

THE OLD COALYARD DUPORTH ROAD CHARLESTOWN CORNWALL

Heritage Impact Assessment + Cobbles Appendix



South West Archaeology Ltd. report no. 181120



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The Old Coalyard, Duporth Road, Charlestown, Cornwall

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

Including an additional cobbles appendix

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Work undertaken by SWARCH for Ivan Tomlin
of Planning for Results Ltd.

SUMMARY

This report presents the results of a desk-based appraisal and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. At The Old Coalyard, Duporth Road, Charlestown, St. Austell, Cornwall, as part of the planning submission for a proposed residential development.

The proposed development would take place on the site of a former coal yard within the historic core of the 18th-19th century industrial port of Charlestown. The site is situated off the main thoroughfare (Charlestown Road) and to the north of Duporth Road, and is divisible into two distinct elements: former cottage gardens, and the remnants of a cobbled ore floor. The terraced nature of the site implies that the archaeological potential is relatively low to the north, although following a process of clearance and cleaning the detailed recording of the remnants of the ore surface would be a worthwhile exercise.

The site is located within the World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II and Grade II Listed buildings. As the site is set back from the main street and the principal buildings/structures within the settlement, the effect of this development on the World Heritage Site will be muted. Most of the individual designated heritage assets within the settlement (two Grade II*, fifteen Grade II Listed buildings) are also located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. Other buildings would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking, and the topography, or that other modern intrusions have already impinged upon their settings. However, the construction and presence of a new development in this townscape would impinge principally on the Conservation Area and WHS as a whole (negative/minor) rather than specifically and particularly on any individual designated heritage asset. The principal issue is not the development itself, but the cumulative effect of multiple developments within the settlement, and the way in which change is managed to minimise harm.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The design of the most prominent elements of the development (the elevation along Duporth Road) is sympathetic to the overall aesthetic of the village, and mitigation is possible through archaeological recording and the restoration of historic fabric and structures. The impact of the development on any surviving buried archaeological features or deposits would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is considered fairly low.*



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1.0 INTRODUCTION

LOCATION: THE OLD COALYARD, DUPORTH ROAD, CHARLESTOWN
PARISH: ST. AUSTELL
COUNTY: CORNWALL
NGR: CENTRED ON SX 03700 51779
SWARCH REF: ACC17

1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and historical impact assessment (HIA) carried out by South West Archaeology Ltd. (SWARCH) for The Old Coalyard, Duporth Road, Charlestown, St. Austell, Cornwall (Figure 1). The work was commissioned by Ivan Tomlin of Planning for Results Ltd. on behalf of a Private Client in order to establish the historic background for the site and assess the potential impact of a proposed housing development. The development is the subject of a *planning performance agreement*, and the proposals follow on from extensive discussions with the LPA.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site comprises a roughly rectangular area which includes a historic ore floor and is the site of a former coalyard. The site lies approximately 300m to the north of the harbour and west of Charlestown Road at approximately 25m AOD. The soils of this area are the well drained fine loamy soils over slate and slate rubble of the Denbigh 2 Association (SSEW 1983), which overlie the slate, siltstone and sandstone of the Meadfoot Group (BGS 2016).

1.3 HISTORICAL BACKGROUND

The site is located within the parish of St. Austell, in the deanery and eastern division of the hundred of Powder, approximately 2km south-east of the parish town. The village was in the sole ownership of the Charlestown Estate from its construction in the late 18th century until 1986 and as a result had not undergone much modernisation throughout the 20th century. The site lies within the Conservation Area and many of the historic buildings of the village are Listed.

1.4 ARCHAEOLOGICAL BACKGROUND

The site falls within land designated as Recreational, dating to the 19th and 20th centuries, and is surrounded by post-medieval enclosed land, medieval farmland and 20th century settlement. The Cornwall HER indicates that the assets on the site and in the immediate vicinity are exclusively post medieval and modern. The majority are associated with the industrial nature of this area of the village. The site is included across a handful of records in the gazetteer produced by the Cornwall Archaeological Unit (CAU) as part of their 1998 assessment of Charlestown. The site was previously assessed by CAU in 2003; their report included a desk-based assessment and a brief walkover survey.

1.5 METHODOLOGY

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

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

The initial work relating to this project took place in May-June 2017. This work was undertaken in order to inform and guide design proposals and the pre-application enquiry, and this report builds on those initial findings and the finalised proposals. The Cornwall Council HEOs have commented on the proposals via the pre-application process.



FIGURE 1: SITE LOCATION (THE PROPOSED 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 an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

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

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

2.3 LOCAL POLICY

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

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

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

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3 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. Robust assessment requires a clear understanding of the value and significance of the archaeological potential of a site. Section 4 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. The site is located within the *Charlestown Conservation Area* and the *Luxulyan Valley and Charlestown* part of the Cornwall and West Devon Mining Landscape World Heritage Site. Charlestown also contains a 49 Grade II and two II* Listed structures (the Wesleyan Chapel and the Harbour and Inner Basin).

3.0 DESK-BASED APPRAISAL AND CARTOGRAPHIC ANALYSIS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource, and in most instances the effect will be limited to the site itself. The former coal yard has been terraced into the slope, and the likelihood that any earlier archaeological remains survive in that area is remote. However, the lower part of the site may have been built up, and in this area buried remains are possible. In addition, historic cobbled surfaces are visible, particularly to the north-east part of the site, and these might be present as buried layers elsewhere.

3.2 DOCUMENTARY HISTORY

The village of Charlestown lies on the south coast of Cornwall, just to the south-east of the town of St. Austell. Detailed surveys have been carried out for the village, in 1998 and again in 2007 (Berry, et. al. 1998; Berry 2007) and this is summarised below.

Charlestown originated from the medieval settlement of Polmear, first recorded in 1403 as 'Porthmeur' meaning 'big cove'. In 1792-1799 the existence of copper mines in the area led Charles Rashleigh of Menabilly and Duporth to construct a harbour for the export of copper ore and china clay, alongside the import of coal. His sponsorship of this development led to the name to *Charles Town*. However, a series of acrimonious legal disputes impoverished Charles Rashleigh and the estate was transferred to his creditors following his death in 1823. The development of the harbour led to the expansion of the pilchard fishing industry, including the construction of new fish cellars. As the harbour evolved, so the surrounding settlement grew to accommodate a growing workforce. Further infrastructure, including the Wesleyan Chapel, the Rashleigh Arms, St. Paul's Church, the Foundry, the inner harbour and Lovering china-clay pan-kiln were built between 1827 and 1914 after the Crowder family took control in 1825. By 1850 copper mining in the St. Austell area was in decline, and the main business of Charlestown became china clay and stone, leading to further enlargement of the harbour in the 1870s. By the mid 20th century a lack of good rail and road links, and the narrow harbour entrance, led to the decline of Charlestown as a port, and in 1986 the Crowder family relinquished ownership after 161 years. The latter half of the 20th century has seen Charlestown become a popular visitor attraction and film and television location, including *Hornblower* and recently *Poldark* (Berry et al. 1998).

3.3 THE OLD COALYARD

A desk-based assessment and rapid walkover were carried out at The Old Coalyard by CAU (Thomas 2003). At the time of their visit, the Coalyard was still in use, approximately half of the yard retained the cobbled surface of the ore floor and the gardens and privies of the back row of houses was ruined and overgrown, having been abandoned since the demolition of the back row of the terrace in the 1960s.

The area of the proposal site contains two historic areas which are recorded in the 1998 CAU gazetteer (Berry, et. al. 1998). The descriptions are as follows:

102. A row of gardens and outside privies on the north side of Duporth Road formerly belonged to the 'Back Row' of houses along this street (see site 98). The houses were in existence before 1795 and the gardens are now derelict and partially overgrown. They slope down to a granite retaining wall alongside Duporth Road, which has numerous small gateways framed by granite gateposts. The privies, like many others in Charlestown, are built of rubble stone and have Delabole rag-slate

roofs. Several of these are now falling into disrepair. A granite framed water point (see 228) is located in the front retaining wall of the gardens.

107. A copper ore floor, first mapped in 1825. At this time it extended as far as Charlestown Road but by 1882 the eastern part of the yard had been overbuilt with houses (see site 108). The present wall of the ore floor retains a pair of dressed granite gateposts, added when the area of the floor was reduced. Inside the gateway there are still remains of stone cobbling. The former ore floor is now sub-divided and the north part is now a coal yard enclosed by corrugated iron fencing. A substantial retaining wall separates this yard from neighbouring properties on the north side.

The houses to the east and south-east of the proposed site are recorded in the gazetteer under site numbers 103-106 and 108.

3.4 CARTOGRAPHIC SOURCES

A nautical chart from 1795 shows the village shortly after the harbour was constructed, the village at the time was known as Polmear. The chart may record some of the structures in the vicinity, but is not particularly detailed or accurate, so it is hard to conclude for certain. The chart certainly implies the presence of Duporth Road to the south of the site, with buildings appearing along the southern side of the road. Duporth Road seems to have formed the approximate northern limit of the settlement at this date.



FIGURE 2: EXTRACT OF THE 1825 ESTATE MAP BY RICHARD THOMAS (CRO).

Following the death of Charles Rashleigh, Charlestown was fully surveyed in 1825. This map (Figure 2) depicts the ore floor within the development site and a second ore floor, immediately to the north, where the school (built c.1895) now stands. Across the road to the east is a coal yard. The site appears to sit at the end of the village, part of a band of industrial sites. The courtyard of buildings to the north was likely to have originated as the home farm of the Duporth Estate.

The St. Austell tithe map of 1842 shows that the land to the north of the site had been developed for housing since 1825. To the south of the site the houses and gardens can be seen in more detail than the 1825 map, with the houses to the west of the small Methodist Chapel leased by the same group as the ore floors, indicating that these buildings were used to house those working at the ore yard. The coal yard to the east of the road appears to have been subdivided between 1825 and 1842.

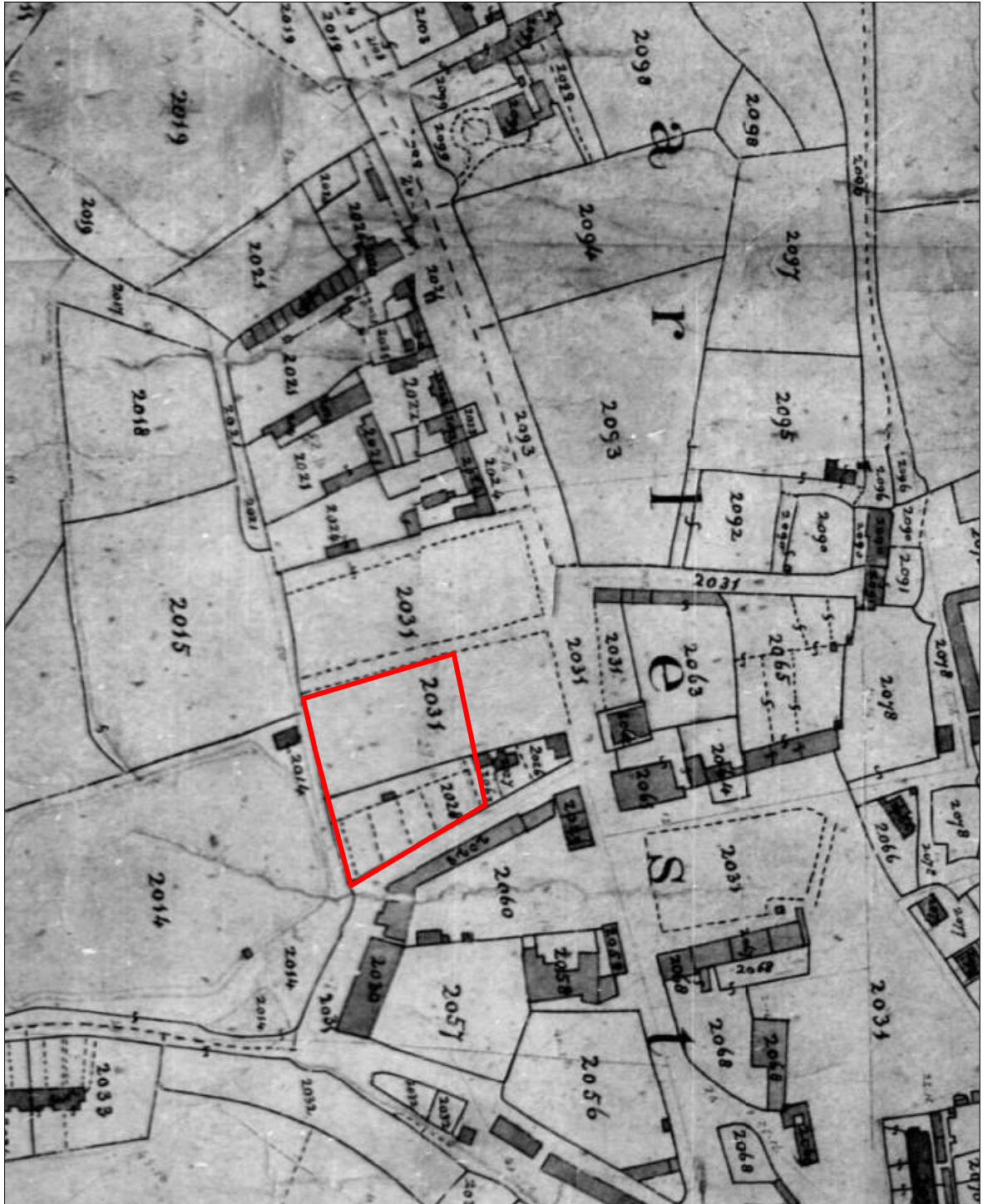


FIGURE 3: EXTRACT FROM THE 1842 ST. AUSTELL TITHE MAP. THE SITE IS INDICATED.

TABLE 1: EXTRACT FROM THE 1839 ST. AUSTELL TITHE APPORTIONMENT (CRO).

No	Land owner	Occupier	Land use
2026	Charlestown Shipping Company	George Clemoes	Charlestown Estates, Dwelling House and Garden
2027		George Jenkins	Charlestown Estates, Dwelling House and Garden
2028		Edward Rose Tunno, Esq. & others	Charlestown Estates, Dwelling Houses and Gardens
2029			Charlestown Estates, Dwelling Houses
2031			China Clay Floors, Roads, Wastages, Pier, Basins & Ore Floors
2062		The Trustees	Methodist Chapel

By the publication of the First Edition OS map in 1882 the coal yard east of the road has been developed and is labelled as a school for Boys & Girls. The ore floor in the proposal site has been shortened and houses built between it and Charlestown Road. The northern ore floor has given a larger area over to development at its north and east ends and both ore floors show indications of subdivision, with entry ways marked through dotted lines, presumably fences. The small building which was (wrongly?) recorded as the Methodist Chapel on the tithe map has been replaced with a much larger chapel to the east of Charlestown Road.



FIGURE 4: EXTRACT FROM THE FIRST EDITION 25 INCH OS MAP, 1882; THE SITE IS INDICATED (CRO).

The Second Edition OS map of 1908 shows the school had been relocated to site of former northern ore floor; the former school site has become housing. Two large buildings had been constructed on the proposed site, now labelled 'cooperage' and the houses along the eastern boundary of the site, along Charlestown Road appear to have been modified. The individual garden plots to the south of the site are not recorded on this map, nor are the privies, suggesting these may have been removed by this date.

The 1937 OS Map shows much greater detail of the houses to the east of the site, but again no record of the privies or garden plot divisions. The buildings to the north of the school show some alterations and extensions; this map is also the first to show the china clay dry on the eastern edge of the village behind Polmear Farm, built in 1908. The site itself is still noted as a cooperage and appears to have undergone little change since the 1908 OS Map.

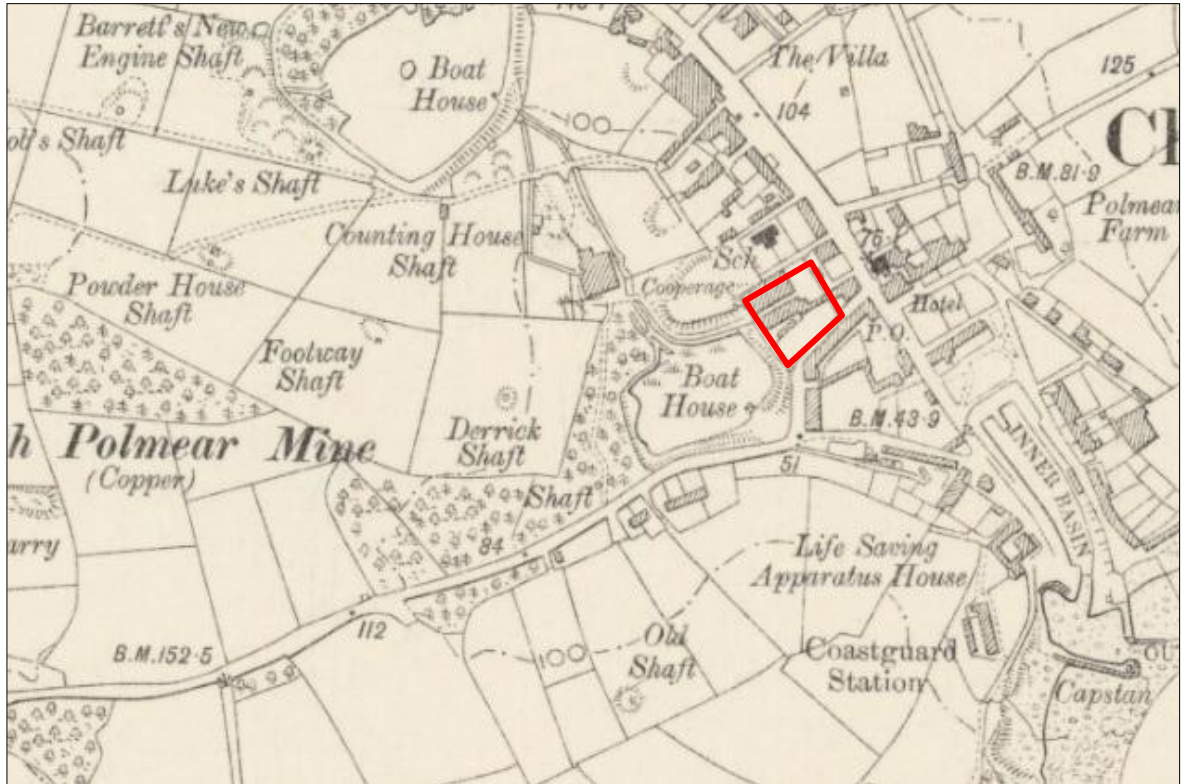


FIGURE 5: EXTRACT FROM THE SECOND EDITION 6 INCH OS MAP, 1908; THE SITE IS INDICATED (CRO).

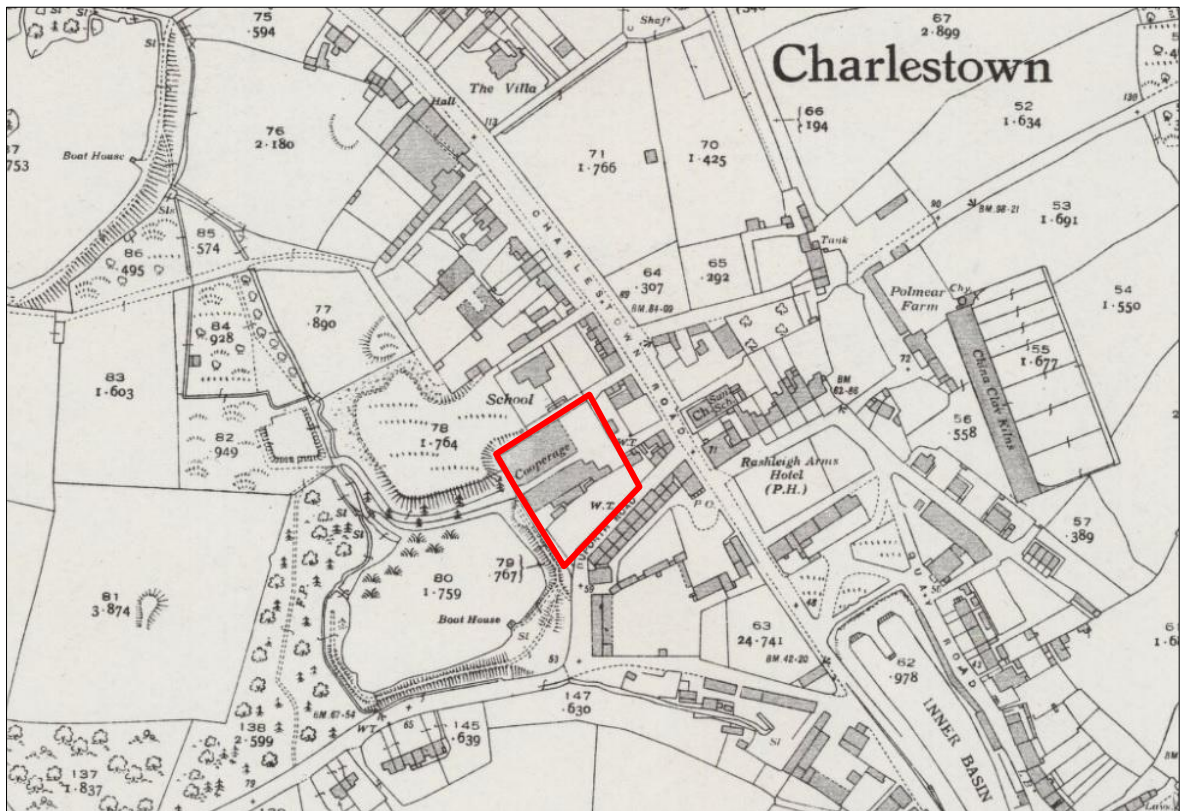


FIGURE 6: EXTRACT FROM THE OS 1937 MAP; THE SITE IS INDICATED (CRO).

3.5 DESCRIPTION OF THE SITE

The proposed development site was visited on the 5th May 2017 as part of the initial phase of work undertaken. Additional photographs of the site and its surroundings can be found in Appendix 2. The former coal yard is accessed from the east via a lane between properties flanking Charlestown Road, including the GII 67 and 69 Charlestown Road. The former gardens are accessible from Duporth Road but were too overgrown and could not be accessed (the following account of the gardens is based on observations from adjoining areas). The whole site comprises a sub-rectangular area covering c.0.35ha; the coal yard is split into two relatively-level terraces, whilst the gardens to the south slope gently down to Duporth Road.



FIGURE 7: VIEW FROM THE SOUTHERN PART OF THE YARD TOWARDS THE METHODIST CHURCH; FROM THE WEST.

3.5.1 FORMER COAL YARD

The eastern boundary of the coal yard consists of a length of stone wall c.1.6m high pierced by a gateway to the south, the stone wall of an adjoining structure to the centre, and a stretch of wall with corrugated sheeting affixed. The section of walling appears to have been raised, probably in the 20th century, and is capped in concrete. The southernmost part rises to c.2m and appears to abut the house to the south; this raise has brick quoins. The northern boundary of the site features a length of stone wall 10m long by c.3m high; this wall appears to have been raised (by c.0.4m) and incorporates cobbles from the ore floor. The central part of this boundary features a wall of concrete blocks, behind which an earth bank rises to the terrace occupied by the former school and other late 19th century buildings. The north-west corner of the site is bounded by a stone faced hedgebank topped with a steel fence; this wraps around to form the northern part of the western boundary. The remainder of the western boundary is formed by a low stone wall with later iron fence; much of this wall has collapsed to the west, but its granite coping survives in places. A wall of concrete blocks divides the coal yard areas from the gardens to the south. An overgrown stone outbuilding (privy?) with slate roof forms part of this boundary; this building was inaccessible during the walkover survey. The coal yard itself is divided into two by a concrete post-and-wire fence. The northern floor appears to be in slightly better condition, though clearly worn with repairs and substitutions in concrete. The surface consists of a mix of sub-angular slatestone and beach pebbles and cobbles, and is best preserved to the north-east side; this is a clear drainage running north-south from the western end of the tall north wall. The southern floor

includes the remnants of former building footings (a mixture of granite and brick) that relate to the use of the site as a cooperage in the early 20th century. The former ore floor in this area appears to be much patchier than to the north, with much of the visible metalling being a more modern gravel scree.

3.5.2 THE GARDENS

The eastern and western boundaries of the gardens were not visible but appear to be stone walls. The northern boundary, where it is visible, is of concrete block and incorporate the small stone shed noted above. The southern boundary flanks Duporth Road and consists of a roughly-coursed slatestone and granite wall c.1.4m high. It features five entrances, each with granite gateposts. The gateposts all have the scars of former iron gates, with parts of their former fittings surviving in places. The gates all appear to open onto a set of stairs (all overgrown and no longer visible) flanked by stone retaining walls. The presence of a step in each of the eastern retaining walls (where visible) suggests that some of the entrances provided access to two gardens. The wall also incorporates a granite-framed former water fountain. The sloping stone capping appears to have been repaired or replaced in concrete, but presumably once had granite or slate coping.

3.6 DESIGN PROPOSALS

The proposed development consists of a short terrace, to be constructed along the southern side of the former coal yard, with a detached and a semi-detached dwelling to be located to the north of this terrace. Access would be from the east, from Charlestown Road. The north-eastern part of the former coal yard would be retained as open space, protecting the ore floor visible here. The terrace would comprise five two-storey dwellings under a hipped pitched roof. Each dwelling would feature a symmetrical 2/1/2 arrangement of windows with a central door. Three of the dwellings would omit the central window in favour of an alcove. The windows would either be eight-over-eight sashes, or two-over-two sashes; each doorway would feature a small porch that mimics those of other properties in Charlestown. This presentation elevation takes inspiration from no.8 Duporth Road and no.67 Charlestown Road, as well as other examples in the village. The elevations of the other two buildings would be similar, but would feature ground-floor bay windows. The former gardens, and former entrances, would be rehabilitated to serve the terrace. See Figures 8-9.

The pre-application inquiry, informed by the work already undertaken for the site, has resulted in the following undertakings relevant to the historic environment (see pages 16-18 in the *Design and Access Statement*):

- *There are existing natural and stone boundary treatments to the site, where it is established as being appropriate, every effort will be made to retain such existing traditional stone walls and natural planting;*
- *There is an opportunity to provide a high quality and special development which takes influence from the existing settlement pattern and traditional vernacular character;*
- *There is an opportunity to provide a development which complements, respects and is sympathetic to the designated Conservation Area;*
- *There is an opportunity to respond appropriately to the existing Listed buildings scattered throughout the settlement;*
- *There is an opportunity to provide a development which accords with the key principles of the World Heritage Site, therefore maintaining and supporting the objectives of the World Heritage Site Management Plan;*
- *There is an opportunity to provide a development which retains the important identified historic character of the site, such as the traditional stone boundary wall fronting on to Duporth Road;*
- *There is an opportunity to provide a development which retains the historic traditional stone outbuildings which secures the long-term retention and maintenance;*
- *There is an opportunity to provide a development which allows a greater detail of archaeological understanding and appreciation of the historic coal yard and ore floor;*

- There is an opportunity to provide a development which is laid out appropriately so as to respect and preserve the most important areas of the historically important ore floor;
- There is an opportunity to provide a development on a site capable of providing new housing without having an adverse impact on the character of the area, landscape or heritage assets in the immediate and wider area.



FIGURE 8: THE PROPOSED PLANS FOR THE SITE (SUPPLIED DRAWINGS).



FIGURE 9: PROPOSED ELEVATIONS OF THE TERRACE FACING DUPORTH ROAD (SUPPLIED DRAWINGS).

3.7 IMPACT ASSESSMENT

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits. The methodology employed can be found in Appendix 1.

Asset Name: The Coal Yard	
<i>Parish:</i> St Austell	<i>Value:</i> Medium
<i>Designation:</i> none (within CA and WHS)	<i>Distance to Development:</i> -
<i>Summary:</i> See above. In summary, a former ore floor reused as a cooperage and then a coal yard, together with the walled gardens formerly associated with the houses along Duporth Road.	
<i>Evidential Value:</i> The site is terraced into the slope; this will have truncated most archaeological features or deposits located in this area that predate c.1790. The lower part of the site may have been built up, and thus there is greater archaeological potential. The gardens were inaccessible at the time of the walkover survey, but the historic mapping indicates they once contained a range of small structures (privies, sheds etc.), one of which appears to survive. The former ore floor is visible to the north-east part of the yard, but may survive elsewhere on the site. An air raid shelter is supposed to be present within the gardens, but was not observed during the site visit.	
<i>Historical Value:</i> The harbour at Charlestown was built to facilitate the import of coal and lime and the export of copper and china clay, the latter transported by cart from the inland clay dries. This material was stored on ore floors located within the settlement prior to transshipment. The presence of an ore floor on this site is thus integral to the narrative of the settlement. The gardens belonged to (now demolished) lean-to dwellings attached 'back-to-back' to the houses along Duporth Road; these lean-tos were for single people, with the houses to the rear for married couples. The gardens contained sheds and privies, and provided sustenance and income to individuals and families.	
<i>Aesthetic Value:</i> The aesthetic value of the site is variable. The stone wall flanking Duporth Road, with the overgrown gardens beyond, has a certain wild charm. The former coal yard contains features of individual interest, but is otherwise unattractively post-industrial.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The surviving elements of the historic site are entirely authentic, in that they retained an industrial function until the late 2000s. The use of the former ore floors as a coal yard was in keeping with its historical use.	
<i>Integrity:</i> It is unclear to what extent the former ore floor survives across the site, or if the visible part represents the final remnant. Elements of historic structures survive around the boundaries of the former coal yard, in variable condition. The garden wall along Duporth Road appears in good condition.	
<i>Significance:</i> The most significant aspect of the former coal yard is the surviving ore floor surface. This ore floor dates to the earliest phase of use (c.1790) and relates to the original function of Charlestown as an industrial port. There are other and better examples in Charlestown (the car park of the Rashleigh Arms), but all contribute to the OUV of the site. The value of these surfaces could be <i>very high</i> ; in this instance <i>high</i> as survival is patchy. The gardens belonged to back-to-back housing on the south side of Duporth Road, and form part of the social history of the village. The value of these gardens is therefore <i>medium</i> .	
<i>Topographical Location and Landscape Context:</i> The site is located towards the base of a shallow valley dropping down to the sea at Charlestown harbour, at an altitude of c.20m AOD.	
<i>Principal Views:</i> Along Duporth Road, from each direction, and along the lane that provides access to the site. Otherwise, there are no key views.	
<i>Landscape Presence:</i> Most of the site is recessive, concealed by to the west, and partially to the north, and by the houses along Charlestown Road. The site would be most visible from the south, following the removal of the shrubs/young trees growing within the former gardens.	
<i>Immediate Setting:</i> The site is located to the rear of the properties lining Charlestown Road. These are	

small, stone-rubble built 19th century structures with exposed stone elevations and slate roofs, associated with small neat gardens. To the north, and at a higher level, are the gardens associated with the former school. To the west a bank of tall mature deciduous trees wrap around one of the reservoirs serving the harbour. To the south, the site is bounded by Duporth Road and a line of much-altered cottages with rendered or painted walls and slate roofs.

Wider Setting: The settlement of Charlestown sites within a short shallow valley dropping down to the sea at Charlestown harbour. The settlement is strung out along the main road that runs down the valley from the north-west, and the roads that radiate off it and around the harbour. The bulk of the buildings date to the 19th century. The mature deciduous trees and tall hedges around the village and within the valley lend a leafy ambience (and somewhat at odds with the extent of tree cover earlier in the 20th century). The village is largely encircled by fields, with Carlyon Bay and Duporth to the east and west.

Enhancing Elements: The flowers in the former gardens.

Detracting Elements: The poor state of repair. Modern street furniture and inauthentic appearance of the houses along Duporth Road.

Direct Effects: The construction of the dwellings, and associated service trenching and surfaces, would have a direct effect on any buried archaeological features and/or layers/surfaces present. The visible historic ore floor would be excluded from the area of the development.

Indirect Effects: The indirect effect of any works would be determined by the extent and nature of those works. However, any works would have the potential to affect the character of the Conservation Area, and the setting of 30+ Listed structures in the harbour and village. Statutory protection is afforded to the setting of Listed buildings, with a presumption in favour of the preservation and enhancement of that setting. The construction phase would see noise, dust and light pollution within working hours, and traffic on Charlestown Road. Occupation phase residential or light industrial use would also mean more traffic on Charlestown Road, and additional light and noise.

Contribution of Setting to the Significance of the Asset: Limited (*incidental*) in its current form. Clearly the proximity of the site to the harbour is key to its development, but proximity would not be affected by the proposed development.

Magnitude of Effect: The proposed development would constitute a *major* change to the former coal yard, and a *moderate* change to the garden area. The coal yard would change from a flat, open, post-industrial lot to residential use with gardens and access. The gardens would be rehabilitated as gardens, and lose their semi-wild appearance. The key consideration would be the degree to which the site became visible along Duporth Road and from across the settlement. The removal of the scrub from the former gardens would expose the relatively-elevated interior of the coal yard to view along Duporth Road, the properties along Duporth Road, and suitable viewpoints on the hillside to the south of the Barkhouse Lane. However, views within the settlement from most areas would be blocked by intervening buildings.

Magnitude of Impact: High value [WHS+CA but no designated assets] asset + Major change = Large/Very Large effect.

Overall Impact Assessment: **Negative/Minor**

3.7.1 PROPOSED MITIGATION

In terms of mitigation for the proposed works, the following recommendations can be made, and agreed at pre-application stage:

- Archaeological monitoring of the works, as elements/historic fabric is revealed.

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets 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 footprint of the proposed development, in the context of Charlestown and its valley, would suggest that a search radius of 500m is more than sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are 51 Listed structures within the 500m search radius (49 GII and two GII*, the *Wesleyan Chapel and Schoolrooms* and the *Harbour Piers and Quays including Inner Basin*), and the site falls within the Luxulyan Valley and Charlestown WHS and Charlestown Conservation Area.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Table 8 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment.

- Category #1 assets: Wesleyan Chapel and Schoolroom, Harbour Piers, Quays and Inner Basin, Charlestown Conservation Area/WHS;
- Category #2 assets: 2 & 6 Duporth Road, 67 Charlestown Road, 69 Charlestown Road, 51 Duporth Road, Anna’s Workshop & 45 & 45a Charlestown Road, The Rashleigh Arms; and
- Category #3 assets: the other GII assets within 500m.

The majority of these structures are, or appear to be, in good or excellent condition, though some show some external indications of deterioration. The clear exception is the Grade II* Chapel, which is on the *Heritage At Risk Register* and is deteriorating.

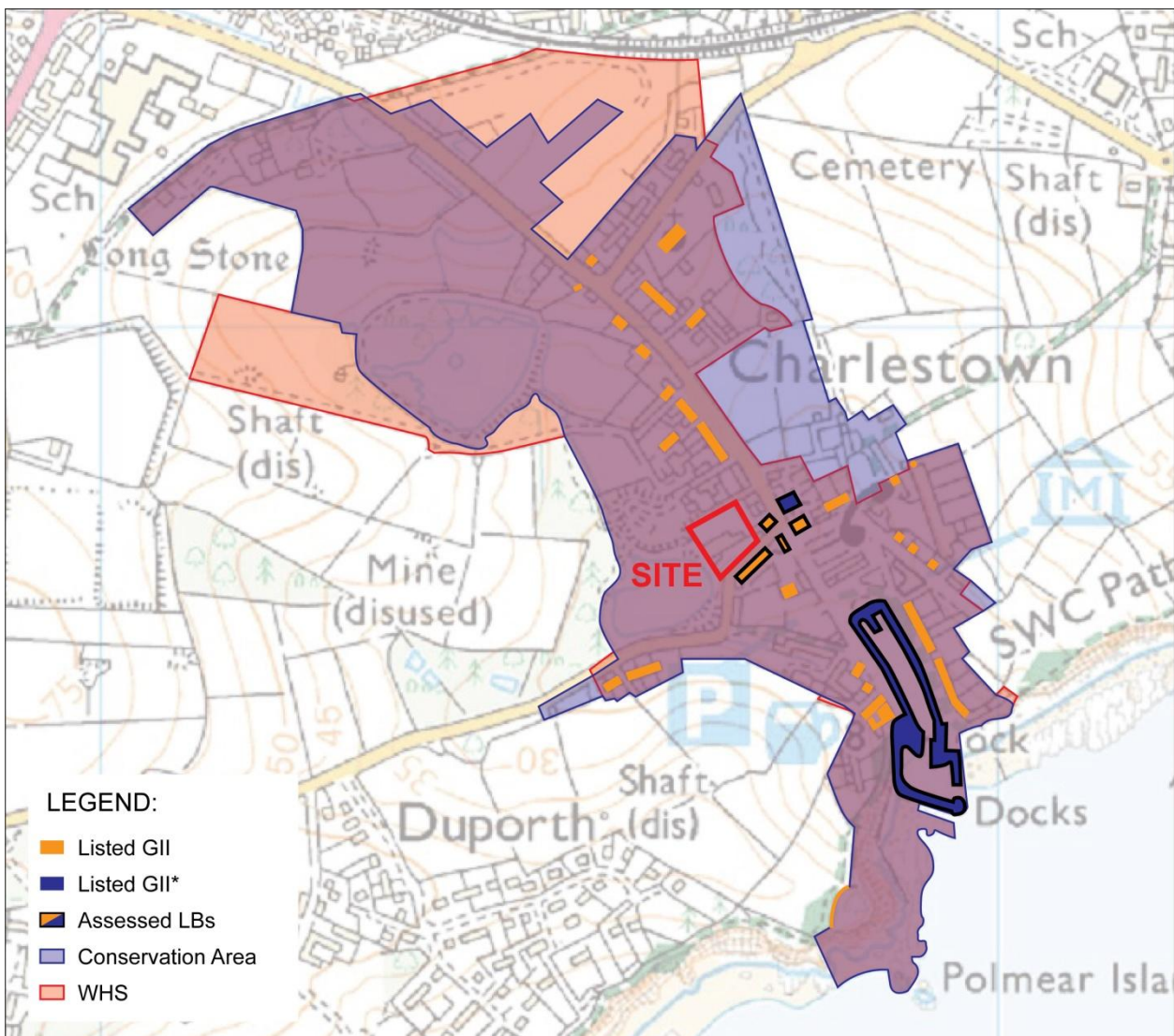


FIGURE 10: MAP SHOWING THE SITE IN RELATION TO THE WHS, CONSERVATION AREA, AND OTHER DESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL CC INTERACTIVE MAPPING).

The initial discussion (below) establishes the baseline sensitivity of the categories of assets to the projected change within their visual environment, followed by a site-specific narrative. It is

essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.3 SENSITIVITY OF CLASS OF MONUMENT OR STRUCTURE

4.3.1 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements; development in the immediate vicinity could compete for attention.

The setting of milestones, guideposts and fingerposts, are rarely affected by developments unless in very close proximity, e.g. road widening. The specificity of function, their roadside location and small size usually mean they are experienced and understood within highly restricted landscape contexts.

What is important and why

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

Asset Name: Charlestown Harbour Piers and Quays Including Inner Basin	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> High
<i>Designation:</i> Grade II* Listed	<i>Distance to Development:</i> c.120m
<i>Description:</i> Listing: Harbour. Built by John Smeaton civil engineer (in 1801?). Granite harbour piers and quays forming a small harbour with single lock gate to inner basin. A china clay port.	
<i>Supplemental Comments:</i> Smeaton designed Charlestown harbour, built between 1792 and 1801.	
<i>Evidential Value:</i> Detailed analysis of the structures may provide further detail as to construction techniques applied during the construction of these structures.	
<i>Historical Value:</i> The harbour piers, quays and inner basin are of historical value, providing evidence to the china clay and fishing heritage of Charlestown, and relating to the pilchard fishery established by Charles Rashleigh.	
<i>Aesthetic Value:</i> The monument is an attractive small harbour set within the rugged landscape of the	

Cornish coast, and is therefore frequently used as a film set.
<i>Communal Value:</i> Limited.
<i>Authenticity:</i> The harbour retains a good level of authenticity, remaining much as it was during the 19 th century, maintaining the fabric of the structures, and not allowed to become derelict or face too much unsympathetic investment.
<i>Integrity:</i> The harbour survives in good condition.
<i>Topographical Location and Landscape Context:</i> The harbour is located within a small inlet of the St. Austell Bay, at the foot of a relatively steep incline. It is surrounded by associated settlement to the north, rugged cliffs to the east and west, and the sea to the south.
<i>Principal Views:</i> Principal views of the harbour are as approaching from the sea, and from the town above, though from the town they are more restricted by trees and buildings.
<i>Landscape Presence:</i> To the north, the harbour is partially restricted from view by trees, whilst to the east and west the presence of commercial/domestic buildings detracts from the line of sight to the main harbour wall itself. The presence of boats/ships within the harbour serves as a visual marker.
<i>Immediate Setting:</i> Set at the foot of a small inlet within St. Austell Bay, surrounded by domestic and commercial buildings. The town of Charlestown rises steeply to the north-west.
<i>Wider Setting:</i> The harbour is located at the foot of a south facing hillside amongst the rugged coastline of Cornwall, with settlement to the north and south-west. It forms part of the industrial coastal development of Cornwall.
<i>Enhancing Elements:</i> The presence of historic ships within the harbour.
<i>Detracting Elements:</i> Modern street furniture.
<i>Direct Effects:</i> None. The harbour lies outside the footprint of the proposed development.
<i>Indirect Effects:</i> There may be an effect on the setting of the harbour during the construction phase; noise from construction works would negatively affect the immediate setting of the harbour, though some industrial noise may enhance the atmosphere of what was once an industrial port. The harbour is screened from the development by the various buildings.
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the assets that the primary significance was their functionality, and that primary views were from the sea.
<i>Magnitude of Impact:</i> Charlestown harbour will not have direct line of sight to the proposal site, screened by buildings and topography.
<i>Magnitude of Impact:</i> High value asset and Negligible effect = Slight
<i>Overall Impact Assessment:</i> Negligible overall.

4.3.2 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and

it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

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

Asset Name: Charlestown	
Parish: St. Austell Bay	Value: Very High
Designation: World Heritage Site / Conservation Area	Distance to Development: 0m
<p><i>Description: Appraisal text: The village lies in an exceptionally picturesque shallow valley surrounded by woodland and fields running down to the sea at Polmear. Due to Charlestown's land ownership very little development took place after the mid nineteenth century and consequently the historic fabric abuts the surrounding fields - an unusual phenomena in Cornwall and particularly notable in this area where the cliffs along the coast on either side of the settlement have been intensively developed. There are a significant number of mature trees both surrounding the settlement and lining the roads within. So many aspects of the built environment single out Charlestown as a special case: its port, significant for its early date, form, use and survival; the leat system and ponds used since the late 18th century to sluice the harbour, the substantially unaltered late eighteenth and early nineteenth century cottages and houses; the unusual survival of ancillary domestic structures such as earth closets and washhouses; the rich variety of industrial structures and the architectural quality of the public buildings. In addition to the exceptional survival of buildings in Charlestown there are preserved open ore and coal yards, alleyways, lanes, historic surfaces, boundaries and street furniture. As a consequence nowhere else in Cornwall is it possible to step so immediately into the ambience of an early nineteenth century working port. There is a striking sense of place in the village fostered by the widespread use of local materials for the public realm,</i></p>	

domestic and industrial buildings. In addition there are a number of charming local features such as the design of the porches, railings and gates, which are particular to the village. Charlestown is notable as a planned late eighteenth century/early nineteenth century industrial settlement and is unique not only as a purpose built defended port, but also as the oldest and best preserved china clay port in the world. This global significance was reflected in its inclusion in the Cornish Mining World Heritage Site. Charlestown has an unusual history as a single estate in the ownership of only two families from 1784–1986. Other notable aspects of its history include its role in all the main historic industries of Cornwall: mining, fishing, agriculture, engineering and china clay. Today it is a key player in tourism, Cornwall's major industry and is a popular film location.

WHS description: The exceptional port of Charlestown was an important centre for copper export. The boundary is drawn tightly to contain the best elements of each sub area, with that of Charlestown guided by the Conservation Area boundary... Charlestown, designed by the foremost civil engineer of the day - John Smeaton FRS (1724-92) - is one of the finest examples of late eighteenth- and early nineteenth-century industrial harbour works in Britain. It is also the best preserved china-clay and copper ore port of its period anywhere in the world... Charlestown Built for Charles Rashleigh (1747- 1825), one of three local industrialists who each created a mineral harbour along this stretch of coastline in St Austell Bay. It also represents a rare example of a mineral port with its own defences since its approaches are overlooked by the Charlestown Battery (late eighteenth century); a crenellated walled enclosure survives. The evidence for several phases of expansion and building is particularly well preserved (WHS Management Plan).

Supplemental Comments: Charlestown is a largely cohesive historic settlement, with Georgian Neoclassical features typical. The uses of materials and other details, such as cast iron gates and railings and granite kerbs, steps and bollards. There is an inherent conflict between the protection and preservation of this landscape, the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character' and the need to appreciate that this is a living landscape that continues to evolve and where sustainable development must be encouraged (WHS Management Plan). A, perhaps the, key characteristic of Charlestown is the degree of preservation, and anything that detracts from that comes into conflict with the need to conserve and enhance historic character.

Evidential Value: The preservation of such a large number of 18th and 19th century buildings and associated infrastructure suggests that much could be learned from detailed analysis of the historic buildings to inform about the domestic and industrial growth of the port.

Historical Value: Charlestown is part of a double estate owned by Charles Rashleigh, and built at his expense as part of the growth of the china clay, fishing and mining industries during the late 18th and early 19th century. The survival of so many of the original buildings and structures makes this a particularly important example.

Aesthetic Value: The town is an attractive example of a fishing and industrial port, its setting on a steep hillside allowing views down to the coast making it particularly picturesque.

Communal Value: The settlement comprises a large number of holiday homes, but has significant value to both the surviving community and the wider district and region.

Authenticity: The town retains a good level of authenticity, remaining much as it was during the 19th century, many of the buildings maintaining their original fabric and avoiding the misfortune of dereliction and unsympathetic investment. Much of the 20th century developments that have occurred are located away from the main street (Charlestown Road), and have had a very limited impact upon the Authenticity and setting of the historic core.

Integrity: The town predominantly survives in good condition. However, some of the buildings, including the Wesleyan Chapel have become derelict.

Topographical Location and Landscape Context: The town is located on a south facing hillslope overlooking St. Austell Bay, with valley slopes overlooking it from the east and west.

Principal Views: The principal views from Charlestown are down the hill, to the harbour and out to sea. Views into the town are limited to the immediate valley, though partially screened by trees.

Landscape Presence: The town has limited landscape presence, being masked by trees and set within a valley.

Immediate Setting: The town sits within a valley overlooking St. Austell Bay.

<i>Wider Setting:</i> Charlestown developed within a wider farming, and later mining landscape. However, much of the wider landscape has seen significant modern development.
<i>Enhancing Elements:</i> None.
<i>Detracting Elements:</i> Significant modern development, including at the northern end of the town.
<i>Direct Effects:</i> The development site is located within the historic core of the town, within the Conservation Area and WHS.
<i>Indirect Effects:</i> There would be an effect on the setting of the town during the construction phase; noise from the construction works would negatively affect the immediate setting of the town, though perhaps would elucidate the former industrial nature of the area. However, on completion the proposed development could if sympathetically and sensitively done, could enhance a largely dilapidated part of the town as well as the condition of some currently neglected features.
<i>Contribution of Setting to the Significance of the Asset:</i> It is clear from consideration of the asset that the landscape setting was important in a functional rather than visual way to the town, and that it fits within the industrial landscape.
<i>Magnitude of Impact:</i> The proposed development would see the development of the former coal yard, although its setting away from the main thoroughfare ensures impacts upon the character and integrity of the town would be lessened. The site represents one of the few remaining ore floors, although it is in a very poor condition, and largely forgotten and ignored at present. Any development would need to be sensitive to this industrial heritage
<i>Magnitude of Impact:</i> Very High value asset and Minor effect = Moderate/large
<i>Overall Impact Assessment:</i> Negative/minor overall

Asset Name: Wesleyan Chapel and attached Schoolrooms, Charlestown Road	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> High
<i>Designation:</i> GII* Listed	<i>Distance to Development:</i> c.35m
<i>Description:</i> Chapel built 1827, with attached mid 19 th century schoolroom. Built on the site of an earlier (1799) chapel. The chapel has a Pentewan ashlar façade and rubble stone side elevations with Pentewan stone dressings/details. Open Doric entrance porch, arched windows currently boarded up, no longer in use.	
<i>Supplemental Comments:</i> One of very few buildings in the town in a derelict/poor and deteriorating condition.	
<i>Evidential Value:</i> Contains many original details and architectural features.	
<i>Historical Value:</i> Associated with the Rashleigh Family, and a key building within the town.	
<i>Aesthetic Value:</i> A striking building, with the Pentewan ashlar frontage, porch and iron railings tying the building into the wider aesthetic of the town, whilst its form is clearly of a non-conformist chapel. Added group aesthetic value with the Rashleigh Arms to the south. Aesthetic value is currently lessened somewhat by its poor (and deteriorating) condition and boarded up windows.	
<i>Communal Value:</i> No longer an active church, but still of communal value as a former church.	
<i>Authenticity:</i> The buildings appear to retain a good level of authentic survival and details, the ongoing deterioration and pr works during the subsequent conversion may alter this.	
<i>Integrity:</i> Currently on the Heritage at Risk Register. Appears to be quite complete, particularly given the attached schoolrooms and cohesive style and form.	
<i>Topographical Location and Landscape Context:</i> Fronting onto Charlestown Road, opposite 67 Charlestown Road (Grade II Listed), located on what would have formerly been the main junction (possibly crossroads) of the town.	
<i>Principal Views:</i> The principal views from Charlestown are down the hill, to the harbour and out to sea. The chapel is prominent in views from up the hill, as the buildings to its north are set back from the road, meaning a large portion of the northern elevation is visible, and made more prominent by its boarded up windows. The Rashleigh Arms limits views from the south. The proposed development would not alter these views. The chapel's principal elevations faces west, to 67 Charlestown Road and Duporth Road; the	

site might be visible in views from this general area, but the chapel with largely be screened by 19 th century buildings.
<i>Landscape Presence:</i> The chapel has limited landscape presence, being masked by The Rashleigh Arms in views from the harbour and not being visible beyond the immediate streets.
<i>Immediate Setting:</i> Cast iron railings topping a small low wall, built from a mixture of brick and stone, but obscured by a cement render defines the immediate setting within a relatively open part of the townscape.
<i>Wider Setting:</i> The upper part of the historic town, associated with early to mid 19 th century housing and former industrial areas.
<i>Enhancing Elements:</i> Group value, with Grade II Listed houses, etc. nearby, particularly the Rashleigh Arms and 67 Charlestown Road.
<i>Detracting Elements:</i> Its poor and deteriorating condition. The boarded up windows and clear neglect of the structure.
<i>Direct Effects:</i> The development site will not have any direct effects on the chapel.
<i>Indirect Effects:</i> There would be an effect on the setting of this asset during the construction phase; noise from the construction works would negatively affect the immediate setting, though perhaps would elucidate the former industrial nature of the area. The development will be visible from the chapel, but is unlikely to appear in any views of the chapel, or have any impact upon its significance and value.
<i>Contribution of Setting to the Significance of the Asset:</i> The immediate setting of the asset is important in being cohesive with the 19 th century buildings surrounding it, and it was clearly intended that the building would be visible and prominent in entering the town, (from the north or west), when it was built.
<i>Magnitude of Impact:</i> The proposed development would see the development of the former coal yard, although its setting away from the main thoroughfare ensures impacts upon the character and integrity of the chapel would be minimal. The proposed development would not detract from the value, setting and significance of the Chapel and attached school room.
<i>Magnitude of Impact:</i> High Value asset and Minor effect = Moderate/slight
<i>Overall Impact Assessment:</i> Negligible overall

Asset Name: 2 and 6 Duporth Road	
<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.20m
<i>Summary:</i> Mid 19 th century house and 2 cottages; since amalgamated into two properties. Built of rubble stone build with brick reveals and timber lintels to openings of no. 2; stone reveals and lintels to no.6, with window inserted into former door of No.4.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the nature of the workers cottages which were formerly more extensive in the town. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.	
<i>Authenticity and Integrity:</i> Appear externally little changed, although amalgamated.	
<i>Setting:</i> Located on Duporth Road, and set within an area of numerous workers cottages, many of which have been enlarged, amalgamated or demolished. There setting includes the much higher status buildings of the chapel, Rashleigh Arms, and larger houses along Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Have significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for their vernacular interest and group value.	
<i>Magnitude of Effect:</i> The development will be largely screened in views to and from the assets by the other buildings to the west and north. If the proposals were to extend to the southern edge of the sites limit, then they would appear in views of these buildings, but otherwise effects are likely negligible.	

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

Overall Impact Assessment: Negligible overall

Asset Name: 67 Charlestown Road

Parish: St. Austell Bay

Value: Medium

Designation: GII

Distance to Development: c.20m

Summary: Early to Mid 19th century 2 storey house of rubble stone build with granite quoins, brick reveals and lintels. Round headed central niche over the central doorway, widely seen in the town.

Conservation Value: The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19th century character of the town. The building appears to have been little altered externally and so may provide evidential value in terms of internal features as to its development, etc.

Authenticity and Integrity: Appears externally little changed.

Setting: Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road.

Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.

Magnitude of Effect: The development will be largely screened in views from the asset by the other buildings to the west. Views of the asset from the east (the Methodist church), may include the proposed development, but this is unlikely to detract from the value of this building.

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

Overall Impact Assessment: Negligible overall

Asset Name: 69 Charlestown Road

Parish: St. Austell Bay

Value: Medium

Designation: GII

Distance to Development: c.15m

Summary: Early to Mid 19th century 2 storey house of cement rendered north facing frontage over a rubble stone build. Central doorway, with (later) porch. Adjoins the rear of No. 67 Charlestown Road.

Conservation Value: The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19th century character of the town. The building appears to have been altered somewhat externally, but may provide evidential value in terms of internal features as to its development, etc.

Authenticity and Integrity: Appears externally modified with concrete render to the north elevation.

Setting: Located just off Charlestown Road, on the land which accesses the Old Coal Yard

Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.

Magnitude of Effect: The west of the elevation of the house is blind and therefore there are no direct views of the site. The sash windows with glazing bars in the north elevation may afford partial views of the site, but these would not be direct. Views of the asset from the east (the Methodist church), may include the proposed development, but this is unlikely to detract from the value of this building.

Magnitude of Impact: Medium value asset and Minor effect = Slight

Overall Impact Assessment: Negligible overall

Asset Name: 51 Charlestown Road (No.51; Nos.55 to 65 Duporth Road)

Parish: St. Austell Bay

Value: Medium

<i>Designation:</i> GII	<i>Distance to Development:</i> c.15m
<i>Summary:</i> Range of Early to Mid 19 th century 2 storey cottages of rubble stone build with red brick reveals. These have been significantly modernised and extended. Would have originally formed half of two range of back-to-back cottages; the rear ranges were demolished in the mid 20 th century.	
<i>Conservation Value:</i> The site is of some aesthetic, historical and evidential value. The buildings are of some aesthetic value, being largely complimentary to the wider settlement, and to the 19 th century character of the town. The buildings have been significantly altered externally and so m evidential value in terms of internal features as to its development, etc may be limited. These represent some of the few remnants of the once much more common workers cottages that existed within the town.	
<i>Authenticity and Integrity:</i> Substantially altered, particularly with the loss of the row of cottages which once stood immediately behind.	
<i>Setting:</i> Within the core of the town, although have a more open feel, with the remnants of the gardens (part of the Site) located across the road to the north. The retention of these gardens, the water conduit etc. are key to their setting.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The development will be visible in views from the rear (north elevation) of these assets, but these views have only existed for c.50-60 years, as such there are view window or door openings, and these are almost all in modern extensions. Views of the asset from the east may include the proposed development, but this is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Medium value asset and Minor effect = Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

Asset Name: Anna's Workshop, No. 45 Charlestown Road

<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.30m
<i>Summary:</i> Early to Mid 19 th century 2 storey shop (formerly 2 separate shops). Built in painted brick, with hipped slate roof and later 19 th century hornless sash windows.	
<i>Conservation Value:</i> The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19 th century character of the town. The building appears to have been little altered externally (although amalgamated) and so may provide evidential value in terms of internal features as to its development, etc.	
<i>Authenticity and Integrity:</i> Appears externally little changed.	
<i>Setting:</i> Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road. Fronts onto Charlestown Road.	
<i>Contribution of Setting to the Significance of the Asset:</i> Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value.	
<i>Magnitude of Effect:</i> The development will be largely screened in the key views of and from the asset. The rear of the property (west elevation) will have views of the southern (gardens), but even if development occurred on this part of the site it is unlikely to detract from the value of this building.	
<i>Magnitude of Impact:</i> Medium value asset and Negligible effect = Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible overall	

Asset Name: Rashleigh Arms Hotel, Charlestown Road

<i>Parish:</i> St. Austell Bay	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.230m

Summary: Late 18th (probably early 19th century) painted rubble stone build 2 storey building with open Doric porch, and double fronted south facing facade. Slate hipped roof and sash windows. Classical style door case with pilasters in the west elevation.

Conservation Value: The site is of aesthetic, historical and evidential value. The building is of aesthetic value, being complimentary to the wider settlement, and in particular the largely early 19th century character of the town. The building appears to have been little altered externally and so may provide evidential value in terms of internal features as to its development, etc.

Authenticity and Integrity: Appears externally little changed.

Setting: Located on Charlestown Road, the main road into the town and set within an area of numerous Listed buildings, including the chapel, Rashleigh Arms, and other houses along Charlestown Road.

Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its group value, being complimentary to the Chapel.

Magnitude of Effect: The development will be largely screened in views from the asset by the other buildings to the north-west and topography. Views of the asset are also unlikely to include the proposed development.

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

Overall Impact Assessment: Negligible overall

TABLE 2: IMPACT SUMMARY.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts – Category #1 Assets						
World Heritage Site	WHS	-	Very High	Minor	Moderate/Large	Negative/Minor
Conservation Area	CA	-	High	Minor	Moderate/Slight	Negative/Minor
Wesleyan Chapel	GII*	45m	High	Minor	Moderate/Slight	Negligible
Harbour and Piers	GII*	130m	High	Negligible	Slight	Negligible
Indirect Impacts – Category #2 Assets						
2 and 6 Duporth Road	GII	15m	Medium	Negligible	Neutral/Slight	Negligible
67 Charlestown Road	GII	20m	Medium	Negligible	Neutral/Slight	Negligible
69 Charlestown Road	GII	20m	Medium	Minor	Slight	Negligible
51 Charlestown Road	GII	20m	Medium	Minor	Slight	Neutral
Anna’s Workshop	GII	20m	Medium	Negligible	Neutral/Slight	Negligible
45 and 45a Charlestown Road	GII	25m	Medium	Negligible	Neutral/Slight	Negligible
Rashleigh Arms Hotel	GII	40m	Medium	Negligible	Neutral/Slight	Negligible
Indirect Impacts – Category #3 Assets						
Former Gun Shed and Lime Kilns	GII	70m	Medium	Negligible	Neutral/Slight	Negligible
93-97 Charlestown Road	GII	75m	Medium	Negligible	Neutral/Slight	Negligible
99 Charlestown Road	GII	90m	Medium	Negligible	Neutral/Slight	Negligible
Bay View	GII	90m	Medium	Negligible	Neutral/Slight	Negligible
Former Granary	GII	90m	Medium	Negligible	Neutral/Slight	Negligible
The Old Weighbridge	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
33-35 Quay Road	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
103 Charlestown Road	GII	110m	Medium	Negligible	Neutral/Slight	Negligible
105 Charlestown Road	GII	120m	Medium	Negligible	Neutral/Slight	Negligible
31-36 Duporth Road	GII	130m	Medium	Negligible	Neutral/Slight	Negligible
107 and 109 Charlestown Road	GII	130m	Medium	Negligible	Neutral/Slight	Negligible
111 and 113 Charlestown Road	GII	135m	Medium	Negligible	Neutral/Slight	Negligible
The Boatshed	GII	140m	Medium	Negligible	Neutral/Slight	Negligible
27 Quay Road	GII	150m	Medium	Negligible	Neutral/Slight	Negligible
37 and 38 Duporth Road	GII	160m	Medium	No Change	Neutral	Neutral
Polmear Farmhouse	GII	160m	Medium	Negligible	Neutral/Slight	Negligible
25 Quay Road	GII	170m	Medium	Negligible	Neutral/Slight	Negligible
21 Charlestown Road	GII	180m	Medium	Negligible	Neutral/Slight	Negligible
143 Charlestown Road	GII	190m	Medium	No Change	Neutral/Slight	Negligible
Chimney	GII	190m	Medium	No Change	Neutral/Slight	Negligible
No.23-24 Quay Road	GII	190m	Medium	Negligible	Neutral/Slight	Negligible

THE OLD COALYARD, DUPORTH ROAD, CHARLESTOWN, CORNWALL

12-17 Quay Road	GII	190m	Medium	Negligible	Neutral/Slight	Negligible
62 and 64 Charlestown Road	GII	210m	Medium	Negligible	Neutral/Slight	Negligible
10 Quay Road	GII	220m	Medium	Negligible	Neutral/Slight	Negligible
Former Warehouse and Net Loft	GII	220m	Medium	Negligible	Neutral/Slight	Negligible
The Pier House Hotel, Harbourside Inn and attached Outbuildings	GII	235m	Medium	Minor	Slight	Negligible
9 Quay Road	GII	240m	Medium	Negligible	Neutral/Slight	Negligible
8 and 8a Quay Road	GII	250m	Medium	Negligible	Neutral/Slight	Negligible
7 Quay Road	GII	260m	Medium	Negligible	Neutral/Slight	Negligible
6 Quay Road	GII	270m	Medium	Negligible	Neutral/Slight	Negligible
5 Quay Road	GII	280m	Medium	Negligible	Neutral/Slight	Negligible
3-4 Quay Road	GII	290m	Medium	Negligible	Neutral/Slight	Negligible
2 Quay Road	GII	300m	Medium	Negligible	Neutral/Slight	Negligible
70 Charlestown Road	GII	220m	Medium	No Change	Neutral	Neutral
72 and 74 Charlestown Road	GII	240m	Medium	No Change	Neutral	Neutral
76-80 Charlestown Road	GII	250m	Medium	No Change	Neutral	Neutral
82 Charlestown Road	GII	260m	Medium	No Change	Neutral	Neutral
151 Charlestown Road	GII	230m	Medium	No Change	Neutral	Neutral
Church of St Paul	GII	290m	Medium	No Change	Neutral	Neutral
1 Church Lane	GII	300m	Medium	No Change	Neutral	Neutral
Former Smithy with Victorian Letterbox adjacent no.167	GII	300m	Medium	No Change	Neutral	Neutral
Wall to Gun Battery	GII	360m	Medium	Negligible	Neutral/Slight	Negligible
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negligible to Negative/Minor
Aggregate Impact	n/a	n/a				Negative/Minor
Cumulative Impact	n/a	n/a				Negative/Minor

5.0 RECOMMENDATIONS

The CAU report (2003) emphasises the importance that any development of the site should seek to enhance and preserve existing historic features. Specifically, sensitive handling is required for the two elements that define the two distinct parts of the site.

For the gardens, the key element any application should consider is the retention of green open space. The southern boundary should be sensitively restored with the concrete capping removed, the wall repointed, and wrought iron gates and fittings restored. It is important that the multiple entrances and remains of the water pump are retained in any restoration/alteration of this boundary.

For the former coal yard, the restoration and retention of the surviving former ore floor surface would be advantageous to reflect the history of the site. The relatively poor condition and patchy nature of the cobbled floor may mean that parts of the floor can be sacrificed or reused to restore other portions of the floor. The western and eastern boundary walls of the former ore yard could also be restored, whilst the northern and southern boundaries are comprised in part of concrete block, which should be removed. A separateness between the former ore floors and the gardens should however be maintained, but this need not be in the form of a solid boundary as different treatments and topography should make the division fully apparent.

The archaeological potential of the site is likely to be low, especially given the level of terracing evident for the creation of the ore floors. However, a detailed written and photographic record of the 19th and 20th century structures should be undertaken during the development, particularly if the remnants of the ore floor are to be removed or un/covers, with archaeological monitoring for unexpected discoveries.

6.0 CONCLUSION

The proposed development would take place on the site of a former coal yard within the historic core of the 18th-19th century industrial port of Charlestown. The site is situated off the main thoroughfare (Charlestown Road) and to the north of Duporth Road, and is divisible into two distinct elements: former cottage gardens, and the remnants of a cobbled ore floor.

Relatively little archaeological fieldwork has taken place in the immediate area, although the site itself was subject to a desk-based assessment and walkover survey by CAU (2003). The terraced nature of the site implies that the archaeological potential is relatively low to the north, although following a process of clearance and cleaning the detailed recording of the remnants of the ore surface would be a worthwhile exercise.

The site is located within the World Heritage Site/Conservation Area of Charlestown, which includes numerous Grade II* and Grade II Listed buildings. As the site is set back from the main street and the principal buildings/structures within the settlement, the effect of this development on the World Heritage Site will be muted.

Most of the individual designated heritage assets within the settlement (two Grade II*, fifteen Grade II Listed buildings) are also located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. Other buildings would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking, and the topography, or that other modern intrusions have already impinged upon their settings. However, the construction and presence of a new development in this townscape would impinge principally on the Conservation Area and WHS as a whole (negative/minor) rather than specifically and particularly on any individual designated heritage asset. The principal issue is not the development itself, but the cumulative effect of multiple developments within the settlement, and the way in which change is managed to minimise harm.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The design of the most prominent elements of the development (the elevation along Duporth Road) is sympathetic to the overall aesthetic of the village, and mitigation is possible through archaeological recording and the restoration of historic fabric and structures. The impact of the development on any surviving buried archaeological features or deposits would be **permanent/irreversible**, although the chance of encountering any significant archaeological deposits is considered fairly *low*.

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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 an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any 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;

Hierarchy of Value/Importance	
	Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

Concepts – Conservation Principles

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

Evidential Value

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

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have

their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

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

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

Authenticity

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

Integrity

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

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

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

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

Landscape Context

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

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

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

Views

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

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

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

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

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

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

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

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

Type and Scale of Impact

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

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

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

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative

impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

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

Scale of Impact

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

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

TABLE 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
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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

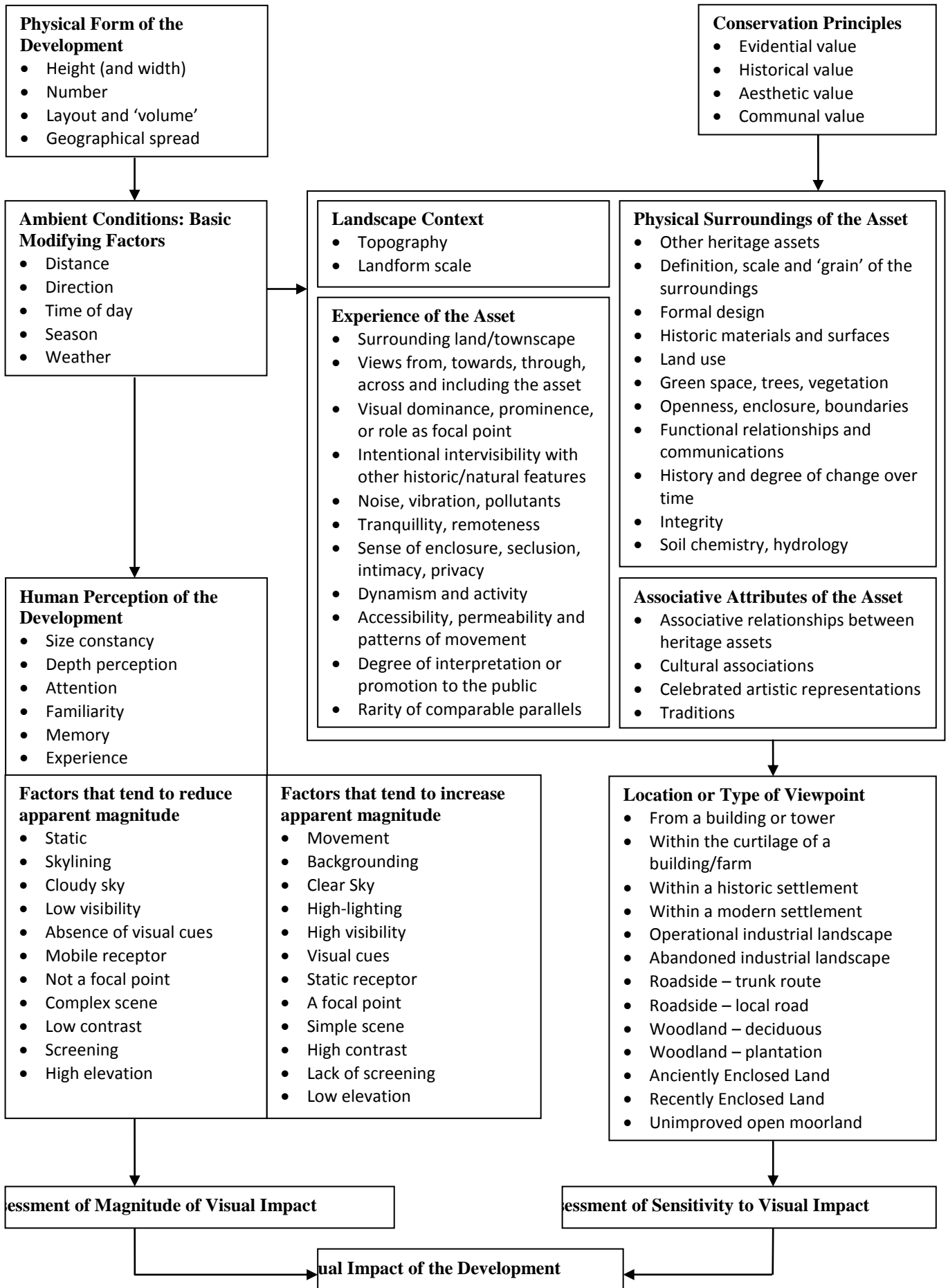


Table 8: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the *Setting of Heritage Assets (Historic England 2015, 9)*.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



OVERGROWN WESTERN GATE, VIEWED FROM THE SOUTH.



GATEWAY INTO THE GARDENS, VIEWED FROM THE SOUTH.



SHOT OF THE WATER POINT AND ADJACENT GATE OPENING, VIEWED FROM THE SOUTH.



SHOT SHOWING THE REMAINS OF CAST IRON GATE FITTINGS NOTED ON EACH SET OF GRANITE GATE POSTS, AND THE STEP WHICH LED UP TO THE EASTERN GARDEN FROM EACH ACCESS POINT, VIEWED FROM THE WEST-SOUTH-WEST.



SHOT OF THE EASTERN END OF THE FORMER GARDENS, INCLUDING THE ADJACENT 19TH CENTURY HOUSE, WITH TYPICAL CLASSICAL INFLUENCED CENTRAL NICHE, AS SEEN WIDELY WITHIN CHARLESTOWN, VIEWED FROM THE SOUTH-WEST.



REMAINS OF A STONE OUTBUILDING LOCATED AGAINST THE NORTHERN BOUNDARIES OF THE GARDENS, VIEWED FROM THE NORTH-EAST.



VIEW TOWARDS THE GRADE II* LISTED METHODIST CHURCH ALONG DUPORTH ROAD, WITH THE GARDENS VISIBLE ON THE LEFT, FROM THE WEST-SOUTH-WEST.



VIEW TOWARDS THE MODERN ACCESS GATES OF THE FORMER COAL YARD, VIEWED FROM THE EAST.



VIEW OF THE SOUTH-EASTERN CORNER OF THE FORMER YARD, VIEWED FROM THE NORTH-WEST.



PHASING EVIDENT IN THE EASTERN BOUNDARY OF THE FORMER YARD, VIEWED FROM THE WEST.



TRACES OF THE FORMER BUILDING EVIDENT IN THE SOUTH YARD, VIEWED FROM THE EAST.



VIEW OF THE NORTHERN PART OF THE ORE YARDS, WITH THE LATE 19TH CENTURY SCHOOL VISIBLE BEHIND, VIEWED FROM THE SOUTH-SOUTH-EAST.



SHOT OF THE REMNANT OF THE COBBLED ORE FLOOR BETWEEN THE TWO YARDS, VIEWED FROM THE SOUTH.



SHOT OF THE GENERALLY BETTER CONDITION, THOUGH WORN NATURE OF THE NORTHERN ORE FLOOR, VIEWED FROM THE SOUTH.



LATE 19TH CENTURY BUILDING, WHICH FORMS PART OF THE EASTERN BOUNDARY TO THE NORTHERN YARD, VIEWED FROM THE SOUTH.



SHOT OF SURVIVING PORTION OF THE GRANITE COPING TO THE WESTERN BOUNDARY OF THE SOUTHERN ORE YARD, VIEWED FROM THE EAST.



GENERAL SHOT OF THE WESTERN BOUNDARY OF THE SOUTHERN ORE YARD, IN POOR CONDITION, VIEWED FROM THE SOUTH.



VIEW OF 37-38 DUPORTH ROAD; VIEWED FROM THE NORTH-EAST.



VIEW OF 31-36 DUPORTH ROAD; VIEWED FROM THE NORTH-EAST.



VIEW OF THE CHARLESTOWN HARBOUR INNER BASIN WALLS FROM THE HARBOUR APPROACH OF THE TOWN; VIEWED FROM THE NORTH-WEST.



THE CHARLESTOWN HARBOUR OUTER BASIN WALL; VIEWED FROM THE NORTH.



PRINCIPAL VIEW FROM CHARLESTOWN HARBOUR INTO THE TOWN, SHOWING THE PRESERVATION OF 18TH AND 19TH CENTURY TRADITIONAL BUILDINGS; VIEWED FROM THE SOUTH-EAST.



AS ABOVE.



VIEW OF THE WESLEYAN CHAPEL IN CHARLESTOWN, SHOWING THAT NOT ALL BUILDINGS ARE IN A FULL STATE OF REPAIR, AND THE MINING HERITAGE OF THE SURROUNDING LANDSCAPE; VIEWED FROM THE WEST.



VIEW OF CHARLESTOWN FROM TOWARDS THE SUMMIT OF THE TOWN, SHOWING THE SIGNIFICANT IMPACT OF MODERNISATION AND THE TOPOGRAPHIC SCREENING TOWARDS THE DEVELOPMENT SITE OF THE HILLSIDE TOWARDS THE RIGHT OF THE IMAGE; VIEWED FROM THE NORTH-NORTH-WEST.

Appendix 3: Cobbles

Following the completion of the revised assessment works, SWARCH were asked to undertake some further survey work to clarify the full extent of the cobbles visible on the site (Figure 11). Cobble surfaces survive best within the northern plot the site, with the southern plot occupied solely by gardens, and the central plot mostly a gravelled parking area, with grass and partial remains of building footings (concrete, timber, brick and stone).

Small patches of cobbles do survive within the central plot, the largest and most notable patch leading through the gate into the northern plot, and in the north-east corner. There is also the possibility that below some of the grassed areas further cobbled areas may survive, but there is at present little evidence of this with the central plot.

In the northern plot the cobbles survive almost intact across the eastern third of the plot, with the exception of a small area of concrete, against the eastern boundary. This portion represents the best preserved portion of cobbles on the site, but is suffering slightly from grass and weeds growing through the bedding layers. The cobbles at this eastern end appear to be very evenly and widely spaced, much more so than noted elsewhere on the site. Along the western edge of this well surviving area, is a drain, which is also lined with cobbles, this also survives well, although probably truncated (or obscured) at its southern end. The remaining two thirds of the northern plot is a mixture of concrete pads, concrete surfaces and cobbles. In general it would appear that concrete surfaces have been directly overlaid on the former cobble surface.

It is recommended that the eastern third of the northern plot is retained as a cobbled surface, whilst cobbles recovered/encountered within other parts of the site should also be considered for re-use/ re-laying in other open spaces. Further detailed recording of cobbled surfaces during the start of works could also be considered to offset for the loss of the patches of cobbles. This would also have the added benefit of identifying the existence of any further surviving areas, below concrete footings and grassed areas.

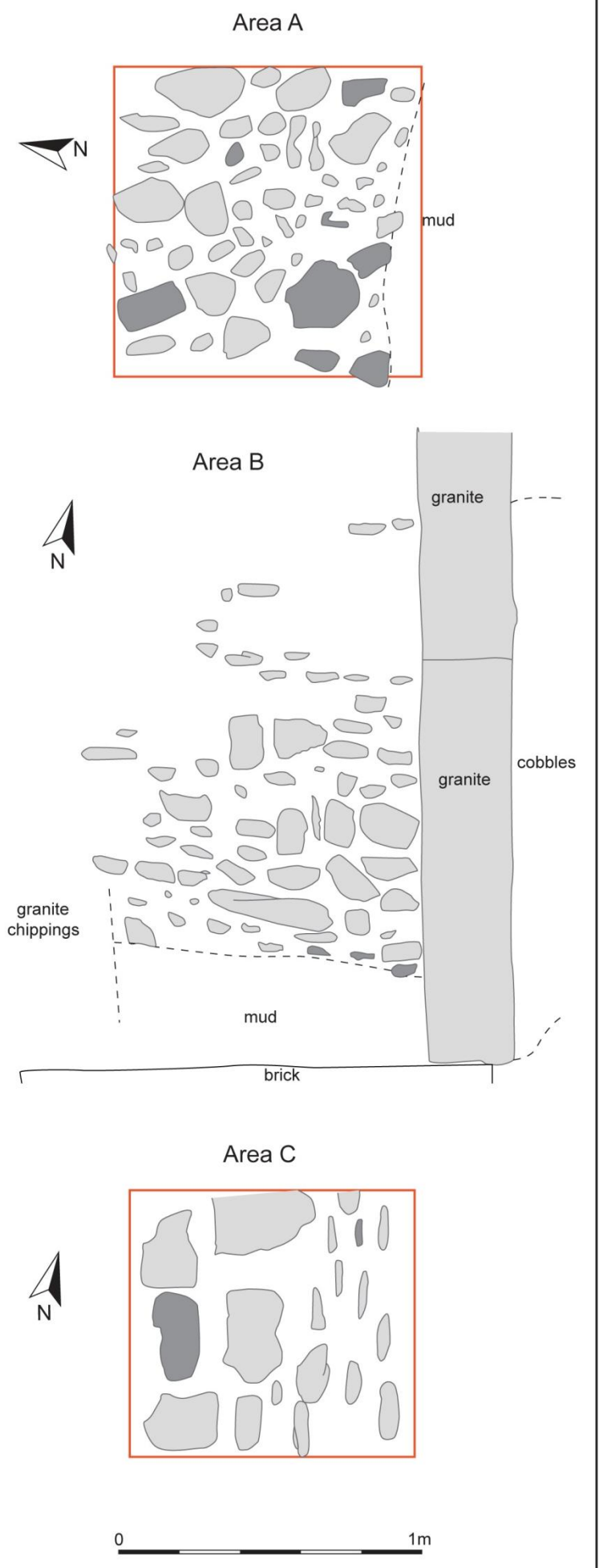


FIGURE 11: LEFT - PLAN SHOWING THE COBBLED AREAS. RIGHT - REPRESENTATIVE DRAWINGS OF COBBLES IN AREAS A, B AND C, AS SHOWN ON THE PLAN.



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