

# THE PACKHORSE INN FORE STREET ST BLAZEY CORNWALL

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



South West Archaeology Ltd. report no. 180124



[www.swarch.net](http://www.swarch.net) Tel. 01769 573555

## The Packhorse Inn and Land to the Rear, Fore Street, St Blazey, Cornwall

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

---

By E. Wapshott & P. Webb  
Report Version: FINAL  
31<sup>st</sup> March 2020

#### Summary

---

*This report presents the results of a desk-based assessment, walkover survey, historic building recording and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for the Packhorse Inn, St Blazey, Cornwall. A proposed residential housing development would be located on land immediately to the rear (west) of the 19<sup>th</sup> century Packhorse Inn public house; the Inn would be renovated and updated, and a new restaurant added.*

*The walkover survey determined that the field to the rear of the Inn was heavily overgrown; this made it impossible to establish if visible archaeological remains were present. In addition, the vegetation and modern debris observed makes the site unsuitable for geophysical survey. The archaeological potential of the site remains **unproven**, and any development would have a **major** impact on any surviving below ground remains.*

*The Packhorse Inn is Listed Grade II as a building of architectural value. The Listing – a terse description of the principal façade – conceals the fact that this building was developed from an early single-cell structure (possible industrial) to an Inn in the mid/late 18<sup>th</sup> century, with a significant subsequent phase of aggrandisement in the late 18<sup>th</sup>/early 19<sup>th</sup> century. At that point the whole of the current east front was added as a purpose-built bar/hotel. Many internal details survive from that phase of works, despite a second phase of renovation in the 1920s/1930s. The proposed works to the interior of the building, with a fairly comprehensive reorganisation of space on both the ground and first floor, would remove some surviving dateable fixtures and fittings, as well as most of the evidence for the 1920s/30s phase. As such, this constitutes **moderate harm** to the value and significance of the building, and the narrative of its development. This harm could be mitigated through alteration to the proposals and more detailed historic building recording and monitoring.*

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

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



South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project.

## CONTENTS

---

<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	5
<i>PROJECT CREDITS</i>	5
<b>1.0 INTRODUCTION</b>	<b>6</b>
1.1 PROJECT BACKGROUND	6
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	6
1.3 HISTORICAL BACKGROUND	6
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	6
<b>2.0 HERITAGE IMPACT ASSESSMENT</b>	<b>8</b>
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	8
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	9
<b>3.0 DIRECT IMPACTS</b>	<b>10</b>
3.1 INTRODUCTION	10
3.2 DOCUMENTARY HISTORY	10
3.3 CARTOGRAPHIC DEVELOPMENT	11
3.4 ARCHAEOLOGICAL BACKGROUND	15
3.5 AERIAL PHOTOGRAPHY AND LIDAR	19
3.6 WALKOVER SURVEY	20
3.7 HISTORIC BUILDING RECORDING	21
3.8 CONSIDERATION OF PROPOSALS	31
3.9 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	33
<b>4.0 INDIRECT IMPACTS</b>	<b>34</b>
4.1 STRUCTURE OF THE ASSESSMENT	34
4.2 QUANTIFICATION	34
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	35
<b>5.0 CONCLUSION</b>	<b>52</b>
<b>6.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>53</b>

## LIST OF FIGURES

---

*Cover plate: View of the Packhorse Inn; taken facing south-west.*

FIGURE 1: SITE LOCATION.	7
FIGURE 2: EXTRACT FROM THE ORDNANCE SURVEY SURVEYOR'S DRAFT MAP OF 1805.	11
FIGURE 3: EXTRACT FROM THE ST BLAZEY TITHE MAP OF 1840, WITH INSET DETAIL OF THE PACKHORSE INN.	12
FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 25" MAP OF 1882.	13
FIGURE 5: DETAIL OF THE 1882 MAP, SHOWING THE PACKHORSE INN WITH EAST AND WEST PORCHES.	13
FIGURE 6: EXTRACT FROM THE SECOND EDITION OS 25" MAP OF 1907.	14
FIGURE 7: DETAIL OF THE 1907 MAP SHOWING THE INN WITH ITS EAST PORCH BUT HAVING LOST ITS WEST PORCH.	14
FIGURE 8: EXTRACT FROM THE OS 25" MAP OF 1935.	15
FIGURE 9: NEARBY HERITAGE ASSETS.	16
FIGURE 10: IMAGE DERIVED FROM LiDAR DATA.	19
FIGURE 11: VIEW ACROSS THE FIELD FROM THE INTERIOR OF THE DERELICT OUTBUILDING; VIEWED FROM THE EAST.	20
FIGURE 12: THE FRONT OF THE PACKHORSE INN; VIEWED FROM THE EAST.	21
FIGURE 13: LABELLED FLOOR PLANS.	22
FIGURE 14: THE NORTH ELEVATION, SHOWING FINE SURVIVING DOORCASE; FROM THE NORTH-NORTH-WEST.	23
FIGURE 15: BLOCKED FIREPLACE IN ROOM 11; VIEWED FROM THE EAST.	25
FIGURE 16: THE ROUND ARCHED ALCOVE AND PANELLED DOOR TO CUPBOARD IN ROOM 15C; VIEWED FROM THE SSE.	26
FIGURE 17: R14 WITH THE REEDED CORNICE THAT RESPECTS THE INSERTED PARTITION AND DOOR.	28
FIGURE 18: PHASED PLANS.	30
FIGURE 19: THE CHURCH OF ST BLAISE WITH CHURCHYARD WALL AND GATEWAY; VIEWED FROM THE SOUTH.	38
FIGURE 20: VIEW OF THE PACKHORSE INN AND FORMER TOWN HALL/RAINBOW ROOMS; VIEWED FROM THE SOUTH-EAST.	40
FIGURE 21: THE FORMER MARKET HOUSE SHOWING THE OPEN FRONTING AND JETTIED 1 <sup>ST</sup> FLOOR.	42
FIGURE 22: THE CORNISH ARMS INN, LOCATED TO THE SOUTH OF THE CHURCH; VIEWED FROM THE NORTH-EAST.	46
FIGURE 23: NUMBERS 8-10 FORE STREET, SHOWING THE GOOD FAÇADE OF NUMBER 10.	46
FIGURE 24: NUMBERS 2 AND 4 STATION ROAD, SHOWING THE FINE 19 <sup>TH</sup> CENTURY SHOP FRONT.	47
FIGURE 25: THE VICARAGE, LOCATED TO THE SOUTH OF THE CHURCH; VIEWED FROM THE EAST-SOUTH-EAST.	48

## LIST OF TABLES

---

TABLE 1: EXTRACT FROM THE 1839 ST BLAZEY TITHE APPORTIONMENT.	12
TABLE 2: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS.	17
TABLE 3: ROOM-BY-ROOM TABLE OF FEATURES.	26
TABLE 4: SUMMARY OF DIRECT IMPACTS.	33
TABLE 5: SUMMARY OF IMPACTS.	50
TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE.	55
TABLE 7: MAGNITUDE OF IMPACT.	60
TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX.	60
TABLE 9: SCALE OF IMPACT.	60
TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	60
TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE.	61

## LIST OF APPENDICES

---

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	54
APPENDIX 2: CLIENT DOCUMENTS – THE PROPOSALS	62
APPENDIX 3: HISTORIC BUILDING RECORDING TABLES	65
APPENDIX 4: SUPPORTING PHOTOGRAPHS – HISTORIC BUILDING RECORDING	72
APPENDIX 5: SUPPORTING PHOTOGRAPHS – WALKOVER	93
APPENDIX 6: SUPPORTING PHOTOGRAPHS – HISTORIC IMPACT ASSESSMENT	97

## ACKNOWLEDGEMENTS

---

PRIVATE CLIENT (THE CLIENT) FOR ACCESS  
IVAN TOMLIN OF PLANNING FOR RESULTS LTD. (THE AGENT)  
THE STAFF OF THE CORNWALL RECORD OFFICE (CRO)  
THE STAFF OF CORNWALL COUNCIL

## PROJECT CREDITS

---

DIRECTOR: DR. BRYN MORRIS  
PROJECT MANAGER: DR. SAMUEL WALLS  
FIELDWORK: EMILY WAPSHOTT  
PHOTOGRAPHS: EMILY WAPSHOTT  
DESK-BASED RESEARCH: PETER WEBB; EMILY WAPSHOTT  
REPORT: EMILY WAPSHOTT; PETER WEBB  
EDITING: DR. SAMUEL WALLS; DR BRYN MORRIS  
GRAPHICS: PETER WEBB; EMILY WAPSHOTT; DR. BRYN MORRIS

## 1.0 INTRODUCTION

---

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

### 1.1 PROJECT BACKGROUND

In 2019 South West Archaeology Ltd. (SWARCH) was commissioned by Ivan Tomlin of Planning for Results Ltd. (the Agent) on behalf of a private client to undertake a desk-based assessment, walkover survey, heritage impact assessment for land south-west of the Packhorse Inn, St Blazey, Cornwall. Historic building recording of the public house was undertaken in early 2020 in advance of a proposed development in the field behind and modernisation of the Inn itself.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located towards the northern end of the village of St. Blazey; the village is located at the foot of an east-facing hillside at the head of a former estuary at an altitude of c.10m AOD (Figure 1). The soils of this area are the well-drained fine loamy soils over slate of the Denbigh 2 Association (SSEW 1983), which overlie fluvial Quaternary deposits of clay, silt, sand and gravel, with the hornfelsed slates and sandstones of the Trendrean Mudstone Formation at depth (BGS 2020).

### 1.3 HISTORICAL BACKGROUND

There are documentary references to St. Blazey from the 12<sup>th</sup> century onwards, referring to the settlement as *Landrait* and reflecting the position of a medieval 'lann' and early chapel. The existing church is 15<sup>th</sup> century in date, restored in the 19<sup>th</sup> century. The current settlement developed from a small agricultural village surrounded by farms/small hamlets. In the early 19<sup>th</sup> century, St Blazey and adjacent settlements expanded along the line of the turnpike road in conjunction with the industrial development of the area.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The proposed site is situated within an area with a largely post-medieval industrial heritage. There are some known Prehistoric and Romano-British settlements within the locality, most notably to the promontory fort of Prideaux Castle (SAM 1006663). The surrounding landscape contains numerous medieval manors and farmsteads. It was not until the 19<sup>th</sup> century that St Blazey developed beyond its rural origins, with the development of, for instance, the mining landscape of the Luxulyan Valley, with corn mills at Nanscawen (MCO51620) and Wood Mill (MCO23117); a china clay works at Wheal Rashleigh (MCO26793); Prideaux iron mine (MCO12451); Par and St. Blazey Consols tin mine (MCO12364); and numerous quarries (MCO29345; MCO41222); and the associated infrastructure that this required including canals (MCO23112), railways (MCO58737) and roads (List1379519, List1379522).

### 1.5 METHODOLOGY

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

*Development Context* (English Heritage 2012). The building recording was undertaken by Emily Wapshott February 2020. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014b) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).

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

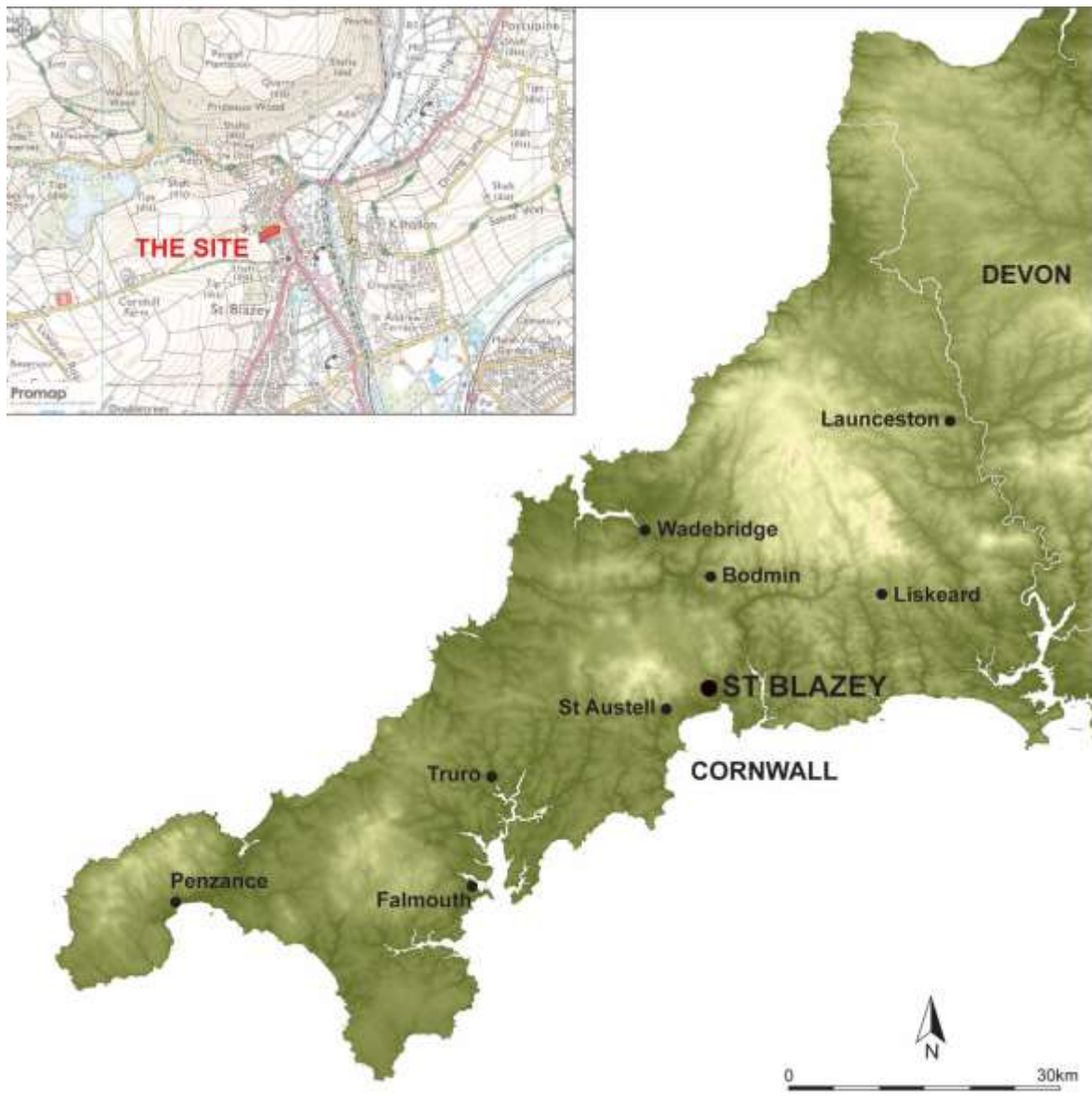


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED): ORDNANCE SURVEY © CROWN COPYRIGHT 2020.

## 2.0 HERITAGE IMPACT ASSESSMENT

---

### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

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

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

*Paragraph 189*

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

*Paragraph 190*

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

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

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

### 2.3 LOCAL POLICY

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



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

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

## **2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS**

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

## 3.0 DIRECT IMPACTS

---

### 3.1 INTRODUCTION

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource or on the fabric of a historic building. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of the archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.6 examine the documentary, cartographic and archaeological background of the site; Section 3.7 details the historic building recording undertaken for the Inn itself, Section 3.8 considers the proposals for the Inn and section 3.9 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

Note that there are two components to this report: a historic building survey of the Packhorse Inn (the **Inn**); and an archaeological assessment of the land immediately to the rear of the packhorse (the **site**).

### 3.2 DOCUMENTARY HISTORY

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

The settlement of St Blazey *was* a small agricultural village focused on the parish church and village square. The countryside around contained many small farms, including the medieval manor of Roselyon, whose owners, the Carlyon family, owned much of the land in the valley of the River Par. In the early 19<sup>th</sup> century St Blazey and surrounding settlements expanded as a result of, and along, the turnpike road (Turnpike Act of 1761), industrialising in parallel with 19<sup>th</sup> century copper and tin mining at Lanscot and Fowey Consols, associated industries and the construction of a canal through the Par Valley; much of this now part of the WHS mining landscape.

The Packhorse Hotel is recorded in 1839 as belonging to Ann Hitchens, a spinster of the parish, who owned many of the surrounding fields and tenements. One Mark Richards occupied the Inn and leased the orchard immediately to the west. Ann Hitchens appears in the 1829 lease of a carpenter’s shop in St Blazey with its associated land (CRO:TP/AUS/21/2), and in an 1836 indenture as a secondary landholder with reference to the lands of William Cole of Lanhydrock (Malcolm McCarthy Document Collection: 1836 1<sup>st</sup> February 1836). Prior to this the building was referred to as the *Packhorse Inn* and *Old Packhorse*, the latter a beer house recorded in the village. There is some pre-1777 evidence for a public house (Booth & Bird 1999) but it is not clear if this refers to the beer house or to the later and grander hotel/coaching Inn.

The 1841 census contains 12 references to *Pack Horse Court* (home to 10 miners, 5 blacksmiths and 4 masons) but none to the Inn. The 1851 Census lists William Medland as innkeeper (with a guest, James Knight, mine proprietor from Lancashire). The 1861 Census contains eight references to the *Old Packhorse Square*, with John Row as innkeeper at the *Old Pack Horse Inn*. The 1871 Census refers to five dwellings on *Pack Horse Hill* and the *Pack Horse Hill Inn*, with John Polsue as

innkeeper; one of the servants is listed as a groom/ostler. The 1881 Census lists two houses on *Pack Horse Court*, and the *Pack Horse Inn* was still operated by John Polsue. In 1891 the census indicates the Pack Horse Inn was operated by Richard Symons, and his son was listed as a *bus or trap driver*. This latter detail probably indicates the Inn offered carriage from the railway station to the Inn as a service to passengers.

### 3.3 CARTOGRAPHIC DEVELOPMENT

The first cartographic source available to this study is the OS surveyor's draft map of 1805 (Figure 2). The scale of this map makes it difficult to discern any real detail, but St Blazey is clearly marked, and the **site** appears as split between an orchard and an open field. A small building is shown on the eastern boundary of the orchard which could be the Inn or the earlier beer house (the Old Packhorse); the outbuilding to the north of the Inn is also a candidate for this building.

The earliest accurate cartographic source available to this study is the St Blazey tithe map of 1840 (Figure 3). The curving field boundaries of the fields to the north and west of the site suggest that the somewhat irregular but generally straight (post-medieval) boundaries sit within fieldscape derived from curving medieval strip fields. All the field names are prosaic, including *Field* and *Orchard* (see Table 1). The **site** itself comprises two plots to the west of the Packhorse Inn (no.65), listed as *Orchard* (no.66) and *Garden* (no.67). It is of interest that Mark Richards, the tenant at the Packhorse in 1840, also held what is described as a *store house*; this building stood to the north of the Inn, on the site of the later Woollen Factory/Town Hall. The tithe map appears to indicate that the settlement had expanded along the turnpike road to the north to St Blazey Bridge since 1805, with small blocks of dwellings infilling the fields to the west. The Inn appears as a wide double-depth rectangular block. Otherwise, detail is fairly limited.



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

The landscape as depicted by the 1882 OS 1<sup>st</sup> edition map (Figure 4) is very similar to that of 1840. Some boundary loss had occurred since 1840, and some other fields had been subdivided. The greatest change was the continued expansion of the settlement associated with the large-scale industrial china clay extraction and tin mining to the north of St Blazey. Within the settlement, development appears to have been more restricted, including a new Methodist Chapel, Market House, school, and Woollen Factory; along with the infilling of a pond formerly situated on the opposite side of the road to the Packhorse Inn. The **site** itself had been further subdivided, the orchard (no.66) being reduced in scale to just the southern tip of the field. The **Inn** itself is shown with porches to the east and west.



FIGURE 3: EXTRACT FROM THE ST BLAZEY TITHE MAP OF 1840, WITH INSET DETAIL OF THE PACKHORSE INN; THE EXTENT OF THE SURVEY AREA IS INDICATED (CRO).

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

Number	Landowner	Lessee	Tenant	Field Name	Cultivation
St Blazey Moor					
62	Ann Hitchens		John Hoggett	Orchard and Yard	-
63			John Samson and others	Two Houses and Gardens	-
68			William Bice and Others	Garden	-
69			John Peters	House and Garden	-
70			Tabitha Martin	House and Garden	-
71			William Trewellin	House and Garden	-
478			Henry Rowe	Field	Arable
476			John Sloggett	Field	Arable
477			Henry Pedler	Apple Meadow	Arable
Tenement, Church Town					
64	Ann Hitchens		Mark Richards	Store House	-
65				Pack Horse Inn and Garden	-
66				Orchard	-
67				Garden	-

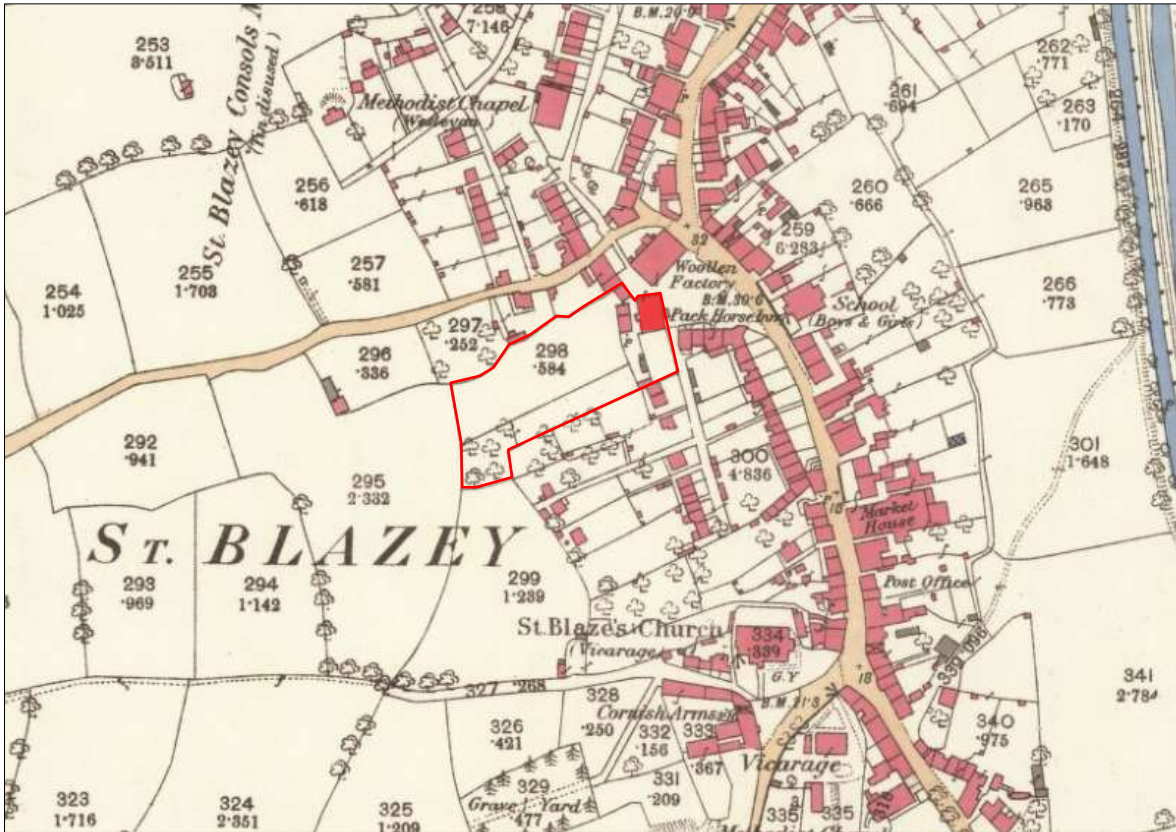


FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 25" MAP OF 1882; THE EXTENT OF THE SURVEY AREA AND THE PACKHORSE INN ARE INDICATED (CRO).



FIGURE 5: DETAIL OF THE 1882 MAP, SHOWING THE PACKHORSE INN WITH EAST AND WEST PORCHES (CRO).

THE PACKHORSE INN, ST BLAZEY, CORNWALL

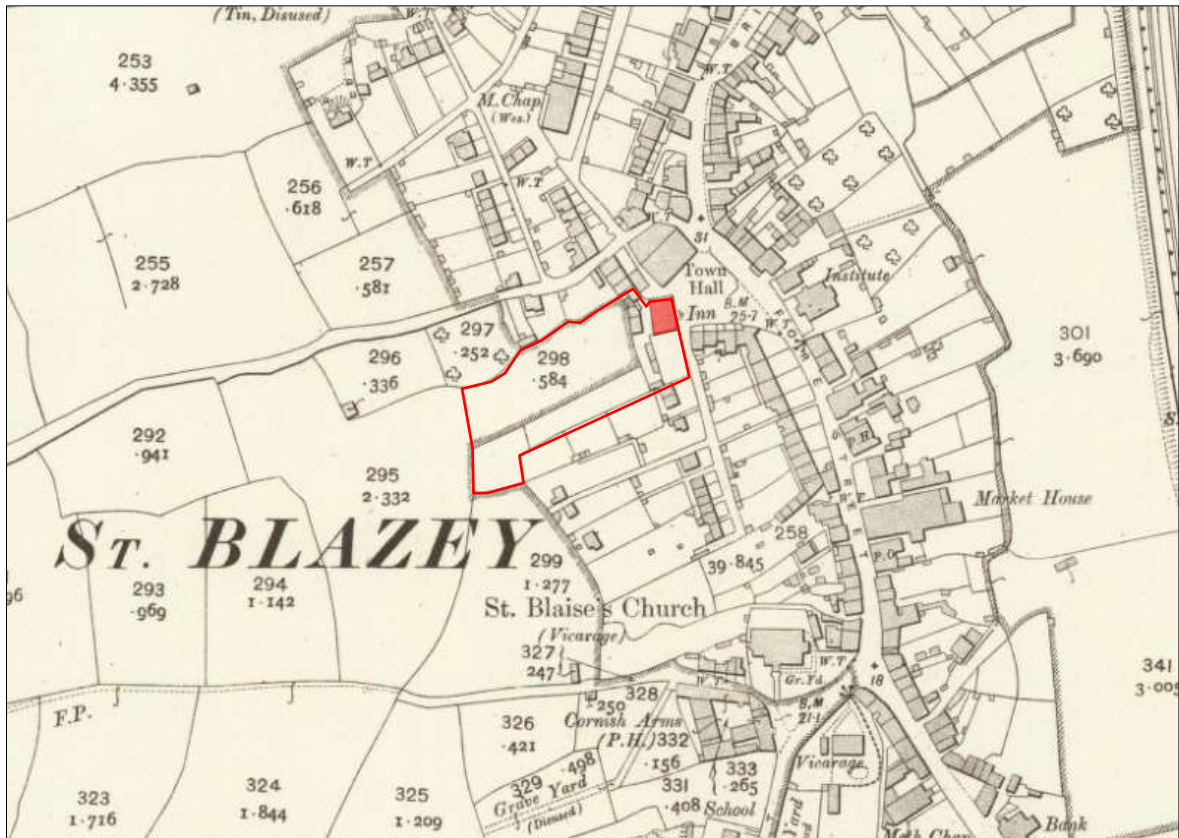


FIGURE 6: EXTRACT FROM THE SECOND EDITION OS 25" MAP OF 1907; THE EXTENT OF THE SURVEY AREA AND THE PACKHORSE INN ARE INDICATED (CRO).



FIGURE 7: DETAIL OF THE 1907 MAP SHOWING THE INN WITH ITS EAST PORCH BUT HAVING LOST ITS WEST PORCH (CRO).



FIGURE 8: EXTRACT FROM THE OS 25" MAP OF 1935; THE EXTENT OF THE WALKOVER SURVEY AREA AND THE PACKHORSE INN ARE INDICATED (CRO).

The landscape as depicted in the 1907 OS 2<sup>nd</sup> edition map (Figure 6) is almost unchanged, though shows an increase in the amount of mining in the surrounding landscape and further development of the railway and tramway. In the town itself there appear to have been alterations to the function of some of the buildings: the former woollen factory becoming the Town Hall; and a reduction in the number of orchards around the settlement. By 1935 (Figure 8) limited change is evident, with small scale boundary loss (including the boundaries between fields no.66 and no.67 and the late 19<sup>th</sup> century orchard boundary within field no. 66); and the conversion of the mineral railway into a branchline. From the late 20<sup>th</sup> century into the 21<sup>st</sup> century there has been limited development of the settlement, small estates beginning to infill the areas behind what was previously a roadside ribbon settlement. The **Inn** itself shows the loss of the rear projection and the steps are now shown in more detail to the front.

### 3.4 ARCHAEOLOGICAL BACKGROUND

The locality has seen a modest amount of archaeological fieldwork, mainly assessments for the St Austell China Clay Area and Luxulyan Valley, the latter reflecting the proximity of the site to the WHS mining landscape. More specific work has been carried out on individual sites, including a survey of the Wheal Rashleigh China Clay Dry; and archaeological excavations near Kilhallon in the 1970s (Carlyon 1982) and 1980s (Carlyon & Harris 1984), which identified Romano-British and medieval features and finds. However, more recent monitoring failed to identify remains of archaeological interest (Lawson-Jones 2008). In a similar vein, fieldwork carried out at the Cornish Arms failed to identify anything of clear archaeological interest (Green 2017). The Cornwall and Scilly HER lists a series of designated and undesignated assets in the local area, mostly documentary references or place-name relating to medieval and post-medieval sites (see Table 2 and Figure 9).

The historic landscape characterisation (HLC) for Cornwall and Scilly shows the site as being situated within *medieval farmland*, areas containing farming settlements documented before the 17<sup>th</sup> century and forming a component part of *Anciently Enclosed Land* (AEL). AEL is regarded as having a *high* potential for Prehistoric and Romano-British archaeological remains.

### 3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD409

The evidence for Prehistoric activity in the immediate area is limited although this probably reflects a lack of fieldwork rather than a genuine absence of archaeological remains. The earliest activity dates to the Neolithic or Early Bronze Age, with the find of a cup-marked stone (MCO1245) and greenstone axe (MCO501). While there is no evidence of settled activity until the Iron Age (Prideaux Castle SAM 1006663; associated hut circles (MCO20025)), the landscape would have been cleared and utilised from the Middle Bronze Age onwards. Romano-British settlements have been identified through excavation (e.g. Kilhallon, MCO12779), cropmarks (Cornhill, MCO41774); and field-name evidence (MCO8219).

### 3.4.2 EARLY MEDIEVAL AD410 – AD1065

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

### 3.4.3 MEDIEVAL AD1066 - AD1540

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

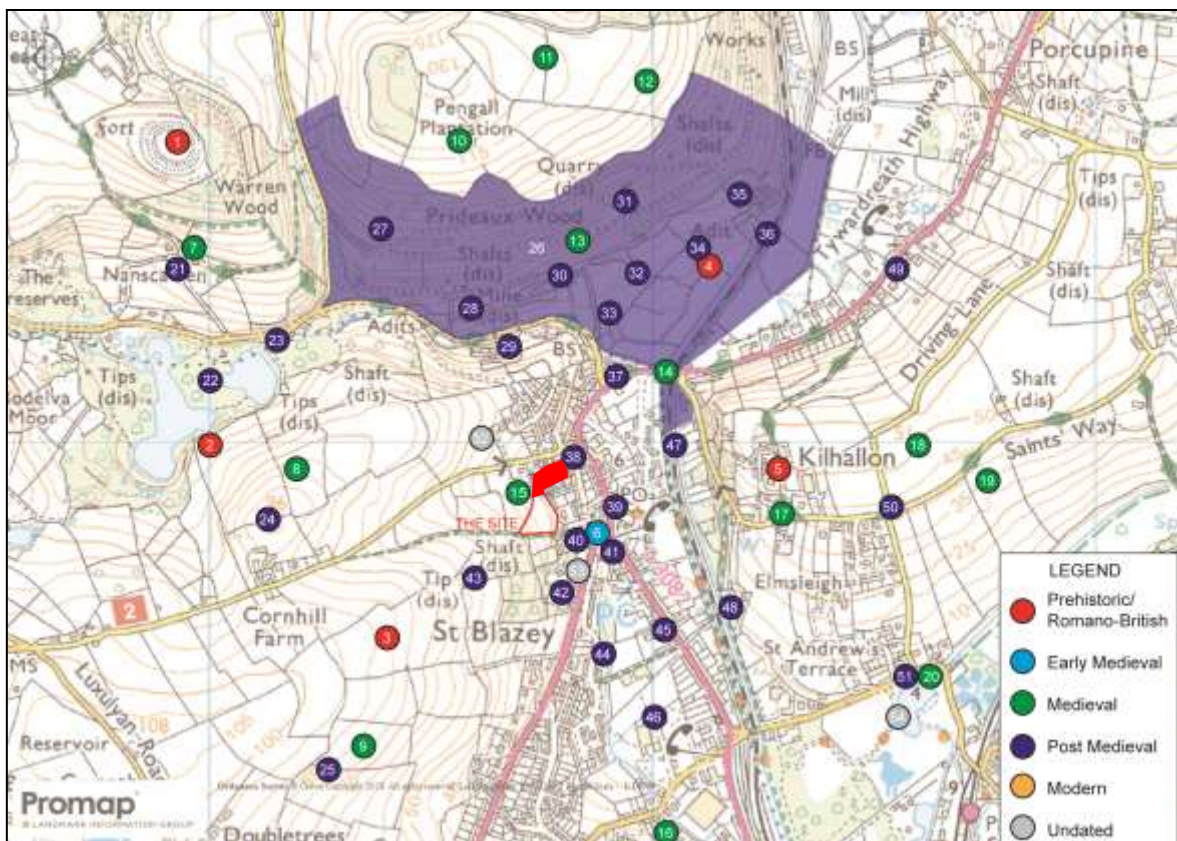


FIGURE 9: NEARBY HERITAGE ASSETS (THE SITE IS INDICATED) (SOURCE: CORNWALL & SCILLY HER).

### 3.4.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

Population and settlement expanded during the post-medieval period but notably in the 19<sup>th</sup> century; this phase is reflected in the Listed buildings here (The Packhorse Inn; 8 & 10 Fore Street; the Old Market House; and the Cornish Arms Inn). This was largely a result of the industrialisation



of the Cornish landscape along the Luxulyan Valley, which included the creation of corn mills at Nanscawen (MCO51620) and Wood Mill (MCO23117); a china clay works at Wheal Rashleigh (MCO26793); Prideaux iron mine (MCO12451); Par and St. Blazey Consols copper and tin mines (MCO12364); and numerous quarries (MCO29345; MCO41222); and the associated infrastructure that this required including canals (MCO23112), railways (MCO58737) and roads. Despite the dominance of industrial activity, agriculture has always played an important role and the most common undesignated heritage assets in this landscape are the historic hedgerows.

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

No.	Mon ID.	Name	Record	Details
1	List1006663	Prideaux Castle	Scheduled Ancient Monument	Small multivallate hillfort situated on inland spur. Includes a possible hut circle. Iron Age finds have been made within the fort.
	MCO1245	Prideaux Castle –Cup-Marked Stone	Findspot	A prehistoric cup-marked stone was found at this location.
	MCO20025	Prideaux –Hut Circle	Cropmark	A possible hut circle has been interpreted from cropmarks on aerial photographs.
2	MCO501	Cornhill Farm	Findspot	A roughout Bronze Age greenstone axe.
3	MCO41774	Cornhill – Iron Age Round, Romano-British Round	Aerial photograph	A univallate enclosure is visible as a cropmark ditch on aerial photographs.
4	MCO8219	Luxulyan – Iron Age Round, Romano-British Round	Documentary	The field name ‘Round Moor’ suggests the site of a round, but there are no remains.
5	MCO12779	Kilhallow – Iron Age Round, Romano-British Round	Event	Excavations have identified a Romano-British Round and associated features.
6	MCO6443 List1289700	St Blazey – Early Medieval Chapel	Documentary, Listed Building	The site of the Church of St. Blaise is likely built on the site of an earlier chapel, recorded in 1281 as <i>Capella de Landray</i> . The existing church is a Grade II* 15 <sup>th</sup> century with 19 <sup>th</sup> century restoration.
	MCO15245	Landreath – Early Medieval Settlement, Post-Medieval settlement	Documentary	The settlement of Landreath is first recorded in 1159 when it is spelt <i>Landrait</i> .
	MCO25475	St Blazey – Early Medieval Lann	Documentary, earthwork	The place-name <i>Landrait</i> indicates the church is situated within a lann; supported by the round churchyard.
	List1212085	Churchyard Wall and Gateway	Listed Building	Grade II listed early 19 <sup>th</sup> century wall
7	MCO15841	Nanscawen – Medieval Settlement	Documentary	The settlement at Nanscawen is first recorded in 1338.
	MCO40870	Nanscawen – Medieval Field-system	Earthwork	The fields around Nanscawen were identified as part of a fossilised medieval strip field system.
8	MCO41778	Cornhill – Medieval Field Boundary	Earthwork, aerial photograph	Two field boundaries are visible, one as a low earth bank, the other as a crop mark on aerial photographs.
9	MCO41772	St Blazey – Medieval Field System	Earthwork, aerial photograph	The pattern of fields to the west of St Blazey suggests they are medieval; crop mark evidence suggests further removed boundaries.
10	MCO41231	Pengall Plantation – Medieval Field Boundary	Earthwork, aerial photograph	Field boundaries of likely medieval date as visible as low earthworks on aerial photographs.
11	MCO41235	Little Prideaux – Medieval Field Boundary	Earthwork, aerial photograph	A probable medieval field boundary is visible as low earthworks on aerial photographs.
12	MCO41232	Prideaux Wood – Medieval Field Boundary	Earthwork, aerial photograph	Wide linear bank and ditched features of probable medieval date are visible as low earthworks on aerial photographs.
13	MCO40872	Prideaux Wood – Medieval Field Boundary	Earthwork, aerial photograph	A field boundary of probable medieval origin is visible as a low earthwork on aerial photographs.
14	MCO9713	St Blazey Bridge – Medieval Bridge	Structure	The site of the 1535 Leland stone bridge. The present bridge is early 20 <sup>th</sup> century.
15	MCO41769	St Blazey – Medieval Field Boundary	Earthwork, aerial photograph	Two field boundaries are visible, one as a low earth bank, the other as a crop mark ditch on aerial photographs.
16	MCO41771	Middleway – Medieval Field Boundary	Earthwork, aerial photograph	Two field boundaries are visible, one as a low earth bank, the other as a crop mark ditch on aerial photographs.
17	MCO15147	Kilhallow – Medieval Settlement	Documentary	The settlement at Kilhallow is first recorded in 1180 when it is spelt ‘Kellihon’.
18	MCO23110	Deer Park – Medieval Deer Park	Documentary	Two fields are recorded as ‘Deer Park’ in the Tithe Award, suggesting the presence of a medieval deer park.
19	MCO41767	Kilhallow – Medieval Field	Aerial photograph	Part of a field boundary is visible as a crop mark bank

THE PACKHORSE INN, ST BLAZEY, CORNWALL

No.	Mon ID.	Name	Record	Details
		Boundary		on aerial photographs.
20	MCO9771	Tywardreath – Medieval Bridge	Demolished structure	St Andrews Bridge was built by the monks of Tywardreath Priory but has since been rebuilt.
21	MCO51619	Nanscawen – Post-Medieval farmstead	Structure	Post-medieval farmstead.
	MCO51620	Nanscawen – Post-Medieval Leat and Corn Mill	Structure	A corn mill to the west of Nanscawen has been converted into a dwelling.
22	MCO26793	Wheal Rashleigh – Post-Medieval China Clay Works, Modern Water Wheel	Structure	The site of the Wheal Rashleigh china clay works, in operation until 1869. A modern waterwheel is situated within the eastern pit.
23	MCO29342	Prideaux Wood – Post-Medieval aqueduct	Documentary	An aqueduct is shown at this location on the 1880 OS map.
24	MCO41780	Cornhill – Post-Medieval Spoil Heap	Earthwork, aerial photograph	Five irregular mounds are visible on aerial photographs.
25	MCO41773	St Blazey – Post-Medieval Spoil Heap	Earthwork, aerial photograph	A mound, likely to be associated with one of several nearby mines, is visible on aerial photographs.
26		Luxulyan Valley	World Heritage Site	Wider landscape of post-medieval mining activity within the Luxulyan Valley.
27	MCO12453	Prideaux Wood – Post-Medieval Beacon	Structure	An iron beacon holder is set in a boulder.
28	MCO12364	Par and St Blazey Consols – Post-Medieval Mine	Structure	Par and St Blazey tin mine, in operation between 1839 and 1852; and again from 1855 to 1863 as South Prideaux Wood Mine.
	MCO52603	Par and St Blazey Consols – Post-Medieval Engine House	Structure	Engine house situated on the site of St Blazey Consols, which had a whim engine.
29	MCO41925	Wheal Rashleigh – Post-Medieval China Clay Dries	Structure	An important early pan-kiln at Wheal Rashleigh.
30	MCO23117	Wood Mill – Post-Medieval Corn Mill	Structure	Wood Mill is recorded on the 1 <sup>st</sup> Edition OS map. A structure still stands at the location.
31	MCO29345	Prideaux Wood – Post-Medieval Quarry	Earthwork, aerial photograph	An old quarry is marked at this location on the 1908 OS map and are visible on aerial photographs.
32	MCO41222	St Blazey – Post-Medieval Quarry	Earthwork, aerial photograph	Possible site of a post-medieval quarry, visible as earthworks on aerial photographs.
33	MCO23120	Whitehouse – Post-Medieval Factory	Demolished structure	The site of an 18 <sup>th</sup> century woollen factory. No remains survive.
34	MCO41223	Prideaux Wood – Post-Medieval Quarry, Post-Medieval Adit	Earthwork, aerial photograph	An adit is marked at this location on the OS current edition map. Two dumps of mining waste are visible on aerial photographs.
35	MCO12451	Prideaux – Post-Medieval Mine	Earthwork, documentary	Prideaux Iron Mine was in operation 1862-1864 on the site of the later Prideaux china clay works. Two shafts are visible.
36	MCO58737	Points Mill – Post-Medieval Railway	Structure	An extant branch of the Cornwall Minerals Railway connecting the main Cornwall Minerals Railway line to the Pontois Mill China Stone Works.
37	List1396441	Milestone in Garden Wall of Glenroyd	Listed Building	Grade II listed milestone dated to 1764.
38	List1212086	The Packhorse Public House	Listed Building	Grade II listed early 19 <sup>th</sup> century public house.
39	List1289618	8 and 10 Fore Street	Listed Building	Grade II listed early 19 <sup>th</sup> century houses.
	List1289702	The Old Market House	Listed Building	Grade II listed late 18 <sup>th</sup> or early 19 <sup>th</sup> century building.
40	List1212231	The Cornish Arms Inn	Listed Building	Grade II listed 19 <sup>th</sup> century building.
41	List1212087	2 Station Road	Listed Building	Grade II listed early/mid-19 <sup>th</sup> century shop front.
	List1289701	The Vicarage	Listed Building	Grade II listed 19 <sup>th</sup> century vicarage.
42	MCO29718	St Blazey – Post-Medieval Quarry	Earthwork, aerial photograph	A quarry is marked at this location on the 1 <sup>st</sup> Edition OS map and is visible as an earthwork on aerial photographs.
43	MCO41776	St Blazey – Post-Medieval Shaft	Earthwork, aerial photograph	A disused shaft and spoil tip are marked on the 1963 OS map and are visible as earthworks on aerial photographs.
44	MCO29719	St Blazey – Post-Medieval Gas Works	Documentary, aerial photograph	The gasworks at St Blazey is marked on the 1 <sup>st</sup> Edition OS map and was visible on aerial photographs. No remains currently visible.
45	List1212088 MCO4696	St Blazey Foundry	Listed Building	Grade II listed 19 <sup>th</sup> century foundry. Built 1848.
46	MCO41770	Middleway – Post-Medieval Ridge and Furrow, Field System	Earthwork, aerial photograph	A series of small rectilinear fields are visible as low earth banks on aerial photographs. The fields contain traces of ridge and furrow.
47	MCO23112	Par Canal – Post-Medieval Canal	Structure	A canal which linked Par Harbour with the copper mine of Fowey Consols, opened in 1835.
48	MCO12200	Kilhallon – Post-Medieval	Demolished	Site of a former engine house forming part of Wheal

THE PACKHORSE INN, ST BLAZEY, CORNWALL

No.	Mon ID.	Name	Record	Details
		Mine	structure	Union. Some waste dumps still visible.
	MCO29720	St BlazeY – Post-Medieval Chimney	Demolished structure	Possible site of chimney associated with either the engine house or hammer mill of Wheal Union.
	MCO29721	Kilhallon – Post-Medieval Stamping Mill	Demolished structure	Hammer mill stamps associated with Wheal Union.
49	MCO52252	Tywardreth Highway – Post-Medieval Sunday School, Post-Medieval Nonconformist Chapel	Demolished structure	A Bible Chapel is recorded on the 1 <sup>st</sup> Edition OS map, used as a Sunday School after 1907. Site now a car park.
50	List1379519	Guide Post at SX0753 5485	Listed Building	Grade II listed mid-late 19 <sup>th</sup> century fingerpost.
51	List1379522	Guide Post at T-Junction with Driving Lane	Listed Building	Grade II listed late 19 <sup>th</sup> century fingerpost.
52	MCO41847	Spoilheap	Earthwork	Series of undated spoilheaps plotted on NMR.
53	MCO60075	Large Cut Feature	Earthwork	Large undated cut features plotted on NMR.
54	MCO75485	Field System	Earthwork	Series of ditches and banks plotted as part of the NMR indicates a field system. Possibly of post-medieval date.

### 3.5 AERIAL PHOTOGRAPHY AND LIDAR

Assessment of the readily-available aerial photography and LiDAR for the site (Figure 10) indicates that whilst many of the surrounding fields contain slight earthwork and cropmark features reflecting lost historic field boundaries, the surface of the proposed site appears much more disturbed, with possible quarry pits, spoil dumps or tree throws. The linear arrangement of the anomalies across the eastern part of the site could relate to the location of lost orchard trees. The 2005 aerial photograph shows a well-defined circular path cut through the grass.

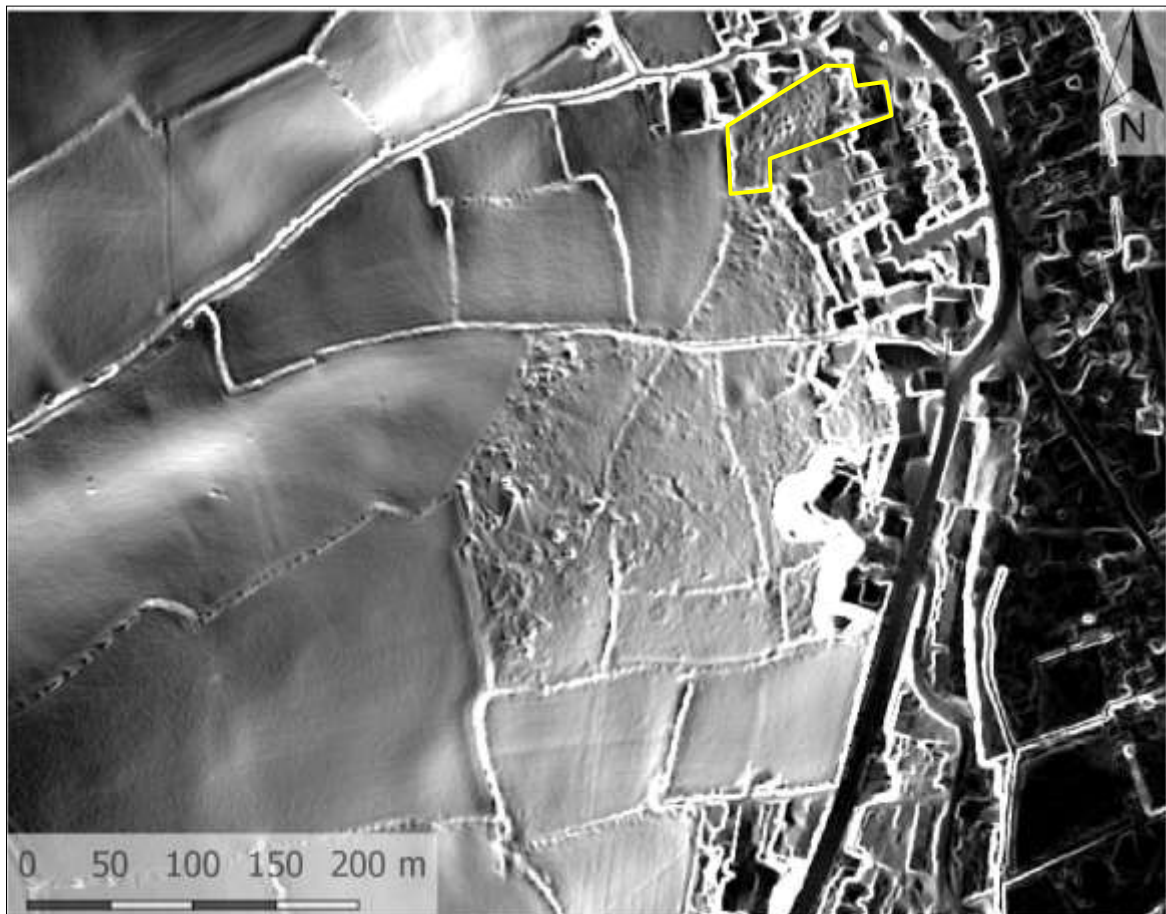


FIGURE 10: IMAGE DERIVED FROM LIDAR DATA, (PROCESSED USING QGIS VER2.18.4, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY) 2020.

### 3.6 WALKOVER SURVEY

#### 3.6.1 INTRODUCTION

The field to the rear of the Packhorse Inn was the subject of a rapid walkover assessment in January 2018 and again in February 2020. The following general observations can be made; further supporting photographs can be found in Appendix 2.

#### 3.6.2 SITE INSPECTION

The site comprises a single field on the north-western edge of St. Blazeay and to the west of the Packhorse Inn. The field is located on the slopes above the village with partial views to the sea to the south over the roofs of St. Blazeay, and open views of the hills to the north, east and west.

The site is accessed from its north-east corner through a metal five-bar gate from the rear of the public house service yard; the yard is terraced into the sloping hillside with a concrete block retaining wall to the rear. Within this terrace there are service outbuildings including a flat-roofed 1970/80s extension to the public house and a small derelict 19<sup>th</sup> century stone rubble building with two windows and a door facing into the field.

The field is a sub-rectangular enclosure c.0.35ha in size. Open to the back of the Packhorse to the east, the boundary to the south consists of a long, straight privet hedge to residential dwellings. There is a mix of wooden fences, hedges, and a stone wall to the north, and an overgrown post-and-wire fence to the west.



FIGURE 11: VIEW ACROSS THE FIELD FROM THE INTERIOR OF THE DERELICT OUTBUILDING; VIEWED FROM THE EAST.

The field slopes gently down to the east and the grass sward is very overgrown with brambles, nettles and other rank weeds. The ground was wet underfoot, with large granite boulders and domestic and industrial debris including concrete blocks, ironwork, chairs and bottles, particularly towards the east of the field. If earthworks are present, the undergrowth prevented them from being identified.

### 3.7 HISTORIC BUILDING RECORDING

The direct effect of any works to the structure of the public house itself have the potential to alter or lead to the loss of historic fabric. Therefore, the building has been appraised for architectural and historic interest and recorded as mitigation ahead of the proposed works.

#### 3.7.1 DESCRIPTION – LISTING TEXT

*Early C19. Stone rubble with granite quoins and lintels. Slate hipped roof. 2 storeys. 4 windows, right hand bay slightly set back, sashes with glazing bars. Including steps and railings up to round headed doorway with panelled reveals. Included for group value. The Packhorse Public House and The Rainbow Room form a group.*

#### 3.7.2 HISTORIC BUILDING RECORDING

The building is rectangular in plan, aligned roughly north-to-south and facing east, with a slightly projecting oblique angle to its south-west corner. It is of two storeys and has a modern single-storey flat roofed extension to the west. The structure is divisible into two blocks (east and west) based on the historical development of the building and the current roof structure.

The front of the building faces east onto the town square. This is a three-window range on a plinth with a single bay to the north set back slightly from the façade but under the same roof. This façade has the generous proportions of the late Georgian period, with deep boxed eaves, the roof is slate and there is a matched set of sash windows (W1-W2; W7-W9), with two narrower sashes to the recessed bay to the north (W3; W10). A round-headed central doorway (D1) with rusticated quoins provides access to the building via a set of double granite block steps.

The north elevation is rendered and painted externally, set with three windows. The narrow east block has a small single-light modern casement window (W11) at first-floor level. In the west block there is a blocked doorway with a flat-topped shallow leaded canopy-surround with stepped pilasters on plain block plinths with ogee moulded capitols; this is of austere neo-classical Palladian style. The opening is now blocked, set with a small modern timber two-light casement window (W4) under a concrete lintel. Above this doorway is a tall narrow horned sash window of 6x9 panes (W12), with a paired opening to the east set with modern inset casement window (W13). There is a second small window opening to the west on the ground floor with another small modern two-light casement (W5).



FIGURE 12: THE FRONT OF THE PACKHORSE INN; VIEWED FROM THE EAST.

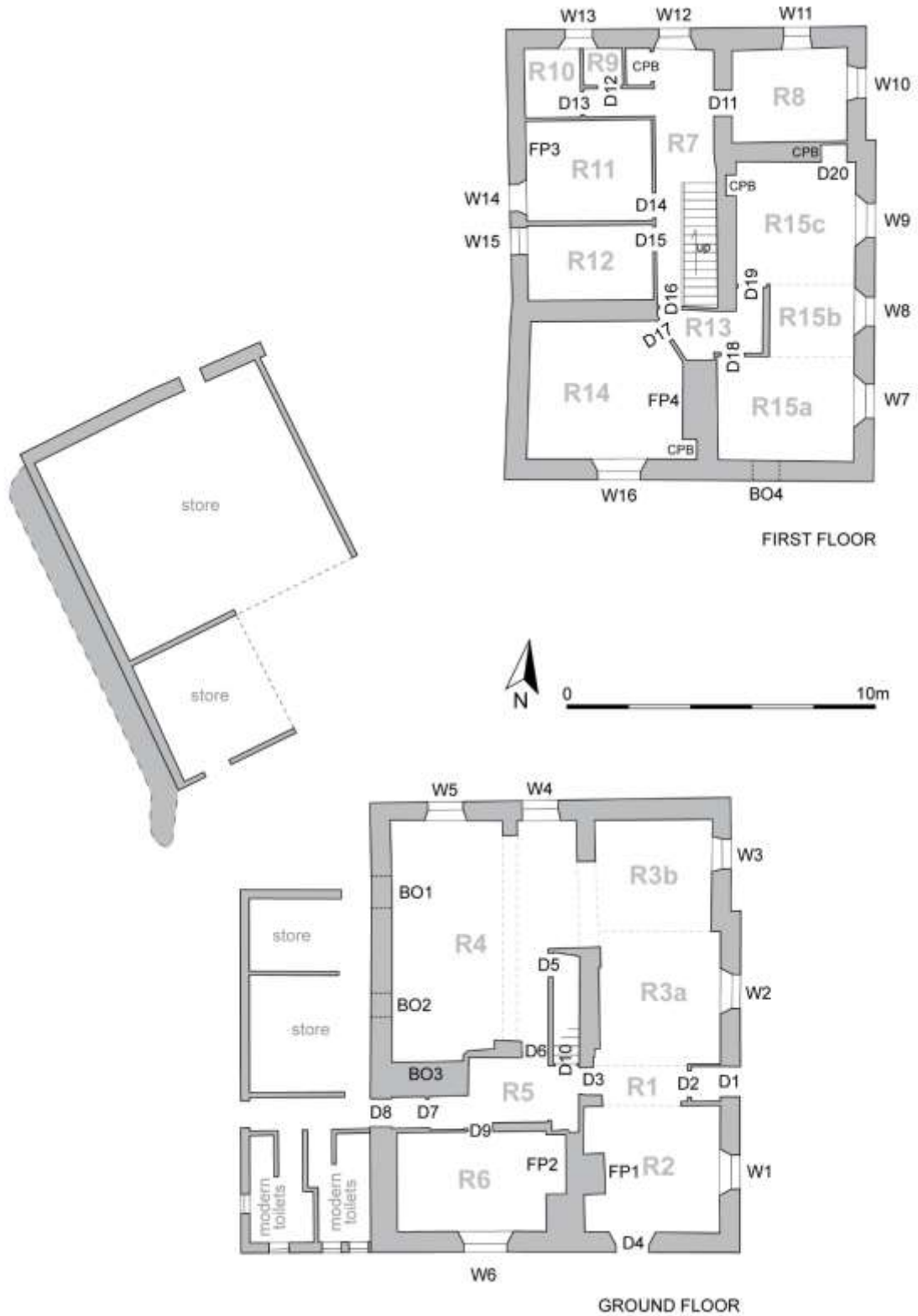


FIGURE 13: LABELLED FLOOR PLANS (BASED ON SUPPLIED PLANS).

The west rear elevation is rendered with a rustic textured effect and painted white. Much of the elevation is obscured by a single-storey extension. There is disturbance to the profile of the wall that suggests phasing or rebuilding to the centre, and the south-west corner projects at a slight angle. There are barge boards to the top of the wall, but the roof meets the wall at a flush angle with no overhang, having a far shallower pitch than the front range. There are two windows

forced to the centre of the elevation (W15; W15); both have later 19<sup>th</sup> century or even early 20<sup>th</sup> century horned single-light sashes. There is a doorway in the original wall towards the south end (D8), enclosed by the modern extension.

The south elevation is of exposed stone. The build of the west block is of heavy granite and killas rubble, with heavy faced but only roughly shaped granite quoins to the corners. The build of the east block is much more irregular but has more formal dressed and faced granite block quoins to the south-east corner which wrap around onto the presentation front. The elevation has been thickly repointed in grey cement mortars. It is clear from this elevation that the front (east) block has been built up against the back (west) block, as it abuts the quoins of the earlier building. A rebuilt brick stack rises on this build line between blocks, clearly addressing the rear block. It has leaded flashings and is part rendered to its base.

To the west block there are a pair of symmetrically positioned ground- and first-floor openings, both with tripartite flat lintels and roughly shaped granite quoins (W6; W16). The ground-floor opening is a blocked doorway set with a timber plank-boarded panel with a pair of air vents and glazed panes for light. To the east block there is a ground-floor window, forced through as a doorway (D4), with a large blocked window opening above with brick quoins and a round segmental brick arch above (BO4).



FIGURE 14: THE NORTH ELEVATION, SHOWING FINE SURVIVING DOORCASE; FROM THE NORTH-NORTH-WEST.

The Inn is accessed via the impressive double-flight granite front steps, which now enter a large open bar space, formerly three separate rooms. These three spaces belong to the 'hotel' phase of the building and represent a cohesive suite of public spaces of differing social status with the same decorative details throughout.

Immediately inside the front door is a plank boarded weather porch at one end of a former entrance corridor (Room 1 – R1) with a reeded cornice to the ceiling. To the south (R2) is a small heated space, formerly the smart parlour or more exclusive gentleman's drinking area, with fine beaded basket-arch and round-headed alcoves and reeded cornice and panelled plaster window casement detailing. To the north (R3a) is a much larger room, probably once an unheated public

restaurant or bar, which now contains a large modern canopied bar of Victoriana character; it also retains a fine reeded cornice and panelled plaster casement detail to the window.

R3a has been knocked through into R3b and R4. Beyond R3a there are no historic decorative details and the window in the east wall sits within a blocked doorway. This space (R3b) clearly had a different status and function from the room to the south.

R4 is a large open area used as a games room. An internal wall has been removed to open up the space, the floor above carried on an RSJ boxed with timber. The blocked doorway (now W4) from the lane to the north identifies R4 as an earlier public bar/tap room. There is a blocked window to the west wall, now reset as a cupboard with shelves (BO1), with a second area of disturbance that may be another window opening to the south (BO2). To the south-west corner is a very thick section of walling that appears to contain a large boarded opening (possible a stack and blocked fireplace; BO3). R5 to the south is the former entrance and stairhall, now a lobby giving access to the modern extension to the rear. There are scars on the thick lath and plaster partition to the north and west from a former stair, and one good thick beaded doorframe to an internal weather porch survives to the west wall (D7); the door beyond having once been the exterior rear door to the Inn. The kitchen (R6) to the south has been wholly modernised with a row of fitted units to the west and fridges and freezers to the north wall, but the large open hearth (FP2) remains in the thick solid east wall as a deep but boarded out alcove, obscuring any details. A former doorway has been partially blocked and reset as a window in the south wall (W6), boarded over internally.

The stairs (R7) rise from the former stairhall but the existing stair is a later 19<sup>th</sup> century insertion with beaded plank wall panelling. A long first-floor landing (R7) runs along the inside of the former front wall of the west block. There is a partly-blocked beaded basket-shaped archway in the south wall over the stairs. There is a good panelled cupboard to the north-west for linens. However, all the doors are early-mid 20<sup>th</sup> century in date (probably late 1920s/1930s vintage), indicating a significant remodel of the first floor at that time.

To the north-east is a small room (R8), now used as the Inn laundry, but which may have been a secure store as it has a blocked and altered loading door in the front (east) wall, now fitted with a sash window (W10); all of the visible features date to the early-mid 20<sup>th</sup> century. To the north-west there is an L-shaped room a toilet (R9) and bathroom (R10) likely divided and formed from an earlier bedroom in the early-mid 20<sup>th</sup> century. To the west there are two bedrooms formed from one larger room (R11; R12); they have paired early-mid 20<sup>th</sup> century doors (D14; D15) and forced window openings (W14; W15). The northern room (R11) retains a blocked fireplace (FP3).

A small lobby (R13) formed within the infilled archway on the landing leads to the rest of the first floor which has been partially reworked into a pub-manager's flat. A large room (R14) to the south-west has an oddly-angled inserted partition to this lobby, pierced by a low mean doorway with beaded frame (D17). Within the room fine reeded cornice has been applied to the walls, including the later partition. There is a blocked fireplace in the thick east wall (FP4) and a cupboard next to the stack in the alcove, with good panelled doors and ogee moulding.

To the front (east), three former bedrooms have been combined to form one large living space (R15). Each room retains an ogee-moulded picture rail, and each has a full height opening in the east wall with beaded edge for a sash window. To the south, R15a is fitted with kitchen units, with a large round-headed blocked window behind (BO4). To the north, in R15c, there is a round-headed alcove set with beaded shelves in the west wall, and a high set doorway with panelled door and ogee moulded doorframe in the north wall (D20). The latter now opens into a cupboard but was once presumably the access to R8.



Each block has a separate but parallel pitched roof structure with a deep central valley gutter over the spine wall between them; there is an east-west abutting section of roof to the south end. All visible trusses are adapted versions of the typical post-medieval kingpost-type A frame, and the upper part of each chimney stack can be seen to have been rebuilt in brick within the roof space.

North-west of the Inn is a blocky L-shaped store and open-fronted garage; most of the walls are of metal-framed concrete block and boarded and rather agricultural in character. Behind these walls to the west and north there are thick whitewashed irregular stone rubble walls with blocked openings and details within them and will relate to the structures shown on the historic maps (e.g. probably stables/stores). On the whole, this structure is of little historic interest, but the wall behind would be worth recording should the 20<sup>th</sup> century elements be removed.

### 3.7.3 FUNCTION OF BUILDING

The Packhorse Inn appears to have been developed first as a coaching inn, then as a more formal hotel from the later 18<sup>th</sup> century onwards, with several phases of expansion and aggrandisement. Whilst the rear range is older, it has been so comprehensively remodelled that function is hard to identify from structural survey. If the *Packhorse* name is attached to the correct building, this may have been the documented *Packhorse beer house*.



FIGURE 15: BLOCKED FIREPLACE IN ROOM 11 (FP3); VIEWED FROM THE EAST.

### 3.7.4 SIGNIFICANT FEATURES

The Inn appears strongly Victorian in character, but the most obvious elements are modern heritage-style public house fittings (e.g. the purpose-built canopied bar). However, there are many less showy decorative features such as picture rails, fragments of panelling or plasterwork, and doorframes, that are genuine components of a late Georgian decorative scheme. Most rooms contain at least one surviving feature, but it is clear that much has been lost, perhaps during the most recent comprehensive modernisation in the early/mid-20<sup>th</sup> century.



FIGURE 16: THE ROUND ARCHED ALCOVE AND PANNELLED DOOR TO CUPBOARD IN ROOM 15C; VIEWED FROM THE SSE.

TABLE 3: ROOM-BY-ROOM TABLE OF FEATURES, FEATURE GREYED OUT OF LESS INTRINSIC SIGNIFICANCE DUE TO RELATIVE AGE, BUT REMAIN IMPORTANT AS PART OF THE NARRATIVE DEVELOPMENT OF THE STRUCTURE.

Room No:	Current Function: Historic Function:	Historic Features of Interest:
<b>Ground Floor</b>		
1	Open lobby entrance within public bar. Central formal entrance hallway, openings to north and south to restaurant and parlour.	<ul style="list-style-type: none"> <li>Reeded plaster cornice respects the lost north and south partition walls of this narrow entrance hallway.</li> <li>Early-mid 20<sup>th</sup> century plank boarded weather porch built around doorway.</li> <li>Early-mid 20<sup>th</sup> century door, three narrow panels below six large glazed panes.</li> <li>Fine later 18<sup>th</sup> or 19<sup>th</sup> century panelled round-headed front door, with glazed panes, within weather porch.</li> </ul>
2	Public bar seating area. Historic parlour, gentleman's bar.	<ul style="list-style-type: none"> <li>Reeded plaster cornice.</li> <li>Inset panelled plaster detailing to window casements (W1 &amp; D3 – former window).</li> <li>Reeded timber casement frame to window, plain block corners, stained and varnished a dark colour.</li> <li>Beaded basket-arched alcoves to west wall flank a shallow fireplace, reset with c.1970s random stone rubble.</li> <li>Round-headed beaded alcove to south-east corner, inset shelves with beaded edges.</li> <li>Sash window, 6x6 panes, ogee horns and narrow ogee moulded glazing bars. Part of a matched set with W2, W7, W8 and W9.</li> </ul>
3A	Public bar. Hotel restaurant or public space.	<ul style="list-style-type: none"> <li>Reeded plaster cornice.</li> <li>Inset panelled plaster detailing to window casement (W2).</li> <li>Note: Wall to north, former wall of room, truncated, plaster cornice runs along the line of the former wall on the ceiling.</li> <li>Sash window, 6x6 panes, ogee horns and narrow ogee moulded glazing bars. Part of a matched set with W1, W7, W8 and W9.</li> </ul>
3B	Public bar. Possible extension or storage space.	<ul style="list-style-type: none"> <li>No evidence of former decoration and front openings are now windows but were a door and loading door. Significant as suggestive of a lower status or different non-hotel function.</li> </ul>
4	Games room. Former public bar.	<ul style="list-style-type: none"> <li>Blocked window to the north-west, beaded frame, adapted as a cupboard.</li> <li>Possible second blocked window to south-west, depression on wall.</li> <li>Blocked door to north wall, leading to old lane, inset with modern window.</li> <li>Blocked opening in thick section of wall (stack/fireplace?) to south wall, south-west corner.</li> </ul>

THE PACKHORSE INN, ST BLAZEY, CORNWALL

5	Rear lobby. Former entrance hall, stairs, then rear lobby and access to bedrooms (reception for hotel?).	<ul style="list-style-type: none"> <li>Thick beaded doorframe to D7 to west wall. Plain rectangular fanlight above, beaded frame.</li> <li>Row of heavy turned coat pegs attached to south wall.</li> <li>Rounded truncated section of wall seen to south-east (next to stack), possible bread oven?</li> <li>Early-mid 20<sup>th</sup> century moulded door and frame and fanlight now boarded to R6, D9, the kitchen.</li> <li>Scar on north thick partition wall, likely lath and plaster, for a staircase rising in this lobby.</li> <li>Later 18<sup>th</sup> or early 19<sup>th</sup> century stairs with beaded plank panelling rises from the north-east corner of this space but enclosed at base by modern door and frame, D10.</li> </ul>
6	Kitchen and storage. Kitchens.	<ul style="list-style-type: none"> <li>Large open hearth, boarded over, chimney shaft blocked on this side.</li> <li>Early-mid 20<sup>th</sup> century moulded door and frame and fanlight now boarded to R6, D9, the kitchen.</li> </ul>
7	Stairs. Stairs.	<ul style="list-style-type: none"> <li>Beaded plank panels to east wall, enclosing stair.</li> <li>Stick balusters and hogs-back moulded handrail.</li> <li>Chunky treads and risers, now carpeted.</li> <li>Galleried banister rail to first-floor landing.</li> </ul>
<b>First Floor</b>		
7	Landing. Secondary stair replaced those in Room 5 in later 18 <sup>th</sup> or early 19 <sup>th</sup> century.	<ul style="list-style-type: none"> <li>Beaded basket-arched detail to south wall, infilled below with plasterboard and inset door.</li> <li>All the doors to the bedrooms off this landing are early-mid 20<sup>th</sup> century panelled doors, with three lower panes and one larger above with matching bakelite handles and knobs.</li> </ul>
8	Laundry. Bedroom, possible former secure storage (loading door to front now blocked and set with a window).	<ul style="list-style-type: none"> <li>Early-mid 20<sup>th</sup> century picture rail, stepped quarter-ovolo.</li> <li>Early-mid 20<sup>th</sup> century boarded ceiling with beaded closing strips.</li> <li>Small single-light window set in blocked loading door in north wall.</li> <li>Door from landing in thin moulded early-mid 20<sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top, ovolo mouldings, bakelite doorknob.</li> </ul>
9	Toilet Part of single L-shaped space, former bedroom or services?	<ul style="list-style-type: none"> <li>Door from landing in thin moulded early-mid 20<sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top, ovolo mouldings, bakelite doorknob.</li> </ul>
10	Bathroom. Part of single L-shaped space, former bedroom or services?	<ul style="list-style-type: none"> <li>Door from landing in thin moulded early-mid 20<sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top, ovolo mouldings, bakelite doorknob.</li> <li>Mid-20<sup>th</sup> century avocado bathroom suite.</li> </ul>
11	Bedroom. Bedroom.	<ul style="list-style-type: none"> <li>Blocked fireplace in west wall, box hearth, fine mantled surround with bolection mould to opening and foliage swag decoration. 19<sup>th</sup> century in style, stack here removed but thin wall and clear disturbance despite render could suggest alterations here.</li> <li>Deep beaded skirting boards to west wall, cut and reset.</li> <li>Early-mid 20<sup>th</sup> century stepped ovolo moulded picture rail.</li> <li>Early-mid 20<sup>th</sup> century boarded ceiling.</li> </ul>
12	Bedroom.	<ul style="list-style-type: none"> <li>Early-mid 20<sup>th</sup> century stepped ovolo moulded picture rail.</li> <li>Early-mid 20<sup>th</sup> century boarded ceiling.</li> </ul>
13	Lobby. Part of landing.	<ul style="list-style-type: none"> <li>Large beaded basket-arched opening over inserted stairs, within inserted partition, cohesive remodel of this space, now infilled with modern plasterboard.</li> <li>Narrow moulded doorframe in infill partition.</li> </ul>
14	Bedroom. Bedroom.	<ul style="list-style-type: none"> <li>Reeded plaster cornice applied later to walls, addresses inserted lath and plaster diagonal partition to north-east corner.</li> <li>Low narrow stepped ogee moulded doorframe.</li> <li>Small four panel door, boarded over.</li> <li>Beaded deep skirting boards also respect all walls and diagonal partition.</li> <li>Blocked fireplace in east wall, scar of mantled surround.</li> <li>Double height cupboard to south of stack, panelled square door above tall wardrobe cupboard, narrow ogee and beaded frame, lower door removed. Inner side of the cupboard doors are raised.</li> </ul>
15	Flat-Living space kitchen-diner. 3 Bedrooms.	<p><i>Bedroom</i></p> <ul style="list-style-type: none"> <li>Ogee, stepped picture rail.</li> <li>Full height recessed opening to front wall, shallow splays to reveals, beaded frame.</li> <li>Sash window, 6x6 panes, ogee horns and narrow ogee moulded glazing bars. Part of a matched set with W1, W2, W8 and W9.</li> </ul>
		<p><i>Bedroom</i></p> <ul style="list-style-type: none"> <li>Ogee, stepped picture rail.</li> <li>Full height recessed opening to front wall, shallow splays to reveals, beaded frame.</li> <li>Sash window, 6x6 panes, ogee horns and narrow ogee moulded glazing bars. Part of a matched set with W1, W2, W7 and W9.</li> </ul>

		<p><i>Bedroom</i></p> <ul style="list-style-type: none"> <li>• Panelled door in moulded doorframe, now leads to cupboard. Former loading door, or service access?</li> <li>• Round-arched alcove to west wall, ogee and beaded frame, set with beaded shelves.</li> <li>• Ogee, stepped picture rail.</li> <li>• Full height recessed opening to front wall, shallow splays to reveals, beaded frame.</li> <li>• Sash window, 6x6 panes, ogee horns and narrow ogee moulded glazing bars. Part of a matched set with W1, W2, W7 and W8.</li> </ul>
--	--	--



FIGURE 17: R14 WITH THE REEDED CORNICE THAT RESPECTS THE INSERTED PARTITION AND DOOR (LEFT); BLOCKED FIREPLACE (FP4) AND PANELLED CUPBOARD (RIGHT); VIEWED FROM THE SOUTH-WEST.

### 3.7.5 HISTORIC PHASING OF THE BUILDING

The earliest fabric in the building is to be found in the west block, comprising R5 and R6 on the ground floor and R13 and R14 on the first floor. R6 contains a large former open fireplace and it is possible that in Phase #1 this building was semi-industrial rather than domestic or commercial in character, possibly even a forge, bakehouse or similar. This phase is undated but must predate the later 18<sup>th</sup> century.

In Phase #2 (mid-late 18<sup>th</sup> century) this building was extended to the north by R4 on the ground floor and R8, R9/R10, R11 and R12 on the first floor. However, many of the internal details have subsequently been lost or are currently concealed, and the spaces were reconfigured in Phase #4. Internally, a chunky beaded doorframe with pegged corners to an internal weather porch, and a fine row of turned coat pegs, survive from this phase within R5, confirming this as a former entrance hall. We can also confirm R4 as a large open room, heated on its south-west corner by a stack, with windows in its north and west wall. Externally, on the north elevation facing the lane, there is a large blocked doorway formerly serving R4. This has a good flat pedimented surround with flat pilasters, of a simplistic Palladian style, typical of the later 18<sup>th</sup> century.

Documentary sources refer to the *Old Packhorse* being a beer house on or near the site of the current Packhorse Hotel. It is entirely possible the Phase #2 building was the *Old Packhorse*, but

no definitive dating evidence has been observed. The west block has been comprehensively stripped out and superseded by the east block.

In Phase #3 (late 18<sup>th</sup>/early 19<sup>th</sup> century) the vernacular local beer house received a significant phase of investment, transforming it into the Packhorse as we see it today. Aggrandisement can presumably be connected to rising demand from a newly-turnpiked road and industrialisation. The designed three-window range (R1, R2, R3a and R15), with cohesive internal detailing throughout, belongs to this phase of aggrandisement. Round arched alcoves with display shelves, round arched windows, wide sashes, panelled cupboards, basket-arched alcoves, reeded cornices and panelled casements to windows, are all features that relate to this phase and are well-represented within the building.

The earlier parts of the building were also altered at this time. For instance, the north-east corner of R14 was truncated to allow for a new stair, and an angled lath and plaster partition inserted. The walls of this room (R14), including the partition, are decorated with the same reeded cornice as found in the ground floor spaces. A mantled surround was fitted to the fireplace and a new panelled cupboard inserted in the alcove next to the deep stack. This was the largest and potentially the highest status bedroom, as there is no evidence the rooms above the public spaces (R15a-R15c) featured cornices.

The single bay to the north-east corner of the Inn was probably built at the same time, even though its east wall steps back from the main façade. It appears to have had a different function, with a doorway and loading door to the front and small square window/air vent in the north wall. It may be that as a coaching Inn this space was provided as secure storage for luggage or property. This space features no decorative or domestic historic details surviving from the 18<sup>th</sup> or 19<sup>th</sup> century, having been converted and brought within the accommodation in Phase #4.

The architectural details of Phase #3 recur in the primary build of the Cornish Arms (Green 2017), implying the two buildings were close contemporaries.

In Phase #4 (late 1920s/1930s) the Inn was thoroughly renovated, and the internal spaces re-arranged and enlarged. Later in the 20<sup>th</sup> century a flat-roofed extension was added to the rear, and the outbuildings reconstituted in concrete block but incorporating some earlier elements.

### **3.7.6 STATEMENT OF SIGNIFICANCE**

The Packhorse Inn is Listed Grade II as a building of architectural value and some municipal status within the community. Its architectural form and internal details would indicate a later 18<sup>th</sup> or early 19<sup>th</sup> century date for the front block aggrandisement, dating to when it became a hotel. The west block is likely to be pre-1777 (Booth & Bird 1999). If we consider the Historic England criteria for significance, we can see that the building is far more complex than its uniform presentation frontage would suggest and is therefore certainly of regional importance.

The building has remaining *evidential* value as there are numerous blocked openings and obscured features. It also has a complex developmental narrative as evidenced from changes in alignment in its walls, thick spine and dividing walls within the building, and blocked openings. The building was aggrandised during the late Georgian period and there are numerous surviving features from this period, which are in a typical neo-classical style. It is a very solid, generously proportioned municipal building, with strong aesthetic value, which forms a good group with the Market Hall framing the town square in St Blazey.

The building is still a busy and valued part of the community, as one of the main surviving amenities, many small local shops and businesses having closed. This lends it some communal value. The public house has some limited local associative historical value for the nearby World

Heritage Site as it relates to the post-medieval phase of mining industry expansion in this area of Cornwall and the associated infrastructure developments, this former Inn, then hotel, serving locals and travellers on the turnpike road.

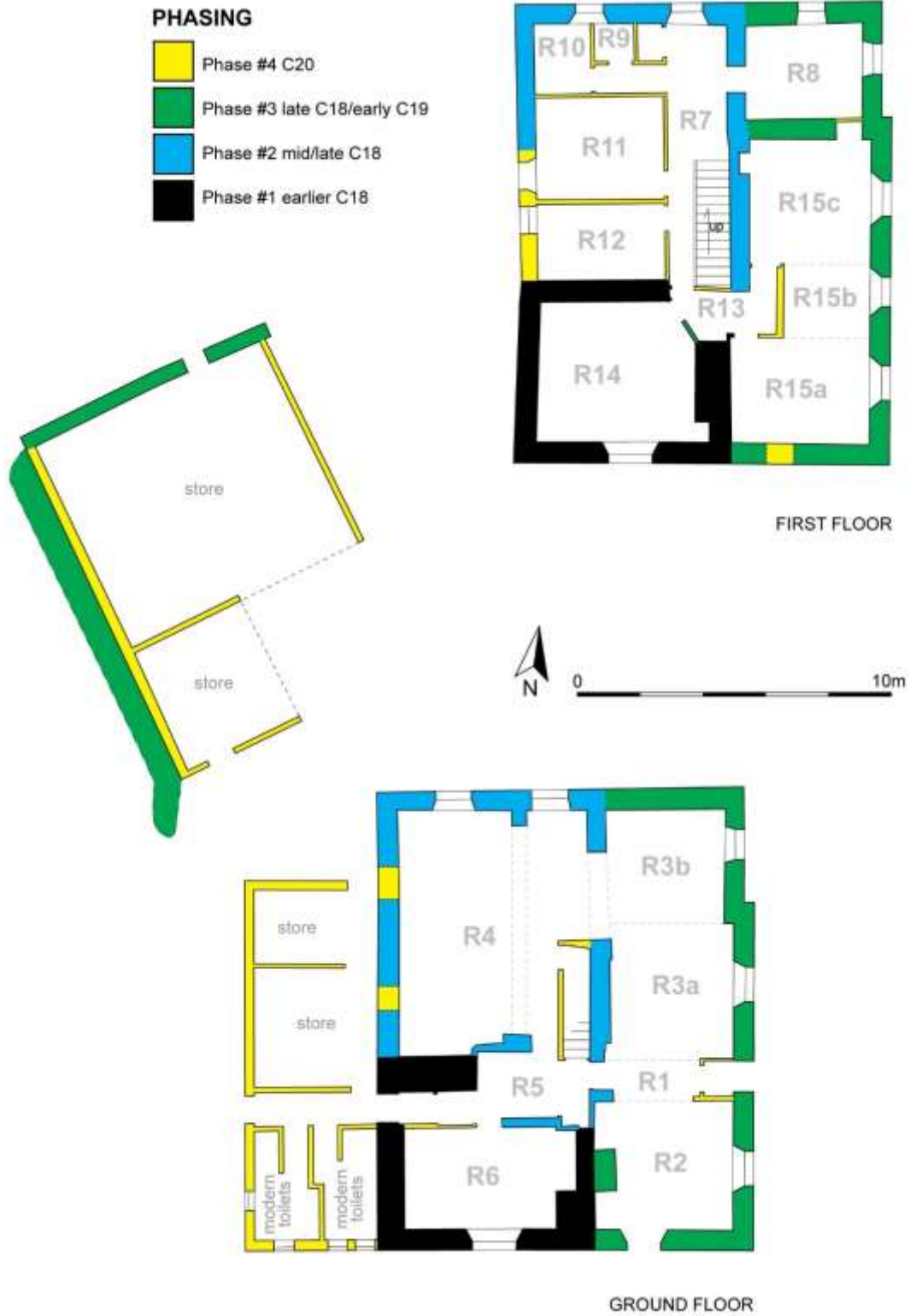


FIGURE 18: PHASED PLANS (BASED ON SUPPLIED DRAWINGS).

### 3.8 CONSIDERATION OF PROPOSALS

The current proposed plans are:

- The demolition and replacement modern outbuildings;
- The re-ordering of the internal spaces within the Inn;
- The construction of eight semi-detached houses in four blocks, angled down the slope, in the field behind the Packhorse Inn (discussed in Section 3.9).

#### 3.8.1 DISCUSSION

The proposed works to the Packhorse Inn itself are fairly extensive, including, but not limited to:

- The demolition of the 20<sup>th</sup> century toilet and store to the rear.
- Full or partial demolition of the mainly 20<sup>th</sup> century garage/store.
- The construction of a new two-storey rear range, to the rear of the Inn and extending across the footprint of the former garage/store.
- The removal of the stairs inside the Inn (replaced by stairs in the new range).
- Removing and replacing the walls between R4, R5 and R7, subdividing R4 and inserting a new male and female toilets.
- Most of the rest of R4 to be converted into a new cellar and bottle store, accessed by a new doorway forced in the west wall.
- The wall separating R5 and R6 removed to form a new games room, removing the doorframe to D7.
- Removing more of the wall stub between R3b and R4.
- Provision of a new covered veranda to the south of the Inn.
- Extensive reorganisation of the first-floor accommodation. Windows in the west wall blocked and a new doorway forced through to link to the new two-storey back range.
- The walls of R8, R10, R11 and R12 to be removed and a new layout installed.
- The partition at the south end of R8 to be removed and replaced.
- R15 to be subdivided by new walls into two en suite bedrooms.

This list is not exhaustive, but comprehensive change is envisaged. However, the Inn has seen a similar level of change at least twice over the course of its existence: once in the late Georgian period, when the east block was added and the internal spaces reordered, and again in the early/mid-20<sup>th</sup> century, when outbuildings were demolished and internal spaces (particularly on the first floor) reordered. The issue of setting is considered in the following section (below); the planned changes for the interior of the Inn are considered below.

The ground floor of the west block has been largely stripped of its diagnostic historic features and the limited surviving evidence for its function and floorplan is crucial to interpreting the building. These features – such as the doorframe D7 and coat pegs in R5 – while not of any great value in and of themselves become more important as the last visible features from Phase #2. The removal of the part-historic partition to R6 means that the earlier arrangement of kitchen and hallway will be lost. The Phase #1 and Phase #2 elements or signifiers within the building will be lost apart from the external walls, and the earlier relationship between the initial small single-cell building and later extension will be blurred. The subdivision and further downgrading of R4, which was once the principal ground-floor space of the Phase #2 building, is unfortunate, as it would be superseded by wholly modern spaces. However, providing the north doorway (now W7) is maintained and restored then people would still be able to read the relationships between this part of the building and the adjacent lane. If the division of the spaces can be made plainly

secondary, this would also be beneficial. The boarded-in stack would also need to be recorded if and when it is sealed in for damp-proofing etc.

The loss of the historic stairs, R7/R13, is unfortunate, as the way they rise so uncomfortably up the side of the former exterior wall, the presence of the inserted beaded archway, and the need to breach the wall to access the front rooms, provides strong evidence for the development of the eastern extension in Phase #3. The beaded plank detailing and handrail and stick balusters are also good historic details. Whilst the proposed smart new dining room really echoes the former heyday of this coaching Inn/Hotel, the new small mean dogleg stairs in the corner of the new build undermines this aspiration to status.

On the first floor, most of the details relate to the early 20<sup>th</sup> century remodelling of Phase #4, and while this has no great value itself, the removal of the walls and partitions would erase a significant phase in the narrative development of the building. The planned changes to the east block appear less pronounced. The ground floor would remain largely the same and the first floor would be divided up again, into two bedrooms with en suite bathrooms. If the latter could be made to respect the original layout as defined by the picture rails, that would represent an improvement on the current layout.

The linking of the hotel to its services buildings blurs the lines between domestic/commercial and working outbuilding and cuts off the field and building from the historic lane. The massing and scale of the extension may need to be considered as, combined with the conversion of the outbuildings, it will compete for status directly with the historic building and the Listed structure needs to retain visual and physical dominance within the complex. Tweaks to rooflines to ensure the extension remains visually subservient, at least along the west wall of the building, could make this work.

### **3.8.2 CONCLUSION**

Most of the good features (currently exposed and visible) that represent the heritage value of the building today are to be found in the east block (R1, R2, R3a and R15). Much of the earlier west block has been stripped of historic value, and thus change would be easier to accommodate here. However, despite the loss of historic fixtures and fittings, and the fact much of the first floor dates to the Phase #4 remodelling, even that retains value as part of the historic narrative of the building. The existing stairs is the main surviving Phase #3 feature in the west block and the loss of this feature would be regrettable. The complete re-arrangement of space in the west block would further hamper the interpretation of this complex, multi-phase building. Moving the restaurant area into a new extension is a logical and practical response to working within a historic structure. However, it affects the relative status of spaces within and between the two buildings. Lastly, scale and massing need to be carefully considered to ensure the new extension remains visually subservient to the historic structure.

Overall, the loss of historic windows, stairs, blocked fireplaces and partition walls (i.e. its historic layout) must be regarded as intrinsically harmful to the value and significance of the building, specifically to its historical narrative. These changes, unsympathetically handled, are likely to inflict *moderate* harm to the value of the building, specifically to the structural narrative of the building, which can still be read in the surviving details. This can be mitigated by modifying the planned changes to accommodate more of the historic elements, and through a more detailed programme of historic building recording with monitoring of works as historic elements are removed or revealed.



### 3.9 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

The site is located relatively close to the historic settlement. Examination of photographic evidence provided by the Inn would suggest the field to the rear has not been utilised in any meaningful way during the 20<sup>th</sup> century, seemingly having been left as boggy pasture, and as such any below ground deposits are likely to be well preserved. However, the current state of the field (i.e. heavily overgrown) precludes full assessment of any upstanding remains or earthworks. However, while *Anciently Enclosed Land* does have a high potential for Prehistoric and Romano-British remains, there is nothing in this instance to indicate archaeological remains of this date will be present. During the medieval period these fields would have formed part of the infield attached to the settlement, or as orchards/gardens.

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

Works to the rear of the Inn itself have the potential to uncover evidence relating to the construction and phasing of the Inn and its former outbuildings. However, the site is terraced into the slope and the construction and demolition of modern elements here are likely to have heavily disturbed any archaeological levels beneath.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Negligible	Major	Slight	Negligible
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Neutral/Negligible
GII Listed Packhorse Inn building	GII	Onsite	Medium	Major	Moderate/Large	Negative/Moderate
<i>After mitigation</i>			Medium	Minor	Slight	Negative/Minor

## 4.0 INDIRECT IMPACTS

---

### 4.1 STRUCTURE OF THE ASSESSMENT

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

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

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

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

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

### 4.2 QUANTIFICATION

The size of the proposed development would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. There are only a few designated heritage assets in the local area: 12 GII Listed structures (the Churchyard & Gateway; the Cornish Arms Inn; Guide Post at SX0753 5485; Guide Post at T-Junction with Driving Lane; Milestone at Bridge Street; No. 2 Station Street; Nos. 8 & 10 Fore Street; the Old Market House; the Packhorse Public House; St. Blazey Foundry; and the Vicarage), the GII\* Listed Church of St Blaise; and the southern edge of the Cornwall and West Devon Mining

Landscape WHS (Luxulyan Valley). There are an additional 61 Listed buildings within 2.5km (including four that are separately Scheduled), mainly GII but with six GII\* building (the Churches of St. Andrew in Tywardreath, and St. Mary in Blazey Gate; Leek Seed Chapel; Medros & Methrose Farmhouses; Tregrehan House; and the Engine Shed, Stack & Turntable at Par). There are no Registered Parks and Gardens or Battlefields within this area. The Tywardreath Conservation Area lies within 2.5km of the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 8 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment, but are listed individually in Table 4.

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

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

*Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II\* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a small residential development unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

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

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If

the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

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

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

### What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19<sup>th</sup> century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

<b>Asset Name: Parish Church of St Blaise and Church Wall and Gateway</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> High
<i>Designation:</i> GII* and GII	<i>Distance to Development:</i> c.120m
<p><i>Description: Church Listing:</i> Parish church. c1440, much restored 1839 by Moffatt of Scott and Moffatt. MATERIALS: granite ashlar except for north aisle which is slatestone and granite rubble with granite dressings and elvan mullions; dry slate roofs with coped gable ends. PLAN: 15<sup>th</sup> century nave, chancel, south aisle, south porch and west tower; 1839 or 1842 (dates on rainwater head) north aisle as near copy of south aisle.</p> <p>EXTERIOR: restored 15<sup>th</sup> century 3-light traceried windows with hoodmoulds to 15<sup>th</sup> century parts of the church; moulded wallplate cornice to south aisle. 3-stage embattled tower with squat pinnacles and strings dividing the stages; louvered windows to upper stage; south side with clock face to 2nd stage over a trefoil-headed ventilator above an ogee-headed niche and squat 2-centred-arched moulded doorway with an inner order on turned shafts which must pre-date the tower. Porch doorway also 2-centred and with 2 orders, the outer order heavily moulded and the inner order carried on octagonal jambs.</p> <p>INTERIOR: Granite rubble walls; 5-bay arcades with standard A (Pevsner) piers and moulded 4-centred arches; 19<sup>th</sup> century wagon roofs with carved ribs. FITTINGS: 19<sup>th</sup> century fittings include a limestone and marble hexagonal pulpit, octagonal freestone font with quatrefoils and fleurs-de-lis attached to a pier, and oak stocks in the porch which may be older. MONUMENTS: slate slab dated 1701; wall monument with columns, panel framed by drapery over an oval depicting the Last Judgement, by Weston of Exeter, to Henry Scovell who died in 1727; Decorated style triptych with Latin inscription to centre and side panels with figures to Sir Thomas Carlyon of Tregrehan (qv) who died in 1832.</p>	
<p><i>Description: Church Wall and Gateway Listing:</i> Grade II. Early 19<sup>th</sup> century. Coursed granite wall with plain stone coping. Gateway arch of granite ashlar, 4-centred arch, with ogee headed panels at sides. Date stone "1824". The Church and wall with gateway, the Vicarage and Cornish Arms Inn form a group.</p>	
<p><i>Supplemental Comments:</i> This small church is of very fine 15<sup>th</sup> century decorated perpendicular style, of high-quality materials. Despite its heavy 19<sup>th</sup> century remodelling, most of the visible south front is medieval fabric; along with the nave, chancel and south aisle; the tall elaborated tower, with crenellations and pinnacles. The church sits within a small sub-rounded well-maintained churchyard, bounded by a 19<sup>th</sup> century Gothic-Tudor inspired wall, with a new</p>	

<p>memorial garden to the immediate north-east, terraced into the slope. The church plays a vital role in identifying the important medieval origins of the settlement, somewhat overlooked due to the strongly 19<sup>th</sup> century character of most of the other buildings in the settlement.</p>
<p><i>Evidential Value:</i> The church listing is quite detailed but a building as complex as this will have further phasing and evidence within its structure and certainly in below ground remains of any earlier churches, and burials. Its inherent evidential value is therefore high.</p>
<p><i>Historical Value:</i> The church holds local historical value for the community, associated with locally known religious figures as well as several wealthy and notable families memorialised within the building.</p>
<p><i>Aesthetic Value:</i> The church is an impressive and visually striking elaborated medieval building with Gothic detailing. It is well maintained and whilst the 19<sup>th</sup> century restoration was heavy-handed, it was focused on limited alteration to the interior and north; the principal south front being restored, including retaining a cohesive decorative scheme of restored perpendicular windows, which allows the intended aesthetic of the church to be appreciated fully.</p>
<p><i>Communal Value:</i> The church remains the active focus of all Church of England religious activity within the community and wider parish, as well as representing the area in regional congress. It is therefore of local communal value to its congregation.</p>
<p><i>Authenticity:</i> The church is active and well maintained, still a serving religious building, and the focus and heart of a congregation. It is very authentic as a church and despite its 19<sup>th</sup> century restoration the exterior also retains some authenticity to its origins as a medieval building. The interior has seen greater remodelling and is more obviously the typical 19<sup>th</sup> century mismatch of medieval and early modern architectural elements.</p>
<p><i>Integrity:</i> The historic fabric of the structure is still largely 15<sup>th</sup> century, apart from the north aisle, which is wholly 19<sup>th</sup> century; and interior remodelling. It has lost its original roofs, but unusually retained more of its simpler perpendicular windows. Much of any original interior has been replaced in the 19<sup>th</sup> century. The building is well maintained and overall retains strong historic character and appearance.</p>
<p><i>Topographical Location and Landscape Context:</i> The church sits on a raised localised knoll on a south-east facing slope, on a curving bend of the west side of the Par river valley estuary, now infilled, drained and canalised. The church is visible in the wider landscape.</p>
<p><i>Principal Views:</i> Views are across and along the Par river valley, up to the Luxulyan river valley and Par tributaries that drop down from Lanlivery to the north-east. There will be views from the tower out to the coast at Par. There is a key view of the church from the western approach along the historic green lane, the church to the fore of the wider valley setting and high ridge to the east near Tywardreath. Within St Blazezy there are further key views to the church along Fore Street and Station road, the tower being visible from the north looking along The Lawn from the main square outside the Packhorse Hotel and former town hall.</p>
<p><i>Landscape Presence:</i> The church is visually prominent within the townscape and the tower is visually dominant within the valley, the crenellations and pinnacles creating a recognisable profile. Its impact is lessened by the urban sprawl of the settlement and the increasingly complex intra-urban infrastructural views with road furniture and markings, as well as modern shop hoardings.</p>
<p><i>Immediate Setting:</i> The church sits in a small ovoid churchyard, with possible 12<sup>th</sup> -13<sup>th</sup> century origins. The churchyard occupies a natural raised knoll but the surrounding roads and lanes have been terraced into the slope, the apparent rise above surrounding buildings further emphasising its 'above the secular' and 'otherness'. The churchyard wall and ashlar gateway date to the 19<sup>th</sup> century and define the boundaries of the consecrated ground. They are well executed and successfully mimic the constructional style of the church, emphasising the status of the site and adding to an overall pleasing 'medieval' aesthetic. The churchyard is quite crowded with historic memorials and a new section has been terraced into the slope to the north-east to provide additional space; still actively used by the community as a burial ground. It is flanked to the south by the 19<sup>th</sup> century stone classically-inspired Vicarage; and to the south-west by the smart Georgian facade of the Cornish Arms Inn; modern development exists to the immediate north and west. These modern domestic dwellings and their gardens somewhat crowd the church to the north compared to the sense of separateness achieved to the south, giving the appearance of the importance of the church being diminished.</p>
<p><i>Wider Setting:</i> The church sits in the small open area north of a 19<sup>th</sup> century inn in the historic churchtown settlement of St Blazezy. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church is the only surviving medieval character building in this part of the town stands within a wider landscape of other religious buildings partly constructed to be visible across the landscape.</p>
<p><i>Enhancing Elements:</i> Positive elements are that the churchyard is well maintained, the building is still an active parish church and it is kept in good condition.</p>
<p><i>Detracting Elements:</i> The junction between Station Road and Fore Street is now a busy junction, with street furniture and road markings; the pavements are fitted with modern galvanised railings. The vertical profile of the signs and lights and their intrusive fluorescent glow intrudes directly into all views to and from the church and affects the otherwise fairly historically cohesive character of this key part of St Blazezy. This effect is amplified at certain times when the aural impact from traffic totally dominates the experience of the church and its churchyard.</p>
<p><i>Direct Effects:</i> None.</p>
<p><i>Indirect Effects:</i> Depending on the extent of development, there may be limited blocked views towards the site from the churchyard. There will also be direct views from the church tower. These views are expected to be limited to additional roofscapes, as the other buildings in between will screen lower ground level views. The presence of any development on the proposed site will be visible in wider landscape views, particularly from the ridge to the east into</p>

and across the valley to the church, pushing back the extent of the rural setting behind the street frontage. This detachment from the intended rural setting of the church into that of a much larger settlement with a more modern character affects our understanding of the development of St Blazey as a village. It will also further blur the boundaries of the two historic cores of the settlement, spreading it into an almost continuous ribbon development all the way to St Austell along the A390.

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

*Magnitude of Effect:* The proposed development would be located to the west and north-west with direct views from and to the church tower. However, the indirect impact on wider views of the landscape would appear to enclose the currently largely open fields to the west of the church increasingly eroding its intended setting.

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

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



FIGURE 19: THE CHURCH OF ST BLAISE WITH CHURCHYARD WALL AND GATEWAY; VIEWED FROM THE SOUTH.

#### 4.3.2 INDUSTRIAL BUILDINGS AND INFRASTRUCTURE

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

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

#### **What is important and why**

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18<sup>th</sup> and 19<sup>th</sup> 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.

<b>Asset Name: Former woollen factory / Town Hall / Rainbow Rooms</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> Undesignated (group with the Packhorse Inn)	<i>Distance to Development:</i> Immediately adjacent
<p><i>Description:</i> Large later 18<sup>th</sup> or early 19<sup>th</sup> century former store (tithe award), woollen factory (1882 OS), town hall (1907 OS). Currently of rectangular block plan, with formal first floor '<i>piano nobile</i>' function room and ground floor services/access etc. Granite ashlar frontage with dressed quoins, seven window range, with matched set of 20<sup>th</sup> century narrow 6x6 pane sashes; massive segmental stone arches to three sizeable round arched openings serving ground floor. The east and west elevation are of granite regularised rubble, some openings with brick dressings. A building of complex heritage and former U-shaped plan, this was developed in the early to mid-19<sup>th</sup> century into a town hall for the growing settlement, and forms part of a group with the Packhorse Hotel within the 'town square'.</p>	
<p><i>Supplemental Comments:</i> The building survived as the town hall into the 20<sup>th</sup> century, recorded on a 1915 army recruitment photograph. However, in the mid-20<sup>th</sup> century it was converted into the Palace Cinema and later the Rainbow Rooms music venue. It burnt down in the 1990s and is now converted into flats.</p>	
<p><i>Evidential Value:</i> The building suffered a devastating fire in the 1990s and was totally gutted, therefore internally there is little of value. However structurally the building survived, and has not been studied or Listed, and therefore retains inherent evidential value for the understanding of the building's development from industrial origins, through civic use and latterly commercial use, evidence of which may survive; whilst below ground remains may include evidence of earlier buildings.</p>	
<p><i>Historical Value:</i> It has important local historical value as the former town hall for St Blaze, associated with many significant events for the community. It also holds significant local historical value for being an early cinema.</p>	
<p><i>Aesthetic Value:</i> It is an imposing civic building of large scale and simple Georgian architectural style, at odds with its date of construction. Its façade has been heavily ribbon pointed, considerably affecting the appearance of the granite stonework, making an accomplished build appear vernacular.</p>	
<p><i>Communal Value:</i> The building is unique in that it holds important community value in its three most recent functions: as the former town hall, the focus of civic life; as the cinema; and as an iconic Cornish music venue, with dedicated following. It is now closed to the public, so its communal value is somewhat indirect.</p>	
<p><i>Authenticity:</i> The building has been converted into flats, though was also significantly altered to provide a civic building from industrial origins; and subsequently into a music venue and cinema and is no longer authentically industrial. However, the frontage is authentically classical in style, of the later 18<sup>th</sup> and early 19<sup>th</sup> centuries.</p>	
<p><i>Integrity:</i> The building was stripped of historic detailing and features when gutted by fire in the last 30 years, having previously been converted into a cinema and music venue, with the expected loss of historic fabric. Its exterior structure is seemingly complete, though it is not known how much has been reconstructed like-for like.</p>	
<p><i>Topographical Location and Landscape Context:</i> Located on the even mid slopes of an east facing hillside, on the west side of the curving and twisting Par river valley. The landscape context is the valley, but more specifically the urban townscape of St Blaze within which the former town hall has a very important and specific community function.</p>	
<p><i>Principal Views:</i> The key view is from the south from Fore Street, and from the north-east and south-east approaches, the building dominating the 'town square' and busy adjacent road, and flanked by the Packhorse Inn and the houses and cottages which enclose the square which are of strong late 18<sup>th</sup> and 19<sup>th</sup> century character.</p>	
<p><i>Landscape Presence:</i> The building was remodelled to form a town hall and was therefore the focus for civic life within the community, (having previously been dominant as an industrial structure) with a scale and intention to not only accommodate large numbers of people but also to dominate and impress within the townscape. The building still does this within its immediate setting.</p>	
<p><i>Immediate Setting:</i> Forming the northern edge of the town square; a series of narrow alleys and streets with 19<sup>th</sup> and 20<sup>th</sup> century workers cottages and buildings to the north and west; and the A390 to the east. The setting of the town hall is of strong 19<sup>th</sup> century character of an urban nature inwardly focussed on the building.</p>	
<p><i>Wider Setting:</i> The former town hall forms the northern edge of the 'town square' in the re-focussed 19<sup>th</sup> century core of the historic churchtown settlement. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS to the north. The tower of the church of St Blaze has a strong skyline profile when viewed from the square.</p>	
<p><i>Enhancing Elements:</i> Upstanding and structurally saved from demolition, the former town hall is enhanced by the survival of the town square setting and surrounding 19<sup>th</sup> century character buildings, which allow it to be broadly enjoyed and interpreted in its intended context.</p>	
<p><i>Detracting Elements:</i> The A390 (Fore Street) and A3082 (Station Road) are the key detracting elements within the</p>	

wider setting, being busy trunk routes for the whole region. The visually dominant lighting and street furniture obscure and complicate the intended historic views and relationships between the town's key buildings, influencing our understanding of this as the core of an important historic settlement, not merely a routeway.

*Direct Effects:* None.

*Indirect Effects:* The proposed development would see the construction of new semi-detached houses in the field behind the Packhorse Inn and would see a significant new build to the rear of the Packhorse as well. Views to the new semi-detached houses would be screened by the new elements of the Packhorse. Therefore, the key issue is the rebuild to the Packhorse. Views to those new elements would only be visible through the narrow gap between the packhorse and the Rainbow Rooms, and thus from most angles the new build would not be visible at all. Even where it was visible, the presentation façade of the Rainbow Rooms should remain dominant.

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

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

*Magnitude of Impact:* Low value asset and Minor change = Neutral/Slight effect

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



FIGURE 20: VIEW OF THE PACKHORSE INN AND FORMER TOWN HALL/RAINBOW ROOMS WITHIN THE WIDER SETTING OF THE TOWN SQUARE; VIEWED FROM THE SOUTH-EAST.

### 4.3.3 INSTITUTIONAL BUILDINGS

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

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



### What is important and why

Some of these structures are good examples of institutional architecture and may retain period fittings (evidential). They are likely to conform to a particular architectural template and may be associated with an architect of note; they may or may not retain their original function, which will have a bearing on associational value (historical/associational). There is usually a clear aesthetic/design value, with form following function but ameliorated by design philosophy. The exteriors are more likely to retain authentic period features, as the interiors will have been subject to repeated adaptation and redevelopment. There may be some regard to the layout of associated gardens and the position of buildings within a historical settlement (aesthetic/design). The level of communal value will depend on continuity of function – older structures redeveloped as residential flats will lose the original social value.

<b>Asset Name: The Old Market House</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.110m
<i>Description:</i> Listing: Late 18 <sup>th</sup> -early 19 <sup>th</sup> century. Roughcast. 2 storeys. Ground floor has 4 simple granite Doric columns supporting the 1st floor, with 3 modern large 2-light casements which replace sashes. Twin hipped slate roof. Paired brackets to eaves soffit.	
<i>Supplemental Comments:</i> Fine early civic building identifying the boom period in the economic successes of the Par valley communities. It is built to impress, with charmingly 'vernacular' classical 'features' such as chunky Doric columns to the jettied first floor, over a flagstone floored veranda. Good surviving features, or convincing copies, such as large paned 2x2 hornless sashes, matched set of three to first floor. This building has been converted into flats, carefully restored to minimise change of appearance to at least exterior. The interior must be considerably altered.	
<i>Topographical Location &amp; Landscape Context:</i> Located on a slight localised knoll, on a sweeping east, south-east curving sloped hillside, within the bend of the Par river valley. The general trend of the lower slopes is to the east, steepening beyond the rear of the building. The ground falls away slightly to the south, along the road. The building itself is artificially terraced into the slope, below the road. The landscape context is the townscape, from which the building derived its former very specific communal function.	
<i>Setting:</i> Located on the south-east side of Fore Street, facing the church. Fore Street is the main road of the historic churchtown part of the settlement, now adopted by the A390 trunk route and resultantly very busy, with visual impact from modern road furniture. The market house's jettied frontage opens directly onto the street and is often obscured by queues of traffic. The building was set on this main street for practical purposes with ease of access for carts and traders.	
<i>Principal Views:</i> Principal views are along Fore Street towards the Packhorse Inn and former Town Hall; and to the church, vicarage and Station Road. These views are interrupted, obscured or complicated by the road signage and constant vehicular traffic.	
<i>Landscape Presence:</i> Whilst primarily functional, the building was designed to be a visually prominent building of elevated status and important community function. It is not distinguishable on a landscape scale.	
<i>Sensitivity of Asset:</i> Intended to be visually prominent and a symbol of status and wealth for the community the building had a specific function. It has, however been converted into housing and is no longer fully authentic, although its front façade is little altered. It has suffered with the other historic buildings through the eroding of the character of the town by increased use of the road and inappropriate development in the mid to late 20 <sup>th</sup> century. The main effect on the building is that whilst it is sited on the roadway for practical purposes, it is no longer the destination of the traffic; this building was built to be a focus and destination for the wider area and is now merely bypassed. This fundamentally affects interpretation of the building and its significance to the Par valley. Its sensitivity is therefore limited to its immediate vicinity.	
<i>Magnitude of Effect:</i> The existing cottages along the upper raised terrace to the west of Fore Street and the houses behind will totally screen all views to the development site. There will be no change in views along the road to the north and south.	
<i>Magnitude of Impact:</i> Medium value asset and No change = Neutral effect	
<b>Overall Impact Assessment: Neutral Impact</b>	

#### 4.3.4 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the

curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.



FIGURE 21: THE FORMER MARKET HOUSE SHOWING THE OPEN FRONTING AND JETTIED 1<sup>ST</sup> FLOOR; VIEWED FROM THE WEST-SOUTH-WEST.

Most village settlements have expanded significantly during the 20<sup>th</sup> 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 20<sup>th</sup> century has homogenised most, with streets of terraced and semi-detached

houses and bungalowoid 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 19<sup>th</sup> century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

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

<b>Asset Name: The Packhorse Public House</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> immediately adjacent/within
<i>Description:</i> Listing: Early C19. Stone rubble with granite quoins and lintels. Slate hipped roof. 2 storeys. 4 windows, right hand bay slightly set back, sashes with glazing bars. Including steps and railings up to round headed doorway with panelled reveals. Included for group value. The Packhorse Public House and The Rainbow Room form a group.	
<i>Supplemental Comments:</i> Large well preserved 19 <sup>th</sup> century purpose built public house and hotel, representing a considerable investment in the town. Dominating the west side of the main 'town' square and forming a cohesive group with the former town hall/Rainbow Room. Little altered this building has retained its historic character and appearance and is still a popular local drinking establishment, with a large walled beer garden to the south. See historical building discussion above.	
<i>Evidential Value:</i> The building has a very limited Listing description which mostly discusses the frontage and underplays the phasing in the structure, at least one additional phase of 19 <sup>th</sup> century work visible within the north extension. The pub had historic barns to the north and north-west, though which are mostly now demolished; though some remains of historic service buildings survive to the south-west. Inherent evidential value in surveying the building correctly and understanding its outbuildings and site functions/relationships.	
<i>Historical Value:</i> Of local historic interest for the community the pub and the square have been a part of town life and major events for over 200 years, including the recorded 1915 army recruitment drive poignantly recorded by photograph and displayed in the public bar.	
<i>Aesthetic Value:</i> The building presents as a large and gracious early 19 <sup>th</sup> century building, built with a presentation front facing the square. Aesthetically pleasing with balanced proportions and simple architectural details.	
<i>Communal Value:</i> Still an active public house, this building has communal value for the St Blazeay village population, a communal public space for recreation and gatherings.	
<i>Authenticity:</i> The building retains its strong early 19 <sup>th</sup> century character and is very authentic as a public house, still actively serving the community; with only fairly minor alterations such as to lighting/signage.	
<i>Integrity:</i> The building looks to be in fair to good structural condition, with only fairly superficial recent modernisations. As discussed above, it has undergone several major phases of renovation and change. Significant loss of historic fabric to the service buildings and barns to the rear of the pub.	
<i>Topographical Location and Landscape Context:</i> Located on the even mid slopes of an east facing hillside, on the west side of the curving and twisting Par river valley. The landscape context is the valley, but more specifically the urban townscape of St Blazeay within which the pub has a very specific community function.	
<i>Principal Views:</i> The key views are across the square and busy adjacent road to the former town hall (now flats) and to the houses and cottages which enclose the square, which are of strong late 18 <sup>th</sup> and 19 <sup>th</sup> century character. There are key views into and across the town square from Fore street, from the north-east and south-east approaches, where views to the pub are framed by the granite and iron railings of the square.	

<i>Landscape Presence:</i> The pub was built in a dominant position, designed to draw the eye and form a central village group with the former town hall. A strong restrained stone façade and the generous proportions and blocky shape of this building provide a focus for the square. It is locally visually prominent but is somewhat overwhelmed by the size of the adjacent town hall/Rainbow Room. Together they form a visually dominant group within the settlement, drawing the eye even when travelling through on the A390 and defining the historic character of St Blaze.
<i>Immediate Setting:</i> Bounded by the town square to the east; by its own walled gardens to the south, open fields to the west; and a narrow lane to the north, dominated by its own run down service buildings and barns the setting of the pub is a mix of urban and edge of settlement. Strongly 19 <sup>th</sup> century in character.
<i>Wider Setting:</i> The pub sits within the town square of the re-focused 19 <sup>th</sup> century core the historic churchtown settlement. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church of St Blaze, the only surviving medieval character building in this part of the town stands to the south, its church tower creating a strong skyline profile, visible from the square.
<i>Enhancing Elements:</i> The surviving service buildings, walled gardens and undeveloped open fields to the rear give this pub a little altered setting in which to experience it as originally intended, a mix of urban and rural and strongly historic in character. The little altered façade and surviving historic internal elements.
<i>Detracting Elements:</i> The derelict nature of some of the outbuildings; and overgrown fields to the rear. However, the A390 (Fore Street) and A3082 (Station Road) are the key detracting elements within the setting as this is now a busy trunk route for the whole region and used accordingly. The visually dominant lighting, and street furniture all obscure and complicate the intended historic views and relationships between the key buildings of the town. This affects our understanding of this as a core of an historic settlement, not merely a routeway.
<i>Direct Effects:</i> Demolition and construction of new backblock; internal reorganisation (discussed above).
<i>Indirect Effects:</i> Whilst the pub directly relates to the urban element of its setting, losing the immediacy of the rural connection will indirectly affect interpretation of the 18 <sup>th</sup> and 19 <sup>th</sup> century phases of St Blaze and the position of the pub as one of the key elements of the settlement as it developed in the 18 <sup>th</sup> and 19 <sup>th</sup> century.
<i>Contribution of Setting to the Significance of the Asset:</i> The building sits within a cohesive group of similar well-preserved structures, flanked by the former town hall, its position marking it as a dominant aspect of the settlement, and with the intention of being seen. This makes it sensitive to further change, especially considering the intrusive nature of the modern visual impact of the existing street furniture
<i>Magnitude of Effect:</i> The currently overgrown field directly behind the Inn would be converted into a small housing development, with access running up and around the south side of the Inn. This would represent a considerable change within the immediate setting of the Inn. It is debateable if the overgrown waste ground currently contributes in a positive way to the setting of the inn, but the character would change, presumably to a complex residential one. The key issue would not be the principal views from and across the town square. The issue would be legibility in views across the settlement from the middle distance, where the primacy of the Inn would be compromised by the increased visual complexity of its backdrop. This could be partly mitigated through sympathetic planning and tree planting.
<i>Magnitude of Impact:</i> Medium value asset and Moderate change = Moderate effect
<i>Overall Impact Assessment:</i> <b>Negative/moderate impact</b>

<b>Asset Name: Cornish Arms Inn</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.110m
<i>Description:</i> Listing: 19 <sup>th</sup> century. Stucco. Quoins. 2 storeys. 4 windows; sashes with glazing bars and keyblocks. Open Doric porch with entablature, panelled door, plain rectangular fanlight. Curved roofline at one end. Adjoining curved fronted wing of 5 sash windows making total of nine windows. The Church and Wall with gateway, the Vicarage and Cornish Arms Inn form a group.	
<i>Supplemental Comments:</i> Elegant early 19 <sup>th</sup> century coaching inn, in a position of some status adjacent to the church and likely developed after the adoption of this road as the Turnpike to St Austell. Fine architectural details and generous proportions of its period are slightly affected by its stoical adherence to the steeply curving and narrow cambered shape of Duke Street, a historic green lane and former access point to the village. This may indicate that the seemingly cohesive exterior overlies a more complex developmental history or that the building was established on an existing footprint.	
<i>Evidential Value:</i> Limited discussion of the exterior of the building is included in the Listing text, though further information may be gained from further examination of the building, which may be especially important due to its key location within the settlement, the building potentially containing earlier fabric and any deposits beneath it may be of great potential evidential value.	
<i>Historical Value:</i> The pub was a locally important landmark and has a strong trading history. It is notoriously haunted, and as such provides a reference point and <i>foci</i> for local folklore.	
<i>Aesthetic Value:</i> The pub has the balanced proportions and elegant detailing of its age, with above average quality features, such as its fine porch. It is an attractive, well maintained historic building.	
<i>Communal Value:</i> The pub has been closed for many years, having had a trading history going back to the early 1800s. It was a popular local pub as well as in the wider region. Its closure and subsequent planned development have been a source for community disquiet.	
<i>Authenticity:</i> The pub has been, or is in the process of being, converted into flats, with a large 'development plan'	

THE PACKHORSE INN, ST BLAZEY, CORNWALL

board attached to the exterior. It no longer has any external indications of its heritage other than its distinctive coaching arch, leading through to a large rear courtyard. It is authentic as a heritage asset, well restored but no longer of commercial character.
<i>Integrity:</i> A little altered façade and very good restored condition would suggest at least the historic structural integrity of the building is high. However, as a functioning pub it is likely there has been some historic fabric loss to the interior to incorporate modern health and safety standards, whilst planned development will erode its internal character further.
<i>Topographical Location and Landscape Context:</i> On a south-east facing slope, ground rising slightly to the south-west and steeply to the west behind the pub, where its rear courtyard is heavily terraced into the slope. The landscape context for the pub is the town of St Blazey and the immediately adjacent former toll road.
<i>Principal Views:</i> Views within and across the open area at the junction of Church Street, Fore Street, Duke Street and Station Road, now occupied by the busy road junction of the A390 and A3082. The main view is achieved arriving from the north along Fore Street, or from Station Road, where the pub forms part of the existing views with the historic church of St Blaise.
<i>Landscape Presence:</i> The pub was built in a dominant position, at a key junction designed to attract trade, and forms a central village group with the church and vicarage. It is not distinguishable on a landscape scale.
<i>Immediate Setting:</i> Located at the junction of Duke Street, Church Street (merging into Fore Street), and Station Road. A small square or open area here, outside the church gates, would historically have been a focus for community activity, the busy roadside location key to its success as a coaching inn. The pub is flanked to the south by the later 19 <sup>th</sup> century school building; to the north by the church and churchyard, divided from the inn by narrow Duke Lane a historic routeway now a green lane; and to the north-west by a small group of 1970s/1980s bungalows.
<i>Wider Setting:</i> The pub sits in the small open area in front of the church gate in the historic churchtown settlement of St Blazey. The canalised Par river and railway run just to the east and the mining district of the Luxulyan valley and WHS lies to the north. The church of St Blazey, the only surviving medieval character building in this part of the town stands immediately adjacent, dominates the setting of the inn.
<i>Enhancing Elements:</i> The pub is very well preserved with a little altered façade and has undergone a comprehensive restoration, at least from its exterior appearance.
<i>Detracting Elements:</i> The building is being or has been converted to houses and flats, with a development to the rear. This is expected to significantly alter the internal plan and affect historic fabric. The setting is also affected by detracting elements, namely the A390 which has adopted Fore Street/Church Street. Whilst the pub was developed as a coaching inn because of this road, the significantly increased traffic using this regional trunk route has created noise, pollution and vibration impacts that cannot be considered beneficial to a historic building. The visually dominant lighting, signage and traffic lights all obscure and complicate the intended historic views and relationships between the town's key buildings, especially between the group of Cornish Arms, Vicarage and Church.
<i>Direct Effects:</i> None.
<i>Indirect Effects:</i> It is possible the roofscape of the proposed development may be glimpsed from Duke Lane from the general setting of the pub.
<i>Contribution of Setting to the Significance of the Asset:</i> The pub was purposefully built next to the historic toll road, but set back and at an angle, indicating the status of the establishment. However, since the adoption of the route by the A390 in the later 20 <sup>th</sup> century, the road has been widened and the size of modern vehicles, especially lorries causes significant encroachment into the curtilage of the listed property. The associated modern road furniture adds to this modern world intrusion and indirectly reduces our interpretation of the status of the building. The heavy traffic flow through the settlement and often commercial nature of the vehicles also generally affects our understanding of this as a core of an historic settlement, as opposed to the routeway it has become.
<i>Magnitude of Effect:</i> Views to the new development will have no impact on the setting, character or experience of the pub which has already been enclosed by modern development to north-west and west, where ribbon development stretches out almost continuously to St Blazey Gate and beyond.
<i>Magnitude of Impact:</i> Medium value asset and Negligible change = Neutral/Slight effect
<b>Overall Impact Assessment: Negligible Impact</b>

<b>Asset Name: 8-10 Fore Street, (Shell House)</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> less than c.140m
<i>Description:</i> Listing: Early C19. Stucco, no 8 is studded with seashells. 2 storeys. 4 sash windows, mostly with glazing bars. Modern 3-light ground floor window to No 8. 2 modern glazed doors. Slate roof. Curiosity value.	
<i>Supplemental Comments:</i> Two attached early 19 <sup>th</sup> century cottages, c.1800. Northern cottage is larger, being of three window range; whilst to the south is of single cell width. The northern cottage is in better condition, the front façade little altered; that to the south having received extensive modernisation, though the façade is unique. No.10 (north) is smooth rendered, incised ashlar with decorative stucco quoin detailing; ground floor set back slightly, with low square headed central door, with modern plank door. Matching set of horned 8x8 sashes. Shallow pitched slate roof, with black glazed ridge tiles, squat modern brick gable end stack to north, axial stack to party wall between cottages, taller, rendered with slate capping. Deep bead moulded eaves boarding and plastic guttering with cast iron down pipe to north end. No.8 (south) with stucco front studded with shells, the first floor seems to project slightly, as to No.10 or decorative plat band has been hacked off. First floor laid in patterns with roundels and shields of	

shells, plain shell studding to ground floor. Modern PVC door, forced in to left with large PVC picture window in potential blocked or reduced opening, shells crudely reset around it in cement painted render, single PVC window to narrow window opening to first floor. Steeper slate roof, with terracotta ridge tiles, small axial stack to party wall with No.10, heavy double rendered stack to party wall with No.6, roof sagging. Plastic guttering and downpipe to south on narrow timber barge board.

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

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



FIGURE 22: THE CORNISH ARMS INN, LOCATED TO THE SOUTH OF THE CHURCH; VIEWED FROM THE NORTH-EAST.



FIGURE 23: NUMBERS 8-10 FORE STREET, SHOWING THE GOOD FACADE OF NUMBER 10, AND THE SHELL STUDDED STUCCO OF NUMBER 8; FROM THE WEST.



FIGURE 24: NUMBERS 2 AND 4 STATION ROAD, SHOWING THE FINE 19<sup>TH</sup> CENTURY SHOP FRONT AND COHESIVE NATURE OF THE COTTAGES AT THE NARROW ENTRANCE TO THE STREET, LOOKING TOWARDS THE PROPOSED SITE; VIEWED FROM THE SOUTH-SOUTH-EAST.

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

*Landscape Presence:* The buildings are not distinguishable on a landscape scale.

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

*Magnitude of Effect:* The intervening buildings (to the west of Fore Street, the Churchfield development, and detached and semi-detached houses along The Lawn) provide screening to all views. There will be no change in setting and no effect on views or experience of the assets.

*Magnitude of Impact:* Medium value asset and No change = Neutral effect

*Overall Impact Assessment: Neutral Impact*

<b>Asset Name: No. 2 Station Road</b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.180m
<i>Description: Listing:</i> Stucco. 2 storeys. 3 windows, sashes in moulded cases with glazing bars. Large C19 shop front. Paired eaves brackets. Slate roof with gable ends. Included for group value. Nos 2 to 8 (even) form a group.	
<i>Supplemental Comments:</i> Late 18 <sup>th</sup> /early 19 <sup>th</sup> century pair of attached cottages, single cell to north, two window range to south; later combined with inserted fine 19 <sup>th</sup> century timber glazed pilastered shop front which spans both properties. Well maintained building, with elegant proportions and some nice surviving architectural details such as a set of four matched deep-set 8x8 hornless pane sash windows. Plain glazed panel above six panelled door, set within narrow panelled pilaster with plain flat pediment to doorway and shop front.	
<i>Topographical Location &amp; Landscape Context:</i> Located on a gentle south-facing slope, on the curving west side of the Par river valley. The landscape context of the asset is the urban historic townscape.	
<i>Setting:</i> Located on the narrow Station Road (now the A3082). The asset is flanked to the south and east by other good 19 <sup>th</sup> century cottages, forming a cohesive character group at this end of the street. The street is a key element in the settlement, linking the 'churchtown' and 'Bridgetown' historic cores.	
<i>Principal Views:</i> Views along Station Road and views up to the group of Vicarage, Church and Cornish Arms, now somewhat interrupted by the road furniture of the A390.	
<i>Landscape Presence:</i> The cottages are not distinguishable on a landscape scale.	

<i>Sensitivity of Asset:</i> The building is authentically 19 <sup>th</sup> century in character, with a little altered façade suggesting a high level of historic integrity. It also sits within a cohesive and well-preserved group of similar houses. This does make it sensitive to further change, especially as the modern visual impacts of the road furniture, along with road noise is already intrusive and affecting of the experience of the asset.
<i>Magnitude of Effect:</i> The Church, Fore Street, Churchfield Place and The Lawn all lie between the cottages on Station Road and the proposed site. The buildings along these roads block all views, though there will be a limited increase in modern development in views towards the church and Cornish Arms.
<i>Magnitude of Impact:</i> Medium value asset and No change = Neutral effect
<i>Overall Impact Assessment:</i> <b>Neutral Impact</b>



FIGURE 25: THE VICARAGE, LOCATED TO THE SOUTH OF THE CHURCH; VIEWED FROM THE EAST-SOUTH-EAST.

<b>Asset Name: <i>The Vicarage</i></b>	
<i>Parish:</i> St Blaise	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.180m
<i>Description:</i> Listing: 1834. Coursed stonework with granite quoins and dressings. 2 storeys. 3 pedimental gable bays of one window each, centre slightly advanced. Granite string and eaves course. Sashes with glazing bars, centre sash has semi-circular head with Gothic tracery. Central door, panelled with semi-circular fanlight with Gothic tracery. Slate roofs. Back facing road. East elevation, 2 storeys, 3 sash windows with glazing bars, centre ground floor semi-circular headed. Rear north elevation similar to front but being altered at time of inspection. The Church and wall with gateway, the Vicarage and Cornish Arms Inn form a group.	
<i>Supplemental Comments:</i> Large 19 <sup>th</sup> century house, with classical inspiration, but fairly solid, vernacular and large proportioned granite and stone front façade with central projecting gabled pedimented bay. Enclosed within landscaped stone-walled gardens, flanked by specimen trees enclosing the house on the north side, open to the former square in front of the church, now occupied by the large road junction.	
<i>Topographical Location &amp; Landscape Context:</i> The house sits in a small scooping coombe, where the undulating west side of the valley sweeps around from east-facing to south-facing, rising to the west and north-west. The gardens and house have been terraced into this slope. The house sits on an artificially level plot, with high retained banks and garden walls to the north and north-west, sweeping around to the east. The landscape context of the house is its gardens and the square in front of the church, the churchyard and building, as well as the wider settlement to which it relates its status and function.	
<i>Setting:</i> The former open area in front of the church is now occupied and dominated by the road junction between the A390 (Fore Street) and A3082 (Station Road). The visually dominant road furniture obscures and complicates the intended historic views and relationships between these buildings and disrupts our understanding of this as a core of an historic settlement, not merely a routeway.	
<i>Principal Views:</i> The house is designed to look to the east, across the square and possibly to former views of the valley beyond, infilled by later 19 <sup>th</sup> century housing. It is also designed to have important immediate views out into	



its gardens, and it is designed to be approached and seen from Station Road and Fore Street, where it is framed in all views within the square by the church. A large group of attached road signs of large size and with associated lights stand directly opposite the gate to the house and interrupts and obscures all intended views to and from this asset, a detracting element from its existing setting.

*Landscape Presence:* The Vicarage is not distinguishable on a landscape scale.

*Sensitivity of Asset:* The exterior of the house retains its 19<sup>th</sup> century character; and its form and style identify its function. Whilst the integrity of the building itself may still be quite high, its setting has been eroded by the impact of the modern road junction. The consequence of this is that its former status has been compromised. Its visual and physical links with the church are already much disrupted.

*Magnitude of Effect:* The sensitivity of this asset is limited to its immediate surroundings. The Church and Churchfield Place lie between the asset and the proposed site and are likely to screen most views.

*Magnitude of Impact:* Medium value asset and No change = Neutral effect

*Overall Impact Assessment:* **Neutral Impact**

#### 4.3.5 HISTORIC LANDSCAPE

##### *General Landscape Character*

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

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

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

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

#### 4.3.6 AGGREGATE IMPACT

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

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

### 4.3.7 CUMULATIVE IMPACT

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

The Setting of Heritage Assets 2011a, 25

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

GLVIA 2013, 123

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

TABLE 5: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
The Packhorse Public House	GII	Onsite	Medium	Moderate	Moderate	Negative/Moderate
Former Town Hall / Rainbow Rooms	U/D	Next door	Low	Minor	Neutral/Slight	Negligible to Negative/Minor
The Old Market House	GII	110m	Medium	No Change	Neutral	Neutral
The Cornish Arms Inn	GII	110m	Medium	Negligible	Neutral/Slight	Negligible
Church of St Blaise	GII*	120m	High	Minor	Moderate/Slight	Negative/Minor
Churchyard & gateway to Church of St Blaise	GII	130m	Medium	Negligible	Neutral/Slight	Negligible
8 & 10 Fore Street	GII	140m	Medium	No Change	Neutral	Neutral
The Vicarage	GII	180m	Medium	No Change	Neutral	Neutral
2-4 Station Road	GII	180m	Medium	No Change	Neutral	Neutral
Luxulyan Valley	WHS	0.3km	High	No Change	Neutral	Neutral
Tywardreth Conservation Area	CA	1.8km	High	No Change	Neutral	Neutral
Prideaux Camp	SAM	1.1km	High	No Change	Neutral	Neutral
Wayside cross south of Church of St Mary	SAM	1.6km	High	No Change	Neutral	Neutral
The Biscovey Stone, Early Christian Memorial Stone and wayside cross shaft	SAM	1.6km	High	No Change	Neutral	Neutral
Wayside cross-shaft in St Andrews Churchyard	SAM	1.8km	High	No Change	Neutral	Neutral
Treffry Viaduct	SAM	c.2.5km	High	Negligible	Neutral	Neutral
Engine sheds, stack & turntable, Par	GII*	1.3km	High	No Change	Neutral	Neutral
Leek Seed Chapel	GII*	1.4km	High	No Change	Neutral	Neutral
Church of St Mary, St Blaze Gate	GII*	1.6km	High	No Change	Neutral	Neutral
Church of St Andrew, Tywardreath	GII*	1.8km	High	No Change	Neutral	Neutral
Medros Farmhouse & Methrose Farmhouse	GII*	2.2km	High	No Change	Neutral	Neutral
Milestone in garden wall of Glenroyd, Bridge Street	GII	0.3km	Medium	No Change	Neutral	Neutral
St Blaze Foundry	GII	0.4km	Medium	No Change	Neutral	Neutral
Guide post at SX0753 5485	GII	0.8km	Medium	No Change	Neutral	Neutral
Guide post at T-junction with Driving Lane	GII	0.9km	Medium	No Change	Neutral	Neutral
Old Roselyon	GII	1.1km	Medium	No Change	Neutral	Neutral
A390 milestone at Milestone Cottage	GII	1.2km	Medium	No Change	Neutral	Neutral

THE PACKHORSE INN, ST BLAZEY, CORNWALL

Fingerpost at crossroads south of Bodelva	GII	1.2km	Medium	No Change	Neutral	Neutral
Milestone at crossroads south of Bodelva	GII	1.2km	Medium	No Change	Neutral	Neutral
Old Manor, Prideaux	GII	1.3km	Medium	No Change	Neutral	Neutral
Par Signal Box	GII	1.3km	Medium	No Change	Neutral	Neutral
Leekseed Chapel, Stephens tomb, north-west of chapel	GII	1.4km	Medium	No Change	Neutral	Neutral
Prideaux House with attached wall & gazebo	GII	1.4km	Medium	No Change	Neutral	Neutral
The Parr Inn	GII	1.6km	Medium	No Change	Neutral	Neutral
Gateway with railings north-west of Prideaux House	GII	1.6km	Medium	No Change	Neutral	Neutral
15 Woodland Avenue	GII	1.6km	Medium	No Change	Neutral	Neutral
17 Woodland Avenue	GII	1.6km	Medium	No Change	Neutral	Neutral
The Vicarage, Tywardreath	GII	1.6km	Medium	No Change	Neutral	Neutral
Bluegate House	GII	1.7km	Medium	No Change	Neutral	Neutral
Old National School and attached steps	GII	1.7km	Medium	No Change	Neutral	Neutral
33 & 35 St Austell Road	GII	1.8km	Medium	No Change	Neutral	Neutral
A390 milestone on Penpillick Hill	GII	1.8km	Medium	No Change	Neutral	Neutral
Newhouse Farmhouse	GII	1.8km	Medium	No Change	Neutral	Neutral
Former count house at former Par Consols Mine	GII	1.8km	Medium	No Change	Neutral	Neutral
Fowey Consols engine house	GII	1.9km	Medium	No Change	Neutral	Neutral
Milestone at SX050558	GII	1.9km	Medium	No Change	Neutral	Neutral
1 & 2 Well Street	GII	1.9km	Medium	No Change	Neutral	Neutral
3 Well Street	GII	1.9km	Medium	No Change	Neutral	Neutral
10 & 12 Church Street	GII	1.9km	Medium	No Change	Neutral	Neutral
Forecourt walls north of nos. 10 & 12	GII	1.9km	Medium	No Change	Neutral	Neutral
Telephone kiosk in front of Old Butter Market	GII	1.9km	Medium	No Change	Neutral	Neutral
Cross by east gate of Church of St Andrew	GII	1.9km	Medium	No Change	Neutral	Neutral
9 Mount Bennett Street	GII	2.0km	Medium	No Change	Neutral	Neutral
The New Inn (the original building)	GII	2.0km	Medium	No Change	Neutral	Neutral
The New Inn (south of original building)	GII	2.0km	Medium	No Change	Neutral	Neutral
Coach house to Tregrehan House	GII	2.1km	Medium	No Change	Neutral	Neutral
Stable block to Tregrehan House	GII	2.1km	Medium	No Change	Neutral	Neutral
Lion statue west of Tregrehan House	GII	2.1km	Medium	No Change	Neutral	Neutral
Forecourt walls & gate piers west of Tregrehan House	GII	2.1km	Medium	No Change	Neutral	Neutral
Parterre walls to Tregrehan House	GII	2.1km	Medium	No Change	Neutral	Neutral
Barn by Restineas Farmhouse	GII	2.1km	Medium	No Change	Neutral	Neutral
Restineas Farmhouse	GII	2.1km	Medium	No Change	Neutral	Neutral
Bakehouse by Restineas Farmhouse	GII	2.1km	Medium	No Change	Neutral	Neutral
51 & 53 St Austell Road	GII	2.1km	Medium	No Change	Neutral	Neutral
Pelean Farmhouse	GII	2.2km	Medium	No Change	Neutral	Neutral
Lodge south of Tregrehan House	GII	2.2km	Medium	No Change	Neutral	Neutral
Gateway about 10m north of Trethevy	GII	2.2km	Medium	No Change	Neutral	Neutral
Trethevy	GII	2.2km	Medium	No Change	Neutral	Neutral
Yondertown	GII	2.2km	Medium	No Change	Neutral	Neutral
Bank barn 15m north of Methrose Farmhouse & Medros Farmhouse	GII	2.2km	Medium	No Change	Neutral	Neutral
Lancrow Farmhouse	GII	2.3km	Medium	No Change	Neutral	Neutral
Merthen Farmhouse	GII	2.3km	Medium	No Change	Neutral	Neutral
Britannia Inn	GII	2.4km	Medium	No Change	Neutral	Neutral
Rashleigh Almshouses	GII	2.5km	Medium	No Change	Neutral	Neutral
Tregrehan Mills Cottage	GII	2.5km	Medium	No Change	Neutral	Neutral
Boundary stone at SX080569	GII	2.5km	Medium	No Change	Neutral	Neutral
<b>Indirect Impacts</b>						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negligible
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negative/Minor

## 5.0 CONCLUSION

---

The Packhorse Inn is located in the centre of the modern settlement of St Blazey, immediately to the west of the town square. The proposed development site lies to the west of the Packhorse, an overgrown field to the rear of the Inn.

The walkover survey determined that the field to the rear of the Inn was heavily overgrown; this made it impossible to establish if visible archaeological remains were present. In addition, the vegetation and modern debris observed makes the site unsuitable for geophysical survey. The site is located in close proximity to the medieval church, and the settlement itself is located within *Anciently Enclosed Land*. As such, there is the potential for the archaeological remains of medieval and earlier activity. Recent use of the site does not appear to have been intensive (gardens and orchards) and thus archaeological remains, if present, may survive in good condition. However, the archaeological potential of the site remains **unproven**, and any development would have a **major** impact on any surviving below ground remains.

The Packhorse Inn is Listed Grade II as a building of architectural value and some municipal status within the community. The Listing – a terse description of the principal façade – conceals the fact that this building was developed from an early single-cell structure (possible industrial) to an Inn in the mid/late 18<sup>th</sup> century, with a significant subsequent phase of aggrandisement in the late 18<sup>th</sup>/early 19<sup>th</sup> century. At that point the whole of the current east front was added as a purpose-built bar/hotel. Many internal details survive from that phase of works, despite a second phase of renovation in the 1920s/1930s. The proposed works to the interior of the building, with a fairly comprehensive reorganisation of space on both the ground and first floor, would remove some surviving dateable fixtures and fittings, as well as most of the evidence for the 1920s/30s phase. As such, this constitutes **moderate harm** to the value and significance of the building, and the narrative of its development. This harm could be mitigated through alteration to the proposals and more detailed historic building recording and monitoring.

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

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

## 6.0 BIBLIOGRAPHY & REFERENCES

---

### *Published Sources:*

- Carlyon, P.** 1982: 'A Romano-British Site at Kilhallon, Tywardreath: Excavation in 1975', *Cornish Archaeology* 21, 155-170.
- Carlyon, P. & Harris, D.** 1984: 'Kilhallon, Tywardreath: Excavation in 1983', *Cornish Archaeology* 23, 181-182.
- CiFA** 2014a: *Standard and Guidance for Historic Environment Desk-based Assessment*.
- CiFA** 2014b: *Standard and Guidance for the archaeological Investigation and recording of standing buildings or structures*.
- English Heritage** 2008b: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Historic England** 2015: *The Setting of Heritage Assets*.
- Historic England** 2016: *Understanding Historic Buildings: A Guide to Good Recording Processes*.
- Historic Scotland** 2010: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*.  
International Council on Monuments and Sites.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3<sup>rd</sup> edition. London.
- Lysons, D. & Lysons, S.** 1814: *Magna Britannia, volume 3: Cornwall*. London.
- Padel, O.J.** 1985: *Cornish Place-Name Elements*. EPNS.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.
- Williams, A. & Martin G.H.** 2002: *Domesday Book*. Penguin Books, London.
- WHS Team** 2013: *Cornwall and West Devon Mining Landscape World Heritage Site: management plan 2013-18*.

### *Websites:*

- Archaeological Data Service (ADS)** 2018: *Archsearch & Grey Literature*  
<http://archaeologydataservice.ac.uk>
- British Geological Survey** 2018: *Geology of Britain Viewer*.  
[http://maps.bgs.ac.uk/geologyviewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html)
- Cornwall Council Interactive Map** 2018: *HER and HLC*  
<https://map.cornwall.gov.uk>
- Cornwall Record Office (CRO)** 2018: *National Archives*  
<http://discovery.nationalarchives.gov.uk>
- Design Manual for Roads and Bridges (DMRB)** 2016: Volume 11, Cultural Heritage  
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- WEBTAG** 2016: *Transport Analysis Guidance, Cultural Heritage*  
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

### *Unpublished Sources*

- Green, C.** 2017: *The Cornish Arms, St. Blaze, Par, Cornwall: Archaeological Monitoring and Recording and Historic Building Recording*. Context One Heritage & Archaeology
- Lawson-Jones, A.** 2008: *Historic Environment Service Projects*. Cornwall County Council, Report no. 2008R064.
- Booth, E & Bird, C** 1999: *Cornish Industrial Settlements Initiative: St Blaze*. The Conservation Studio and Cornwall Archaeology Unit

### *Cornwall Record Office*

- St Blaise tithe map and apportionment 1840  
Ordnance Survey First Edition 25 Inch Map  
Ordnance Survey Second Edition 25 Inch Map

## APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

---

### Heritage Impact Assessment - Overview

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

### National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

#### *Paragraph 189*

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

#### *Paragraph 190*

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

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

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

### Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of ‘listing’ were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 6: 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;

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

### Concepts – Conservation Principles

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

#### Evidential Value

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

#### Historical Value

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

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

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism). Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.



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

### **Aesthetic Value**

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

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

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

### **Communal Value**

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

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

### **Authenticity**

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

### **Integrity**

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

### **Summary**

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

### **Setting – The Setting of Heritage Assets**

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

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

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

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

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

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

### **Landscape Context**

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

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

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

### **Views**

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

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

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

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

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

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

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

#### **Type and Scale of Impact**

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

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

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

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

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

#### **Scale of Impact**

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

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

TABLE 7: 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 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 9: 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 10: 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

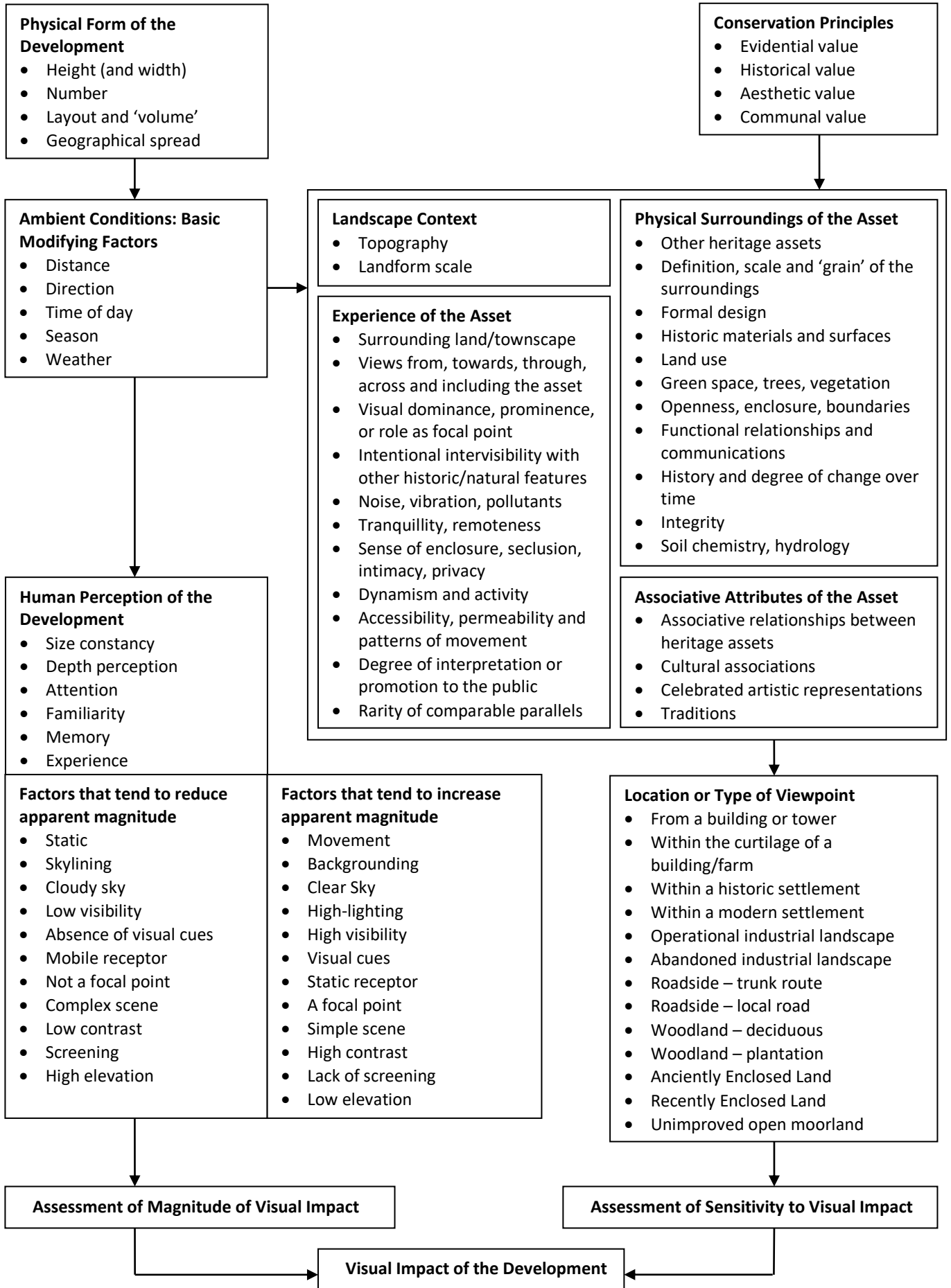


TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: THE PROPOSALS



THE PACKHORSE INN, ST BLAZEY, CORNWALL



THE PACKHORSE INN, ST BLAZEY, CORNWALL





APPENDIX 3: BUILDING RECORDING TABLES

**EXTERIORS**

<b>BUILDING</b>		<b>General Description</b>
Function/Summary:		18 <sup>th</sup> century public house with several later phases of aggrandisement
Dating Evidence:		Differences in style and form of build, dateable internal and external features, historic map evidence, documentary sources
<b>Exterior</b>		<b>Main Range</b>
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description		Irregular three-window range elevation, two storeys. Cement rendered over rubble; two clear phases as slight alignment change on the east side beyond the blocked doorway.
Roof Covering		Slate roof, glazed terracotta ridge tiles. Steeply pitched narrow linear north-south roof to the east front block, shallower pitched roof to the west rear block. Painted barge boards. Deeper eaves overhang to the west rear block, so barge boards are splayed at this end, the gap beneath plastered and boxed in.
Opening – Windows:	W4	Ground floor, roughly to the centre of the elevation. 20 <sup>th</sup> century two light casement window, slate sill, four small panes to each, narrow plain frame. This window is set into a large historic doorway blocked with brick and concrete block and rendered and plastered over. Fine timber surround tap topped shallow leaded pediment canopy, with plain pilasters, with stepped ogee capitols, sat on long plain block plinths. Very austere Palladian style, late Georgian. Terracotta air vents to the base of the wall.
	W5	Ground floor, west end of the elevation. 20 <sup>th</sup> century two light casement window, slate sill, four small panes to each, narrow plain frame. Same as W4, but slightly larger.
	W11	First floor, small single light window to east end, set high on wall. 2x2 panes to plain hornless sash, narrow beaded frame, slate sill.
	W12	First floor, roughly centre of elevation, symmetrically positioned above blocked doorway (W4). Tall narrow sash window, slate sill, narrow beaded frame, plain horned sash window, like W3 & W8. Narrow glazing bars, 6x9 panes.
	W13	First floor, west end of elevation symmetrically positioned above W5. 20 <sup>th</sup> century four light casement transom window. Two small single pane hoppers above a narrow pair of casements below, thick plain frame, slate sill.
Drainage/Guttering		Cast iron guttering and downpipes, painted black.
Relationships		The east end of the elevation is cohesive with the east front and abuts the west end of the north wall, possible infill on the corner, or single phase and of a different function. The west end is the end gable of an earlier block, cohesive with the west wall.
<b>Elevation EAST</b>		<b>Description</b>
Fabric Description:		Two-storey presentation front elevation of three window range with additional bay set back to north end. Slate and killas rubble, in lime mortars, externally ribbon repointed in cement. Dressed and faced formal granite blocks to corners and dressings to openings.
Roof Covering		Slate roof, hipped to south end, deep boxed eaves with red painted barge boards. Black glazed terracotta ridge tiles.
Openings – Doors:	D1	Round-headed opening, segmental stone arch, pecked rusticated facing to granite quoins to reveals. Panelled inner casement and thick beaded round arched frame. Fine seven panel door, round-headed made for opening, beaded and ovolo moulded, raised and fielded panel to base, the upper six are glazed.
Opening – Windows:	W1	Ground floor, large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Dressed granite slab sloping sill. Flat tripartite lintel, with voussoirs. Dressed and faced granite block quoins to reveals. Matched set with W2, W16, W17 & W18.
	W2	Ground floor, large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Dressed granite slab sloping sill. Flat tripartite lintel, with voussoirs. Dressed and faced granite block quoins to reveals.
	W3	Ground floor, tall narrow horned (plain) sash window, thin beaded frame, long narrow rectangular panes, 6x6. Square concrete lintels. Ground Floor. This is in fact set within a blocked doorway as the stonework below the window is patched in cement mortar and is of different character and scarring further down beneath the window almost suggests a step here.
	W7	First floor, large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Dressed granite slab sloping sill. Flat tripartite lintel, with voussoirs. Dressed and faced granite block quoins to reveals.
	W8	First floor, large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Dressed granite slab sloping sill. Flat tripartite lintel, with voussoirs. Dressed and faced granite block quoins to reveals.
	W9	First floor, large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Dressed granite slab sloping sill. Flat tripartite lintel, with voussoirs. Dressed and faced granite block quoins to reveals.
	W10	First floor, tall narrow horned (plain) sash window, thin beaded frame, long narrow rectangular panes, 6x6. Flat concrete lintels. This is set into and extends upwards a lower opening, likely a loading door, which had granite quoins, as can be seen continuing below the concrete sill of this window. Infilled with looser rubble in a creamier coloured mortar.

THE PACKHORSE INN, ST BLAZEY, CORNWALL

Drainage/Guttering		Cast iron guttering and downpipes, painted black, bead moulding, hexagonal hoppers. Clasps for the guttering have lions-heads on them.
Significant Details:		The openings to the recessed bay to the north can both be seen to have been altered, the current windows later 19 <sup>th</sup> or early 20 <sup>th</sup> century rationalisation of the frontage. Previously this had a ground floor door and low-level first floor loading door.
Relationships:		The east elevation is cohesive with the east ends of the north and south elevations.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		Exposed stonework. Heavy semi-coursed rubble granite and killas/slate mix, with faced roughly shaped granite block quoins to west block, rough granite block quoins to openings. The wall to the east is of platey slatestone rubble and abuts the quoins of the west block. This wall has large shaped and dressed granite block quoins to the south-east corner. The stonework has been thickly repointed in a darkish grey cement mortar.
Roof Covering		Slate roof, running east-west, glazed ridge tiles, deep eaves. Axial stack sits over the quoins to the centre of the elevation, showing it serves the rear west block, although it has multiple chimney pots so has likely been co-opted by the east block.
Openings – Doors:	D4	Door set into forced/enlarged window opening. Set up against the quoins of the earlier block, this opening has a brick segmental arch, to the east side the opening has been widened, the stonework patched with brick. Cement rendered infill to arch above door, concrete lintel inserted from exterior side. Narrow plain doorframe inserted. Four panel modern glazed door, modern brass door furniture.
Openings – Windows:	W6	Ground floor, west rear block. Wide former doorway, with tripartite flat lintel and heavy roughly shaped granite block quoins. Infilled with rubble below and sloping granite sill installed. Modern timber opening timber plank shutters installed with a pair of glazed upper panes to each and air vents, designed for a commercial kitchen.
	W16	First floor window opening, positioned above W6. Roughly shaped granite blocks, flat concrete sill. Modern narrow framed three light timber window with long hopper over a fixed pane and opening casement.
Blocked Openings:	BO4	Large round-arched window opening above D3. Brick segmental arch and brick quoins to reveals. Blocked with brick and concrete blocks and rendered over.
Drainage/Guttering		Cast iron guttering, downpipe to centre of elevation.
Significant Details:		The central set of quoins respecting the rear west block indicate the earlier date for this part of the structure.
Relationships:		The eastern block abuts the wider rear building. To the south-west it is cohesive with the west wall, to the south-east cohesive with the east front wall.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description:		Long two storey elevation, cranked to south-west corner. Cement rendered and painted, 'rustic' textured effect to render. Much of the elevation is obscured by the ground floor flat-roofed extension.
Roof Covering:		The rear west block has a shallow pitched roof, hipped to north end, L-shaped sharp return to south, abutting roofline going east-west. Slate roof covering, glazed terracotta ridge tiles and hips.
Openings – Doors:	D8	Opening in ground floor, enclosed within modern extension, wide and low this doorway now presents merely as an archway, the sides plastered and painted, in the long corridor, doorframe and door removed.
Opening – Windows:	W14	First floor window, oddly clustered to the centre of the elevation with W15. Both seem uncomfortable with the elevation and roofline, set quite high, likely forced openings, the wall is much thinner here, suggestive of disturbance. Narrow late 19 <sup>th</sup> century horned sash window, 2x2 panes, in thick plain frame, slate sill.
	W15	First floor window, oddly clustered to the centre of the elevation with W14. Both seem uncomfortable with the elevation and roofline, set quite high, likely forced openings, the wall is much thinner here, suggestive of disturbance. Narrow late 19 <sup>th</sup> century horned sash window, 2x2 panes, in thick plain frame, slate sill.
Blocked Openings:		There is a blocked opening to the north end of the wall at ground floor, not used internally as a cupboard, there is a potential second blocked window to the centre, also at ground floor level.
Drainage/Guttering		Black painted guttering and downpipes to north and south ends, roll moulded and beaded downpipes, hexagonal hoppers, some modern plastic guttering inserted as repairs.
Significant Details:		There is a marked angle change, change in width and character to the wall to the south-west corner, evidence of phasing.
Relationships:		The south-west end of the west wall is slightly cranked, the effect is made more obvious as the central portion of the wall is obviously a rebuild, being much narrower and almost slightly sagging back. Historic mapping indicates a small projection to the centre.
<b>Modern extension (west)</b>		<b>Description</b>
Fabric Description:		Concrete block single storey walls in cement mortar, cement rendered externally painted white. Cement rendered and painted internal service finishes to walls.
Roof Covering:		Flat timber framed bitumen waterproof sheeting roof covering.
Floor:		Modern concrete poured floors.
Openings – Doors:		Door to west to rear is modern plastic PVC double glazed unit. Door to north to yard is modern boarded security door to beer barrel store.
Opening – Windows:		A couple of small PVC white double-glazed hopper casement ventilate the toilets in the south wall of the extension.
Drainage/Guttering		Plastic black guttering and downpipes on black painted barge boards.
Relationships:		The extension is a service space which has been built up against the west wall of the historic building.

THE PACKHORSE INN, ST BLAZEY, CORNWALL

**INTERIORS**

<b>BUILDING</b>		<b>General Description</b>
Function/Summary:		18 <sup>th</sup> century public house with several later phases of aggrandisement
Dating Evidence:		Differences in style and form of build, dateable internal and external features, historic map evidence, documentary sources
<b>Interior</b>		<b>Ground Floor</b>
<b>Room 1</b>		
Function:		Former entrance hallway, now open lobby to public bar. North and south walls have been forced with large openings but framed in timber.
Walls:		The north and south long walls with associated doors have been removed. The east wall is plastered, with deep beaded skirting with ogee and step. The east wall and front door are enclosed by a plank boarded weather porch with modern six panes panelled door with modern chrome handle and hinges. The west wall is plastered and painted, with large arched opening, formerly a door, leading to R5.
Floor:		Solid floor, cohesive with R2 and R3a, carpeted.
Ceiling:		Lath and plaster ceiling, wallpapered to centre with low relief foliate pattern, deep reeded plaster cornice to all four walls.
Opening – Doors:	D1	Door to exterior. Fine seven panel door, round-headed made for opening, beaded and ovolo moulded, raised and fielded panel to base, the upper six are glazed. Iron bolts and fine brass door furniture.
	D2	Door to front weather porch. Early-mid 20 <sup>th</sup> century door, three narrow panels below, six glazed panes above, modern chrome handles and fixings.
	D3	Archway to R5, open archway with plastered sides, sliding door and frame beyond within R5; this was the front door of the earlier building.
Significant Details:		The ceiling has a fine reeded cornice which respects the former walls to north and south.
Dating Evidence:		The details are of typical neo-classical later 18 <sup>th</sup> or early 19 <sup>th</sup> century style. Details are cohesive across the three front rooms (R1-R3) which works as a suite.
<b>Room 2</b>		
Function:		Former parlour or more exclusive gentleman's drinking room, heated.
Walls:		The north wall has been forced, a large opening now linking it to R1 and R3a. The opening is lined in plain flat timbers, painted with other carpentry. Plastered and painted, wallpapered below picture rails. Deep beaded skirting boards are modern and the lower part of the walls below dado height are panelled in modern dark stained pub panelling, of raised and fielded form, but modern 'heritage style' copies.
Floor:		Solid floor, carpeted.
Ceiling:		Lath and plaster ceiling the centre wallpapered with a relief pattern flock style. Deep reeded plaster cornice to all walls.
Opening – Doors:	D4	Door to exterior. Set in a forced window opening. Narrow plain doorframe inserted. Four panel modern glazed door, modern brass door furniture. Fine ogee moulded panelled plaster detail to window casement survives above the door.
Opening – Windows:	W1	Fine reeded timber casement frame to opening of window, with plain block corners and plinth, damaged plaster panelling detail above. Large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes.
Fireplace/Hearth:	FP1	1970s/1980s projecting random rubble stone detailing to fireplace, blocking earlier opening. Slate hearth, small open cement grate. The shallow stack is flanked by a pair of basket-arched beaded edged alcoves.
Significant Details:		Round-headed arched alcove to the south-east corner, set with beaded edges shelves.
Dating Evidence:		The details are of typical neo-classical later 18 <sup>th</sup> or early 19 <sup>th</sup> century style. Details are cohesive across the three front rooms which works as a suite.
<b>Room 3a</b>		
Function:		Public bar, former restaurant.
Walls:		Plastered and painted walls and wallpapered below the picture rails.
Floor:		Solid floor, carpeted.
Ceiling:		Lath and plaster ceiling the centre wallpapered with a relief pattern flock style. Deep reeded plaster cornice to all walls, including the demolished north wall, where the cornice remains highlighting this change.
Opening – Windows:	W2	Large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Fine ogee moulded panelled plaster detail to window casement survives above the door.
Significant Details:		Wall to north, former wall of room, truncated, plaster cornice runs along the line of the former wall on the ceiling. Reeded plaster cornice.
Dating Evidence:		The details are of typical neo-classical later 18 <sup>th</sup> or early 19 <sup>th</sup> century style. Details are cohesive across the three front rooms which works as a suite.
<b>Room 3b</b>		
Function:		No evidence of former decoration, and front openings that are now windows were a door and loading door. Significant as suggestive of a lower status or different non-hotel function.
Walls:		Plastered and painted, the deep beaded skirting boards are modern and the lower part of the walls below dado height are panelled in modern dark stained pub panelling, of raised and fielded form, but modern 'heritage style' copies.
Floor:		Solid floor, carpeted.

THE PACKHORSE INN, ST BLAZEY, CORNWALL

Ceiling:		Plastered ceiling, painted, obviously repaired and replaced after the wall to the south was demolished opening this space up to R3a.
Opening – Windows:	W3	Narrow sash window in narrow beaded frame, with narrow glazing bars, 6x6 panes, rectangular panes.
Dating Evidence:		The details are of typical neo-classical later 18 <sup>th</sup> or early 19 <sup>th</sup> century style. Details are cohesive across the three front rooms which works as a suite.
<b>Room 4</b>		
Function:		Games room, former public bar/tap room as door to historic lane access in north wall.
Walls:		Thickly plastered walls possibly cement render as textured like modern extension. Painted. A large opening has been forced in the east wall to the north end, accessing R3a and R3b, where the modern bar is fitted.
Floor:		Solid floor, contiguous with R3b, carpeted.
Ceiling:		Modern plaster-boarded ceiling carried on a plank boxed-in girder, there are decorative imitation beams to the west side of this ceiling.
Opening – Doors:	D5	Door in modern partition enclosing the back of the bar/under the stairs/ and optics barrels etc. Modern plain doorframe and modern boarded door, chrome handle.
	D6	Door to R5. Modern plain doorframe and modern boarded door, chrome handle.
Opening – Windows:	W4	20 <sup>th</sup> century two light casement window, four small panes to each, narrow plain frame. This window is set into a large historic doorway blocked with brick and concrete block and rendered and plastered over. Former public bar access from historic lane.
	W5	20 <sup>th</sup> century two light casement window, four small panes to each, narrow plain frame. Same as W4, but slightly larger.
Blocked Openings:	BO1	Blocked window to the north-west on the west wall, moulded frame and currently set with shelves.
	BO2	There is possible second blocked opening in the west wall to the south of BO1 where there is some disturbance, but it has been rendered over.
	BO3	Blocked opening in thick section of wall (stack/fireplace?) to south wall, south-west corner.
Dating Evidence:		This space has been wholly modernised.
<b>Room 5</b>		
Function:		Lobby, former entrance hall and stairhall.
Walls:		Plastered and painted, some woodchip wallpaper. The north wall is a series of masonry and chunky irregular partitions. The east and west walls are solid rubble. The south wall is partially the remains of the heavy stack and partly an early-mid 20 <sup>th</sup> century boarded and framed partition.
Floor:		Solid floor, carpeted.
Ceiling:		Boarded out and enclosing or obscuring details as significant height changes.
Opening – Doors:	D6	Door to R4. Modern plain doorframe and modern boarded door, chrome handle.
	D7	Door to former weather porch. Fine chunky beaded doorframe with rectangular fanlight above set with two painted-over hopper openings. Pegged joints and sockets for hinges. This is the remains of an internal weather porch to the former exterior door D8.
	D8	Door to exterior, now modern flat-roofed extension. Plastered opening, door and frame removed, now accesses the flat-roofed modern extension.
	D9	Door to R6. 20 <sup>th</sup> century panelled and boarded door in contemporary partition.
	D10	Door to R7, the stairs. Modern door and frame.
Significant Details:		Scar on north thick partition wall, likely lath and plaster, for an original staircase rising in this lobby. Row of heavy turned coat pegs attached to south wall. The thick block of masonry to the north-west is boarded out and sounds hollow and may contain a blocked fireplace in an axial stack for the earlier rear west block.
Dating Evidence:		The row of coat hooks and D7 remain from the earlier 18 <sup>th</sup> century phase but all else has been modernised and all features removed.
<b>Room 6</b>		
Function:		Former and current Inn kitchen
Walls:		Plastered and painted, tiled to west where there is a row of fitted kitchen units.
Floor:		Solid floor, lino floor covering.
Ceiling:		Modern plaster-boarded ceiling, painted.
Opening – Doors:	D9	Door to R5. Early-mid 20 <sup>th</sup> century moulded door and frame and boarded over fanlight.
Opening – Windows:	W6	Large window in blocked doorway to the south wall, boarded over internally but set with air vents.
Fireplace/Hearth:	FP2	Large open hearth, boarded over, chimney shaft blocked on this side. Possible bread oven on the north side of the stack being in brick.
Dating Evidence:		The space has been wholly modernised.
<b>Interior</b>		
<b>Room 7</b>		
Function:		Stairs and first-floor landing
Walls:		Plastered and painted walls, low beaded skirtings.
Floor:		Boarded floor, carpeted.
Ceiling:		Plastered and painted, lath and plaster, covered by lining paper.
Opening – Doors:	D11	Door to R8. All the doors to the bedrooms off this landing are early-mid 20 <sup>th</sup> century panelled doors, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite handles and knobs. They are painted green, the doorframes cream.

THE PACKHORSE INN, ST BLAZEY, CORNWALL

	D12	Door to R9. All the doors to the bedrooms off this landing are early-mid 20 <sup>th</sup> century panelled doors, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite handles and knobs. They are painted green, the doorframes cream.
	D13	Door to R10. All the doors to the bedrooms off this landing are early-mid 20 <sup>th</sup> century panelled doors, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite handles and knobs. They are painted green, the doorframes cream.
	D14	Door to R11. All the doors to the bedrooms off this landing are early-mid 20 <sup>th</sup> century panelled doors, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite handles and knobs. They are painted green, the doorframes cream.
	D15	Door to R12. All the doors to the bedrooms off this landing are early-mid 20 <sup>th</sup> century panelled doors, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite handles and knobs. They are painted green, the doorframes cream.
	D16	Door to R13. Modern narrow stepped doorframe and modern pine plain four-panel door in inserted partition under blocked basket arch to south of the landing.
Opening – Windows:	W12	Tall narrow 6x9 sash window in narrow beaded frame in the north wall.
Staircase:		The staircase rises out of the south-east corner of this long room, against the spine wall in the pub, the former front wall of the west block. Beaded plank panels line the stair on this east wall. The stair has beaded stair plate and is of closed string form, with stick balusters and hogs-back moulded handrail. It is made of chunky plank treads and risers now carpeted. There is a galleried banister rail to the first-floor landing which ramps down to the run along the stair, which is enclosed at ground floor with a modern partition.
Significant Details:		Beaded basket-arch to the south wall of the landing, infilled below with modern plasterboard and inset door. There is a fine double panelled cupboard for linens to the north-west by W7.
Dating Evidence:		The beaded plank, stair details and beaded basket arch are all very cohesive with details in the front block and clearly are inserted into an earlier building, being set awkwardly against the spine wall which has developed from the complex phasing of the block plan. The rooms to the north end of this landing have all received an early-mid 20 <sup>th</sup> century (1930s?) remodel with matching doors and newer partition walls forming smaller spaces.
<b>Room 8</b>		
Function:		Current Inn laundry room, former store or service space, blocked loading door to front wall.
Walls:		Plastered and painted.
Floor:		Boarded floor, carpeted.
Ceiling:		Early-mid 20 <sup>th</sup> century boarded ceiling with beaded closing strips
Opening – Doors:	D11	Door to R7. Early-mid 20 <sup>th</sup> century panelled door, with three lower panels and one square panel above (one over three 1930s type), with quarter stepped ovolo moulding and matching bakelite doorknob. The door is painted green, the doorframe cream, to match all the others in Room 7.
Opening – Windows:	W10	Tall narrow sash window in narrow beaded frame, 6x6 narrow rectangular panes, narrow plain glazing bars.
	W11	Single light four pane opening casement set in a large blocked loading door or blocked full height window.
Significant Details:		Early-mid 20 <sup>th</sup> century picture rail, stepped quarter-ovolo.
Dating Evidence:		All the features here are of later 19 <sup>th</sup> or early 20 <sup>th</sup> century, suggesting a late conversion to accommodation.
<b>Room 9</b>		
Function:		Toilet
Walls:		Plastered and painted, beaded skirtings to the north wall, cut by the modern partitions. Fitted raised cistern toilet on the west wall.
Floor:		Boarded, lino floor covering.
Ceiling:		Lath and plaster, cracked.
Opening – Doors:	D12	Door to R7. Thin moulded early-mid 20 <sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top (one over three 1930s type), ovolo mouldings, bakelite doorknob.
Opening – Windows:	W13	20 <sup>th</sup> century four light casement transom window. Two small single pane hoppers above a narrow pair of casements below, thick plain frame, slate sill. Truncated by partition wall; only half appears in this space (shared with R10).
Dating Evidence:		All features are early-mid 20 <sup>th</sup> century. This is partitioned from an earlier space.
<b>Room 10</b>		
Function:		Bathroom
Walls:		Plastered and painted. Tiled to north-west corner shower and bath, sink and toilet, mid-20 <sup>th</sup> century avocado suite.
Floor:		Boarded floor, lino covering.
Ceiling:		Lath and plaster, cracked.
Opening – Doors:	D13	Door to R7 Thin moulded early-mid 20 <sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top (one over three 1930s type), ovolo mouldings, bakelite doorknob.

THE PACKHORSE INN, ST BLAZEY, CORNWALL

Opening – Windows:	W30	20 <sup>th</sup> century four light casement transom window. Two small single pane hoppers above a narrow pair of casements below, thick plain frame, slate sill. Truncated by partition wall only half appears in this space (shared with R9).
Dating Evidence:		All features are early-mid 20 <sup>th</sup> century. This is partitioned from an earlier space.
<b>Room 11</b>		
Function:		Bedroom
Walls:		Plastered and painted, wallpapered below picture rail. Deep beaded skirting boards to west wall, cut and reset.
Floor:		Boarded floor, carpeted.
Ceiling:		Boarded 20 <sup>th</sup> century ceiling.
Opening – Doors:	D14	Door to R7. Thin moulded early-mid 20 <sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top (one over three 1930s type), ovolo mouldings, bakelite doorknob.
Opening – Windows:	W14	20 <sup>th</sup> century horned sash chunky beaded frame and chunky glazing bars 2x2 panes.
Fireplace/Hearth:	FP3	Blocked fireplace in west wall, box hearth, fine mantled surround with bolection mould to opening and foliage swag decoration. 19 <sup>th</sup> century in style, stack here removed but thin wall and clear disturbance despite render could suggest alterations here.
Significant Details:		Early-mid 20 <sup>th</sup> century stepped ovolo moulded picture rail respects the new smaller room size.
Dating Evidence:		The partitions dividing a larger space are respected by the forced windows, skirting and picture rails showing this has been wholly remodelled in the early 20 <sup>th</sup> century but the fireplace remains from an earlier room layout.
<b>Room 12</b>		
Function:		Bedroom
Walls:		Plastered and painted, wallpapered below picture rail. Deep beaded skirting boards to west wall, cut and reset.
Floor:		Boarded floor, carpeted.
Ceiling:		Boarded 20 <sup>th</sup> century ceiling.
Opening – Doors:	D15	Door to R7. Thin moulded early-mid 20 <sup>th</sup> century doorframe. Panelled door, with three long narrow panels below a flat square panel to top (one over three 1930s type), ovolo mouldings, bakelite doorknob.
Opening – Windows:	W15	20 <sup>th</sup> century horned sash chunky beaded frame and chunky glazing bars 2x2 panes.
Dating Evidence:		The partitions dividing a larger space are respected by the forced windows, skirting and picture rails showing this has been wholly remodelled in the early 20 <sup>th</sup> century.
<b>Room 13</b>		
Function:		Lobby formed by the closing of the basket arch on the landing.
Walls:		Plastered and painted, wallpapered, the south wall is the large stack, abutted to both sides by partition walls, with an inset shallow cupboard with louvred doors in the alcove formed.
Floor:		Boarded floor, carpeted.
Ceiling:		Lath and plaster.
Opening – Doors:	D16	Door to R7. Narrow moulded doorframe in infill partition. Modern pine four panel door.
	D17	Door to R14. Narrow stepped ovolo doorframe, very mean in size, low and narrow. Narrow four panel plain door boarded to sides.
	D18	Door to R15a. Low doorway with plain modern frame, in a modern inserted partition as the layout has been altered here.
	D19	Door to R15b. Low doorway with plain modern frame, in a modern inserted partition as the layout has been altered here.
Significant Details:		Large beaded basket-arched opening in the north wall, once open to the stairs and landing, a feature which matches those in the east block. This is within an inserted partition, but itself has then been blocked with modern plasterboard.
Dating Evidence:		The beaded archway is a cohesive detail with the front east block and its clearly inserted character within an earlier space, highlights the narrative of the aggrandisement of a simpler older building.
<b>Room 14</b>		
Function:		Bedroom
Walls:		Plastered and painted walls, wallpaper below picture rails. Beaded deep skirting boards also respect all walls and diagonal partition. Ogee moulded picture rail to all walls.
Floor:		Boarded floor, carpeted.
Ceiling:		Lath and plaster ceiling, cracked. Fine reeded cornice respects all walls including awkward angled partition in north-east corner.
Opening – Doors:	D17	Door to R13. Narrow moulded frame to low mean doorway, plain four panel door boarded to both sides.
Opening – Windows:	W16	Modern narrow framed three light timber window with long hopper over a fixed pane and opening casement.
Fireplace/Hearth:	FP4	There is a blocked fireplace to the east wall, with the scar of a mantled surround.
Significant Details:		Cupboard formed in deep alcove to the south of the stack. This has a small upper open storage space, served by a square panelled door, with ogee mouldings, the panel raised on the inner side. Below is a long cupboard set with shelves and a hanging rail. It has a two-panel door of the same style, in a narrow-beaded frame. Ogee moulded picture rail to all walls.
Dating Evidence:		The cornice, picture rail and cupboard and skirtings all represent an aggrandisement of the space

THE PACKHORSE INN, ST BLAZEY, CORNWALL

		associated with the new inserted corner partition.
<b>Rooms 15a, 15b, 15c</b>		
Function:		Current pub owners flat – formerly three bedrooms.
Walls:		Three rooms, identical to ground floor layout, opened up and forced to make one larger open plan flat. The walls are plastered and painted; each room has its own ogee moulded picture rail surviving. The west wall is a modern plasterboard partition, enclosing this space from the lobby R13.
Floor:		Boarded floor. Narrow planks, cut and reset.
Ceiling:		Lath and plaster, painted.
Opening – Doors:	D18	Door to R13. Low doorway with plain modern frame, in a modern inserted partition as the layout has been altered here. Accesses Room 15a.
	D19	Door to R13. Low doorway with plain modern frame, in a modern inserted partition as the layout has been altered here. Accesses 15c.
	D20	North wall R15c. Panelled door in moulded doorframe, now leads to cupboard. Former service access to R8?
Opening – Windows:	W7	East wall of 15c. Full height opening, beaded edges, wide splayed reveals. Large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Part of a matched set with W1, W2, W14 and W15.
	W8	East wall of 15b. Full height opening, beaded edges, wide splayed reveals. Large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Part of a matched set with W1, W2, W14 and W15.
	W9	East wall of 15c. Full height opening, beaded edges, wide splayed reveals. Large horned sash window, with ogee horns, chunky beaded sash box, thin frames with bead moulding, thin ogee moulded glazing bars. 6x6 panes. Part of a matched set with W1, W2, W14 and W15.
Blocked Openings:	BO4	Former round-headed window in the south wall of 15a, west corner against the quoins of the earlier building. Blocked with brick and concrete block on the outer face, rendered and plastered, forms an alcove on the inner face of the wall.
Significant Details:		Round-arched alcove to west wall, ogee and beaded frame, set with beaded shelves, north-west corner of 15c.
Dating Evidence:		The picture rails and round-headed details are cohesive with the ground floor, the whole space is designed as a purpose-built hotel block, aggrandising the earlier building.

APPENDIX 4: SUPPORTING PHOTOGRAPHS – HISTORIC BUILDING RECORDING

---



1. THE STEPS RISING TO THE FRONT DOOR OF THE INN; VIEWED FROM THE SOUTH-EAST.



2. THE BLOCKED DOORWAY ON THE NORTH ELEVATION OF THE INN, WITH INSET WINDOW (W4); VIEWED FROM THE NORTH.





3. THE NORTH ELEVATION OF THE FLAT-ROOFED EXTENSION WITH DOOR TO THE BEER CELLAR; ABOVE, A SLIGHT KINK IN THE WEST ELEVATION OF THE MAIN BUILDING, EVIDENCE OF PHASING; VIEWED FROM THE NORTH.



4. VIEW ALONG THE WESTERN ELEVATION OF THE EXTENSION AND THE THICK RETAINING STONE WALLS TO THE NORTH-WEST NOW INCORPORATED INTO THE GARAGE/STORE BUILDING; VIEWED FROM THE SOUTH.

THE PACKHORSE INN, ST BLAZEY, CORNWALL



5. THE SOUTH ELEVATION OF THE INN SHOWING CLEAR PHASING; THE EAST BLOCK (LEFT) ABUTS THE QUOINS OF THE EARLIER WEST BLOCK (LEFT), AS INDICATED; VIEWED FROM THE SOUTH.



6. LEFT: R1, THE PLANK PARTITION WEATHER PORCH AROUND THE FRONT DOOR (D2) AND PRESENCE OF THE REEDED CORNICE, SHOWING THE LINE OF THE REMOVED PARTITION WALLS; VIEWED FROM THE WEST.  
7. RIGHT: R1, THE DOORWAY IN THE WEST WALL (D3), LEADING INTO THE REAR WEST BLOCK (R5), WITH DOORFRAME ETC. REMOVED; VIEWED FROM THE EAST.



8. LEFT: R1/R2, OBLIQUE VIEW ACROSS THE NARROW ENTRANCE HALL, AGAIN SHOWING THE CORNICING SURVIVING, PROVIDING A 'GHOST' LAYOUT FOR THIS GROUND FLOOR SPACE; VIEWED FROM THE EAST-NORTH-EAST.
9. RIGHT: R1/R2, DETAIL OF THE CORNICING; VIEWED FROM THE WEST.



10. R2, FORMERLY A SMART PARLOUR OR GENTLEMAN'S HEATED BAR, WITH DECORATIVE ALCOVES AND FINE REEDED CORNICE; VIEWED FROM THE NORTH.



11. R2, DETAIL OF FP1 AND FLANKING ALCOVES WITH BASKET ARCHES; VIEWED FROM THE NORTH-EAST.



12. R2, THE PANELLED PLASTER DETAIL ABOVE A FORMER WINDOW IN THE SOUTH WALL (D4), WITH REEDED CORNICE TO CEILING; VIEWED FROM THE NORTH.



13. VIEW THROUGH D3, THE DOOR FORCED INTO AN EARLIER WINDOW OPENING, HENCE THE HIGHER BRICK SEGMENTAL ARCH AND NEED FOR REPAIR TO THE EAST SIDE; VIEWED FROM THE SOUTH.



14. R2, THE ROUND-HEADED SHELVED ALCOVE IN THE SOUTH-EAST CORNER, A GOOD LATE GEORGIAN/REGENCY DETAIL; VIEWED FROM THE NORTH-NORTH-WEST.



15. R2, DETAIL OF W1 IN THE EAST WALL, WITH FINE REEDED TIMBER SURROUND, CUT OFF BELOW TO ACCOMMODATE THE MODERN 'HERITAGE STYLE' PUB PANELLING; VIEWED FROM THE WEST.



16. R2, DETAILED PROFILE VIEW OF THE BASKET ARCHES AND ALTERED FIREPLACE (FP1); VIEWED FROM THE SOUTH-SOUTH-EAST.



17. R2/R1/R3A, VIEW THROUGH THE OPEN-PLAN GROUND FLOOR; VIEWED FROM THE SOUTH-SOUTH-WEST.



18. R3A/R3B, THE PUBLIC BAR; VIEWED FROM THE SOUTH-EAST.



19. R3A/R3B, THE PUBLIC BAR; VIEWED FROM THE SOUTH-EAST; VIEWED FROM THE NORTH.



20. 3B/3A, SHOWING THE HISTORIC REEDED CORNICE CROSSING THE CEILING WHERE THE WALL BETWEEN THESE SPACES ONCE STOOD; VIEWED FROM THE NORTH-WEST.





21. R3B, DETAIL OF W3 IN THE EAST WALL; VIEWED FROM THE WEST.



22. R3B/R4, LOOKING THROUGH THE LARGE FORCED OPENING TO THE WEST BLOCK; VIEWED FROM THE EAST.



23. R4, THE GAMES ROOM; VIEWED FROM THE SOUTH-EAST.



24. R4, SHOWING THE DOGLEGG WALL TO THE SOUTH AND BLOCKED WINDOW IN THE WEST WALL, USED AS A CUPBOARD; VIEWED FROM THE NORTH-EAST.



25. R4, SHOWING THE MODERN LOW CEILING WITH DECORATIVE APPLIED 'BEAMS'; VIEWED FROM THE NORTH-WEST.



26. R5, LOOKING THROUGH THE OPEN ARCHWAY WITH MODERN SLIDING DOOR (D3) TO R1, WITH DOORS TO THE GAMES ROOM R4 (D6) AND STAIRS (D10) TO THE LEFT, AND KITCHEN (D9) TO THE RIGHT; VIEWED FROM THE WEST-NORTH-WEST.



27. R5, SHOWING THE DOGLEG SECTION OF WALL WITH BLOCK OF MASONRY (STACK?) AND SCAR FOR FORMER RISING STAIR (CENTRE). GOOD DOORWAY (D7) TO LEFT; VIEWED FROM THE EAST.



28. R6, THE STACK (FP2) WITH OPEN HEARTH BOARDED, IN ALL DETAILS OBSCURED; VIEWED FROM THE WEST.



29. LEFT: LOOKING THROUGH THE REAR EXTENSION TO R5; VIEWED FROM THE WEST.

30. RIGHT: GENTLEMAN'S TOILETS IN MODERN EXTENSION, NO HISTORIC FEATURES; VIEWED FROM THE NORTH.



31. LEFT: MODERN LADIES TOILETS IN MODERN EXTENSION, NO HISTORIC FEATURES; FROM THE NORTH-NORTH-WEST.

32. RIGHT: THE BEER CELLAR IN THE MODERN EXTENSION; VIEWED FROM THE SOUTH-EAST.



33. LEFT: R5, ROW OF PEGS AND THE NORTH SIDE OF FP2, AS VISIBLE TO THE SOUTH OF D3; VIEWED FROM THE NORTH-WEST.

34. RIGHT: R7, VIEW UP THE STAIRS WITH BEADED PLANK PANELLING, ENCLOSED BY MODERN DOORFRAME AND DOOR; VIEWED FROM THE SOUTH-WEST.



35. LEFT: R7, VIEW DOWN THE STAIRS WITH RAMPED HOGS-BACK HANDRAIL AND STICK BALUSTERS; VIEWED FROM THE NORTH-NORTH-WEST.

36. RIGHT: R7, VIEW ALONG THE LANDING TO THE INFILLED BEADED BASKET ARCH THAT ONCE FRAMED THE END OF THE ROOM; VIEWED FROM THE NORTH.



37. R8, THE WINDOW (W10) SET INTO A LOADING DOOR; VIEWED FROM THE WEST.



38. LEFT: VIEW TO R9 AND R10, A TOILET AND BATHROOM FORMED BY PARTITIONS FROM A LARGER BEDROOM; VIEWED FROM THE EAST.



39. RIGHT: R13, THE SOUTH SIDE OF THE INFILLED BEADED BASKET-ARCHED OPENING OVER THE STAIRS; VIEWED FROM THE SOUTH-EAST.



40. R11, REDUCED IN THE 20<sup>TH</sup> CENTURY WITH NEW PICTURE RAIL AND BOARDED CEILING INSTALLED, BUT OLDER FIREPLACE SURROUND TO BLOCKED HEARTH RETAINED (FP3); VIEWED FROM THE EAST-SOUTH-EAST.



41. R14, DETAIL OF THE REEDED CORNICE; VIEWED FROM THE NORTH-WEST.





42. R15A, THE MODERN KITCHEN FITTED AGAINST THE SOUTH AND WEST WALLS, WITH BO4 BEHIND; VIEWED FROM THE NORTH-EAST.



43. R15A, THE BLOCKED OPENING (BO4) IN THE SOUTH WALL; VIEWED FROM THE NORTH.



44. R15A=R15C, VIEW THROUGH THE OPEN LIVING SPACE; VIEWED FROM THE SOUTH-SOUTH-EAST.



45. THE WIDE SHALLOW ROOF OVER THE WEST BLOCK, A-FRAME KING-POST TRUSSES WITH A STACK TO THE SOUTH END, RAISED IN BRICK WITHIN THE ROOF SPACE; VIEWED FROM THE NORTH-WEST.



46. THE STEEPER PITCHED ROOF OVER THE SOUTH END OF THE BUILDING, ALSO KING POST A-FRAME, LOOKING AROUND THE END OF THE VALLEY GUTTER; VIEWED FROM THE WEST-NORTH-WEST.



47. THE OUTBUILDING TO THE NORTH-WEST OF THE PUB; VIEWED FROM THE SOUTH-EAST.



48. THE OUTBUILDING TO THE NORTH-WEST OF THE PUB; VIEWED FROM THE SOUTH.

APPENDIX 5: SUPPORTING PHOTOGRAPHS - WALKOVER

---



49. VIEW OF THE DERELICT OUTBUILDING TO THE SOUTH-EAST CORNER OF THE FIELD; VIEWED FROM THE NORTH-EAST.



50. DETAIL OF THE DERELICT OUTBUILDING TO THE REAR OF THE PACKHORSE INN; VIEWED FROM THE NORTH.



51. DETAIL OF THE INTERIOR OF THE DERELICT OUTBUILDING; VIEWED FROM THE NORTH-EAST.



52. DETAIL OF THE INTERNAL WEST ELEVATION OF THE DERELICT OUTBUILDING; VIEWED FROM THE NORTH-EAST.



53. DETAIL OF THE INTERNAL SOUTH ELEVATION OF THE DERELICT OUTBUILDING; VIEWED FROM THE NORTH.



54. DETAIL OF THE INTERNAL EAST ELEVATION OF THE DERELICT OUTBUILDING; VIEWED FROM THE NORTH-WEST.



55. VIEW ACROSS THE WESTERN END OF THE FIELD; VIEWED FROM THE NORTH-EAST.



APPENDIX 6: SUPPORTING PHOTOGRAPHS – HISTORIC IMPACT ASSESSMENT



56. THE PACKHORSE INN AND GARDEN WALL TO THE SOUTH; VIEWED FROM THE NORTH-EAST.



57. VIEW OF TOWN SQUARE WITH THE PACKHORSE INN (LEFT) AND FORMER TOWN HALL/RAINBOW ROOMS (RIGHT); VIEWED FROM THE SOUTH-EAST.



58. VIEW DOWN THE NARROW LANE TO THE NORTH OF THE PACKHORSE INN LEADING TO CORNHILL ROAD, WITH ATTACHED 19<sup>TH</sup> CENTURY WORKER'S COTTAGES; VIEWED FROM THE SOUTH.



59. VIEW OF THE METAL GATE AND SMALL SERVICE YARD TO THE NORTH OF THE INN, WHICH AFFORDS ONLY GLIMPSES TO THE PROPOSED DEVELOPMENT SITE FROM THE SQUARE; VIEWED FROM THE NORTH-EAST.



60. VIEW ACROSS THE SQUARE AND ST BLAZEY TO THE HILLS BEYOND; VIEWED FROM THE NORTH-WEST.



61. VIEW FROM THE SQUARE ACROSS ST BLAZEY; VIEWED FROM THE WEST.



62. VIEW ALONG THE LAWN HEADING SOUTH-WEST AWAY FROM THE SQUARE, LINED WITH 19<sup>TH</sup> CENTURY WORKER'S COTTAGES; THE CHURCH TOWER ON THE SKYLINE BEYOND. VIEWED FROM THE NORTH-NORTH-EAST.



63. VIEW ALONG FORE STREET TOWARDS THE TOWN SQUARE; VIEWED FROM THE SOUTH-SOUTH-EAST.



64. VIEW ACROSS THE JUNCTION OF FORE STREET, STATION ROAD AND DUKE STREET, SHOWING THE CHURCH OF ST BLAISE AND CORNISH ARMS INN IN RELATION TO THE INTRUSIVE ROAD FURNITURE; VIEWED FROM THE EAST.



65. VIEW ACROSS THE JUNCTION OF FORE STREET AND STATION ROAD, SHOWING THE VICARAGE AND CORNISH ARMS INN AND THE INTRUSIVE ROAD FURNITURE; VIEWED FROM THE NORTH-EAST.



66. VIEW ALONG FORE STREET SHOWING THE LARGELY 19<sup>TH</sup> CENTURY CHARACTER OF THE HOUSES; VIEWED FROM THE SOUTH-WEST.



67. VIEW OF FORE STREET FROM THE RAISED POSITION OF THE CHURCHYARD; VIEWED FROM THE SOUTH-WEST.



68. VIEW OF THE MODERN DEVELOPMENT OF CHURCHFIELD PLACE FROM THE CHURCHYARD; VIEWED FROM THE SOUTH-SOUTH-EAST.



69. VIEW OF THE MODERN DEVELOPMENT TO THE WEST OF THE CHURCH, LOOKING TOWARDS THE PROPOSED SITE; VIEWED FROM THE EAST.



70. VIEW OF THE MODERN DEVELOPMENT OF CHURCHFIELD PLACE DIRECTLY TO THE NORTH OF THE CHURCH, LOOKING TOWARDS THE PROPOSED SITE; VIEWED FROM THE SOUTH-SOUTH-WEST.



71. VIEW ALONG DUKE STREET TO THE CHURCH, SHOWING IT WITHIN ITS WIDER SETTING; VIEWED FROM THE WEST.





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

TEL: 01769 573555  
EMAIL: [MAIL@SWARCH.NET](mailto:MAIL@SWARCH.NET)