

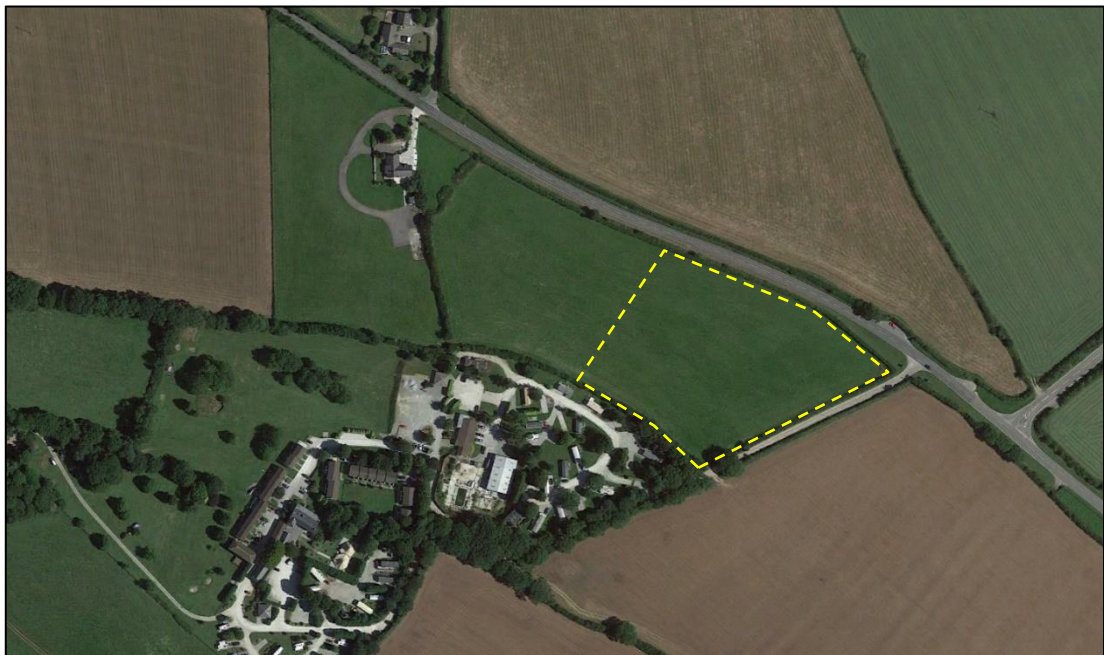
# CARVYNICK HOLIDAY PARK (NORTH FIELD)

SUMMERCOURT

NEWQUAY

CORNWALL

Heritage Impact Assessment



South West Archaeology Ltd. report no. 220210



[www.swarch.net](http://www.swarch.net)

Tel. 01769 573555

Tel. 01872 223164

# Carvynick Holiday Park (North Field), Summercourt, Newquay, Cornwall

## Heritage Impact Assessment

---

By N. Boyd and Dr. B. Morris, ACIfA  
Report Version: FINAL  
Draft Issued: 10<sup>th</sup> February 2022  
Report Finalised: 15<sup>th</sup> February 2022

Work undertaken by SWARCH for Kingsley Developments (The Client)

### Summary

---

*This report presents the results of a heritage impact assessment undertaken on the 'North Field' at Carvynick Holiday Park, Summercourt, Cornwall. This work was undertaken as part of the planning submission for the future use/development of the site, likely for tourism lodges.*

*Carvynick bears an evocative name (stone fort) and is the site of a Barton farm held by a succession of minor local gentry families. The surviving farmhouse is Listed Grade II and bears the datestone 1699, although it has now been converted into a rustic country public house serving the holiday park laid out around it. The 'North Field' is in agricultural use and the cropmarks of a series of enclosures of Late Prehistoric or Roman-British date have been identified here. The archaeological potential of the site is therefore assessed as high. The impact of the proposed development on the buried archaeological resource would be permanent and irreversible but can be mitigated for via a suitable programme of archaeological monitoring.*

*In terms of indirect impacts, all the designated heritage assets in the wider area 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. None of the nearby Listed structures would have direct intervisibility with the proposed site, due to screening from the topography, other structures, and trees.*

---



February 2022

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. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

## CONTENTS

---

<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	5
<b>2.0 HERITAGE IMPACT ASSESSMENT</b>	<b>7</b>
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	7
2.2 NATIONAL POLICY	7
2.3 LOCAL POLICY	8
2.4 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	10
3.4 LIDAR AND AERIAL PHOTOGRAPHY	13
3.5 ARCHAEOLOGICAL BACKGROUND	14
3.6 ARCHAEOLOGICAL POTENTIAL	18
<b>4.0 INDIRECT IMPACTS</b>	<b>19</b>
4.1 STRUCTURE OF THE ASSESSMENT	19
4.2 QUANTIFICATION	19
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	20
4.4 CONSIDERATION OF THE PROPOSALS	27
<b>5.0 CONCLUSION</b>	<b>27</b>
<b>6.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>28</b>

## LIST OF FIGURES

---

COVER PLATE: AERIAL VIEW OF THE SITE; APPLE MAPS.

FIGURE 1: SITE LOCATION; THE SITE IS INDICATED.	6
FIGURE 2: EXTRACT FROM THE 1810 OS SURVEYOR'S DRAFT MAP.	11
FIGURE 3: EXTRACT FROM THE 1840 ST ENODER TITHE MAP.	11
FIGURE 4: EXTRACT FROM THE 1880 OS 25" MAP.	12
FIGURE 5: EXTRACT FROM THE 1907 OS 25" MAP.	13
FIGURE 6: CROPMARKS AROUND CARVYNICK AS TRANSPOSED BY THE NMP PROJECT.	13
FIGURE 7: IMAGE DERIVED FROM ENVIRONMENT AGENCY LIDAR DATA.	14
FIGURE 8: NEARBY HERITAGE ASSETS.	15
FIGURE 9: A VIEW ACROSS THE WESTERN HALF OF THE 'NORTH FIELD', WITH GEOTECHNICAL PIT IN THE FOREGROUND.	17
FIGURE 10: VIEW OF CARVYNICK HOUSE WITHIN ITS ENCLOSED PUB GARDEN SETTING.	22
FIGURE 11: THE CHURCH AT ST ENODER; VIEWED FROM THE EAST.	24

## LIST OF TABLES

---

TABLE 1: EXTRACT FROM THE 1839 TITHE APPORTIONMENT FOR ST ENODER.	11
TABLE 2: TABLE OF NEARBY HERITAGE ASSETS.	16
TABLE 3: SUMMARY OF DIRECT IMPACTS.	18
TABLE 4: SUMMARY OF IMPACTS.	27
TABLE 5: THE HIERARCHY OF VALUE/IMPORTANCE.	31
TABLE 6: MAGNITUDE OF IMPACT.	35
TABLE 7: SIGNIFICANCE OF EFFECTS MATRIX.	35

## LIST OF APPENDICES

---

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	29
APPENDIX 2: WALKOVER SURVEY	36
APPENDIX 3: HVIA PHOTOGRAPHS (2018)	42

## ACKNOWLEDGMENTS

---

KINGSLEY DEVELOPMENTS (THE CLIENT)  
THE STAFF OF KRESEN KERNOW

## PROJECT CREDITS

---

PROJECT DIRECTOR: DR. SAMUEL WALLS, MCIFA  
PROJECT MANAGER: DR. SAMUEL WALLS, MCIFA  
WALKOVER SURVEY: PETER BONVOISIN  
DESK-BASED ASSESSMENT: NATALIE BOYD; DR. BRYN MORRIS, ACIFA  
REPORT: NATALIE BOYD; DR. BRYN MORRIS, ACIFA  
GRAPHICS: NATALIE BOYD; DR. BRYN MORRIS, ACIFA  
EDITING: DR. BRYN MORRIS, ACIFA

## 1.0 INTRODUCTION

---

<b>LOCATION:</b>	CARVYNICK HOLIDAY PARK (NORTH FIELD)
<b>PARISH:</b>	ST ENODER
<b>COUNTY:</b>	CORNWALL
<b>CENTROID NGR:</b>	SW 88146 56475
<b>PLANNING REF:</b>	PRE-APPLICATION
<b>SWARCH REF:</b>	ECVN21
<b>OASIS REF:</b>	SOUTHWES1-507570

### 1.1 PROJECT BACKGROUND

This report presents the results of a desk-based appraisal and heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for the 'North Field' at Carvynick Holiday Park (Figure 1). The work was commissioned by Kingsley Developments (The Client) to provide baseline information on potential direct and indirect heritage impacts. This work was carried out in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located north-west of Summercourt, north-east of the A30 and immediately to the south of the A3058. It lies c.1km south-west of St Enoder. The proposed site is fairly level, the western half sloping gently to the west from an altitude of c.115m AOD. The soils of this area are the well-drained fine loamy soils over slate or slate rubble of the Denbigh 2 association (SSEW 1983); these overlie mudstones and siltstones of the Trendrean Mudstone Formation (BGS 2022).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

St Enoder is located in the Hundred and Deanery of Pydar. The parish is largely rural, with the main settlement at Summercourt. St. Enoder is mentioned in the Domesday Book as *Heglosenuder* held by the Count of Mortain from St. Petroc's Church (in Bodmin). The settlement at Carvynick is first documented in 1547 and may contain place-name elements *fort* and *stony*. Lysons (1814) records that the Barton of Carvynick was a seat of the Willoughbys, from whom it passed to the Arundells of Lanherne and then to the Rev. Thomas Penwarne. The farmhouse at Carvynick is believed to have been built in 1669 (datestone), with later modifications and extensions.

Archaeological investigations near the proposed site have been limited in extent, with only more extensive archaeological surveys listed on the Cornwall and Scilly HER, together with a heritage assessment for the main holiday park carried out in 2018 (SWARCH 2018). A WSI (Boyd 2021) is in place for monitoring groundworks at the holiday park. There is evidence for Prehistoric activity in the fields surrounding Carvynick. The cropmarks of a Prehistoric settlement with associated relict field boundaries (MCO33726) are bisected by the A3058 just to the north of Carvynick, with the cropmarks of another possible settlement enclosure to the south (MCO21497).

### 1.4 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The heritage 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 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with

reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013). The impact assessment also follows the guidance outlined in the *Principles of Cultural Heritage Impact Assessment in the UK* produced by Cifa, IHBC and IEMA in July 2021.

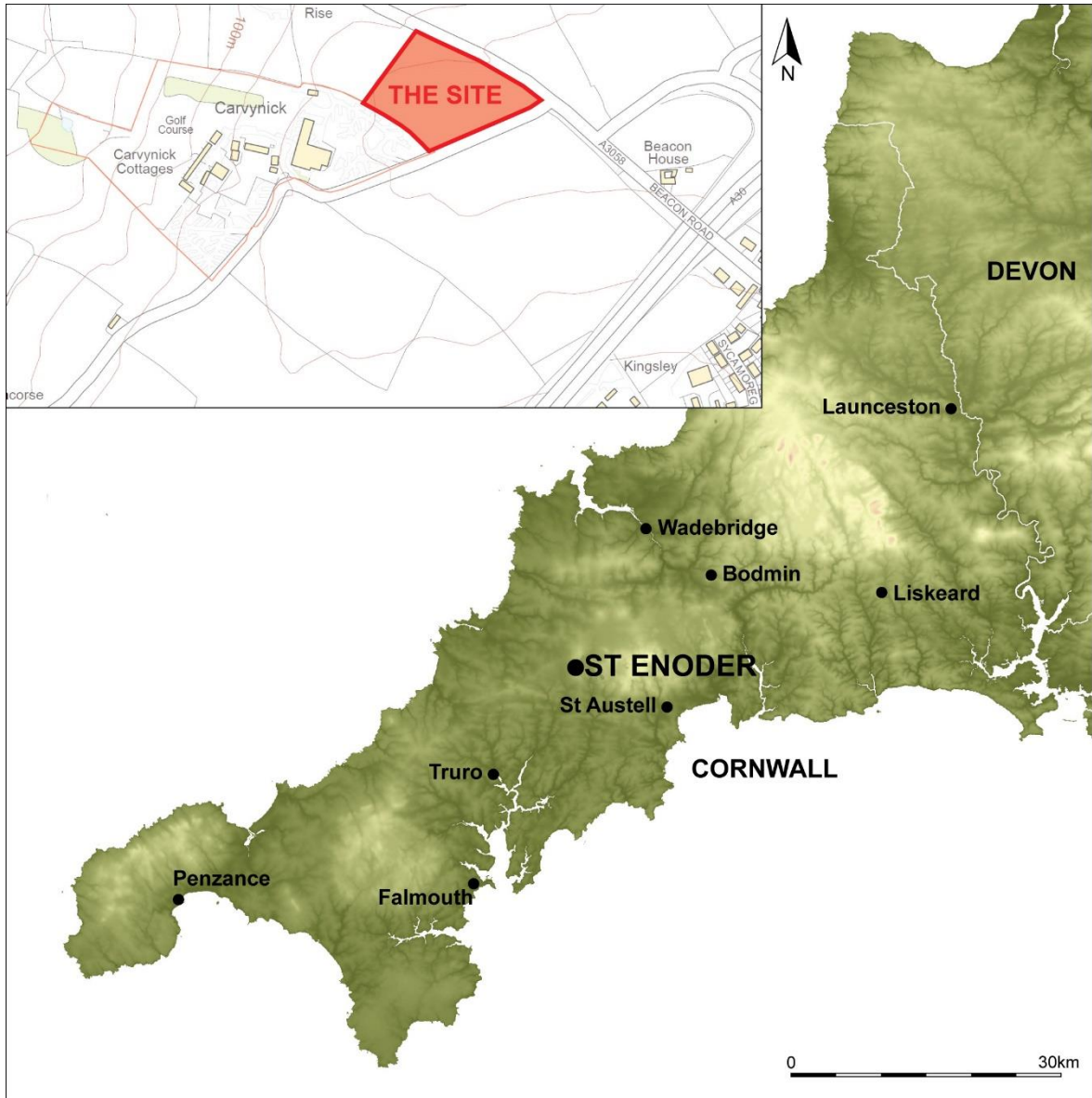


FIGURE 1: SITE LOCATION; THE SITE IS INDICATED.

## 2.0 HERITAGE IMPACT ASSESSMENT

---

### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of a 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). The methodology employed in this assessment is based on the approach outlined in the relevant National Highways (NH) guidance (DMRB LA 104 2020), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 2<sup>nd</sup> Ed Historic England 2017). The methodology employed in this assessment can be found in Appendix 1.

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2021). The relevant guidance is reproduced below:

*Paragraph 189*

*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

*Paragraph 194*

*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 195*

*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.*

*Paragraph 206*

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

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: *Cornwall Local Plan: Strategic Policies 2010-2030:*

Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- protect the historic maritime environment, including the significant ports, harbours and quays.

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.



In those exceptional circumstances where harm to any heritage assets can be fully justified, and 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 a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

## **2.4 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. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation.

### 3.2 DOCUMENTARY HISTORY

The settlement at Carvynick is first documented in 1547 and the place-name may contain the elements *fort* and *stony*. Lysons records that the Barton of Carvynick was a seat of the Willoughbys, passing successively by marriage to the Arundells of Lanherne, the Tanners of Court in Brannell, and to the Penwarne Family. A lease of 1621 indicates Zachery Arundell was a tenant or overseer before it passed officially into his possession [KK: X141/3]; a post-nuptial agreement governed the transfer of Carvynick from Zachery Arundell to Anthony Tanner via his marriage to Dorothy Arundell [KK: X141/4]; one *Thomas Cookes* was witness to both documents. In 1774 the widow Dorothy Betty, executor of her brother Nathaniel Tanner, leased the farm to John Cole, yeoman [KK: X141/31], the lease endorsed by William Varcoe. The will of Dorothy Betty was proved in 1793, the residue of her estate passing to her nephew and executor the Rev. Thomas Penwarne, clerk of St Germans. In 1810 John Varco, yeoman, took a rack lease on *Carvinick* from the Rev. Penwarne [KK: X141/32]. In 1838 John Cole Varcoe took on the lease of the property [KK: X141/36] from Joseph Pitts, a gentleman of Drewsteignton in Devon; the lease stated Pitts' wife was Elizabeth Penwarne, presumably a daughter or niece of the Rev. Thomas.

The 1841 census records that John Varcoe had a wife and six grown children, four servants and a surveyor in the house. In 1851 two uninhabited cottages as well as the farm were listed at Carvynick. In 1861 John's son William was head of the household. In 1871 the farm had swelled to 200a in size. By 1881 the long association of the Varcoe family with Carvynick had ceased, and the 180a farm was leased to James Drew, the sole occupier apart from three servants. By 1891 he had married, and his mother-in-law had joined the couple at the farm.

### 3.3 CARTOGRAPHIC DEVELOPMENT

#### 3.3.1 EARLY CARTOGRAPHIC DEVELOPMENT

The earliest cartographic source available to this study is the 1810 Ordnance Survey (OS) surveyor's draft map. This shows the farmstead at Carvynick within a landscape of enclosed fields and minor settlements.

#### 3.3.2 ST ENODER TITHE MAP OF 1840

The earliest accurate cartographic source available to this study is the 1840 St. Ender tithe map (Figure 3). This shows the farmhouse and a scattered range of outbuildings at Carvynick (south of the site). The 'North Field' is shown as it is today, here called *Higher Cooks Close* (plot no.1170), the name perhaps preserving the name of Thomas Cookes, a witness to several mid-17<sup>th</sup> century leases. The tithe apportionment records the land as part of *Carvinick Estate*, the extent of which is helpfully shown as a dotted line on the tithe map; this was a farm of 176a. The landowner was recorded as Joseph Pitts, Esq., and his land (not part of the farm, but listed under the estate) extended to the crossroads in Summercourt and included a terrace of cottages.



FIGURE 2: EXTRACT FROM THE 1810 OS SURVEYOR'S DRAFT MAP (BL); NORTH IS TO THE LEFT. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 3: EXTRACT FROM THE 1840 ST ENODER TITHE MAP (TNA); THE SITE IS INDICATED.

TABLE 1: EXTRACT FROM THE 1839 TITHE APPORTIONMENT FOR ST ENODER; 'NORTH FIELD' INDICATED IN GREEN.

No.	Owner	Occupier	Name	Cultivation
1149	Joseph Pitts Esq.	John Varcoe	Higher West Close	Arable
1150			Old Mowhay	Arable
1151			Backside Meadow	Arable
1152			Well Orchard	Arable
1153			Forrest	Waste
1154			Lower West Close	Arable
1155			Little Zennor	Arable
1165			Furze Moor	Furze
1169			Lower Cooks Close	Arable
1170			Higher Cooks Close	Arable

No.	Owner	Occupier	Name	Cultivation
1171			Little Cooks Close	Arable
1172			Mowhay Meadow	Arable
1173			Pound Meadow	Arable
1174			Nursery	Arable
1175			Pound House Orchard	Arable
1176			Middle Orchard	Arable

The farm is a long, narrow holding that extends from the base of the valley to the north-west to the higher ground on the edge of Summercourt. In general, the fields are fairly large and roughly sub-rectangular. There are hints that the larger central fields were enclosed from medieval strip fields, most obviously the dog-leg boundary with Pencorse to the south-west but also some of the gently-curving boundaries around the farmstead. More broadly, some of the field boundaries can be seen to define a broad sub-circular enclosure covering c.20ha, centred on the smaller fields to the west of the current farm and holiday park; this might imply the original settlement was located further from the road. It is of interest that the lane that approaches Carvynick from the south-west abruptly turns to the east next to the entrance before heading off to the north-east; this would originally have continued to the north and made a crossroads with the lane from Trewinnion (this route is still a public footpath).

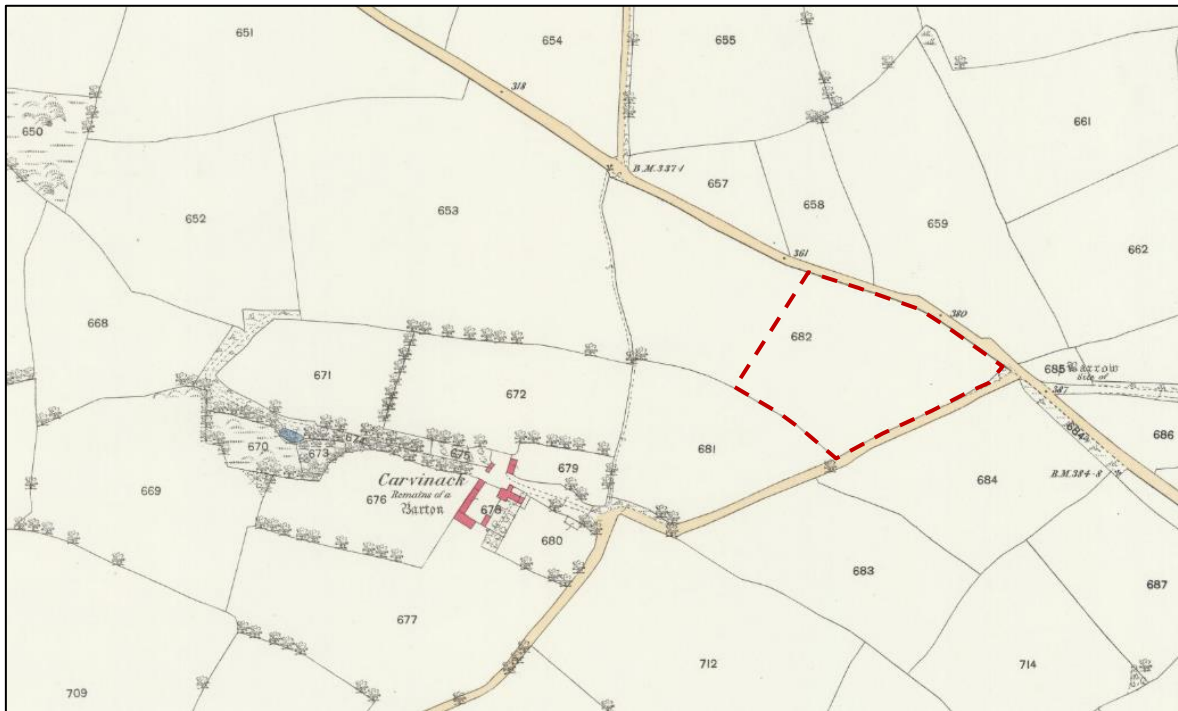


FIGURE 4: EXTRACT FROM THE 1880 OS 25" MAP (SURVEYED 1879) (CORNWALL SHEET XL.14) (NLS). THE SITE IS INDICATED.

### 3.3.3 HISTORIC ORDNANCE SURVEY MAPS

The two historic Ordnance Survey (OS) maps, published in 1880 and 1907, depict a landscape very similar to that of 1840. Some boundary loss had occurred, and a new range of buildings are shown at the farmstead (creating a more fashionable courtyard layout), but otherwise little had changed. To the east of the site, across the A3058, the site of a *barrow* or *tumulus* is indicated. Since 1907 further boundary loss has occurred, and during the 20<sup>th</sup> century a five-hole golf course was developed around the (former) farmstead, largely superseded by the holiday park in the 2010s.

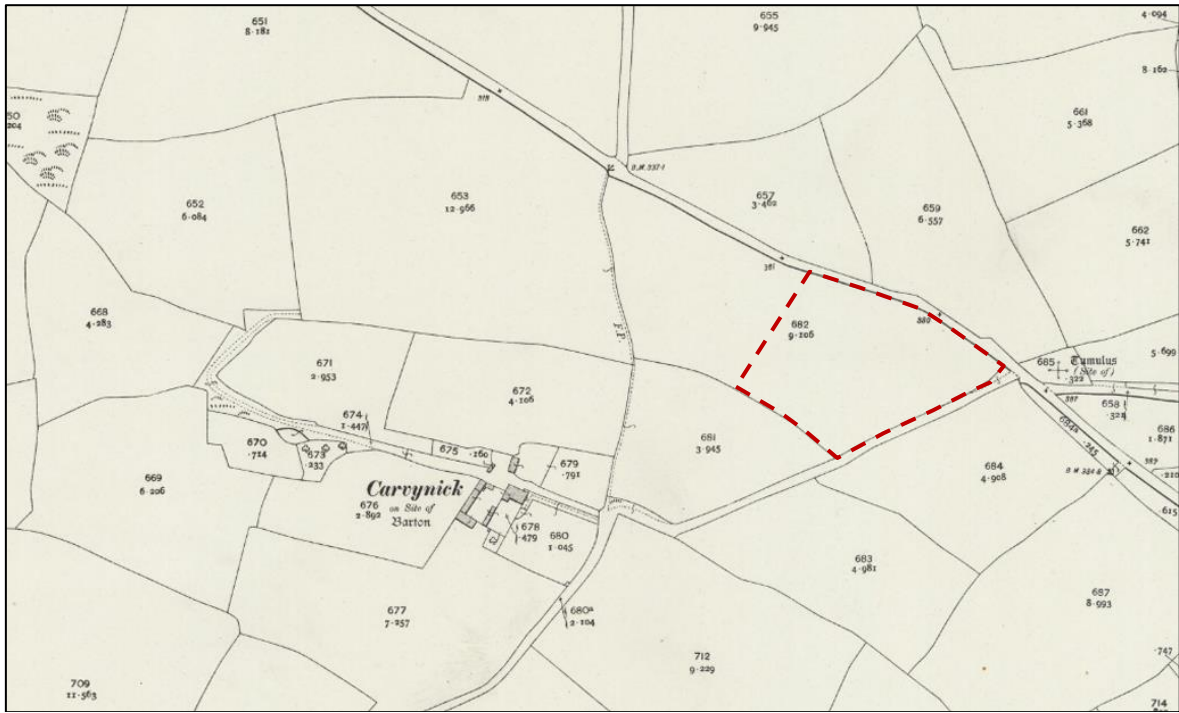


FIGURE 5: EXTRACT FROM THE 1907 OS 25" MAP (REVISED 1906) (CORNWALL SHEET XL.14) (NLS). THE SITE IS INDICATED.

### 3.4 LIDAR AND AERIAL PHOTOGRAPHY

A review of recent (since 2000) commercially available aerial photography can trace the shift from golf course to holiday park but adds little to our understanding of the archaeological potential of the site. The most recent aerial photographs and Google Streetview indicate a track has been laid around the 'North Field' for tents. Cropmarks identified during the National Mapping Programme (NMP) (see Figure 6) show a series of relict field boundaries of probable Prehistoric date, as well as part of a sub-rectangular settlement enclosure to the north-western end of the 'North Field'.



FIGURE 6: CROPMARKS AROUND CARVYNICK AS TRANSPosed BY THE NMP PROJECT (SOURCE CORNWALL AND SCILLY HER).

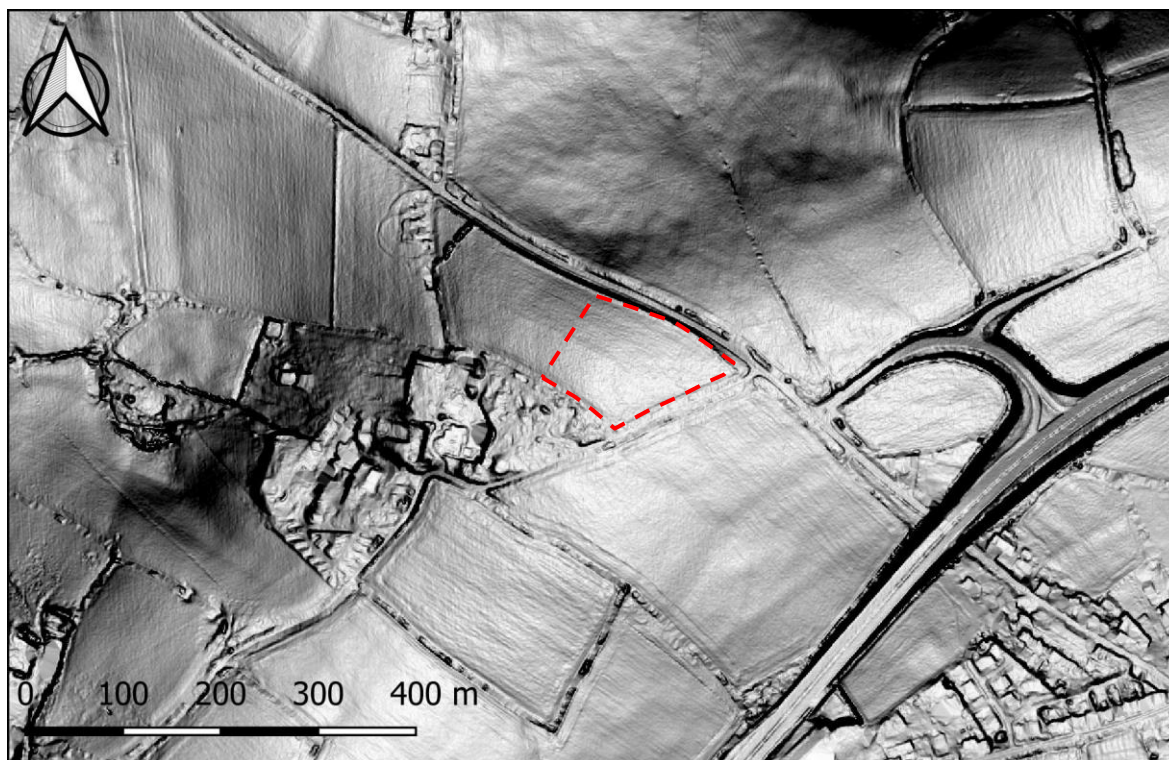


FIGURE 7: IMAGE DERIVED FROM ENVIRONMENT AGENCY LIDAR DATA (1M DTM, 2020) (PROCESSED WITH QGIS 3.16.11 SLOPE ANALYSIS, VERTICAL EXAGGERATION 3.0). CONTAINS DATA MADE AVAILABLE UNDER THE OPEN GOVERNMENT LICENCE V3.0.

Analysis of the 2020 1m DTM LiDAR data (Figure 7) indicates clear earthworks are absent from the 'North Field', but subtle earthworks are present elsewhere, particularly in the fields to the south, where the remains of historic field boundaries survive (and are visible as soil marks), as well as several long straight earthworks closer to the A30. North of the site and across the A3058 the ground appears very uneven, implying a shorter history of cultivation.

### 3.5 ARCHAEOLOGICAL BACKGROUND

A limited amount of intrusive archaeological investigation has been carried out in this area. Most notably, the archaeological monitoring and excavations along the route of the A30, as at Penhale Round at Fraddon (Nowakowski & Johns 2015), but also that relating to wind turbines in the area (e.g. Tredinnick Farm St Newlyn East; SWARCH 2013). A heritage impact assessment was carried out for the main Carvynick site by SWARCH in 2018, and archaeological monitoring for that site is due to be carried out during the proposed works there. The Cornwall HER lists numerous heritage assets in the general vicinity (Figure 8 and Table 2). The dominant historic landscape type for this area is *medieval farmland*, part of *Anciently Enclosed Land*. The archaeological evidence would indicate that the lands around Carvynick were settled and utilised from at least the Middle Bronze Age onwards (c.1400BC).

#### 3.5.1 PREHISTORIC AND ROMANO-BRITISH 4000BC – AD410

There is extensive evidence for Prehistoric activity in the immediate vicinity of the site, although this is largely identification of sites or possible sites from later place-names, e.g. Carvynick *stone fort* (MCO 7809) and earthworks identified from aerial photographs, such as the 'square' fort to the south of the site (MCO33726). There are a large number of identified Prehistoric settlement sites in the wider area, reflecting the propensity of this geology to produce good cropmarks.

#### 3.5.2 EARLY MEDIEVAL AD410 - AD1066

There was a significant dislocation of settlement and farming systems between the end of the

Roman period and the Norman Conquest, and settlement during this period is generally inferred from the presence of \*lan and \*tre place-names, or other Cornish names of similar antiquity, e.g. Trewinnion (MCO18055), Tredinnick (MCO 17146), and Trevesa (MCO 17908). It is clear from the few Anglo-Saxon charters from Cornwall that the current pattern of farms and churches was established by the 10<sup>th</sup> century AD.

### 3.5.3 MEDIEVAL AD1066 - AD1540

The general layout of the fields and roads dates to the earlier part of the medieval period, later or post-medieval hedges and lanes following elements of the medieval strip field system. The HER records local activity in the form of Pound Field (MCO 26032) and Windmill Down (MCO 26027). Documentary sources indicate medieval origins for Carvynick (1547; MCO 13678) and Pencorse (1201; MCO 51879).

### 3.5.4 POST-MEDIEVAL AD1540 - AD1900

The post-medieval period is largely represented by standing buildings, some of which are Grade II Listed (e.g. Carvynick House), but also some mining and drainage features. The current settlement of Summercourt developed during this period along the former A30.

### 3.5.5 MODERN AD1900- PRESENT

There are almost no modern sites on the HER within the immediate area, with the exception a memorial hall at Summercourt (MCO 33054).

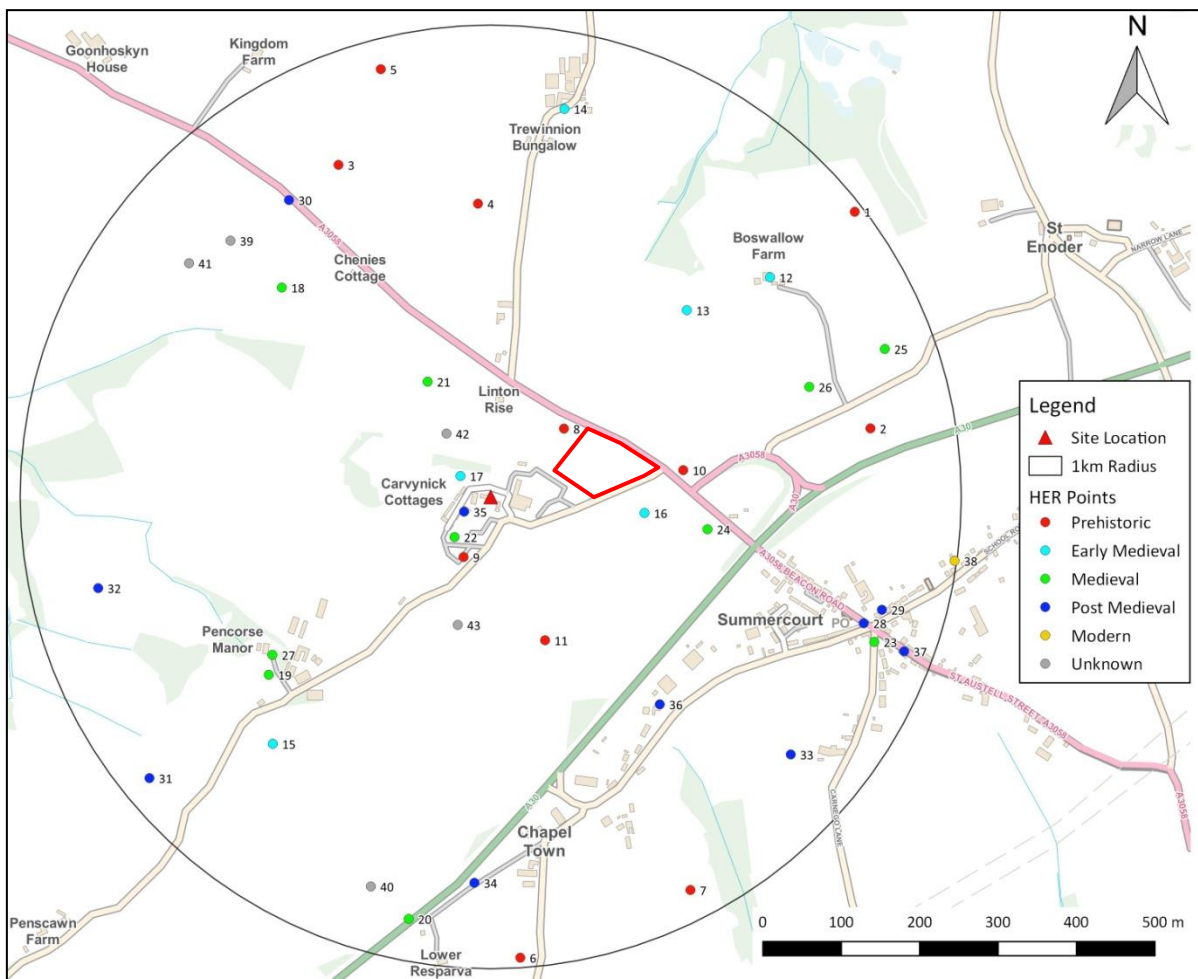


FIGURE 8: NEARBY HERITAGE ASSETS (SOURCE: CORNWALL HER) (THE SITE IS INDICATED IN RED). TAKEN FROM THE 2018 HIA.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (CORNWALL HER).

No.	Mon ID.	Name	Record Type	Description
1	MCO8867	TROAN - Iron Age round, Romano British round	Documentary	Field names <i>Round Close</i> and <i>Round Close Moor</i> suggests the site of a round but there are no remains.
2	MCO8529	SUMMERCOURT - Iron Age round, Romano British round	Documentary	Field name <i>Round Close</i> suggests the site of a round, but it is not known whether there are any remains.
3	MCO8852	TREWINNION - Iron Age round, Romano British hillfort	Documentary	Earthworks noted in 1851 south of Trewinnion hillfort may have been the remains of an annexe or field system.
4	MCO33589	TREWINNION - Prehistoric enclosure, Undated enclosure	Cropmark	Two curved banks, possibly forming opposite sides of a curvilinear enclosure, are visible as cropmarks.
5	MCO85	TREWINNION - Iron Age hillfort, Romano British hillfort	Earthwork	A roughly rectangular enclosure 130x105m across, a possible annexe to the south.
6	MCO8419	RESPARVA - Iron Age round, Romano British round	Earthwork	An oval enclosure, 86x71m across, with a rampart preserved by a modern hedge 2.2m wide and 2.4m high.
7	MCO33731	LITTLE RESPARVA - Prehistoric settlement, Medieval settlement	Cropmark	Two enclosures visible as cropmarks.
8	MCO33726	CARVYNICK - Prehistoric settlement	Cropmark	A rectilinear field system and possible settlement enclosure are visible as cropmarks
9	MCO7809	CARVYNICK - Iron Age round, Romano British round	Documentary	The place-name Carvynick suggests the site of a round but there are no remains.
10	MCO4066	SUMMERCOURT - Bronze Age barrow, Post Medieval beacon	Documentary	A barrow was located here and was used as a beacon.
11	MCO33792	CARVYNICK - Prehistoric enclosure, Early Medieval enclosure	Cropmark	A rectilinear ditched enclosure is visible as cropmarks.
12	MCO13546	BOSWALLOW - Early Medieval settlement, Medieval settlement	Documentary	Settlement first recorded in 1279 as <i>Bodnalagh</i> .
13	MCO26029	BOSWALLOW - Early Medieval well	Documentary	Field name <i>Well Close</i> on the tithe map.
14	MCO18055	TREWINNION - Early Medieval settlement, Medieval settlement	Documentary	Settlement first recorded in 1249 as <i>Treuynyan</i> .
15	MCO26032	PENCORSE - Early Medieval pound	Documentary	Field name <i>Pound Field</i> on the tithe map.
16	MCO26027	SUMMERCOURT - Medieval windmill	Documentary	Field name <i>Windmill Down</i> on the tithe map.
17	MCO26026	CARVYNICK - Medieval pound	Documentary	Field name <i>Pound Meadow</i> on the tithe map.
18	MCO33588	CHENNIES COTTAGE - Medieval field system, Post Medieval field system	Cropmark	Cropmarks of relict field boundaries either side of Chennies Cottage.
19	MCO51879	PENCOURSE - Medieval settlement	Documentary	Settlement first recorded in 1201.
20	MCO33730	LOWER RESPARVA - Medieval extractive pit, Post Medieval extractive pit	Cropmark	Three irregular pits visible as cropmarks.
21	MCO33591	CHY AN GWEL - Medieval field boundary, Post Medieval field boundary	Cropmark	Cropmarks of a relict field boundary west of Chy-an-Gwel.
22	MCO13878	CARVYNICK - Medieval settlement	Documentary	Settlement first recorded in 1547.
23	MCO15256	LANGCHEPYNG - Medieval settlement	Documentary	Settlement first recorded in 1227 as <i>Longaferia</i> .
24	MCO33727	SUMMERCOURT - Medieval enclosure, Post Medieval enclosure	Cropmark	The traces of a possible ditched enclosure are visible as faint cropmarks.
25	MCO5043	BOSWALLOW - Medieval cross	Documentary	Field name <i>Cross Close</i> suggests the site of a cross but there are no remains.
26	MCO33590	SUMMERCOURT - Medieval field system, Post Medieval field system	Cropmark	Cropmarks of relict field boundaries between Summercourt and Boswallow.
27	MCO16065	PENCORSE - Medieval country house	Extant Structure	The remains of a C16 mansion at Pencorse.
28	MCO9345	SUMMERCOURT - Post Medieval blacksmiths workshop	Extant Structure	A smithy is shown at the crossroads in Summercourt on the tithe map; the building survives.
29	MCO26028	SUMMERCOURT - Post Medieval carpenters' workshop	Documentary	A carpenter's shop in Summercourt is listed in the tithe apportionment; its present condition not known.
30	MCO48946	GOONHOSKYN - Post Medieval milestone	Extant Structure	A C19 milestone survives on the SW side of the A3058 c.500m SE of Goonhoskyn 'NEWQUAY 6'.
31	MCO12382	PENCORSE CONSOLS - Post Medieval mine	Documentary	Pencorse Consols mine opened in 1842; work resumed in 1848 as East Shepherds; in 1853 it included Treveffa mine. By c.1880 it is recorded as disused.
32	MCO33584	PENCORSE - Post Medieval drain	Documentary	A partly extant drainage system of probable post-medieval date is visible on 1963 aerial photographs.
33	MCO33732	GOENROUNSEN - Post Medieval field boundary	Cropmark	Cropmarks of relict field boundaries south of Summercourt.
34	MCO48948	HIGHER RESPARVA - Post Medieval milestone	Extant Structure	A milestone, probably C18, survives on the north side of the old A30 through Summercourt c.130m SW of Higher Resparva 'VI MILES To Saint COLUMB'.
35	MCO9450	CARVINACK - Post Medieval farmhouse	Extant Structure	A barton at Carvynick was built in 1669. The present farmhouse at is modern [incorrect] with the exception for one C16 stone mullioned window.



No.	Mon ID.	Name	Record Type	Description
36	DCO13446	SUMMERCOURT WESLEY CHURCH WITH ATTACHED SUNDAY SCHOOL	Extant Structure	Methodist Church with attached Sunday school. Dated 1845; the Sunday school of mid-late C19 with some later C20 alterations.
37	MCO48949	SUMMERCOURT - Post Medieval milestone	Extant Structure	A milestone, C19, survives on the south side of the A3058 in Summercourt 'NEWQUAY 7'.
38	MCO33054	SUMMERCOURT - Modern nonconformist chapel	Extant Structure	Memorial hall, probably early C20, now used as a Methodist chapel.
39	MCO33586	GOONHOSKYN - Undated field system	Cropmark	A double-ditched field system in a field to the south-east of Goonhoskyn is visible as cropmarks.
40	MCO33736	LOWER RESPARVA - Undated field boundary	Cropmark	Cropmarks of relict field boundaries in a field to north-east of Resparva.
41	MCO33587	GOONHOSKYN - Undated enclosure	Cropmark	Two sub-rectangular ditched enclosures visible as cropmarks.
42	MCO33725	CARVYNICK - Undated mound	Cropmark	North of Carvynick is a single sub-circular mound visible as a cropmark.
43	MCO21497	CARVYNICK - Undated enclosure	Cropmark	Various cropmarks including field enclosures are visible as cropmarks SSE of Carvynick.

### 3.6 WALKOVER SURVEY

The field was inspected on the 10<sup>th</sup> of February by P. Bonvoisin. The weather was fine and mild. The site consists of part of a single sub-rectangular field with a long axis orientated south-east to north-west. The eastern half of the field is fairly level; the other half slopes gently to the west. The field is bounded to the south-east, south-west and west by Cornish hedgebanks topped with hedge shrubs; the boundary against the rest of the holiday park is deliberately taller to provide screening. The boundary to the north, against the A3058, is of more recent vintage: a wooden fence largely grown through by hedge shrubs. Access to the field is via a gateway onto the public lane in the south corner, and by two gateways in the western hedge. A recent breach has been made in the south-west hedge to facilitate access from the holiday park, and a metalled track has been installed which runs around the outside of the field, providing access to tent pitches. The field is laid to pasture and there are no visible earthworks, though several geotechnical pits were observed.



FIGURE 9: A VIEW ACROSS THE WESTERN HALF OF THE 'NORTH FIELD', WITH GEOTECHNICAL PIT IN THE FOREGROUND; VIEWED FROM THE SOUTH-EAST.

### 3.7 ARCHAEOLOGICAL POTENTIAL

The 'North Field' is located to the north-east of the existing holiday park. Until very recently it has remained in agricultural use and thus will not have been subject to the same level of disturbance as the resort. The cropmarks of a set of enclosures, with a probable settlement site towards the northern edge, has been identified in this field (MCO33726). With reference to other sites in the local area, this is likely to be of Late Prehistoric or Romano-British date. The archaeological potential of the site is therefore *high* and demonstrable; the value of that archaeology is likely to be *low to medium* (as the settlement site itself falls outside the red line boundary). The proposed extension of the holiday park into this field would constitute a *moderate* impact, subject to proposals. The significance of effect would therefore be *slight to moderate* but could be offset by a suitable programme of archaeological investigation.

TABLE 3: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Identified archaeological features	U/D	Onsite	Low to Medium	Moderate	Slight to Moderate	Moderate Adverse
<i>After mitigation</i>			Low to Medium	Minor	Neutral to Slight	Negligible

## 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 2<sup>nd</sup> Ed Historic England 2017), with reference to ICOMOS (2011) and National Highways (DMRB LA 104 2020) 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 2017, 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 not assessed, having been scoped out of the study.

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

### 4.2 QUANTIFICATION

The size and location of the proposed development relative to the area would suggest a search radius of 0.5km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are relatively few designated heritage assets in the local area: one GI Listed structure (St. Enoder Church); seven GII Listed structures around the church; three Grade II assets to the west of the A30 (Carvynick House; Pencorse Manor; Milestone at SW 874570). There are a small number of GII assets to the east of the A30, but these have been scoped out of the assessment

due to the intervening screening associated with the A30. There is one Scheduled Ancient Monument (a wayside cross in St. Enoder Churchyard). There are no Registered Parks and Gardens, World Heritage Sites or Battlefields within 1km of the site. The nearest Conservation Area is at Mitchell, c.2km to the south-west 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 7 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment.

- Category #1 assets: Carvynick House
- Category #2 assets: St Enoder Church; Pencorse Manor
- Category #3 assets: All other Grade II assets; St. Enoder Church Wayside Cross

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 FARMHOUSE AND FARM BUILDINGS

*Listed farmhouses with Listed agricultural buildings and/or Curtilage; some may have elements of formal planning/model farm layout*

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincage in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bake house, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

#### What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). Working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

<b>Asset Name: Carvynick House</b>	
Parish: St Enoder, Cornwall	Value: Medium
Designation: GII	Distance to Development: less than 0.5km
Description: Listing: House, now used as a restaurant and flats. Probably C17 (datestone of 1669 possibly reset), remodelled and extended in C18 and extended again in late C19. Local slate rubble with granite dressings, partly slate hung at front and whitewashed	

brick at rear. Bitumenned slate roof with gabled ends; hipped roof wing. Brick gable end stacks. Plan: The original plan is uncertain because the interior was not inspected. The front range appears to be a 2-room plan (now one large room) with gable end stacks and a central entrance. The 1-room plan wing at the front of the lower left end is probably an C18 addition. In the late C19 a parallel range was built at the back, also with gable end stacks and with a staircase at the centre. Exterior: 2 storeys. Asymmetrical 4-window south front. Mostly large late C19 casements in openings with flat dressed granite lintels and slate sills, ground floor right 2 late C19 French windows. To left of centre a circa early C17 4-light hollow chamfered granite mullion window with a hoodmould, slate hung above and a small late C19 2-light casement on the first floor with glazing bars. Approximately central doorway with flat dressed granite arch with keystone and dressed granite jambs and a C19 glazed and panelled door. Granite datestone above doorway with initials T over AC and date 1669. Wing projecting on left, its end wall has a C20 glazed door and C20 casements above. Late C19 parallel range at the rear has stop-chamfered window openings with sashes complete with glazing bars and similar tall stair window near centre. Interior and roof structure not inspected.

*Supplemental Comments:* Traditional cross-passage farmhouse, of local vernacular slate rubble with granite dressings, 1669 date stone. There is a large 18<sup>th</sup> century crosswing to the north-west end, and single-cell full length late 19<sup>th</sup> century brick extension to rear. This building has been significantly altered during a 20<sup>th</sup> century when it was converted into a pub and restaurant. The earliest range has lost its planned layout, but the former farmhouse has retained a number of historic fireplaces from all phases, notably the example with the hollow-chamfered stone surround at the east end. The front (south-west) elevation has been aggrandised in the 18<sup>th</sup> century but retains its datestone and one fine mullioned window, with a part-blocked opening for a second above. This house has been under-appreciated and despite its considerable alteration presents as a building of complex development and general surviving historic character.

*Evidential Value:* There are numerous blocked openings and evidence for different phases of build, so much clearly remains to be known about this building. The building will also seal archaeological deposits beneath its footprint. High evidential value.

*Historical Value:* The building holds historical relevance for two main reasons. As an example of its type – a former Barton farmhouse, a later post-medieval farmhouse, and latterly its association with the tourism industry – and also its association with a succession of minor Cornish gentry and local yeoman farmers, the latter associated with a good collection of post-medieval leases/documents.

*Aesthetic Value:* The building has been compromised by its conversion to a pub, but both the front and rear elevations do still present as aesthetically pleasing and broadly historical in character, if rather over-renovated.

*Communal Value:* None.

*Authenticity:* Low. Despite still visually presenting as historic, the farmhouse has been comprehensively reworked in the past and again in recent years. It is now presents as a 'historic country pub' that in no way reflecting its complex agricultural past. The interior is stripped out and intensively renovated presenting a pristine and fashionable rustic aesthetic, quite different to how it would have looked, even recently.

*Integrity:* High. Structurally the building is in good condition and upstanding, it exhibits its complex phasing well with several clear and visible constructional phasing all surviving. Internally it has been stripped out, including floors and ceilings but built features, such as fireplaces and stack, survive, as does one historic stone mullion window, a 19<sup>th</sup> century stair, and 19<sup>th</sup> century sashes to the rear, so it is not as devoid of historical integrity as first impressions suggest.

*Topographical Location and Landscape Context:* The former farm holding sits to the eastern side of the undulating Newlyn Downs area. It occupies the upper shallow slopes of a north-west facing hillside.

*Principal Views:* The farmhouse is now totally enclosed within a garden setting and its views are therefore restricted to its immediate environment (lawned gardens, pub terraces, external bars, permanent event marquee). There is a better view of the front elevation, from across the car park, but this view is interrupted by cars, signage for the pub and safety, garden lighting etc.

*Landscape Presence:* The building was never designed to have landscape presence but is now wholly subsumed into the built form of the holiday park and its landscape grounds, dominated by mature trees.

*Immediate Setting:* The former farmhouse is enclosed within a small rectangular plot at the centre of the holiday park. It is bounded by very tall conifer hedging to the south, south-east, south-west, east and north-east, where there are terraced lawned gardens and patio. To the west and north the building is enclosed by rows of attached purpose-built holiday cottages and flats, of 1980s character.

*Wider Setting:* The pub sits at the heart of a wedge-shaped plot of ground. To north-east and south-west is a holiday park, and to the north and north-west stretches a (former) golf course and woodland. This sits within a large block of agricultural land, mostly pasture. The wider setting is visually dominated by the numerous large wind turbines which now occupy Newlyn Downs.

*Enhancing Elements:* The building is currently in good condition and appears well maintained.

*Detracting Elements:* The former farmhouse sits within in a wholly pastiche village-style settlement built in the c.1980s as part of the holiday park. It is cut off and disconnected completely from its former agricultural setting amongst the fields, with no views out from its current garden enclosure. So complete and established is this commercial holiday park/golf course setting that it impacts the immediate interpretation of the building, making one question its authenticity. In terms of the wider setting, the constant aural intrusion from the A30 (just to the south-east), and the visual profile of the wind farm on Newlyn Downs, has introduced modern impacts into a fairly simple single-character working farm landscape.

*Direct Effects:* There will be no direct physical changes to the building from the proposed development.

*Indirect Effects:* There are no views from the former farmhouse out to the North Field. Care was taken when first landscaping the park to plant hedges of conifers and banks and copses of native species and specimen trees across the site, breaking up views and limiting visuals, in order to create different areas and ensure the privacy of holidaymakers. This landscaping has had more than 30 years to mature. Proposed changes to the 'North Field' would extend the holiday park to the north-east but have little impact on the asset.

*Contribution of Setting to the Significance of the Asset:* The current setting and pub garden are wholly irrelevant to the significance of the asset; indeed, they have an adverse effect on the asset's ability to confer its authenticity and integrity.

*Magnitude of Impact:* Medium value asset + No Change = Neutral effect

*Overall Impact Assessment:* **Neutral**



FIGURE 10: VIEW OF CARVYNICK HOUSE WITHIN ITS ENCLOSED PUB GARDEN SETTING. THE EXTREME SHADOWS EVIDENCE THE LOOMING HEDGES THAT ENCLOSE IT, SCREENING OUTWARD VIEWS; VIEWED FROM THE SOUTH (2018 PHOTO).

<b>Asset Name: Pencorse Manor</b>	
Parish: St Enoder, Cornwall	Value: Medium
Designation: GII	Distance to Development: less than 1km
<p><i>Description: Listing: Farmhouse, now house. Probably late C16 - early C17; remodelled in C18 and C19, with the left end removed and replaced circa early - mid C19. Some C20 alterations. Granite rubble with some granite ashlar and granite dressings. The front slope of the roof is in scantle slate, the rest slate; the roof is hipped, with end stack to right with rubble shaft and shaped top. Plan: L-shaped on plan; 3-room plan front range with a rear wing of one-room plan to right. The room to right is all that remains of a formerly larger house. The room to right is heated from a stack at the right end, and appears to have had a passage at the left end, probably divided by a screen partition. In circa early C18, a stair was inserted to rear right of this room, and the left end rebuilt. A rear wing of one-room plan was added to rear right. In circa early - mid C19, an addition was made at the left end. This is of 2-room plan, with one room to front and one to rear, and with a staircase at the inner side; this formed a garden front at the left side. Exterior: The front is 2-storey, asymmetrical, with the bays of the earlier building slightly advanced to right, in granite ashlar. In the bays to right, there is a C19 round-arched 2-light casement with hood mould remaining above from a formerly larger window aperture. An ovolo-moulded granite jamb remains, the C19 window being deeper than the C17 window. There is a single light remaining of a chamfered granite window to left, with ovolo-moulded surround and truncated hood mould. At first floor there is a C20 12-pane sash. To left is a studded plank door with cambered arch and dripstone, set in moulded wooden frame; this may be in the position of the original entrance to the passage, but is probably re-set. There are 4 bays to left, with four 12-pane sashes at first floor, ground floor has large 12-pane sash and 3-light granite mullioned window, rebuilt circa C19 with hood mould. All sashes of C19. The right end has a C19 mullion and transom window lighting the stair. C20 single light at first floor to left. Single storey and loft lean-to of C19 to right with 6-panelled door and C20 windows. The rear wing to right has a stack with brick shaft. The left side is a 2-storey symmetrical 3-window front; all windows are 12-pane sashes with cambered arches, of early C19; central C20 glazed door with cambered arch. At the rear, the main range is set on a cellar. First floor has one single casement and two 2-light casements, of C19; ground floor has two 2-light casements. To right, there is a 10-pane light to the stair in early C19 range, with glazed C20 door to left. There is a straight joint to left, with the upper level of the wall in rendered cob, with a C19 2-light casement at ground and first floor. Interior: The early C19 range to left has the partition wall removed between the two rooms and the staircase; the stair is a tight open-well, with stick balusters and wreathed handrail. In the early range to right, the staircase to rear right is a dog-leg, of circa early C18, with turned balusters, moulded handrail, and ramped dado panelling. The window over this staircase retains a wooden lintel with scroll stops. At first floor, the main range has been divided, with a central corridor running from right to left, and rooms to front and rear; one of these rooms to rear retains an early C18 2-panelled door. At ground floor in the main room to right, there is a fireplace at the right end, reconstructed of C17 granite moulded fragments. This room also retains beams which are chamfered and scroll stopped. In the roof, over the range to front right, there are 2 early trusses remaining, with roughly hewn principal rafters, and cambered collars which are dovetailed and pegged to the principals. One later C17 truss partly survives, with collar halved and pegged to the principals.</i></p>	
<p><i>Supplemental Comments:</i> The house is located down a long drive, with its home farm between it and the road. It is enclosed to north-west and west by mature trees. There are no direct views to the property, so no comment can be made on condition, etc.</p>	
<p><i>Conservation Value:</i> The house will have inherent evidential value, having a complex developmental history and will also seal earlier deposits beneath its footprint. The house is built of vernacular materials and will have a historic if working farm aesthetic. It will have historical value as an example of its type, and for its associations with minor gentry families. It has no communal value.</p>	
<p><i>Authenticity and Integrity:</i> Unknown.</p>	
<p><i>Setting:</i> The house sits in a heavily wooded plot, generally enclosed and screened from its surroundings, within its farm holding. To</p>	

the north-east, east and south-east it is enclosed by the working farmstead with numerous large modern sheds and buildings to the north-east, beyond its parish road. To the west, north-west, and south-west are pasture fields.
<i>Contribution of Setting to Significance of Asset:</i> The setting of this former historic farmhouse is still rural and of a working farmstead, with a muddy access track, the building framed by agricultural sheds and with a constant noisescape of animals and tractors. Whilst the relatively messy and fairly low status presentation of the farmstead alongside the road throws off the interpretation of this former high-status site, it does provide a continuous and ongoing character and function for the setting. To remain rooted in a rural setting allows us to understand this building for its intended purpose and reasons behind its creation.
<i>Magnitude of Effect:</i> The holiday park up the road to the north-east has existed since the later 20 <sup>th</sup> century and does not make much visual impact on the local farmsteads due to the mature hedgebanks of the fields and the parish lane, as well as mature planting on the holiday park site itself. It is more visible in wider landscape views and from further afield. The proposed extension of the site to the 'North Field' would be on the further side of the site to Pencorse, and thus fully screened by the existing site.
<i>Magnitude of Impact:</i> Medium value asset + No Change = Neutral effect
<i>Overall Impact Assessment:</i> <b>Neutral</b>

#### 4.3.2 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 a significant 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.

**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.



FIGURE 11: THE CHURCH AT ST ENODER; VIEWED FROM THE EAST (2018 PHOTO).

<b>Asset Name: St Enoder Church</b>	
Parish: St Enoder, Cornwall	Value: High
Designation: GI	Distance to Development: less than 2km
<p><i>Description: Listing:</i> Parish church. C14 origin; mid - late C15 additions including the south aisle and the south porch. In 1686 the tower collapsed; the south aisle is dated 1886, when it was substantially rebuilt, and the tower dated 1711 at the time of its rebuilding. Restoration dated 1869, and ICBS board dating restoration of 1951. Squared granite rubble with granite dressings; some granite ashlar, including the tower. C19 slate roofs with crested ridge tiles and gable ends. Plan: Nave and chancel in one, with north and south aisle. The original church probably had a north transept, which was incorporated in the north aisle in C15. The south aisle appears to be of C15 at the east end, substantially rebuilt in the same style in 1686, with the south porch of C15. The west tower is of 1711, probably incorporating materials from an earlier west tower. Exterior: The nave is concealed by the aisles. The chancel's east end is on chamfered plinth, with 3-light C19 Perpendicular window. The south aisle is in stone rubble at the east end, the rest in</p>	



squared granite rubble; there are 3 bays to east without plinth and 5 bays to west including the south porch, on a moulded plinth with quatrefoil panels. The early bays have three 3-light C19 Perpendicular windows to south and doorway with 4-centred arch, roll-moulded with recessed spandrels and hood mould, C19 door. The east end has 4-light C15 Perpendicular window with Y tracery. The west bays have a moulded cornice and parapet with quatrefoil panels and battlements; there are 3 windows to east, of 4-lights with Y tracery, 4-centred arch and hood mould, and one similar window to west of the porch. The west end has similar 3-light window. The merlons of the battlements have carved panels which include the date 1686 and the initials WSV. The south porch is 2-storey, on moulded plinth with quatrefoil panels, set-back buttresses with carved shields, cornice and parapet with carved merlons to battlements and crocketed pinnacles. 4-centred arched doorway with wave and hollow moulding, demi-figures of angels as springers. C19 double doors. Stone bracket above as image stand. The interior of the porch has slate floor with granite benches to sides. C19 roof. 4-centred arched doorway to the porch stair with C19 door. Remains of holy water stoup to right. Inner doorway is hollow-moulded with 4-centred arch and hood mould, fine panelled door of early C18. The north aisle is on hollow-moulded plinth, in granite ashlar; of 6 bays including the wide shallow north transept. All windows are of late C17 - early C18, 4-light with Y tracery, rounded arch and hood mould. Between the 2 bays to west is a roll-moulded doorway with recessed spandrels, 4-centred arch and hood mould, C19 door. The east end has large 5-light window, probably of C15, with cusped lights and 4-centred arch. The west end has 3-light C19 Perpendicular window. The north transept has a slurried scantle slate roof with raised coped verges to the gable; in rubble with granite quoins. 3-light north window of C19 in Early English style. The west tower is in 3 stages, on chamfered plinth, angle buttresses with baroque scrolled set offs, moulded string courses and embattled parapet with obelisk finials. 4-centred arched hollow-chamfered west doorway with hood mould and voussoirs and floating cornice. 2-light west window with hollow-chamfered mullions, rounded arch and keystone, dated 1711, with hood mould. Second stage has a lancet to west with slate ventilator. Lancets to north for stair. Third stage has single round-arched bell-openings with keystones and wooden louvres. Interior: Plastered walls and tiled floors except for the north east aisle, which is granite paved. The nave has an unceiled wagon roof, possibly of the C18. North and south aisles have C15 wagon roofs with carved ribs, bosses and wall-plates; same roof in north transept. The east end of the south aisle and the chancel have C19 arched-brace roofs with windbraces. The tower arch is rounded with imposts. Nave has 4-bay north and south arcade; the south arcade is of the C14, with 2-centred arches with octagonal piers, convex and concave moulded arches. North arcade has Pevsner A-type piers with carved capitals, 4-centred arches; similar arch to north transept. The chancel has a 3-bay north and south arcade with Pevsner A-type piers with carved capitals and 4-centred arches. The chancel has C19 paired cusped recesses to right and left of the altar. In the north wall of the north aisle, there is an unexplained niche to right and left of the window to west of the transept. Fittings: C12 font in south aisle, with circular bowl and criss-cross pattern around the rim, 2 masks remaining and circular stem. Slate sundial with gnomon dated 1766 in south aisle. C19 benches in nave and aisles, with C15 bench ends. Panelled C19 pulpit in nave, incorporating some C15 carving. C19 Gothic style rood screen also incorporating some C15 carving. Good C19 Gothic altar table with clustered shafts. Royal Arms of Charles II in north aisle. Painting in north transept, probably of early C19, oil on canvas. Monuments in north transept: 3 marble monuments to Richard Retallack, 1831, Elizabeth Lawer, 1851 and Elizabeth Basset, 1854. In north aisle: 3 slate ledger stones, to Anthony Carvinack, 1744, Anthony Tanner, 1708 and John Treseyse, C17. Fine slate monument with 2 arches and 3 kneeling figures in low relief, with mottoes and verses to Dorothy Tanner, 1634. Oil on board memorial in chancel, to Frances Flamank, 1785. In south aisle, 3 slate monuments, to Richard Hoblyn, 1765, John Bassett, 1787 and John Bassett, early C19. Fragments of medieval glass in the east window of the south aisle. Sources: Pevsner, N.: Buildings of England: Cornwall 1970.

*Supplemental Comments:* This is a large church of fine decorated style, with a better than average survival of its medieval fabric, with a more superficial 19<sup>th</sup> century restoration.

*Conservation Value:* The building is of high aesthetic value being one of the finest decorated churches in its area. It will also contain much evidential value, both burial beneath its floors and historic development information in its structure but also in archaeological evidence which may be sealed beneath its footprint or within the churchyard itself. It also has clear communal value as the heart of a large parish community. Some ascribed historical value as there are memorials in the church to various members of notable local families, including the Bassets, Tanners, etc.

*Authenticity and Integrity:* The church is extremely authentic still being the working building at the heart of a large and busy parish community. It is of very high structural integrity and also contains many internal historic features from the medieval to 19<sup>th</sup> century, its completeness reflected in its Grade I Listing, the highest level of statutory recognition of value.

*Setting:* The church sits in a small wedge-shaped irregular walled churchyard, framed by tall mature trees, including oaks, ashes, and chestnuts. To the east is a surviving small field, bounded by hedgebanks, to the north-west a large 20<sup>th</sup> century burial ground extension. To the south-east, south and south-west the church is enclosed by its churchtown settlement, with larger stone or rendered houses and smaller more recent terraced cottages, all framed by further mature fields and hedgebanks, quite an enclosed character to the setting. The wider setting has experienced a lot of change, many of the fields combined hedgebanks grubbed out creating large open enclosures with wide views. To the immediate south is the busy A30 roadway, with all of its associated road noise, light pollution and inherent division of the landscape impacts, which are imposed on the setting of the church and settlement.

*Contribution of Setting to Significance of Asset:* The immediate setting within its unspoilt churchyard and framed by the churchtown setting is beneficial, in providing a contiguous and little changed context in which to understand this community building. However, the wider changes to the landscape from more intensive farming, from the A30 road and further afield large windfarms is indirectly, but inherently negative in a cumulative impact sense.

*Magnitude of Effect:* The holiday park lies just under 2km away to the south-west, over an undulating hillside, blocked from any direct views via the natural topography. There will therefore be no impact on views or setting.

*Magnitude of Impact:* High value asset + No Change = Neutral effect

*Overall Impact Assessment:* **Neutral**

### 4.3.3 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, geo-biodiversity 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 all individual developments can be open to question, and site specific, but as intrusive new visual elements within the landscape, they will typically have some level of negative impact.

The proposed site would be constructed within the *Newlyn Downs Landscape Character Area* (LCA):

- The Newlyn Downs Landscape Character Area, characterised as an open and exposed gently undulating plateau, with extensive views out to the coast from the higher ground located to the north and west. Under the guidance issued by Cornwall Council (2012), the large-scale plateau landform, relatively simple land cover, absence of distinctive features and ‘low scenic quality’ indicates a low-to-moderate sensitivity to development. Sympathetic developments can be easily screened and adsorbed within this gently undulating landscape, although cumulative impact will become an issue in time. Local blocking from trees, buildings, and mature hedgebanks is particularly important within this landscape. New elements introduced into this visual landscape will remain more conspicuous and demonstrates that the use of appropriate materials is essential. Overall, the impact on the character of this historic landscape is likely to be **negligible adverse**.

#### 4.3.4 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 **neutral**.

#### 4.3.5 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 take into account 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 proposals in themselves are unlikely to cause any significant cumulative

effect, the development will make very slight appreciable difference to the character of the area. With that in mind, an assessment of **neutral** is appropriate.

TABLE 4: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Carvynick House	GII	Within	Medium	No Change	Neutral	Neutral
Pencorse Manor	GII	c.300m	Medium	No Change	Neutral	Neutral
St. Enoder Church	GI	c.700m	Very High	No Change	Neutral	Neutral
Historic Landscape	n/a	n/a	n/a	Negligible	Slight	Negligible Adverse
Aggregate Impact	n/a	n/a	n/a	Negligible	Neutral	Neutral
Cumulative Impact	n/a	n/a	n/a	Negligible	Neutral	Neutral

#### 4.4 CONSIDERATION OF THE PROPOSALS

Small modern eco-cabins are expected to be consistent with the replacement cabins on the rest of the holiday park, more sustainable than static caravans and, if timber clad, will be of a more natural material. Their colours will blend into the existing mature landscaped planting over time as the wood weathers.

## 5.0 CONCLUSION

---

Carvynick bears an evocative name (*stone fort*) and is the site of a Barton farm held by a succession of minor local gentry families. The surviving farmhouse is Listed Grade II and bears the datestone 1699, although it has now been converted into a rustic country public house serving the holiday park laid out around it. The 'North Field' has been in agricultural use until very recently and the cropmarks of a series of enclosures of Late Prehistoric or Roman-British date have been identified here. The archaeological potential of the site is therefore assessed as high. The impact of the proposed development on the buried archaeological resource would be permanent and irreversible but can be mitigated for via a suitable programme of archaeological monitoring.

In terms of indirect impacts, all the designated heritage assets in the wider area 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. None of the nearby Listed structures would have direct intervisibility with the proposed site, due to screening from the topography, other structures, and trees.

## 6.0 BIBLIOGRAPHY & REFERENCES

---

### *Published Sources:*

- Chartered Institute of Field Archaeologists** 2014 revised 2017 and 2020: *Standard and Guidance for Historic Environment Desk-based Assessment*.
- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- English Heritage** 2012: *Understanding Place: Historic Area Assessments*.
- Historic England** 2017: *The Setting of Heritage Assets (2<sup>nd</sup> Edition)*
- Historic Scotland** 2016 updated 2020: *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.
- Ministry of Housing, Communities & Local Government** 2018: National Planning Policy Framework.
- 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.** 2010: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.

### *Websites:*

- Archaeological Data Service (ADS)** 2022: *Archsearch & Grey Literature*  
<http://archaeologydataservice.ac.uk>
- British Geological Survey** 2022: *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** 2022: *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)** 2020: LA 104 Environmental Assessment and Monitoring  
<https://www.standardsforhighways.co.uk/dmrp/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a>

### *Unpublished Sources*

- Balmond, F. & Wapshott, E.** 2018: *Carvynick Holiday Park, Summercourt, Newquay, Cornwall: heritage assessment. 181105*.
- Bampton, J., Walls, S., Morris, B. and Wapshott, E.,** 2014: *Land at Tredinnick Farm, St Newlyn East, Cornwall Results of an Archaeological Evaluation and Historic Visual Impact Assessment*. South West Archaeology.
- Nowakowski, J.A., and Johns, C.** 2015: *Bypassing Indian Queens – Archaeological Excavations 1992-1994: Investigating Prehistoric and Romano-British Settlement and Landscapes in Cornwall*. CAU

## APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

### 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 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 2<sup>ND</sup> Edition* (GPA3 Historic England 2017), used in conjunction with the ICOMOS (2011) and DoT (DMRB LA 104 2020) 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 2012 revised 2021). The relevant guidance is reproduced below:

#### Paragraph 194

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 195

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.

### 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**, 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 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N).

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

### 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 has 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 farm buildings, 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 principal 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 principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2017) 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* (2017):

*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 itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*

*While setting can be mapped in the context of an individual application or proposal, it 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. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.*

### 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* (2017, 11) 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 6), 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 6 (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 5-7), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 8). 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 (2017, 7).

TABLE 6: MAGNITUDE OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

TABLE 7: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104; ICOMOS 2011, 9-10).

		Magnitude of Impact (degree of change)				
		No Change	Negligible	Minor	Moderate	Major
Environmental Value (Sensitivity)	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

APPENDIX 2: WALKOVER SURVEY



1. THE EASTERN END OF THE 'NORTH FIELD' FROM THE GATEWAY; VIEWED FROM THE SOUTH.



2. THE EASTERN AND CENTRAL PART FIELD FROM THE GATEWAY; VIEWED FROM THE EAST-SOUTH-EAST.



3. THE EASTERN AND CENTRAL PART OF THE 'NORTH FIELD' FROM THE GATEWAY; VIEWED FROM THE SOUTH-EAST.



4. THE CENTRAL AND WESTERN HALF OF THE FIELD; VIEWED FROM THE SOUTH-EAST.



5. THE SOUTHERN EDGE OF THE FIELD; VIEWED FROM THE NORTH-EAST (SCALE 2M).



6. LOOKING BACK ACROSS THE EASTERN HALF OF THE FIELD; VIEWED FROM THE NORTH-WEST.



7. THE NORTHERN HALF OF THE FIELD; VIEWED FROM THE NORTH-EAST.



8. THE NORTHERN BOUNDARY OF THE FIELD; VIEWED FROM THE SOUTH-WEST.



9. THE NORTHERN HALF OF THE FIELD; VIEWED FROM THE SOUTH-EAST.



10. THE EASTERNMOST PART OF THE FIELD; VIEWED FROM THE SOUTH-WEST.





11. THE EASTERNMOST PART OF THE FIELD; VIEWED FROM THE NORTH-EAST LOOKING BACK TO THE HOLIDAY PARK (BEHIND THE TREES).

APPENDIX 3: HVIA PHOTOGRAPHS (2018)



1. VIEW UP THE DRIVE SHOWING THE EXTENT OF LANDSCAPING; VIEWED FROM THE WSW.



2. VIEW OF THE TERRACED HOLIDAY COTTAGES AND REAR ELEVATION OF THE FORMER FARMHOUSE (LEFT), SHOWING ITS ENCLOSED AND CROWDED SETTING; VIEWED FROM THE NNE.



3. VIEW OF THE FORMER FARMHOUSE AND ADJACENT SERVICE BUILDINGS, INCLUDING LAUNDRIES; VIEWED FROM THE NORTH.



4. VIEW OF THE LARGE CONVERTED CHALL BARN, IMMEDIATELY SOUTH-WEST OF THE FORMER FARMHOUSE; VIEWED FROM THE NNE.



5. THE REAR OF THE FORMER FARMHOUSE WITHIN ITS ENCLOSED GARDEN SETTING, WITH BY OIL TANK, IRON RAILINGS AND VARIOUS SECTIONS OF FENCING DIVIDING OFF AREAS OF THE PUB GARDENS; VIEWED FROM THE EAST.



6. PENCORSE FARMSTEAD; THIS IS THE LATER VICTORIAN HOUSE ALONGSIDE THE LANE; VIEWED FROM THE SSW.



7. ST ENODER CHURCH, GRADE I LISTED PARISH CHURCH; VIEWED FROM THE SOUTH-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)