

## **Pendle, St Germans, Cornwall – Heritage Statement**

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### **Introduction**

This short report was commissioned by ADW Design Group on behalf of a private client. The statement has been prepared to accompany a planning submission for the replacement of existing windows in a late 20<sup>th</sup> century dwelling (Pendle) on the edge of St Germans in Cornwall. Note that this is a desk-based appraisal of the site and the proposals, and a site visit was not undertaken.

### **Proposal**

It is proposed to replace the existing timber casement windows with nPVC windows.

### **Description**

Pendle is located on the south-western side of the historic settlement of St Germans. It sits within a small L-shaped enclosure on the southern side of the track (*Oldgear Lane* on the 1747 map) leading to Treboul Cross, to the west of a deep cutting carrying the main railway line into Cornwall (built 1859). The house stands on an east-facing slope at an altitude of c.55m AOD with views out across the landscape to the north and east.

The house is a medium-sized two-storey detached dwelling with a shallow pitched roof of flat mid-brown concrete tiles. There is a shallow single-storey veranda to the front (east) side. The walls of the building are rendered and there is a stone-effect axial chimney to the north gable. The front (east) elevation has an off-centre door, with large ground-floor windows to the left and right. On the first floor above the veranda are three symmetrical windows, with one large window to the right directly above one on the ground floor. All the windows match, being either of two- or four lights with either one or two opening casements. The dark stain to the thin wooden frames complements the colour of the roof tiles.

The house is located at the eastern and lower end of its plot. It is open to the plot between the house and Quarry Street, which is in separate ownership; this plot is retained at its lower end by a mortared stone wall. The historic houses along Quarry Street are almost all of stone rubble with slate roofs; one (Rosevine Cottage) has had its wooden windows replaced with nPVC. The boundaries here are largely of mortared stone rubble, with metal palisade fencing along part of the railway.

In a bare-earth scenario, views to and from the house would be excellent. In reality, the trees and hedge shrubs scattered along the property boundaries and the line of the railway provide a good level of screening to the house, and it forms a recessive feature of this part of the Conservation Area. As one crosses the bridge over the railway a good view is possible to the front of the house; however, a rendered garage, shed and double electricity pole with transformer sit squarely in that view.

### **History**

St Germans is the site of an important pre-Norman monastic church that also served – briefly – as the seat of a bishopric. The historic settlement is divided into two main parts: Newport to the north and Cuddenbeak to the south. These were two separate medieval ecclesiastical boroughs, with the Prior holding Newport and the Bishop of Exeter Cuddenbeak (Sheppard 1980). The railway ploughed through the centre of Cuddenbeak, causing extensive disruption and divorcing the dwellings along Quarry Street from the rest of the settlement (nb. none of these houses are Listed, but several appear to be shown on a map of 1747; the Listing here seems more than usually opaque). In 1747 the plot was owned by Herring Scott. In 1840 it was owned by the Earl of St Germans, though divided into two plots and leased to three different people (John Eady; William Rawlings 'and another'). Historic maps indicate the site remained

undeveloped save for a series of small structures (sheds, perhaps garages) until at least the 1960s. The house itself would suggest a build date in the 1980s.

### Statement of Significance

The house and its windows are modern. There is no evidential or communal value and restricted historical value. There is some aesthetic value, in that the windows are matching, and the colouration of the thin wooden frames complements that of the roof tiles. However, the design and build of the house is utilitarian and functional rather than attractive and are not in keeping with the overall aesthetic of the Conversation Area.

### Impact Assessment

Changing the windows to uPVC would alter the appearance of the building. If straightforward white uPVC is used it would make the windows frames more visually prominent. This can be addressed via the design of the windows and the colour palette adopted. As the house is of very limited (*negligible* to *none*) heritage value, the sole concern is the potential effect on the appearance of the Conservation Area and Listed structures in the vicinity. All of the Listed structures nearby (and there are six within 100-150m of the house) are fully screened from Pendle. As Pendle is set back from Quarry Street and there is such good screening (albeit subject to seasonal variation) the effect on the Conservation Area would be limited to views from part of Lovely Lane (see Figure 1), the railway bridge, and two points along Quarry Street. It is not considered that this effect would rate above *negligible* (i.e. rating at the extreme lowest end of the *less than substantial* scale of harm).

### References

Sheppard, P. 1980: *The Historic Towns of Cornwall: an archaeological survey*. pgs.53-55.



FIGURE 1: VIEW ALONG LOVELY LANE (FROM GOOGLE STREETVIEW AUGUST 2009); PENDLE IS INDICATED. VIEWED FROM THE ESE.