

GOSPEL MISSION HALL
DOWNINNEY
WARBSTOW
CORNWALL

RESULTS OF A HERITAGE IMPACT ASSESSMENT



South West Archaeology Ltd. report no. 190206



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Gospel Mission Hall, Downinney, Warbstow, Cornwall

Results of a Heritage Impact Assessment

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Work undertaken by SWARCH for a Private Client (the Client)

SUMMARY

The results of a Heritage Impact Assessment carried out by South West Archaeology Ltd. (SWARCH) for the Gospel Mission Hall, Downinney, Warbstow, Cornwall, in advance of the proposed construction of 1 or 2 dwellings.

The site lies at the north-western end of the village of Downinney and includes the former Congregation Chapel and Sunday school, which was acquired by the Downinney Foursquare Gospel Party from the Congregational and Baptist Union in 1959. The structure appears to be a reused temporary military structure from the Second World War Period, but fittings relating to its origin or original use have been lost. A programme of renovation and modernisation was carried out in the 1960s. By the 1980s, the timber-framed building was deemed unsuitable for the needs of the Foursquare group and was abandoned, remaining unused; deteriorating and partially collapsing in 2013.

The proposed development will see the building which currently occupies the site being replaced. The proposed design will broadly occupy a similar location in the plot but slightly taller and with a larger footprint being comprised of three blocks. The site will therefore change to have a domestic character, but will fit within the wider settlement character but will stand above the hedgebank boundary. The low profile of the existing structure allows for open views up the high ground to the north-west, towards Bury hillfort and high down. Whilst the construction of a larger building(s) may create a slight change in views and provide more of a sense of enclosure, it will not fundamentally change the character of the setting or views, which will still be retained as domestic/working agricultural.

*With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**, but is arguably offset by the replacement of the existing derelict and deteriorating low value building. The impact of the development on any buried archaeological resource may be **permanent and irreversible** but can be mitigated if required through a programme of archaeological recording.*



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CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	8
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	8
2.4 DIRECT AND INDIRECT IMPACTS	9
3.0 DIRECT IMPACTS	10
3.1 INTRODUCTION	10
3.2 ARCHAEOLOGICAL POTENTIAL	10
3.2.1 SETTING	10
3.2.2 CONSIDERATION OF THE PROPOSALS	11
3.2.3 WALKOVER	11
3.2.4 BUILDING DESCRIPTION	11
3.2.5 ARCHAEOLOGICAL POTENTIAL	12
3.2.6 DISCUSSION	12
4.0 INDIRECT IMPACTS	14
4.1 INTRODUCTION	14
4.2 QUANTIFICATION	14
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	15
4.3.1 ANIMAL POUNDS	15
4.3.2 HISTORIC LANDSCAPE	17
4.3.3 AGGREGATE IMPACT	17
4.3.4 CUMULATIVE IMPACT	17
5.0 CONCLUSION	19
6.0 BIBLIOGRAPHY & REFERENCES	20

LIST OF FIGURES

COVER PLATE: THE SITE AND ITS CURRENT BUILDING; FROM THE NORTH-EASTERN ENTRANCE GATEWAY.

FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).	7
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LIST OF TABLES

TABLE 1: SUMMARY OF INDIRECT IMPACTS.	18
TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE.	23
TABLE 3: MAGNITUDE OF IMPACT.	28
TABLE 4: SIGNIFICANCE OF EFFECTS MATRIX.	28
TABLE 5: SCALE OF IMPACT.	28
TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	28
TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT.	29

LIST OF APPENDICES

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	21
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	30
APPENDIX 3: PROPOSALS	31

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1.0 INTRODUCTION

LOCATION:	GOSPEL MISSION HALL, DOWNINNEY
PARISH:	WARBSTOW
COUNTY:	CORNWALL
NGR:	SX 20888 90149
SWARCH REF.	WDM19

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake an heritage impact assessment for the Gospel Mission Hall, Downinney, Warbstow, Cornwall, in advance of the proposed construction of a dwelling. This work was undertaken in accordance with best practice and CifA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies on the western edge of the linear village of Downinney. The ground slopes gently to the east, into a stream valley c.300m away. The site lies at a height of approximately 85m (AOD). The soils of this area are the slowly permeable, clayey soils over shale of the Halstow Association (SSEW 1983); these overlie the sedimentary mudstone and siltstone of the Boscastle Formation (BGS 2018).

1.3 HISTORICAL BACKGROUND

Downinney is one of the principle villages in the parish of Warbstow, in the historic hundred of Lesnewth and the deanery of Trigg-Major, c.12km north-east of Camelford and c.13km north-west of Launceston. The Warbstow Parish History website states that Downinney was first recorded in 981, but the source is not cited. The manor of Downinney is certainly recorded as *Donecheniv*, held by Richard from the Count of Mortain. Lysons (1814) records that the manor of Downinney, or *Donnenny*, was held by Oto Colyn on his death in 1466. In 1620, it is recorded as in ownership of the Champernownes, before passing to the Arscotts and to Sir Arscott Ourry Molesworth, Bart. In the early 19th century. Polsue (1867) tells us that the original manor house stood at one end of the parish green and that the Norman door, porch and an upstairs window were surviving in the mid 19th century.

The site includes the former Congregation Chapel and Sunday School was acquired by the Downinney Foursquare Gospel Party from the Congregational and Baptist Union in 1959. A programme of renovation and modernisation followed soon after, including the removal of the Sunday School and higher section of the chapel, the refelting and reslating of the existing roof and reroofing of the higher end of the building, the demolition of the old vestry and new windows fitted throughout. The exterior was re-plastered with a Tyrolean finish, the interior was re-plastered and repainted and an oil-fired central heating system was installed. The tiled baptistery was retained as the Foursquare Gospel Party practised full immersion Baptism. By the 1980s, the timber-framed building was deemed unsuitable for the needs of the group and was abandoned, remaining unused from that point forward, deteriorating and partially collapsing in 2013.

The site lies within an area identified on the Historic Landscape Characterisation (HLC) as Farmland: Medieval; the agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.

1.4 ARCHAEOLOGICAL BACKGROUND

The site lies less than 50m north-north-west of Downinney Pound, a scheduled animal pound that may have been associated with the manor and was in use until the 20th century (List Entry 1007294). Approximately 50m north-east of the site lie the Grade II listed Downinney Cottage and Warbstow Manor, both thought to have 17th century origins (List entries 1328014 and 1161386). Less than 1km to the north-west lies Warbstow Bury, a scheduled, multivallate hillfort and pillow mound known as the Giant's Grave (1006710), one of the best preserved hillforts in Cornwall. Approximately 400m to the west-north-west is the Grade II* Church of St. Werburgh, which can be traced back to the 12th century. Scattered across the landscape are the remains of medieval strip field systems and post-medieval quarries. The Cornwall HER records little archaeological investigation in the area.

1.5 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The heritage impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015), Seeing History in the View (English Heritage 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).

GOSPEL MISSION HALL, DOWNINNEY, WARBSTOW, CORNWALL

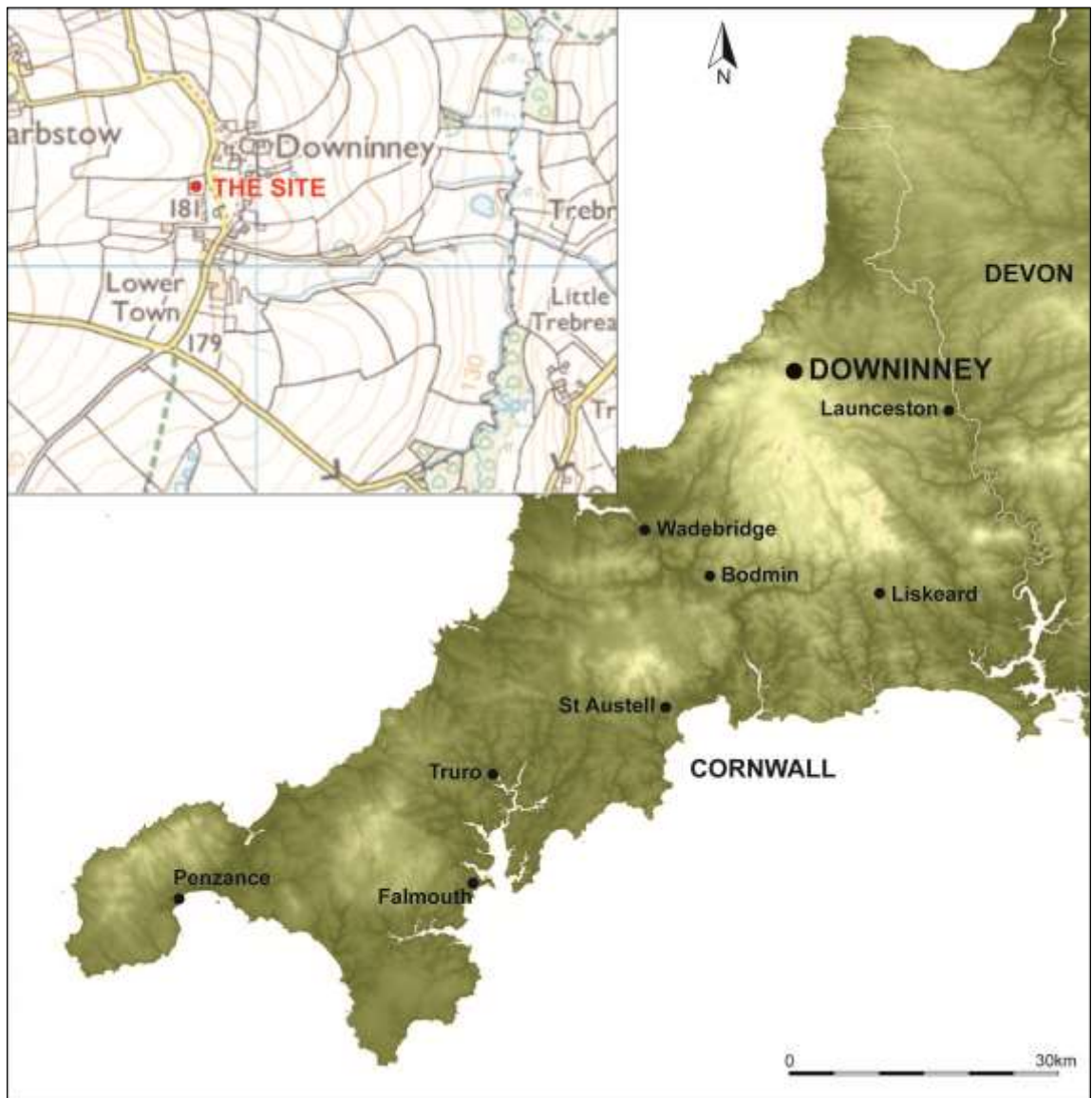


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

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

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

3.0 DIRECT IMPACTS

3.1 INTRODUCTION

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation.

3.2 ARCHAEOLOGICAL POTENTIAL

3.2.1 Setting

The site sits to the north-west corner of Downinney common or village green, with the local parish road running along the eastern boundary, between the site and the rest of the village. The village stands to the east and south-east, fields to the north and west. To the north-west lies the churchtown of Warbstow, the slightly detached village, much extended in the 20th century, lying across the fields in a valley coombe to the north. To the north of the church at Warbstow is a valley and large historic farmstead. The church has a low tower and is Grade II* Listed, with Norman origins and primarily medieval build. The fairly squat tower and enclosed nature of the setting means this has far less landscape presence than some more prominently situated churches. A rise in topography between Downinney and the churchtown means there is no visual link on the ground, which gives Downinney an oddly detached and remote feel.

Downinney is unusual in that it appears to originate in the distant past, but has remained detached from the established settlement of Warbstow. The historic cottages which survive look post-medieval and are few and far between, with a small traditional farmstead to the south-end. It may be that this settlement is a shrunken medieval village and was once more populous; or more likely in this instance was the site of the manor, set away from the main village to the north. The open common area slopes to the east and south-east, is left as rough grass. This common area once likely to have formed/been the site of the first manorial enclosure. This village green style arrangement gives the impression of the type of village more commonly seen in central or south-east England.

The character of the setting is *working agricultural*, with the farm holding dominating the aural experience of the setting, with the sound of tractors, animals lowing and sheep dogs barking. The road is crisscrossed by muddy tractor tracks leading west into the fields by the small pound enclosure. The pound is a small, sub-square enclosure, surrounded by tall hedgebanks, used for sorting/regulating stock. Tucked down into a hollow at the north-east corner of the village green, accessed via the un-adopted track which runs east of the green, is a large Grade II Listed house, seemingly of relatively high status, known as Warbstow Manor. This contains the remains of an earlier building, the most visible element being a two storey, 17th century porch, apparently serving a through passage. Much altered, this building may contain earlier evidence but is in an unusually low profile location for a manor, which one would usually expect to project a sense of control and ownership on its landscape.

Later 19th century planting of specimen trees and the smaller Downinney Cottage on the slope to the immediate south-east, with a mature and somewhat overgrown garden, screens any direct views to the proposed development site from this asset and its crucial views along the green will be unaltered. Downinney Cottage, also Grade II Listed, but more restricted to its cottage garden setting, looks directly down the green, the proposed site lying to the east, north-east. This building is not a cottage but a low-lying vernacular farmhouse, of through passage plan. Its proximity to the 'manor' is unusual and this may be adapted from a range of earlier buildings

which once served a larger and more complex early site. Neither of these buildings appears to be fully understood or their relationship or significance fully appreciated.

3.2.2 Consideration of the Proposals

A proposal is being prepared for a small and low development on the site. This is intended to be broadly located in a similar location to the existing building on the plot, i.e. set back in the plot away from the green. The proposed will be slightly taller than the existing building, which may slightly reduce the western outlook from the village green and may create a very marginal increased sense of enclosure. There will also be a slight change in the views from the cottage and manor and within the village and across the green space. The site stands just outside the immediate setting of the Grade II Listed buildings, both of which are enclosed within visually marked boundaries and landscaped gardens. The site does not stand proximate enough to impact the listed buildings to any real quantifiable level, as the proposals are domestic and will be designed to reflect and reference local materials and character, complementing the character of the settlement and not being visually dominant or conflicting. The overgrown site of the proposed development, with a collapsing building of no architectural value so visually open to a small community, does not contribute positively to the current setting and could be the draw for antisocial behaviour.

3.2.3 Walkover

The site comprises a rectangular plot, laid to mature pasture, with hedgebank boundaries to the east, north and a hedge to the south with a ditch. To the west is a wire and post fence with scrappy overgrowth dividing it from a wider field. The site has been terraced into the natural slope, cut in to the north-west and partially to the north and north-east and raised up to the south and south-east, levelled to take the current building which occupies the site. The site has recently been cleared by the current owners, as previously it has been abandoned for some time and had become overgrown with brambles.

3.2.4 Building Description

The building on the site is a long, rectangular cabin, reputedly of WWII date. Timber framed and boarded, a type of 'pre-fabricated' building often found on military sites, this specimen potentially from the nearby Davidstow RAF airbase. This central block aligned east-west, has a more modern c.1970s style porch addition to the north and two separate contemporary, c.1930s/1940s metal sheet corrugated lean-to sheds to the north side, a separate, more modern timber shed, of a summerhouse type form, to the south, likely c.1980s. The building has been used as a non-conformist church for a 'born-again' Christian sect. It was obviously abandoned in haste, some time ago, leaving many artefacts behind, including the bibles, toys, kitchen items, chairs, etc. The building is derelict and in very poor condition, with rotten floors, broken rotten and collapsed boarded walls and a leaking roof. It is not weather tight and is completely beyond saving.

Entered via the porch, which contains a pair of toilets, the hall itself has one large room, with open span roof of timber composite trusses, a boarded floor and thin boarded walls, with large, late 20th century, replacement metal hopper opening windows. A narrow, deep rectangular pool has been dug to the west end of this main room and lined with concrete, for baptisms. There is a boarded door in the north-west corner leading through to a smaller rear room, partially adapted as a kitchen space, with a small lean-to cupboard/store to the west, again accessed via a boarded door. This small lean-to contains the only original metal framed window in the structure, in the south wall. All of these spaces have boarded walls with paintings and evidence of graffiti, as well as the use of the space for a church and children's play area. The rotten boarded floors are carpeted.

The building, whilst of a specific function and period and a diminishing and therefore potentially significant group of structures, is not in its correct setting and has been much altered in the later 20th century. Nothing remains which links this to the Second World War or a military use, presenting very much as an abandoned community space. All potential evidential, historical and communal value, as part of a military site is lost. Its potential for retaining community value as a place of worship is easily rejected, as the group abandoned the building themselves, leaving all items relating to its use, suggesting it did not retain any significance to them. Whilst the reuse of buildings, especially after the 1940s, and the ephemeral nature of mid 20th century community structures is nationally important from a social aspect, it is judged appropriate and proportionate that a photographic record of the structure has been made and is included in this assessment and no further works should be required.

3.2.5 Archaeological Potential

When considering the archaeological potential of the site, the nature of the terraced and 'made' ground within this plot reduces the likelihood of surviving features to the north end, or of disturbing features to the south, unless deep foundations are planned. The location within an ancient settlement and close to the possible manor site would usually mean that the archaeological potential is actually quite high for finding occupation layers. However, the early plans for the site include replacing the current building, but encompassing a slightly larger footprint, limiting the majority of the groundworks to an area potentially already disturbed. Whilst the prefab building would not have required substantial foundations, some ground preparation must have occurred and certainly the baptismal pool, would have cut into any archaeological deposits, which may have been present.

3.2.6 Discussion

Design wise, locating the buildings in a similar location in the plot to the existing footprint makes sense, as the spatial relationship between buildings in the village would be maintained under the status quo. Whilst the new structure is slightly taller and has a larger footprint than the existing, its design complements the existing structures materials/forms. The hedge along the eastern boundary is the most crucial of the boundaries, which must remain the same and could also be encouraged to grow taller, softening any buildings on the site. It would be fairly important that the entryway to the site is kept fairly narrow and simply landscaped, so as to not call to much visual attention to the site, on the north approach to the settlement, where the entrance to the site is the first feature visitors encounter as the narrow hedgebank lined lane opens out into the village green.

Limiting additional outbuildings and structures on the site, retaining as much green space as possible around the new buildings, will ensure that any sense of enclosure created by the development of this site is limited and managed; views either side to the west being retained at skyline level to some extent. The proposed style of building for this site should complement both the domestic character of the settlement and the working agricultural landscape. The clients were urged to attempt to blend the new building into the setting by referencing the existing structure with similar clapboarding or agricultural style coverings, and to utilise local materials and colours appropriate to the landscape, whilst also clearly needing to be clearly a modern (and not pastiche) building.

The level of *impact* of the development would depend on the presence and significance of any archaeological features and deposits that may be present. However, the direct *effect* of the development would be the disturbance or damage of any archaeological features or deposits that could be present underneath the extant structure, although given the apparent landscaping which appear to have occurred on the site; it appears that the archaeological potential is low. Any impact could, if necessary, be mitigated through an archaeological condition.

GOSPEL MISSION HALL, DOWNINNEY, WARBSTOW, CORNWALL

TABLE 1: 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/Moderate
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Negligible

4.0 INDIRECT IMPACTS

4.1 INTRODUCTION

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

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

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

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

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

4.2 QUANTIFICATION

The size of the proposal site, as well as the local topography, would indicate that a small search radius of approximately 100m is sufficient for this study.

There is only one designated heritage asset in category 1 which has been deemed to require detailed consideration. This is the scheduled Downinney Pound.

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 Animal Pounds

Enclosures to hold animals rounded up from common grazing areas.

The term animal pound is derived from the Anglo-Saxon word 'pund' meaning enclosure, and is used to describe stock-proof areas for confining stray or illegally pastured stock and legally-kept animals rounded up at certain times of the year from areas of common grazing. The earliest documentary references to pounds date from the 12th century and they continued to be constructed and used throughout the medieval and post-medieval periods. Most surviving examples are likely to be less than three centuries old, and most will have fallen into disuse in the late 19th or early 20th century. Animal pounds are usually located in villages or towns though some lie in more open locations, particularly on the edge of old woodlands and commons. Construction methods vary according to the availability of building materials: stone, brick, fencing, iron railings and earthworks being used to enclose areas ranging from 4m by 6m to over 0.5ha. The walls are normally about 1.5m high, although greater heights are not uncommon as attempts to prevent pound breach. In addition to stock control, animals were sometimes taken as a 'distress' (seizure of property in lieu of debt or to enforce payment) and kept under the care of the pinder or hayward until redeemed. Pounds are usually unroofed and have a single entrance, although some have additional low entrances to allow the passage of sheep and pigs while retaining larger stock. Other features include rudimentary shelters for the pound-keeper, laid floors, drainage channels, troughs and internal partitions to separate the beasts. Animal pounds are widely distributed throughout England, with particular concentrations in the west and Midlands. About 250 examples are known to survive in fair condition, with perhaps another 150 examples recorded either as remains, or from documentary evidence alone. Pounds illustrate a specialised aspect of past social organisation and animal husbandry, and reflect the use and former appearance of the surrounding landscape.

What is important and why

The animal pound 90m ENE of Pound Cot survives well and is one of the few well-preserved examples of this class of monument left in Cornwall. It will contain archaeological and environmental evidence relating to its construction, longevity, agricultural practices, social significance and overall landscape context.

Asset Name: Downinney Pound	
<i>Parish:</i> Warbstow	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> c.50m
<i>Description: Listing text: The monument includes an animal pound, situated beside the village green of Downinney. The pound survives as a roughly-rectangular enclosed area measuring approximately 13m long by 10m wide. It is defined by a strong stone and earth-built hedge of up to 1m thick and 1.5m high. It has a single entrance on the south side. By oral tradition it was in use as an animal pound beside the common until the beginning of the 20th century. It is of uncertain date but may have been connected with a nearby manor.</i>	
<i>Supplemental Comments:</i> Small enclosure, with taller than average earthen Cornish banks, set to the west of the open space within the middle of Downinney. Well maintained, with a relatively modern timber gate and gatepost, set to the south-west corner. The hedgerow plants which top the banks are trimmed and the grass within the enclosure cut, no overgrowth or scrub inclusion. The grass in and around the asset is trampled, suggesting it may still be used in some capacity, or at least is still set in an actively farmed landscape.	
<i>Conservation Values:</i> Within the banks of the pound and beneath its footprint will be archaeological deposits relating to its construction, date and form, buried soils and evidence of its use over time, high evidential value. Whilst the pound has no communal value as such, its community farming use is still within living memory, acting as a pound well into the 20 th century. It is of local historical importance to the	

nature of the farming community in the immediate area and in its potential historical association with the manor house. Aesthetically it presents as a small embanked enclosure with a gate, of distinctive form, due to its small size and open setting on the section of village common, but not otherwise of visual note.

Authenticity: The small enclosure survives as a grassed feature with trimmed hedgebanks within the open Downinney common. A busy farm holding lies just across the road and tractor and animal tracks suggest the adjacent fields are actively farmed so the asset may still be in partial use.

Integrity: The enclosure is well maintained and complete, with tall, upstanding trimmed banks, the grass inside obviously cut. It still presents as a clearly identifiable enclosure, relating to animal husbandry.

Topographical Location and Landscape Context: The landscape context is the manor of Downinney, this being a stock control and possibly tariff-leveraging husbandry feature. The topographical location is the long, south-easterly slopes of the hillside which peaks to the north-west at Warbstow Bury, broadly the Ottery River valley upper slopes, on the western edges of the valley of a tributary which runs north-east into the larger river.

Principle Views: The key views are along the parish road, as one drives through Downinney, where the pound is framed in all views by the common/village green, from the north and south, sitting directly to the west of the road, on the roadside. Within the village there are views to the pound across and within the settlement, where the asset is framed by the various cottages to the east of the common, or the bungalow to the west. In the view from the south approach, the proposed site frames the skyline view behind the pound. If the nature of the building in this view changes, then of course, it will materially change one of the principle views of the asset. However, it must be noted that the addition of a domestic building within a village environment, will not alter the wider character of those views.

Landscape Presence: The enclosure is a small, defined shape, its banks taller than those of the surrounding hedges and its clearly man-made profile does mark it as of note. Within the common, the asset stands out next to the road, clearly detached from any field system. Its foliage topped banks do blend into the wider environment, so within its immediate setting it could be claimed to be visually prominent, but has no wider visual influence and certainly not on a landscape level.

Setting: The pound stands to the south-west corner of the wedge shaped, elongated Downinney common, or village green; a rare form of settlement type in the Westcountry. Downinney appears to be the seat of a manor, with the rebuilt remains of such to the north-east of the 'green'. The settlement is, however, set away from the churchtown of Warbstow, which lies to the north-west on a knoll and the larger post medieval village at Warbstow which stands to the north, within a valley coombe. The settlement is surrounded by fields and appears to be the meeting point of several green lanes, as well as the adopted council road, which runs up to Warbstow churchtown. A farmhouse to the south, cottage to the east and cottage and remains of the manor, lie to the north, with a bungalow to the west and a former non-conformist church, but the settlement has the feel of a shrunken medieval village or similar, the landscape seemingly absent of dwellings, designed for a busier community.

Enhancing Elements: The pound stands in a little altered setting, still framed by the open grass of Downinney common. It appears to be well maintained.

Detracting Elements: N/A

Direct Effects: There will be no direct physical effects on the asset from the proposed development.

Indirect Effects: The proposed development will see a single dwelling replacing the timber framed, 'pre-fabricated' single storey cabin which currently occupies the site. It is expected that this will broadly occupy the same location within the plot but is likely to be slightly taller and larger. It will also be of domestic character, intended to resemble a 21st century barn, the building will fit within the wider settlement character but will stand above the hedgebank boundary. The new building will appear on the skyline beyond the asset, creating a shadow across the common and possibly creating more of a sense of enclosure, whereas the low profile of the existing structure allows for open views up the high ground to the north-west, towards Bury hillfort and high down. Whilst the construction of a larger building may create a change in views and provide more of a sense of enclosure, it will not fundamentally change the character of the setting or views, which will still be retained as domestic/working agricultural.

Contribution of Setting to the Significance of the Asset: The setting, on the village common, possibly associated with a settlement specific to a medieval manor is the crucial element which defines the form and function of the pound, presumably where animals were herded and contained, either for counting,

tariffs or annual checks, etc.
<i>Magnitude of Impact:</i> High value asset + Slight change
<i>Overall Impact Assessment:</i> Negligible to Negative/minor

4.3.2 Historic Landscape

General Landscape Character

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

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

The proposed site would be constructed within the *Upper Tamar and Ottery Valleys Landscape Character Area (LCA)*:

- This LCA is made up of the gently rolling hills and open valley landscape of the upper reaches of the River Tamar and the tributaries of the Ottery and the Kensey. The area is bounded by the Tamar valley to the east and the higher ground of the Western Culm Plateau to the north. The higher land of the Delabole Plateau lies to the west and the moorland fringes of Bodmin Moor to the southwest. The flat flood plains of the Tamar and Ottery have strong tree cover. The LCA is a settled, inland landscape, with medium sized fields of improved pasture and some arable to the south. Boundaries are Cornish hedges and hedgebanks with trees. Settlement is clustered, focussing on the main town of Launceston and churchtowns with other settlement either as small farms or estate farms to the south. The development will replace an existing structure and the designs indicate its appearance will be a blend of domestic and agricultural, helping it to blend into its surroundings on the edge of the village and having little to no impact on the surrounding landscape. On that basis, the impact is assessed as **neutral**.

4.3.3 Aggregate Impact

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

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

4.3.4 Cumulative Impact

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

The Setting of Heritage Assets 2011a, 25

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

GLVIA 2013, 123

An assessment of cumulative impact is, however, 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 proposed development would be within the existing hamlet, which contains few/no modern domestic developments. Additionally, it will replace an existing building, so will not be dramatically increasing the number of buildings in Downinney. With that in mind, an assessment of **neutral** is appropriate.

TABLE 2: SUMMARY OF INDIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Downinney Pound	SAM	c.50m	High	Negligible	Slight	Negligible to Negative/Minor
Historic Landscape	-	-	High	No change to negligible	Neutral/Slight	Neutral to Negligible
Aggregate Impact	-	-	-	No change	Neutral/Slight	Neutral
Cumulative Impact	-	-	-	No change	Neutral	Neutral

5.0 CONCLUSION

The site lies at the north-western end of the village of Downinney and includes the former Congregation Chapel and Sunday School, which was acquired by the Downinney Foursquare Gospel Party from the Congregational and Baptist Union in 1959. The structure appears to be a reused temporary military structure from the Second World War Period, but fittings relating to its origin or original use have been lost. A programme of renovation and modernisation was carried out in the 1960s. By the 1980s, the timber-framed building was deemed unsuitable for the needs of the Foursquare group and was abandoned, remaining unused; deteriorating and partially collapsing in 2013.

When considering the archaeological potential of the site, the nature of the terraced and 'made' ground within this plot reduces the likelihood of surviving features to the north end, or of disturbing features to the south, unless deep foundations are planned. The location within an ancient settlement and close to the possible manor site would usually mean that the archaeological potential is actually quite high for finding occupation layers. Whilst the prefab building would not have required substantial foundations, some ground preparation must have occurred and certainly the baptismal pool, would have cut into any earlier archaeological deposits on the site.

The proposed development will see a single modern residence replace the existing building which currently occupies the site. The new building will broadly occupy a similar location within the plot but will occupy a larger footprint and be slightly taller. Whilst the construction of a slightly larger buildings may create a minimal change in views and provide more of a sense of enclosure, it will not fundamentally change the character of the setting or views, which will still be retained as domestic/working agricultural.

With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but this is of low potential, but can, if necessary be mitigated through a programme of archaeological recording.

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

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

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity*

as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

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

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

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

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable

associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

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

Integrity

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

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

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

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a

heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

Landscape Context

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

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

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

Views

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

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

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

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still

be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 8), 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 8 (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 4-6), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 7). 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

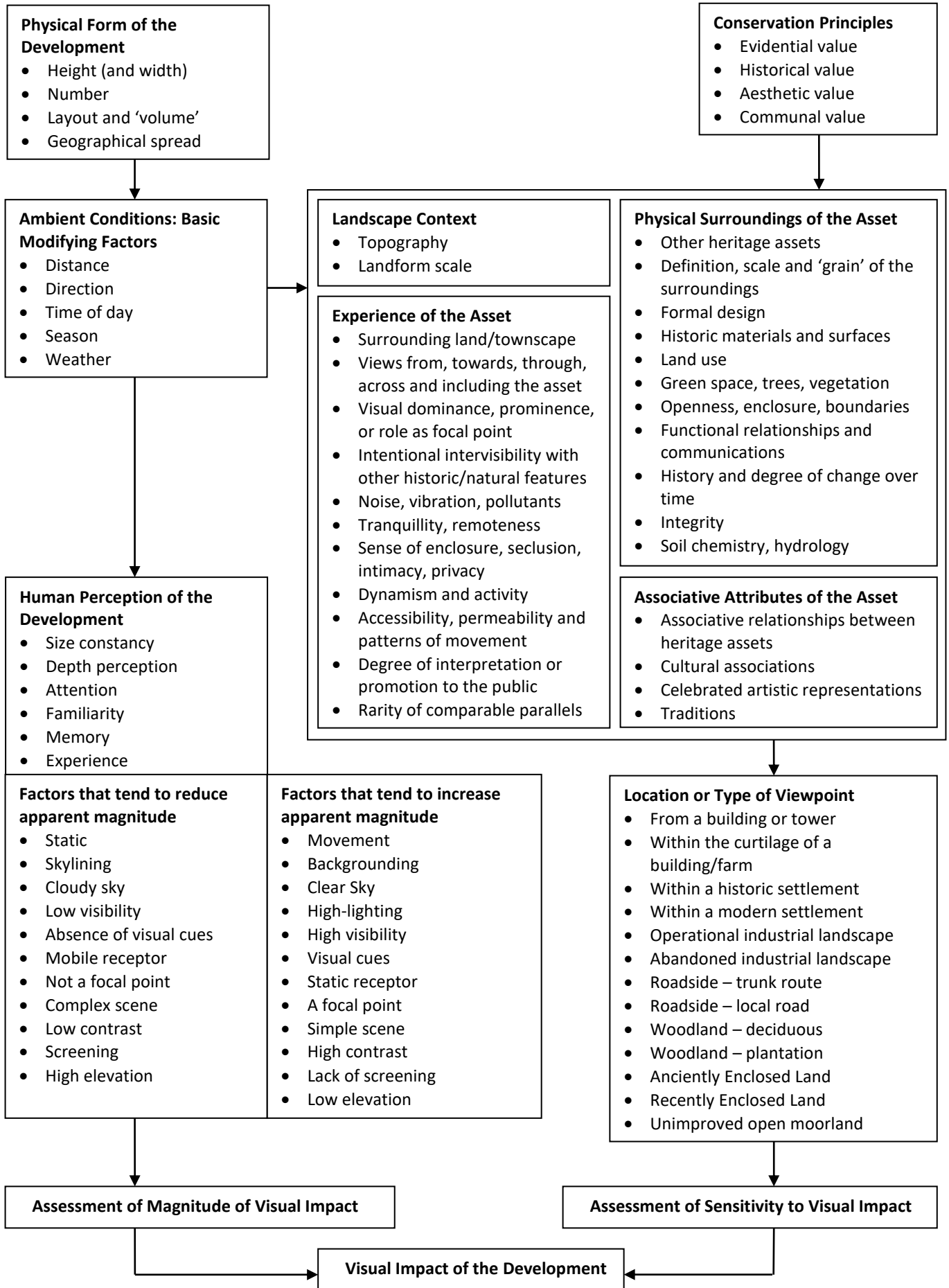


TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



THE SITE AND ITS CURRENT BUILDING; FROM THE NORTH-EASTERN ENTRANCE GATEWAY.



THE NORTH ELEVATION OF THE BUILDING, WITH 2M SCALE; FROM THE NORTH-EAST.



THE SOUTHERN HEDGE BOUNDARY OF CONIFER TREES, 20TH CENTURY IN DATE, WITH WIRE FENCE LINE ON THIS NORTHERN SIDE AND SHALLOW DITCH, SHOWING MADE GROUND; FROM THE NORTH, NORTH-EAST.



THE SOUTHERN PART OF THE SITE; FROM THE EAST-NORTH-EAST.



THE EAST HEDGEBANK BOUNDARY, SHOWING HOW THE SITE IS RAISED ABUTTING THE HEDGEBANK, WHICH SEEMS THEREFORE VERY LOW ON THIS SIDE; FROM THE SOUTH, SOUTH-WEST.



THE SITE FROM THE SOUTH-EAST CORNER.



THE EAST ELEVATION OF THE BUILDING, WITH 2M SCALE; FROM THE SOUTH-EAST.



THE SOUTH ELEVATION OF THE BUILDING, WITH 2M SCALE; FROM THE EAST-SOUTH-EAST.



THE MORE RECENT GARDEN SHED OR SUMMERHOUSE TYPE WOODEN STORE, TO THE SOUTH OF THE MAIN BUILDING, WITH 2M SCALE; FROM THE SOUTH-EAST.



THE SOUTH AND WESTERN PART OF THE SITE; FROM THE EAST.



THE WESTERN FENCE BOUNDARY SHOWING THE DEEP TERRACING TO THE WEST AND NORTH-WEST; FROM THE SOUTH.



THE LEAN-TO SHEDS, OF CORRUGATED SHEETING TO THE WEST, WITH 2M SCALE; FROM THE SOUTH-WEST.



THE SITE FROM THE SOUTH-WEST.



THE CORRUGATED SHEDS TO THE NORTH OF THE MAIN BUILDING, WITH 2M SCALE; FROM THE NORTH.



THE PORCH AND TOILET BLOCK EXTENSION ON THE NORTH SIDE OF THE MAIN BUILDING, WITH 2M SCALE; FROM THE NORTH-WEST.



THE NORTH SIDE OF THE SITE, LOOKING TO THE EAST AND THE GATEWAY ONTO THE ROAD; FROM THE WEST-NORTH-WEST.



THE SOUTH-EAST CORNER OF THE BUILDING AND ENTRANCE TO THE PORCH, WITH 2M SCALE; FROM THE NORTH-EAST.



THE PORCH EXTENSION AND TOILET CUBICLES TO THE NORTH-WEST; FROM THE EAST.



THE MAIN ROOM IN THE BUILDING, WITH OPEN TIMBER FRAMEWORK TRUSSES, BOARDED WALLS AND FLOOR; FROM THE WEST-NORTH-WEST.



THE BAPTISING POOL WITHIN THE MAIN ROOM; FROM THE NORTH.



THE MAIN ROOM IN THE BUILDING; FROM THE SOUTH-EAST.



LEFT: BOARDED PLANK DOOR BETWEEN THE TWO ROOMS IN THE BUILDING; FROM THE WEST, SOUTH-WEST.

RIGHT: THE SMALLER ROOM TO THE WEST END OF THE MAIN BUILDING, PARTIALLY CONVERTED TO A KITCHEN; FROM THE NORTH-EAST.



THE PLANK BOARDED DOOR, WHICH SERVES THE SMALL LEAN-TO STORE ON THE WEST END OF THE BUILDING; FROM THE SOUTH.



VIEW FROM THE GATEWAY TO THE SITE, LOOKING DOWN THE COMMON TOWARDS THE SCHEDULED POUND ENCLOSURE; FROM THE NORTH, NORTH-WEST.



THE POUND ENCLOSURE, FRAMED BY THE TWO MODERN BUNGALOWS TO THE WEST AND THE SITE, TO THE RIGHT HAND SIDE, THE CHURCH BUILDING SHOWING JUST ABOVE THE HEDGE; FROM THE EAST.



DOWNINNEY COMMON; VIEWED FROM THE SOUTH.



THE POUND; FROM THE SOUTH-EAST.



THE POUND, FROM THE SOUTH.



THE POUND ENCLOSURE, SHOWING LEVEL GRASS BASE, COVERED BY SNOW, WITH TALL BANKS; FROM THE SOUTH-SOUTH-WEST.



VIEW PAST THE POUND ENCLOSURE, LOOKING TOWARDS THE FARMSTEAD TO THE SOUTH END OF THE COMMON; FROM THE NORTH.



VIEW UP THE TRACK TO THE EAST OF THE COMMON, LOOKING TOWARDS Warbstow MANOR AND DOWNINNEY COTTAGE; FROM THE SOUTH.



Warbstow MANOR AND DOWNINNEY COTTAGE; FROM THE SOUTH.



VIEW UP AND ACROSS THE COMMON, LOOKING TOWARDS THE PROPOSED SITE, SHOWING THE CURRENT OPEN SKYLINE VIEWS; FROM THE EAST.



VIEW FROM THE COMMON TO THE LISTED BUILDINGS, SHOWING SCREENING FROM GARDEN AND HEDGE TO THE COTTAGE AND THE LOW LYING LOCATION OF THE MANOR BEYOND; FROM THE SOUTH-WEST.



VIEW TO THE PROPOSED SITE FROM THE COMMON; FROM THE EAST, NORTH-EAST.



VIEW DOWN THE COMMON, LOOKING TOWARDS THE POUND; FROM THE NORTH.



ST WEBURGHA'S CHURCH IN Warbstow Churchtown; FROM THE NORTH-EAST.



Warbstow's agricultural churchtown; FROM THE SOUTH, SOUTH-EAST.



THE CHURCH WITHIN ITS CHURCHYARD; FROM THE SOUTH-WEST.



THE MODERN FARMYARD WHICH LIES TO THE SOUTH OF THE CHURCHYARD; FROM THE NORTH-NORTH-WEST.



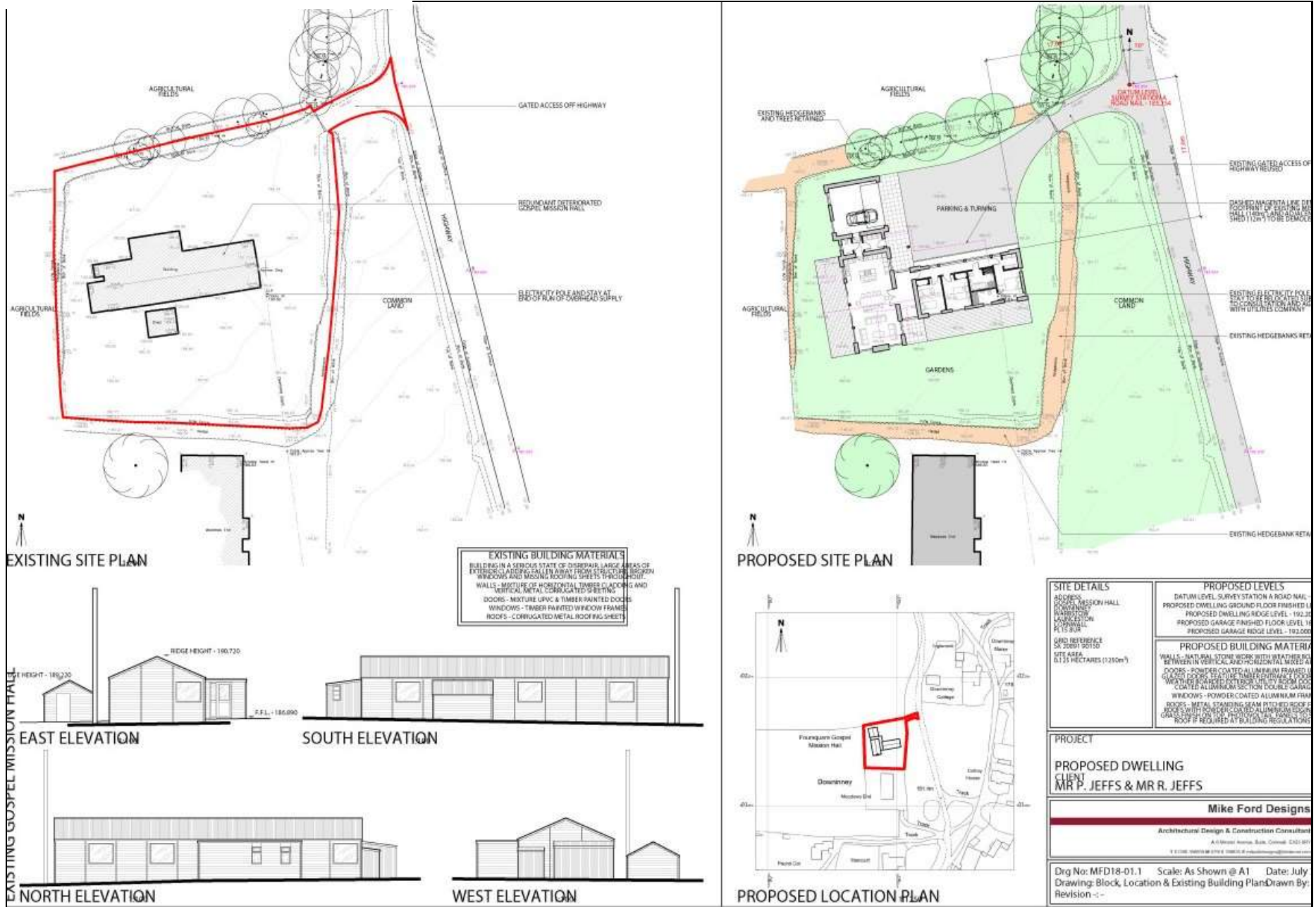
VIEW ACROSS THE FIELDS, SHOWING THE SLIGHT RISE IN TOPOGRAPHY BETWEEN THE CHURCHTOWN AND DOWNINNEY, SHOWING THAT THERE ARE NO LINES OF INTERVISIBILITY; FROM THE NORTH-WEST.



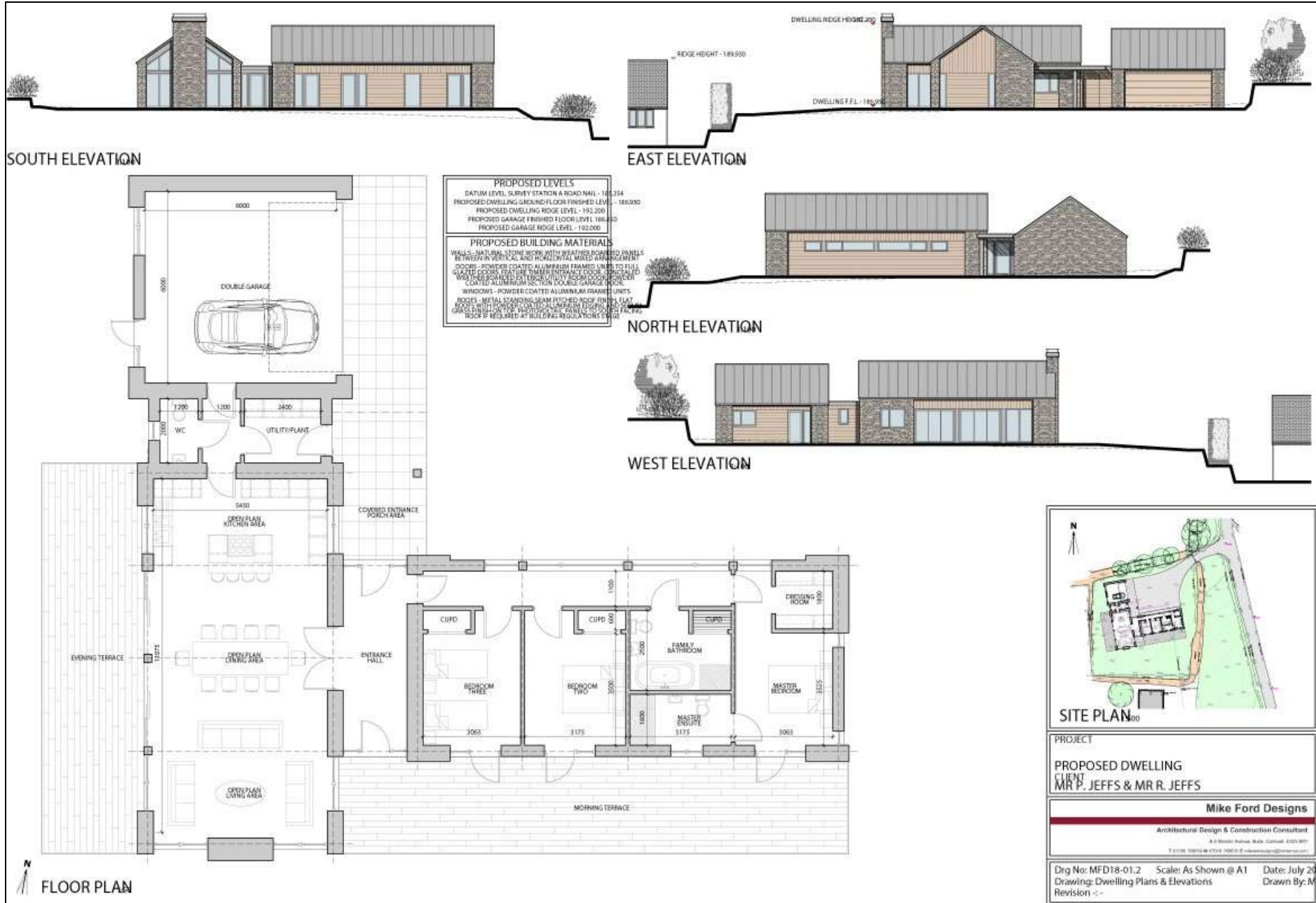
THE MASSIVE DITCHES AND EMBANKMENTS OF WARBSTOW BURY, WHICH TOPS THE HILLSIDE NORTH-WEST OF THE VILLAGE AND PROPOSED SITE; FROM THE WEST, NORTH-WEST.



VIEW FROM THE BURY, ACROSS THE LANDSCAPE, PAST THE CHURCHTOWN AND OUT TOWARDS DOWNINNEY, WHICH IS NOT PARTICULARLY VISIBLE IN THE LANDSCAPE, DUE TO TOPOGRAPHY; FROM THE NORTH-WEST.



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