

The Clubhouse
Cape Cornwall Golf Club
St. Just-in-Penwith
Cornwall

Proposed Development
of New Facilities

Heritage Impact Assessment

AH Project Ref: AH1234

January 2021



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1. SUMMARY

PROJECT NAME:	CAPE CORNWALL GOLF CLUB: PROPOSED DEVELOPMENT OF NEW FACILITIES
LOCATION:	ST. JUST-IN-PENWITH, CORNWALL
NGR:	135682, 31698
TYPE:	HERITAGE IMPACT ASSESSMENT

In October 2019 Armour Heritage was commissioned to complete a baseline heritage assessment (HIA; Armour Heritage 2019) in respect of a proposal to refurbish and extend the Clubhouse at Cape Cornwall Golf Club, St. Just-in -Penwith, Cornwall, centred on NGR 135682, 31698 and referred to hereafter as 'the Site' (Fig. 1). Subsequent to this, in December 2020, plans were finalised and a second issue of the HIA (this document) has been completed. The Site comprises an irregular parcel of land of c. 1ha comprising the Clubhouse and associated buildings, car parking, an access road and a putting green. It is situated close to the coast, some 625m from Cape Cornwall which includes a Grade II Listed mine chimney. For unexplained reasons, the chimney features twice in the National Heritage List (Fig. 2; LB4, LB5). The Clubhouse at Cape Cornwall Golf Club lies some 80m south of Cape Cornwall Road which runs from Cape Cornwall to the town of St. Just, c. 800m east of the Site, much of which forms the St. Just Conservation Area. The Site also lies within the St. Just Mining District, Area A1 of the Cornwall and West Devon Mining Landscape World Heritage Site.

The planning proposal comprises the refurbishment of the Clubhouse to include an attached Function Room extension to the north, the development of further residential accommodation blocks to the north and south, and changes to the existing roof. Detail of the proposals is included in Section 7.

The site visit and the subsequent completion of assessments of significance in respect of individual heritage assets and designated areas has resulted in the conclusion that the proposed development at the Cape Cornwall Golf Club is acceptable in terms of assessed impacts on the significance of heritage assets and the wider OUV of the WHS. The Golf Club, and in particular the Site, represents a modern development within the wider landscape, although it has been established now for some 40 years. In its current form it has not been found to impact negatively on the OUV of the WHS, the settings of heritage assets or the wider value of the historic coastal landscape.

In respect of the proposals for development at the Site, the proposed new buildings are set within the relatively compact area around the existing Clubhouse. Photomontages produced by the project architects confirm that visual impacts and visible changes at the Site, particularly in longer views, will be minimal. Assessment of the potential impacts on the setting and significance of nearby Listed Buildings has found that the proposed low level of change at the Site will not result in harm to the heritage assets.

In relation to the Site location within the World Heritage Site, it is concluded that aesthetically, both in its former incarnation as a coastal farm, and currently as a Golf Club, the Site and its wider environs contribute only on a minor visual level to the OUV of the WHS, with no significant historical component associated with this contribution. The Site currently represents a compact group of buildings with proposed new buildings clearly blending well into the existing built form of the former agricultural complex. The proposals result in no change of use at the Site, or any change in nature to the wider landscape or landform of the Cape Cornwall area. Furthermore, they will result in no change to the fundamental nature of the Site which remains part of the Cape Cornwall Golf Club, established nearly 40 years ago with no identifiable negative impact on the OUV of the WHS. It is concluded therefore that no harm to the OUV of the WHS will result from what are relatively minor changes within the already developed Cape Cornwall Golf Club.

In terms of the potential for buried archaeology at the Site, the potential of the West Penwith area is assessed as high - this is particularly clear in respect of the prehistoric period. The Site itself appears to have undergone a degree of ground/contour remodelling in respect of both the historic farm and the more recent development. The potential for archaeology to survive at the Site is considered low, although it would be advisable to consult with Cornwall Council in this regard.

This assessment has been completed with due regard to the revised NPPF, the PPG, local planning policy, and guidance issued by Historic England and the ClfA.

2. INTRODUCTION

Outline

- 2.1. In October 2019 Armour Heritage was commissioned to complete a baseline heritage assessment (HIA; Armour Heritage 2019) in respect of a proposal to refurbish and extend the Clubhouse at Cape Cornwall Golf Club, St. Just-in -Penwith, Cornwall, centred on NGR 135682, 31698 and referred to hereafter as 'the Site' (Fig. 1). Subsequent to this, in December 2020, plans were finalised and a second issue of the HIA (this document) has been completed.

The Site

- 2.2. The Site, as shown below and in Fig. 1, comprises an irregular parcel of land of *c.* 1ha comprising the Clubhouse and associated buildings, car parking, an access road and a putting green.



Image 1: Aerial view of the Site showing nearby Listed Buildings – Cape Cornwall not shown

- 2.3. The Site is situated close to the coast, some 625m from Cape Cornwall which includes a Grade II Listed mine chimney. For unexplained reasons, the chimney features twice in the National Heritage List (Fig. 2; LB4, LB5). The Clubhouse at Cape Cornwall Golf Club lies some 80m south of Cape Cornwall Road which runs from Cape Cornwall to the town of St. Just, *c.* 800m east of the Site, much of which forms the St. Just Conservation Area. The Site also lies within the St. Just Mining District, Area A1 of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).
- 2.4. A putting green lies north of the Clubhouse, separated from it by a stone retaining wall. The putting green lies 3m+ below the level of a service area in front of the Clubhouse. To the south and west of the Site are a group of former farm buildings now converted for residential use. The buildings previously formed part of Nanpean Farm which was redeveloped into the Cape Cornwall Golf Club in 1990. The golf course lies to the south, west and north of the Site.

- 2.5. The Site lies on two levels, with the Clubhouse and other buildings lying at an elevation of c. 89m aOD and the green to the north at around 85m aOD.

Planning proposal

- 2.6. The proposal comprises the refurbishment of the Clubhouse to include an attached Function Room extension to the north, the development of further residential accommodation blocks to the north and south, and changes to the existing roof. Detail of the proposals is included in Section 7.

British Geological Survey data

- 2.7. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as Land's End Intrusion – Granite, an igneous bedrock formed between 358.9 and 252.2 million years BP. No superficial deposits are recorded.

Project aims

- 2.8. The general aims of this baseline assessment are:
- an assessment of all sites, monuments and features within a 1km study area centred on the Site's boundary;
 - an assessment of the potential for unidentified archaeological sites, features or finds at the Site;
 - an assessment of the potential for impacts on the setting and significance of designated heritage assets and areas, including the Outstanding Universal Value (OUV) of the WHS.

Limitations of data

- 2.9. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.10. It is recognised that the Cornwall and Scilly Historic Environment Record (HER) does not comprise a record of all surviving elements of the historic environment resource, but rather represents a record of the discovery of a wide range of archaeological and historical components in the county. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

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Instruction and limitations of this report

- 2.12. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains.
- 2.13. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.

- 2.14. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

3. PLANNING POLICY CONTEXT

Introduction

- 3.1. There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
- National Heritage Act 1983 (amended 2002);
 - Town and Country Planning Act (1990);
 - Planning (Listed Buildings and Conservation Areas) Act (1990);
 - National Planning Policy Framework (2019);
 - Planning Practice Guidance, Historic Environment (last updated July 2019);
 - Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
 - Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
 - Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: "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".
- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 3.6. Subsection (1) provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 3.7. Subsection (2) states: "The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993".

- 3.8. Subsection (3) states: "In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996".

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 3.9. The 2019 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 184) as ranging 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 generation. In relation to this paragraph, the policy states in Footnote 62 "The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making".
- 3.10. The NPPF states (para. 185) that: "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place".
- 3.11. In para. 186, the policy states that "When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

Proposals affecting heritage assets

- 3.12. A key policy section within the NPPF (Paras. 189-192) states that "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".
- 3.13. The NPPF continues "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 into account when considering the impact

of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".

- 3.14. Para. 191 adds "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision".
- 3.15. Of considerable importance to the planning process, para. 192 states that "In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

- 3.16. In respect of impact assessment, para. 193 sets out that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". Para. 194 continues "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a. Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;
 - b. assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 3.17. Footnote 63 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".
- 3.18. Of considerable importance is para 195 which states "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or *all* [AH emphasis] of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use".
- 3.19. Paras. 196-199 set out additional policy in this regard: "(196) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (197) The effect of an application on the

significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (198) Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (199) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted".

- 3.20. Regarding designated areas, the 2018 issue of the NPPF sets out in para. 200 that "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".
- 3.21. It continues in para. 201 "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 195 or less than substantial harm under paragraph 196, 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".
- 3.22. Finally, in para. 202, it is set out that "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies".

Planning Practice Guidance (PPG)

- 3.23. Planning practice Guidance was issued in 2019 in respect of the latest issue of the NPPF. The main sections relevant to heritage matters are set out below.

Setting

- 3.24. On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".
- 3.25. It continues "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 contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

- 3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".
- 3.27. It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".
- 3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

- 3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
- 3.30. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset;
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Cornwall Local Plan: Strategic Policies 2010-2030

Introduction

- 3.31. The Cornwall Local Plan was formally adopted on 22nd November 2016. The council has set out the following policy regarding archaeology, heritage and the historic environment.

Policy 24: Historic environment

- 3.32. The policy states that “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”.
- 3.33. It continues “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”.
- 3.34. In respect of the World Heritage Site, the policy states “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”.
- 3.35. The policy adds “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”.
- 3.36. Of relevance to the Site’s location and designation, Policy 24 continues “Great weight will be given to the conservation of 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”.

4. METHODOLOGY

Guidance

- 4.1. This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.
- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
- 1. Understand the significance of the affected assets;
 - 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 4.6. Regarding the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been

explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, ‘wildness’;
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;

- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

4.19. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated October 2020)

4.20. This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

4.21. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact".

Documentary research

4.22. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic Ordnance Survey maps were acquired from Landmark's *ProMap* service and other sources.

- 4.23. A synthesis of all relevant and significant information is presented below. A selection of historic maps are presented in Section 4, whilst a selection of photographs of the Site and other relevant graphics are presented as Figures and Images throughout this document.
- 4.24. Initial studies comprised the consultation of readily available information from documentary and cartographic sources.

Assessment Process

- 4.25. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historical and archaeological value of the Site which may be affected by development within its boundaries.
- 4.26. A 1km study area was established in respect of archaeological and historic landscape data supplied by the HER. The same study area was set in relation to NHLE data on designated sites, monuments and areas.

Assessment Criteria

- 4.27. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 4.28. Table 2, below, establishes the importance of a heritage asset in line with national criteria.

Table 2: Value of Heritage Assets

Importance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Introduction

- 5.1. The following section provides a summary of the archaeological and historical development of the Site and study area, compiled from a variety of sources. The aim is to establish the known and potential historic environment resource which could be affected by the proposed development at the Site.

Site visit



Image 2: North-facing elevation of Clubhouse

- 5.2. The Site was visited on 29th October 2019, where the Site and its wider setting were accessed in overcast conditions. The interior of the Clubhouse was accessed alongside its immediate and wider setting. Views to and from nearby designated heritage assets were also assessed along the Site's place within the wider WHS.

Previous studies

- 5.3. The HER records 64 archaeological or heritage related studies, referred to as 'events', within the 1km study area (Fig. 10). Many of these events refer to works, recording and management associated with the inscription of the area as part of the WHS.
- 5.4. Beyond the general WHS-related surveys, none of the events relate to the Site.
- 5.5. Where considered relevant to the Site and this assessment, events will be examined in more detail below.

Statutory and local heritage designations

- 5.6. The Site lies within Area A1 – St. Just Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site.
- 5.7. A 1km study area was set to inform the archaeological and heritage context to the Site. Within the study area the NHLE records seven Listed Buildings, only one of which lies close to the Site, comprising the Grade II Listed *Porthledden House* (Fig. 2, LB6) which is situated in an elevated position c. 70m to the north. Approximately 620m west of the Site, the chimney stack on Cape Cornwall is subject to two separate List Entries (Fig.2; LB4, LB5), recorded as *Mining Chimney* (LB4) and *Cape Cornwall Chimney* (LB5). The reason for this 'double' Grade II Listing is unknown. Some 280m northeast of the Site is the Grade II Listed *Lower Boswedden* (Fig. 2, LB7). The western extent of the St. Just Conservation Area lies around 820m southeast of the Site.
- 5.8. Three Scheduled Monuments are recorded in the 1km study area, comprising Promontory fort called Kenidjack Castle (Fig. 2, SM), Ballowall Barrow incorporating entrance grave, cairn, ritual pits and cists 420m WSW of Bollowal Farm (Fig. 2, SM2) and Medieval chapel called St. Helen's Chapel with a dwelling and enclosure at Cape Cornwall (Fig. 2, SM3).
- 5.9. Where relevant to this study, designated sites and monuments and their settings will be examined in more detail below.

Archaeological and historical context

Prehistoric (pre-43CE)

- 5.10. The area around the Site is one rich in evidence for prehistoric activity and occupation. Located 730m north of the Site at Kenidjack (Fig. 3, 32) is what has been interpreted as a Neolithic quarry (Stone & Wallis 1962).
- 5.11. A considerable number of Bronze Age finds, features and other evidence are noted in the HER. The HER entries lie to the west of the Site, at the eastern edge of Cape Cornwall itself. Some 330m west of the Site are the remains of a Bronze Age cist (Fig. 3, 35; Russell 1971). The feature lies immediately west of a field hedge and the surviving capstone measures 1.2m x 1.1m and is c. 0.2m thick. Three of the side stones are in position but the north side is missing. There is no surviving or reported evidence for a barrow.
- 5.12. An antiquarian report records a cairn which was destroyed prior to 1879 (Fig. 3, 30). No trace remains of the structure (Russell 1971). The cairn was located 355m west of the Site, close to the possible site of a barrow which was reported to be in existence in a field c. 1930 (Fig. 3, 29).

- 5.13. Around 420m south of the Site at Carn Glouce is the nationally important Scheduled site of Ballowall Barrow (Fig. 2, SM2; Fig. 3, 98). The barrow represents a "...rare association between a platform cairn, entrance grave, cists and ritual pits" (NHLE text). A group of middle and late Bronze Age urns were found within the barrow. These are largely late Bronze Age in date although one is recorded as Middle Bronze Age (Fig. 3, 20).
- 5.14. Some 50m southwest of Ballowall Barrow, an antiquarian report identifies the broad location of a "depressed cairn" (Fig. 3, 99) from which several Bronze Age artefacts were recovered.
- 5.15. At Kenidjack, a middle Bronze Age axe was recovered from the promontory fort (Fig. 3, 126) whilst some 120m southeast and east of this, evidence for Bronze Age occupation is recorded. The remains survive in the form of a barrow visible on aerial photographs (Fig. 3, 39), a second barrow, still partially extant (Fig. 3, 38) and a Bronze Age enclosure from which a founder's hoard was recovered, comprising four bronze objects three of which were *celts* (axe heads), and a quantity of smelted copper (Fig. 3, 31; Borlase 1878). These sites lie within an undated remnant prehistoric field system (Fig. 3, 27; Russell 1971).
- 5.16. Kenidjack Castle (Fig. 2, SM1; Fig. 3, 119) represents an Iron Age promontory fort or cliff castle. The site, a Scheduled Monument, comprises an enclosed area of coastal headland with a central steep, rocky spine topped by a slight wall and upright stones. Its landward boundary is defined by at least three banks with ditches, to both the north and south sides of the ridge. The promontory includes at least three features interpreted as hut circles considered to be broadly contemporary with the enclosure (Fig. 3; 23-15).
- 5.17. Two further promontory forts or cliff castles have been postulated in the study area; at Carn Glouce (Fig. 3, 118) and at Cape Cornwall above Priests Cove (Fig. 3, 117). Both lack any firm evidence for their existence and can probably be largely discounted.
- 5.18. The potential for the site of an Iron Age or early Romano-British round has been identified from field name evidence in an area some 250m south of the Site (Fig. 3, 127), based on the tithe map apportionment recording the field name *Round Field*. There is no archaeological evidence in support of this, however.
- 5.19. It is assessed that the potential for finds or remains of prehistoric date in any relatively undisturbed areas of the Site is at least moderate.

Romano-British (43CE-410CE)

- 5.20. There is very little evidence for any occupation or activity during the Romano-British period in this part of West Cornwall. The HER identifies a single findspot close to Kenidjack Castle, around 800m north of the Site (Fig. 4, 124). The find comprised a single coin – a denarius of Vespasian (AD69-79). It is assessed that the potential for finds or features of this period within the Site is negligible.

Early medieval (AD410-1066) to late medieval (1066-1529)

- 5.21. St. Just is first recorded in 1291 with a reference to the *Church of Sanctus Johannes*. It appears in various medieval records subsequently as *Seint Just* (1342) and *Yust* (1524). The name derives from the dedication of the parish church although virtually nothing is known about this obscure saint (Padel 1988), although Hals (1750) ascertained that the saint was "...St. Just the Roman, first Bishop of Rochester, afterwards Archbishop of Canterbury".
- 5.22. Evidence for early medieval activity close to the Site is recorded in the form of a granite Latin cross dug up in a field approximately 275m west of the Site (Fig. 5, 122). The cross was initially moved to the parish church but was returned to the remains of St. Helen's Chapel in 1985. The chapel remains are protected as a Scheduled Monument (Fig. 2, SM3) and include the chapel ruin with an associated dwelling and enclosure.

- 5.23. The remains of a group of lynchets of likely early medieval date (Fig. 5, 106) have been identified from aerial photographs as low earth banks and were plotted as part of the NMP (Fig. 11).
- 5.24. Evidence for early medieval settlement has been identified at Boswedden (Fig. 5, 16), first recorded in 1302 (Pool 1973). Further early settlement is recorded at Boscean (Fig. 5, 15; *ibid.*) and Ballowall (Fig. 5, 14; *ibid.*).
- 5.25. Medieval settlement is recorded at Nanpean which would potentially include the Site or part of it (Fig. 6, 19). Settlement is first recorded there in 1301 when it is identified as Nansvyon.
- 5.26. Just to the north of Cape Cornwall, aerial photographic evidence has identified a medieval slipway and associated wall (Fig. 6, 110). This discovery shows the local population to have relied to some degree on fishing as part of the medieval subsistence economy.
- 5.27. It is assessed that the potential for remains of medieval date to survive at the Site is moderate.

Post-medieval (1540 to 1900) and modern (1901-present)

- 5.28. During the post-medieval period, St. Just expanded becoming an important element of the mining district. Its growth due to the mining industry continued from at least the 17th century with more rapid expansion in the 1830s when rows of cottages were laid out on a fixed plan. A thriving market was in existence from the 17th century, and this increasingly industrial period saw further development of the commercial and service sectors in the town, along with religious and educational establishments. Following the decline of local mines during the 1860s, St. Just continued to expand through its provision of these facilities to the wider West Penwith area. The prevalence of these remains has led to the area being included in the World Heritage Site.
- 5.29. Nanpean Farm, which now comprises the Site and wider Golf Club, dates to the 19th century with many of the original farm buildings remaining extant though now mostly converted for residential and other uses.
- 5.30. As shown in Figs. 7-8, the study area contains a wealth of post-medieval and 19th century sites and remains, many of which relate to the mining industry, demonstrating the importance of mining to the local economy.
- 5.31. Further information on the developmental history of the Site and its environs is included in the historic map regression section below.

Historic map regression: the developmental history of the Site

- 5.32. The study of historic maps can help identify the potential for archaeological features, particularly former field boundaries, the locations of former buildings and other upstanding or dug features, now no longer visible in the landscape.

1610-11 John Speed's Map of Cornwall

- 5.33. This early 17th century map records the settlement at St. Just situated in Penwith Hundred, although no detail of the settlement's layout is included. Likewise, the Site is not illustrated in any form.

1809 John Hewitt's Map of Land's End, Cornwall

- 5.34. This early 19th century map of West Penwith and the Land's End peninsula shows a small number of buildings have been developed at Nanpean. The road to Cape Cornwall which marks the northern boundary of the modern Site is illustrated as extant by this time whilst the settlement of St. Just is shown as far smaller than it was to become in the mid-19th century.



Image 3: 1809 John Hewitt's Map of Land's End, Cornwall

1841 St. Just in Penwith Parish tithe map

- 5.35. The tithe map for St. Just-in-Penwith was completed in 1841 by R. Henwood, with the accompanying Apportionment document compiled in 1843. The map includes hill drawing, waterbodies, rock outcrops, building names, commons, mills, mines, a stamping mill, a 'fire whan', fire stamps and draft engine, a boat house and detailed coastline (Kain and Oliver 1995).
- 5.36. The Site boundary includes all or parts of four tithed plots. Several adjacent plots have been included in the table below to add broader land use context. Field name interpretation is generally after Field 1989 and 1993 or online research.

Table 3: 1841 St. Just in Penwith Parish tithe map

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
2430	Homestead &c.	John Batten, James Chenhalls	Yard &c.	Descriptive
2429	Barn and Mowhay	John Batten, James Chenhalls	Yard &c.	Descriptive
2431	The Drean	John Batten, James Chenhalls	Arable	'Drean' refers to brambles or thorn bushes
2444	Shop Field	John Batten, James Chenhalls	Arable	Land containing a shed
2443	Field	John Batten, James Chenhalls	Arable	Descriptive
2434	Meadow	John Batten, James Chenhalls	Arable	Descriptive

2433	Three Quarters	John Batten, James Chenhalls	Arable	Refers to the division of a larger piece of land
2432	North Way Field	John Batten, James Chenhalls	Arable	Refers to a field with a footpath or track (way)
2475	Praze Croft	James Chenhalls	Arable	From the Old Cornish <i>pras</i> 'meadow'
2476	The Ridger	James Chenhalls	Arable	Probably a reference to 'ridged land', or land formerly under strip cultivation



Image 4: 1841 St. Just in Penwith Parish tithe map

- 5.37. The Site and much of its environs was in the ownership of two men; John Batten and James Chenhalls, although all was tenanted. The farm at Nanpean was clearly an agricultural enterprise at this time with the bulk of fields in the area turned over to arable cultivation.
- 5.38. Several buildings are shown at Nanpean, some of which may have been incorporated into later buildings. None of the footprints shown here correspond directly with the modern layout of buildings, however.
- 5.39. Despite the construction of the golf course in the 1980s, the field boundaries, or remnant thereof, shown on this mid-19th century map are still visible in the landscape today, formed of granite walls.

1876 Ordnance Survey County Series 1:2,500

- 5.40. The first edition Ordnance Survey map shows an almost wholesale realignment of the buildings at Nanpean. The land directly north of the farm buildings is shown as rough pasture and a trackway crosses this area extending northeast toward the road. Again, it is difficult to reconcile the footprints of this suite of buildings with those currently extant at the Site.

- 5.41. A *Well* is marked just beyond the southwest corner of the Site.

1887-88 Ordnance Survey County Series 1:10,560

- 5.42. The 1887-88 OS map is effectively a less detailed reissue of the 1:2,500 first edition and no significant changes are apparent at or close to the Site, although a semi-circular earthwork or break of slope is clearly illustrated to the north of the farm buildings.



Image 5: 1887-88 Ordnance Survey County Series 1:10,560

1908 Ordnance Survey County Series 1:2,500

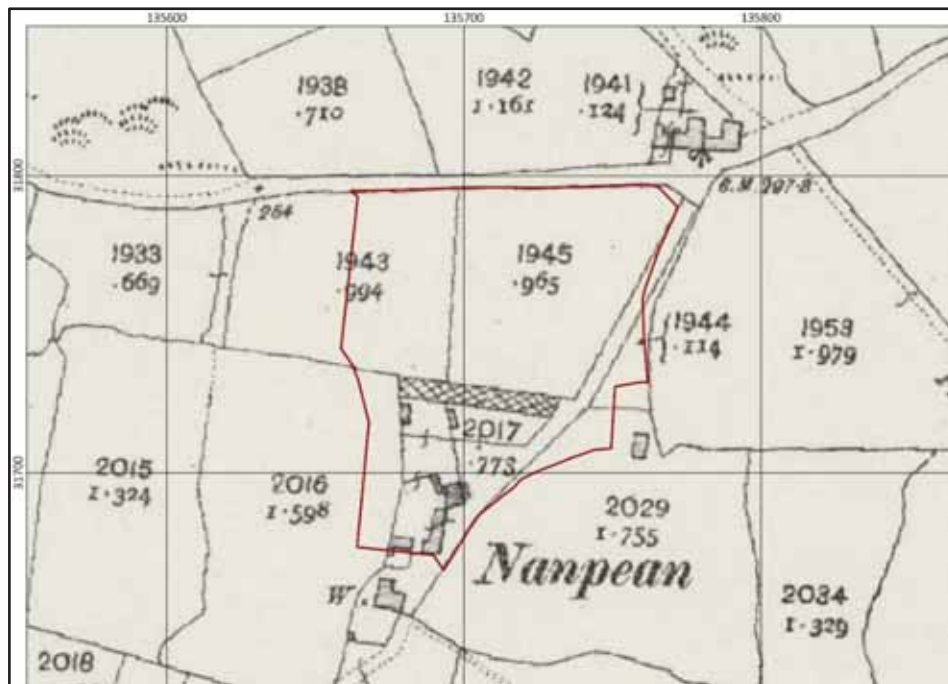


Image 6: 1908 Ordnance Survey County Series 1:2,500

5.43. By 1908, the buildings at the Site are illustrated as largely unchanged since the end of the 19th century. The central east-west land division, north of the main group of buildings, now includes a long glasshouse, presumably a lean-to structure. Two small sheds lie to the south of this structure.

5.44. The area to the north of the glasshouse and field boundary is shown once again as cultivated, whilst the access to the road to the north has been widened and formalised.

1963 Ordnance Survey Plan 1:10,560

5.45. The OS map sequence for the period between the 1910s and the 1960s is very patchy, with only one partial plan from 1938 available. This does not include the Site unfortunately. The next available map dates to 1963 which illustrates another remodelling of the buildings at the Site.

5.46. This map shows the two north-south orientated buildings which lie directly west and southwest of the modern Site boundary to now be extant, as is the southernmost east-west orientated building within the Site itself. The northern and eastern parts of the main Clubhouse are also extant by this date, shown as an inverted L-shape building.

5.47. A second access through the farmyard is now shown, joining Cape Cornwall Road at the northwestern corner of the modern Site boundary and the glasshouse is no longer illustrated.

5.48. Porthledden House (Fig. 2, LB6) is shown for the first time, although it is considerably earlier than the 1960s, having been completed around 1909.

1976-77 Ordnance Survey Plan 1:2,500

5.49. By the mid-1970s, further buildings have been added at Nanpean Farm. The north elevation of what is now the clubhouse includes two additional attached units which extend its footprint to the land division south of Cape Cornwall Road. Porthledden House is now illustrated as *Porthledden Hotel (P.H.)*.

1981 Ordnance Survey Plan 1:10,000

5.50. No significant change is apparent at the Site in this map, although the schematic nature of the illustration of buildings does not allow for any accurate identification of their footprints.

Satellite imagery

5.51. The modern Google Earth sequence covers the period 2001 to 2019. The 2001 image shows the Golf Club as fully developed. No further developments, beyond some minor changes to the holes and the roof structure of the Clubhouse, are apparent through the remainder of the sequence.

Historic Landscape Character

5.52. The Historic Landscape Characterisation for Cornwall reflects the modern use of the Site and its environs, recording it as *Recreational*, summarised as "Late 19th and 20th century tourism and recreation features. Mainly golf courses, coastal chalet/caravan parks and theme parks. Smaller areas of recreational facilities are absorbed into other Types, particularly Settlement".

5.53. It is assessed that the HLC of the Site and its environs is of negligible historical and archaeological value.

6. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 6.1. It was confirmed during the site visit that a small number of Listed Buildings lie relatively close to the Site. Of these, it was apparent the settings of the Grade II Porthledden House (Fig. 2, LB6) and the Cape Cornwall Chimney (Fig. 2, LB5) were at risk of harm due to any proposed development at the Site.
- 6.2. The Site also lies within the St. Just Mining District of the WHS and the relationship between the two will also be examined in further detail below.
- 6.3. Other individual heritage assets in the wider study area have been scoped out of further assessment due to the situation of the Site relative to them, through the screening/masking effects of the local topography and built environment.

The Clubhouse (Fig. 1; undesignated)

Statement of significance

The building and its setting

- 6.4. The extant Clubhouse represents a remodelling and extension of an agricultural building of 20th century origin. The rebuilding of the Clubhouse was undertaken in the late 1980s when the Cape Cornwall Golf Club was originally designed and built.
- 6.5. The interior of the building has been significantly adapted to its current use, with little evidence for the agricultural origins of the earlier parts of the structure visible.
- 6.6. The Clubhouse lies within the wider landscaped coastal area of the golf course itself. The wider landscape setting includes the spectacular Atlantic coastline of West Penwith, with inland areas formed of a mixture of unimproved moorland, sharply sloping river valleys and agricultural land.



Image 7: View west across frontage of the Clubhouse toward Cape Cornwall

Contributors to the significance of the heritage asset

- 6.7. Archaeological value: The building in its current form dates to the later 1980s, representing a significant adaptation of a 20th century farm building with potentially earlier elements, although this is unproven at this stage.
- 6.8. Its historic fabrics are assessed to be of negligible archaeological or evidential value.
- 6.9. Historical value: Limited illustrative historical value will contribute to the overall significance of the Clubhouse which, in the context of the layout of buildings around it, informs the largely 20th century development of the earlier Nanpean Farm.
- 6.10. The building's historical value is assessed to represent a moderate contributor to its overall heritage significance.
- 6.11. Architectural value: Externally the Clubhouse retains significant aesthetic similarities with the pervading vernacular of the area, using granite rubble stone under slate roofs. However, the building has been significantly altered and adapted during the 20th century and its architectural and aesthetic value is assessed to contribute to the significance of the building at a moderate level.
- 6.12. Communal value: The building has been in use as the Clubhouse to Cape Cornwall Golf Club since c. 1990 affording a significant degree of public access which enhances its communal value, assessed to be at a high level.
- 6.13. Contribution of Setting: The immediate setting of the Clubhouse comprises the buildings and landscapes of the Cape Cornwall Golf Club, set amongst the wider area of West Penwith's Atlantic coast. It is assessed therefore that the building's setting will contribute to its overall heritage significance at a moderate level.
- 6.14. Overall: In respect of Table 2 and the detailed assessment of significance above, the Clubhouse represents a heritage asset of low heritage significance: "Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest".
- 6.15. The significance of the structure is assessed to derive primarily from its communal, historical and architectural/aesthetic values, alongside the contribution made by its setting.

Porthledden House (Fig. 2, LB6; NHLE Ref. 1390551)

Statement of significance

The Listed Building and its setting

- 6.16. The Grade II Listed Porthledden House comprises a significant early 20th century detached residence set in a prominent coastal position built for Francis Oats who was a captain at Botallack mine before his appointment as Inspector of Mines by the Colonial Office before becoming manager of the Victoria Diamond Mine in South Africa and subsequently the chairman of De Beers diamond merchants. Porthledden House is considered in the List Entry text as a "...good example of an early C20 gentleman's house with associations with the mining industry".
- 6.17. The Listed Building now comprises a property of two and a half stories built of coursed brown granite with grey granite dressings under a Cumberland slate roof designed in a mock Jacobethan style. In plan it comprises a south range with a porch to the front (south) and a cross-wing and conservatory to the east. A north range forms an E-shaped elevation to the west with further service ranges to the north. The building was in use as a hotel during the 1970s-80s.



Image 8: Porthledden House from the Site

- 6.18. The setting of the Listed Building comprises the Atlantic coast of West Penwith, part of the World Heritage Site, and includes the landscaping and later buildings of the Cape Cornwall Golf Club, elements of which lie to the northeast, east and south of the Listed Building.

Contributors to the significance of the heritage asset

- 6.19. Archaeological value: The Grade II Listed Building was constructed in the early 20th century and as such its historic fabrics are assessed to be of low to negligible archaeological or evidential value.
- 6.20. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which informs the commercial success of the mining industry in West Cornwall during the 19th and earlier 20th centuries. Principal sites are identified within the WHS documentation, including Porthledden House (CC 2013).
- 6.21. The Listed Building's historical value is assessed to represent a major contributor to its overall heritage significance. It also contributes positively to the OUV of the WHS.
- 6.22. Architectural value: The Listed Building represents a grand early 20th century mine captain's house, reflecting the importance of the mining industry to the local and wider economy. The architectural design is mock Jacobean finished in local stone and imported slate. The building's design was based on *Groote Schuur*, Afrikaans for 'big shed', an estate in Cape Town, South Africa.
- 6.23. In respect of its exterior, the building appears to have remained largely unchanged since its original construction, although a secondary single storey structure has been added to the east of the original building.
- 6.24. The architectural and aesthetic value of the building is assessed to contribute to the heritage significance of the Listed Building at a high/major level.
- 6.25. Communal value: The Listed Building represents a notable visual element of the wider historic landscape and is a visible reminder of the former wealth of the mining district. The house is in private ownership however and no public access is possible. Its communal value is assessed to lie at a low level.
- 6.26. Contribution of Setting: The setting of the Listed Building comprises significant elements of the St. Just Mining District, part of the wider World Heritage Site, which still includes many surviving remnants of the mining industry, most notably in the case of Porthledden House, the Cape Cornwall Chimney (Fig. 2, LB5).
- 6.27. More modern elements of its setting comprise the landscaped golf course which lies predominantly to the east and south. It is assessed that the Listed Building's setting will offer a major contribution to its overall significance as a heritage asset.

- 6.28. Overall: In respect of Table 2, the Grade II Listed Building represents a heritage asset of high heritage significance and national importance, enhanced through its WHS setting. The significance of the Listed Building is assessed to derive largely from its historical and architectural/aesthetic values, and its historic mining district setting.

Cape Cornwall Chimney (Fig. 2, LB5; NHLE Ref. 1327826)

Statement of significance

The Listed Building and its setting

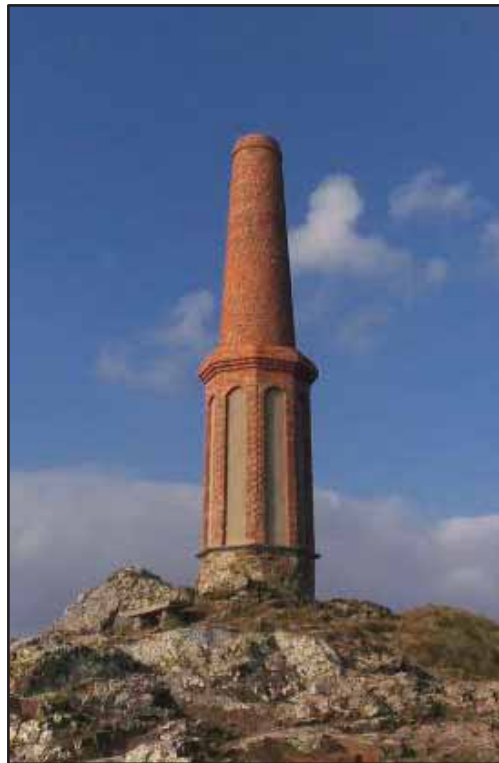


Image 9: Cape Cornwall Chimney

- 6.29. The Grade II Listed Chimney represents a mid-19th century flue to a former arsenic mine at Cape Cornwall. It comprises a tapering brick shaft set on an octagonal podium with arched panels and a brick cornice.
- 6.30. Its setting comprises the wider coastal area of West Penwith. It represents one of many important mining remains which serve to enhance the OUV of the WHS in the St. Just Mining District.

Contributors to the significance of the heritage asset

- 6.31. Archaeological value: The Listed Building dates to the mid-19th century and its archaeological and evidential value is assessed as low.
- 6.32. Historical value: Illustrative and associative historical value will contribute to its overall heritage significance, informing as to its functionality as part of the wider mine workings of Cape Cornwall Mine, opened in 1838 during the Cornish mining boom. The mine closed in 1849, reopening in 1864 under the ownership of St. Just Consolidated Mines, when an engine house and the chimney were built. Whilst in 1880 the chimney was abandoned and replaced with a new chimney stack further downhill, the 1864 chimney stack was considered a valuable navigational aid and was retained.

- 6.33. The building's historical value is assessed to represent a major contributor to its overall heritage significance.
- 6.34. Architectural value: The chimney represents a functional industrial structure associated with the 19th century mining industry. This notwithstanding, some thought was clearly put into its architectural design and the resulting aesthetic goes beyond pure functionality.
- 6.35. The architectural and aesthetic value of the Listed Building is assessed to represent a major contribution to the heritage significance of the Cape Cornwall Chimney.
- 6.36. Communal value: The chimney represents a very familiar and visible landmark on the West Penwith coastline, and a moderate level of communal value is assessed to contribute to its overall heritage significance.
- 6.37. Contribution of Setting: The setting of the Cape Cornwall Chimney is integrally linked to the area's mining heritage and comprises many surviving elements of its industrial past, contributing to the area's inscription as part of the wider WHS.
- 6.38. It is assessed that the building's setting will contribute to its overall heritage significance at a high level.
- 6.39. Overall: In respect of Table 2, the Grade II Listed Cape Cornwall Chimney represents a heritage asset of high heritage significance and national importance, enhanced by its WHS setting. The significance of the Listed Building is assessed to derive primarily from its historical and architectural/aesthetic values, alongside the very important contribution of its historic landscape setting.

St. Just Mining District (WHS)

- 6.40. The St. Just Mining District represents Area A1, one of 10 designated areas of the wider Cornish Mining World Heritage Site.
- 6.41. The World Heritage Site Management Plan describes Area A1 as including "...eighteenth and nineteenth century submarine tin and copper mines..."; arsenic was also extracted at Cape Cornwall Mine. Nanpean and Cape Cornwall are not specifically cited in the WHS documentation, and the extant golf club and facilities are not considered an important contributor to the OUV of the WHS.

7. ASSESSMENT OF IMPACT

Planning proposal

- 7.1. The proposal comprises the refurbishment of the Clubhouse to include an attached Function Room extension to the north, the development of further residential accommodation blocks to the north and south, and changes to the existing roof.
- 7.2. The final design, proposed for submission to the local authority, is the result of considerable negotiation – largely between the client and the National Trust who manage the Cape Cornwall area.
- 7.3. A previously completed baseline heritage assessment (Armour Heritage 2019) assessed the value of elements of the historic environment with the potential to be subject to harm as a result of any significant development at the Site, and this has also informed the final design.
- 7.4. A number of plans and photomontages of the proposed development are included in Appendix 2.

Cape Cornwall Golf Club Clubhouse

- 7.5. The undesignated Clubhouse has been subject to significant remodelling and extension, having previously served as an agricultural building of 20th century origin. A rebuilding of the Clubhouse was undertaken in the late 1980s when the Cape Cornwall Golf Club was originally designed and constructed.
- 7.6. The proposed changes to the building itself are minor in nature and externally will largely be visible as changes in the roofline, with a better integration of extensions proposed allowing a more seamless and aesthetically pleasing finished roof structure.



Image 7: View west across frontage of the Clubhouse toward Cape Cornwall

- 7.7. Further proposals allow for the construction of new residential blocks to the north and south of the existing building.
- 7.8. The building has been assessed as of limited heritage significance given its 20th century construction date and the significant alterations to which it has been subject since its conversion to a clubhouse. The changes proposed to the building itself will result in little change in appearance, although it is considered that the realignment of areas of roof will enhance the building's aesthetic.
- 7.9. The construction of additional buildings in relatively close proximity to the Clubhouse is not considered to be an issue in terms of the building's limited heritage value. The proposed new buildings are in keeping with the Clubhouse's modern use and are not architecturally dominant or incongruous in terms of the existing building.

Porthledden House

- 7.10. The Grade II Listed Porthledden House lies at some distance from the Site, some 70m to the north. Long-distance photomontages included in Appendix 2 indicate that, from distance, the proposed new buildings blend well into the existing built form at the Golf Club. In views from the Listed Building, the Site will remain largely unaltered with the additional buildings forming a relatively unobtrusive addition to the existing fairly 'busy' built environment which already exists at the Site.

- 7.11. In terms of the aesthetic of the Listed Building's wider landscape setting, the Golf Club is, and has been, an element of the setting since the 1990s and prior to this the main buildings were in use as part of a working farm. Holistically, there is little change likely in the interpretation of the wider landscape and no effect on, or harm to, the significance of the Listed Building is assessed.

Cape Cornwall Chimney

- 7.12. The Grade II Listed Chimney lies some 630m west of the Site within the wider coastal area of West Penwith. It represents one of many important mining remains which enhance the OUV of the WHS in the St. Just Mining District.
- 7.13. Cape Cornwall Golf Club forms part of the wider landscape setting to the chimney. In form the Golf Club blends well into the local landscape with its buildings largely indistinguishable at distance for the former farm buildings they previously represented.
- 7.14. The addition of new elements to the buildings at the Golf Club will have little if any affect on the wide views from the chimney situated close to the high point of Cape Cornwall. The Site itself forms a compact group of buildings with proposed new buildings blending well into the existing built form. The distance from the chimney to the Site will allow for no significance change in the view in this direction whilst, in more holistic terms, the Golf Club remains part of the landscape setting to the Listed Building with no discernible expansion beyond its visible boundaries.
- 7.15. No harm has been identified in respect of the setting or significance of the Listed chimney.

St. Just Mining District (WHS)

- 7.16. The St. Just Mining District is defined as Area A1 of the wider Cornish Mining World Heritage Site. The Site forms part of the WHS but, in terms of its relationship with the mining heritage of the region, does not and has never contributed to its OUV. Aesthetically, both in its former incarnation as a coastal farm, and currently as a Golf Club, the Site and its wider environs contribute only on a minor visual level with no historical element to this contribution.
- 7.17. As was the case with longer views from the chimney on Cape Cornwall, the Site currently represents a compact group of buildings with proposed new buildings clearly blending well into the existing built form of the former agricultural complex. The proposals result in no change of use at the Site, or any change in nature to the wider landscape or landform of the Cape Cornwall area. Furthermore, they will result in no change to the fundamental nature of the Site which remains part of the Cape Cornwall Golf Club, established nearly 40 years ago with no identifiable negative impact on the OUV of the WHS.
- 7.18. It is assessed that no harm to the OUV of the WHS will result from what are relatively minor changes within the already developed Cape Cornwall Golf Club.

8. CONCLUSION

- 8.1. The site visit and the subsequent completion of assessments of significance in respect of individual heritage assets and designated areas has resulted in the conclusion that the proposed development at the Cape Cornwall Golf Club is acceptable in terms of assessed impacts on the significance of heritage assets and the wider OUV of the WHS.
- 8.2. The Golf Club, and in particular the Site, represents a modern development within the wider landscape, although it has been established now for some 40 years. In its current form it has not been found to impact negatively on the OUV of the WHS, the settings of heritage assets or the wider value of the historic coastal landscape.

- 8.3. In respect of the proposals for development at the Site, the proposed new buildings are set within the relatively compact area around the existing Clubhouse. Photomontages produced by the project architects confirm that visual impacts and visible changes at the Site, particularly in longer views, will be minimal. Assessment of the potential impacts on the setting and significance of nearby Listed Buildings has found that the proposed low level of change at the Site will not result in harm to the heritage assets.
- 8.4. In relation to the Site location within the World Heritage Site, it is concluded that aesthetically, both in its former incarnation as a coastal farm, and currently as a Golf Club, the Site and its wider environs contribute only on a minor visual level to the OUV of the WHS, with no significant historical component associated with this contribution. The Site currently represents a compact group of buildings with proposed new buildings clearly blending well into the existing built form of the former agricultural complex. The proposals result in no change of use at the Site, or any change in nature to the wider landscape or landform of the Cape Cornwall area. Furthermore, they will result in no change to the fundamental nature of the Site which remains part of the Cape Cornwall Golf Club, established nearly 40 years ago with no identifiable negative impact on the OUV of the WHS. It is concluded therefore that no harm to the OUV of the WHS will result from what are relatively minor changes within the already developed Cape Cornwall Golf Club.
- 8.5. In terms of the potential for buried archaeology at the Site, the potential of the West Penwith area is assessed as high - this is particularly clear in respect of the prehistoric period. The Site itself appears to have undergone a degree of ground/contour remodelling in respect of both the historic farm and the more recent development. The potential for archaeology to survive at the Site is considered low, although it would be advisable to consult with Cornwall Council in this regard.
- 8.6. This assessment has been completed with due regard to the revised NPPF, the PPG, local planning policy, and guidance issued by Historic England and the ClfA.

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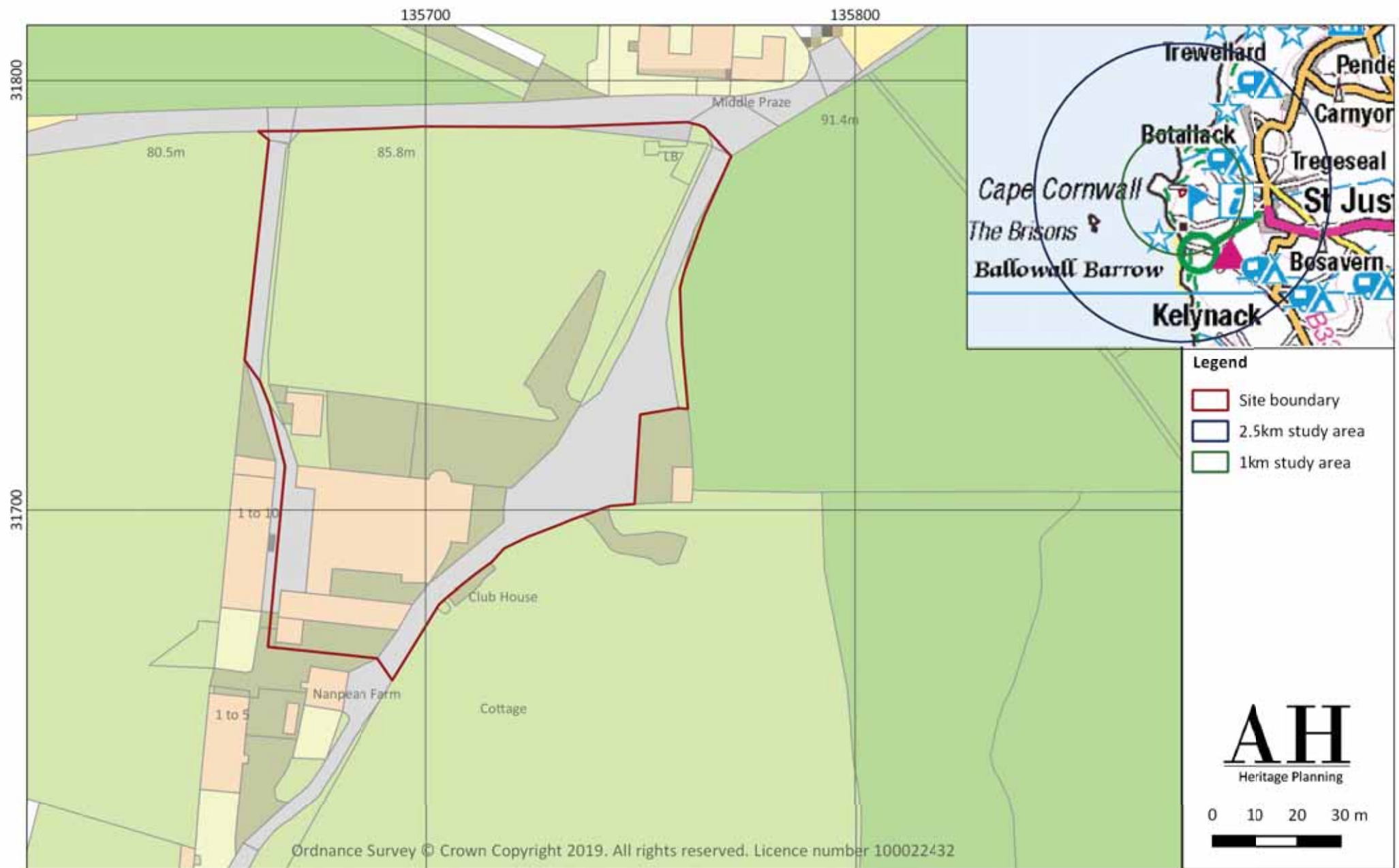


Fig. 1 Site location plan

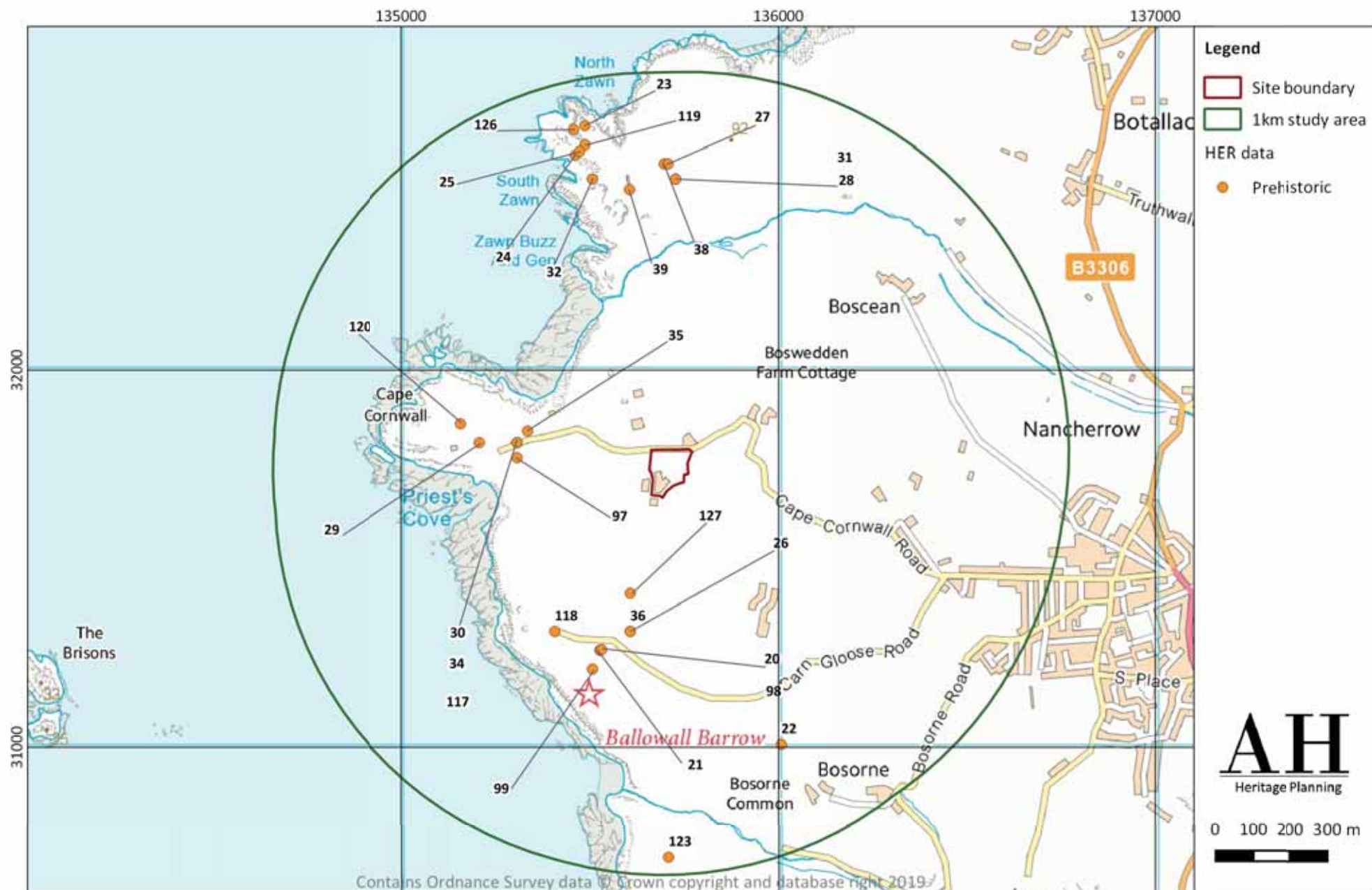


Fig. 3 Prehistoric HER data, 1km study area



Fig. 4 Romano-British HER data, 1km study area



Fig. 5 Early medieval HER data, 1km study area



Fig. 6 Medieval HER data, 1km study area

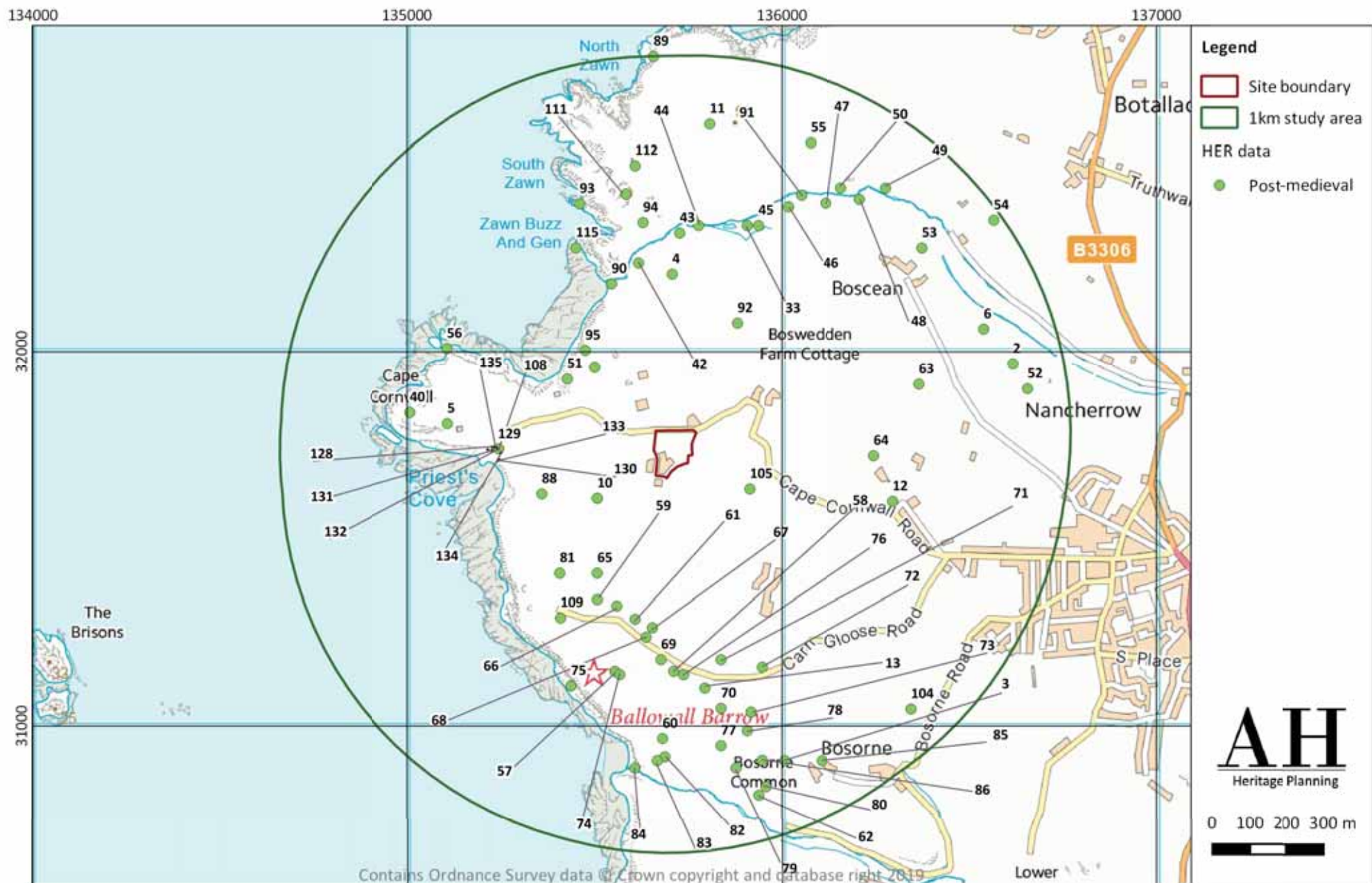


Fig. 7 Post-medieval HER data, 1km study area



Fig. 8 Modern HER data, 1km study area



Fig. 9 Undated data, 1km study area

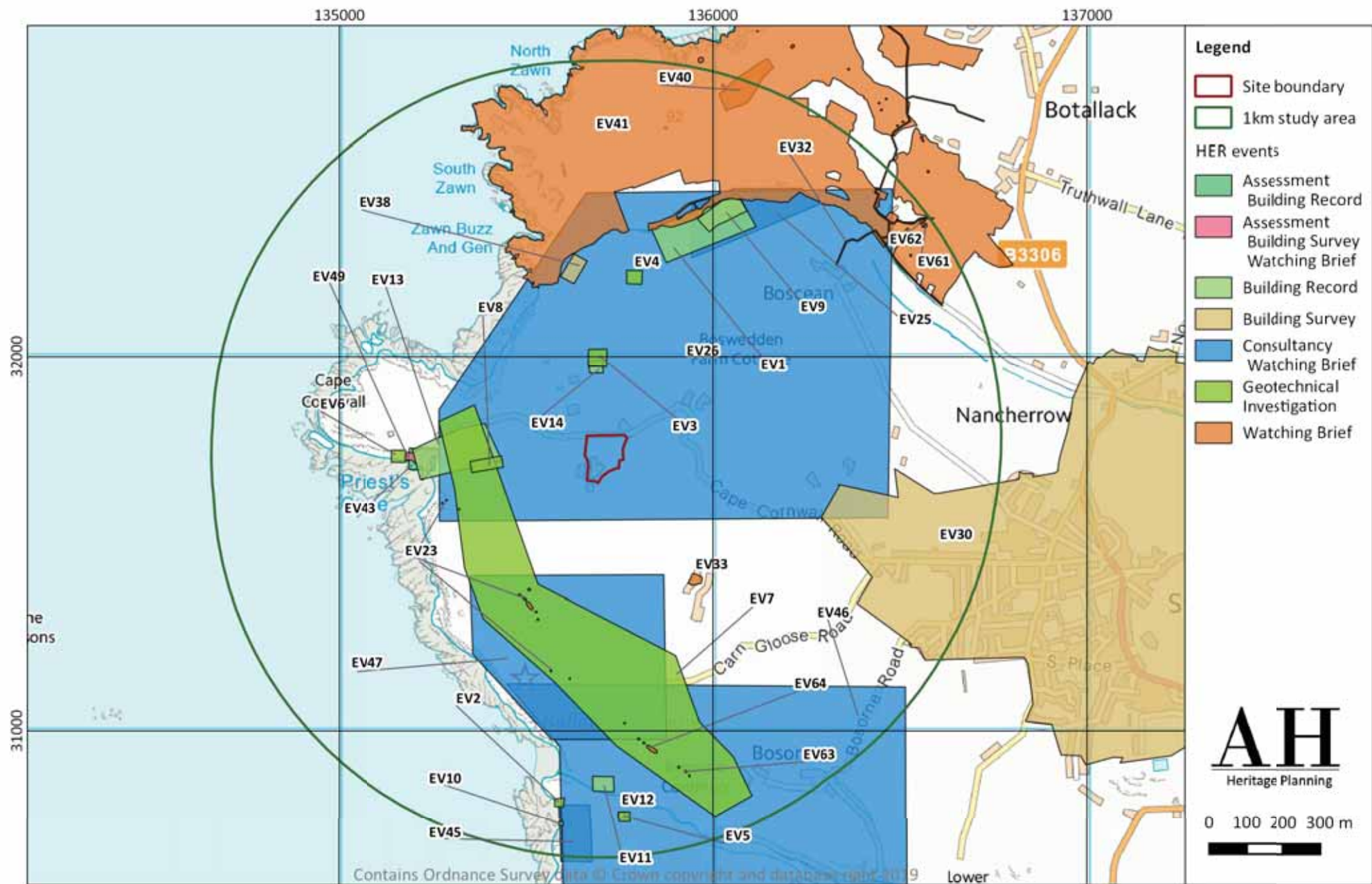


Fig. 10 Selected HER events data, 1km study area

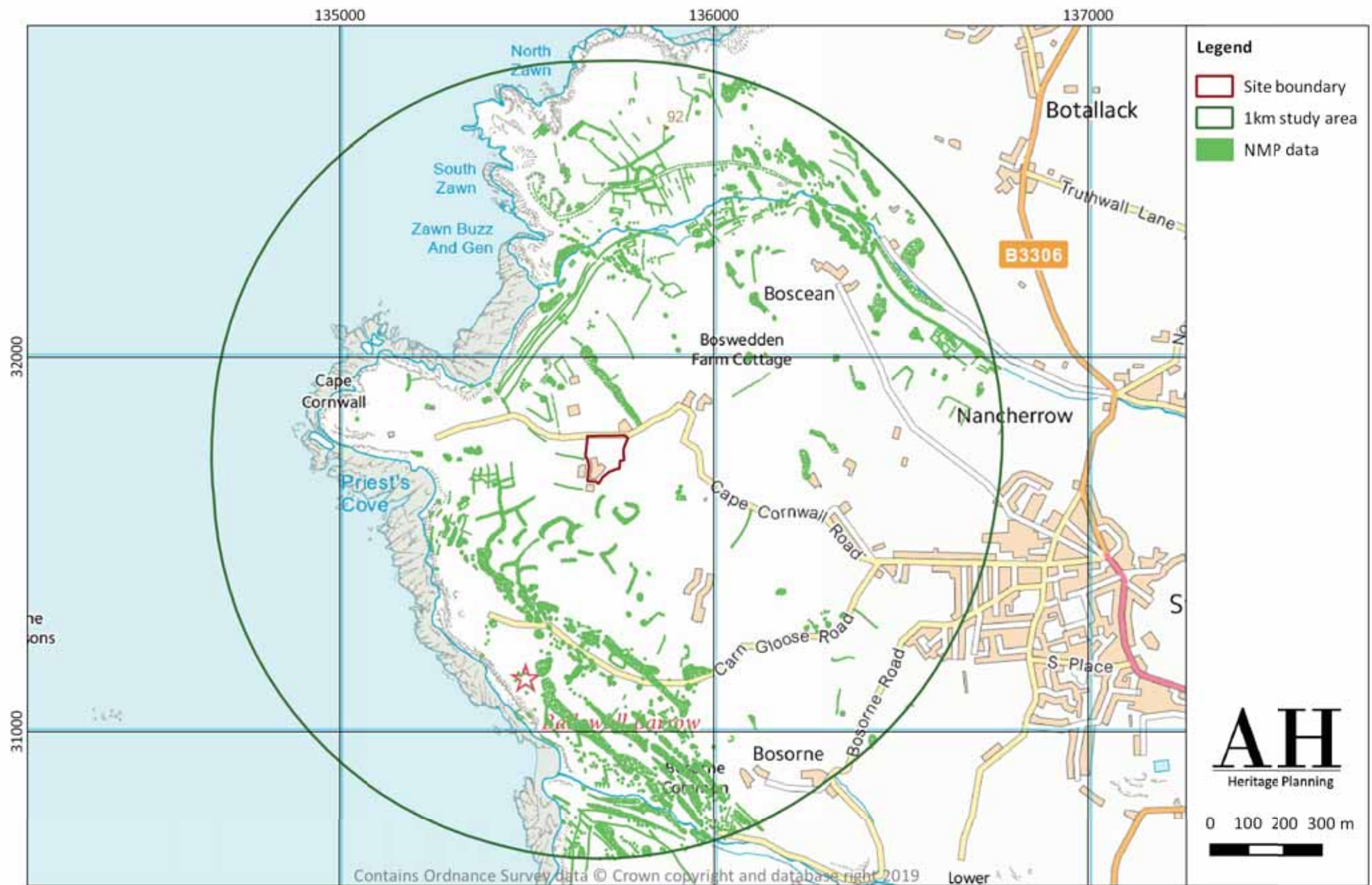


Fig. 11 National Mapping Programme data, 1km study area



Fig. 12 Portable Antiquities Scheme data, 1km study area

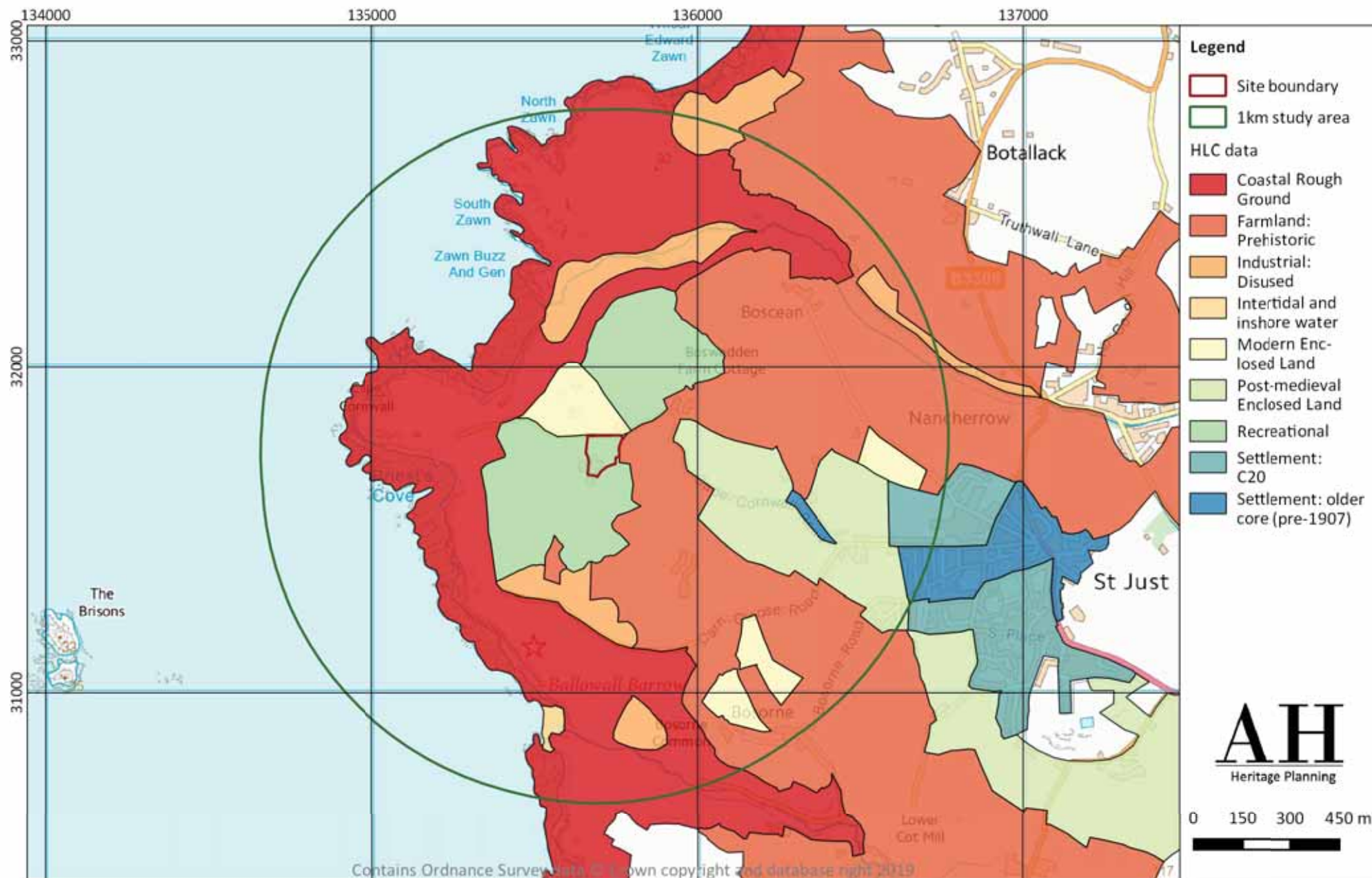


Fig. 13 Historic Landscape Character

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
World Heritage Site (1km study area)								
WHS1	1000105	Cornwall and West Devon Mining Landscape	Mining landscape	Post-medieval	This is a cultural World Heritage Site in England. Cornwall and West Devon were the heartland from which mining technology rapidly spread.	SM	46944	19710
Scheduled Monuments (1km study area)								
SM1	1004388	Promontory fort called Kenidjack Castle	Promontory Fort	Iron Age	The fort survives as an enclosed area of coastal headland with a central steep, rocky spine topped by a slight wall and some upright stones and a series of at least three rampart banks with ditches both to the north and south side of the rocky ridge at the landward end of the promontory.	SM	135462	32618
SM2	1013666	The Ballowall Barrow incorporating entrance grave, cairn, ritual pits and cists 420m WSW of Ballowall Farm	Barrow	Neolithic	The Ballowall Barrow contains a rare association between a platform cairn, entrance grave, cists and ritual pits	SM	135525	31252

SM3	1004512	Medieval chapel called St Helen's Chapel with a dwelling and enclosure at Cape Cornwall	Chapel	Medieval	The chapel survives as a small roofless building measuring 6.1m long by 4.2m wide and standing to eaves height. It is built using a wide variety of construction styles utilising huge rounded boulders; mortared rubble; drystone construction and neat ashlar granite quoins with pointing.	SM	135234	31859
Listed Buildings (1km study area)								
LB1	1115110	Wheal Drea Pumping Engine House	Beam engine house	Post-medieval	Beam engine house of former tin mine. c1859.	II	136557	32342
LB2	1115111	Former Miner's Dry to north west of Wheal Drea Pumping Engine House	Miner's dry	Post-medieval	Former miners' dry. Mid C19	II	136552	32352
LB3	1143287	Crosses In The Garden Of Boscean House	Wheel head cross	Unknown	Rough wheel head cross and shaft.	II	136459	31770
LB4	1115112	Mining Chimney	Chimney	Post-medieval	C19. Coursed rubble base, red brick shaft, of which lower third octagonal with, dummy tail round arches, corbelled cornice. Upper two-thirds cylindrical, battered.	II	135031	31829
LB5	1327826	Cape Cornwall Chimney	Chimney	Post-medieval	Early 1850s. Tapering brick shaft on tall octagonal podium with arched panels and brick cornice.	II	135030	31830

LB6	1390551	Porthledden House	House	Modern	House. Circa 1907-9; for the mineralogist Francis Oats.	II	135620	31843
LB7	1159571	Lower Boswedden	Cottage	Post-medieval	C18 cottage. Dressed granite.	II	136002	31930
Conservation Areas (1km study area)								
CA1	n/a	St Just	CA	Medieval & post-medieval	Historic core	n/a	136623	31375
Cornwall HER data (1km study area)								
1	MCO11828	Bellan - Modern Mine	Mine	Modern	Bellan was a small C18 mine which became part of Bosorne and Ballowal United.	n/a	135899	31099
2	MCO11866	Boscean - Post Medieval Mine	Mine	Post-medieval	Boscean Mine.	n/a	136610	31959
3	MCO11875	Bosorne And Ballowall United - Post Medieval Mine	Mine	Post-medieval	Bosorne and Ballowall United was an amalgamation of smaller mines.	n/a	135999	30899
4	MCO11880	Boswedden - Post Medieval Mine	Mine	Post-medieval	Boswedden mine includes other mines.	n/a	135699	32200
5	MCO11917	Cape Cornwall - Post Medieval Mine	Mine	Post-medieval	Cape Cornwall Mine.	n/a	135100	31800
6	MCO12027	Boscean - Post Medieval Mine	Mine	Post-medieval	Boscean Mine.	n/a	136532	32052
7	MCO12178	Hermon - Modern Mine	Mine	Modern	Hermon Mine.	n/a	135599	30699
8	MCO12448	Porthledden - Modern Mine	Mine	Modern	Porthledden mine possibly worked in 1787 as Great Trelewack working lodes exploited from adits in the cliff.	n/a	135098	32000
9	MCO12478	Ribblows - Post Medieval Mine	Mine	Post-medieval	Ribblows Mine.	n/a	135429	31099

10	MCO12578	St Just United - Post Medieval Mine	Mine	Post-medieval	St Just United Mine includes various mine sites.	n/a	135499	31600
11	MCO12852	Wheal Castle - Post Medieval Mine	Mine	Post-medieval	Wheal Castle Bounds were first recorded in 1737, but records of production were not found until in 1808.	n/a	135799	32599
12	MCO12889	Wheal Cuning - Post Medieval Mine	Mine	Post-medieval	Wheal Cuning Mine.	n/a	136289	31591
13	MCO13139	Wheal St Just - Post Medieval Mine	Mine	Post-medieval	The Hermon lodes were worked intermittently as Wheal St Just in the early decades of the C19.	n/a	135786	31094
14	MCO13476	Bollowall - Early Medieval Settlement, Medieval Settlement	Settlement?; Settlement	Early medieval	The settlement of Bollowall is first recorded in 1302 when it is spelt "Bolawall".	n/a	135950	31378
15	MCO13503	Boscean - Early Medieval Settlement, Medieval Settlement	Settlement?; Settlement	Early medieval	The settlement of Boscean is first recorded in 1302 when it is spelt "Bosseghan".	n/a	136288	32224
16	MCO13548	Boswedden - Early Medieval Settlement, Medieval Settlement	Settlement?; Settlement	Early medieval	The settlement of Boswedden is first recorded in 1302 when it is spelt "Boswen".	n/a	135950	31892
17	MCO1422	St Just - Medieval Findspot	Findspot	Medieval	A bronze mortar, suggested to be C14th or C15th was found at St Just Churchtown.	n/a	135999	30999

18	MCO15097	Kenidjack - Medieval Settlement	Settlement	Medieval	The settlement of Kenidjack is first recorded in 1324 when it is spelt "Kenygyek".	n/a	136485	32379
19	MCO15833	Nanpean - Medieval Settlement	Settlement	Medieval	The settlement of Nanpean is first recorded in 1301 when it is spelt "Nansvyon".	n/a	135679	31657
20	MCO177	Ballowall - Bronze Age Findspot	Findspot	Prehistoric	Middle and late Bronze Age urns from cists were found within Ballowall Barrow.	n/a	135519	31250
21	MCO178	Ballowall - Prehistoric Findspot	Findspot	Prehistoric	Flint, mullers and whetstone were excavated from Ballowall.	n/a	135519	31250
22	MCO180	Ballowall - Prehistoric Findspot	Findspot	Prehistoric	Querns and rubbers from Ballowall were presented to the Penzance Natural History and Antiquarian Society in 1869.	n/a	135999	30999
23	MCO19758	Kenidjack Castle - Iron Age Hut Circle	Hut Circle?	Prehistoric	Quarried hollows within Kenidjack Castle may be hut platforms or possibly associated with mining activity.	n/a	135480	32640
24	MCO19759	Kenidjack Castle - Iron Age Hut Circle	Hut Circle	Prehistoric	Shallow scoops within Kenidjack Castle are recorded by the OS and are very like hut sites at Treryn Dinas.	n/a	135454	32563
25	MCO19760	Kenidjack Castle - Iron Age Hut Circle	Hut Circle	Prehistoric	A shallow scoop within Kenidjack Castle is very like a hut site.	n/a	135465	32572
26	MCO2061	Ballowall - Bronze Age Barrow	Barrow	Prehistoric	A barrow at Ballowall, excavated by WC Borlase in 1878, in which pottery and flint was found.	n/a	135599	31300

27	MCO21100	Kenidjack Cliff - Prehistoric Field System	Field System	Prehistoric	A prehistoric field system around Kenidjack cliff.	n/a	135699	32540
28	MCO21638	Kenidjack Cliff - Prehistoric Hut Circle, Bronze Age Enclosure	Hut Circle?; Enclosure?	Prehistoric	An enclosure or possibly a hut circle is recorded on Kenidjack Cliff.	n/a	135720	32499
29	MCO2304	Cape Cornwall - Bronze Age Barrow	Barrow	Prehistoric	A barrow at Cape Cornwall, extant c1930, is recorded by Henderson; there are no remains.	n/a	135200	31800
30	MCO2305	Cape Cornwall - Bronze Age Cairn	Cairn	Prehistoric	A cairn at Cape Cornwall was destroyed prior to 1879 and an urn was found.	n/a	135299	31800
31	MCO27255	Kenidjack Cliff - Bronze Age Hut Circle, Bronze Age Enclosure	Enclosure?; Hut Circle?	Prehistoric	A Bronze Age hoard was uncovered on Kenidjack Cliff. The finds are in RIC Truro and the Cambridge Museum of Archaeology and Ethnology.	n/a	135720	32499
32	MCO27261	Kenidjack - Neolithic Quarry	Quarry	Prehistoric	A group of 17 Neolithic stone axes are made from a rock which outcrops near Kenidjack Castle.	n/a	135499	32499
33	MCO27262	Lower Boscean - Post Medieval Corn Mill	Corn Mill	Post-medieval	A grist mill recorded in c1840 no longer survives at Lower Boscean.	n/a	135899	32329
34	MCO27267	Cape Cornwall - Bronze Age Cist	Cist	Prehistoric	A cist with a capstone was found "at the bottom" of an alleged cliff castle ditch in 1878, no remains survive.	n/a	135299	31800
35	MCO27268	Cape Cornwall - Bronze Age Cist	Cist	Prehistoric	A cist is recorded at Cape Cornwall on current OS maps.	n/a	135328	31831

36	MCO27269	Ballowall - Prehistoric Midden, Prehistoric Cist, Medieval Smelting House	Midden?; Cist?; Smelting House?	Prehistoric	A small empty cist found in the corner of a field is recorded in 1878; alongside a shell midden, querns and pebble mullers.	n/a	135599	31300
37	MCO27279	Boscean - Medieval Stamping Mill, Post Medieval Stamping Mill	Stamping Mill; Stamping Mill	Medieval	Stamping mill(s) are named at Boscean in 1336, 1607 and 1621 however the exact location is uncertain.	n/a	135999	32000
38	MCO2936	Kenidjack Cliff - Bronze Age Barrow	Barrow	Prehistoric	A barrow with part of a retaining wall at Kenidjack Cliff.	n/a	135689	32540
39	MCO2937	Kenidjack Cliff - Bronze Age Barrow	Barrow	Prehistoric	Remains of a cairn circle, in which Blight recorded a cist.	n/a	135597	32472
40	MCO29605	Cape Cornwall - Post Medieval Coastguard Station	Coastguard Station	Post-medieval	A Coastguard Lookout on Cape Cornwall is recorded on the OS map of 1966 and the building still survives.	n/a	135000	31829
41	MCO29609	Boscean Stamps - Modern Stamping Mill	Stamping Mill	Modern	Boscean Stamps were in operation in 1930 and are recorded on the c1963 OS map.	n/a	136310	32370
42	MCO29614	Boswedden - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamps is recorded on Symons map c1857 at Boswedden Cliffs.	n/a	135609	32229
43	MCO29615	Kenidjack Cliff - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill on Kenidjack Cliff is recorded on Symons map of 1857.	n/a	135720	32309
44	MCO29616	Kenidjack Cliff - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill at Kenidjack Cliff is recorded on Symons map of 1857.	n/a	135770	32329

45	MCO29617	Kenidjack Cliff - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill at Kenidjack Cliff is recorded on Symons map of 1857 and buildings are recorded here on the c1963 OS map.	n/a	135930	32329
46	MCO29618	Boscean - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill to the NW of Boscean is recorded on Symons map of 1857 and buildings are shown at this location on the c1963 OS map.	n/a	136010	32380
47	MCO29619	Boscean - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill to the NW of Boscean is marked on Symons map of 1857 and buildings are shown at this location on the c1963 OS map.	n/a	136110	32390
48	MCO29620	Boscean - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill NW of Boscean is recorded on Symons map of 1857.	n/a	136200	32400
49	MCO29621	Boscean - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill north of Boscean is recorded on Symons map of 1857 and the ruined buildings are visible on aerial photographs of 1986.	n/a	136269	32429
50	MCO29622	Boscean - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A water-powered stamping mill to the NW of Boscean is recorded on Symons map of 1857.	n/a	136150	32429
51	MCO29623	Cape Cornwall - Post Medieval Stamping Mill	Stamping Mill	Post-medieval	A stamping mill to the north of Cape Cornwall is recorded on the OS map of 1963.	n/a	135419	31920
52	MCO38381	Goldings - Post Medieval Mine	Mine	Post-medieval	Goldings Mine.	n/a	136648	31893

53	MCO38383	Lower Boscean - Post Medieval Mine	Mine	Post-medieval	Lower Boscean Mine was defined as the remainder of the Boscean sett, lying west of a line between Boscean and Kenidjack settlements, but excluding most of the stamping mills and water-powered dressing floors in the Kenidjack Valley.	n/a	136367	32270
54	MCO38397	Wheal Drea - Post Medieval Mine	Mine	Post-medieval	Wheal Drea was incorporated into Wheal Owles.	n/a	136558	32343
55	MCO38398	Wheal Gendall - Post Medieval Mine	Mine	Post-medieval	Wheal Gendall is an ancient mine, abutting into Wheal Drea.	n/a	136069	32550
56	MCO38449	Great Trelewack - Post Medieval Mine	Mine	Post-medieval	The first documented mining in the area dates from the late C18, when tin bounds at Great Trewelack or Porthleddan, and Little Trelewack and South Weeth Bounds were granted to local tinnerns.	n/a	135098	32001
57	MCO38450	Wheal Owl - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Oak was incorporated into Sy Just United.	n/a	135547	31139
58	MCO38451	Wheal Widden - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Widden was incorporated into St Just United	n/a	135704	31139
59	MCO38452	Wheal Dower Western - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Dower was incorporated into St Just United.	n/a	135499	31330
60	MCO38453	Wheal Venton - Post Medieval Mine	Mine	Post-medieval	Wheal Ventan, lying in the common or cliffland of the tenement of Bollowal.	n/a	135674	30959

61	MCO38454	Wheal Bellan - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Bellan was incorporated into St Just United.	n/a	135600	31277
62	MCO38470	Wheal Ferna - Post Medieval Mine	Mine	Post-medieval	Wheal Ferna, an ancient working, was incorporated into the sett of Wheal Bal.	n/a	135931	30807
63	MCO38484	Wheal Cuning United - Post Medieval Mine	Mine	Post-medieval	Wheal Cuning United was formed from Wheal Cuning and the neighbouring mines of Boswedden and Wheal Castle, with Boscean.	n/a	136358	31905
64	MCO38485	Little Wheal Cuning - Post Medieval Mine	Mine	Post-medieval	An ancient workig, Little Wheal Cuning was incorporated into the sett of Wheal Cuning.	n/a	136237	31713
65	MCO38505	Wheal Oak - Post Medieval Mine	Mine	Post-medieval	Lying within the Bosorne and Ballowall sett, Wheal Oak was eventually incorporated into Bosorne and Ballowall United.	n/a	135499	31400
66	MCO38506	Wheal Buck - Post Medieval Mine	Mine	Post-medieval	The Wheal Buck Lode was evidently one of the major ore bodies in this area, and workings on its outcrop can be traced for a considerable distance.	n/a	135552	31312
67	MCO38507	Badger - Post Medieval Mine	Mine	Post-medieval	Badger Mine lay within the Bosorne and Ballowall sett.	n/a	135647	31255
68	MCO38508	Wheal Bellan Northern - Post Medieval Mine	Mine	Post-medieval	This name seems to have been attached to a number of workings at Ballowall, but may have originally described outcrop and shallow workings in the general vicinity of the chimney stack at SW 3563 3123.	n/a	135630	31230

69	MCO38509	Wheal Widden Western - Post Medieval Mine	Mine	Post-medieval	An ancient working, Wheal Widden lay within the Ballowall and Nanpean sett and was worked as St Just United.	n/a	135670	31169
70	MCO38510	Wheal Bellan Central - Post Medieval Mine	Mine	Post-medieval	A second Wheal Bellan lay within the sett of Ballowall and Nanpean and was worked in the late C19 under St Just United.	n/a	135830	31040
71	MCO38511	Wheal Perrow - Post Medieval Mine	Mine	Post-medieval	Almost nothing is known of Wheal or Huel Perrow, save the name of a lode. It lay within the sett of Ballowall and Nanpean which was worked in the later C19 as St Just United	n/a	135830	31169
72	MCO38512	Minnis Glaze - Post Medieval Mine	Mine	Post-medieval	This mine (whose name probably means 'the small green field') lay near the southern entrance to Ballowall Farm.	n/a	135940	31150
73	MCO38513	Wheal Widden Eastern - Post Medieval Mine	Mine	Post-medieval	Wheal Widden in Bollowall Cliff.	n/a	135910	31030
74	MCO38514	Wheal Owl - Post Medieval Mine	Mine	Post-medieval	Wheal Owl (the name probably deriving for the Cornish Als - cliff) was probably centred at SW 3556 3112.	n/a	135560	31130
75	MCO38515	Porthstens - Post Medieval Mine	Mine	Post-medieval	Porthstens mine had the earlier name Riblows/Riblose	n/a	135429	31099
76	MCO38516	Wheal Dower Eastern - Post Medieval Mine	Mine	Post-medieval	The second Wheal Dower appears to have been focussed around Dower Shaft on Widden Lode. The extent of this mine is unknown.	n/a	135730	31130

77	MCO38517	Polandanarrow - Post Medieval Mine	Mine	Post-medieval	At one point there appears to have been at least two Polandanarrow Mines - known as Upper and Lower Polandanarrow Mines, and they were working towards one another.	n/a	135830	30940
78	MCO38518	Agawartha - Post Medieval Mine	Mine	Post-medieval	The mine was probably early, as thirteen different spellings of its name have been located. The mine was later incorporated into Bosorne and Ballowall.	n/a	135899	30979
79	MCO38519	Wheal Gallish - Post Medieval Mine	Mine	Post-medieval	This mine at Ballowall could not be located, it may therefore be the name applied to the Ballowall section of the Huel Ferna Lode worked in Bosorne Mine.	n/a	135869	30879
80	MCO38520	Wheal Ferna - Post Medieval Mine	Mine	Post-medieval	Known in its Bosorne section as Wheal Furney, this mine must have worked the outcrop of the Ferna Lode.	n/a	135950	30830
81	MCO38521	Wheal Vean - Post Medieval Mine	Mine	Post-medieval	This mine sett appears to have lain not far to the west of Wheal Venton.	n/a	135399	31400
82	MCO38522	Coffen Garrack - Post Medieval Mine	Mine	Post-medieval	This mine sett appears to have lain not far to the west of Wheal Venton.	n/a	135679	30909

83	MCO38523	Wheal Vulcan - Post Medieval Mine	Mine	Post-medieval	This small mine, which is mentioned no more than once or twice in the history of this area, immediately downslope from Coffen Garrack (162275) in an area dominated by outcrop pits.	n/a	135660	30899
84	MCO38524	Porthnanven - Post Medieval Mine	Mine	Post-medieval	Sometimes known as Penanwell. This was a mine, not a streamworks or beach recovery operation, but the location of the workings is uncertain.	n/a	135599	30879
85	MCO38525	Bosorne - Post Medieval Mine	Mine	Post-medieval	Another of the early mines in this area this had developed into a fairly substantial undertaking when it closed in 1828. The mine was subsequently reworked (from 1859 to 1864) as part of Bosorne and Ballowall United	n/a	136100	30899
86	MCO38526	East St Just United - Post Medieval Mine	Mine	Post-medieval	Bosorne and Ballowall United (42703) was re-named East St Just United in 1865.	n/a	135940	30900
87	MCO38527	St Just Amalgamated - Post Medieval Mine	Mine	Post-medieval	Another name for St Just United between 1879-89.	n/a	135499	31600
88	MCO38528	Ballowall And Nanpean - Post Medieval Mine	Mine	Post-medieval	This mine, formed in 1849 from a combination of Ballowall Mine and the Nanpean Mines.	n/a	135351	31612

89	MCO38529	Kenidjack Cliff - Post Medieval Mine	Mine	Post-medieval	Another possible name for this mine is Wheal William. The bounds' details give an indication of the mine's antiquity, being worked from at least the mid C18.	n/a	135650	32780
90	MCO38530	Wheal Praze - Post Medieval Mine	Mine	Post-medieval	Wheal Praze, an ancient working, was incorporated into the Boswedden Mine.	n/a	135538	32173
91	MCO38531	Yankee Boy - Post Medieval Mine	Mine	Post-medieval	Yankee Boy mine worked for tin in the 1830s under Boswedden Mine and then under Wheal Cole and Wheal Castle in the 1840s.	n/a	136044	32410
92	MCO38532	Wheal Williams - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Williams worked in the 1780s and 1830s with Boswedden Mine.	n/a	135874	32069
93	MCO38533	Wheal Buzza - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Buzza was incorporated into Boswedden.	n/a	135452	32387
94	MCO38534	Wheal Zennor - Post Medieval Mine	Mine	Post-medieval	An ancient mine, Wheal Zennor was working in the 1840s under Wheal Castle and Wheal Cole.	n/a	135621	32338
95	MCO38536	Trelewack Bounds - Post Medieval Mine	Mine	Post-medieval	An ancient working, Trelewack Bounds were incorporated into Boswedden.	n/a	135467	31995
96	MCO38537	Great Weeth - Post Medieval Mine	Mine	Post-medieval	An ancient working, Great Weeth was incorporated into Boswedden.	n/a	135493	31950

97	MCO40324	Cape Cornwall - Prehistoric Artefact Scatter	Artefact Scatter	Prehistoric	An assorted assemblage of Prehistoric artefacts were found at Cape Cornwall near St Just.	n/a	135299	31759
98	MCO4164	Ballowall - Bronze Age Entrance Grave, Bronze Age Cist	Entrance Grave; Cist	Prehistoric	Ballowall Barrow (or Carn Gluze) consists of a central domed structure, containing cists and with a pit beneath, surrounded by an outer cairn also containing cists. An entrance grave is located in the external side of the outer cairn.	n/a	135524	31252
99	MCO4269	Carn Gluze - Bronze Age Cairn	Cairn	Prehistoric	A cairn excavated by WC Borlase, smaller than, though of similar construction to Bollowall Barrow.	n/a	135499	31199
100	MCO45704	St Helens Chapel - Medieval Cross	Cross	Medieval	A granite latin cross was ploughed up in a field adjacent to St Helen's Chapel in 1984.	n/a	135240	31858
101	MCO5019	Boscean - Medieval Cross	Cross	Medieval	The current position of a cross from Trevorrian, Sennen, moved to Alma Villa, Kenidjack and now at Boscean.	n/a	136457	31769
102	MCO5020	Boscean - Medieval Cross	Cross	Medieval	A cross found at Kenidjack was moved first to Boscean.	n/a	136288	32224
103	MCO5021	Boscean - Medieval Cross	Cross	Medieval	A cross now at Boscean formerly stood in the garden at Alma Villa, Kenidjack.	n/a	136492	31781
104	MCO51530	Bosorne - Post Medieval Shaft, Post Medieval Mound	Mound?; Shaft?	Post-medieval	A cropmark mound is visible on aerial photographs.	n/a	136337	31038

105	MCO51531	Nanpean - Post Medieval Shaft, Post Medieval Spoil Heap	Spoil Heap?; Shaft?	Post-medieval	The remains of a spoil heap or shaft are visible on aerial photographs.	n/a	135907	31624
106	MCO51532	Nanpean - Early Medieval Lynchet	Lynchet	Early medieval	The remains of a series of lynchets are visible on aerial photographs.	n/a	135386	31678
107	MCO51533	Bollowall - Medieval Lynchet	Lynchet	Medieval	The remains of a series of lynchets are visible on aerial photographs.	n/a	135605	31511
108	MCO51534	Cape Cornwall - C19 Fishermen'S Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
109	MCO51535	South Carn Gloose - Post Medieval Battery	Battery	Post-medieval	The remains of an artillery battery are visible on aerial photographs.	n/a	135402	31280
110	MCO51537	Porth Ledden - Medieval Slipway	Slipway	Medieval	A slipway and wall are visible on aerial photographs.	n/a	135341	31914
111	MCO51539	Kenidjack Cliff - Post Medieval Quarry	Quarry	Post-medieval	A quarry is visible on aerial photographs.	n/a	135575	32414
112	MCO51540	Kenidjack Cliff - Post Medieval Rifle Butts	Rifle Butts	Post-medieval	Rifle butts are visible on aerial photographs.	n/a	135600	32488
113	MCO51541	Kenidjack Cliff - Medieval Field System	Field System	Medieval	The remains of a field system are visible on aerial photographs.	n/a	135782	32584

114	MCO58152	Priest Cove - C20 Tidal Pool	Tidal Swimming Pool	Modern	A tidal pool created from a natural rock pool with two reinforced concrete edges is extant at Priest Cove, Cape Cornwall. The pool is considered likely to date to the mid-C20.	n/a	135172	31703
115	MCO58800	Porth Ledden - C19 Rock Cut Bathing Pool	Tidal Swimming Pool	Post-medieval	A bathing pool cut into the rocks above Porth Ledden beach is considered likely to date to the C19.	n/a	135443	32270
116	MCO6470	St Helens Chapel - Early Medieval Chapel, Medieval Chapel	Chapel; Chapel	Early medieval	The present remains of St Helen's Chapel consist of a roofless building lying within an almost rectangular enclosure.	n/a	135240	31859
117	MCO6533	Cape Cornwall - Iron Age Cliff Castle	Cliff Castle?	Prehistoric	A very doubtful cliff castle recorded in the C19, of which no traces could be found in 1960 or 1975.	n/a	135299	31800
118	MCO6534	Carn Gluze - Iron Age Cliff Castle	Cliff Castle?	Prehistoric	An alleged cliff castle recorded in 1878. There is no trace of a promontory fort in the area and no suitable headland that would lend itself to this form of defence.	n/a	135400	31300
119	MCO6552	Kenidjack Castle - Iron Age Cliff Castle	Cliff Castle	Prehistoric	A cliff castle containing hut circles. A spine of steep outcrop forms a barrier to a central approach, with two sets of ramparts across the north-east and south-west approaches.	n/a	135480	32590

120	MCO6617	Cape Cornwall - Prehistoric Lithic Scatter	Lithic Scatter	Prehistoric	Flint flakes were found on the promontory of Cape Cornwall.	n/a	135150	31849
121	MCO6952	Cape Cornwall - Medieval Holy Well	Holy Well?	Medieval	A reference to a possible holy well near St Helen's Chapel.	n/a	135200	31800
122	MCO7138	Cape Cornwall - Early Medieval Inscribed Stone	Inscribed Stone	Early medieval	An inscribed stone was found near St Helen's Chapel at Cape Cornwall and later thrown down the well at St Just vicarage.	n/a	135229	31870
123	MCO7446	Letcha - Bronze Age Standing Stone	Standing Stone?	Prehistoric	The placename of Hermon Hill may indicate the site of a menhir but equally it could relate to coastal rocks.	n/a	135699	30699
124	MCO791	Kenidjack - Romano British Findspot	Findspot	Romano-British	A denarius of Vespasian was found on the rifle range at Cape Cornwall.	n/a	135869	32570
125	MCO793	Kenidjack - Undated Findspot	Findspot	Undated		n/a	135000	32000
126	MCO794	Kenidjack Castle - Bronze Age Findspot	Findspot	Prehistoric	A middle Bronze Age axe from Kenidjack cliff castle is displayed at the County Museum, Truro.	n/a	135450	32629
127	MCO8274	Nanpean - Iron Age Round, Romano British Round	Round?	Prehistoric	The field-name 'Round Field' suggests the site of a round but there are no remains.	n/a	135599	31400
128	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719

129	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
130	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
131	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
132	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
133	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
134	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719
135	MCO51534	Cape Cornwall - C19 Fishermen's Stores	Storehouse	Post-medieval	Fisherman's sheds and store buildings likely to date to the late C19 are visible on aerial photographs.	n/a	135225	31719

136	MCO58152	Priest Cove - C20 Tidal Pool	Tidal Swimming Pool	Modern	A tidal pool created from a natural rock pool with two reinforced concrete edges is extant at Priest Cove, Cape Cornwall. The pool is considered likely to date to the mid-C20.	n/a	135172	31703
Cornwall HER Events data (1km study area)								
EV1	ECO1077	Carn Praunter Processing Works	Building Record	n/a	Structural survey relating to a number of structures associated with the processing of ore from mines	n/a	135966	32337
EV2	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135583	30800
EV3	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135685	31990
EV4	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135783	32205
EV5	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135755	30763
EV6	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135153	31726

EV7	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135642	31238
EV8	ECO1078	National Trust Properties W Penwith	Geotechnical Investigation	n/a	Geotechnical study across National Trust sites completed in 2001	n/a	135389	31704
EV9	ECO1083	Carne Praunter Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	136017	32376
EV10	ECO1084	Cot Valley Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	135585	30744
EV11	ECO1084	Cot Valley Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	135700	30850
EV12	ECO1084	Cot Valley Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	135748	30766
EV13	ECO1085	Cape Cornwall Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	135307	31737
EV14	ECO1085	Cape Cornwall Mine Complex	Building Record	n/a	Structural assessment completed in 2003	n/a	135680	31965
EV15	ECO1112	Unity Wood	Assessment; Management Recommendations	n/a	Site appraisal and management recommendations completed in 1993	n/a	135818	32191
EV16	ECO113	Letcha, NT survey	Management Recommendations; Site Survey	n/a	The survey consisted of a search of readily-available documentary sources	n/a	135896	30412

EV17	ECO114	Kenidjack, NT Survey	Management Recommendations; Site Survey	n/a	The survey consisted of a search of readily-available documentary sources	n/a	136140	32591
EV8	ECO1179	Carn Gluze	Management Works	n/a	Tender specifications for work at Carn Gluze	n/a	135577	31303
EV19	ECO1489	Cornish Mining World Heritage Site Bid	Management Recommendations; Presentation	n/a	This Summary is an abbreviated version of the full World Heritage Site Management Plan.	n/a	138932	33414
EV20	ECO2465	Cornish Mining World Heritage Site Bid	Management Recommendations; Presentation	n/a	The Management Plan is a strategic document providing a framework of policies and actions to ensure consistent management of a multi-area serial World Heritage Site, in the care of a large number of owners and managers	n/a	138932	33414
EV21	ECO2466	Cornish Mining World Heritage Site	Presentation	n/a	The Nomination Document sets out the case for the outstanding universal value of the Cornish Mining landscape	n/a	138932	33414
EV22	ECO247	St. Just Mining Survey (Industrial)	Management Recommendations; Site Survey	n/a	A survey of the mines of the St Just district was undertaken. The survey examined the history and surveyed and documented in detail the extant physical remains of mining in the area.	n/a	137881	32859

EV23	ECO252	Wheal Owles DLG	Watching Brief	n/a	A watching brief was carried out during the the intial stages of shaft treatment works	n/a	136289	32659
EV24	ECO2561	North Lands End STS Pipeline	Assessment	n/a	The Historic Environment Service was commissioned by South West Water to undertake archaeological mitigation of the impact of the construction of a sewage transfer pipeline laid from Boscawell to St Just	n/a	136858	33568
EV25	ECO2710	St Just Area Regeneration	Consultancy; Watching Brief	n/a	The results of an archaeological watching brief and consultancy during conservation and safety work to sites in the mining district 2002-2006.	n/a	136073	32373
EV26	ECO2710	St Just Area Regeneration	Consultancy; Watching Brief	n/a	The results of an archaeological watching brief and consultancy during conservation and safety work to sites in the mining district 2002-2006.	n/a	135922	31967
EV27	ECO2805	St Just Conservation Area	Conservation Area Appraisal	n/a	St Just Conservation Area Statement	n/a	136959	31257
EV28	ECO2805	St Just Conservation Area	Conservation Area Appraisal	n/a	St Just Conservation Area Statement	n/a	136957	31257
EV29	ECO4142	Cornish Mining World Heritage Site condition survey 2014	Photographic Survey (Ground); Management Recommendations	n/a	A condition survey of the various assets making up the OUV of the Cornish Mining World Heritage Site	n/a	138932	33415

EV30	ECO44	The Tregothnan Estate Penwith Survey	Building Survey	n/a	Building survey completed in 1993	n/a	137027	31465
EV31	ECO8	St Just Town Survey	Management Recommendations; Site Survey	n/a	An historical survey of St Just, including Nancherrow and Tregeseal, brought together for the first time St Just's Listed Buildings, Scheduled Ancient Monuments, and other historic sites in one publication	n/a	137026	31459
EV32	ECO692	Boscean to Botallack, SWEB	Watching Brief	n/a	Watching brief during groundworks completed in 1999	n/a	136499	32668
EV33	ECO4352	Caravan 2, Ballowall, St Just in Penwith, Cornwall	Watching Brief	n/a	Watching brief during groundworks completed in 2014	n/a	135946	31395
EV34	ECO43	The Tregothnan Estate Penwith Survey	Management Recommendations; Site Survey	n/a	In 1994 the Cornwall Archaeological Unit was commissioned by English Heritage to produce an archaeological survey and management report for the Tregothnan Estate properties and lands in West Penwith.	n/a	136171	32156
EV35	ECO429	Industrial Settlements: St Just	Assessment; Management Recommendations	n/a	Study commissioned to consider Cornwall's industrial settlements involving historic research	n/a	136880	31310

EV36	ECO4142	Cornish Mining World Heritage Site condition survey 2014	Photographic Survey (Ground); Management Recommendations	n/a	Condition survey of the various assets making up the OUV of the Cornish Mining World Heritage	n/a	138932	33415
EV37	ECO3829	North Land's End Sewage Treatment Scheme	Environmental Impact Assessment	n/a	The report explores the environmental impact of the planned sewage pipeline and treatment works	n/a	136622	32544
EV38	ECO3761	Wheal Call dressing floor recording	Building Survey	n/a	Archaeological recording of the dressing floors completed prior to conservation works in 2012	n/a	135621	32228
EV39	ECO3195	St Helen's Oratory, Cape Cornwall	Management Works; Watching Brief	n/a	Photographic survey ahead of conservaiton/repair works in 2010	n/a	135233	31858
EV40	ECO31	Wheal Edward	Watching Brief	n/a	Watching brief maintained during works in 1996	n/a	136077	32715
EV41	ECO31	Wheal Edward	Watching Brief	n/a	Watching brief maintained during works in 1996	n/a	136066	32601
EV42	ECO30	Cape Cornwall	Assessment	n/a	This report summarises the results of survey work (desk based and field work) carried out during March/April 1989 by Cornwall Archaeological Unit at the request of the National Trust	n/a	135418	31910
EV43	ECO2970	TRIP assessment: Priest Cove, St Just	Assessment; Building Record	n/a	Archaeological recording completed in 2010	n/a	135216	31717

EV44	ECO29	Ballowall	Assessment	n/a	Condition and management survey of the estate	n/a	135689	31069
EV45	ECO2710	St Just Area Regeneration	Consultancy; Watching Brief	n/a	The results of an archaeological watching brief and consultancy during conservation and safety work to sites in the mining district 2002-2006.	n/a	135625	30718
EV46	ECO2710	St Just Area Regeneration	Consultancy; Watching Brief	n/a	The results of an archaeological watching brief and consultancy during conservation and safety work to sites in the mining district 2002-2006.	n/a	136040	30728
EV47	ECO2710	St Just Area Regeneration	Consultancy; Watching Brief	n/a	The results of an archaeological watching brief and consultancy during conservation and safety work to sites in the mining district 2002-2006.	n/a	135629	31206
EV48	ECO2709	Penwith Improvement Programme	Assessment	n/a	Archaeological assessment completed in 2001	n/a	136064	32384
EV49	ECO268	Cape Cornwall, Priests Cove, LRF	Assessment; Building Survey; Watching Brief	n/a	Archaeological recording completed in 2010	n/a	135219	31718
EV50	ECO249	Ballowall Barrow	Management Recommendations; Site Survey	n/a	A survey of the Neolithic/Bronze Age Ballowall cairn was undertaken alongside a critical reappraisal of the records of previous archaeological investigations carried out at the monument	n/a	135525	31253

EV51	ECO2431	West Penwith Moors	Management Recommendations	n/a	Archaeological resource management on the West Penwith moors, Cornwall	n/a	144229	34359
EV52	ECO2092	Lower Boscaswell to St Just SWW Pipeline	Assessment	n/a	Archaeological assessment completed in 2003	n/a	136372	31320
EV53	ECO2092	Lower Boscaswell to St Just SWW Pipeline	Assessment	n/a	Archaeological assessment completed in 2003	n/a	136372	31320
EV54	ECO2092	Lower Boscaswell to St Just SWW Pipeline	Assessment	n/a	Archaeological assessment completed in 2003	n/a	136683	32711
EV55	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135818	32190
EV56	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135180	31726
EV57	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135680	31965
EV58	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135682	30800
EV59	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135675	31108
EV60	ECO1964	Penwith Improvements Programme	Assessment	n/a	Archaeological recording completed in 2001	n/a	135442	31714

EV61	ECO4832	Wheal Drea engine house, St. Just in Penwith, Cornwall	Watching Brief	n/a	Archaeological watching brief and building recording during the repair works in 2016	n/a	136560	32343
EV62	ECO4832	Wheal Drea engine house, St. Just in Penwith, Cornwall	Watching Brief	n/a	Archaeological watching brief and building recording during the repair works in 2016	n/a	136553	32355
EV63	ECO94	Ballowall DLG	Watching Brief	n/a	Advisory monitoring and recording of contractors' excavation was undertaken in 1996	n/a	135752	31030
EV64	ECO42	Ballowall Phase II	Watching Brief	n/a	Phase II Shaft Safety Works at Ballowall completed in 1997	n/a	135694	31103

Appendix 2: Planning proposal drawings and photomontages



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w: www.laurenceassociates.co.uk

Project Title:
**PROPOSED CONSTRUCTION OF
EXTENSIONS AND INTERNAL ALTERATIONS
TO CLUBHOUSE**

Project Address:
**CAPE CORNWALL GOLF CLUB
ST JUST
TR19 7NL**

Client:
CAPE CORNWALL GOLF CLUB

Drawing Title:
PROPOSED SITE PLAN

Scale: 1:200@A1	Drawn: AS
Date: 12/20	Checked: JP
Drawing No: 19272-NT-00-05	
Rev:	

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EXISTING VIEW - SW 35036 31827



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TO CLUBHOUSE

Project Address:

CAPE CORNWALL GOLF CLUB
ST JUST
TR19 7NL

Client:

CAPE CORNWALL GOLF CLUB

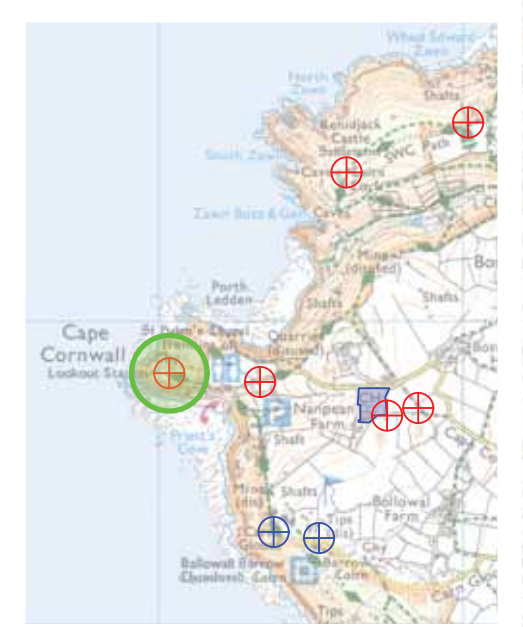
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Scale: @A2	Drawn: DW
Date: 12/20	Checked: JP
Drawing No: 19272-NT-07-01	
Rev:	



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Drawing Title:
PROPOSED VIEW - SW 35036 31827

Scale: @A2	Drawn: DW
Date: 12/20	Checked: JP
Drawing No: 19272-NT-07-02	Rev:

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[illegible]

Notes:

[illegible]

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TO CLUBHOUSE

Project Address:
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ST JUST
TR19 7NL

Client:
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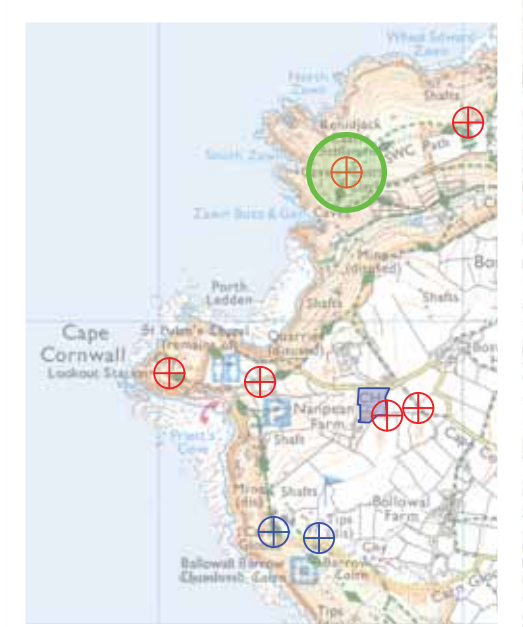
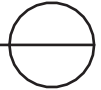
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EXISTING VIEW - 35622 32491



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Drawing Title:
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EXISTING VIEW - SW 35859 31712



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Client:
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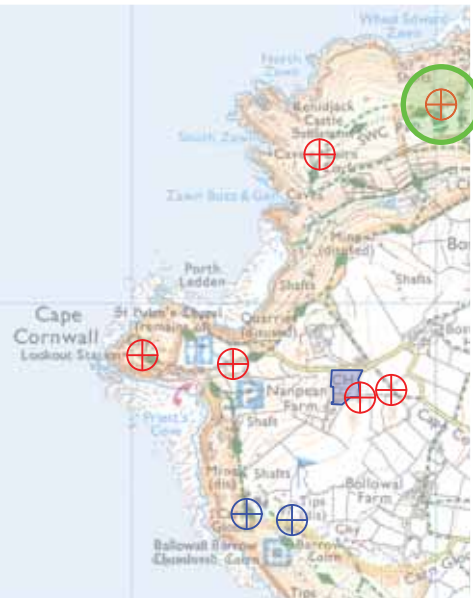
Drawing Title:

PROPOSED VIEW - SW 35859 31712

Scale: @A2	Drawn: DW
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EXISTING VIEW - SW 36024 32656



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TR19 7NL

Client:

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Drawing Title:

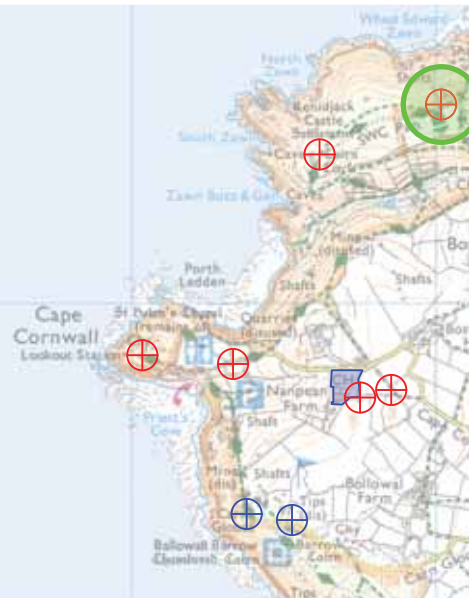
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Drawing Title:
PROPOSED VIEW - SW36024 32656

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EXISTING VIEW - 1ST TEE



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Project Address:
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Client:
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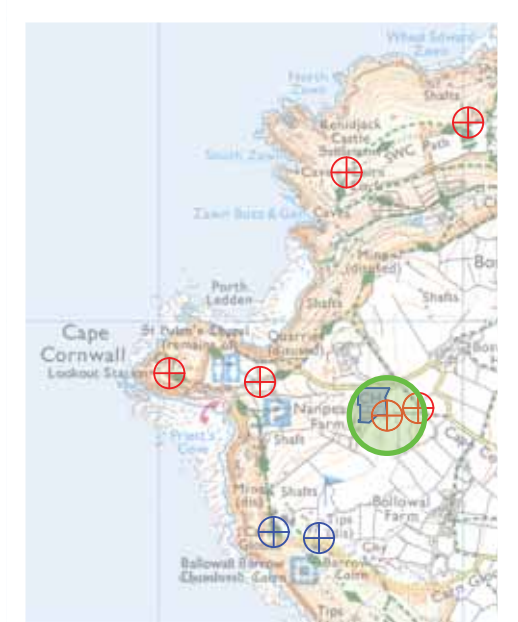
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EXISTING VIEW - 1ST TEE

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EXISTING VIEW - 35381 31302



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Drawing Title:

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EXISTING VIEW - SW 35531 31282



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