

**CHURCH VIEW FARM**

**TUCKINGMILL**

**CAMBORNE**

**CORNWALL**

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 221023



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# Church View Farm, Tuckingmill, Camborne, Cornwall

## Results of a Heritage Impact Assessment

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By F. Balmond MCIfA & Dr Samuel Walls, MCIfA

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Work undertaken by SWARCH for a Private Client (the Client)

### SUMMARY

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*This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a proposed residential redevelopment at Church View Farm, Tuckingmill, Camborne, Cornwall.*

*The site lies on the southern side of the settlement of Tuckingmill, which originated in the medieval period but developed substantially during the Post Medieval period as a result of the large number of successful mining ventures in this area. Much of the land around (especially south) of Tuckingmill was owned by the Bassetts of Tehidy, who by the later 19<sup>th</sup> century were documented as the fourth largest landowner in Cornwall as a result of their vast wealth acquired through their ownership of mines including Dolcoath, to the south of the site, one of the richest copper mines in England. The proposed development site forms part of the holding of Church View Farm, which was constructed in the mid-19<sup>th</sup> century, certainly after 1841 and likely prior to 1851, possibly by William Rutter, a mine agent and captain of the nearby South Crofty Mine. The Grade II Listed Church of All Saints, after which the farm and adjacent road takes its name was constructed from 1843.*

*The proposed development would see the construction of 36 houses on one agricultural field to the north and west of Church View Farm. Due to evidence of extensive ploughing of this site, direct impacts are unknown but potentially limited. Church View Farm is an undesignated heritage asset within a Conservation Area and adjacent to a World Heritage Site. Its historical associative and illustrative value add to the narrative of the mining heritage of this area and as such, although not within the WHS, it can be considered as contributing to the attributes of the OUV of the WHS. The existing farmhouse and contemporary ancillary buildings at Church View Farm, although undesignated heritage assets, make a strong contribution to the character of this area and their narrative is interwoven with the mining heritage that gives the World Heritage Site its value and significance. A structural appraisal of the buildings (Datson Consulting 2022) states that as a result of the fire in 2021 and subsequent water ingress which has occurred into the fabric of the building, and resulting poor structural condition of the buildings means that their reuse is not possible however elements from the buildings e.g. stone, granite lintels could be reused in replacement structures. Although it would be preferable for the buildings to be retained, if this is not possible it is recommended that should planning permission be granted, full building recording of the buildings at Church View Farm is undertaken prior to any demolition work or groundworks on site. It is also recommended that given the contribution made to attributes of the OUV and setting of the WHS by Church View Farm, any replacement buildings in this location should retain the footprint and/or design elements of Church View Farm (for example the window detailing and round headed window) which if done in an appropriate and sympathetic way would reflect the former use of the site and enhance the setting and significance of the WHS.*

*The indirect impacts on nearby designated heritage assets, namely the Grade II Listed Church of All Saints are considered slight adverse. There is a potential constructional phase impact on the closest heritage assets in terms of aural and visual intrusion, though this impact will only be temporary. Due to the location within a Conservation Area, the proximity to the World Heritage Site and the number of proposed developments within this area the cumulative impact of this development is considered moderate adverse.*

*With this in mind, the overall impact of the proposed development can be assessed as **Moderate Adverse**. Although recommendations and proposed mitigation measures made as part of this assessment could reduce this level of harm to **Minor Adverse**. The impact of the development on any buried archaeological resource may be **permanent and irreversible** but is considered unlikely to encounter any archaeological features or deposits.*

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## ACKNOWLEDGEMENTS

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THE LANDOWNER, FOR ACCESS  
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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	CHURCH VIEW FARM
<b>PARISH:</b>	CAMBORNE
<b>COUNTY:</b>	CORNWALL
<b>CENTROID NGR:</b>	SW 65811 40634
<b>PLANNING NO.</b>	PRE-PLANNING
<b>SWARCH REF.</b>	TCV22
<b>OASIS REF.</b>	SOUTHWES1-510367

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned to undertake a heritage impact assessment for a proposed residential redevelopment of 36 dwellings at Church View Farm, Tuckingmill, Camborne, Cornwall. This work was undertaken in accordance with best practice and CifA guidelines.

### 1.2 TOPOGRAPHY

The proposed site is located on the north eastern side of Camborne, within the Tuckingmill area. It lies immediately north of the A3047, with Church View Road located along the western boundary of the site. Dolcoath Industrial Park lies on the southern side of the A3047, immediately opposite the proposed site. The site lies at c.75m AOD. The soils are classified as Urban (SSEW 1983), and the underlying bedrock of the site is the Hornfelsed slate and siltstone of the Mylor Slate Formation (BGS 2022).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The settlement of Tuckingmill originated in the medieval period (Cornwall Council 2010), along with the nearby settlements of Roskear and Tolgarrick. It likely comprised part of the large Domesday manor of Tehidy, held by Robert, Count of Mortain in 1086 and Ordwulf of Tehidy in 1066. At the beginning of the 19<sup>th</sup> century the manor of Tehidy was held by Francis Bassett, 1<sup>st</sup> Baron de Dunstanville (Lysons 1814). He was descended from a junior branch of the Bassett family, who had held Tehidy since the marriage of a Bassett to the heiress of the House of Dunstanville c.1200. Francis Bassett died in 1835 leaving his estates to his only heir, his daughter Frances, who held the lands on which the proposed site lies at the date of the tithe survey. She never married and the barony became extinct upon her death. The Bassetts of Tehidy were documented as the fourth largest landowner in Cornwall in 1873 as a result of their vast wealth acquired in part through their ownership of mines including Dolcoath, one of the richest copper mines in England.

The proposal site and surrounding area has been subject to significant change during the 19<sup>th</sup> and 20<sup>th</sup> century. While the site falls into an area classified as *Settlement: 20<sup>th</sup> century* in the Cornwall and Scilly Historic Landscape Characterisation, it is evident that Church View Farm is a mid 19<sup>th</sup> century development within an agricultural and industrial landscape. The land immediately south of the farm which includes parts of fields on both sides of the stream considered as one plot number on the tithe survey is classified as *Farmland: Medieval* and the field boundary pattern of Church View Farm suggests it is more likely to form a part of this classification area.

It does not appear that the site or its immediate surroundings have been subject to any archaeological investigation although a number of archaeological assessments appear to have been carried out for areas to the east and south of the site, comprising the former South Wheal Crofty and Dolcoath mines.

Due to the urban nature of the site and the large number of documented heritage assets in this area, a 250m radius around the site has been considered in detail although reference is made to archaeological features and assets within the wider landscape of the site. There are 3 Listed Buildings (all Grade II) within 250m of the site. The closest Scheduled Monument to the site is the Betty Adit tail workings c. 975m to the south of the site. The site lies within the Tuckingmill Conservation Area and along the boundary of the Camborne and Redruth Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site. There are no Registered Parks and Gardens within 1km of the site.



FIGURE 1: SITE LOCATION.

#### 1.4 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The heritage 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.

## 2.0 HERITAGE IMPACT ASSESSMENT

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### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approach outlined in the relevant DoT 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 2.

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 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.*

*Paragraph 207*

*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

## **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.*



### 3.0 DIRECT IMPACTS

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#### 3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. 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. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 2 details the methodology employed to make this judgement.

#### 3.2 DOCUMENTARY HISTORY

The settlement of Tuckingmill originated in the medieval period (Cornwall Council 2010), along with the nearby settlements of Roskear and Tolgarrick. It likely comprised part of the large Domesday manor of Tehidy, held by Robert, Count of Mortain in 1086 and Ordwulf of Tehidy in 1066. At the beginning of the 19<sup>th</sup> century the manor of Tehidy was held by Francis Bassett, 1<sup>st</sup> Baron de Dunstanville (Lysons 1814). He was descended from a junior branch of the Bassett family, who had held Tehidy since the marriage of a Bassett to the heiress of the House of Dunstanville c.1200. Francis Bassett died in 1835 leaving his estates to his only heir, his daughter Frances, who held the lands on which the proposed site lies at the date of the tithe survey. She never married and the barony became extinct upon her death. The Bassetts of Tehidy were documented as the fourth largest landowner in Cornwall in 1873 as a result of their vast wealth acquired through their ownership of mines including Dolcoath, one of the richest copper mines in England.

The tithe apportionment of 1840 shows that Lady Bassett was the landowner of the site and William Rutter is recorded as the occupier of all of the plots within the proposed development area. The 1841 census shows William Rutter as a Mine Agent, resident at Tuckingmill with his wife and nine children. It appears likely he lived in a property along what is now Pendarves Street (Tithe plot 1891a). All Saints Church at Tuckingmill was constructed in 1843, with the foundation stone laid by Baroness Bassett of Tehidy. Church View therefore came into being after this. The 1851 census records William Rutter, still a mine agent, residing with his family at Dolcoath and by the 1861 census he is described as living at Church View. This could be one of the houses close to the church or could be a reference to Church View Farm. Either the family moved between 1841 and 1851 and then again by 1861 or they were already residing at Church View by 1851 but it was included under the generic heading of 'Dolcoath' for the purposes of the census. By the 1871 census a Church View House (residence of 2 households) and Church View Cottage are named. It is possible that Church View House is an earlier name for Church View Farm as the head of one of the households is documented as Catherine Sweet, a 43 year old married woman residing with her four children and farming 11 acres. By 1881 Aaron Stephens is documented as a farmer, residing at Church Lane (Church View) and also farming 11 acres. He and his family continue to reside at Church View until his death sometime after 1901. His widow remained at the property until after 1911. The 1939 England and Wales Register is the first to document the property as Church View Farm. It is documented as the residence of Kate Apps (widow) and her two children, Kathleen Apps aged 36 and a teacher and Harry Richard Apps aged 33 and a documented as a blind piano tuner; he also appears to have been the organist at All Saints Church, Tuckingmill.

Editions of the *Mining Journal* e.g. 1856 Vol 26 supplement; 1862 Vol 32, suggest that William Rutter was also known as Captain William Rutter and as well as a mine agent is referred to as captain or manager of South Wheal Crofty Mine, to the east of the site (Historic England 2022). The *Mining Journal* suggests he had interests in other mining ventures in the area as a mine agent including

Carnewas, South Gorland and South Wheal Alfred mines. William Rutter is referenced in a Redruth Directory of 1866 as 'Captain William Rutter, Church View, Tuckingmill' in his role as vice president of the Tuckingmill Wesleyan Institute. It is likely he died in 1866 as a will for a 'William Roberts Rutler, Mine Agent, Camborne' was proved in this year (Kresen Kernow DRB/WR/9/174) and probably represents a mis-transcription of his surname in the Kresen Kernow catalogue. His wife Ann is referred to as a widow living in Pendarves St in the 1871 census.

This suggests that Church View Farm was constructed in the mid-19<sup>th</sup> century, certainly after 1841 and potentially prior to 1851, quite possibly by William Rutter. Its name 'Church View House' suggests it may have been an aspirational residence for a mine agent whose wealth and status was derived from involvement in the local mining industry, never seemingly having had much farm land accompanying it, rather than being constructed as a utilitarian farmstead; although William Rutter's evidently strong non-conformist beliefs may have had a bearing on the status of the residence (it is not as grand as many other mine captains residences in Cornwall). It does appear however to have been the residence of those primarily employed in farming from at least 1871, William Rutter having died prior to this date, possibly necessitating the giving up of the property by the Rutter family.

### 3.3 CARTOGRAPHIC DEVELOPMENT

The first map to show the site is the 1809 surveyors draft map for Redruth which indicates a well-developed settlement at Tuckingmill and shows the extent of mining activity within this landscape by the beginning of the 19<sup>th</sup> century. Dolcoath Mine, to the south of the site is clearly marked, with significant numbers of buildings or structures depicted. There appears to be a band of generally unenclosed rough ground running approximately east-west in which much of the mining activity lies. The land on which Church View Farm now lies is shown as enclosed ground, bordering the rough ground on which Dolcoath Mine is sited. A building is visible to the north of the site, located on the eastern side of the Roskear road as it turns 90 degrees to the south west. The straight road between Roskear and Tuckingmill is not shown on this map.



FIGURE 3: EXTRACT FROM THE 1809 SURVEYORS DRAFT MAP FOR REDRUTH. THE APPROXIMATE SITE IS INDICATED (BL).

The 1841 Camborne Tithe map provides a more accurate depiction of the landscape around the site and shows relatively extensive development within this landscape between the beginning and mid 19<sup>th</sup> century, a result of extensive mineral exploitation within this area. A new road between Tuckingmill and Roskear is apparent, lined with residential properties with narrow gardens. There is no evidence of the existence of Church View Farm at this date, and the church, after which it was seemingly named, was also not constructed until after the tithe survey. The property shown to the north of the site, visible on the earlier map, is clearly shown on this map and named as part of the tenement of Entrall. Much of the land in this area is in the ownership of Lady Bassett although the tenancy of Entrall appears to be divided between Sarah Rowe, who leases the house, garden and adjacent plot, and William Russell (see above) who leases the fields which comprise part of the proposed site. A stream is clearly visible on this map running through plots 1943 and 1944, which appear to have been enclosed with relatively straight boundaries rather than using the stream as a boundary; this may suggest the course of the stream post-dates the enclosure of the fields.

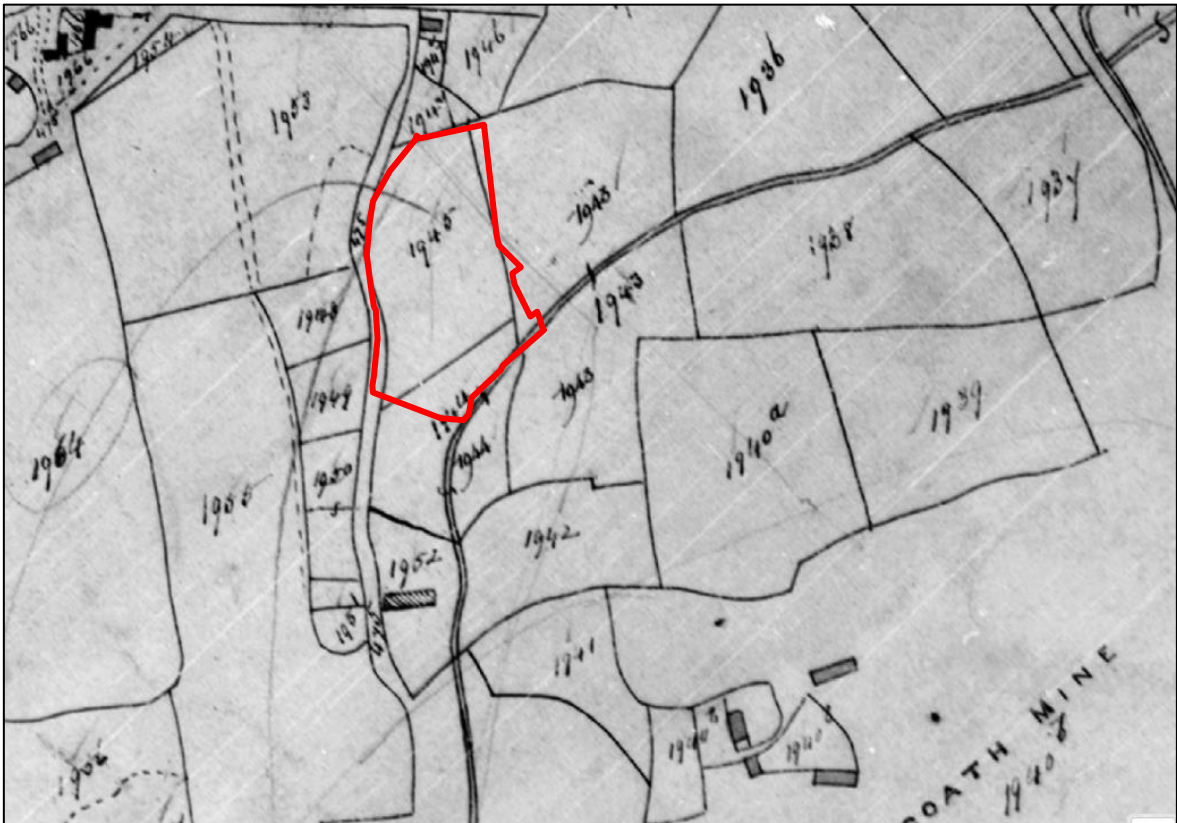


FIGURE 4: EXTRACT FROM THE 1841 CAMBORNE TITHE MAP; THE APPROXIMATE SITE IS INDICATED (TNA).

TABLE 1: EXTRACT FROM THE 1840 TITHE APPORTIONMENT FOR CAMBORNE. PLOTS WITHIN THE SITE AREA ARE SHADED GREEN.

Plot No	Landowner	Occupier	Plot Name	Cultivation
1935	The Right Honourable	Joseph Mayne	Western Field	Arable
1936	Lady Bassett		Middle Field	Arable
1938			Quarry Close	Arable
1940a			Adventurers of Dolcoath Mine	Long Close
Entrall				
1942	The Right Honourable	William Rutter	Plot	Arable
1943	Lady Bassett		Great Field	Arable
1944			Little Meadow	Arable
1945			Lower Meadow	Arable
1946		Sarah Rowe	Plot	Arable

1947			House and Garden	Garden
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The First Edition Ordnance Survey map surveyed c.1877 shows the expansion of Tuckingmill to meet Roskear along with the domination of mining activities, particularly focused on tin and copper, throughout this landscape. Shafts and stream works are clearly marked and a number of quarries and an iron foundry evidently supported the expansion of the industrial activity and the demand for miner's accommodation. Tramways and Railways can be seen in the landscape around the site, supporting the transportation of the extracted minerals away from the mines. All Saints Church was constructed in 1843 and is named on this map; further residential properties are visible leading away from it to the east. The property occupied by Sarah Rowe in 1840 is still shown, with its enclosed garden and Church View Farm is clearly depicted as three buildings to the south of this. It is not named on this map and census data suggests the property may have been constructed prior to 1851, possibly by William Rutter, tenant of the fields on which the property sits, during this period (see above). The inset map (Figure 5) shows that the buildings comprised the house with a porch on its eastern elevation, to the north, and two long 'L' shaped ranges to the east and south, both with additional structures or lean-to's built against them. The complex was clearly accessed by a trackway running across a field from Church View Road.

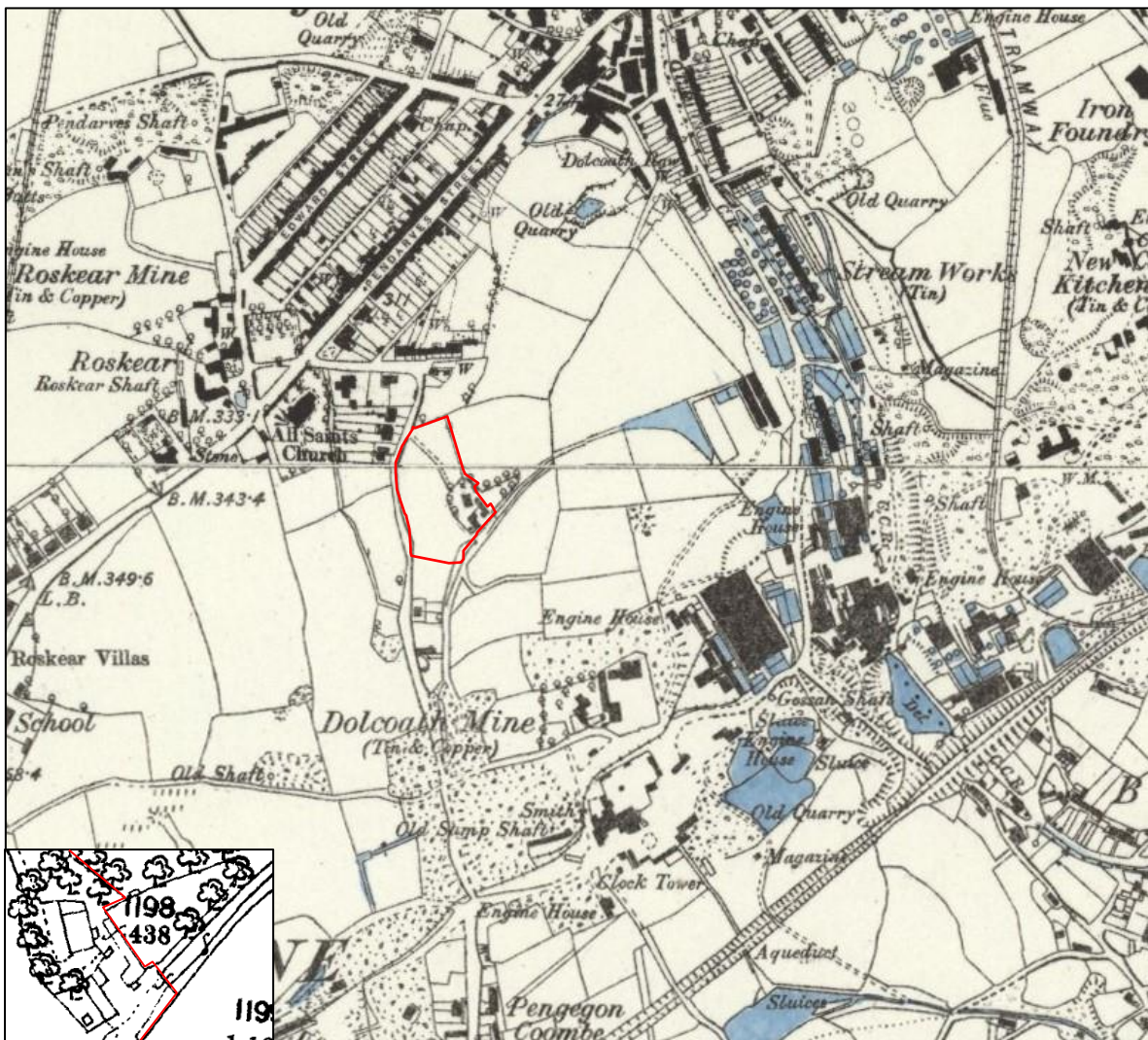


FIGURE 5: EXTRACT FROM FIRST EDITION ORDNANCE SURVEY MAP C.1877 WITH INSET DETAIL FROM 25 INCH MAP SHOWING THE BUILDINGS WITHIN THE FARMSTEAD; THE APPROXIMATE SITE IS INDICATED (NLS)

Some expansion of the farmstead appears to have taken place by the early 20<sup>th</sup> century, presumably under the tenure of Aaron Stephens and his family. The Second Edition Ordnance Survey map



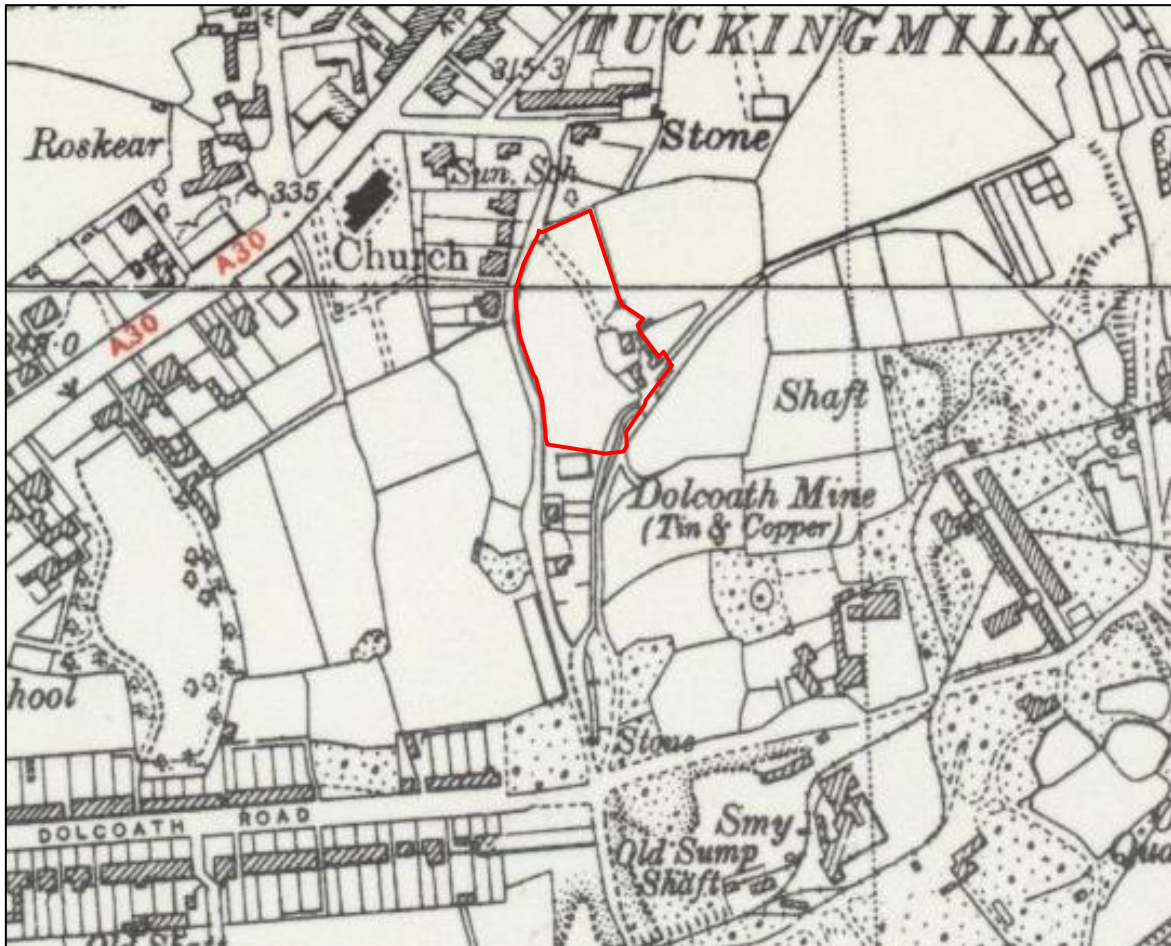


FIGURE 7: EXTRACT FROM THE REVISED SECOND EDITION ORDNANCE SURVEY 6 INCH MAP, REVISED 1938 (NLS). THE APPROXIMATE PROPOSED SITE IS INDICATED IN RED.

### 3.1 ARCHAEOLOGICAL BACKGROUND

The proposal site and surrounding area has been subject to significant change during the 19<sup>th</sup> and 20<sup>th</sup> century. While the site falls into an area classified as *Settlement: 20<sup>th</sup> century* in the Cornwall and Scilly Historic Landscape Characterisation, it is evident that Church View Farm is a mid 19<sup>th</sup> century development within an agricultural and industrial landscape. The land immediately south of the farm which includes parts of fields on both sides of the stream considered as one plot number on the tithe survey is classified as *Farmland: Medieval* and the field boundary pattern of Church View Farm suggests it is more likely to form a part of this classification area.

It does not appear that the site or its immediate surroundings have been subject to any archaeological investigation although a number of archaeological assessments appear to have been carried out for areas to the east and south of the site, comprising the former South Wheal Crofty and Dolcoath mines.

Due to the urban nature of the site and the large number of documented heritage assets in this area, a 250m radius around the site has been considered in detail although reference is made to archaeological features and assets within the wider landscape of the site. There are 3 Listed Buildings (all Grade II) within 250m of the site. The closest Scheduled Monument to the site is the Betty Adit tail workings c. 975m to the south of the site. The site lies within the Tuckingmill Conservation Area and along the boundary of the Camborne and Redruth Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site. There are no Registered Parks and Gardens within 1km of the site.

### 3.1.1 **PREHISTORIC 4000BC - AD43**

There is limited evidence for Prehistoric activity in the vicinity of the site. There are very few recorded Prehistoric sites or finds within the landscape surrounding the site, although this may be due in part to extensive mining activity which has taken place in this landscape from the 16<sup>th</sup> century onwards.

### 3.1.2 **ROMANO-BRITISH AD43 – AD409**

There is no documented evidence for Romano-British activity in the vicinity of the site or the surrounding landscape. A single coin of Constantine I was recorded in a drain at the rear of 30 Edward St, Tuckingmill (MCO577).

### 3.1.3 **MEDIEVAL AD410 – AD1540**

There is limited evidence for Medieval activity in the area around the proposed site. The settlement at Tolgarrick was first recorded in 1250 (MCO17020) and Roskear in 1283 (MCO16668). Fragments of medieval field systems are documented to the south of the site at Dolcoath (MCO54937) and Tuckingmill (MCO37532). A medieval font survives in the Post Medieval All Saints Church at Tuckingmill, relocated from the medieval chapel at Menadarva (MCO62677).

### 3.1.4 **POST-MEDIEVAL AD1540 -1899**

A majority of heritage assets recorded in the vicinity of the site are of Post Medieval date. Most of these relate to mining and the accompanying services required for the expanding population of this area during the Post Medieval period. Within the site itself are the buildings at Church View Farm (MCO62796), identified as heritage assets of local significance in the Tuckingmill and Roskear Cornwall Industrial Settlements Initiative (Cahill Partnership and Cornwall Archaeological Unit 2002). A hedge along the western side of the site, comprising the boundary with Church View Road is identified as an important part of the streetscape of the area (MCO62808). Part of a Post Medieval leat system supplying the tailing works is documented along the south eastern boundary of the site (MCO54803). To the south and west of the site a number of assets associated with Dolcoath Mine are recorded.

### 3.1.5 **MODERN 1900-PRESENT AND UNKNOWN**

There are a number of Modern sites recorded within the vicinity of the site, including spoil heaps and other features associated with the mining activity which continued into the late 20<sup>th</sup> century in this area.

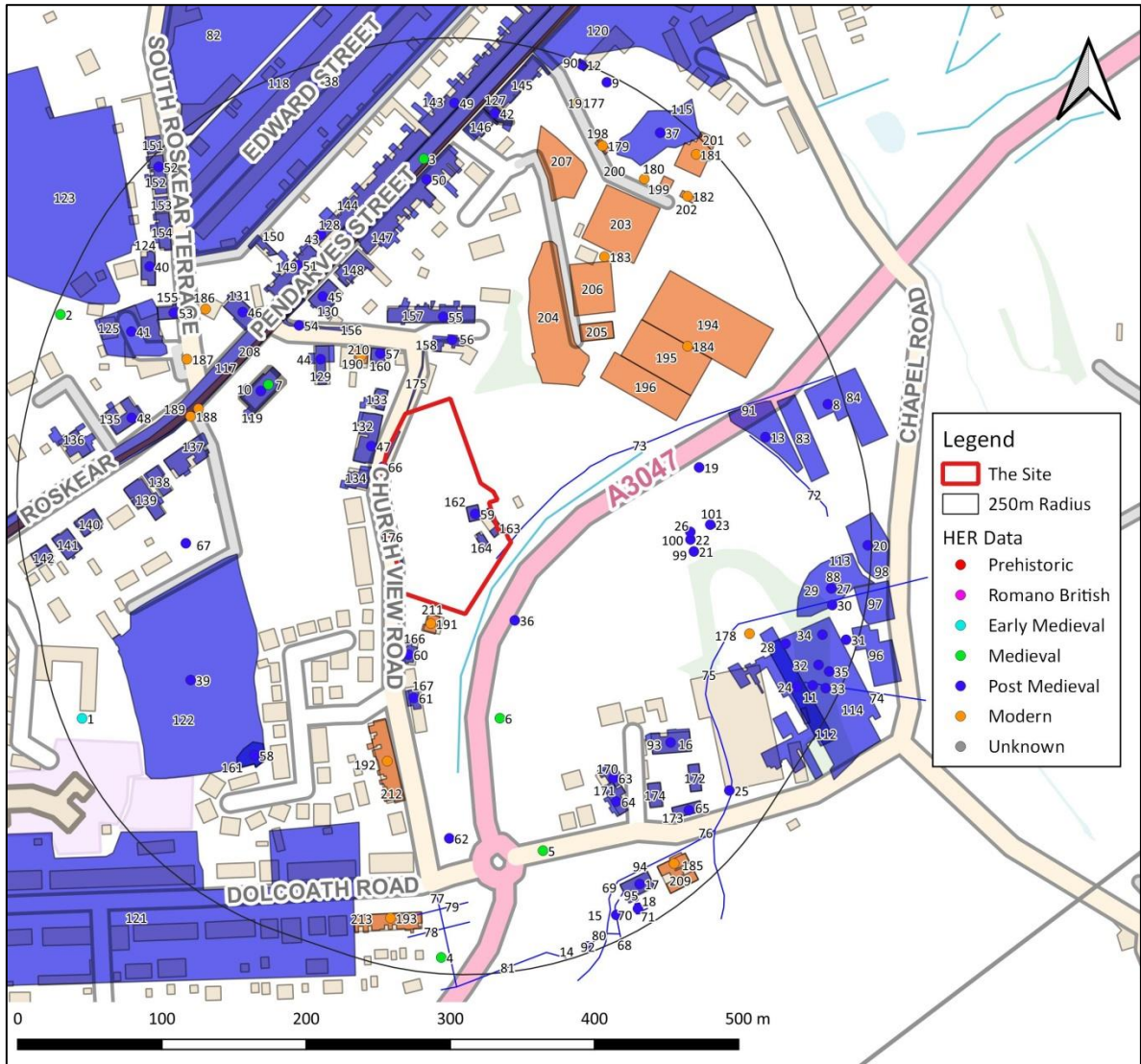


FIGURE 8: HERITAGE ASSETS WITHIN 250M OF THE PROPOSAL AREA RECORDED IN THE CORNWALL HER CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022.

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

No	Mon No	Name	Summary
1	MCO37532	TUCKINGMILL - Early Medieval field system, Post Medieval field system	Fragmentary remains of a rectilinear field system are visible, some of the boundaries surviving only as crop marks, on air photographs
2	MCO16668	ROSKEAR - Medieval settlement	The settlement of Roskear is first recorded in 1283.
3	MCO17020	TOLGARRICK - Medieval settlement	The settlement of Tolgarrick is first recorded in 1250.
4	MCO54935	DOLCOATH - Medieval road	Medieval roads, named Pengegon Coombe running north-south, and Dolcoath Road running east-west, are recorded on a map of 1737 and still survives.
5			
6	MCO54937	DOLCOATH - Medieval field system, Post Medieval spoil heap	A medieval field system partly overlaid by a spoil heap which is part of Dolcoath Mine.
7	MCO62677	TUCKINGMILL - C12 font	Extant C12 font placed within the All Saints Anglican parish church built in 1843-5
8	MCO37534	DOLCOATH SETTLING TANKS - Post Medieval building	The remains of settling tanks and tailings associated with Dolcoath Mine are visible on air photographs as well as on the ground.
9	MCO38812	WHEEL PLOSH - Post Medieval mine	This mine occupied the site that would become Bickford Smith's Fuze factory
10	MCO43295	TUCKINGMILL - Post Medieval church	All Saints church, Tuckingmill, was built in 'Mock Norman Style' in 1845.

11	MCO54897	DOLCOATH MINE - Post Medieval engine house, Post Medieval stamps, Post Medieval dressing floor	Faint and fragmented visible survival of what was the hub of the Dolcoath dressing floors, further survival may exist beneath the spoil.
12	MCO54783	TUCKINGMILL - Post Medieval fire station	A garage, possibly used by a fire engine, to help protect the fuse works or garage to house vehicle used to move materials between buildings for fuse manufacturer.
13	MCO54784	DOLCOATH - Post Medieval pond	What appears to be a triangular field, served as a primary settling pond for water from the leat, probably forming a header pond for the tailings work downstream.
14	MCO54796	OLD SUMP SHAFT - Post Medieval mine shaft	A shaft associated with Dolcoath mine.
15	MCO54797	SMITHY - Post Medieval blacksmiths workshop	A boundary wall associated with the Dolcoath smithy.
16	MCO54798	DOLCOATH COUNT HOUSE - Post Medieval counting house	The count house for Dolcoath mine.
17	MCO54799	COMPRESSOR HOUSE - Post Medieval compressor house	The vertical compressor house for Dolcoath mine.
18	MCO54800	UNIDENTIFIED STRUCTURE - Post Medieval shaft, Post Medieval building	An unidentified structure associated with Dolcoath mine and a shaft which has been capped in approx 2000.
19	MCO54803	DOLCOATH LEAT - Post Medieval leat	The remains of leats supplying water for dressing floors and onto tailings for Dolcoath Mine.
20	MCO54814	DOLCOATH - Post Medieval reservoir	The fragmented of a large header pond survives in this devastated landscape, which was fed by a leat (54803).
21	MCO54815	RULES SHAFT - Post Medieval shaft	A concrete marker with 'Unnamed' plaque locates Rules shaft and associated dump - part of Dolcoath Mine.
22	MCO54816	DOLCOATH - Post Medieval magazine	The surviving remains of a building once used to store explosives as part of Dolcoath mine.
23	MCO54817	TUCKINGMILL - Post Medieval barn	A small cluster of ruinous buildings, in the main shuttered concrete single cell structures which were most probably agricultural in origin.
24	MCO54828	DOLCOATH - Post Medieval dressing floor	The remains of dressing floor associated with Dolcoath Mine.
25	MCO54831	DOLCOATH - Post Medieval tramway	The tramway was developed to allow material from the central Dolcoath site to be trammed not only to the main stamps site, but to the north and on down the slope to the lower stamping engine.
26	MCO54832	DOLCOATH - Post Medieval spoil heap	The remains of a shaft (MCO54815) dump, the majority of which seems to have been removed.
27	MCO54833	DOLCOATH - Post Medieval quarry	A quarry is recorded at this location on the 1st Edition OS map of 1877, it records a rather ambiguous hollow, interpreted as a small and shallow quarry.
28	MCO54834	BARKLES SHAFT - Post Medieval shaft	Barkle's Shaft lay somewhere on the eastern slope of the large spoil dump (MCO54812) just to the east of the NE of the main light industrial building.
29	MCO54836	DOLCOATH - Post Medieval shaft	A shaft located here has been excavated and plugged with concrete in October 1999.
30	MCO54920	DOLCOATH MINE - Post Medieval shaft	A trench identified four possible shafts and an un-named shaft which may have early mining features associated with them.
31			
32	MCO54921	DOLCOATH MINE - Post Medieval shaft	A trench identified three possible shafts which may have early mining features associated with them.
33			
34	MCO54924	DOLCOATH MINE - Post Medieval adit	A trench identified a adit at this location (NE-SW) and possibly another approx 26m south (E-W).
35			
36	MCO54938	DOLCOATH MINE - Post Medieval spoil heap	The site of early mine working recorded at this location on a map of 1737, representing the earlier mining phase of Dolcoath Mine.
37	MCO54995	TUCKINGMILL - Post Medieval quarry	The site of a quarry, now infilled.
38	MCO62675	TUCKINGMILL - Lat C19 terrace	Extant C19 terrace called Edward Street, the principal residential development addition to Tuckingmill and Roskear during the late C19.
39	MCO62684	TUCKINGMILL - Late C19 recreational ground	Extant recreational ground known as King George's Fields, dating from the late C19.
40	MCO62692	ROSKEAR - Post Medieval farm building	Extant Post Medieval building, part of the old farm complex of Roskear Farm, preserving one of the older buildings of the Roskear area.
41	MCO62693	ROSKEAR - Post Medieval coalyard	Site of Post Medieval coalyard, now the site of a housing development
42	MCO62703	TUCKINGMILL - C19 institute	Extant Bickford's Institute, built in 1890, now used as a Baptist Chapel
43	MCO62704	TUCKINGMILL - C19 school	Extant private school, built 1841, since converted to residential accommodation as two cottages
44	MCO62707	TUCKINGMILL - C19 school	Extant Tudor-style parish school and school house of 1845, associated with All Saints Church. Possibly designed by the same architect as the church, John Hayward of Exeter.

45	MCO62725	ROSKEAR - C19 row	Two extant C19 houses, now converted into three residential properties, both good examples of the better quality working class housing at the western end of Pendarves Street away from the industry in the valley floor nearby.
46	MCO62726	ROSKEAR - C19 house	Extant C19 house, now converted into a commercial property. A good example of the better quality working class housing at the western end of Pendarves Street away from the industry in the valley floor nearby.
47	MCO62727	ROSKEAR - C19 row	The building of the parish church and school in the 1840s provided a focus for good quality houses around Church View Road. These are particularly unusual in Cornwall, being partly built of red brick.
48	MCO62731	ROSKEAR - Late C19 terraces and houses	Extant Late C19 terraces and houses, part of the middle class development in this area at this time
49	MCO62740	TUCKINGMILL - C19 terrace	Pendarves Street was completely built on the north side by 1841, together with the eastern side of the lower stretch of North Roskear Road. The surviving rows are more or less the original build with only one or two rebuilds, and a number of inserted shops
50	MCO62741	TUCKINGMILL - C19 terrace	The south-east side of Pendarves Street was developed in a more piecemeal fashion than the northern side, with simple cottages like the north side giving way at the west end to larger houses with much more architectural detail such as the good modillion
51	MCO62743	TUCKINGMILL - C19 terrace	The turnpike of 1839 linked Tuckingmill and Roskear in a straight line, as well as providing a new straightened southern end to North Roskear Road, leaving the old main route (Scowbuds) as a back lane. It also provided the opportunity for the Pendarves f
52	MCO62745	ROSKEAR - Mid C19 terrace	Possibly associated with the building of Bennet's Fuseworks, but perhaps more likely to be linked to the expansion of the South Crofty complex, is South Roskear Terrace.
53	MCO62769	ROSKEAR - Post Medieval houses	Extant pair of Post Medieval houses, thought to date from before 1809. Numbers 55 and 57. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report.
54	MCO62771	ROSKEAR - C19 wall	Extant C19 wall for Number 2 Pendarves Street, thought to date from between 1841 and 1877. Highlighted as a feature of local significance in the Tuckingmill and Roskear CISI report.
55	MCO62772	ROSKEAR - C19 row	Extant C19 row, numbers 36-54 (even) Church View Road. Thought to date from between 1841-1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
56	MCO62773	ROSKEAR - C19 house	Extant C19 house, number 30 Church View Road, thought to date from between 1841 and 1877. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
57	MCO62794	ROSKEAR - C19 houses	Extant pair of houses, numbers 71 and 73 Church View Road, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report.
58	MCO62795	ROSKEAR - Early C19 shaft	Extant capped shaft, dating from the early C19.
59	MCO62796	ROSKEAR - C19 farm	Extant buildings including house and outbuildings associated with Church View Farm, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
60	MCO62798	ROSKEAR - C19 houses	Extant pair of houses, numbers 4 and 6 Church View Road, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
61	MCO62799	ROSKEAR - Late C19/Early C20 house	Extant house, number 2 Church View Road, thought to date from between 1877 and 1908. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report
62	MCO62801	PENEGON - C18 foundry	Site of Entral Foundry, in operation between 1754 - 1804/5
63	MCO62803	DOLCOATH - Post Medieval house	Extant house, number 125 Dolcoath Road, thought to date from before 1841. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
64	MCO62804	DOLCOATH - C19 row	Extant row of houses, numbers 119-123 Dolcoath Road, thought to date from between 1841 and 1877. Highlighted in the Tuckingmill and Roskear CISI report as buildings of local significance
65	MCO62805	DOLCOATH - C19 mine buildings	Extant mine buildings, part of the Camborne School of Mines Complex, thought to date from between 1841 and 1877 and again in use between 1908 and 1946
66	MCO62808	TUCKINGMILL - Post Medieval hedge	Hedge along Church View Road, forming an important part of the streetscape of the area.
67	MCO62814	CAMBORNE - C19 farm	Extant farm buildings associated with Home Farm of Rosewarne House. Thought to date from between 1841 and 1877, and again in use between 1908 and 1946
68	MCO54797	SMITHY - Post Medieval blacksmiths workshop	A boundary wall associated with the Dolcoath smithy.
69			
70	MCO54800		

71		UNIDENTIFIED STRUCTURE - Post Medieval shaft, Post Medieval building	An unidentified structure associated with Dolcoath mine and a shaft which has been capped in approx 2000.
72	MCO54803	DOLCOATH LEAT - Post Medieval leat	The remains of leats supplying water for dressing floors and onto tailings for Dolcoath Mine.
73			
74	MCO54829	DOLCOATH - Post Medieval tramway	Little, if anything, survives of the tramway network in this area which would have serviced Dolcoath Mine and associated processes. The area has been relevelled, so it is likely that the archaeology is buried.
75	MCO54831	DOLCOATH - Post Medieval tramway	The tramway was developed to allow material from the central Dolcoath site to be trammed not only to the main stamps site, but to the north and on down the slope to the lower stamping engine.
76			
77	MCO55015	DOLCOATH - Post Medieval adit, shaft	The approximate course of Lower Pengegon adit and the remains of a water wheel pit. Other wheel pits similar to the one excavated possibly survive in the area.
78			
79			
80			
81			
82	MCO28920	ROSKEAR - Post Medieval fuse works	A rival to Bickford Smith & Co., this fuse works was set up by former Bickford's engineer, William Bennett.
83	MCO37534	DOLCOATH SETTling TANKS - Post Medieval building	The remains of settling tanks and tailings associated with Dolcoath Mine are visible on air photographs as well as on the ground.
84			
88	MCO54836	DOLCOATH - Post Medieval shaft	A shaft located here has been excavated and plugged with concrete in October 1999.
90	MCO54783	TUCKINGMILL - Post Medieval fire station	A garage, possibly used by a fire engine, to help protect the fuse works or garage to house vehicle used to move materials between buildings for fuse manufacturer.
91	MCO54784	DOLCOATH - Post Medieval pond	What appears to be a triangular field, served as a primary settling pond for water from the leat, probably forming a header pond for the tailings work downstream.
92	MCO54796	OLD SUMP SHAFT - Post Medieval mine shaft	A shaft associated with Dolcoath mine.
93	MCO54798	DOLCOATH COUNT HOUSE - Post Medieval counting house	The count house for Dolcoath mine.
94	MCO54799	COMPRESSOR HOUSE - Post Medieval compressor house	The vertical compressor house for Dolcoath mine.
95			
96	MCO54809	DOLCOATH - Post Medieval settling tank	The remains of settling tanks to the NE of Dolcoath Mine.
97	MCO54811	DOLCOATH - Post Medieval buddle	The remains of buddles or round frames.
98	MCO54814	DOLCOATH - Post Medieval reservoir	The fragmented of a large header pond survives in this devastated landscape, which was fed by a leat (54803).
99	MCO54815	RULES SHAFT - Post Medieval shaft	A concrete marker with 'Unnamed' plaque locates Rules shaft and associated dump - part of Dolcoath Mine.
100	MCO54816	DOLCOATH - Post Medieval magazine	The surviving remains of a building once used to store explosives as part of Dolcoath mine.
101	MCO54817	TUCKINGMILL - Post Medieval barn	A small cluster of ruinous buildings, in the main shuttered concrete single cell structures which were most probably agricultural in origin.
112	MCO54828	DOLCOATH - Post Medieval dressing floor	The remains of dressing floor associated with Dolcoath Mine.
113	MCO54833	DOLCOATH - Post Medieval quarry	A quarry is recorded at this location on the 1st Edition OS map of 1877, it records a rather ambiguous hollow, interpreted as a small and shallow quarry.
114	MCO54897	DOLCOATH MINE - Post Medieval engine house, Post Medieval stamps, Post Medieval dressing floor	Faint and fragmented visible survival of what was the hub of the Dolcoath dressing floors, further survival may exist beneath the spoil.
115	MCO54995	TUCKINGMILL - Post Medieval quarry	The site of a quarry, now infilled.
117	MCO55492	TUCKINGMILL - C19 turnpike road	Extant turnpike road, created in 1839 by improving or slightly straightening most of the existing route between Redruth and Camborne and creating a new stretch between Tuckingmill and Roskear, now known as Pendarves Street.
118	MCO62675	TUCKINGMILL - Late C19 terrace	Extant C19 terrace called Edward Street, the principal residential development addition to Tuckingmill and Roskear during the late C19.
119	MCO43295	TUCKINGMILL - Post Medieval church	All Saints church, Tuckingmill, was built in 'Mock Norman Style' in 1845.
120	MCO28919	TUCKINGMILL - Post Medieval fuse works	Bickford's fuse works was the first of its kind in the world. Tuckingmill was the world's undisputed safety fuse capital.

121	MCO62679	DOLCOATH - Late C19/early C20 terrace	The major new development in the Tuckingmill and Roskear areas during the late C19/early C20 was the worker's housing along Dolcoath Road, still extant
122	MCO62684	TUCKINGMILL - Late C19 recreational ground	Extant recreational ground known as King George's Fields, dating from the late C19.
123	MCO62685	ROSKEAR - Late C19 cricket club	Extant late C19 cricket club with pavillion at South Roskear, serving Camborne
124	MCO62692	ROSKEAR - Post Medieval farm building	Extant Post Medieval building, part of the old farm complex of Roskear Farm, preserving one of the older buildings of the Roskear area.
125	MCO62693	ROSKEAR - Post Medieval coalyard	Site of Post Medieval coalyard, now the site of a housing development
127	MCO62703	TUCKINGMILL - C19 institute	Extant Bickford's Institute, built in 1890, now used as a Baptist Chapel
128	MCO62704	TUCKINGMILL - C19 school	Extant private school, built 1841, since converted to residential accommodation as two cottages
129	MCO62707	TUCKINGMILL - C19 school	Extant Tudor-style parish school and school house of 1845, associated with All Saints Church. Possibly designed by the same architect as the church, John Hayward of Exeter.
130	MCO62725	ROSKEAR - C19 row	Two extant C19 houses, now converted into three residential properties, both good examples of the better quality working class housing at the western end of Pendarves Street away from the industry in the valley floor nearby.
131	MCO62726	ROSKEAR - C19 house	Extant C19 house, now converted into a commercial property. A good example of the better quality working class housing at the western end of Pendarves Street away from the industry in the valley floor nearby.
132	MCO62727	ROSKEAR - C19 row	The building of the parish church and school in the 1840s provided a focus for good quality houses around Church View Road. These are particularly unusual in Cornwall, being partly built of red brick.
133			
134			
135			
136	MCO62731	ROSKEAR - Late C19 terraces and houses	Extant Late C19 terraces and houses, part of the middle class development in this area at this time
137			
138			
139			
140			
141			
142			
143	MCO62740	TUCKINGMILL - C19 terrace	Pendarves Street was completely built on the north side by 1841, together with the eastern side of the lower stretch of North Roskear Road. The surviving rows are more or less the original build with only one or two rebuilds
144			
145	MCO62741	TUCKINGMILL - C19 terrace	The south-east side of Pendarves Street was developed in a more piecemeal fashion than the northern side, with simple cottages like the north side giving way at the west end to larger houses with much more architectural detail such as the good modillion
146			
147			
148			
149	MCO62743	TUCKINGMILL - C19 terrace	The turnpike of 1839 linked Tuckingmill and Roskear in a straight line, as well as providing a new straightened southern end to North Roskear Road, leaving the old main route (Scowbuds) as a back lane.
150	MCO62745	ROSKEAR - Mid C19 terrace	Possibly associated with the building of Bennet's Fuseworks, but perhaps more likely to be linked to the expansion of the South Crofty complex, is South Roskear Terrace.
151			
152			
153			
154	MCO62769	ROSKEAR - Post Medieval houses	Extant pair of Post Medieval houses, thought to date from before 1809. Numbers 55 and 57. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report.
155			
156	MCO62771	ROSKEAR - C19 wall	Extant C19 wall for Number 2 Pendarves Street, thought to date from between 1841 and 1877. Highlighted as a feature of local significance in the Tuckingmill and Roskear CISI report.
157	MCO62772	ROSKEAR - C19 row	Extant C19 row, numbers 36-54 (even) Church View Road. Thought to date from between 1841-1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
158	MCO62773	ROSKEAR - C19 house	Extant C19 house, number 30 Church View Road, thought to date from between 1841 and 1877. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
160	MCO62794	ROSKEAR - C19 houses	Extant pair of houses, numbers 71 and 73 Church View Road, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report.
161	MCO62795	ROSKEAR - Early C19 shaft	Extant capped shaft, dating from the early C19.
162	MCO62796	ROSKEAR - C19 farm	Extant buildings including house and outbuildings associated with Church View Farm, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
163			
164			
164			

166	MCO62798	ROSKEAR - C19 houses	Extant pair of houses, numbers 4 and 6 Church View Road, thought to date from between 1841 and 1877. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
167	MCO62799	ROSKEAR - Late C19/Early C20 house	Extant house, number 2 Church View Road, thought to date from between 1877 and 1908. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report
170	MCO62803	DOLCOATH - Post Medieval house	Extant house, number 125 Dolcoath Road, thought to date from before 1841. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
171	MCO62804	DOLCOATH - C19 row	Extant row of houses, numbers 119-123 Dolcoath Road, thought to date from between 1841 and 1877. Highlighted in the Tuckingmill and Roskear CISI report as buildings of local significance
172	MCO62805	DOLCOATH - C19 mine buildings	Extant mine buildings, part of the Camborne School of Mines Complex, thought to date from between 1841 and 1877 and again in use between 1908 and 1946
173			
174			
175	MCO62808	TUCKINGMILL - Post Medieval hedge	Hedge along Church View Road, forming an important part of the streetscape of the area.
176			
177	MCO54754	TUCKINGMILL - Modern magazine	A possible magazine building survives, concrete block walls, flat roof with a central doorway.
178	MCO54812	DOLCOATH - Modern spoil heap	Important archaeological features associated with Dolcoath Mine are sealed below this dump.
179	MCO54822	TUCKINGMILL - Modern building	The site of a building which is not recorded on the 1st and 2nd Edition 1:2500 OS map c1880 and c1907, possibly housed a fire engine, water bowser or similar. The building was located in the centre of Bickford-Smith's fuse production site
180	MCO54823	TUCKINGMILL - Modern water tower, Modern pump house	The structure may be associated with water storage for fire fighting (MCO54754 and MCO54822).
181	MCO54824	TUCKINGMILL - Modern munitions factory	The remains of the Tetryl assembly building.
182	MCO54825	TUCKINGMILL - Modern winch house	The remains of an electric tramline winch room.
183	MCO54827	TUCKINGMILL - Modern car park, Modern putting green, Modern pavilion, Modern tennis court, Modern bowling green	The Bowling Green, Tennis Courts and Pavilion were built and opened by Bickford Smiths in 1929, for the benefit of its employees.
184	MCO54835	TUCKINGMILL - Modern industrial building	Teagles engineering workshop, part of it was built between the late 1940s and 1979 and extended after 1979 (10,000 OS map). The construction of this workshop resulted in the demolition of a row of five cottages (occupied by Bickford Smiths works). The ce
185	MCO62701	DOLCOATH - C20 mine building	Extant building associated with Dolcoath Mine, thought to date from between 1908 and 1946.
186	MCO62706	ROSKEAR - C20 cinema	The site of the 'Vincent's Hippodrome' opened around 1924. It was later renamed Cameo Cinema in the 1960s. The building has since been demolished.
187	MCO62770	ROSKEAR - Modern tree	Extant tree, dating from the 1990s, set within a retaining wall. Highlighted as a site of local significance in the Tuckingmill and Roskear CISI report.
188	MCO62792	ROSKEAR - C20 plaques	Two extant relief plaques for King George's Field, thought to date from 1936
189			
190	MCO62793	ROSKEAR - C20 bungalow	Extant bungalow, number 73a Church View Road, thought to date from between 1908 and 1946. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report
191	MCO62797	ROSKEAR - C20 bungalow	Extant bungalow, number 8 Church View Road, thought to date from between 1908 and 1946. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
192	MCO62800	ROSKEAR - Early C20 terrace	Extant terrace, numbers 1-23 (odd) thought to date from between 1908 and 1946. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
193	MCO62802	PENGEON - Early C20 terrace	Extant Terrace, numbers 96-110 (even) Dolcoath Road, thought to date from between 1908 and 1946. Highlighted as buildings of local singificance in the Tuckingmill and Roskear CISI report
194	MCO54835	TUCKINGMILL - Modern industrial building	Teagles engineering workshop, part of it was built between the late 1940s and 1979 and extended after 1979 (10,000 OS map). The construction of this workshop resulted in the demolition of a row of five cottages (occupied by Bickford Smiths works).
195			
196			
197	MCO54754	TUCKINGMILL - Modern magazine	A possible magazine building survives, concrete block walls, flat roof with a central doorway.
198	MCO54822	TUCKINGMILL - Modern building	The site of a building which is not recorded on the 1st and 2nd Edition 1:2500 OS map c1880 and c1907, possibly housed a fire engine, water

			bowser or similar. The building was located in the centre of Bickford-Smith's fuse production site so would have b
199	MCO54823	TUCKINGMILL - Modern water tower, Modern pump house	The structure may be associated with water storage for fire fighting (MCO54754 and MCO54822).
200			
201	MCO54824	TUCKINGMILL - Modern munitions factory	The remains of the Tetryl assembly building.
202	MCO54825	TUCKINGMILL - Modern winch house	The remains of an electric tramline winch room.
203	MCO54827	TUCKINGMILL - Modern car park, Modern putting green, Modern pavilion, Modern tennis court, Modern bowling green	The Bowling Green, Tennis Courts and Pavilion were built and opened by Bickford Smiths in 1929, for the benefit of its employees.
204			
205			
206			
207			
208	MCO28931	CAMBORNE AND REDRUTH TRAMWAY - Modern tramway	An urban passenger tramway ran from Commercial Square Camborne to West End Redruth from 1902-27, unique in that it also conveyed mineral wagons until 1934.
209	MCO62701	DOLCOATH - C20 mine building	Extant building associated with Dolcoath Mine, thought to date from between 1908 and 1946.
210	MCO62793	ROSKEAR - C20 bungalow	Extant bungalow, number 73a Church View Road, thought to date from between 1908 and 1946. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report
211	MCO62797	ROSKEAR - C20 bungalow	Extant bungalow, number 8 Church View Road, thought to date from between 1908 and 1946. Highlighted as a building of local significance in the Tuckingmill and Roskear CISI report.
212	MCO62800	ROSKEAR - Early C20 terrace	Extant terrace, numbers 1-23 (odd) thought to date from between 1908 and 1946. Highlighted as buildings of local significance in the Tuckingmill and Roskear CISI report
213	MCO62802	PENGEON - Early C20 terrace	Extant Terrace, numbers 96-110 (even) Dolcoath Road, thought to date from between 1908 and 1946. Highlighted as buildings of local singificance in the Tuckingmill and Roskear CISI report

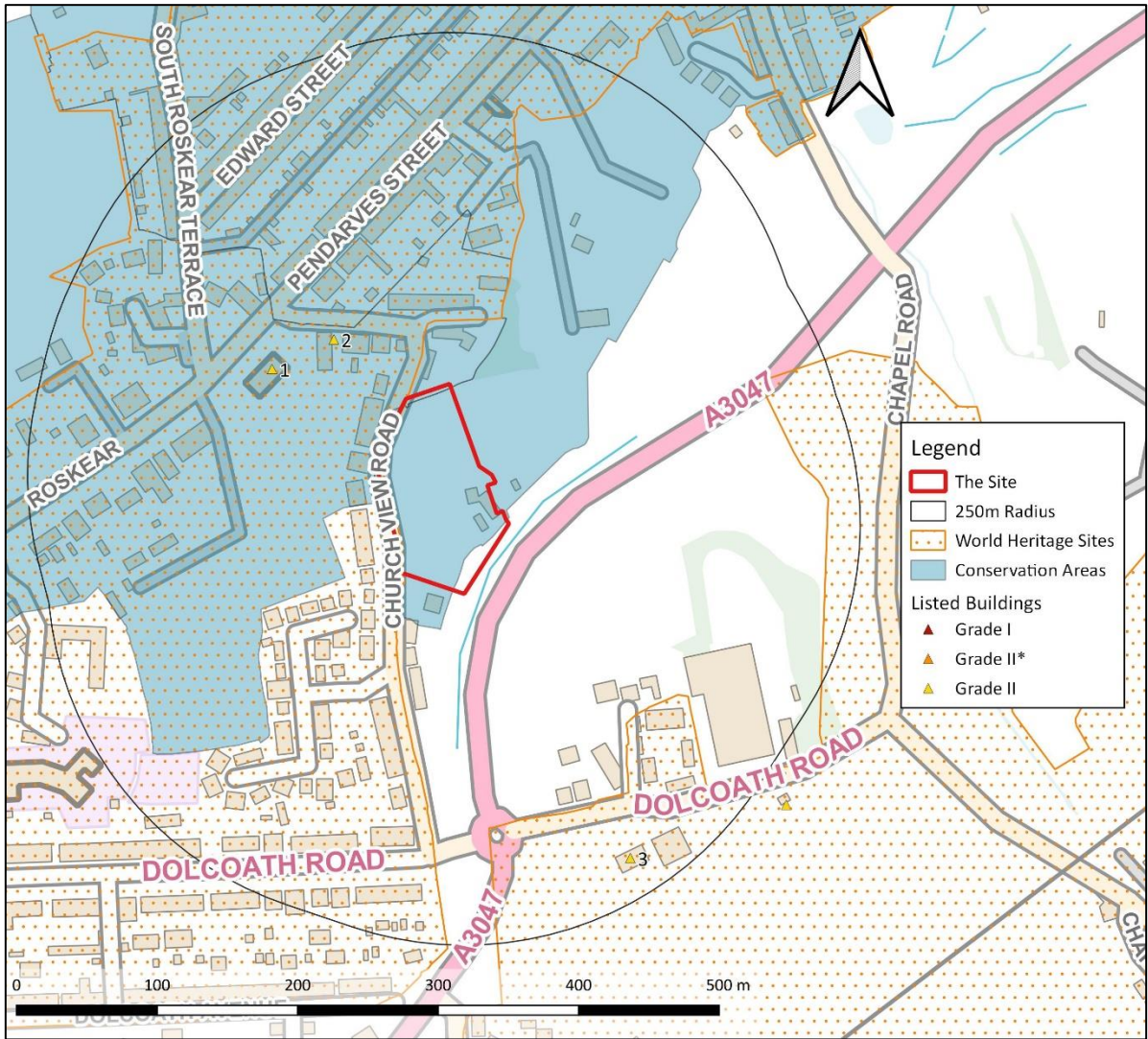


FIGURE 9: DESIGNATED HERITAGE ASSETS WITHIN 250M OF THE PROPOSAL AREA RECORDED IN THE NATIONAL HERITAGE LIST FOR ENGLAND (NHLE) © HISTORIC ENGLAND 2022. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022. THE HISTORIC ENGLAND GIS DATA CONTAINED IN THIS MATERIAL WAS OBTAINED ON 19.07.2022. THE MOST PUBLICLY AVAILABLE UP TO DATE HISTORIC ENGLAND GIS DATA CAN BE OBTAINED FROM [HTTP://HISTORICENGLAND.ORG.UK](http://historicengland.org.uk).

TABLE 3: DETAILS OF DESIGNATED HERITAGE ASSETS SHOWN IN FIGURE 9 (HE)

No	List Entry	Name	Grade
1	1310848	Church Of All Saints	II
2	1328139	Parochial School	II
3	1328140	Compressor House And Chimney Opposite Technical College Site	II

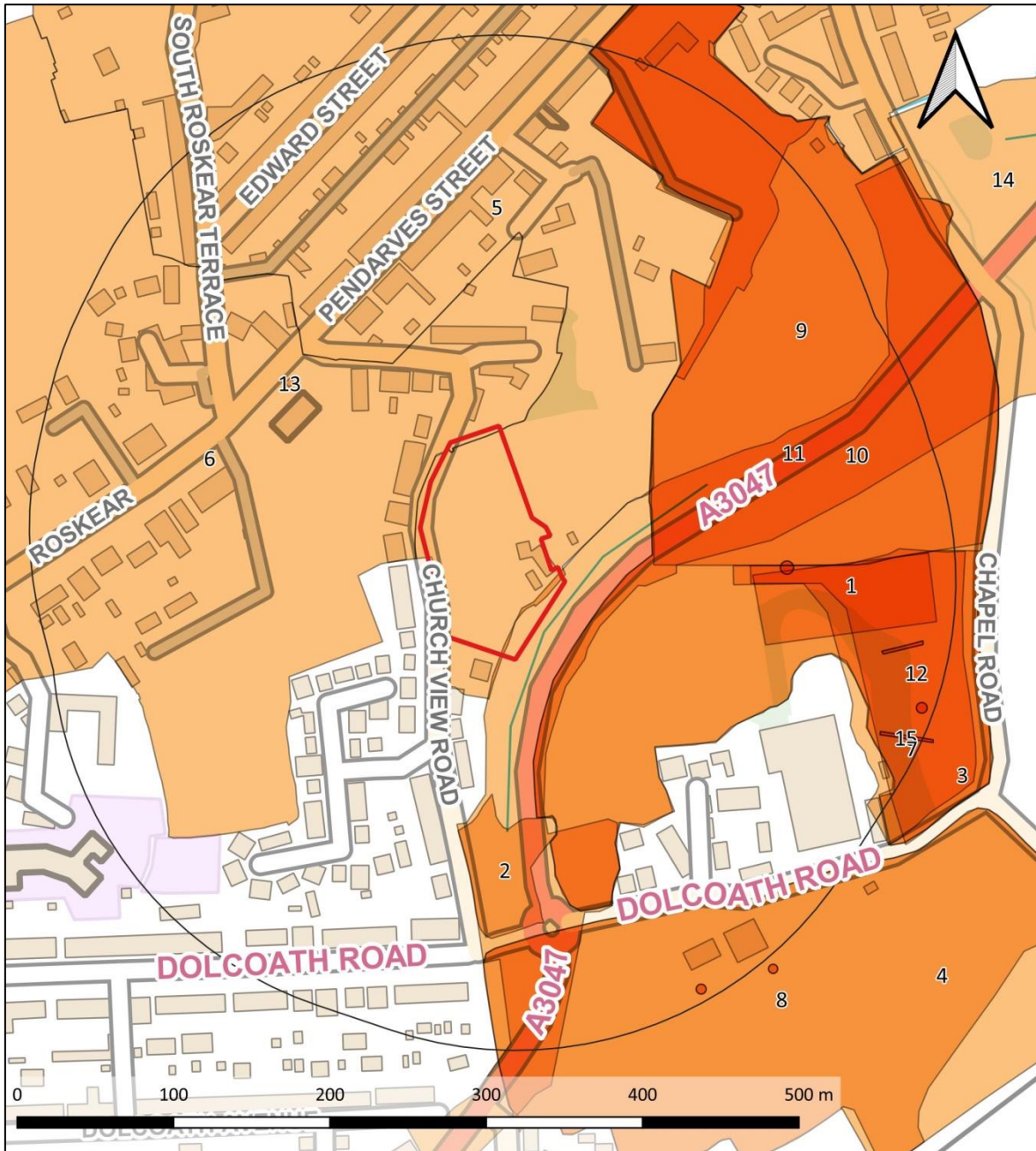


FIGURE 10: ARCHAEOLOGICAL INTERVENTIONS WITHIN 250M OF THE PROPOSAL AREA RECORDED IN THE CORNWALL AND SCILLY HER (CSHER) CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022.

TABLE 4: DETAILS OF ARCHAEOLOGICAL INTERVENTIONS IN FIGURE 10 (CSHER)

No	Event ID	Event Type	Name
1	ECO1554	Watching Brief	CPR Road test pits
2	ECO2435	Assessment	Church View Road, Camborne
3	ECO283	Assessment	DLG Areas 1-18 (Dolcoath Stamps area 4)
4	ECO291	Assessment	DLG Areas 1-18 (Dolcoath Road area 1)
5	ECO3073	Conservation Area Appraisal; Management Recommendations	Tuckingmill & Roskear Conservation Area Character Appraisal & Management Strategy
6	ECO3073	Conservation Area Appraisal; Management Recommendations	Tuckingmill & Roskear Conservation Area Character Appraisal & Management Strategy
7	ECO309	Watching Brief	Contract 12 LRF WB
8	ECO310	Watching Brief	South Dolcoath Road LRF WB
9	ECO313	Assessment	Chapel Road, Tuckingmill DLG
10	ECO3170	Assessment	Tuckingmill/Bickford Smith revised assessment

11	ECO3211	Watching Brief	Tuckingmill Urban Village, Cornwall
12	ECO371	Geotechnical Investigation; Watching Brief	Dolcoath, Chapel Road Geo-Technical Investigation
13	ECO4018	Watching Brief	All Saints Church, Tuckingmill, Cornwall
14	ECO4406	Watching Brief	CPR Road Scheme, Cornwall
15	ECO686	Watching Brief	Contract 12 LRF

### 3.2 AERIAL PHOTOGRAPHY

A review of readily available aerial photographs shows the site occupied and the surrounding land well-kept in 2001 (Figure 11). A 2022 aerial photograph (Figure 12) shows the main house in a derelict state without its roof following the fire in 2021 and vegetation appearing slightly overgrown around the buildings.



FIGURE 11: AERIAL PHOTO OF THE SITE FROM 2001; ©2022 INFOTERRA LTD & BLUESKY



FIGURE 12: AERIAL PHOTOGRAPH FROM 2022 ©2022 GOOGLE

LiDAR data is available at a survey interval of 1m for the site and surrounding area. While a 25cm interval is preferable for the identification of archaeological features, especially within woodland, a 1m resolution can be used, particularly for identifying larger archaeological features. The LiDAR data is a 2020 data set. LiDAR Digital Surface Model (DSM) (Figure 13) and Digital Terrain Model (DTM) (Figure 14) data has been processed and examined. Both data sets show no evident archaeological features although suggest the ground within the site has been intensively ploughed over recent decades, which would likely remove any evidence of surface features.

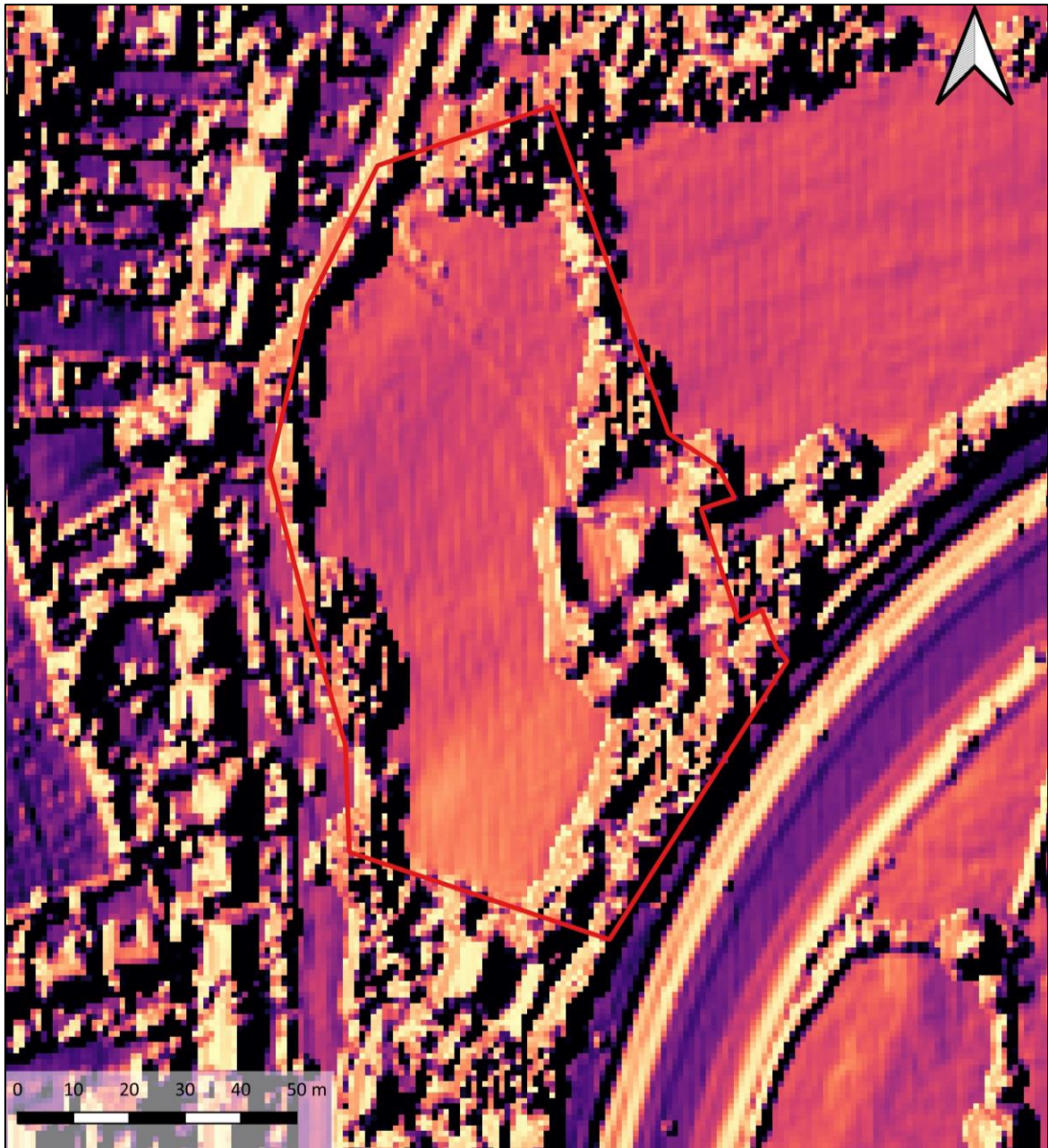


FIGURE 13: 1M LIDAR DSM FIRST RETURN DATA. PROCESSED USING QGIS 3.22 MULTIHILLSHADE 315\_35\_2. CONTAINS ENVIRONMENT AGENCY DATA USED UNDER THE OPEN GOVERNMENT LICENSE 3.0.

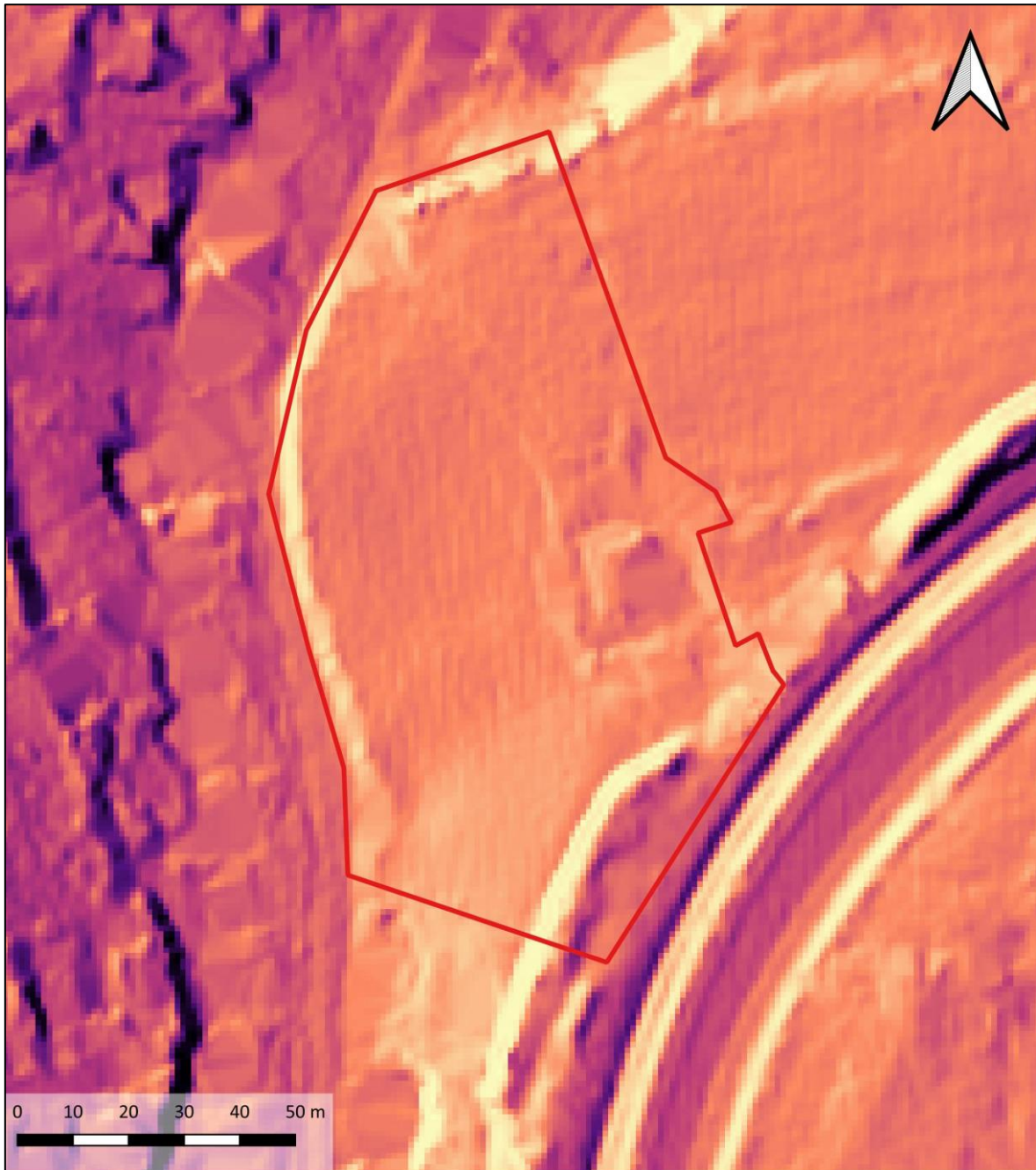


FIGURE 14: 1M LIDAR DTM DATA. PROCESSED USING QGIS 3.22 MULTIHILLSHADE 315\_35\_2. CONTAINS ENVIRONMENT AGENCY DATA USED UNDER THE OPEN GOVERNMENT LICENSE 3.0.

### 3.3 WALKOVER SURVEY

A walkover survey of the site was undertaken on the 23<sup>rd</sup> September 2022 in sunny and dry conditions. The site was in a derelict state following a fire in the main house in 2021 which had been unoccupied at the time. The field and gardens were overgrown and the outbuildings, whilst still extant are dilapidated.

#### *Site description*

The site slopes gently from the south-east to the north-west, with the farmhouse and its outbuildings located on the higher part of the Site. The field is bounded by stone faced hedgebanks, which in general are upstanding, but with some areas of slight collapse/damage. There are multiple mature trees along all boundaries, these are mostly deciduous, but some specimen firs are located near the driveway entrance.

There were three entrances into the site. The main gate, a padlocked timber gate set on granite gateposts provides access to the curving tarmac drive which leads to the Farmhouse. The flanking walls of the visibility splay are rendered in cement. There is also a collapsed galvanised steel field gate in the east boundary giving access to the adjoining field towards the south end of the field. A further narrow (pedestrian) gate provides access to this same field from the gardens to the house, and there are the remnants of a stone building to the south of this gate, accessed from the field to the east, but now roofless and filled with rubbish, including several bath tubs (presumably kept/re-used as drinking troughs?).

The site was overgrown, but it was clear that mining engineering trenching have recently been completed within the field, with the backfilled trenches evident in the overgrown pasture (see Figure 14). These and the ground conditions render undertaking any geophysical surveying redundant. No finds were noted from the trench lines, although lots of modern rubbish has accumulated within the field.



FIGURE 15: BACKFILLED MINING INVESTIGATION TRENCHING, VIEWED FROM THE SOUTH.

The farmhouse, appear to be a typical mid-19<sup>th</sup> century house, built with symmetrical frontages facing both west and east, and blind to the north and south elevations. A porch projects centrally from the east elevation. The building is rendered and has lost its roof as the result of a fire, the windows and doors were largely boarded-up. There is a rendered chimney stack to each end of the building (i.e. to the north and south). The gardens were very overgrown, but there were granite gate posts that would have formerly allowed access to the front and rear of the property and its gardens (Figure 15).



FIGURE 16: GATE POSTS GIVING ACCESS TO THE FRONT AND REAR GARDENS, VIEWED FROM THE NORTH-WEST.

To the south of the house are the remains of two ranges or outbuildings/sheds. These buildings were overgrown and derelict, and have been modified with concrete block extensions, but the larger north-south orientated range at its core is clearly stone built and of mid-19<sup>th</sup> century character (Figure 16). The buildings were not accessed during the site visit for safety. The yard between the buildings and farmhouse was largely tarmac. To the north side of the house, was a granite built low wall, this was very overgrown, but appeared to be substantial, possibly a well.

Views out from the site are limited, with views largely restricted to being of the immediately adjoining properties, in general the view directly north was more open, with few mature trees to the east of the drive on the northern boundary. The roof of the eastern end of the church could be seen from here (Church View!), but for most of the site the Church was not visible.



FIGURE 17: OUTBUILDINGS TO THE SOUTH OF THE SITE, VIEWED FROM THE NORTH (NO SCALE).

### 3.4 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

The site may have the potential to encounter buried archaeological remains relating to buildings, structures or boundaries previously located within the proposed development area. Historic mapping suggests the site has been utilised as an enclosed agricultural fields in the past two centuries and appears to have been intensively ploughed. The archaeological potential of the site is unknown. Damage to archaeological deposits would be considered **permanent/irreversible**. Mitigation could be managed through a planning condition for archaeological monitoring and recording during groundworks.

A structural appraisal of the buildings carried out after the completion of this report (Datson Consulting 2022) states that as a result of the fire in 2021 and subsequent water ingress which has been permitted into the fabric of the building, although no evidence of subsidence or ground movement was noted, the poor structural condition of the buildings means that their reuse is not possible however elements from the buildings e.g. stone, granite lintels could be reused in replacement structures. Although it would be preferable for the buildings to be retained, if this is not possible it is recommended that should planning permission be granted, mitigation in the form of full building recording of the buildings at Church View Farm is undertaken prior to any demolition work or groundworks on site. It is also recommended that given the contribution made to attributes of the OUV and setting of the WHS by Church View Farm, further mitigation would be appropriate in regards to any replacement buildings in this location. These should retain the footprint and/or

design elements of Church View Farm (for example the window detailing and round headed window) which if done in an appropriate and sympathetic way would reflect the former use of the site and enhance the setting and significance of the WHS.

TABLE 5: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment	After Mitigation
Direct Impacts							
Buildings at Church View Farm	Non-designated	On site	Low	Major Adverse		Slight/Moderate adverse	Slight/Moderate adverse
Buried archaeological deposits		On site	Unknown	Major Adverse	(potential) Moderate	(potential) Moderate/large adverse	Slight/Moderate adverse

## 4.0 INDIRECT IMPACTS

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### 4.1 STRUCTURE OF THE ASSESSMENT

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

The staged approach for the assessment of indirect impacts references the *Setting of Heritage Assets*<sup>1</sup>. The aim of this assessment is to identify the designated heritage assets outside the redline boundary that might be impacted upon by the proposed development, determine if an effect on their significance via setting is possible, and establish the level of impact. The staged approach advocated by GPA3 contains the following steps<sup>2</sup>:

1. Identify which heritage assets and their settings are affected.
2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

*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. For this assessment, the second part of the process is to examine the heritage assets within the search radius and assign them 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 scoped out of the assessment but may still be listed in the impact summary table.

Dependant on the nature of the development, this work may be informed, but not governed, by a generated ZTV (zone of theoretical visibility).

Pursuant to *Steps Two and Three*, a series of site visits are made to the designated heritage assets of Categories #1 and #2. Each asset is considered separately and appraised on its significance, condition, and setting/context by the assessor. The potential impacts the development are assessed for each location, taking into account site-specific factors and the limitations of that assessment (e.g. no access, viewed from the public road etc.). Photographic and written records are compiled during these visits. If a ZTV has been used in the assessment, the accuracy of the ZTV is corroborated with reference to field observations.

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<sup>1</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.

<sup>2</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.

*Step 4* is possible where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*. In many instances, adverse outcomes (and more rarely, beneficial outcomes) are unavoidable, as mitigation would have to take place at the heritage asset concerned or within an intervening space, and not the proposed site itself.

Assessment and documentation, *Step 5*, takes place within this document. The individual asset tables are completed for each assessed designated heritage asset, and, with an emphasis on practicality and proportionality,<sup>3</sup> assets are grouped by category (e.g. churches, historic settlements, funerary remains etc.) and provided with a generic preamble that avoids repetitious narrative. This initial preamble establishes the baseline sensitivity of a given category of monument or building to the potential effect; the individual entries that follow then elaborate on local circumstance and site-specific factors. The individual assessments are to be read in conjunction with the overall discussion, as the assessment of impact is reflection of both.

## 4.2 QUANTIFICATION

Due to the densely urban nature of the site and the form of the proposals, a 250m radius has been considered suitable for the assessment of any likely impacts upon heritage assets as a result of the proposed development. There are 3 Listed Buildings (Grade II) within 250m of the site. The Grade II Parochial School/Church Hall to the north of the site and the Compressor House and Chimney to the south were scoped out of the assessment following the site visit.

The only assets selected for assessment were the Cornwall and West Devon Mining Landscape World Heritage Site (Camborne and Redruth Mining District Area), Tuckingmill Conservation Area and All Saints Church. Based on perceived value and location relative to the site, the WHS and CA have been treated as a *Category #1* assets and the Church of All Saints has been treated as a *Category #2* asset. All other designated heritage assets within the vicinity of the site were scoped out of the assessment following a site visit due to the lack of visibility of the site to and from their locations as a result of topography and screening effects of other structures.

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 4 in Appendix 2) are considered here in detail and in summary Table 5. All other Scheduled and Listed assets can be seen listed and mapped in section 3.1, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

- Category #1 assets: Cornwall and West Devon Mining Landscape World Heritage Site (Camborne and Redruth Mining District Area), Tuckingmill Conservation Area
- Category #2 assets: Church of All Saints
- Category #3 assets: Grade II Parochial School/Church Hall; Grade II Compressor House and Chimney.

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<sup>3</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraphs 2, 17, 19, 21, 23, 41.

## 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

### 4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

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

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

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

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

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

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

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

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

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

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually

survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19<sup>th</sup> century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: <b>Church of All Saints</b>	
<i>Parish:</i> Camborne	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.85m
<p><i>Description: Listing: Church. 1843-5, by J.Hayward of Exeter. Coursed squared red sandstone with white granite dressings, slate roof. Nave with north porch and south aisle, chancel, west tower attached to aisle rather than nave. Romanesque style with round-headed openings. The square 4-stage tower has shallow ½- height angle buttresses to the north-west corner, a cylindrical stair turret at the south-west corner, slender corner shafts above these, bands to all stages and another at impost level of the top stage; a west doorway with set-in shafts, a single-light window in each side of each of the first 3 stages (except the south side of the 1st), all with pilaster jambs, louvred 2-light belfry windows with central and set-in shafts with carved capitals, and a corbel table to a pyramidal lead roof with a finial. The 5-bay nave has granite lesenes and a Lombard frieze to each bay, a gabled porch to the 4th bay with a Norman-style doorway including set-in shafts and carved extrados, and single-light windows in the other bays (like those in the tower); the west corner has a clasping pilaster, and the west gable wall has 2 similar windows and, in the gable above, a triple-light window which has shafts with cushion capitals and a sill-band. The gables are coped, with a cross at the east end. The one-bay chancel is in matching style, and has a large triple-light east window. The 5-bay south aisle matches the nave. Interior: white-painted unplastered walls with splayed window embrasures; 5-bay aisle arcade of cylindrical columns with scalloped caps and chamfered semicircular arches; semicircular chancel arch with slender set-in shafts and dog-tooth ornament round the head; tall tower arch with set-in shafts and stilted semicircular head; arch-braced collar truss roof supported by slender wallposts on large scalloped corbels; very fine Norman bowl font of c.1100, said to be from former chapel of St Derwa at Menadarva, with interlaced inverted semicircles below 2 ropework bands round the bowl and incised zigzag round the rim</i></p>	
<p><i>Conservation Value:</i> The church holds evidential value. The church is of local communal value, and it has aesthetic value.</p>	
<p><i>Authenticity and Integrity:</i> The church is well maintained and still functional as a place of worship. It forms part of a group with the adjacent contemporary Grade II Listed Parochial School (now community hall).</p>	
<p><i>Setting:</i> The church stands at the corner of Pendarves Street and Church View Road, within the settlement of Tuckingmill. It was built in the mid 19<sup>th</sup> century on formerly agricultural land given by the Bassett family to meet the needs of the expanding population of Tuckingmill, a result of successful mining enterprises in this area. It sits within a relatively large plot, with the churchyard and churchyard extension to the south of the building. By the early 20<sup>th</sup> century the church was surrounded on three sides by residential development and the adjacent Parochial School forms an important part of its setting. Many of the structures associated with the mining heritage of this area which would have been visible and audible at the time of its construction have now been removed.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> Although a significant public structure, its location was partly chosen for the availability of the land at the time of construction rather than just its relationship with the surrounding buildings and landscape, although its proximity to residential areas is significant for its accessibility to its congregation. The church tower was clearly designed to be a prominent landscape feature, visible above the surrounding buildings and marking its importance within the community. The Church formed part of the expansion of the community around Tuckingmill in the 19<sup>th</sup> century as a result of highly successful mining ventures. Its churchyard setting contributes particularly to its significance, defining it as a parish church with burial ground and linking it with members of the mining community who lived and worked here.</p>	
<p><i>Magnitude of Effect:</i> Views to and from the church from the proposed development site are likely to be screened by the properties on Church View Road. Since its construction, residential development has encroached upon the church, in the later 20<sup>th</sup> century from the south, with Bellever Parc constructed up to the southern boundary of the church yard. Due to the presence of screening it appeared likely that any views out from the church itself will be relatively minimal. Greater views are likely from the southern part of the churchyard, a 20<sup>th</sup> century</p>	

extension. The setting of the churchyard is very much linked to the church it serves and it does not derive its significance from its outward views. The proposals represent further development of the area and care should be taken to ensure buildings maintain a vernacular appearance, particularly in rooflines and coverings so as not to jar with the aesthetic of this mining settlement.

*Significance of Effects:* Medium value asset and minor change = **Slight** impact

*Magnitude of Impact:* Minor Adverse



FIGURE 18: CHURCH OF ALL SAINTS (FROM THE NORTH).



FIGURE 19: VIEW FROM THE GRAVEYARD AT THE CHURCH OF ALL SAINTS TOWARDS THE PROPOSAL SITE. CHURCH VIEW FARMHOUSE IS INDICATED (THE CHIMNEY STACKS ARE CLEARLY VISIBLE).

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

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

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

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

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have

changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

### What is important and why

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

Almost every village or town will have a public house, usually several. They may have been specially constructed perhaps by a landowning industrialist as a means of profiting from travellers or his own workforce; or arose organically, being converted from a residential property. Their setting is often local in character, along thoroughfares with a clear concern for visibility from the road. An important facet of these buildings is its communal value: places where disparate elements of the population could meet and serving as a focus for local sentiment.

<b>Asset Name: Tuckingmill Conservation Area</b>	
<i>Parish:</i> Camborne/Carn Brea	<i>Value:</i> Medium
<i>Designation:</i> CA	<i>Distance to Development:</i> Within
<p><i>Summary:</i> The Tuckingmill Conservation Area abuts the South Roskear Conservation Area and encompasses the historic settlement (pre 1880s). The Conservation Area appraisal for Tuckingmill and Roskear describes their character (Cornwall Council 2010):</p> <p><i>The following factors contribute towards Roskear and Tuckingmill's special and distinctive character: It is a former industrial and residential area that sits in a linear fashion aside a steep and busy main road. Robust, classical industrial buildings still remain, often in various states of neglect, in front of the backdrop of South Crofty, which was Europe's last working tin mine. Tuckingmill enjoys international significance through remaining industrial buildings that produced jute for the world's first safety fuse. It has distinctive long terraced working houses There are large, imposing detached houses amid greenery in Roskear. A quality group of remaining historic buildings can be found at the junction of Pendarves Street and East Hill. There is a busy main road with an intrusive traffic calming system. There are striking, robust boundary walls in the area. The conservation area was extended post 2010 to include Church View Farm (one of the proposed extensions in the original appraisal document).</i></p>	

<p><i>Conservation Value:</i> The village has evidential value within its buildings and in below ground deposits. Historical illustrative value is vested in the buildings which comprise the historic core of Tuckingmill and tell the narrative of the settlements development. This links to its role within the World Heritage Site.</p>
<p><i>Principle Views:</i> Principle views were identified in the Conservation Area appraisal before the inclusion of Church View Farm and its surrounding land as part of the Conservation Area. Views identified as key to the Conservation Area involve those looking into the Conservation Area from its periphery and within the Conservation Area between key routes e.g. Pendarves Street, Church View Road and within the Post Medieval residential developments. Views out towards the mining areas, especially South Crofty, have also been identified as key.</p>
<p><i>Setting:</i> The setting of the Conservation Area is its defined area and the areas immediately adjacent to its boundaries and its views outwards to the landscape around the settlement.</p>
<p><i>Likely Effects:</i> The proposed development is within the Conservation Area but would be partly screened from much of it by existing hedge banks and trees. Some visibility is likely. The development would also prevent views between the Conservation Area and Church View Farm (and if these buildings were proposed for demolition as part of the development then this would have a major adverse impact on the inter-visibility between this property and those adjacent within the Conservation Area.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> The proposed development represents an extension of the settlement to the south, on agricultural land, infilling an area between residential properties. It is also within the Conservation Area, albeit on the southern edge and would therefore have some impact upon views between properties within the Conservation Area and Church View Farm.</p>
<p><i>Magnitude of Impact:</i> The proposed development will expand the village further at its southern edge, which along with the proposed development to the east at South Crofty Mine has the potential for cumulative impact upon on the Conservation Area and its setting. However the development lies on the southern edge of the Conservation Area and therefore its impact could be considered less harmful to the setting and experience of the Conservation Area than if it were more centrally located. The use of vernacular building materials and styles could greatly help to mitigate any impact upon the Conservation Area.</p>
<p><i>Overall Impact Assessment:</i> <b>Minor Adverse</b></p>

#### 4.3.3 SITE SPECIFIC IMPACT

Church View Farm is an undesignated heritage asset, although research suggests it may have been constructed prior to 1851 and could potentially have been considered comparable to a Grade II Listed asset until its recent fire damage, which although not catastrophic has likely robbed the structure of many of its surviving original internal fittings. It appears likely to have been constructed by a mine agent who was also captain of South Crofty Mine during the middle part of the 19<sup>th</sup> century. Its architectural details (e.g. window openings) but modest proportions would appear to accord with the status and reserved Methodist beliefs of its potential builder. It seems to have become the dwelling of those primarily involved in farming in the later part of the 19<sup>th</sup> century but it seems not to have specifically been named as Church View Farm until the early 20<sup>th</sup> century. It presents as a small farmstead which has seen little change since the late 19<sup>th</sup> century, although its buildings are now in a poor condition, giving it high authenticity but moderate integrity. As an undesignated heritage asset it derives value from its aesthetic qualities – clearly grander than a utilitarian farmhouse on a smallholding but not an ostentatious dwelling like those of mine captains elsewhere in Cornwall. The holding has a historical associational and narrative value through its link with Captain William Rutter to the South Crofty Mine and is of significance in better understanding the development of the mining industry and its associated settlements in this area. Although fire damaged, the building has some potential evidential value in revealing more about the aspirations of its original builder.

Church View Farmhouse forms a group with its surviving outbuildings, identifiable on historic mapping which provide a greater understanding of the context of the house and its original purpose. It survives as an isolated farmstead surrounded by residential development to the north and west and by an industrial mining landscape to its east and south. The construction of the A3047

has to some extent separated the property from its original setting, which would have been an island of green in an aurally and visually intrusive industrial landscape, and the removal of much of the mining infrastructure and encroachment of modern residential development has further eroded this.

Any proposal to remove the existing farmhouse and the remnants of its contemporary ancillary buildings at Church View Farm should be resisted as these structures, although undesignated make a strong contribution to the character of this area and their narrative is interwoven with the mining heritage that this area is designated a World Heritage Site for.

Church View Farm would be considered a low value heritage asset but proposals which impact on the ability to appreciate its significance including the potential for its total demolition would constitute a major adverse impact which gives a **moderate adverse** significance of effect.

#### 4.3.4 WORLD HERITAGE SITE

The proposed site lies alongside the boundary of the Camborne and Redruth mining district area of the Cornwall and West Devon mining landscape World Heritage Site. Although not within the WHS it forms a part of its setting. As part of the 19<sup>th</sup> century settlement development at Tuckingmill it contributes to the 'mining settlements and social infrastructure' attribute of the Outstanding Universal Value (OUV) of the WHS, which has been identified as being particularly significant for the Camborne and Redruth mining district area of the WHS. Its associational value through William Rutter with the mines surrounding Tuckingmill gives Church View Farm a value which enables a greater understanding of the significance of the settlement of Tuckingmill and its social infrastructure during the 19<sup>th</sup> century. South Crofty Mine, to the east of the site, was excluded from the WHS designation as a result of its status as an active mine at the date of designation. Planning applications have been submitted for the residential and amenity development of much of the South Crofty Mine site. These should be considered alongside the current proposed development in terms of their cumulative and aggregate impact (see below). The proposed development would represent an extension eastwards of the residential development along Church View Road and the proximity of the proposed development to the boundary of the WHS means that it is considered likely to have an impact on the setting of the WHS, although this is perhaps more limited as a result of the intrusive A3047, immediately south of the site, through this part of the former mining landscape. If the associational links with the World Heritage Site and the 'settlement' attribute of its OUV are maintained by the retention of Church View Farm House and its contemporary buildings, the impact of the proposed development on the World Heritage Site is considered minor adverse with a moderate/large significance of effect. Should demolition of the original historic buildings comprising Church View Farm be proposed as part of the submission the corresponding impact would be Moderate adverse and the corresponding significance of effect would be Large/Very Large.

#### 4.3.5 AGGREGATE IMPACT

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

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible** and significance of effects is **Neutral/Slight**. There is the potential for some constructional phase impacts on the heritage assets in closest proximity to the proposed development, predominately in the increased aural intrusion.

#### 4.3.6 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. A number of developments are proposed in this area, many focused around the South Crofty Mine site. This proposed development therefore potentially represents the infill of the last area of agricultural land between the mining areas and the settlement of Tuckingmill. As such it would complete the separation of the settlement from its historic landscape, however this development is small in scale in comparison to that proposed at the South Crofty site and while furthering the cumulative impact, particularly on the OUV of the WHS, it would be considered a relatively small contributor, particularly if recommendations regarding the design of the proposed dwellings and the retention and conversion of the historic buildings at Church View Farm were accepted. Due to the location within a conservation area and the proximity to the World Heritage Site, the cumulative impact of this development is considered **moderate adverse**. This could be assessed as a large/very large significance of effect in relation to the WHS.

#### 4.3.7 HISTORIC LANDSCAPE

The proposed development lies within agricultural land forming a small farm holding on the southern edge of Tuckingmill. Its historic landscape setting comprised the settlement of Tuckingmill to the north and west and the industrial mining landscape of Dolcoath and South Crofty mines to the south and east. Much of this historic landscape setting has been eroded through the closure and gradual dismantling of the mines, and the addition of 20<sup>th</sup> century housing to the west. The property now forms an almost isolated green space in the centre of modern residential, industrial and infrastructure developments. The loss of this element of the historic landscape could be considered **moderate**.

TABLE 6: SUMMARY OF IMPACTS AND EFFECTS

Asset	Type	Distance	Value	Significance of Effects	Magnitude of Impact	Overall Assessment
Indirect Impacts						
Church of All Saints	GII	88m	Medium	Slight	Minor Adverse	Slight Adverse
Parochial School	GII	60m	Medium	Neutral	No Change	Neutral
Compressor House and Chimney Opposite Technical College Site	GII	225m	Medium	Neutral	No Change	Neutral
Tuckingmill Conservation Area	CA	On site	Medium	Slight	Minor Adverse	Slight Adverse
Camborne and Redruth Mining District Area of the Cornwall and West Devon Mining Landscape World Heritage Site	WHS	<1m	Very High	Large/Very Large or Moderate/Large if buildings at Church View Farm Retained	Moderate Adverse or Minor Adverse if buildings at Church View Farm Retained	Large/Very Large Adverse or
						Moderate/Large Adverse if buildings at Church View Farm Retained

Church View Farm	n/a	On site	Low	Slight/Moderate	Moderate Adverse (if buildings retained) or Major Adverse if buildings demolished	Slight (if buildings retained) Slight/Moderate (if buildings demolished)
Landscape Character						
Historic Landscape	n/a	n/a			Moderate Adverse	Moderate Adverse
Aggregate Impact	n/a	n/a			Negligible Adverse	Neutral/Slight Adverse
Cumulative Impact	n/a	n/a			Moderate Adverse	Moderate adverse

#### 4.3.8 RECOMMENDATIONS AND MITIGATION

It is recommended that any proposals to develop this site for residential use, should retain the historic character of this site and contribution that this makes to the setting of the Conservation Area and attributes of the OUV of the WHS, primarily the mid-19<sup>th</sup> century buildings. These should be appropriately incorporated into any design plans for the site, retaining in particular the character and aesthetic of Church View Farm House and to a lesser extent its surviving historic associated outbuildings. This could include the reuse of design details, and the reuse of materials from these structures.

Any development should be sensitive to the proximity of the WHS and its setting and its location within a Conservation Area. This should include the use of appropriate vernacular materials and designs which integrate the development with the surrounding 19<sup>th</sup> century residential properties and do not jar or stand out against the historic housing stock.

Constructional phase impacts e.g. increased aural intrusion could be lessened in particular with regards to the appreciation of the significance of the Church by ensuring noisy constructional operations do not take place during the main service times.

## 5.0 CONCLUSIONS

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The site lies on the southern side of the settlement of Tuckingmill, which originated in the medieval period but developed substantially during the Post Medieval period as a result of the large number of successful mining ventures in this area. Much of the land around (especially south) of Tuckingmill was owned by the Bassetts of Tehidy, who by the later 19<sup>th</sup> century were documented as the fourth largest landowner in Cornwall as a result of their vast wealth acquired through their ownership of mines including Dolcoath, to the south of the site, one of the richest copper mines in England.

The proposed development site forms part of the holding of Church View Farm, which was constructed in the mid-19<sup>th</sup> century, certainly after 1841 and potentially prior to 1851, possibly by William Rutter, a mine agent and captain of the nearby South Crofty Mine. It appears never to have had much of a land holding accompanying it, suggesting it was intended less as a farm and more as a relatively substantial, detached residence. It seems to have become the dwelling of those primarily involved in farming in the later part of the 19<sup>th</sup> century but it seems not to have specifically been named as Church View Farm until the early 20<sup>th</sup> century. The Grade II Listed Church of All Saints, after which the farm and adjacent road takes its name was constructed from 1843.

The proposed development would see the construction of 36 dwellings on one agricultural field to the north and west of Church View Farm. Due to evidence of extensive ploughing of this site, direct impacts are unknown but potentially limited. Church View Farm is an undesignated heritage asset within a Conservation Area and adjacent to a World Heritage Site. Its historical associative and illustrative value add to the narrative of the mining heritage of this area and as such, although not within the WHS, it can be considered as contributing to the attributes of the OUV of the WHS. The existing farmhouse and contemporary ancillary buildings at Church View Farm, although undesignated heritage assets, make a strong contribution to the character of this area and their narrative is interwoven with the mining heritage that this area is designated a World Heritage Site for. A structural appraisal of the buildings (Datson Consulting 2022) states that as a result of the fire in 2021 and subsequent water ingress which has permeated into the fabric of the building, although no evidence of subsidence or ground movement was noted, the poor structural condition of the buildings means that their reuse is not possible however elements from the buildings e.g. stone, granite lintels could be reused in replacement structures. Although it would be preferable for the buildings to be retained, if this is not possible it is recommended that should planning permission be granted, full building recording of the buildings at Church View Farm is undertaken prior to any demolition work or groundworks on site. It is also recommended that given the contribution made to attributes of the OUV and setting of the WHS by Church View Farm, any replacement buildings in this location should retain the footprint and/or design elements of Church View Farm (for example the window detailing and round headed window) which if done in an appropriate and sympathetic way would reflect the former use of the site and enhance the setting and significance of the WHS.

The indirect impacts on nearby designated heritage assets, namely the Grade II Listed Church of All Saints are considered slight adverse. There is a potential constructional phase impact on the closest heritage assets in terms of aural and visual intrusion, though this impact will only be temporary. A number of developments are proposed in this area, many focused around the South Crofty Mine site. This proposed development therefore potentially represents the infill of the last area of agricultural land between the mining areas and the settlement of Tuckingmill. Due to the location within a Conservation Area and the proximity to the World Heritage Site, the cumulative impact of this development is considered moderate adverse.

With this in mind, the overall impact of the proposed development can be assessed as **Moderate Adverse**. Recommendations and proposed mitigation measures have been made as part of this

assessment. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but is considered unlikely to encounter any archaeological features or deposits.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY



1. VIEW OF SITE FROM THE ENTRANCE, VIEWED FROM THE NORTH.



2. RECENT MINING INVESTIGATION TRENCHING, VIEWED FROM THE SOUTH.



3. CHURCH VIEW, WEST ELEVATION, VIEWED FROM THE NORTH-WEST.



4. CHURCH VIEW, EAST ELEVATION, SHOWING FIRE DAMAGE, VIEWED FROM THE NORTH-EAST.



5. GARDEN FEATURE TO THE NORTH OF THE FARMHOUSE, VIEWED FROM THE NORTH.

## APPENDIX 2: 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/or its setting (indirect impact). The methodology employed in this assessment is based on the approaches advocated in *Managing Significance in Decision-Taking in the Historic Environment* [GPA2 Historic England 2015] and *The Setting of Heritage Assets 2<sup>ND</sup> Edition* [GPA3 Historic England 2017], used in conjunction with the ICOMOS [2011] and National highways [DMRB LA 104 2020] guidance. This Appendix contains details of the statutory background and staged 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)<sup>4</sup>. 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<sup>5</sup>, 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.*

In addition, the Ancient Monuments and Archaeological Areas Act 1979<sup>6</sup>, the Protection of Wrecks Act 1973<sup>7</sup>, and the Historic Buildings and Ancient Monuments Act 1953<sup>8</sup> also contain relevant statutory provisions.

Unitary councils, county councils, and district councils usually have local policies and plans, based on national guidelines, that serve to guide local priorities.

### Development within a Historic Environment

Any development within a historic environment has the potential for both *direct* and *indirect* impacts. Direct impacts can be characterised as the physical effect the development may have on heritage assets within, or immediately adjacent to, the redline boundary. These impacts are almost always adverse, i.e. they represent the disturbance or

<sup>4</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf).

<sup>5</sup> <https://www.legislation.gov.uk/ukpga/1990/9/contents>.

<sup>6</sup> <https://www.legislation.gov.uk/ukpga/1979/46/contents>.

<sup>7</sup> <https://www.legislation.gov.uk/ukpga/1973/33/contents>.

<sup>8</sup> <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents>.

destruction of archaeological features and deposits within the footprint of the Scheme. Indirect impacts can be characterised as the way the development affects the visual, aural, and experiential qualities (i.e. setting) of a designated heritage asset in the wider area, where the significance of that asset is at least partly derived from those qualities. These impacts can be adverse, beneficial, or neutral.

The *designated heritage assets* (see below) potentially impacted by a development are, by definition, a known quantity and, to a greater or lesser extent, their significance is appreciated and understood. In general, undesignated heritage assets of comparable value to designated assets are also readily identifiable. Nonetheless, understanding of the value and significance of the designated heritage assets must be achieved via a staged process identification and assessment in line with the relevant guidance.

In contrast, unknown archaeological assets are, by definition, unidentified, unquantified and their significance is not understood. Clear understanding of the value and significance of the archaeology must therefore be achieved via a staged process of documentary and archaeological investigation in line with the relevant guidance.

### Significance in Decision-Making

It is the determination of *significance* that is critical to assessing level of impact, whether the effect is determined to be beneficial or adverse. The PPG states: *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*<sup>9</sup>.

The relevant Historic England guidance is *Managing Significance in Decision-Taking in the Historic Environment*<sup>10</sup>. The following is a staged process for decision-taking, largely based on that document.

1. Identity the heritage asset(s) that might be impacted.
2. Understand the significance of the affected asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise, and mitigate impact in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.
6. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.
7. Offset negative impacts on aspects of significance by enhancing through recording, disseminating, and archiving archaeological and historical interest of the important elements of the heritage assets affected.

In general, impact assessment addresses Steps 1-3 and 7, but may include Steps 4-6 where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*.

For designated heritage assets, which have been designated *because* they are deemed significant, Step 1 is relatively straightforward, and Step 2 is also, to a degree quantified, as the determination of significance, to a greater or lesser extent, took place then the heritage asset was designated<sup>11</sup>. For undesignated heritage of assets comparable value, or for archaeological sites that may have not been investigated (or were unknown or poorly understood prior to identification), a staged process of assessment is required (below).

Once an assessment of value and significance has been made, either by reference to designation or comparable importance if undesignated, the significance of the effect (TABLE 9) and magnitude of the impact (TABLE 10) can be determined. The former is logical and objective, the latter is a more nuanced but subjective, and the accompanying discussion provides the more narrative but subjective approach advocated by Historic England. This is 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 substantial adverse is almost never achieved). This is in adherence with GPA3<sup>12</sup>.

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<sup>9</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 007.

<sup>10</sup> Historic England 2015: *Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning Note 2*. Paragraph 6.

<sup>11</sup> With the caveat that Listed building descriptions vary in quality between authorities, and interiors may not have been inspected.

<sup>12</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 19.

In the NPPF, adverse impact is divided into the categories: *total loss*, *substantial harm*, and *less than substantial harm*. The bar for substantial harm was set at a very high level in 2013 by the case *Bedford BC v SSCLG38*. However, following a recent High Court action<sup>13</sup> it is possible a *major adverse impact* may now qualify as a *substantial harm*. Any lesser adverse impact will constitute a *less than substantial harm*. TABLE 11 shows how this report correlates the two systems.

It is important to state that, whereas the assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of the development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated by the impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

In this context it is useful to remember that *setting is not itself a heritage asset, nor a heritage designation... its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*<sup>14</sup>. Thus it is not simply the contribution to significance that is important, but also how a setting facilitates or hinders an appreciation of the significance of a heritage asset. *The contribution of setting to the significance of a heritage asset is often expressed by reference to views*<sup>15</sup>, but *...setting is different to general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*<sup>16</sup>. Thus it is possible for views between and across heritage assets and a development to exist without there necessarily being an effect.

In addition, and as PPG states<sup>17</sup>: *The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

The concept of setting is explored in more detail below (see *Definitions*).

### 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 7: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N). TABLE 7 Table 4 is taken from the current DMRB; Table 5 refers back to the 2011 DRMB which more usefully defines value in relation to designation.

TABLE 7: 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.

<sup>13</sup> UK Holocaust Memorial in Victoria Tower Gardens in Westminster, reference APP/XF990/V/193240661.

<sup>14</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.

<sup>15</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 10. The sentiment is also expressed in the PPG glossary.

<sup>16</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 16.

<sup>17</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 013.

TABLE 8: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

TABLE 9: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104 2020; ICOMOS 2011, 9-10).

	Value of Heritage Asset	Scale and Severity of Change/Impact				
		No Change	Negligible Change	Minor Change	Moderate Change	Major Change
		Significance of Effect or Overall Impact (either adverse or beneficial)				
Environmental Value (Sensitivity)	WHS sites that convey OUV	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
	Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
	Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
	Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 10: 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 11: SCALES OF IMPACT AS PER THE NPPF, RELATED TO TABLE 10.

Scale of Impact		
No Change	<i>Neutral</i>	No impact on the heritage asset.
Less than Substantial Harm	<i>Negligible Adverse</i>	Where the developments may be visible or audible but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
	<i>Minor Adverse</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
	<i>Moderate Adverse</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Substantial Harm	<i>Substantial Adverse</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.
Total Loss	<i>Total Loss</i>	The heritage asset is destroyed.

### Staged Investigation – Direct Impact

The staged approach for the assessment of direct impacts references the publication *Significance in Decision-Taking in the Historic Environment*<sup>18</sup>. The aim of this assessment is to establish the *archaeological baseline* for the site and determine the likely significance of the archaeological resource. This staged approach starts with desk-based assessment<sup>19</sup>, may conclude with intrusive investigations, and may reference some or all of the following:

1. Documentary research (published works, primary and secondary sources in record offices).
2. Existing archaeological reports or surveys for the site.
3. Historic maps.
4. Archaeological research (historic environment records (HER), event records (HER), Historic England National List; Portable Antiquity Scheme (PLS) records, grey literature reports (available from the Archaeological Data Service).
5. Historic Landscape Characterisation (HLC).
6. Aerial photography (National Mapping Programme, historic aerial photographs (Historic England, Cambridge, Britain from Above), recent commercial photography (Google Earth)).
7. LiDAR analysis (Environment Agency data, TELLUS data).
8. Oral testimony.
9. Walkover survey (or for historic buildings, a historic building appraisal<sup>20</sup>).

<sup>18</sup> Historic England 2015: Managing Significance in Decision-Taking in the Historic Environment: *Historic Environment Good Practice Advice in Planning Note 2*.

<sup>19</sup> ClfA 2014 updated 2020: *Standard and guidance for historic environment desk-based assessment*.

<sup>20</sup> Historic England 2016: *Understanding Historic Buildings: A Guide to Good Recording Practice*.

10. Geophysical survey, if suitable (magnetometry, electrical resistance, ground-penetrating radar)<sup>21</sup>.
11. Archaeological trench evaluation<sup>22</sup>, if appropriate.

Following the conclusion of this staged process, an assessment of the archaeological potential of the site is produced and (if appropriate) recommendations made, including for further investigation, analysis, and publication to be undertaken, as mitigation for the proposed development. This document will normally only cover Items 1-10.

### Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact. However, the only one relevant to direct impact is the *construction phase*. Construction works have direct, physical effects on the buried archaeology of a site. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. *Operational* and *decommissioning* phases are only relevant where elements of the buried archaeological resource survive, but in most instances (excluding PV sites and wind turbines), these impacts are permanent and irreversible.

### Staged Investigation – Indirect Impact

The staged approach for the assessment of indirect impacts references the *Setting of Heritage Assets*<sup>23</sup>. The aim of this assessment is to identify the designated heritage assets outside the redline boundary that might be impacted upon by the proposed development, determine if an effect on their significance via setting is possible, and establish the level of impact. The staged approach advocated by GPA3 contains the following steps<sup>24</sup>:

6. Identify which heritage assets and their settings are affected.
7. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
8. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
9. Explore ways to maximise enhancement and avoid or minimise harm.
10. Make and document the decision and monitor outcomes.

*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. For this assessment, the second part of the process is to examine the heritage assets within the search radius and assign them 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 scoped out of the assessment but may still be listed in the impact summary table.

Dependant on the nature of the development, this work may be informed, but not governed, by a generated ZTV (zone of theoretical visibility).

Pursuant to *Steps Two and Three*, a series of site visits are made to the designated heritage assets of Categories #1 and #2. Each asset is considered separately and appraised on its significance, condition, and setting/context by the assessor. The potential impacts the development are assessed for each location, taking into account site-specific factors and the limitations of that assessment (e.g. no access, viewed from the public road etc.). Photographic and written records are compiled during these visits. If a ZTV has been used in the assessment, the accuracy of the ZTV is corroborated with reference to field observations.

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<sup>21</sup> CIfA 2014 updated 2020: *Standard and guidance for archaeological geophysical survey*. Schmidt, A., Linford, P. Linford, N. David, A, Gaffney, C., Sarris, A. & Fassbinder, J. 2016: *EAC Guidelines for the Use of Geophysics in Archaeology*.

<sup>22</sup> CIfA 2014 updated 2020: *Standard and guidance for archaeological field evaluation*.

<sup>23</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.

<sup>24</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.

Step 4 is possible where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*. In many instances, adverse outcomes (and more rarely, beneficial outcomes) are unavoidable, as mitigation would have to take place at the heritage asset concerned or within an intervening space, and not the proposed site itself.

Assessment and documentation, Step 5, takes place within this document. The individual asset tables are completed for each assessed designated heritage asset, and, with an emphasis on practicality and proportionality,<sup>25</sup> assets are grouped by category (e.g. churches, historic settlements, funerary remains etc.) and provided with a generic preamble that avoids repetitious narrative. This initial preamble establishes the baseline sensitivity of a given category of monument or building to the potential effect; the individual entries that follow then elaborate on local circumstance and site-specific factors. The individual assessments are to be read in conjunction with the overall discussion, as the assessment of impact is reflection of both.

As discussed (elsewhere, this document), the critical assessment is to determine the contribution of setting to the significance of the heritage asset, and/or the ability of the setting to facilitate an appreciation of that significance. Views are important but not paramount, and views to and from a proposed development can exist without adverse effect. Some assets are intrinsically more sensitive to change in their environment than others; a useful shorthand for this can be found in TABLE 12.

TABLE 12: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eye-catchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

### Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact: the *construction phase*, the *operational phase*, and the *decommissioning phase*. In most instances, impacts are impermanent and reversible, as a turbine can be dismantled, a tower block demolished, or trees may grow up to screen an ugly elevation.

#### 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 design and/or planting. Large development can have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

#### Decommissioning Phase

Relevant to wind turbines and PV sites, less relevant to other forms of development. These impacts would be similar to those of the construction phase.

### Group Assessment

Individual assessments give some indication as to how a development may affect a particular cottage, historic park, or hillfort, but collective assessment are also necessary, reflecting the effect on the historic environment in general.

### Cumulative Impact

<sup>25</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraphs 2, 17, 19, 21, 23, 41.

A single development will have a direct physical and an indirect 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. PPG states<sup>26</sup>: *When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

GPA3 states<sup>27</sup>: *Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it.*

However, the cumulative impact of a proposed development can be difficult to determine, as consideration must be given to consented and pre-determination proposals as well as operational or occupied sites.

#### *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, rather than multiple developments on a single asset.

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<sup>26</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 013.

<sup>27</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 9.3.

## Definitions

### Heritage Assets

The NPPF Glossary defines heritage assets as: *A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*<sup>28</sup>. This is a fairly broad definition for an expanding range of features, as what is considered of little heritage interest today may – due to location, rarity, design, associations, etc. – be considered of heritage value in the future.

### Significance

The NPPF Glossary defines significance as: *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*<sup>29</sup>.

### Conservation Principles

In making an assessment, this report adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in the English Heritage 2008 publication *Conservation Principles*<sup>30</sup>. These are used to determine and express the relative importance of a given heritage asset. The definition of those terms is summarised below:

#### 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. However, it is an assessment of *potential* – known value falls under the umbrella of historical value (below).

#### 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.

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<sup>28</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

<sup>29</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

<sup>30</sup> English Heritage 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.

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.

#### *Significance in the NPPF*

The NPPF operates on a slightly differently set of criteria to the Conservation Principles, a divergent trajectory that will doubtless be addressed when the Conservation Principles are revised. Under the NPPF, value is expressed as *archaeological interest*, *architectural and artistic interest*, and *historic interest*. The following is taken from the NPPF PPG<sup>31</sup> document, followed by commentary:

#### *Archaeological Interest*

*As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.* This interest most closely accords with evidential value. While it usefully extends that definition to include known elements, the emphasis on *archaeological* interest unhelpfully seems to preclude the built environment.

#### *Architectural and Artistic Interest*

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.* This interest most closely accords with aesthetic value, but the use of the term *architectural* seems prejudiced against vernacular forms of built heritage, and fortuitous aesthetics.

#### *Historic Interest*

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.* This interest most closely accords with historical value, and extends to include communal value, though with diminished emphasis.

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<sup>31</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 006.

## Concepts from World Heritage Guidance

World Heritage Sites are assessed with reference to their own, non-statutory, guidance<sup>32</sup>. This includes the useful concepts of *authenticity* and *integrity*<sup>33</sup>:

### Authenticity

Authenticity 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 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.

## 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. The NPPF Glossary defines a designated heritage asset as: *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*<sup>34</sup>.

### 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

<sup>32</sup> ICOMOS 2011: *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties: a publication of the international Council on Monuments and Sites.*

<sup>33</sup> UNESCO 2021: *Operational Guidelines for the Implementation of the World Heritage Convention.* Paragraphs 79-95.

<sup>34</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

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 importance, 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.

### *Setting*

The assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of a development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated via impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

The NPPF Glossary defines the setting of a heritage asset as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*<sup>35</sup>.

The principal guidance on this topic is contained within one publication: *The Setting of Heritage Assets: Good Practice Advice* <sup>36</sup>. Where the impact of a proposed development is largely indirect, the importance of the setting to the significance of the heritage asset becomes the primary consideration of the impact assessment. The following extracts are from GPA3<sup>37</sup>:

*The NPPF makes it clear that the extent of the setting of a heritage asset '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.*

There are two ways in which change within the setting of a heritage asset may affect its significance:

- Where the setting of the heritage asset contributes to the significance of the heritage asset (e.g. the historic park around the stately home; the historic streetscape to the Listed shopfronts).
- Where the setting contributes to the ability to appreciate the significance of the heritage asset (e.g. clear views to a principal façade; well-kept garden to a Listed cottage).

GPA3 states: *The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place...*<sup>38</sup> *The Setting of Heritage Assets*<sup>39</sup> lists a number of instances where views contribute to the particular significance of a heritage asset:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations, including viewing points and the topography of battles.
- Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- Those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- Those assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial, or religious reasons, including military and defensive sites, telegraphs or beacons, prehistoric funerary and ceremonial sites, historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.

However, as stated in PPG<sup>40</sup>: *Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.*

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<sup>35</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

<sup>36</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.).

<sup>37</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraphs 8, 9.

<sup>38</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 10.

<sup>39</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 11.

<sup>40</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#assess-substantial-harm>. Paragraph 013.

Furthermore, as stated in GPA3<sup>41</sup>: *Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.*

These documents make it clear that views to, from, or including, a heritage asset can be irrelevant to a consideration of setting, where those views do not contribute to either the significance of the asset, or an ability to appreciate its significance.

In addition, visibility alone is no 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<sup>42</sup> 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, 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.

GPA3 also details other area concepts that exist in parallel to, but separate from, setting. These are *curtilage*, *historic character*, and *context*<sup>43</sup>.

#### *Curtilage*

*Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage.* The concept of curtilage is relevant to Listed Building Consent, and where development occurs within the immediate surroundings of the Listed structure.

#### *Historic Character*

*The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.* The concept of character area<sup>44</sup> can be relevant to developments where extensive areas designations (Registered Parks and Gardens, Registered Battlefields, Conservation Areas, and World Heritage Sites; also towns and larger villages) are divisible into distinct character areas that a development may impact differently due to proximity, visibility etc.

#### *Context*

*The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'.* This concept is a useful, though non-statutory one, as heritage assets may have a relationship with the surrounding landscape that is non-visual and based e.g. on their historical economy. This can be related to landscape context (below), but which is a physically deterministic relationship.

#### *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

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<sup>41</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 16.

<sup>42</sup> 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.

<sup>43</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraph 7.

<sup>44</sup> Historic England 2017: *Understanding Place: Historic Area Assessments*.

to the scale of the landform and modified by cultural and biological factors like field boundaries, settlements, trees, and woodland. Together, these contribute to local 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.

#### *Principal Views, Landmark Assets, and Visual Impact*

Further to the consideration of views (above), 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*).

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 (this is the *amenity value* of views<sup>45</sup>). 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, where they contribute to significance.

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.

Where a new development has the potential to *visually dominate* a heritage asset, even if the contribution of setting to the significance of a heritage asset is minimal, it is likely to impact on the ability of setting to facilitate an appreciation of the heritage asset in question and can be regarded as an adverse effect.

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

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<sup>45</sup> Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> ed.). Paragraphs 14-16.

diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development, some of which are seasonal or weather-related.



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