

# THE ANNEXE CREMYLL MAKER-WITH-RAME CORNWALL

Heritage Statement



South West Archaeology Ltd. report no. 200501



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# The Annex, Cremyll, Maker-with-Rame, Cornwall

## Heritage Statement and Heritage Impact Assessment

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Report Version: 03

25<sup>th</sup> May 2020

Work undertaken by SWARCH for Andrew Wilks of ADW Design Group  
On behalf of the Earl of Mount Edgcumbe (the Client)

### Summary

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*South West Archaeology Ltd. was commissioned to produce a heritage statement of significance for The Annexe to the rear of the former Cremyll Antiques, Cremyll, Maker, Cornwall. This work includes a desk-based assessment and heritage impact assessment.*

*The existing Annexe is a flat-roofed 20<sup>th</sup> century structure of no architectural value. This building currently makes a negative contribution to the setting of the Listed cottages. In general, the proposed changes would see an empty building in declining condition removed from the setting of the Listed cottages and replaced with a new one. There are no concerns over the loss of historic fabric.*

*The proposed Annexe would not impede views to the rear of the Listed properties. In terms of the aesthetic and historical value of the Listed structures, it is the façade that faces out onto Plymouth Sound that is important, and from this direction the Annexe would only be visible through the narrow gap between The Cottage and Edgcumbe Cottage.*

*The existing structure is injurious to the setting of the Listed assets and Conservation Area, and the proposed Annexe would be no worse. Indeed, the use of high-quality materials and a high-quality finish could be seen as a positive outcome for the site. On balance therefore, the impact of the proposals is adjudged to be **negligible to negative/minor** overall, with some positive benefits. There would be no archaeological impact.*

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## ACKNOWLEDGEMENTS

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LORD MOUNT EDGCUMBE  
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CYNTHIA GASKELL-BROWN FOR HELP AND ASSISTANCE  
THE STAFF OF THE CORNWALL RECORD OFFICE

## PROJECT CREDITS

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EDITING: DR. BRYN MORRIS; EMILY WAPSHOTT

## 1.0 INTRODUCTION

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<b>Location:</b>	The Cottage, Cremyll
<b>Parish:</b>	Maker-with-Rame
<b>County:</b>	Cornwall
<b>NGR:</b>	SX 45341 53453
<b>Planning Ref:</b>	<i>pending</i>
<b>SWARCH Ref:</b>	MCAA20

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Andrew Wilks of ADW Design Group (the Agent) on behalf of the Earl of Mount Edgcumbe (the Client) to produce a heritage statement for the Annex to the rear of the former Antiques Shop at Cremyll (hereafter referred to as The Cottage), Maker-with-Rame, Cornwall. This work was undertaken in order to assess the significance of the building and the potential heritage impacts prior to a planning submission.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the coastline at the north-eastern edge of the settlement of Cremyll, at the eastern end of the Rame Peninsula in the ancient ecclesiastical parish of Maker, on the Cornwall side of the Tamar Estuary. The Cottage is situated close to the landing point for the Cremyll ferry at an altitude of less than 5m AOD. The soils of the site are ostensibly the fine well-drained loamy and fine silty soils of the Denbigh 1 Association (SSEW 1983); however, the Annex is located within a former limestone quarry and there are be no natural soils; the bedrock is the Plymouth Limestone Formation (BGS 2018).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The Annexe lies to the rear of The Cottage (formerly *Cremyll Antiques*), a Grade II Listed building in the parish of Maker-with-Rame. It lies within the Cremyll Conservation Area and is adjacent to the Mount Edgcumbe Registered Park and Garden. Cremyll is a medieval settlement, first recorded in 1249. Its name means 'small expanse of water'. The list entry records The Cottage as being of nineteenth century date with twentieth century alterations, although the recording work undertaken in 2018 determined this was far from the truth (SWARCH 2018). No archaeological fieldwork is recorded to have taken place in the immediate area, although a great deal of work has taken place on Mount Edgcumbe and its designed landscape.

### 1.4 METHODOLOGY

This report was compiled during the COVID-19 lockdown in April 2020 and thus a site visit was not possible. However, the authors undertook the assessment of The Cottage in 2018 and are familiar with both the site and the surrounding area; this report is illustrated with photographs taken in 2018 and those supplied by the agent. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

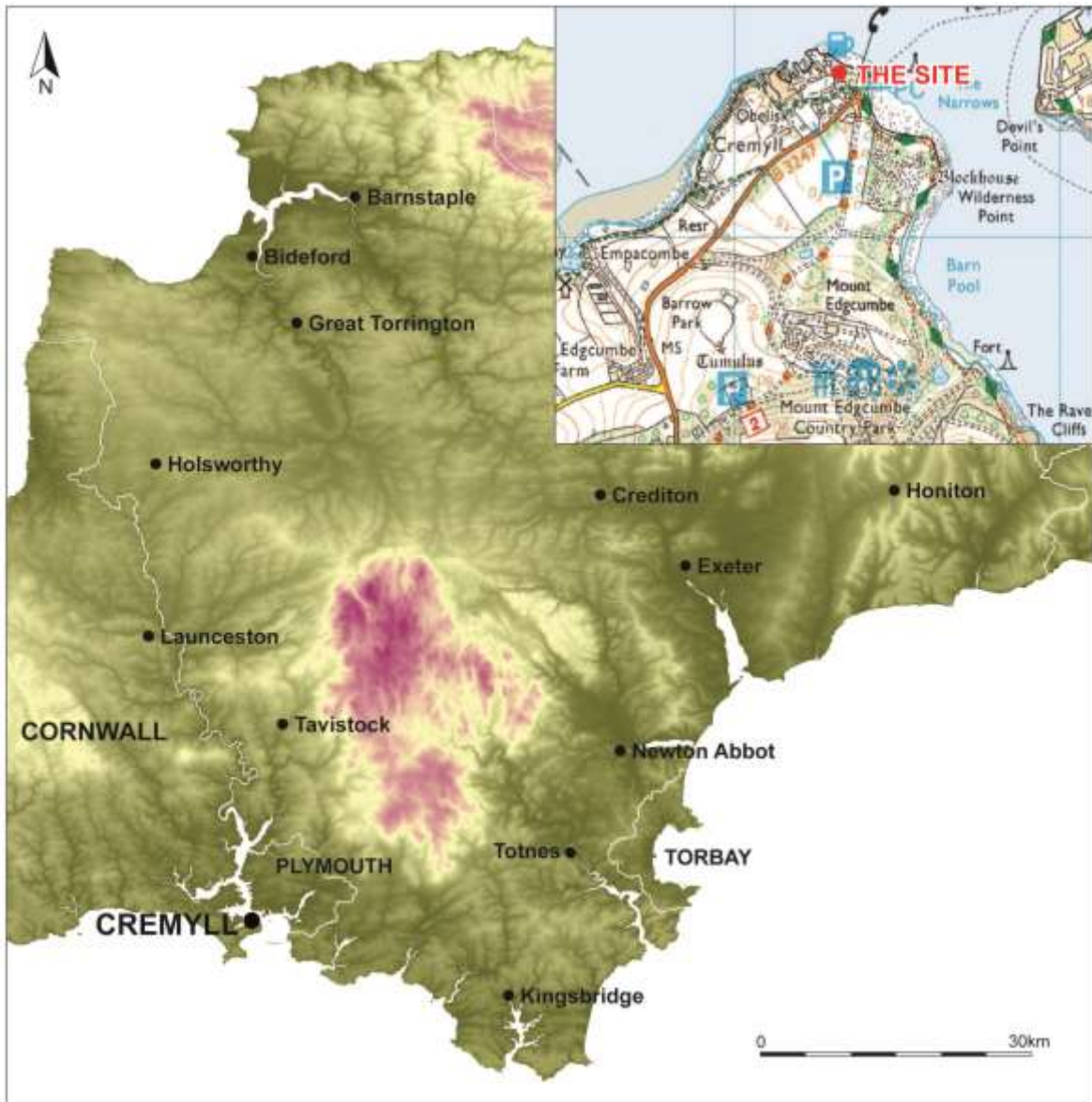


FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 HISTORICAL BACKGROUND

Cremyll lies within the parish of Maker, a parish historically divided between Devon and Cornwall, lying partly in the Hundred of East and Roborough Hundred. Maker was held by the King at Domesday but had been granted to Reginald of Valletort by 1086. It later passed to the Earls and Dukes of Cornwall. Cremyll now forms part of the Mount Edgcumbe Estate. Mount Edgcumbe was previously known as *West Stonehouse*, the name from the family that occupied it until it passed by marriage to the Durnford family (Lysons 1822).

During the medieval period the principal Edgcumbe seat was at Cotehele in Calstock parish. This changed in 1493 when Sir Piers Edgcumbe married Joan Durnford, whose dowry included an estate on the Rame Peninsula. Sir Piers established a deer park there in c.1515, but his son Sir Richard (1499-1562) had Mount Edgcumbe House built in 1546-53. The house was constructed by Roger Palmer of North Buckland to an innovative design featuring slender round corner towers favoured by French houses of this date. The house was extended and partly rebuilt over the course the 17<sup>th</sup> and 18<sup>th</sup> centuries (a covenant for this building work survives in the Cornwall Record Office ME/2031/1). The house was gutted and rebuilt following the 1941 Plymouth Blitz, an event cited as being responsible for a lack of 18<sup>th</sup> and 19<sup>th</sup> century documentary sources for the estate. The House and park were sold to Plymouth and Cornwall Councils in 1971. *This account is derived from Drabble 2010; Gaskill-Brown 1998; Meller 2015; Pevsner 2014.*

Documentary sources in the Cornwall Record Office include deeds for Cremyll ferry that date back to the early 13<sup>th</sup> (CRO: ME/1325), demonstrating the significance of this crossing from at least the medieval period. West Stonehouse is believed to have suffered during a French attack in 1350 which was aimed at Plymouth but on finding it too well defended ‘burnt the farms and faire places nigh adjoining’ (Stow 1603, 371). The ferry passed to the Edgcumbes with Joan Durnford in 1493 and they held it until 1946. The Edgcumbes leased the ferry from 1501: they provided the passage boats and the passage house – where the boats were kept and the ferrymen lodged – and the lessee provided the ferrymen and was responsible for all repairs. The names of some of the men who leased the ferry in the 16<sup>th</sup> century are known, and included William and Walter Lawrens and Walter Doswell; in 1501 the annual rent was £5 3s 4d, but the Edgcumbes, their servants, goods and beasts travelled for free. In 1588 Henry Blake paid a rent of £6 10s to run the ferry, and his descendants ran the ferry until 1639 (see Gaskill-Brown 2009).

The 19<sup>th</sup> century Census data for Cremyll does not differentiate individual dwellings by name, but groups them using terms such as ‘Cremyll; Cremyll Passage; Cremyll houses or Cremyll Cottages’. It is not therefore possible to determine the residents of Cremyll Antiques with any certainty, although it paints a picture of the type of people who lived there: estate workers (e.g. gardeners), boat builders, labourers, steamer engineers, ferry operators, boatmen and other maritime and related occupations. From at least 1910 (see Section 2.3) the Cottage has been a shop (*Cremyll Stores*). The Annex lies to the rear of The Cottage, and clearly originated as an outbuilding in the back garden of the property.

## 2.2 CARTOGRAPHIC SOURCES

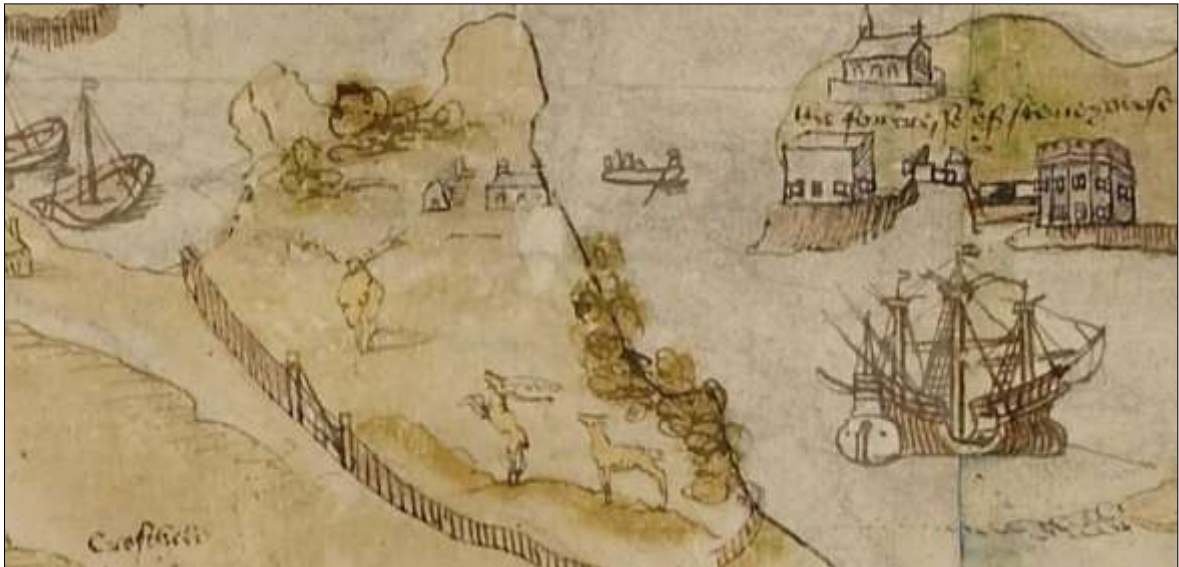


FIGURE 2: EXTRACT FROM THE 1539 COTTON MS AUGUSTUS II MAP (STUART NO.1).



FIGURE 3: EXTRACT FROM A 1693 MAP IN KING'S [GEORGE III] TOPOGRAPHICAL COLLECTION [A COLOURED SCHEME FOR FORTIFYING THE ISLAND OF ST NICHOLAS, OR DRAKE'S ISLAND, IN PLYMOUTH SOUND]

The sixteenth and seventeenth century maps (Figures 2-3) show some of the buildings and the park at Mount Edgcombe, but they are not accurate plans and do not show a settlement at Cremyll. However, we are fortunate that the ongoing importance of Plymouth Sound to the Navy means there are numerous relevant maps dating to the 18<sup>th</sup> and 19<sup>th</sup> century, some of which (e.g. 1765 Desmartez map, Stuart no.117; 1780 Gardner map, Stuart no.180) show structures at Cremyll, and



others (e.g. 1774 chart, Stuart no.154) that do not. However, it is very clear from the 1724 and 1729 maps (Figures 6 and 7) that there was a settlement at Cremyll and the earlier part of The Cottage was already in existence, perhaps with an outshut to the rear and porches/stacks shown (Figure 7). *Blakes Hill* – an outcrop of limestone now almost entirely quarried away – was named for the family of Henry Blake, who kept the ferry 1588-1639 (see above). The 1765 Desmartez map (Figure 4) shows Cremyll (*Crimble Ferry*), but not the adjacent shipyard; the 1784 Gardner map (Figure 5) shows the shipyard, which had been operating within the abandoned limestone quarry since at least 1774 (Gaskill-Brown 2009).



FIGURE 4: EXTRACT FROM THE 1765 DESMARTEZ MAP (STUART NO.117) WITH INSET SHOWING THE SITE.



FIGURE 5: EXTRACT FROM THE 1784 GARDNER MAP (STUART NO.180).



FIGURE 6: EXTRACT FROM THE 1724 MAP OF THE TOWN, CITADEL AND HARBOUR AT PLYMOUTH (STUART NO.89); THE COTTAGE IS INDICATED (PWDRO).

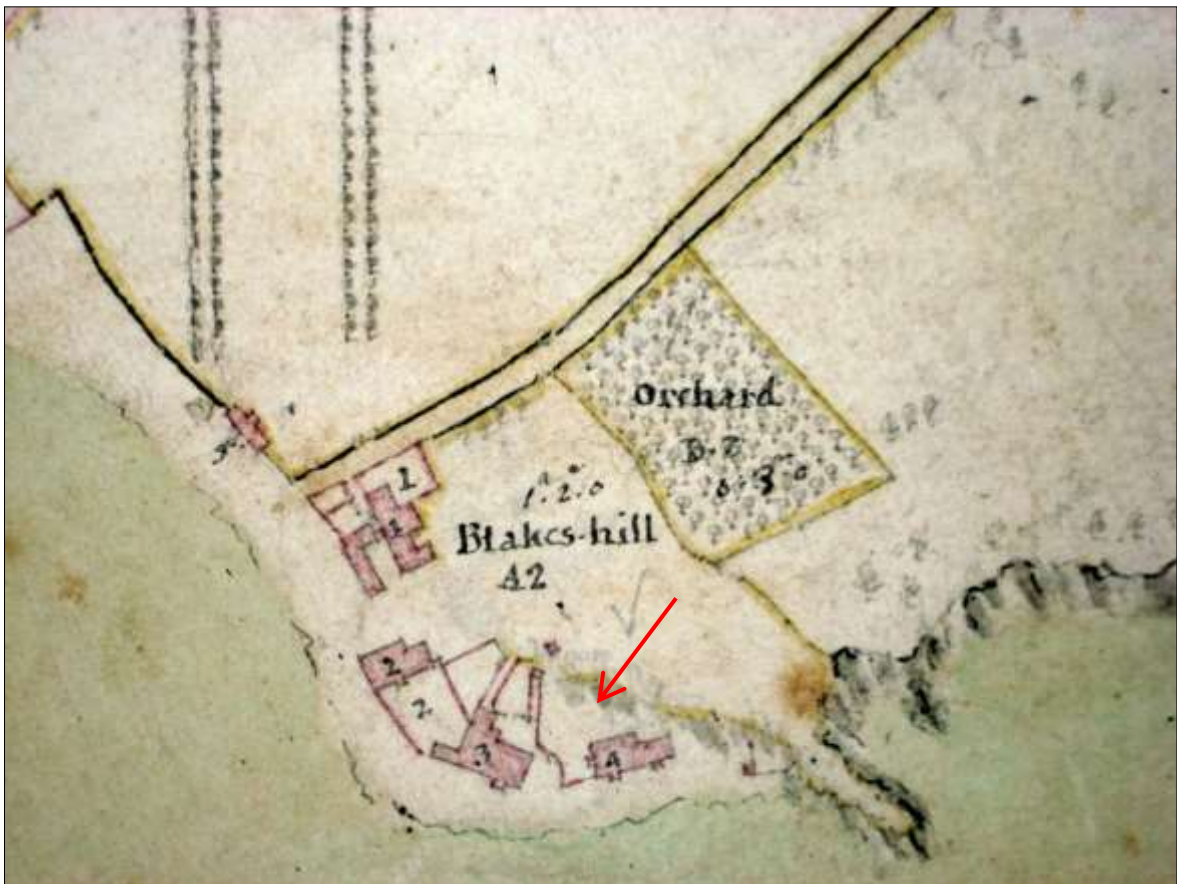


FIGURE 7: EXTRACT FROM THE 1729 MOUNT EDGCUMBE ESTATE MAP (CRO); THE LOCATION OF THE ANNEX IS INDICATED.

The 1837 Rendall map (Figure 8) shows the layout of the buildings at Cremyll in some detail, and helpfully labelled. The Cottage is labelled *Ferry House*, and this appellation appears to be specific to the 18<sup>th</sup> century crossing at the front of the property. The map is detailed enough to show the

bow window, porch and external gable stack. The building shown to the west of The Cottage is shown in grey, which would suggest it was non-domestic, perhaps a boat house.

The 1841 Maker tithe map (Figure 9) shows The Cottage and indicates significant changes to Cremyll since 1729, with the loss of all the structures between the Edgcumbe Arms PH and the Park, and the construction of new buildings around the coastline to the west. The other historic maps would indicate this took place between 1765 and 1784 and can be linked to wider changes within the Mount Edgcumbe estate (e.g. moving the home farm from Barn Pool to Empacombe). Cremyll was at one end of a grand avenue and where the ferry from Plymouth would disembark. This was where visitors to the highly-regarded 19<sup>th</sup> century landscape park would first alight, and it is very clear the structures at Cremyll were modified with that end in mind (e.g. and most obviously, the Italianate tower).

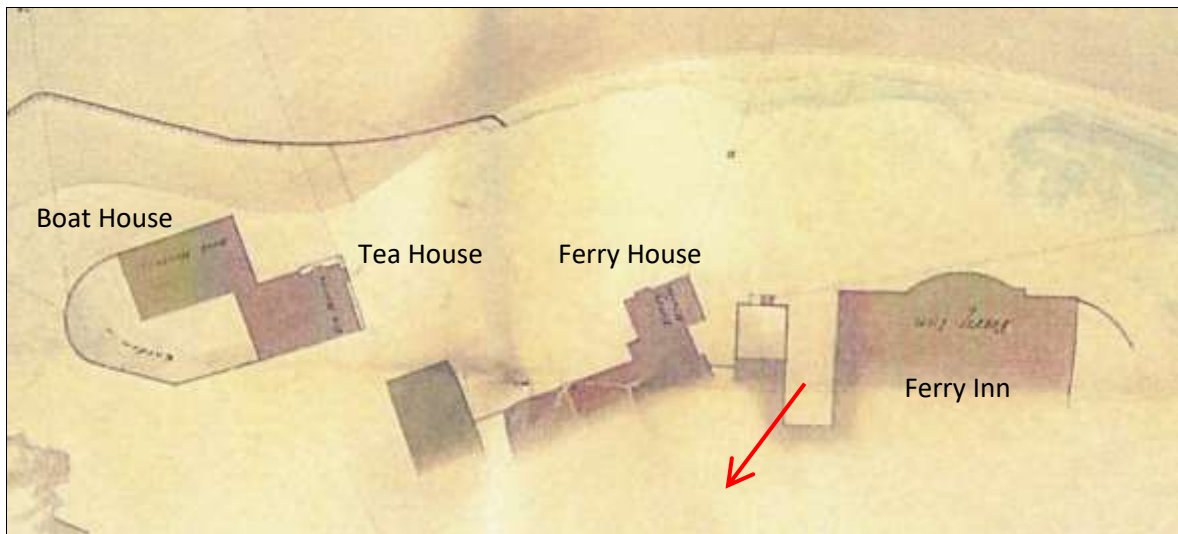


FIGURE 8: EXTRACT FROM RENDALL'S 1837 PLAN OF WORKS TO CREMYLL QUAY (CRO: ME/2312) (LABELS ADDED FOR CLARITY); THE ANNEX IS INDICATED.

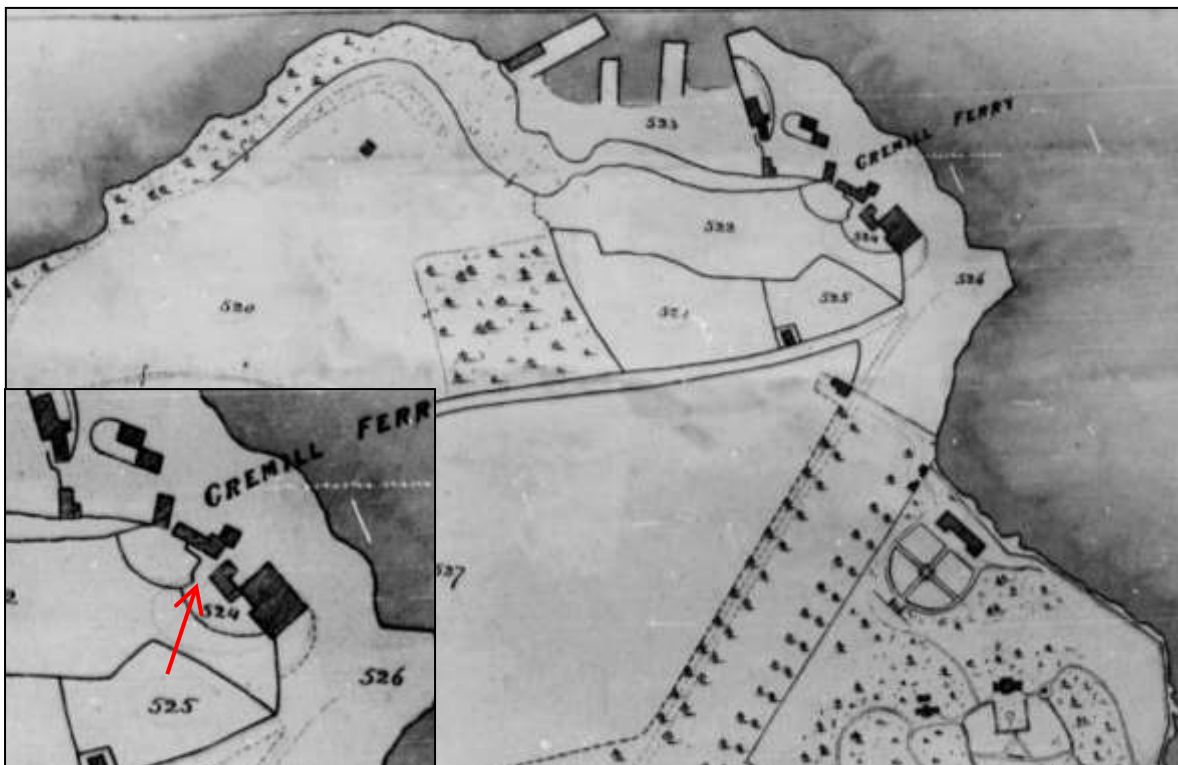


FIGURE 9: EXTRACT FROM THE 1841 MAKER TITHE MAP, WITH INSET (CRO).

The title map shows The Cottage with a projecting block and porch to the north, but it does not show structures to the rear. It was not allocated an individual field number, but lies within plot no. 526, recorded as 'waste at Cremile' and owned and occupied by the Earl of Mount Edgcumbe. The adjacent plot (no. 524) is listed as *Edgcumbe Inn and Court*, owned by the Earl of Mount Edgcumbe and occupied by one John Greave.



FIGURE 10: EXTRACT FROM THE 1867×69 6 INCH OS MAP (SURVEYED 1856×66; CORNWALL SHEET LV), WITH INSET (CRO).

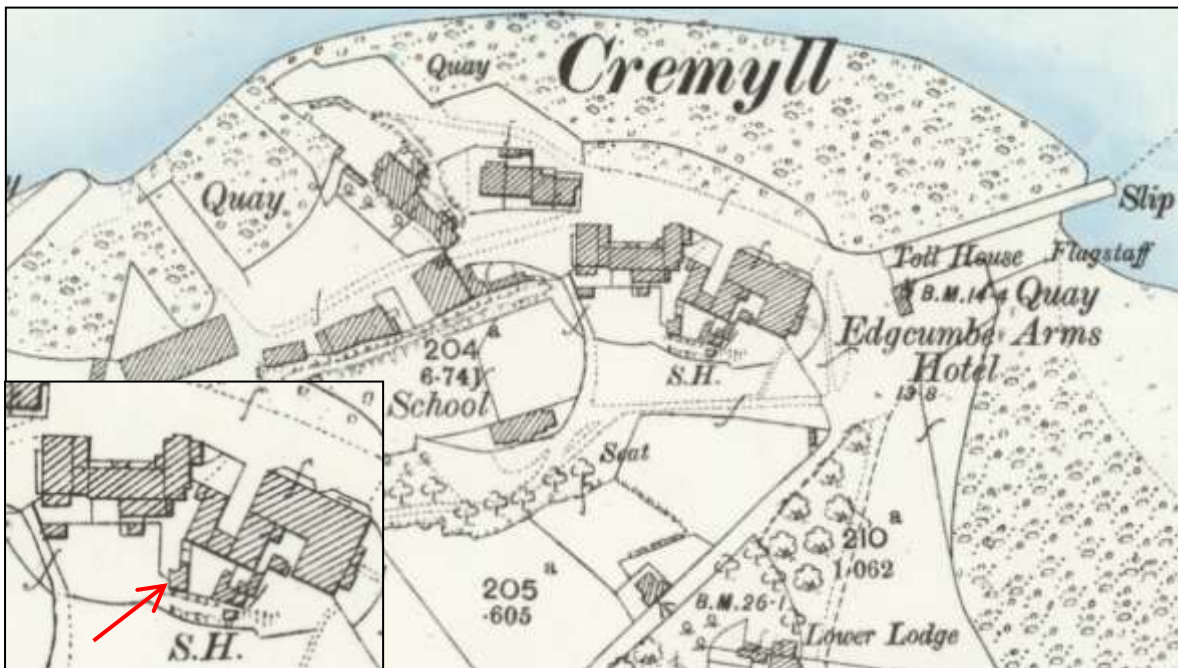


FIGURE 11: EXTRACT FROM THE 1894 (SURVEYED 1892) 25 INCH OS MAP (CORNWALL SHEET LV.2) (CRO).

By 1856-66, a block had been constructed to the rear of The Cottage (Figure 10). From the later 19<sup>th</sup> century, the external shape of the building – and the internal subdivisions – are shown in some detail through the 1:25 inch scale OS maps of 1894, 1906 and 1914. The 1894 map (Figure 11) is the first to show a structure on the approximate site of the Annexe, and it appears to be an outbuilding associated with the Cottage or the property adjoining to the east.

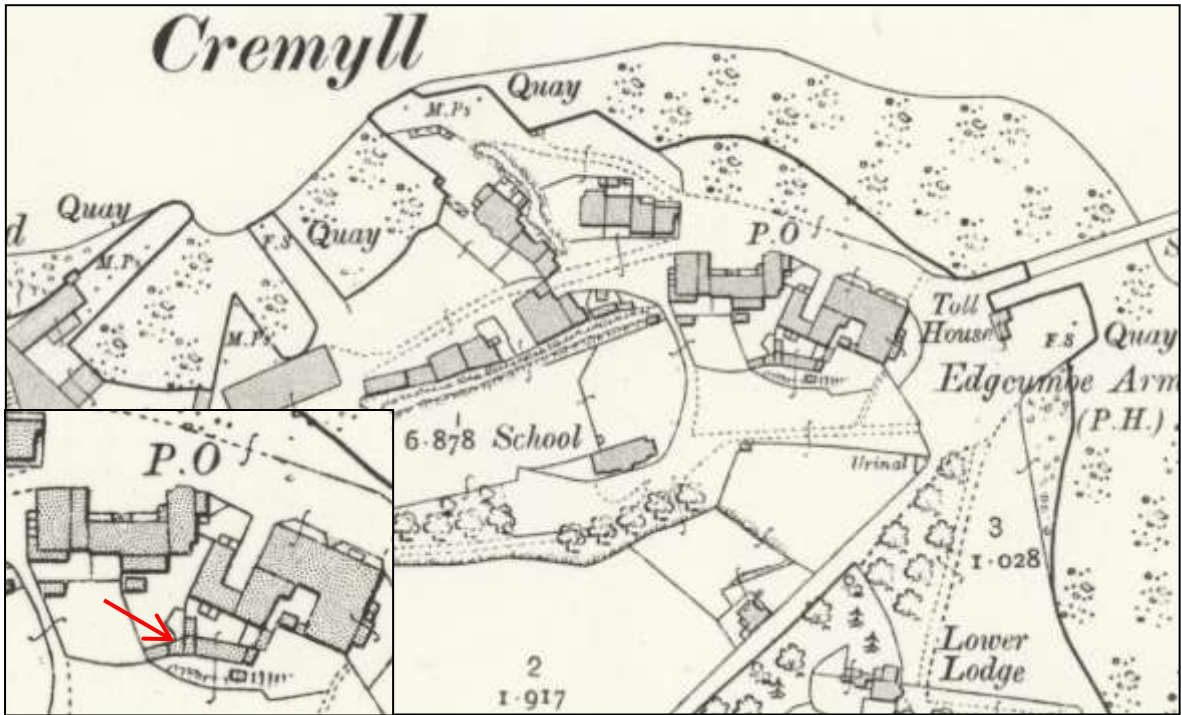


FIGURE 12: EXTRACT FROM THE 1906 (SURVEYED 1905) 25INCH OS MAP (CORNWALL SHEET LV.2) (CRO).

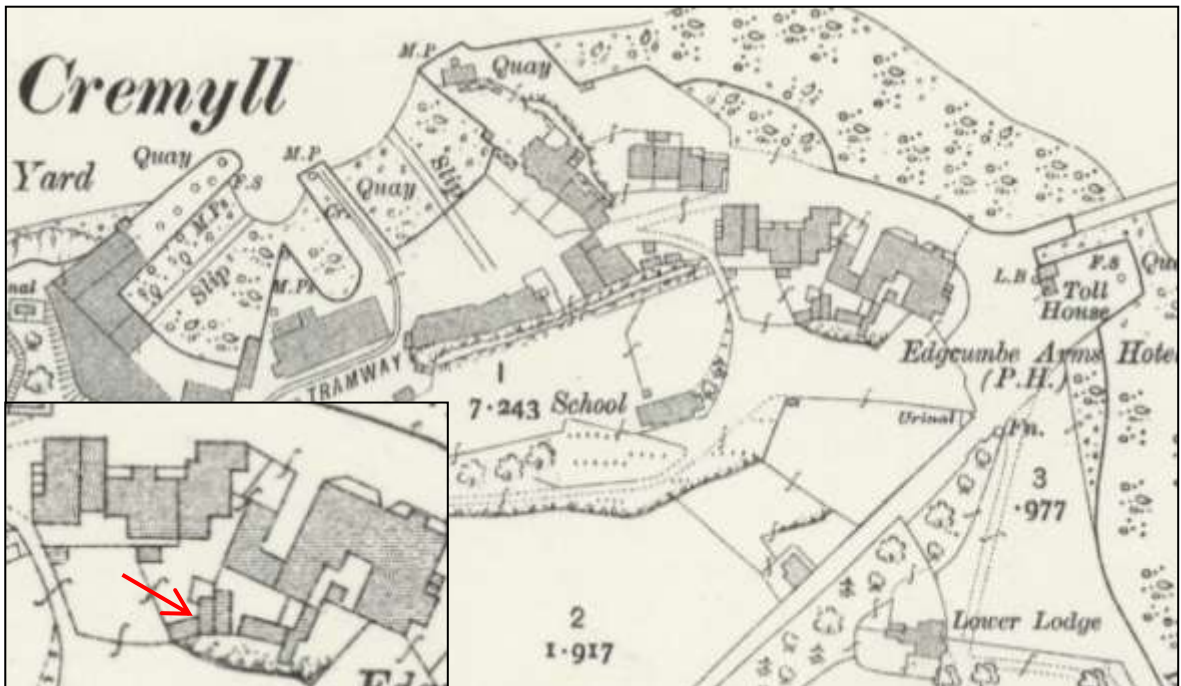


FIGURE 13: EXTRACT FROM THE 1914 (SURVEYED 1912) 25INCH OS MAP (CORNWALL SHEET LV.2) (CRO).

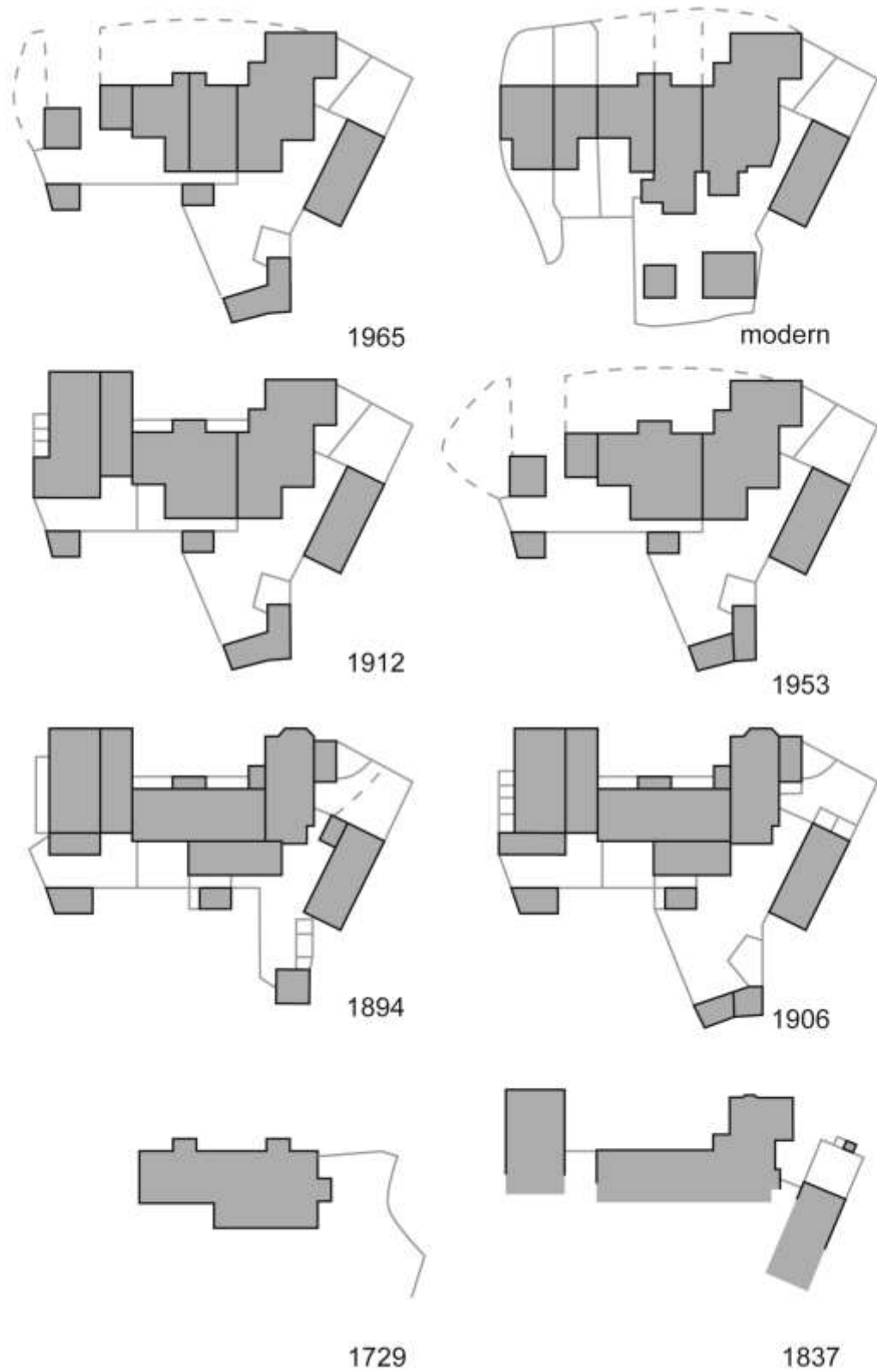


FIGURE 14: THE DEVELOPMENT OF THE COTTAGES AT CREMYLL ANTIQUES FROM 1729 TO 2018 (SOURCES: HISTORIC MAPS).

### 2.3 HISTORIC IMAGES



FIGURE 15: MOUNT EDGCUMBE IN 1686 (GERARD VAN EDEMA, MOUNT EDGCUMBE COLLECTION).



FIGURE 16: DETAIL OF THE VAN EDEMA PAINTING, SHOWING THE HOUSES AT CREMYLL.

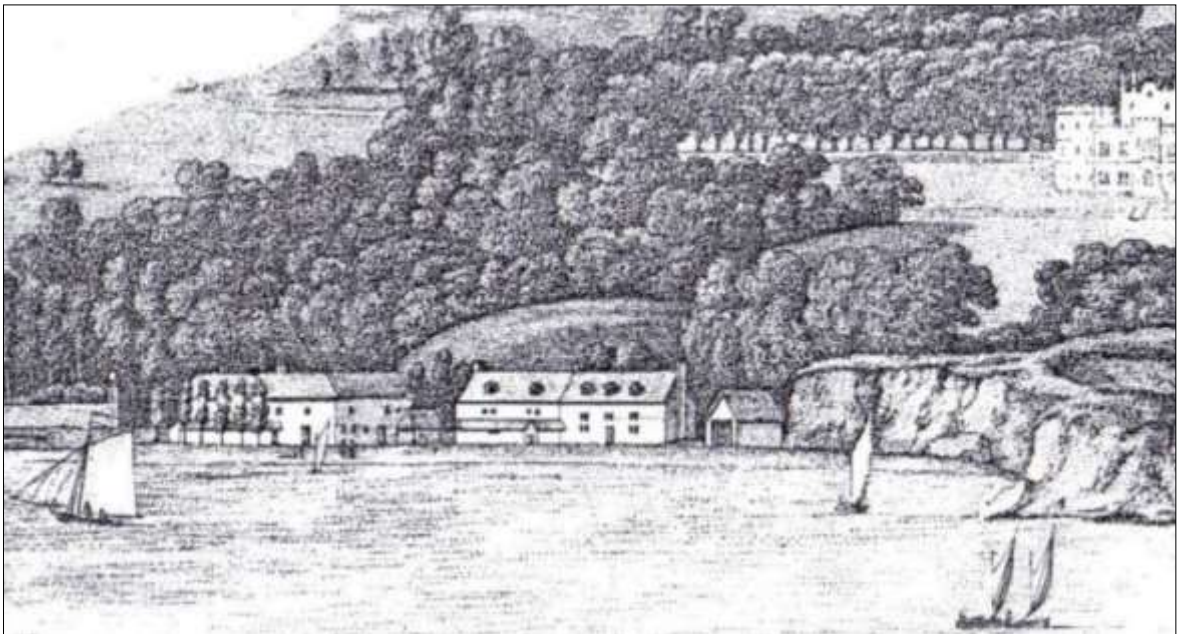


FIGURE 17: DETAIL FROM THE TOMKINS PRINT OF MOUNT EDGCUMBE IN 1790; THE INN IS TO THE LEFT, THE FERRY COTTAGES TO CENTRE, WITH OPEN BOAT HOUSE TO THE RIGHT. NOTE THE SYMMETRICAL FAÇADES OF THE COTTAGES (PLYMOUTH LIBRARY SERVICES).

The historic images of Cremyll show a settlement at Cremyll in 1686 (Figures 15-16), but that the Ferry Cottages had yet to be built (though see below). The 1790 print shows the Ferry Cottages in some detail. The western cottage is shown with a central doorway, axial stack, and a symmetrical 2/1/2 arrangement of windows – similar to the layout today – with dormers above. The eastern cottage – which includes The Cottage – is quite different in character with two windows and dormers, with an off-centre door and what looks like an enclosed veranda across the front. Both images are of clear interest, but conflict with the built evidence, which would imply the main range was built before 1686, and the crosswing was built before 1790.



## 3.0 HISTORIC BUILDING APPRAISAL

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### 3.1 SITE DESCRIPTION

The Annexe lies to the rear of the Cottage, formerly Cremyll Antiques. This group of buildings is located at the northern edge of the Mount Edgcombe estate fronting onto Cremyll Quay, at the foot of a spur of land forming part of the Rame peninsula which slopes gently upwards towards Mount Edgcombe. There was once a pronounced limestone knoll here (*Blake's Hill*), which had largely been quarried away by the 19<sup>th</sup> century leaving only isolated stacks of bedrock. Cremyll is a relatively small settlement consisting of a number of residential properties with a public house. The only road access is via the B3247; access to Plymouth was historically via ferry, and the Cremyll ferry still runs services from Cremyll Quay. The Cottage is Listed Grade II as *Cremyll Antiques* (formerly listed as *The Shop*), as a *shop with living accommodation; early 19<sup>th</sup> century with 20<sup>th</sup> century alterations*. However, analysis of the building undertaken in 2018 (SWARCH) prior to its renovation determined the core of the structure is likely to be 17<sup>th</sup> century or earlier in date, with a significant phase of 18<sup>th</sup> century investment, when a wing that later contained the offices of the Cremyll Ferry was built onto the front elevation.

#### 3.1.1 OVERVIEW OF THE COTTAGE

For ease of description this complex structure is divisible into six separate parts. The core and earliest part of the structure is a two-storey building of stone rubble with a pitched roof of slate and a large gable-end stack. It has lost its original roof, and the current roofline may have been raised. This part of the building is contiguous with Ferry Cottages to the west, and these are shown on the map of 1724. A two-storey cross-wing of stone rubble with a pitched slate roof was added to the front of the building in the 18<sup>th</sup> century; its two-storey bay window may be an original feature. At some point before 1837, a single-storey porch with mono-pitch roof was constructed in the angle between the crosswing and the main range; this external entrance was blocked after c.1960. In the early 19<sup>th</sup> century, a two-storey extension of stone rubble with brick detailing and catslide slate roof was added to the crosswing. In the early 20<sup>th</sup> century a two-storey backblock of stone rubble with yellow brick detailing and a hipped pitched slate roof was constructed to serve The Cottage and/or the Ferry Cottages; the part to the rear of The Cottage was subsequently reduced in height and a catslide roof installed. Later in the 20<sup>th</sup> century, a single-storey extension with a flat felt roof was built in the angle between the original building and the backblock.

#### 3.1.2 OVERVIEW OF THE ANNEXE

This structure is located to the rear of the Cottage and built into the corner of the garden hard against a tall pillar of limestone rock (a surviving fragment of *Blake's Hill*); see Appendix 4; Client's Photographs.

The garden behind The Cottage is set down into a deep terrace. The tall rocky stack behind the house is, in fact, the remains of *Blake's Hill* and the garden sits within the former quarry. As a result, the archaeological potential of the site will be *low or negligible*. There is a low concrete patio immediately behind The Cottage, with a back-to-back shed of stone rubble to the north-west corner, probably a privy or wash house. There is a raised paved area to the south-west with retaining walls of stone rubble mortared with concrete; this is rather overgrown. A set of concrete and brick steps with a handrail of galvanised steel accesses this raised area and addresses a gate in the west garden wall; this provides access to a small area of car parking. The boundary wall is of stone rubble and the opening is clearly forced, with sides patched in brick. This wall first appears on the 1965 OS map. To the south there is a second, slightly raised area accessed by a shallow set of steps; this is enclosed by low concrete block walls and occupied by some fruit trees. Beyond these to the south is the property boundary, of stone rubble re-pointed in cement mortar.

In the south-east corner of the garden is a single-storey, flat-roofed building (the current Annexe). This is a small rectangular workshop-style building built of rendered block and brick. It has a door and two windows in the north elevation and two large windows in the west elevation. The door is a modern plank affair; the windows are a mix of mid-20<sup>th</sup> century timber and white nPVC units. Its flat roof is sealed by bitumen/roofing felt, with black and grey plastic guttering. This building was built after 1965 and appears to be modern. It possesses no architectural value. It wraps around an earlier single-storey building with a pitched roof of corrugated asbestos with terracotta ridge tiles. This structure first appears on the 1912 OS map and may have been a privy or coal house. The east boundary of the garden is a poor-quality stone rubble wall. The gap between the workshop and the rocky outcrop is covered by a narrow mono-pitch roof of corrugated asbestos sheet; this conceals a space c.2m wide as the uneven rockface is cut back in beneath. Entry to this space is via a reset modern four-panel door. Internally, the west wall of the earlier building has been removed to unify the space; the north gable wall has been retained to form a toilet. The floor is of poured concrete.



FIGURE 18: THE CURRENT ANNEXE BUILDING IN THE SOUTH-EAST CORNER OF THE GARDEN, WITH ROCK OUTCROP BEHIND; VIEWED FROM THE NORTH-WEST.

### 3.2 SETTING

The Annexe is located to the rear of The Cottage and Ferry Cottages. The service yard of the Edgcombe Arms public house is located immediately to the east, with a converted outbuilding (Edgcombe Cottage) between The Cottage and the Inn. The Annexe sits within a somewhat neglected garden space behind The Cottages, with car parking to the west and the garden of the neighbouring bungalow to the south. The garden is bounded to the south by a limestone outcrop (former quarry face). To the west, mature trees shade the small car park associated with the Mashfords Boatyard, which lies beyond another stack of limestone cliffs.



FIGURE 19: THE IMMEDIATE SETTING OF THE ANNEXE (© GOOGLE MAPS 2020); THE ANNEXE IS INDICATED.



FIGURE 20: THE IMMEDIATE SETTING OF THE ANNEXE, VIEWED FROM THE EAST (© GOOGLE MAPS 2020); THE ANNEXE IS INDICATED.



FIGURE 21: THE IMMEDIATE SETTING OF THE ANNEXE, VIEWED FROM THE NORTH (© GOOGLE MAPS 2020); THE ANNEXE IS INDICATED.



FIGURE 22: THE IMMEDIATE SETTING OF THE ANNEX, VIEWED FROM THE NORTH (© GOOGLE MAPS 2020); THE ANNEXE IS INDICATED.

### 3.3 SIGNIFICANCE

The Annexe is a 20<sup>th</sup> century workshop built of modern materials with a flat roof. It incorporates part of an earlier building, but even this was built between 1894-1912. It lies within the curtilage of the Listed Cottage but is of no individual historical or architectural value and does not contribute to the setting of the Cottage in a positive way.

#### 3.3.1 EVIDENTIAL VALUE

The appraisal indicates the Annexe retains older fabric within its footprint, of early 20<sup>th</sup> century date. This shed is likely to have been a privy, a coal store or similar additional service building. There is, therefore, *low* evidential value.

#### 3.3.2 HISTORICAL VALUE

The building has *negligible* associated historical value as part of the wider Cottage/Ferry Cottages site.

#### 3.3.3 AESTHETIC VALUE

The building has *no* aesthetic value.

#### 3.3.4 COMMUNAL VALUE

The building has *no* communal value.

#### 3.3.5 INTEGRITY

The Annexe appears to be largely intact, in fair but declining condition.

#### 3.3.6 AUTHENTICITY

The Annexe appears to be an authentic example of its type, but it lacks any real value.

#### 3.3.7 SUMMARY

The building is of heritage *negligible* value, and its only contribution to the setting of the Listed cottage and the wider conservation area is a negative one.

### 3.4 IMPACT ASSESSMENT

It is proposed to take the existing Annexe and build up to form a small 1½ storey, single-bedroom annexe on the same footprint (see Appendix 1). In general, the proposed changes would see an ugly and redundant building in declining condition within the setting of the Listed cottages renewed and maintained to modern standards. There are no concerns about the loss of historic fabric. The proposed creation of the Annexe to the rear of the Cremyll Antiques building conforms to the narrative of The Cottage itself, which is one of subdivision and multi-occupancy.

There are several issues to address. The first is the potential loss of amenity and garden space attached to the Listed cottage, and thus its setting. However, the proposed structure would be on the same footprint as the existing workshop and the garden space would be subject to only minor changes.

The second issue is the changing character of the rear garden. Converting the existing structure into an annexe will introduce a domestic element into what had been a service area. However, the cottages here have always been of mixed domestic and working character and there is no significant alteration of theme here.

The third issue relates to the potential effect on the setting of the Cottage and the Conservation Area. The rear elevation of the Cottage is of negligible heritage value. Its heritage value lies in its early fabric, surviving historic fittings, and its appearance when viewed from the north and along the road by the quay. The rear elevation of the Ferry Cottages is more historic, and includes the two early sash windows, but again, is only of *low* aesthetic value when compared to the north side of the cottages. The proposed structure, even a two-storey one, would only be visible from the west and south-west, across the existing car park. Glimpses might be possible between the Cottage and the Inn outbuilding (Edgcumbe Cottage), and across the back yard of the Inn, but there would be no meaningful visual effect on the setting of the Cottage or the Conservation Area. As the roofline sits below that of the adjacent buildings it would not impede views to the limestone cliff behind.

A final issue is the design. Its contemporary character is not the issue – a high quality finish would make a positive contribution to the Conservation Area and clearly distinguish it for what it is. The issue was that an earlier iteration of the design featured a pointed gabled dormer and railings in the north elevation, which would be rather out of character for the area. However, the latest version of the design has replaced this with a skylight, which would more readily be interpreted as non-domestic/service and thus much less of an issue. A flush skylight would be preferable here.

#### 3.4.1 SUMMARY

TABLE 1: IMPACT SUMMARY (SEE APPENDIX 2).

Value (workshop)	Negligible
Value (heritage assets)	[Medium] High GII Listed, uplift for group value
Magnitude of impact (on the workshop)	Major
Magnitude of impact (on setting)	Minor
Significance of Effect (on the workshop)	Slight
Significance of Effect (on setting)	Slight to Moderate/Slight
Overall impact assessment	Negligible to negative/minor (at worst) <i>Negative</i> changes to the setting; offset by the <i>positive</i> benefit of removing redundant building

## 4.0 DISCUSSION AND CONCLUSION

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We need to review the value of the Cottage at Cremyll to understand the impact of the proposed Annexe. Contiguous with Ferry Cottages, The Cottage (former Cremyll Antiques) was probably built as the residence of the ferry keeper and/or ferrymen. It seems likely the main range (Ferry Cottages) was constructed before the early 17<sup>th</sup> century, with The Cottage built as a kitchen block attached to the earlier structure. In the 18<sup>th</sup> century a crosswing was added to the north containing a pair of heated offices. Labelled *Ferry House* in 1837, it was probably the main office for the ferry with domestic accommodation behind. In the early 19<sup>th</sup> century the crosswing was incorporated into the domestic space of the Cottage, and a lean-to extension built to one side. In the early 20<sup>th</sup> century, the internal layout of The Cottage and Ferry Cottage was changed; in 1940 bombing destroyed the western end of the cottages and Ferry Cottage was split into two smaller units.

The long association with Cremyll Ferry is of clear interest, particularly if it could be demonstrated it was originally built by the Blake Family. The Cottage, together with the Edgcumbe Arms, would have formed a key part of the visitor experience at the point of disembarking.

It is proposed to renew and replace the Annexe behind the cottages and create a small 1½ storey one-bedroom annexe on the same footprint. The existing Annexe is a flat-roofed 20<sup>th</sup> century structure of no architectural value. This building currently makes a negative contribution to the setting of the Listed cottages. In general, the proposed changes would see an empty building in declining condition removed from the setting of the Listed cottages and replaced with a new one. There are no concerns over the loss of historic fabric.

The proposed Annexe would be visible from the rear of The Cottage and the Ferry Cottages, from the lane that runs past the properties to the west, and from the garden of the Bungalow to the south. It would not impede views to the rear of the Listed properties. In terms of the aesthetic and historical value of the Listed structures, it is the façade that faces out onto Plymouth Sound that is important, and from this direction the Annexe would only be visible through the narrow gap between The Cottage and Edgcumbe Cottage. As a result, there would only be a negligible to negative/minor impact on the setting of the Listed assets and the Cremyll Conservation Area.

There are two other potential issues with the proposals: the extent to which the structure will conceal the tall rocky outcrop to its rear; and the styling of the design. With regard to the former, the limestone outcrop is a character feature of Cremyll, appearing in several key views. However, the roofline of the proposed build would be lower than the existing buildings along the quayside. In terms of the latter, the modern styling is not an issue – and serves to differentiate the structure from its surroundings – and the design journey has removed the pointed dormer.

The *existing* structure is injurious to the setting of the Listed assets and Conservation Area, and the proposed Annexe would be no worse. Indeed, the use of high-quality materials and a high-quality finish could be seen as a positive outcome for the site. On balance therefore, the impact of the proposals is adjudged to be **negligible to negative/minor** overall, with some positive benefits. There would be no archaeological impact.

## 5.0 Bibliography

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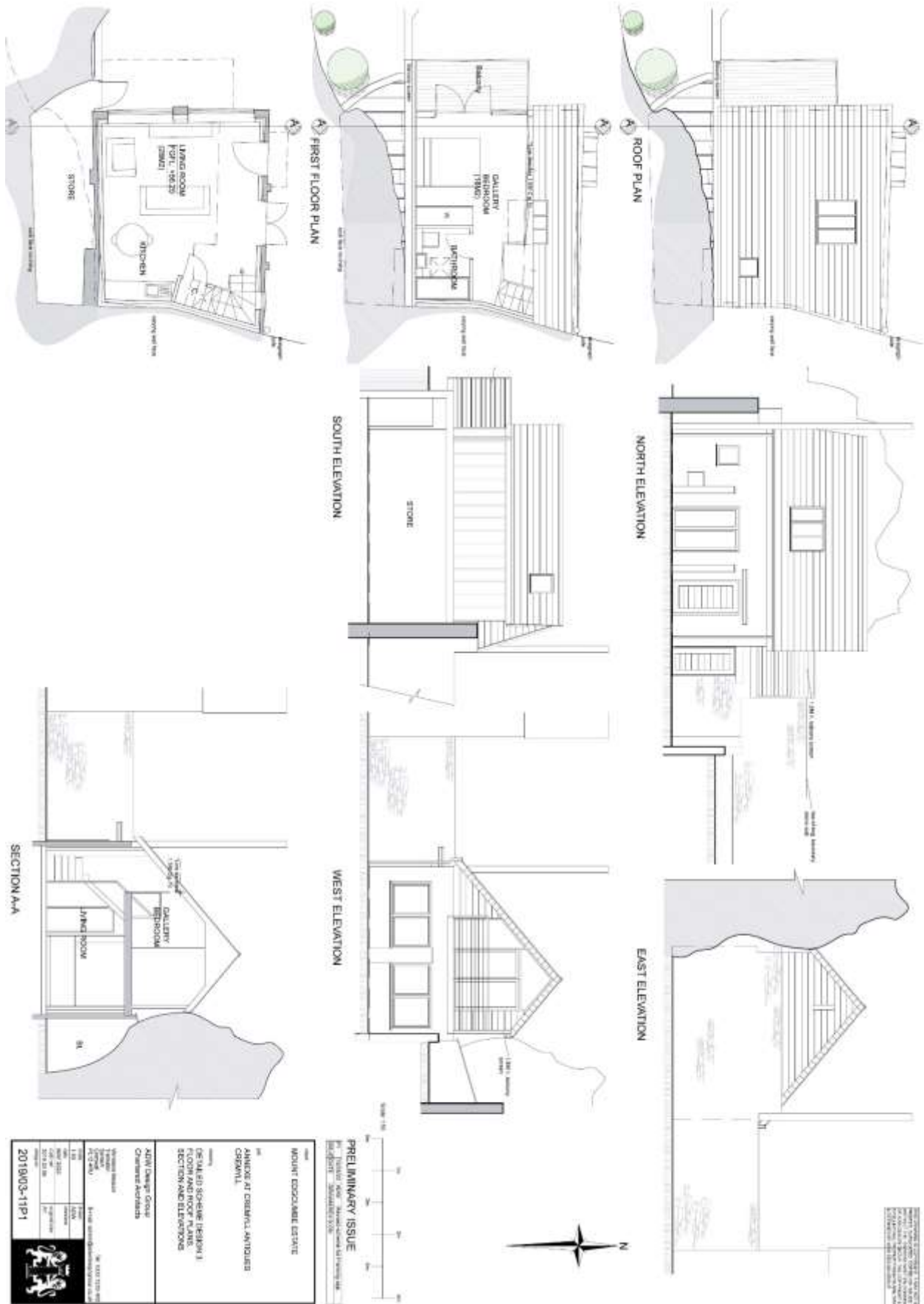
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APPENDIX 1: PROPOSED PLANS





APPENDIX 2: IMPACT METHODOLOGY

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 2-4), used to complement and support the more narrative but subjective approach advocated by Historic England. 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 2: 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 3: 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 4: Scale of Impact.

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

APPENDIX 3: PHOTOGRAPHIC ARCHIVE – SWARCH PHOTOGRAPHS

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1. EAST ELEVATION OF THE EARLY 19<sup>TH</sup> CENTURY EXTENSION; VIEWED FROM THE EAST-NORTH-EAST.



2. THE NORTH AND EAST ELEVATIONS OF THE COTTAGE; VIEWED FROM THE NORTH-EAST.



3. THE NORTH AND WEST ELEVATIONS OF THE CROSSWING, WITH PORCH AND NORTH ELEVATION OF THE MAIN RANGE; VIEWED



4. THE SOUTH ELEVATION OF THE COTTAGE FROM ITS COURTYARD; VIEWED FROM THE SOUTH (SCALE 2M).



5. AS ABOVE; VIEWED FROM THE SOUTH-SOUTH-EAST (SCALE 2M).

APPENDIX 4: PHOTOGRAPHIC ARCHIVE – CLIENT PHOTOGRAPHS

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6. THE NORTH-WEST CORNER OF THE GARDEN, WITH STONE BUILT SHED AND GARDEN WALL; VIEWED FROM THE SOUTH-EAST.



7. THE SOUTH-WEST CORNER OF THE GARDEN AND RAISED TERRACE; VIEWED FROM THE NORTH.



8. THE EASTERN BOUNDARY OF THE GARDEN, LOOSE RUBBLE STONE WALL AND ADJACENT CONVERTED OUTBUILDING; FROM THE WEST.



9. THE WORKSHOP IN MORE DETAIL, SHOWING IT ENVELOPING EARLIER SHED BEHIND; VIEWED FROM THE NORTH-WEST.



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