

**THORNLEIGH
COX HILL
CHACEWATER
CORNWALL**

Heritage Assessment



South West Archaeology Ltd. report no. 210124



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Thornleigh, Cox Hill, Chacewater, Cornwall Heritage Assessment

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Work undertaken by SWARCH for
A Private Client (The Client)

SUMMARY

South West Archaeology Ltd. was commissioned to produce a heritage assessment for Thornleigh, Cox Hill, Chacewater, Cornwall. This work was undertaken on behalf of a Private Client as part of a planning submission for a two storey extension to a residential dwelling.

Thornleigh lies within the civil parish of Chacewater and historically formed a detached part of the ecclesiastical parish of Kenwyn. The parish of Chacewater was created in 1837 from land previously divided between the parishes of Kea and Kenwyn. Chacewater is thought to have formed part of a hunting estate, passing into the ownership of the Boscawen family in 1335 and descending to the family of Viscount Falmouth. Thornleigh lies within the Gwennap Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site and the Great Wheal Busy mine was located to the north of the site, part of which is now a Scheduled Monument. A number of Grade II Listed buildings are located in the landscape around Thornleigh, the largest concentration being to the north east in the village of Chacewater. No archaeological fieldwork appears to have been carried out within the vicinity of the property although an archaeological assessment of Wheal Busy included land to the north and west of the site.

A building is shown on historic mapping occupying the site of Thornleigh from at least the 1840s and the footprint of the building shown on the 1880s Ordnance Survey First Edition map aligns closely to the property which is still extant, although with some alterations apparent to the rear elevation. The property appears to have been internally modernised with most interior features removed although the interior was not fully inspected. The concrete block garage building to the west of the house appears to have been built between the 1970s and 1990s and a bathroom extension was added to the east in the 1990s. The property appears likely to have comprised a miner's smallholding. As a roadside miner's smallholding on the outskirts of Chacewater, it makes a contribution to the Outstanding Universal Value of the WHS and although not recorded on the HER it should be considered to be an undesignated heritage asset.

A number of recommendations have been made as part of this report as to how the property could be extended in a sympathetic manner, retaining its heritage value. Programmes of building recording and archaeological monitoring could also be used to mitigate any changes to the heritage asset.



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1.0 INTRODUCTION

LOCATION:	THORNLEIGH
PARISH:	CHACEWATER
COUNTY:	CORNWALL
NGR:	SW 74248 44034
PLANNING REF:	PA20/11391
SWARCH REF:	CCHT21
OASIS REF:	SOUTHWES1-505617

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake an assessment of land at Thornleigh, Cox Hill, Chacewater and produce a heritage assessment. This work was undertaken as part of a planning submission for the construction of a two storey extension to the residential dwelling and to place the site in its historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies to the south west of Chacewater, just to the north east of Cox Hill. It is an isolated property fronting onto the road from Chacewater to St Day. The property lies within the Gwennap Mining District World Heritage Site Area and its c.400m to the south west of the Chacewater Conservation Area. The site lies c.1km south west of Chacewater and c. 1.8km east south east of Scorrier at a height of c. 93m AOD. The soils of this area are the well-drained fine loamy or silty soils of the Manod Association, bordering the well-drained fine loamy over slate or slate rubble soils of the Denbigh 2 Association which overlie the mudstones and sandstones of the Porthtowan Formation (BGS 2021).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Thornleigh lies within the civil parish of Chacewater and historically formed a detached part of the ecclesiastical parish of Kenwyn and lay in the deanery and west division of the hundred of Powder. Historically the settlement of Chacewater was divided between the parishes of Kenwyn and Kea; Kenwyn was united as a benefice with Kea in the patronage of the Bishop of Exeter and a Chapel of St George is recorded in the parish (Lysons 1814). The parish of Chacewater was created in 1837 from land previously divided between the parishes of Kea and Kenwyn. The nearest manor recorded at Domesday is Tolgullow, to the south west of Chacewater. This was held by Robert Count of Mortain at Domesday having been held by Alnoth of Tolgullow prior to the conquest. Chacewater is thought to have formed part of a hunting estate, passing into the ownership of the Boscawen family in 1335 and descending to the family of Viscount Falmouth (Cornwall Council 2010).

The site lies on land classified by the Cornwall and Scilly Historic Landscape Characterisation as *Post Medieval Enclosed Land*. Although some dispersed medieval and earlier settlement is recorded in the landscape around the site, the closest being Creegbrowse first documented in 1490, much of the surrounding landscape is of particular significance for its post medieval heritage. Thornleigh lies within the Gwennap Mining District World Heritage Site and the Great Wheal Busy mine was located to the north of the site, part of which is now a Scheduled Monument. A number of Grade II Listed buildings are located in the landscape around Thornleigh, the largest concentration being to the north east at Chacewater. No archaeological fieldwork appears to have been carried out within the vicinity of the property although an archaeological assessment of Wheal Busy included land to the north and west (Cornwall Archaeological Unit 1989).

1.4 SITE LOCATION

The site lies to the south west of Chacewater, just to the north east of Cox Hill. It is an isolated property fronting onto the road from Chacewater to St Day (Figure 1).

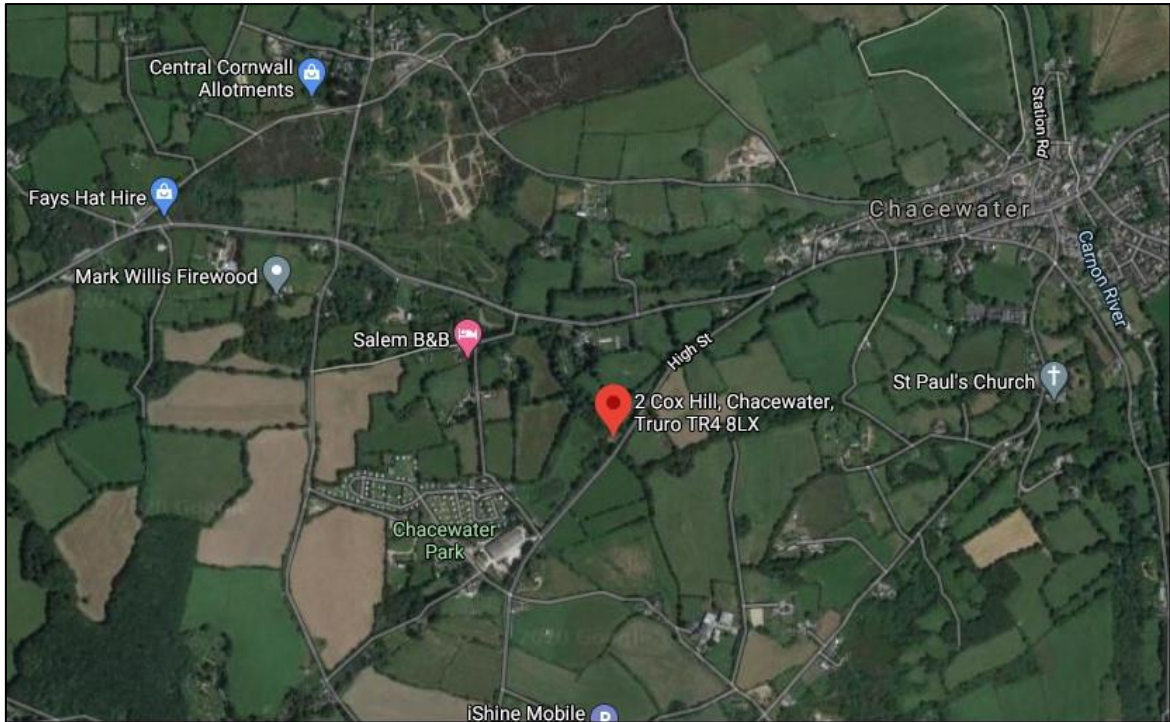


FIGURE 1: LOCATION MAP (FROM AGENT).

2.0 DOCUMENTARY HISTORY

2.1 DOCUMENTARY SOURCES

The tithe apportionment for Kenwyn shows that the Earl of Falmouth was the owner of the land on which the site is located at the date of the tithe survey but much of the site was in the occupation of Sarah Walls. A 'Sally' Walls is recorded on the 1841 census residing at a property listed under 'Salam' to the north of Thornleigh, the final listing under this property before 'Cooks Hill'. It is probable this is the same person and was mis-recorded. Sally Walls is recorded as aged 35 and resided with Ruth Walls (20), both dressmakers. The 1841 census does not provide any information about marital status or relationship so it is unclear what the relationship between these two women was. Based upon information provided in a subsequent marriage certificate it appears that 'Sally' was in fact Sarah and her father was Stephen Bennet, yeoman. He is listed in the tithe apportionment as the occupier of some of the land adjacent to the property occupied by Sarah and Ruth Walls.

Marriage registers record Sarah Bennet married a John Walls in Kenwyn in 1819 and had a daughter Ruth. There are two wills of a John Walls of Kenwyn (miner) dated 1832 and 1838 located at Kresen Kernow under references AP/W/3834a and AP/W/3938. It is possible one or both of these could be the correct John Walls however without further examination of these documents it cannot be confirmed. Sarah appears to have subsequently married James Trebilcock (a blacksmith and also a widower) in the Truro Registry Office in 1846 and moved to St Columb Minor along with her daughter. The property at Thornleigh is not individually named in any census so it is not possible to determine any further residents from the census data alone. It does not appear even to be named in its own right by the 1939 England and Wales Register.

Historic mapping does confirm that the property had been named Thornleigh by the 1970s and subject to alterations. Planning documents confirm that in 1994 a bathroom extension was added to the property. It is unclear exactly when the property was sold away from the Earl of Falmouth's estate however it is possible that records still held by the Estate or documents located in Kresen Kernow may reveal this; possibly with further documentary or cartographic sources relating to the property.

2.2 CARTOGRAPHIC SOURCES

The site lies on the boundary of the surveyors draft maps for Redruth (1809) and Helston (1811) (Figure 2). Wheal Busy and Wheal Unity are clearly labelled on this map. The mapping does not appear to show a property located in the position of Thornleigh.



FIGURE 2: EXTRACT FROM THE OS SURVEYORS DRAFT MAP (BL). THE APPROXIMATE SITE LOCATION IS INDICATED

The 1840 Kenwyn tithe map (Figure 3) shows the layout of roads appears to have changed little to the surveyors draft map although the field pattern is more clearly illustrated and a building is shown in the plot occupied by Thornleigh. The tithe apportionment states that the plot is a house and garden owned by the Earl of Falmouth and occupied by a Sarah Walls. Part of the plot to the west (western meadow) and north (Field behind Wall's house) also come within the current site of Thornleigh.



FIGURE 3: EXTRACT FROM THE 1840 KENWYN TITHE MAP (TNA). THE APPROXIMATE SITE LOCATION IS INDICATED

TABLE 1: EXTRACT FROM THE 1840 TITHE APPORTIONMENT FOR KENWYN. PLOTS IN WHICH THE SITE LIES ARE SHADED GREEN.

Plot	Owner	Occupier	Name	Cultivation
4408	The Earl of Falmouth	Francis Carne	Back Meadow	Arable
4410		Stephen Bennett	Bennys Meadow	
4411			Little Plot	
4505		Sarah Walls	Western Meadow	
4506			Cottage and Garden	
4507	The Earl of Falmouth; John Sampson Lessee	Richard Harvey	Field behind Wall's House	
4508	The Earl of Falmouth	Stephen Bennett	Lower Field	
4512		James Rowe	Lane Field	

The Ordnance Survey First Edition map (Figure 4) shows two small structures on the site of Thornleigh, one in the approximate location of the present dwelling. It is surrounded by Orchard on the east and south sides with an access into the property from the road to the south. The boundary appears to have extended northwards by this date to encompass part of tithe plot 4507 by this date and the lane along the north eastern side of the property appears narrower. A number of old shafts are shown in the landscape around the property, and a manor pound is labelled to the north east of the site.

The Ordnance Survey Second Edition 25 inch map (Figure 5) shows little change to the landscape around the site but illustrates the site more clearly and shows the form of the house and outbuilding at this date. An orchard is still shown to the east and south of the property with access leading out to the road.



FIGURE 4: EXTRACT FROM THE 1879 FIRST EDITION 6" OS MAP. THE APPROXIMATE SITE LOCATION IS INDICATED

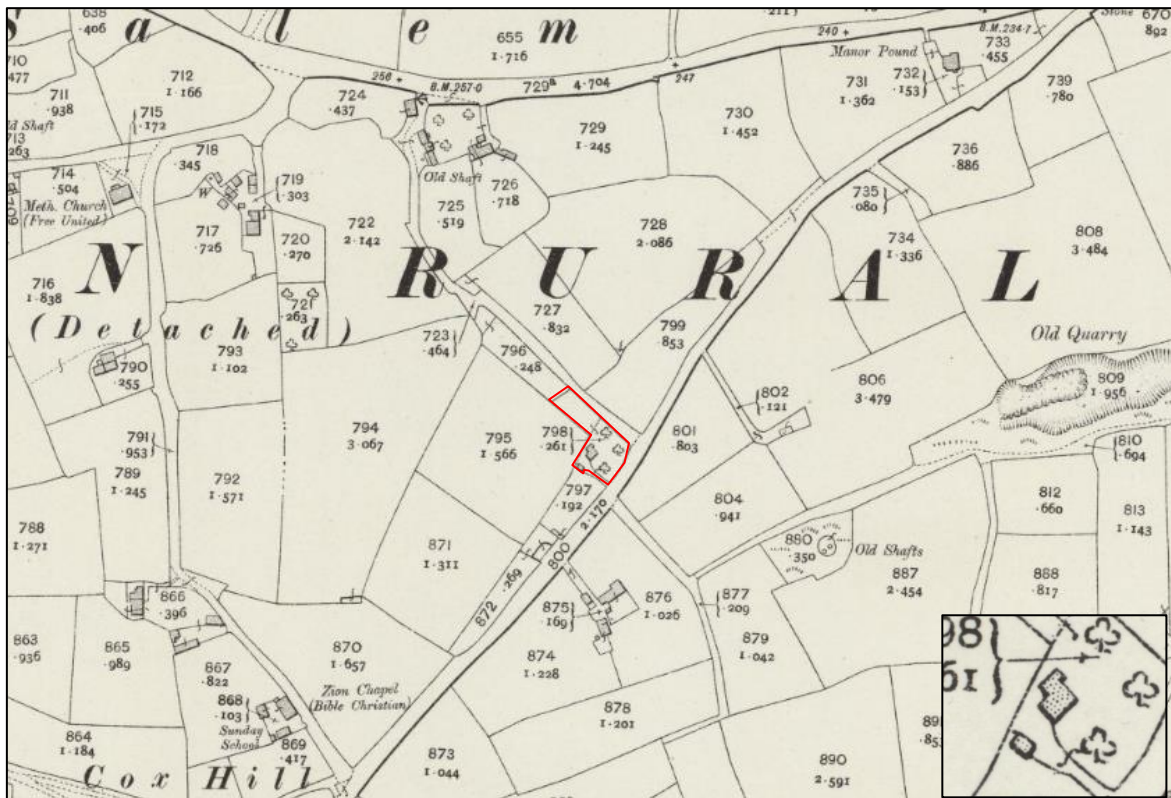


FIGURE 5: EXTRACT FROM THE 1906 SECOND EDITION 25" OS MAP WITH INSET MAP TO SHOW DETAIL OF BUILDINGS. THE APPROXIMATE SITE LOCATION IS INDICATED.

Later historic Ordnance Survey maps (not illustrated) show that by the 1970s the property has been altered to a more square form, possibly by adding to the rear elevation and the porch (conservatory) has been added to the front; the outbuilding to the west appears larger than on previous mapping. A further outbuilding is shown to the north of the house. The property is also named Thornleigh by this date. Mapping from the 1990s suggests that the garage to the west was constructed/adjoined to the property between 1970 and 1993. In 1994 a bathroom extension was added to the property.

Aerial photographs from 2001 (Figure 6) and 2020 (Figure 7) show no changes to the house during this period although a number of structures within the garden area appear to have been removed by 2020.



FIGURE 6: AERIAL PHOTOGRAPH OF THE SITE IN 2001. ©2020 INFOTERRA LTD & BLUESKY



FIGURE 7: AERIAL PHOTOGRAPH OF THE SITE IN 2020. ©GOOGLE EARTH.

2.3 HISTORIC ENVIRONMENT RECORD DATA

The Cornwall and Scilly Historic Environment Record shows a number of sites within 500m of the proposed development (Figure 8). These date largely to the post medieval period although some sites of medieval date are identified. There does not appear to be any sites of prehistoric date recorded within 500m of the site, although this may be the result of a lack of fieldwork in this area rather than a lack of sites. Much of the post medieval activity recorded is related to mining activities in this area, including extraction pits and spoil tips. Two non-conformist chapels are also located within the vicinity of this site, a legacy of the mining industry which once prospered here. This mining heritage is the reason for the designation of the Gwennap Mining District World Heritage Site, of which this area forms part. The western extent of the Chacewater Conservation Area also lies within 500m of the proposed site. Two Grade II Listed buildings are located to the north east and north west. The closest to the proposed development site is Salem or Hornblower’s Cottage c.185m to the north west of the site. There are no Scheduled Monuments or Registered Parks and Gardens within 500m of the proposed development. The Wheal Busy Engine House and Mine Buildings Scheduled Monuments lie c.550m to the north of the proposed site.

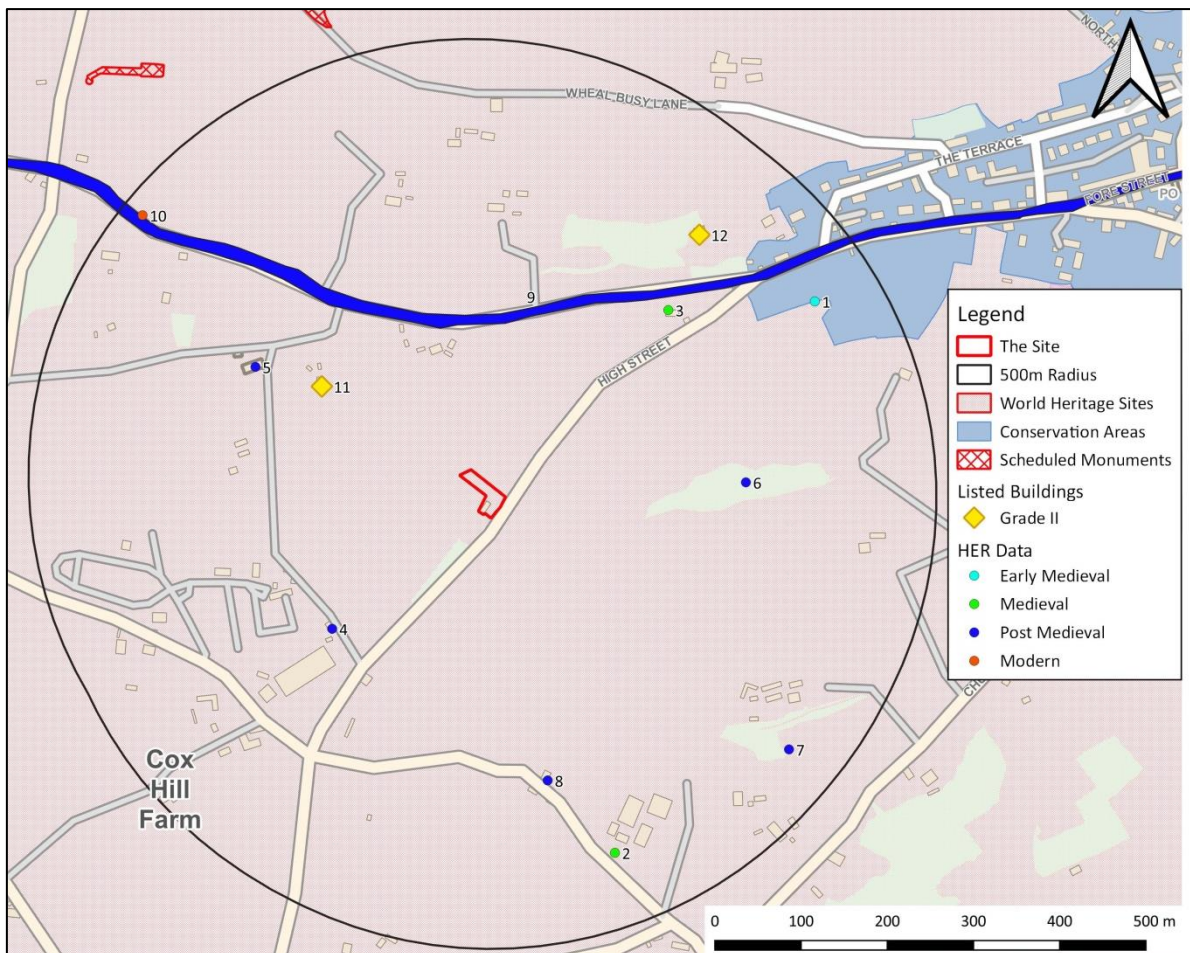


FIGURE 8: ARCHAEOLOGICAL SITES RECORDED IN THE CORNWALL AND SCILLY HER AND HISTORIC ENGLAND DATABASES WITHIN 500M OF THE SITE (CHER& HE) © HISTORIC ENGLAND 2020. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2020

TABLE 2: DETAILS OF ARCHAEOLOGICAL SITES SHOWN IN FIGURE 6. (CHER&HE)

No.	HER No.	Name	Summary
1	MCO35744	CHACEWATER - Early Medieval mound	An oblong mound is visible on air photographs. It is considered likely that this feature is the spoil tip associated with a small quarry or a mine shaft.
2	MCO14151	CREEGBRAWSE - Medieval settlement	The settlement of Creegbrowse is first recorded in 1490 when it is spelt "Crugbras".
3	MCO25186	CHACEWATER - Medieval / Post Medieval pound	A manor pound is still marked on maps to the west of Chacewater.
4	MCO32155	COX HILL - Post Medieval nonconformist chapel	Bible Christian (Immanuel) chapel, now disused and deteriorating. Stucco with stucco detail. Small wayside example, Italianate style.
5	MCO32156	SALEM - Post Medieval nonconformist chapel	Baptist chapel now farm building. Circa 1830. This is the first Baptist chapel to be built in Cornwall.
6	MCO35745	KENEVA - Post Medieval shaft	A line of extraction pits and associated spoil tips is visible on air photographs and was plotted as part of the NMP. These features are the remains of quarrying, and a quarry is marked at this location on the 6" OS map of 1963.
7	MCO35746	KENEVA - Post Medieval shaft	A loose cluster of four large mounds, two of them containing central pits, is visible on air photographs and was plotted as part of the NMP. There is little doubt that these mounds are mine shafts and some of them are shown as such on the 6" OS map of 1963. It is not clear, however, with which mining complex they are associated.
8	MCO52228	CREEGBRAWSE - Post Medieval nonconformist chapel	A Primitive Methodist chapel is recorded at this location in Creegbrose on the 1st and 2nd Edition 1:2500 OS Maps. The chapel has been converted to a dwelling named 'Cinnamon Cottage' according to the Mastermap and 2005 County Aerial Imagery.
9	MCO62139	HIGHTERTOWN - C17 road	The extant Highertown road from Truro to Redruth via Chacewater and Scorrier was in place by 1699 when mapped by Joel Gascoyne
10	MCO35741	SALEM - Modern military camp	A temporary camp dating from World War II, consisting of numerous bell tents in fields lining the A390 road to the west of Chacewater, is visible on air photographs and was plotted as part of the NMP. The camp is one of several in the vicinity (the others being 53831 and 53833&4) providing accommodation for American troops during the build-up to the D.Day invasion of 1944.
11	1328984	SALEM COTTAGES OR HORNBLOWER'S COTTAGE	Grade II Listed
12	1136299	UPTON GROVE AND INCLUDING OUTBUILDING ABOUT 2M TO NORTH	Grade II Listed

2.4 SITE DESCRIPTION

The site was visited on 21st January 2021. Thornleigh is a typical small vernacular 19th century cottage, with ashlar frontage, horned sashes and voussiors and keystone detail to the openings, with a good 19th century panelled and part glazed front door (Figure 9). The interior has a main room with shallow stack to the west, possibly flanked by cupboards but appears altered and modernised; stairs to the east in a small hallway are served by the front door with a single first floor room above. There is a rendered lean-to to the rear with plinth, window with awning

casement (Figure 11). The small cottage represents a worker's cottage built in an area of waste alongside an adopted council road and unadopted green lane, now a footpath. The plot has been extended into the adjacent larger field, identified as 'field behind Wall's house' on the tithe map.

Whilst the cottage is not Listed its age, good frontage and small size link it directly to the industrial heritage of the area. It forms part of a pattern of later 18th and early 19th century residential development along roadways in the district serving the various mines. It should be considered a local undesigned heritage asset, although it is not currently recorded on the HER.



FIGURE 9: FRONT ELEVATION OF THE PROPERTY, VIEWED FROM THE SOUTH.



FIGURE 10: EASTERN ELEVATION OF THE PROPERTY WITH 1990S BATHROOM EXTENSION; VIEWED FROM THE EAST.



FIGURE 11: NORTHERN ELEVATION OF THE PROPERTY AS VISIBLE FROM THE LANE TO THE EAST OF THE HOUSE, VIEWED FROM THE NORTH-EAST.



FIGURE 12: VIEW ALONG THE GREEN LANE RUNNING ALONG THE EASTERN SIDE OF THE PROPERTY WITH THE EASTERN STONE WALLED BOUNDARY OF THE PROPERTY VISIBLE ON THE LEFT SIDE OF THE PHOTOGRAPH, VIEWED FROM THE SOUTH.

2.5 STATEMENT OF SIGNIFICANCE

2.5.1 EVIDENTIAL VALUE

The site will no doubt contain evidence of the building of the small cottage and tilling of the garden, as well as evidence of earlier agriculture. Cornwall is also rich with prehistoric evidence and the garden areas of the site will not have been significantly disturbed in the modern era having been divided from arable fields at an early date, possibly in the early 19th century, so archaeological potential can be considered to be *medium/unproven*.

2.5.2 AESTHETIC VALUE

The cottage has a series of inappropriate unbalanced extensions to both east and west ends and these do detract from its appearance, however its symmetry and smart ashlar frontage are striking and retain historic character.

2.5.3 COMMUNAL VALUE

None known.

2.5.4 HISTORICAL VALUE

The house is referred to in the Tithe map apportionment as 'Wall's House' and is associated with the Earl of Falmouth's estate. There is some limited local interest held by this site and cottage.

2.5.5 INTEGRITY

The house appears to have been modernised internally (but was not internally inspected) as it appeared to have lost any historic fixtures and fittings e.g. fire surrounds; however it is substantially intact from a structural perspective and contains several (largely unsympathetic) historic phases of expansion/alterations.

2.5.6 AUTHENTICITY

The cottage is very authentic as a small dwelling in the landscape approaching Chacewater. The small green lane which runs north directly next to the cottage provides access to Salem Farm where an Old Shaft is marked on historic maps.

2.6 PROPOSALS

The current proposal is for a large extension to be built perpendicular to the current cottage and stepping forward at the east end. The structure is considerably larger than the historic cottage that it will adjoin and will dominate it in all views, screening the cottage from the approaching road views. It also has strikingly modern asymmetrical windows to the front gabled elevation; the gable is contrary to the style of the house, a hip on this elevation may be softer and more in keeping. The asymmetry will clash with the neat symmetrical cottage. It must be acknowledged however that it will rationalise the east end, which in its current form consists of an unsympathetic small blocky 1990s bathroom extension and water tank on block work (Figure 10). The roofline is also contiguous, so the proposed extension is not subservient to the original cottage. By building such a large extension in addition to the existing bathroom extension and garaging the built form on the site may be considered to have reached development peak and possibly even have passed that line. Not only will the extension in its current state dominate the historic structure and obscure views, it will also potentially change the narrative of the cottage. The small size of the cottage is reflective of the social status of its builders and the ashlar frontage, an expensive dressed stone treatment is even more important in telling us that despite limited funds effort was made to make the cottage look smart.

Local Trends and Build forms:

Whilst there is certainly room for development and change on the site the style and form has to be carefully considered to ensure the core cottage-asset retains its primacy and historic character and that the end result fits within the wider landscape housing pattern. Several of the local engine houses themselves are being developed and converted, many small cottages locally can be seen to have large extensions and around villages such as Chacewater there are sizeable modern housing estates of detached, terraced and semi-detached houses and bungalows. This is an important historic landscape but far from pristine. There is however a distinct character trait amongst the pre 1910-1920 buildings or traditional houses and cottages; individually or in groups they tend to be linear and extensions have been built onto the ends of buildings. If a building has developed an L-shaped plan it generally seems to be to the rear and incorporate a service wing or outbuilding, not project to the front.

2.7 ASSESSMENT OF IMPACTS ON NEARBY HERITAGE ASSETS

2.7.1 WORLD HERITAGE SITE

The proposed development site lies within the Gwennap Mining District area of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). The smallholding shown on this site on the tithe map, and developed by the 1880s First Edition Ordnance Survey map is likely to have provided accommodation for mining families and as such, along with its proximity to Chacewater, it contributes to the Outstanding Universal Value of the WHS. Any alterations which make the historic character of the building that make it more difficult to identify would potentially have a *negative* impact. However, the site has potential for a well-designed sympathetic change which could enhance the existing cottage, by rationalising and removing existing extensions.

2.7.2 CONSERVATION AREAS

The proposed site lies outside the Chacewater Conservation Area, which is located c.350m to the north east. It is not considered that the proposed development at this site would impact upon the Chacewater Conservation Area due to its distance and screening from buildings, hedges and trees. Its impact is therefore considered *neutral*.

2.7.3 DESIGNATED HERITAGE ASSETS

The nearest designated heritage asset to the proposed development is Salem or Hornblower's Cottage. This is Grade II Listed and lies just across the fields from the site. Its value is not only related to its age but its association with Joseph Hornblower, partner of Thomas Newcomen. It is screened by hedges and trees in the landscape from direct views of the development site and therefore the impact upon this asset is considered *neutral*.

2.7.4 UNDESIGNATED HERITAGE ASSETS

A number of undesignated assets are recorded on the Cornwall and Scilly Historic Environment Record within relative proximity to the proposed development. The closest heritage asset to the site is the Bible Christian (Immanuel/Zion) Chapel (MCO32155). This small Italianate style chapel is now converted into a house and has a former Sunday school marked on the historic mapping; it once served the small hamlet of Cox's Hill which is now somewhat obscured in the landscape by a large caravan park and tractor sales and servicing company in modern industrial sheds. There is inter-visibility across the adjacent field between Thornleigh and the chapel and they provide an element of setting to each other.

North-west is a further chapel (MCO32156), the first Baptist chapel to be built in Cornwall, recorded as abandoned and used as a farm building, this lies across the fields from the cottage and trees and hedges obscure any direct views.

Within the wider landscape there are numerous engine houses, the chimneys of which can be seen on the skyline over the roof of the cottage and over the garage. The closest of these is Killifreath Stamps dressing floor (MCO52616) and the Engine House and Boiler House at Killifreath mines, a Grade II Listed building (1140972). Whilst there are views outwards to the chimneys and sometimes tops of the buildings from the cottage, views back and across the landscape are more limited by hedges and trees and the cottage is visually recessive in the landscape, its grey catslide slate roof on the north side fading into the landscape. Changes to this building that are balanced in mass and scale would not impact on wider intra-landscape views and any wider setting impacts are considered to be *negligible*.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 CONCLUSIONS

Thornleigh lies within the civil parish of Chacewater and historically formed a detached part of the ecclesiastical parish of Kenwyn. The parish of Chacewater was created in 1837 from land previously divided between the parishes of Kea and Kenwyn. Chacewater is thought to have formed part of a hunting estate, passing into the ownership of the Boscawen family in 1335 and descending to the family of Viscount Falmouth (Cornwall Council 2010). The site lies on land classified by the Cornwall and Scilly Historic Landscape Characterisation as *Post Medieval Enclosed Land*. Although some dispersed medieval and earlier settlement is recorded in the landscape around the site, much of the surrounding landscape is of particular significance for its post medieval heritage. Thornleigh lies within the Gwennap Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site and the Great Wheal Busy mine was located to the north of the site, part of which is now a Scheduled Monument. A number of Grade II Listed buildings are located in the landscape around Thornleigh, the largest concentration being in the Chacewater Conservation Area to the north east. No archaeological fieldwork appears to have been carried out within the vicinity of the property although an archaeological assessment of Wheal Busy included land to the north and west (Cornwall Archaeological Unit 1989).

A building is shown on historic mapping occupying the site of Thornleigh from at least the 1840s and the footprint of the building shown on the 1880s Ordnance Survey First Edition map aligns closely to the property which is extant, although with some alterations apparent to the rear elevation. The property appears to have been internally modernised, with historic detailing largely removed, although the interior was not fully inspected. The concrete block garage building to the west of the house appears to have been added between the 1970s and 1990s and a bathroom extension was added to the east in the 1990s. A conservatory extension projecting to the front was also added in the 1970s. None of these extensions have been very sympathetic to the building or its appearance.

The property appears likely to have comprised a miner's smallholding, at least by the mid-19th century. As a roadside miner's smallholding on the outskirts of Chacewater, it makes a contribution to the Outstanding Universal Value of the WHS and although not recorded on the HER it should be considered to be an undesignated heritage asset. Its relatively undeveloped site means that the archaeological potential can be considered as *medium/unproven*.

3.2 RECOMMENDATIONS

Smaller extensions to the east squaring off the cottage and existing bathroom extension and possibly remodelling the unsympathetic garage to the west are considered by the authors to be a preferable option to the proposed single large projecting extension. However, some precedent of a projecting front element (albeit slight) has been created by the conservatory.

Any extension(s) need to be plainly secondary in scale and massing to the existing cottage, and therefore the use of a slightly lower roofline pitch, as well as maintaining the extension as strikingly modern draws a clear line between the extension and original structure.

Mitigations such as building recording or archaeological monitoring can manage any proposed change to the heritage asset, although archaeological potential will be much reduced in the disturbed areas immediately adjacent to the cottage or under the garage.

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