wodehouse and occupied by the 'Inhabitants of Falmouth'. Despite this, it also shows that whilst the surrounding landscape had become largely enclosed, the overall layout still followed the earlier medieval patterns.



FIGURE 7: EXTRACT FROM THE 1841 FALMOUTH TITHE MAP (CRO); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

3.3.3 ORDNANCE SURVEY MAPPING

Both the 1877 Ordnance Survey Town Plan (Figure 8) and the Ordnance Survey 1st Edition 1:2500 maps (Figure 9) show individual building plots, courts and alleys within the area bounded by Market Street, Porhan Hill and Fish Strand Hill. All of these streets show substantial development, including the almost complete infilling of the area between. The development site itself can be seen to be covered by a Sunday School to the south-west of a Baptist chapel.

By the early 20th century the town has developed further, the 1907 Ordnance Survey map (Figure 10) showing further infilling of the open space. The 1930s Ordnance Survey map, however, indicates that this pattern had begun to change again, several of the buildings to the west of the development site being demolished to create renewed open space (Figure 11). The buildings are again shown as individual structures, and a cinema can be seen to the east of the development site, which itself remains a Sunday School, and it is only in the later 20th century that the development site becomes an open space.



FIGURE 8: EXTRACT FROM THE ORDNANCE SURVEY TOWN MAP OF 1877. THE DEVELOPMENT SITE IS INDICATED.

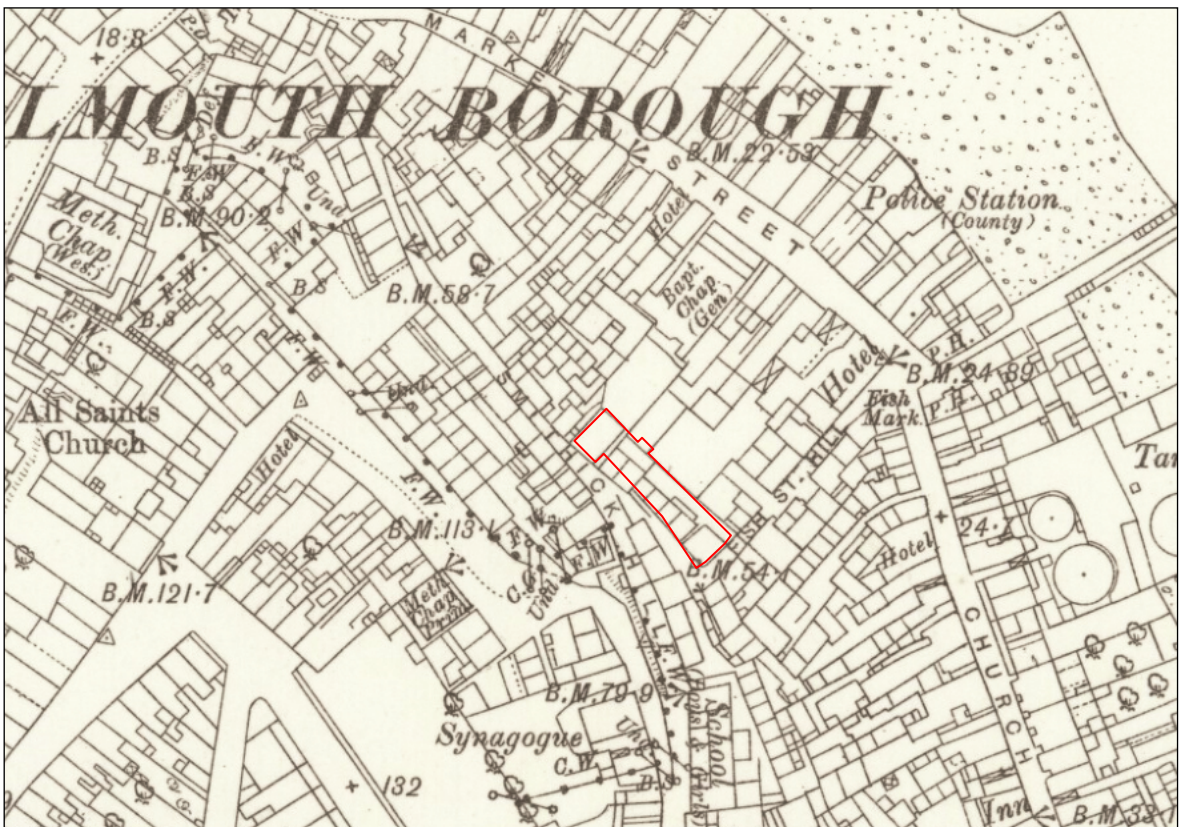


FIGURE 9: EXTRACT FROM THE ORDNANCE SURVEY 1ST EDITION 1:2500 1880 MAP. THE DEVELOPMENT SITE IS INDICATED.



FIGURE 10: ORDNANCE SURVEY 2ND EDITION 1907 MAP. THE DEVELOPMENT SITE IS INDICATED.



FIGURE 11: ORDNANCE SURVEY 1930'S REVISION, 2ND EDITION 1:2500 MAP. THE DEVELOPMENT SITE IS INDICATED.

3.4 ARCHAEOLOGICAL BACKGROUND

A limited amount of intrusive archaeological investigation has been carried out in proximity to the site, including archaeological monitoring at Fountain Court (Walls 2011); and archaeological recording on Market Street (Thomas 2010; Lawson-Jones 2012) which identified remains of the largely 19th century development of the area. Further works have largely been restricted to wider scale surveys, including as part of the Cornish mining World Heritage Site (2005); and within wider archaeological and historic surveys of Cornwall (Sheppard 1980; Kirkham 2005) or within more localised areas of the town (Cole 2007). The Cornwall HER lists a number of heritage assets in the general vicinity (see Figure 12 and Table 1). The recorded evidence would suggest that Falmouth and its surroundings have been occupied and utilised from the prehistoric period, though that it was not until the medieval period that this became anywhere near sustained, reaching a peak in the post-medieval period.

3.4.1 PREHISTORIC AND ROMANO – BRITISH 4000BC – AD410

There is no evidence for prehistoric activity in the immediate vicinity of the site, though the identification of a submerged forest (MCO 28693) at the Prince of Wales Pier suggests that there is the potential for the survival of prehistoric remains, especially given the presence of Iron Age cliff castles at Pendennis, Penryn and Maenporth in the wider landscape. Romano-British remains are similarly scarce, with a single 3rd century bronze coin recovered from within a building in Arwenack Street (MCO 39365)

3.4.2 EARLY MEDIEVAL AD410 - AD1066

There is no evidence for early medieval activity in the immediate area.

3.4.3 MEDIEVAL AD1066 - AD1540

The settlement pattern in this area was established during the medieval period. The proposed site lay within what would have been medieval farmland, with documentary sources indicating medieval origins to settlement at Arwenack (1260; MCO 10715) and Smythwyck (1370; MCO 55657); whilst Arwenack is believed to have had a chapel dating to 1374 (MCO 9783).

3.4.4 POST-MEDIEVAL AD1540 - AD1900

The post-medieval period in Falmouth is largely represented by its standing buildings, many of which are Grade II Listed including several town houses, shops and banks, all forming part of the Falmouth Conservation Area; and which reflect the 17th century (quay walls) to mid/late 19th century development of the town.

Of these, the site of the 19th former Sunday School (176542) is contained within the development site, with its associated Baptist Chapel (176541) located just to the north-east. Whilst the Sunday School no longer exists, the walls of the building create a yard to rear of the shops which have replaced the Baptist chapel.

3.4.5 MODERN AD1900- PRESENT

There are few sites of archaeological interest dating to the modern period, reflecting the historically low levels of development during this period. To the south-west of the development site is a former girl's school at Clare Terrace; and to the north-east is a granite monument to Charles Darwin.

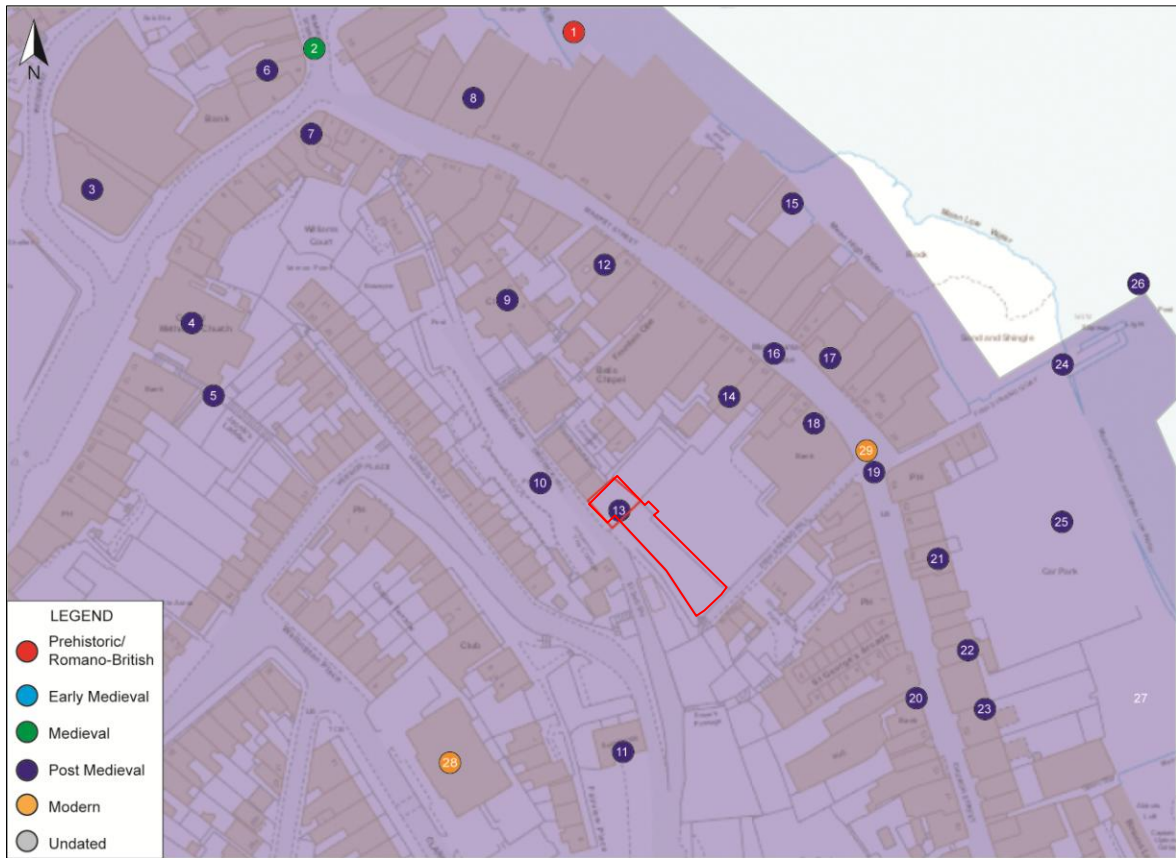


FIGURE 12: NEARBY HERITAGE ASSETS (SOURCE: CORNWALL HER) (THE SITE IS INDICATED IN RED).

TABLE 1: TABLE OF NEARBY HERITAGE ASSETS (CORNWALL HER).

No.	Mon ID.	Name	Record Type	Description
1	38105; MCO28693	Prehistoric submarine forest	Monument	Remains of a submarine forest were discovered in 1871 during works for the erection of a pier at Market Strand.
2	MCO55657	Smythwyck Medieval Settlement	Documentary	The approximate location of Smythwyck settlement first recorded in 1370 and also associated with the early 17 th century.
3	1269980 MCO48432 MCO54261	Former Town Hall and attached former Fire Station	Listed Building	Grade II Listed town hall and later magistrate's court with attached fire station dated 1864.
	41679	Post-medieval brewery	Documentary	The site of the Falmouth Brewery Company. Now a superstore.
	41678	Post-medieval malt house	Documentary	The site of a malt house is recorded on the 1880 OS map.
4	137951; MCO32167	Post-medieval non-conformist chapel	Structure	Large Wesleyan Methodist chapel built 1874-6 on site of an original 1791 Wesleyan chapel.
5	1270008	Jacobs Ladder	Listed Building	Grade II Listed set of steps dating to the 1840s.
6	1270044	The Bank, 4 Killigrew Street	Listed Building	Grade II Listed early 19 th century town house, later bank, and now shop.
	1270016	2 Killigrew Street, 8 Market Strand	Listed Building	Grade II Listed early 19 th century shop premises.
	1270015	6 & 7 Market Strand	Listed Building	Grade II Listed late 18 th century town houses with later shops.
7	1270009	The Kimberley Public House	Listed Building	Grade II Listed early 19 th century public house.
	1270043	3 Killigrew Street	Listed Building	Grade II Listed early 19 th century shop with residential accommodation above.
	1270018	1 Market Street	Listed Building	Grade II Listed early 19 th century shop premises.
8	1270024	50 Market Street	Listed Building	Grade II Listed early 19 th century town house with later shop.
9	1270131	1-4 Bells Court	Listed Building	Grade II Listed 17 th century town houses remodelled early 18 th century. Originally two attached houses, later

				four and now club and museum.
10	18699; MCO14415	Post-medieval settlement	Documentary	A village known as Smithick or Pennycomequick was built from c.1613 by the Killigrews of Arwenack.
11	1270005	The Old Jewish Synagogue	Listed Building	Grade II Listed former synagogue, now house.
12	1270019	14 Market Street	Listed Building	Grade II Listed early-mid 19 th century shop premises.
	1270020	15, 15A & 16 Market Street	Listed Building	Grade II Listed shops. Early-mid 19 th century remodelling of 18 th century building.
13	176542; MCO52365	Smithick Hill, post-medieval Sunday School	Demolished structure	Site of a former Sunday School associated with a Baptist Chapel to the north.
14	176541; MCO52364	Market Street, post-medieval non-conformist chapel	Demolished structure	Site of a former Baptist Chapel constructed c.1877, itself replacing an earlier chapel at Saffron Court.
15	1270023	Warehouse & Quay walls at rear of no.38 Market Street	Listed Building	Grade II Listed early 19 th century warehouse set on 17 th century quay walls.
16	MCO56630	18 th century basement	Event	Void located on Market Street identified during archaeological recording as the remains of a now demolished property.
17	178504; MCO54279	Post-medieval police station	Structure	Borough Police Station first recorded on 1870 OS mapping.
18	1270021	26 Market Street	Listed Building	Grade II Listed early 19 th century town house with later shop.
	1270022	27 & 27A Market Street	Listed Building	Grade II Listed early 19 th century town house with later shop.
	1270025	The Former Royal Hotel, Market Street	Listed Building	Grade II Listed early 19 th century public house, now bank and shop.
19	MCO59539	Post-medieval fish market	Documentary	A fish market on Fish Strand Hill was recorded on the 1888 1 st edition OS map.
20	1270102	10 Church Street	Listed Building	Grade II Listed mid 19 th century shop premises.
	1270083	Former Free Masons Hall	Listed Building	Grade II Listed former Freemasons' Hall and Savings Bank dated 1885. Now a bank.
21	1270079	Number 59 Church Street & attached Rear Courtyard Wall	Listed Building	Grade II Listed late 18 th century town house with later shop.
22	1270078	54 & 55 Church Street	Listed Building	Grade II* Listed early 19 th century pair of shops.
23	1270077	53 Church Street	Listed Building	Early 19 th century shop premises.
	1270076	52 Church Street	Listed Building	Grade II Listed early 19 th century town house with later shop.
24	1270055; 41635; MCO4778	Quay Walls, Fish Strand Quay	Listed Building	Grade II Listed quay walls dating to the 17 th century and 1871.
25	41641; MCO6907	Post-medieval gas works	Demolished structure	The site of the Falmouth gas works, in operation by 1830.
26	MCO61030	Post-medieval wreck	Documentary	Recorded site of the 'Union', which caught fire and sank at Falmouth Harbour.
27		Falmouth Conservation Area	Conservation Area	Extant buildings of the largely post-medieval settlement of Falmouth.
28	1270086	Clare Terrace School & Falmouth Art School	Listed Building	Grade II Listed former girl's school dating to 1907. Now part of Falmouth Art School.
29	MCO58738	Memorial plaque	Structure	Modern granite memorial plaque dedicated to Charles Darwin.

3.5 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

3.5.1 SITE VISIT

The site is located on the narrow pedestrian lower east side of Smithick Hill, where a series of ramps link through to Fish Strand Hill, which in turn opens onto Market Street. To the north-east is a blocked-off stepped alleyway which formerly also linked through to Market Street. The buildings fronting Market Street are three storey gabled buildings with brick chimneys and include pebble dash rendering and are partially slate hung. Some look modern, though may be a surviving historic building having the narrow vertical profile expected of the former dense housing in this

area of the town. Beyond are two small, more conventional, two storey modern cottages and a further tall three storey slate hung block, clearly quite recently built, but intentionally echoing the previously mentioned 'stacked' housing character.

To the south-east the site is abutted by a long narrow strip of overgrown land, itself bounded to all sides by a concrete block wall, fronting Fish Strand Hill at the south-eastern end. This is an overgrown plot, which is proposed to be converted to a special 'bio-diverse' garden. It is to be noted that historic mapping indicates that this overgrown sloping plot once comprised three or four storey terraced housing dating to the 17th or 18th centuries, and which became further and further divided, creating a 'stacked' character to the streets which became identified as 'slum housing'. Despite its relatively rural location the density of this occupation relates to Falmouth's fast growing shipping industry which outstripped housing supply due to the steep slopes limiting the space for settlement growth. North of this narrow strip is a large cleared area, currently used as private car park, but the site of a former cinema and rear yard and services of the former Royal Hotel. There is a large modern concrete block retaining wall between the car park and the sloping overgrown plot above.

To the south-west of the site there is a stone wall, partly rendered and covered by foliage, beyond which is Smithick Hill, now tarmaced and much patched. Beyond this to the south-west side of Smithick Hill are the cleared plots of further stacked multi-storey housing, now a residents parking area. There is one surviving historic building here which projects into the street narrowing it and giving a small impression of the more enclosed character this street would once have had. This is the Old Bakehouse building, which has a datestone of 1835 and is packed up against the steep retaining walls of Vernon Place on the upper slopes, the rendered rear walls of the terrace facing down onto the once lower status street.

The site itself has been a green overgrown plot for much of the mid and later 20th century since the organised demolition of the 'slum housing' in the 1930s and 1940s. Largely cleared but for a few wall fragments these plots were generally just left, weeds and overgrowth taking over in time. This overgrowth has developed to such an extent as to form full scrub trees within the plot. Whilst green spaces are often considered to be positive or at least neutral in their contribution to the setting, the rampant weeds, lack of biodiversity or any visual positive contribution means this has become negative 'dead' space; and is also out of character for the area, which is intended to be urban and of mixed character. This is exacerbated by the modern inappropriate use of concrete block construction within both the site and in the adjacent plot boundaries; in the patching of the road; the crude tube railing to the pedestrian ramps; and the cluttered car parking along the street. The complication of all of these mixed modern visuals undermines the interpretation and the 'reading' of what little historical evidence there is left on the street.

3.5.2 SETTING

The name Smithick Hill refers to the earlier settlement of *Smithwick*, which was little more than a small village or hamlet, developed extensively in the 17th century (see above), the name of the street suggesting the broad location of the earlier settlement.

Whilst the pale rendered rows of houses of the streets above were 'polite' and of at least 'middle class' class status, Smithick Hill was characterised historically by the 'stacked' slum housing which had developed in Falmouth, a consequence of its fast growing shipping industry and hillslope topography. Smithick Hill is an example of an older street which does not conform exactly to the neat horizontal terraced plan of the new planned developments, its links between the residential and commercial areas slipping it down the social ladder as ideas of urban segregation developed throughout the 19th century.

Smithick Hill is now quite open, the car parking areas immediately adjacent to the site marking the demolished plots of former tall terraced houses, the scars of their demolition written on the rear retaining walls of the terrace above. Towards the bottom of the street further stone walls which broadly mark square or rectangular plots show infilled doors and windows, marking these as remains of houses.

The contribution that Smithick Hill currently makes to the conservation area as a whole, is largely as a 'warning from history' as to the damage to the narrative of a settlement that can be caused by periods of multi-phases of inconsiderate demolition or sweeping urban redesign which do not take into account the character or value of the historic buildings, but is merely classified by demographics. The pleasing outward views across the conservation area, however, do allow one to understand and appreciate the development pattern of the surviving historic streets but these views are not historically authentic and should not even be possible from what is meant to be a tightly enclosed narrow heavily developed space.

The Old Bakehouse and scarring on the retaining wall of Vernon Place above or the ragged stone walls further down the street are a stark reminder of the heritage assets lost to demolition. The Old Bakehouse specifically is a positive contribution as it directly represents the mixed character of the area, being a food producing location, historically set in amongst the slum housing and demonstrating how these 'back or side-street' communities were often almost self sufficient and operated in a totally different townscape to the wealthier citizens, with their own shops, supply chains and community hubs. As it is Smithick Hill represents again by absence the swept-away earlier hamlet settlement, recorded now only in name in its rough topographical location, a good example of how the industrial boom of the 17th and 18th centuries swept away established old communities in the urban sprawl which developed around inland or coastal 'hot-spots'.

3.5.3 DISCUSSION

The site is located near the core of what could have been the historic hamlet settlement of *Smithwick*, within the historic core of Falmouth which expanded from the earlier settlement in the 17th century. It is within an area that is likely to have historically been agricultural land, garden, building plot, and becoming most recently waste ground, indicating multiple phases of activity. Whilst there is the potential for the earlier phases of activity to survive below ground, particularly relating to earlier phases of settlement, building and occupational deposits, the later occupational development on the site in the 18th and 19th centuries, and intrusive levels of 20th century demolition are likely to have affected the survival of shallower archaeological features. Rather than surviving structural remains, it is more likely that occupational deposits associated with the 'stacked' slum housing of the later 1700s and 1800s prior to the construction of the Sunday School may be found, particularly given the lack of further use of the site and its neighbouring plots from later 20th century, and there is a fairly rare opportunity to investigate the urban development through excavation, particularly if all of the plots are to be included in later development. The survival of walls associated with the former Sunday School as part of the existing property boundaries suggests that there is the potential for further remains associated with the structure to have survived despite recent development of the local area.

Based on the results of the desk-based assessment, the archaeological potential of the site would appear to be *low*. It is possible shallow features relating to the historic use of the site survive, though the rate of expansion of Falmouth in the 18th century and likelihood of cellared buildings (as suggested by the identification of cellars on Market Street) are likely to have resulted in significant truncation of any earlier features. Overall therefore, the archaeological potential of the site is probably *medium* despite being located in an area of potential. As such it is recommended that further archaeological works be carried in the form of a watching brief to establish the level of survival of archaeological/historical features.

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.

TABLE 2: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Identified archaeological features	U/D	Onsite	Low	Major	Slight	Negative/Substantial
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	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 and location of the proposed development relative to the size of Falmouth would suggest a search radius of 0.5km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are relatively few designated heritage assets in the local area: one GII* Listed structure 12 GII Listed structures (54 & 55 Church Street); 24 GII Listed structures (The Bank; Clare Terrace School; the Former Freemasons' Hall; Fish Strand Quay; the Former Royal Hotel; Jacobs Ladder; the Kimberley Public House; the Old Jewish Synagogue; the former Town Hall; Warehouse and

quay walls at rear of 38 Market Street; Nos. 1-4 Bells Court; Nos. 10, 52, 53, 54, 55, and 59 (with attached courtyard wall) Church Street; Nos. 2 and 3 Killigrew Street; and Nos. 1, 6, 7, 14, 15, 15A, 16, 26, 27, 27A, and 50 Market Strand), and one Conservation Area (Falmouth). There are no Registered Parks and Gardens or Battlefields within 1km of the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Table 2 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment.

- Category #1 assets: the Conservation Area at Falmouth;
- Category #2 assets: Former Royal Hotel; the Old Jewish Synagogue; Nos. 26, 27, and 27A Market Street;
- Category #3 assets: the Old Bakehouse

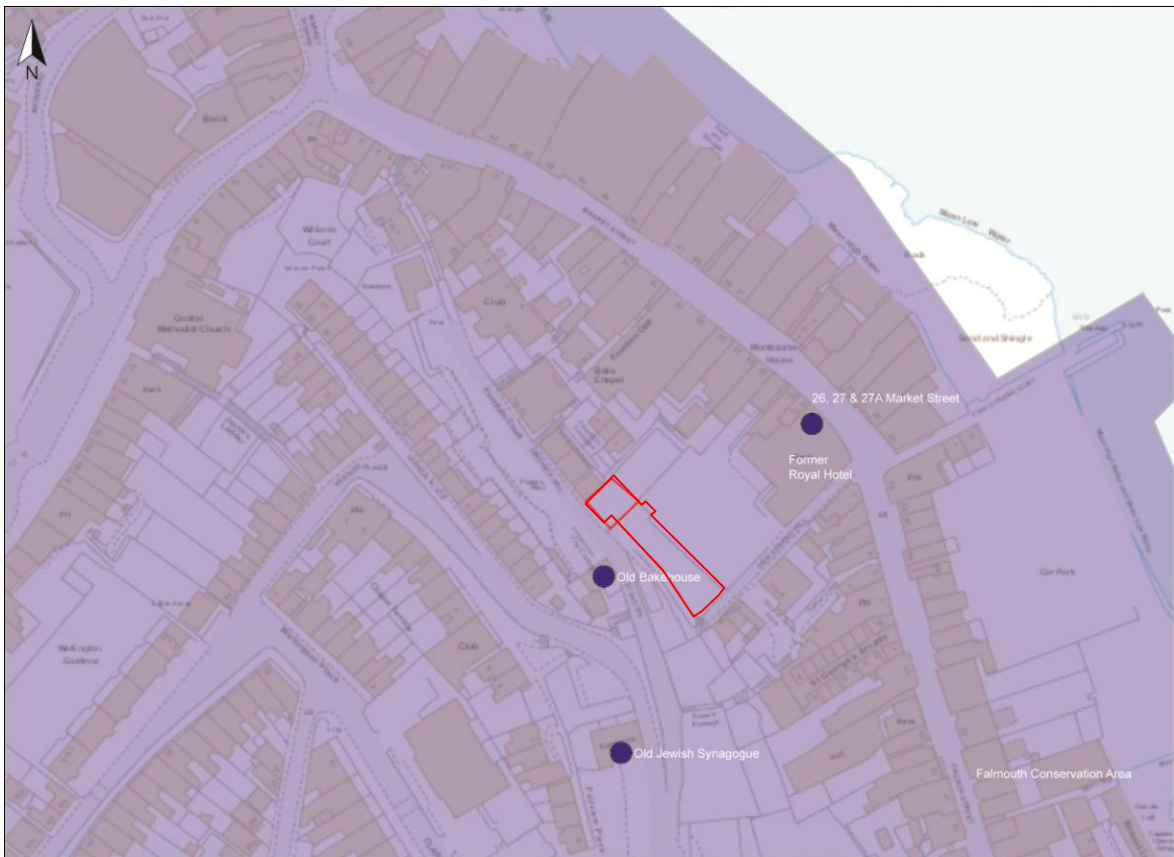


FIGURE 13: LOCATION OF THE SITE IN RELATION TO NEARBY DESIGNATED HERITAGE ASSETS (THE SITE IS HIGHLIGHTED IN RED).

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 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 landowning industrialist as a means of profiting from travellers or his own workforce; or arose organically, being converted from a residential property. Their setting is often local in character, along thoroughfares with a clear concern for visibility from the road. An important facet of these buildings is its communal value: places where disparate elements of the population could meet and serving as a focus for local sentiment.

Asset Name: Falmouth Conservation Area	
Parish: Falmouth, Cornwall	Value: Very High
Designation: CA	Distance to Development: within the conservation area
<p><i>Description: Character Appraisal: 'The centre of Falmouth is seen as a crowded waterfront backed up by horizontal terraces stepping up the hill. The visual base is formed by the seventeenth century quay walls, immediately behind which are Falmouth's older stone, brick and slate-hung buildings with their characteristic undulating stepped rooflines bristling with chimneys. Behind this is a band of what visually appears to be a generally wooded or green area (not at present within the conservation area) and above is a more regular and tonally lighter composition created by the residential nineteenth century stuccoed terraces built parallel to the contours. The irregularity of the older waterfront area, plus the seventeenth century parish church, provides an interesting contrast with the planned ranks of terraces higher up, the whole surmounted by the Observatory Tower.'</i></p>	
<p><i>Supplemental Comments:</i> Falmouth is a beautiful river port town of historic character. However its 20th century popularity and recent development associated with the growth of the university has led to many of the buildings being renovated, somewhat unifying elements of the town which would have once had more of a mixed character. Along the main street for example, hotels, town houses and other mixed character buildings were converted in the 20th century to conventional shops. The removal of the 'slums' from the side streets has also created an impression of a generally middle or high status settlement, no longer representing the lower classes who were far more populous.</p>	
<p><i>Evidential Value:</i> Many of the Listed buildings in Falmouth have not had their interiors inspected and there are numerous undesignated historic buildings which will contain historic information on the town and its inhabitants. The high level of survival of historic buildings in the town is such that the evidential value is also expected to be very high.</p>	
<p><i>Historical Value:</i> Falmouth was always an important river port but rose to specific prominence in the later 17th and 18th-19th centuries with the packet ships trade routes, carrying goods and missives from abroad. It also had a naval and wider merchant shipping industry and is nationally and internationally important because of its links with such infamous/famous organisations as the East India Company. Of particular importance for the Post Office and the packet trade.</p>	
<p><i>Aesthetic Value:</i> Falmouth is an attractive town dominated by elegant Georgian, Regency and early Victorian buildings. The character of the views is primarily of pastel painted rendered cottages and smart townhouses, with sash windows and their pleasing, balanced proportions, nestled along narrow winding streets. The town retains a strong historic appearance, enhanced by wider views of the estuary.</p>	
<p><i>Communal Value:</i> Falmouth is an important and proud river port town, with a large population of settled people and a growing population of investors, mostly with holiday homes. The conservation area and by extension the town has immense communal value, particularly to the community who continues to live and work on and around the dock areas and within the shipping industry.</p>	
<p><i>Authenticity:</i> The conservation area is statutorily protected due to its high level of authenticity.</p>	
<p><i>Integrity:</i> The conservation area is scattered throughout with Listed buildings, with other numerous undesignated buildings of historic character; the majority of buildings in the town are historic. During the 20th century, however, there have been significant damaging episodes of clearance along the smaller side lanes within the conservation area which removed the lower status dense housing pattern, considered at the time to improve the visuals and living conditions, but ultimately affecting the integrity of the settlement, affecting our ability to properly interpret its growth.</p>	
<p><i>Topographical Location and Landscape Context:</i> Falmouth occupies the steep north-east facing slopes of the Penryn river, as it widens and enters the estuary, where it adjoins the Fal and Carnon, just south of the Carrick Roads confluence.</p>	
<p><i>Principle Views:</i> The main views are across the water between Falmouth and the smaller river port settlement of Flushing, with wider views out into the estuary over to the Roseland Peninsula. Principle views within the conservation area are: along the waterfront quays; along the main Market Street; and from the docks looking back towards the town.</p>	
<p><i>Landscape Presence:</i> Falmouth is the largest of the river port settlements along this stretch of the river estuary and is very prominent in the landscape, largely due to its impressive docklands area. However,</p>	

visual dominance in the landscape belongs to Pendennis Castle on the promontory to the east.

Immediate Setting: The conservation area covers the whole historic district of the town and runs down onto the promontory to Pendennis Castle, it does not include the modern docks. It is enclosed by the modern satellite settlements of Swanvale and Boslowick and the 20th century housing estates around the Hospital. These modern settlements frame the historic town which somewhat straggles along the riverbank encompassing numerous small former coves.

Wider Setting: Falmouth occupies the promontory which flanks the western side of the important Carrick Roads rivers confluence on the south coast of Cornwall, one of the largest natural harbours in the world. The historic town occupies the inner bank of the Penryn River but the town now runs down to the shores of Falmouth Bay. The waterways are visually framed by Pendennis Castle; St Mawes across on the Roseland Peninsula; and St Anthony Lighthouse, all providing a historic context in which to understand the growth and development of Falmouth as a settlement.

Enhancing Elements: Falmouth's convenience for shipping kept it prosperous for long after other small river or sea ports in Cornwall began to suffer, its strong 18th and 19th century periods of growth meaning that the majority of the town's building stock was 'modern' enough to adapt as standing, rather than suffering the demolition periods carried out in other less prosperous towns. Its ongoing function and active docks have kept the character of the settlement at least partially unchanged. The town's landscape setting has also remained remarkably unchanged with vast views across the estuary, up the river, and across the headland.

Detracting Elements: The ongoing prosperity of Falmouth led to an awareness in the 20th century of the presence of many poor condition 'slum' dwellings along the side streets within the town, which was of unusually high levels of urban density due to its steep riverside setting. Before and just after the Second World War many of these steep narrow and connecting streets crammed with three or four storey cottages were demolished. The sense of open views and empty foliage strewn stone walled plots which now frame the back blocks of many of the historic streets give a totally incorrect impression of the density and mixed character of the town, largely only middle or high status buildings having survived in the historic district, with many of the more industrial and mixed character buildings having been smartened up and converted. Falmouth's attraction for visitors and investors/holiday home owners has therefore affected its character as it has focussed more on its aesthetic appearance rather than a genuine representation of the settlement's narrative development.

Direct Effects: The tall narrow townhouse will be built directly within the conservation area, on a plot which can be seen from historic mapping to have been one of the tall three or four storey houses, and later Sunday School, along Smithick Hill. It is therefore technically restoring an element of the visual profile of that street, adding the town house to several other converted or newly built ranges, all tall with gabled roofs. Visually the townscape views will change, slightly reducing intervisibility with the water for part of the immediate area. However, historically much of the town would never have had views of the water, these being blocked by the narrow streets and tall buildings, which this proposed would re-introduce.

Indirect Effects: By returning the residential character of part of one street from commercial/waste the proposed development will return the historic character of the street (even as minimally as it will) particularly if the character of the proposed building conforms to former types. It is unlikely to create a historic pastiche, as could be argued, but importantly recreates a sense of the enclosure, density and 'cheek-by-jowl' nature of the living situations of the poor and rich in Falmouth, an important aspect of our wider interpretations of the town, which is often only considered as a high status settlement when reality should reflect the presence of a vibrant lower class who worked the docks, and served in the hotels amongst other activities. Any resurgence of this more mixed character development pattern is considered a slight positive impact on the whole area.

Contribution of Setting to the Significance of the Asset: Falmouth is wholly defined by its river port and harbour characteristics, its setting the very reason for the town's creation and prosperity. Its setting is crucial, with its wider relationships to other communities along the rivers, such as Flushing and Mylor; and to the vital sea-trade which in turn defined this wider area. Smithick Hill no longer forms a significantly positive contribution to the Conservation Area, although specific buildings and views out do, the proposed development should help enhance the character and appearance slightly.

Magnitude of Impact: Very High Value asset + negligible impact

Overall Impact Assessment: **Positive/minor impact**

Asset Name: The Former Royal Hotel	
Parish: Falmouth, Cornwall	Value: Medium
Designation: Grade II	Distance to Development: less than 1km
<p><i>Description Summary: (Listing text) Public house, now bank and shop. Early 19th century, front rebuilt and otherwise remodelled in the 1920s. Stucco with channelled rustication, giant end pilasters over rustication and modillion cornice to tall parapet; roof not visible. Large corner-site plan curved at the front. 3 storeys; 3:1-bay front with horned sashes with glazing bars plus large pedimented window with 4 Tuscan half-columns to upper floors on the right. Ground floor has moulded string and fascia over 2 recessed shop fronts behind central Tuscan columns. Left-hand return is 2:1-bays with similar details. INTERIOR not inspected. Included for group value.</i></p>	
<p><i>Supplemental Comments:</i> This is a grand and slightly out of place 'sized' building on a relatively narrow Market Street. It was clearly built to imply a high status establishment with liberal application of Grecian detailing, but fails to display the understanding of balanced proportions for which they were designed, hence the rather heavy pedimented window offset to the right, which throws out the whole facade. This quirky and unique, delightful building provides a statement of its owners aspirations and is an important landmark-style feature along the streetscape. It is well maintained and still a building of prestige today, containing the HSBC bank.</p> <p>The rear stables courtyard and service blocks of this hotel have been subsumed into a very large banking extension, which has less to the significant loss of historic fabric and setting to the larger frontage block. The extension undertaken presumably in the c.1970s has been built in very inappropriate materials and is visually very damaging to the setting of the historic asset.</p>	
<p><i>Conservation Value:</i> The building has a dramatic Grecian classical style, though is somewhat erratically enacted as a design. It has important historical value for the town as the high status Former Royal Hotel, a place of social gatherings and business transactions crucial to this port town. The building also carries a plaque recording the stay of Charles Darwin. It has no known communal value but will have a high evidential value, certainly on the upper floors, the modern banking refit having been expected to have cleared much of the lower floors.</p>	
<p><i>Authenticity and Integrity:</i> The building has the required security glass fascias for a modern bank and fittings replacing any historic shop or public house/hotel elements. However the signage above is notably smaller than in more modern premises, restricted to minimise effects to the building. The exuberance of the design is such that the historical character of the building still dominates despite its inappropriate shop fronts. It is now a bank, having become so in the mid to late 20th century. It is no longer a fully publicly accessible building at the heart of Falmouth social scene for which it was built. It is expected that the required changes on the ground floor for a modern high street bank will have swept away details, but the first and second floors may have better survival. All of the rear 'working' elements of the building have been lost to a large later 20th century bank extension, this will have led to the irrevocable loss of the services fabric of the hotel (historic integrity) and robbed us of the interpretive value of understanding fully how such a large establishment functioned on such a small plot.</p>	
<p><i>Setting:</i> The building occupies a corner plot, between Market Street and Fish Strand Hill. The double frontage gives it increased visual dominance over this section of the streetscape. The building is slightly terraced into the eastern slope. It stands at the crucial busy section of Market Street where Church Street opposite runs down onto one of the main quay areas. The building was built as a hotel and inn and needed to be right in the heart of the 'action' of the community.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The setting is crucial for understanding this as a purpose-built busy town establishment designed to serve multiple requirements: walk-ins to the public bar; for high status packet captains and similar to walk from their boats and easily take a room; for public events within the ballroom or assembly room which were no doubt lit by the grand window; and for high status day visitors to be able to stable their horses and book private spaces for food and/or business meetings. Historic hotels of this type were a totally different venue of multi-functional character and for that, far from being set back behind closed gates or within grounds they needed to be right in the middle on the busiest street possible.</p>	
<p><i>Magnitude of Effect:</i> The front and side facades have limited views due to the height of surrounding</p>	

buildings and narrowness of streets, views of the streetscape of Market Street look north to south with only limited sideways views along the street. Hence in the important inward views, there will be no change from a small townhouse type addition to the skyline to the west. Moving past the hotel up Fish Strand Hill the new building will appear in views towards the rear of the hotel and will frame that approach/wider setting. There will be clear views to the new development from the rear windows of the former hotel, though these windows are within a very large ugly concrete and render extension to the bank of an inappropriate style which is too large and detracts from the historic building. The historic building is completely blocked from having any views on this side and the rear is so altered and affected as to make a more sympathetic and smaller modern addition in the wider landscape irrelevant. In fact the loss of tall dense historic housing forms of three and four storeys along Smithick Hill and Fish Strand Hill has left the area with this open, negative space character which it is not designed to have, and replacing this with at least one more tall townhouse style building may go some way to restoring the visual profile of the area. If finished in a complimentary style it could even be considered a positive change than overgrown derelict building plot.

Magnitude of Impact: Medium value asset and negligible impact.

Overall Impact Assessment: **Positive/minor impact**

Asset Name: 26 Market Street	
Parish: Falmouth, Cornwall	Value: Medium
Designation: Grade II	Distance to Development: less than 1km
<i>Description Summary: (Listing Text) Town house with later shop. Early 19th century. Texture on probable stucco; asbestos slate roof; rendered end stack to right. Deep plan. 3 storeys; 2-window range with original 12-pane hornless sashes. Recessed round arches to 1st floor with keyblocks and impost string, sill string to 2nd floor; 20th century dormer breaking eaves. Ground floor has 20th century 3-light shop front with doorway on the right and house doorway with 20th century 6-panel door on the left. INTERIOR not inspected.</i>	
<i>Supplemental Comments:</i> Fine Regency period building which forms part of a set with No. 27 Market Street and the former Royal Hotel. Less well maintained than either of those. It has a door inset to the side suggesting that it has been divided into flats above, perhaps suggesting more modernisation may have taken place. A modern dormer punctures the raised facade parapet indicating the conversion of the attic spaces, again hinting at numerous internal alterations.	
<i>Conservation Value:</i> The building is an attractive, balanced, and well proportioned Regency period property. Its aesthetics are impacted by the shop front which has been inserted into it, with incorrect mock-Georgian detailing. However, it remains a pleasing in-town urban building. It has no known communal or historic value and is expected to have inherent evidential value within the building as the interior has never been inspected.	
<i>Authenticity and Integrity:</i> The building still presents itself as a smart in-town address of Regency character, but has obviously later developed a mixed function. As with many of the historic buildings within Falmouth its historic character has been affected by the insertion of plate glass instead of small pane shop windows, and this negative effect has been emphasised by the poor historic pastiche of the shop window for a chocolate company with 'fake' Georgian detailing, designed to look 'olde-worlde' combined with brightly lit hoardings over the entrance. The building also looks to have been divided into flats with the inherent loss of historic fabric to the interior's upper floors.	
<i>Setting:</i> Sandwiched between a smaller but finer late Regency townhouse with balustrade parapet, which is inexplicably not Listed, and the earlier No. 27 and grand former Royal Hotel, the house stands in a high status town block. It is within the fashionable part of town, on Market Street which was the hub of the retail and professional classes at the time, where the adjacent hotel catered to the gentleman packet captains and other naval or high status shipping traffic.	
<i>Contribution of Setting to Significance of Asset:</i> The setting begs the question of whether this was always a mixed-function building, if not always a shop perhaps the owner was a professional gentleman with offices on the ground floor. It also highlights the pre-Victorian mix of urban settlement, demonstrating the more cheek-by-jowl living of the classes in the 1700s and early 1800s, a slum located merely footsteps from	

grand townhouses; and shows the rise of the middle classes who wanted grand houses but were not constructing them on wide separate residential streets.

Magnitude of Effect: A relatively small modern townhouse being constructed on the slope behind this house will not affect or change the wider setting or important streetscape views along Market Street. Whilst a new development will appear in outward views from the rear windows, this house was built with slum density dwellings along Fish Strand Hill and up Smithick Hill and so would restore the mixed housing character of the view by replacing the abandoned open space and demolished building ruins with a new smart but tall thin townhouse style building; and could even be considered a slight positive impact in that regard.

Magnitude of Impact: Medium value asset + negligible impact.

Overall Impact Assessment: **Positive/minor impact.**

Asset Name: 27 & 27A Market Street	
Parish: Falmouth, Cornwall	Value: Medium
Designation: Grade II	Distance to Development: less than 1km
<i>Description Summary: (Listing text) Town house with later shop. Early 19th century. Stucco on masonry; asbestos slate roof (visible at rear); brick end stack on the right. Double-depth plan plus wing at rear left. Quoin strips, mid-floor string and key blocks over openings. 3 storeys; 3-window range with blind central windows. Original 16-pane hornless sashes to 2nd floor, later 4-pane sashes to 1st floor. Late 19th century full-width moulded entablature with fascia and end consoles over pilasters flanking large double shop front with splayed central doorway; 20th century plate glass windows. INTERIOR not inspected.</i>	
<i>Supplemental Comments:</i> An elegant and restrained Georgian building in direct contrast to the 'extrovert' character of the adjacent establishment. This and the adjacent house make something of a matched set and identify this area as having been one of the smartest parts of the main street, at least around c.1800. The building displays important narrative information on the changing fortunes of the location as by the later 19 th century when the shop front was inserted into the front of the building, the status of the area appears to have dropped.	
<i>Conservation Value:</i> The house is simple, pleasing and elegant, with modern hoardings only affixed over a historic shop front suggesting that it may have retained its historic character better than some others. It has no communal or historical known value. It will inherently have evidential value in its interior behind and above the shop, as its interior has never been recorded or studied.	
<i>Authenticity and Integrity:</i> The building still presents as a smart in-town address of late Georgian character of later mixed function which has become well-established now, having been adapted in the later 1800s. As with other buildings in the area its historic character is affected by the inserted plate glass instead of small pane shop windows; and the brightly lit hoardings over the entrance.	
<i>Setting:</i> Sandwiched between No. 26, which is of slightly later Regency design, and the earlier grand former Royal Hotel, the house stands in a high status town block. It is on the fashionable Market Street which was the hub of the retail and professional classes at the time, where the adjacent hotel catered to the gentleman packet captains and other naval or high status shipping traffic.	
<i>Contribution of Setting to Significance of Asset:</i> The setting does beg the question of whether this was always a mixed-function building, if not always a shop but perhaps the ground floor being the offices of a professional gentleman. It also highlights the pre-Victorian mix of urban settlement, and shows how the classes lived more cheek-by-jowl in the 1700 and early 1800s; a slum located merely footsteps from grand townhouses.	
<i>Magnitude of Effect:</i> A relatively small modern townhouse being constructed on the slope behind this house will not affect or change the wider setting or important streetscape views along Market Street. It will appear in outward views from the rear windows. However this house was built with slum density dwellings along Fish Strand Hill and up Smithick Hill. By replacing the abandoned open space and demolished building ruins with a new smart but tall thin townhouse style building the development will go some way to restoring the mixed housing character and former visuals of this district and could even be considered a slight positive impact in that regard.	

Magnitude of Impact: Medium value asset + negligible impact.

Overall Impact Assessment: **Positive/minor impact.**

Asset Name: The Old Bakehouse	
Parish: Falmouth, Cornwall	Value: Medium to Low
Designation: Undesignated	Distance to Development: less than 1km
<i>Description Summary:</i> Squat two bay, two window range cottage with warehouse or bakehouse block behind. Built onto the front of a tall stone rubble retaining wall for a terrace of early 19 th century cottages, the building has a datestone of 1835. Rough cast render above with projecting plat-band at first floor, smooth rendered below. Black plastic guttering and downpipes. Black painted modern windows, plank painted door. Gable end stack to the left (west). Hipped slate roof, with separate roof over single block to the rear, timber clad above, render below.	
<i>Supplemental Comments:</i> This small cottage has been built on waste to the side of Smithick Hill, projecting right into the former roadway. It may have been a complex mixed character building, with some housing and the bakehouse in the rear block which has something of a warehouse appearance.	
<i>Conservation Value:</i> The cottage has a charming somewhat vernacular aesthetic. It has no known communal or historical value. It may contain surviving interesting building evidence for its former function as a bakehouse.	
<i>Authenticity and Integrity:</i> The cottage is quite authentic but its bakehouse element, if it was to the rear, has been converted to accommodation. The cottage has lost its original windows and door and looks quite well renovated but therefore may have lost details to the interior.	
<i>Setting:</i> The cottage is located at the top of Smithick Hill, on the west side of the street, looking down onto Fish Strand Hill. Its setting is quite open as it is exposed on three sides, built up against the tall stone rubble retaining wall behind.	
<i>Contribution of Setting to Significance of Asset:</i> Its setting belies its former function, crowding the street with its door opening directly onto the road. The setting, however, is not correct in character as the cottage would have been overshadowed by tall three or four storey stacked slum dwellings on both sides of the street when the cottage was built, which have now been cleared leaving the spaces where there is currently car parking or open space opposite. This was a dense urban area and the negative, abandoned spaces often with exposed ruinous walls do not contribute to a correct sense of the intense settlement pattern this town developed due to its commercial success. Its setting is therefore in a wider sense now irrelevant, as it is too far removed from the intended context.	
<i>Magnitude of Effect:</i> The proposed development site lies just across the street from the cottage and the townhouse will be clearly visible from the property, dominating and occupying all views. There are, however, already tall narrow modern buildings just to the north, and another building in this linear pattern is unlikely to make much difference to the old bakery. In fact, it may restore the dense housing character which areas like Smithick Hill have lost after the 'slum clearance'.	
<i>Magnitude of Impact:</i> Medium to low value asset + negligible impact.	
<i>Overall Impact Assessment:</i> Positive/minor impact.	

4.3.2 JEWISH SYNAGOGUES

Jewish Synagogues, current and former

Jewish communities are known from the medieval period in larger settlement centres; though the existing Jewish communities do not appear until the mid eighteenth century arriving from areas such as the Rhineland of Germany and Holland. Resultantly some of the larger communities were in harbour town such as Falmouth, Penzance and Plymouth where there was established and successful commercial and international trade routes. Even then, specialist synagogues appear to have been relatively rare, services largely being held in private homes. Many of these communities have also been subsequently diminished following population shift towards the larger cities elsewhere in the country after the industrial revolution and many of the synagogues were sold off to become commercial or residential premises.

Synagogues tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19th century, and adjudged significant more for their religious and social associations than necessarily any individual architectural merit. They encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement.

What is important and why

Listed Synagogues are typically 18th century or later in date, the majority being from the 19th century, and some retain interior period fittings (evidential). Some of the better preserved or disused examples are representative of particular architects (e.g. Marcus Kenneth Glass who designed a string of synagogues in Sunderland, Newcastle and London) (historical value). In some cases the buildings were adapted from existing structures, including from Anglican structures of the same period (aesthetic value). They often have strong communal value, where they survive as places of worship (communal value).

Asset Name: The Old Jewish Synagogue	
Parish: Falmouth, Cornwall	Value: Medium
Designation: Grade II	Distance to Development: less than 1km
<p><i>Description Summary: (Listing text) Former synagogue, later commercial premises, now a house. 1808. Red brick with blue headers and granite quoins to road-frontage end, otherwise rendered; round arches to principal elevations; asbestos slate hipped roof. Rectangular plan. Road front has 2 original large hornless sashes with fanlight heads and small panes; central oculus over; later doorway under right-hand window sill. 3 similar original sashes to right-hand return. 2 later windows high up to left-hand return; porch at far left. INTERIOR not inspected. HISTORY: the Jewish community settled in Falmouth in 1740 and had their first synagogue on Fish Strand Quay. They moved to this site in 1808 and the building remained in use as a synagogue until 1879. An early and historically significant example of an English synagogue, remarkably similar in style to contemporary non-conformist chapels.</i></p>	
<p><i>Supplemental Comments:</i> This is an attractive small historic building, standing alone in an exposed setting above the steep angled junction of two of Falmouth's famously dog-legged steep streets. It is unusually built of brick, but presents as what would otherwise be considered a non-conformist chapel, despite being purpose-built as a synagogue. It is in good condition and has been well maintained. Its restorations looks sympathetic and not too heavy handed.</p>	
<p><i>Conservation Value:</i> This is a very important building of pleasing aesthetic but high historical and communal value, having been a synagogue from the early 1800s for Falmouth's Jewish community. Always an itinerant and often maligned group, their religious buildings were the hub of their social world as well as the focus of their worship. It will also have inherent evidential value in the building, with its interior never having been studied.</p>	

Authenticity and Integrity: This building has had something of an involved narrative history in the later 19th and 20th century, apparently becoming commercial premises and then a house, after its closure as a synagogue in 1879. It is no longer a religious building but does still present as a historic structure and its visual similarities to non-conformist chapels of the period does mean its form and style identifies it as a converted religious building. It is expected that there will have been quite a considerable loss of historic fabric during conversion works. However its exterior appears largely unchanged.

Setting: Located on Vernon Place and framed to the rear by a terrace of small rendered cottages and non-conformist chapel to the north-west. The building stands alone and projects out from the hill, flanked previously by grassy banks, which to the south have been removed for car parking. The road is narrow and sloping, bounded by grey stone walls, with a typical switch back junction just to the south of the synagogue which leads to Smithick Hill.

Contribution of Setting to Significance of Asset: The synagogue sits in an area of small terraced or semi-detached villas of later Georgian or early Victorian character, on Clare Street. It is, however, built behind these on a lower status street. This associates it as being part of these planned streets of the period but somewhat excluded from a main street frontage, the tenuous position of its congregation indicated by the second tier location of their building. It is to be noted it was not in the slum streets below, still being on the edge of one of the more middle class or genteel areas.

Magnitude of Effect: The synagogue looks across the historic commercial and waterfront regions of Falmouth with a wide viewshed. These views are now full of more complex visuals, with telegraph poles, sub-stations, modern buildings, street signage and lighting. The development of a townhouse style building, in keeping with others in its immediate environment, set down to the north-east on Smithick Hill below the synagogue will only have a limited effect. Views from the synagogue will alter little, the roofline of the proposed development being the main aspect visible, though there will be no distinct effect on character as Smithick Hill was full of three or four storey slum dwellings when the synagogue was built; and the open slightly abandoned character of today is not particularly pleasing or positive, creating a negative space. Introducing a more mixed character of building, especially tall narrow townhouses again to the streetscape will be a slight positive impact, if anything, giving back the historic building a semblance of its in-town setting, rather than its current quite stand alone character, which is not authentic.

Magnitude of Impact: Medium value asset + negligible impact.

Overall Impact Assessment: **Positive/minor impact.**

4.3.3 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, geo-biodiversity 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 all individual developments can be open to question, and site specific, but as intrusive new visual elements within the landscape, they will typically have some level of negative impact.

The proposed site would be constructed within the *Fal Ria, Truro and Falmouth Landscape Character Area (LCA)*:

- The inland part of this LCA is characterised as an interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal that broadens to

form the Fal Estuary. Muddy creeks with brackish open water and wet grassland, merging with Coastal Saltmarsh close to tidal limits. Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature. Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge. Extensive forestry north of Ladock and west of Tresillian. Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure. Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel. Creeks that are dominated by former ports in small villages, with an industrial, water-related character of small quays and landing stages. Harbours and defence fortifications at the mouth of the estuary. Quays and tide mills at the heads of creeks. A coastal zone of low rocky cliffs backed by farmland interspersed with discrete woodlands. Transition between coastal and tidal river waterscapes, with many boats and ships emphasizing the marine character. Medieval settlements at the heads of creeks with strong vernacular of slate with render, painted pink, cream or white with frequent medieval churches. Linear villages occur along main transport routes on the valley floors with some larger urban and industrial areas. Tree lines linking villages, farms and cottages and forming tunnels. A busy landscape with much movement of people between the urban centres and lots of river traffic. New elements introduced into this visual landscape will be conspicuous, though within the already highly developed area of Falmouth the existing infrastructure and buildings will mitigate small scale new development. On that basis the impact is assessed as **Negligible**.

4.3.4 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**

4.3.5 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 grander town houses of Falmouth have been diluted by housing and industrial development surrounding and within the town; the proposed development would infill a currently waste area of land and return it to a former state of development. In addition, there are planning applications for development of land on Fish Strand Hill [PA16/10836] and at Fountain Cottages [PA16/02329]; along with listed building consent for internal alterations to the

former Royal Hotel [PA16/11987] associated with its current use a bank. Further small scale applications reflecting extensions and conversion of outbuildings are also in play. Taken together, this could make an appreciable difference to the character of the settlement. With that in mind, an assessment of **negligible** is appropriate.

TABLE 3: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Falmouth Conservation Area	CA	Within	Very High	Negligible	Neutral/Slight	Positive/minor
Former Royal Hotel	GII	c.30m	Medium	Negligible	Neutral/Slight	Positive/minor
Old Bakehouse	-	c.10m	Low	Negligible	Neutral/Slight	Positive/minor
26 Market Street	GII	c.50m	Medium	Negligible	Neutral/Slight	Positive/minor
27 & 27A Market Street	GII	c.40m	Medium	Negligible	Neutral/Slight	Positive/minor
The Old Jewish Synagogue	GII	c.60m	Medium	Negligible	Neutral/Slight	Positive/minor
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Negligible	Neutral	Negligible
Aggregate Impact	n/a	n/a		Negligible	Neutral	Negligible
Cumulative Impact	n/a	n/a		Negligible	Neutral	Negligible

5.0 CONCLUSION

The historic background to the site and the Historic Environment Record indicate the potential for prehistoric and medieval activity on the proposed site. However, the more recent history of the site would appear to indicate that if any archaeological remains survive across the site, they are most likely to pertain to the 18th and 19th century development of Falmouth and the 'slum' housing formerly located across the site. The archaeological potential of the site is therefore assessed as **low**.

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 key designated assets are all located within the settlement of Falmouth itself. Very few of these Listed structures would have direct intervisibility with the proposed site, due to screening from other structures and trees. The Conservation Area itself would be affected (**positive/minor**) due to changes to its immediate setting and the change from open waste ground to residential use.

With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **positive/minor**. The impact of the development on the **low** valued buried archaeological resource would be **permanent** and **irreversible**, but can be mitigated through an archaeological monitoring and recording condition.

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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 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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 1: 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);

Hierarchy of Value/Importance	
	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.

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

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements 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 5: 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 6: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 7: 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

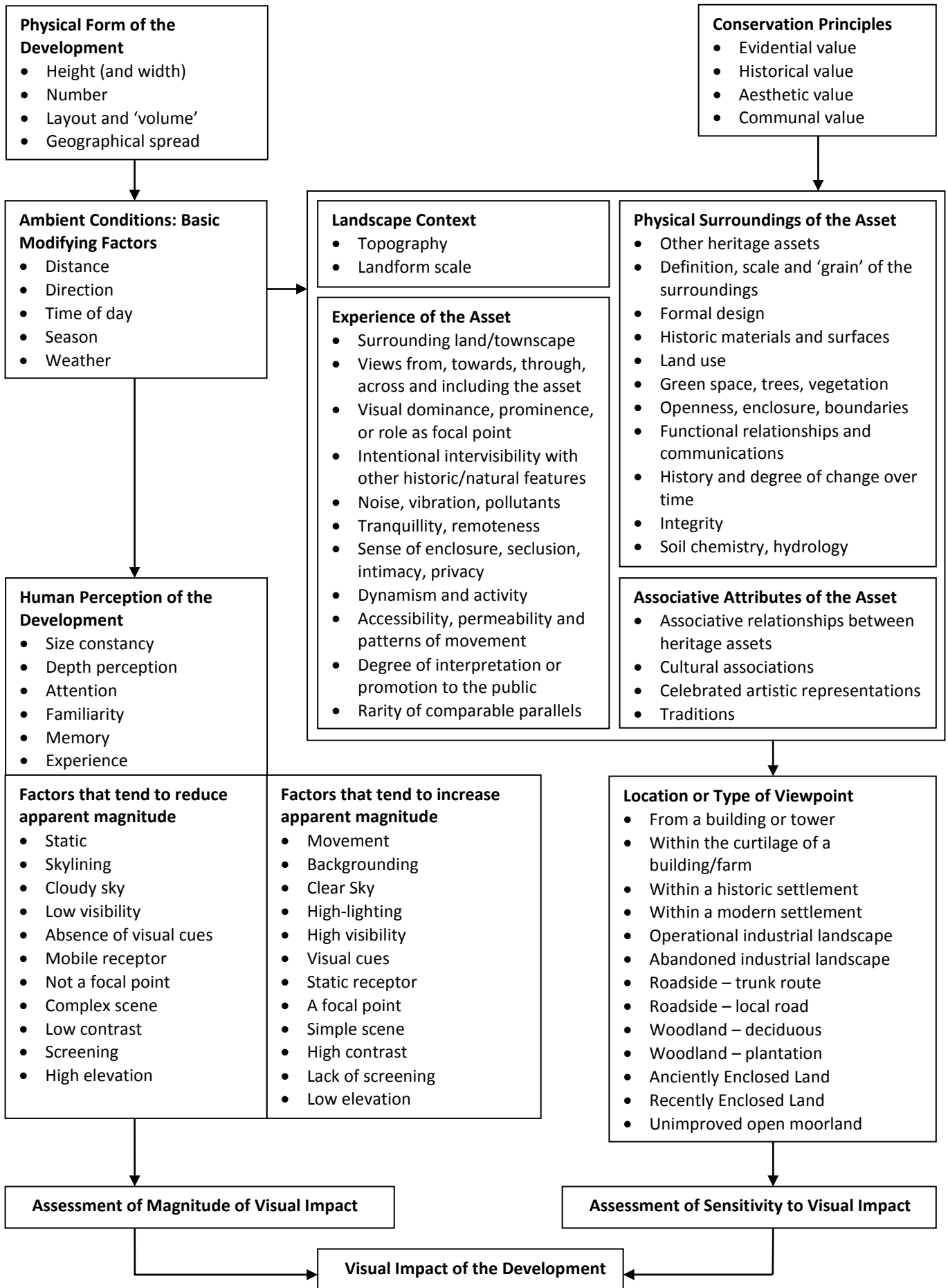


TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: HVIA SUPPORTING PHOTOGRAPHS



1. VIEW TOWARDS THE OLD JEWISH SYNAGOGUE FROM VERNON PLACE DEMONSTRATING THE TERRACED NATURE OF THE HISTORIC STREETS OF FALMOUTH; VIEWED FROM THE NORTH-WEST.



2. VIEW OF THE OLD JEWISH SYNAGOGUE WITH THE JUNCTION OF SMITHICK HILL, FROM GYLLYNG STREET TOWARDS THE PROPOSED DEVELOPMENT SITE; VIEWED FROM THE SOUTH-EAST.



3. VIEW ALONG THE FRONT OF THE OLD JEWISH SYNAGOGUE, TOWARDS THE PROPOSED DEVELOPMENT; VIEWED FROM THE SOUTH-EAST.



4. VIEW ALONG SMITHICK HILL TOWARDS THE OLD BAKEHOUSE DEMONSTRATING THE EXISTING TALL TOWNHOUSE STYLE BUILDINGS OF THE HISTORIC TOWN; VIEWED FROM THE SOUTH-EAST.



5. VIEW ALONG SMITHICK HILL SHOWING THE EXISTING MODERNISED GENERAL SETTING WITH CAR PARKING HAVING REPLACED DEMOLISHED 18TH AND 19TH CENTURY 'STACKED' HOUSING; VIEWED FROM THE NORTH-WEST.



6. VIEW ALONG SMITHICK HILL SHOWING THE EXISTING MODERN HOUSING BUILT ALONG THE NORTH-EAST SIDE OF THE STREET ADJACENT TO THE PROPOSAL SITE; VIEWED FROM THE SOUTH-EAST.



7. THE OLD BAKEHOUSE, DATED 1835; VIEWED FROM THE NORTH-WEST.



8. VIEW TOWARDS THE STREET FRONTAGE OF THE PROPOSED DEVELOPMENT SITE FROM ADJACENT TO THE OLD BAKEHOUSE ; VIEWED FROM THE SOUTH-WEST.



9. VIEW OF THE PROPOSED DEVELOPMENT SITE DEMONSTRATING ITS CURRENT OVERGROWN STATE; VIEWED FROM THE SOUTH-WEST.



10. VIEW OF THE PROPOSED DEVELOPMENT SITE FROM THE STREETS ABOVE DEMONSTRATING ITS EXISTING OVERGROWN STATE; VIEWED FROM THE SOUTH-EAST.



11. VIEW FROM SMITHICK HILL ACROSS FALMOUTH CONSERVATION AREA; VIEWED FROM THE WEST-SOUTH-WEST.



12. VIEW FROM FISH STRAND HILL LOOKING TOWARDS THE PROPOSAL SITE; VIEWED FROM THE EAST-SOUTH-EAST.



13. VIEW TOWARDS THE PROPOSAL SITE FROM FISH STRAND HILL; VIEWED FROM THE EAST-NORTH-EAST.



14. VIEW OF THE FORMER ROYAL HOTEL SHOWING IS GRANDIOSE STYLE AND MODERN ALTERATIONS; VIEWED FROM THE NORTH-EAST.



15. VIEW ALONG MARKET STREET SHOWING NOS. 26, 27, AND 27A WHICH BACK ONTO LAND TO THE REAR OF THE SITE; VIEWED FROM THE NORTH-WEST.



16. VIEW FROM MARKET STREET LOOKING ALONG FISH STRAND HILL, SHOWING SMITHICK HILL TERRACED INTO THE HILL IN THE BACKGROUND, DEMONSTRATING THE EXISTING LOCALISED SCREENING; VIEWED FROM THE NORTH-EAST.



17. VIEW ALONG THE REAR OF THE TERRACED HISTORIC BUILDINGS ALONG MARKET STREET WHICH BACK ONTO, AND FACE THE PROPOSED DEVELOPMENT SITE, DEMONSTRATING ELEMENTS OF UNSYMPATHETIC MODERN DEVELOPMENT; VIEWED FROM THE SOUTH-EAST.



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