

Heritage Statement

Site Name: Tregray House

Address of Site: Tregray House, Tregajorran, Redruth, TR15 3YU

Grid Reference: SW 67337 40775

Introduction

This Heritage Statement forms part of the application prepared by the homeowners in respect of the proposal to enable the placement of four (4) Shepherds Huts on amenity land associated with the property Tregray House, Chapel Hill, Tregajorran as an independent holiday let. This statement addresses how the proposal will meet the requirements of Paragraph 189 of the NPPF.

Paragraph 189 of the NPPF states:

‘ In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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.’

Identifying the Heritage Asset

The Cornwall and West Devon Mining Landscape was designated a World Heritage Site by UNESCO in 2006. The site lies within 'Area 5: Camborne and Redruth Mining District' described within the 2013-2018 Management Plan as 'the most heavily industrialised tin and copper mining district in the Site, and also contains its most significant urban centres of mining population. It includes the remains of mines (including three in situ beam engines}, their transport infrastructure, ancillary industries and important mining settlements, including Redruth and the mining engineering "new town" of Camborne' (Cornwall Council 2012, p43).

The Heritage Gateway describes Tregajorran as; *An eighteenth century copper mine, the sett of which was granted in 1763 in Tregajorran Croft. Tregajorran was drained by two engines and ceased production in 1824 having produced 1,784 tons of copper ore between 1813-1824. In 1832 it was amalgamated with neighbouring mines to form Carn Brea Mines (34008) for which see detailed history (b1,2).*

The site, lies within the north west boundary of the rural Carn Brea Conservation Area.

This Conservation Area is principally rural and open in character, taking in the rough ground and former smallholding enclosures of Carn Brea with the only urban components being the medieval settlement of St Euny (Redruth Churchtown) and the industrial mining settlement of Carn Brea Village.

Assessment of Impact & Conclusion

The application site is located in an area which has witnessed extensive historical mining. Ordnance survey mapping circa 1880 shows that the application site prior to residential construction was an area for mining spoil.

The size, scale and design of the shepherds' huts with their agricultural background are in keeping with other similar agricultural buildings, such as the existing stables in the surrounding area. Therefore, the shepherds' huts provide a minimal impact on the site's immediate context and landscape.

The scheme conserves the historic boundary of the site as the proposals do not propose to amend or alter the existing landscape or boundaries.

We do not consider the proposed development will impact on the Outstanding Universal Value of the World Heritage Site for the following reasons:

- There will be no loss or disturbance of historic fabric above or below ground;
- No archaeological impacts above or below ground; and
- The proposal does not alter the setting or change the relationship between buildings or alters the scale.

Dated: 13/03/2021