

LAND AT TREGODDICK FARM, VINGOE'S LANE, MADRON, CORNWALL

(NGR SW 4541 3199)

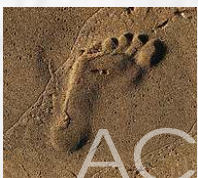
Historic Environment Impact Assessment

Planning Reference: Cornwall Council PA18/02055

Prepared by:
Debra Costen

Report No: ACD1870/1/0

Date: August 2018



archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

This historic environment impact assessment has been prepared by AC archaeology during July and August 2018 as supporting information for an outline planning application (Planning Ref. PA18/02055) for a proposed residential development on land at Tregoddick Farm, Vingoe's Lane, Madron, Cornwall (NGR SW 4541 3199).

The application area covers approximately 0.5 hectares and is situated on the northeast edge of the village of Madron, Cornwall. The 1km study area surrounding the site contains a total of 97 heritage assets, of which 44 are designated. These comprise the Madron Churchtown Conservation Area, the Grade II Registered Park and Garden at Trengwainton, three Scheduled Monuments, one Grade I Listed Building and 38 Grade II Listed Buildings. There are two non-designated heritage assets currently recorded within the site on the Cornwall Historic Environment Record. These comprise a record relating to a former medieval settlement at Tregoddick, and an east-west aligned linear feature of uncertain origin that has been transcribed following analysis of aerial photographs by the Cornwall National Mapping Programme Project.*

A geophysical survey of the site identified a single anomaly group aligned northeast-southwest in the southern part of the site which may represent a linear archaeological deposit or recent ground disturbance.

An initial appraisal of designated heritage assets has been carried out using the methodology outlined in The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition) and it is considered that the Grade I Listed Church of St Maddern and the Madron Churchtown Conservation Area may have settings susceptible to impact from development within the site. The impact of the proposed development upon the setting and significance of these assets may need to be considered further at the design and layout stage.

1. INTRODUCTION (Fig. 1)

- 1.1** This historic environment impact assessment has been prepared to provide supporting information for an outline planning application (PA18/02055) for a proposed residential development on land at Tregoddick Farm, Vingoe's Lane, Madron, Cornwall (NGR SW 4541 3199). It has been prepared by AC archaeology during July and August 2018. The location of the site is shown on Fig. 1.
- 1.2** The application area covers approximately 0.5 hectares and comprises an access track and field to the south of Tregoddick Farm, on the northeast edge of the village of Madron. The land lies between 115m and 121m aOD (above Ordnance Datum). The site is bounded by Vingoe's Lane to the northwest, Tregoddick Farm to the northeast, land associated with the properties 'Skeldar' and 'Monteray' to the southeast and a residential property and garden to the southwest.
- 1.3** The scheme will comprise a residential development of up to 17 units along with the associated access and infrastructure. An indicative site layout provided by the client indicates a mix of 2 and 3 bedroomed three-storey detached properties, with private gardens and parking provision.
- 1.4** The underlying solid geology comprises Hornfelsed Slate and Hornfelsed Siltstone of the Mylor Slate Formation, a metamorphic bedrock formed approximately 359 to 383 million years ago in the Devonian period. There are no superficial deposits recorded within the application area (British Geological Survey 2018).

2. LEGISLATION AND GUIDANCE

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to this development may be summarised as follows:

Statutory

- 2.2 Scheduled Monuments, as defined under the *Ancient Monuments and Archaeological Areas Act 1979* are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order 1981*, as amended by *The Ancient Monuments (Class Consents) Order 1984*, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument require consent from the Secretary of State for the Department for Digital, Culture, Media and Sport.
- 2.3 Listed Buildings and Conservation Areas are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) 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'. Section 72 of the Act requires that 'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Planning policies pertaining to Listed Buildings and Conservation Areas are set out within District Council Local Plans and County Council Plans.

The National Planning Policy Framework

- 2.4 General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (Paragraphs 184 - 202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2018). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).
- 2.5 The following policies are relevant to this scheme:

Paragraph 189

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.

Paragraph 190

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.

Paragraph 191

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.

Paragraph 192

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.

Paragraph 193

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.

Paragraph 194

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.

Footnote 63: 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.

Paragraph 195

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 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.

Paragraph 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.

Paragraph 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.

Paragraph 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.

Paragraph 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.

Paragraph 200

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.

Registered Parks and Gardens

- 2.6 Parks and gardens of historic significance are included on the Historic England 'Register of Historic Parks and Gardens of special historic interest in England.' The list was established in 1983, with an emphasis on 'designed' landscapes as opposed to planting or botanical importance. Registration is a 'material consideration' in the planning process, and local authorities therefore need to consider the impact of a proposed development on the special character of such landscapes.

Historic Hedgerows

- 2.7 Hedgerows of historical and archaeological importance are afforded protection under *The Hedgerow Regulations 1997*, section 97 of the *Environment Act 1995*. The criteria for determining 'important' hedgerows is set out in Part II of Schedule 1 of the regulations.

Local Authority Plan

- 2.8 Policies for the management and protection of the historic environment of Cornwall are contained within the *Cornwall Local Plan Strategic Policies 2010-2030* which was adopted in November 2016. The plan covers the whole of Cornwall and includes the following policy relating to the historic environment:

Policy 24: Historic Environment

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

Development proposals will be expected to:

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

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact

of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

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

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

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

In those exceptional circumstances where harm to any heritage asset can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

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

3. AIMS AND METHODOLOGY

- 3.1** The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated January 2017) and the NPPF.
- 3.2** The scope of the study has included designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Battlefields, and Registered Parks and Gardens), along with non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features or locally-designated features, or areas of cultural heritage importance). The study area is 1km distance from the centre of the site.
- 3.3** The information derived from the study has been used:
- To identify any heritage assets recorded within the boundaries of the site;
 - To assess the potential for the discovery of additional heritage assets within the boundaries of the site;
 - To assess the significance of any heritage assets potentially affected by the development; and,
 - To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains within the site and on the settings of designated sites nearby.

3.4 The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held by the Cornwall Historic Environment Record (HER);
- Historical cartographic, photographic and documentary information held at the Cornwall Record Office, Truro;
- Cornwall Council Interactive Mapping;
- National Heritage List for England (NHLE) website;
- British Geological Survey online database; and
- Other relevant published or unpublished information.

3.5 The results of the searches are discussed in Sections 4-6 below. All heritage assets are summarised in Appendix 1 and their locations shown on Fig. 2. Relevant extracts of historic maps are included in Appendix 2.

3.6 A site inspection was undertaken on the 2nd August 2018.

3.7 This assessment has provided a summary of all recorded heritage assets within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

Assessment of Significance

3.8 Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance.

3.9 The ranking of significance used in this assessment considers the English Heritage (now Historic England) 2008 criteria, but expresses the results using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 189, 190 and 193 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Grading of the significance (value)

Assessment of Settings

- 3.10** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible.
- 3.11** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*. As a detailed design layout is not available at this stage the assessment within Section 8 uses the first two of the five steps of the guidance, as set out below:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes.

3.12 The following criteria have been used to determine which heritage assets are included in the setting assessment.

- The asset is considered to be of medium or higher significance;
- The asset has a setting susceptible to visual intrusion; or,
- The asset has intervisibility with other asset(s) that forms part of its setting.

Assessment of Effects on Significance

3.13 In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

4. HERITAGE ASSETS WITHIN THE 1KM STUDY AREA (Fig. 2 and Appendix 1)

Designated Heritage Assets

4.1 There is a total of 44 designated heritage assets within the 1km study area surrounding the site. These comprise the Madron Churchtown Conservation Area, the Grade II* Registered Park and Garden at Trengwainton, three Scheduled Monuments (which are also Grade II Listed), one Grade I Listed Building and 38 Grade II Listed Buildings. None of the designated assets fall within the site itself.

4.2 There are no World Heritage Sites or Registered Battlefields within the study area.

Madron Churchtown Conservation Area

4.3 The application area is located approximately 20m to the northeast of the Madron Churchtown Conservation Area (Site 1). The Conservation Area covers an area of approximately 4.6 hectares and includes a number of designated heritage assets which are discussed in further detail below. A Conservation Area character appraisal or management plan have not yet been prepared for the Madron Churchtown Conservation Area.

Scheduled Monuments

4.4 There are three Scheduled Monuments within the study area, all of which are also Grade II Listed. These all date to the medieval period and comprise a cross (Site 2) and cross head (Site 3) in the churchyard of the Church of St Maddern and the Boscathnoe Cross which is situated on a path within an area of agricultural land to the south of the Church (Site 4).

Registered Parks and Gardens

- 4.5 The early 19th century Grade II* Registered Park and Garden at Trengwainton (Site 6) is located approximately 600m to the southwest of the application area. It covers an area of approximately 47 hectares and comprises pleasure grounds surrounding the Grade II Listed Trengwainton House (Site 7), parkland, a walled garden and a 20th century woodland garden.

Listed Buildings

- 4.6 The medieval Church of St Maddern is situated within the Madron Churchtown Conservation Area and is designated as a Grade I Listed Building (Site 5). The building mainly dates to the 14th and 15th century with restorations undertaken during the 19th century. There are a number of Grade II Listed Buildings and structures associated with the church including the lych gate (Site 15), the churchyard walls and gate piers (Site 14), a mausoleum (Site 16) and a number of headstones and chest tombs within the churchyard (Sites 17-35).
- 4.7 Several of the Grade II Listed Buildings within the study area are located in Trengwainton Park and Garden. The principal building is the Grade II Listed Trengwainton House (Site 7). The former country house dates to the 19th century and is thought to be built on the footprint of an earlier building. There are several other Grade II Listed Buildings associated with the house which are located within the grounds of the park and garden: an early to mid-19th century lodge is located at the main entrance to the house (Site 8); to the east of Trengwainton House there is an early to mid-19th century former terrace of gardener's cottages (Site 9); a bothy and potting shed (Site 10); and the garden walls which were built in 1814 (Site 11). To the east of the walled garden there is a Grade II Listed well with a spout (Site 12).
- 4.8 The Grade II Listed Poltair House (Site 13) is located to the northeast of Trengwainton House. The former country house was later used as a hospital and was re-built after a fire in 1905.
- 4.9 The remaining Grade II Listed Buildings within the study area are all situated within the Madron Churchtown Conservation Area. Bellair House is an early-mid 19th century pair of houses (Site 42) with associated stables to the rear of the properties (Site 43). A number of Grade II Listed 18th-19th century buildings are situated to the northwest of Bellair House along Bellair Road and include Holly Cottage (Site 37), No. 4 (Site 38) and numbers 5-7 Bellair Road (Sites 39 and 40) and Tregoddick House (Site 41) along with their associated garden walls. On the west side of Church Road are two 18th century adjoining houses 'Bosvean' and Chy An Bara' (Site 44); the listing includes the front wall surrounding the courtyard. Farther to the south, and to the front of Landithy Hall, there is a post-medieval dressed granite spout under a well head (Site 36).

Non-Designated Heritage Assets

- 4.10 There is a total of 53 non-designated heritage assets recorded on the Cornwall HER within the 1km study area surrounding the site. The earliest evidence for human activity within the study area dates to the Neolithic period. All assets are described in detail in Appendix 1 and are briefly discussed below by chronological period.

Prehistoric: Neolithic (c. 4, 300 BC - c. 2, 300 BC)

- 4.11 Two findspots relating to artefacts of Neolithic date have been recorded within the study area providing evidence for activity from this period; the finds consist of a polished stone axe head and a stone axe hammer (Sites 45 and 46).

Prehistoric: Bronze Age (c. 2, 300 BC – c. 600 BC)

- 4.12 The Bronze Age period is represented in the study area by the tentative locations of two barrows, in the north and northeast of the study area; one visible as a cropmark on aerial photographs (Site 47) and one suggested from a field named 'Gambler' on the Gulval tithe award of 1843 (Site 48) although there is no other evidence for a barrow in this location.

Prehistoric: Iron Age to Romano-British (c. 600 BC - c. AD 410)

- 4.13 The field names 'Round Field' and 'Castle Field' in the Gulval tithe apportionment of 1843 (Sites 49-50), together with the field name 'Round Meadow' in the Madron tithe apportionment of 1841 (Site 51) suggest the location of possible Iron Age to Romano-British rounds (enclosed settlements).
- 4.14 A series of linear and curvilinear field boundaries forming the remnants of a field system of potential Iron Age or medieval date in Heamoor were plotted from aerial photographic evidence as part of the National Mapping Programme project (Site 52).

Early Medieval to Medieval (AD 1066 – AD 1540)

- 4.15 Documentary sources provide evidence for many settlements present during this period. The settlement of Tregoddick is recorded within the application area on the Cornwall HER (Site 63) and was first recorded in 1297. A further nine medieval settlements are recorded within the study area surrounding the site (Sites 58-67).
- 4.16 The former place name 'Landithy' for Madron contains the Cornish element 'Lann' meaning 'enclosed cemetery'; the medieval Church of St Maddern (Site 5) is set within an oval enclosure thought to be the original medieval cemetery site (Site 53). The Cornwall HER also records the possible location of a medieval chapel (Site 56) and a preceptory (Site 57), but there are no physical remains of either. Two inscribed stones are recorded at the Church of St Maddern (Sites 54 and 55), one of which is on display within the church. There are also a further two records for medieval crosses (or parts of) in the study area (Sites 69 and 70) and the field name 'Cross Field' in the Gulval tithe apportionment of 1843 suggests the likely location of another (Site 68). A medieval well is recorded at Bone to the east of the application area (Site 74) although there are no known remains.
- 4.17 Three possible medieval field systems have been identified within the study area following transcriptions of aerial photographs undertaken as part of the National Mapping Programme project. These are located in fields to the north (Site 73), northeast (Site 71) and southeast (Site 72) of the application area.

Post-medieval (AD 1540 – AD 1900)

- 4.18 Many of the non-designated heritage assets of post-medieval date relate to industry in and around Madron during this period and include stamping mills (Sites 85-88), extractive pits (Site 84) and blacksmith's workshops (Sites 92-95). A workhouse is also recorded, large enough to facilitate 400 people (Site 91).
- 4.19 Wesleyan and Methodist chapels are recorded within the village (Sites 77-80) along with two schools (Sites 82 and 83), a terrace of eight houses designed by the renowned Cornish architect Sylvanus Trevail (Site 89) and two areas used for beekeeping, one to the northeast of the application area (Site 76) and the other within Trengwainton Garden in the form of an extant bee house (Site 75). The walled kitchen gardens at Trengwainton also house a dipping well of 19th century date (Site 90).
- 4.20 The final heritage asset of a post-medieval date is a garden (Site 81) associated with the former country house and hospital at Poltair (Site 13). It is unknown how much of the garden still survives.

Modern (AD 1900 – Present)

- 4.21 There are no non-designated heritage assets of modern date within the study area.

Unknown or undated heritage assets

- 4.22 There are two heritage assets of unknown date within the study area on the Cornwall HER. The first relates to the findspot of a lead fish found in the ploughsoil of a field to the west of the

application area (Site 96). The second relates to a group of linear features (Site 97) within the southern part of the application field and in the adjacent fields to the east which have been recorded following transcriptions of aerial photographs as part of the Cornwall National Mapping Programme project.

Previous Fieldwork within the Study Area

- 4.23** There are 10 archaeological events recorded within the study area in the Cornwall and Scilly HER. Three of these are management recommendation assessments (ECO2431, ECO2562 and ECO4148); since these are non-intrusive archaeological research projects they have little bearing on the archaeological potential of the application area. However, they are briefly discussed below and further information can be obtained from the Cornwall and Scilly HER.
- 4.24** A large study area at Penwith Moors focused on the management of the archaeological resource within the surviving area of moorland. It provided an overview of the structures through which management is currently carried out and reviewed a variety of factors relevant to present and future practice. It offered some conclusions on current management regimes and potential issues and makes a series of recommendations for change and development (ECO2431).
- 4.25** A report in 2006 described work undertaken through the Historic Environment Service's Scheduled Monument Management Programme to help alleviate a range of problems at Madron's holy well and chapel (ECO2562).
- 4.26** In 2015 The National Trust commissioned a setting study for the Registered Park and Garden at Trengwainton. The study was undertaken to identify the setting of Trengwainton, and help to inform decisions about local development. The study analysed the current and historic landscape context of Trengwainton by mapping the line of sight of the heritage assets and identified the significance and sensitivity of the setting to the registered landscape and its listed buildings (ECO4148).
- 4.27** Geophysical surveys were undertaken at Mounts Bay School (ECO1595 and ECO1596) where a linear anomaly was identified running north-northwest to south-southeast across the site and several other anomalies of potential archaeological origin were also identified. The geophysical survey was followed by watching briefs (ECO3229 and ECO2905) that revealed that the field was possibly the crash site of a Bristol Beaufort aircraft in 1941. Undated field drains and boundaries were also identified.
- 4.28** At Trengwainton Old Laundry (ECO1530) historic building recording discovered the surviving laundry was a significant and unusual building, particularly with its arrangements for airing and finishing clothes. Furthermore, this building is not in the vernacular tradition (unlike the cottages which adjoin it), so it is likely to have been designed by an architect employed by the estate.
- 4.29** In 2016 a desk-based assessment (ECO4296; Costen 2016) and a geophysical survey (ECO4762; Dean 2016) were undertaken on a field to the north of the current application area. The site was considered to have topographical potential for both prehistoric burials, in the form of ring ditches and former barrows, as well as later prehistoric settlement (Iron Age to Romano-British). However, the geophysical survey produced negative results, with no evidence for any below-ground features or deposits of archaeological potential.

Geophysical Survey of the Application Area, undertaken in 2018 (Fig. 3)

- 4.30** A geophysical survey was undertaken within the application area in July 2018 (Dean and Edwards 2018). The survey identified one anomaly group running northeast-southwest in the southern part of the field which may represent a linear archaeological deposit or recent ground

disturbance. Other areas of modern disturbance were also noted including the presence of possible service cables or pipes.

5. HISTORICAL DEVELOPMENT OF THE AREA (Appendix 2)

Documentary Background

- 5.1** The ancient parish of Madron (or St Madron) with Morvah is situated in the Deanery of Penwith. Named after an unknown saint, the parish is located to the northwest of Penzance.
- 5.2** Madron is not mentioned as such in the Domesday Survey of 1086. Madron Church, Trengwainton and Landithy were originally part of the Manor of Roseworthy in Gwinear, however, the rest of the parish was taxed under the jurisdiction of the Manor of Alverton (<http://west-penwith.org.uk/madron.htm>).

Introduction to the Map Analysis

- 5.3** This section of the report is based on a map progression exercise undertaken on a series of historic maps relevant to the application area. Research has been conducted using maps held at the Cornwall Record Office, Truro as well as those available online. Extracts of relevant maps are included here as Appendix 2.

Madron Tithe Map (1839) and Apportionment (1841) (Appendix 2: Map 1)

- 5.4** At the time of the tithe survey the application area formed part of Plot 1748 which was owned by Sir John St Aubyn and occupied by Clemo Wren. The plot is named as 'Barn Field' which may be a reference to the small building depicted in the southeast corner of the plot on the tithe map (this is situated to the south of the application area). The plot is surrounded by agricultural land to the north, east and west with Madron Churchtown to the south; this is clearly depicted on the map as a well-established settlement with the Church of St Maddern in a prominent position at the southern end of the village. The Union Workhouse is also clearly labelled and depicted to the west of the village. The main road system depicted on the tithe map forms the core of the later street pattern.
- 5.5** None of the other relevant plot apportionments give any clues to other landscape uses or past history, and there appears to be nothing of obvious archaeological interest within or around the application site or study area.
- 5.6** Table 3 below is an extract from the Madron tithe apportionment of 1841 and shows all the relevant fields, both within and adjacent to the site, including information relating to plot numbers, ownership, tenement, land use and a name or description of the plot.

Reference Number	Land Owner	Land Occupier	Tenement	Name / Description	State of Cultivation
Plots within the application area					
1748	St Aubyn, (Sir)John and Glasson, James & John	Wren, Clemo	Tregoddick	Barn Field	Arable
Plots adjacent or in the immediate vicinity of the application area					
1736	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Richards, John	Tregoddick	Plot in the Hill	Arable
1737	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Richards, John	Tregoddick	Plot in the Hill	Arable
1745	Glasson, Richard and James (lessees)	Wren, Clemo	Tregoddick	Higher Park Famous	Arable
1746	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Roberts, John	Tregoddick	Park Pease	Arable
1747	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Cock, John	Tregoddick	House Field	Arable
1749	Davy, the executors of Dennis, William, Vinicombe, Grace	Rowe, John	Hall Dreath	Inside Field	Arable
1750	Davy, the executors of Dennis, William, Vinicombe, Grace	Rowe, John	Hall Dreath	Little Road Field	Arable
1751	Davy, the executors of Dennis, William, Vinicombe, Grace	Rowe, John	Hall Dreath	Long Road Field	Arable
1811	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Bennett, William	Tregoddick	Poll Lavas	Arable
1812	St Aubyn, (Sir) John and Tompkin, Mrs	Veale, John	Tregoddick	Garden in Madron Churchtown	-
1813	St Aubyn, (Sir) John and Tompkin, Mrs	Warren, Thomas	Tregoddick	House, Courtlage, and two small gardens in Madron Churchtown	Homestead
1814	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Enock, Jenkyn	Tregoddick	House and Garden	Homestead
1815	Glasson, Richard and James (lessees)	Wren, Clemon	Tregoddick	Dwelling and Yard	Homestead
1816	St Aubyn, (Sir) John representatives of Glasson, James (lessee)	Cock, John	Tregoddick	House and Wall Garden in Madron Churchtown	Garden

Table 3: Details from the Madron tithe apportionment, 1841

The First Edition 25-inch Ordnance Survey map, 1878 (Appendix 2: Map 2)

- 5.7** The Ordnance Survey First Edition 25-inch map of 1878 depicts little changes since the tithe map of 1839. The application area and the surrounding fields have remained the same. The building in the southeast corner of former tithe Plot 1748 is still extant and another small building is now depicted in the southwest corner of the field. In Madron village there has been some expansion and new building. To the south of the application area 'William the Fourth' public house is now annotated. There are two Methodist Chapels (Wesleyan and Primitive) labelled within the western part of the village and the site of a Preceptory to the west of St Maddern's Church.

The Second Edition 25-inch Ordnance Survey map, 1906 (not reproduced)

- 5.8** The Second Edition 25-inch Ordnance Survey map of 1906 shows that the building in the southeast corner of former tithe Plot 1748 is no longer extant, but the small building in the southwest corner of the field remains. Aside from this there is no change to the layout of the land within the application area or in the immediate environs since the First Edition map of 1878.

Modern Ordnance Survey maps (not reproduced)

- 5.9** By the time of the Ordnance Survey 1:2,500 map of 1962, Tregoddick Farm is depicted to the northeast of the application area; a road/track with various agricultural buildings/structures positioned along it, leads to the farm and is situated within the northern part of the application

area. To the southwest of the application area a path is shown leading from Bellair Road to the farm track to the west.

Historic Landscape Characterisation (HLC)

- 5.10** The Cornwall HLC classifies the land within the application area, and the adjacent land to the north, northwest, east and south as 'Farmland: Prehistoric', characterised as agricultural heartland with farming settlements documented prior to the 17th century and whose field patterns are morphologically distinct from straight sided fields of later division. To the southwest of the application area the land is characterised as 20th century settlement, settled from larger farming settlements (<https://map.cornwall.gov.uk/website/ccmap>).

Aerial Photographs and Lidar Data

- 5.11** The National Mapping Programme (NMP) project data held by Cornwall Council and accessed via Cornwall Council interactive mapping (<https://map.cornwall.gov.uk/website/ccmap>) records various earthworks. At the southern end of the application field, and in the adjacent fields to the east, a group of linear features are recorded (Site 97). These do not appear to relate to any former field divisions visible on historic mapping and it is therefore possible that they relate to field division of prehistoric or medieval date, as indicated by the HLC. Scattered throughout the wider 1km study area there are a number of features identified during the NMP project, including ditches, banks, tracks and former field divisions.
- 5.12** Lidar data available from the Environment Agency does not provide any further evidence for previously unknown earthworks within the application area.

6. SITE INSPECTION (Plates 1-5)

- 6.1** The purpose of the field visit was to provide a familiarisation of the land-use and topography of the application area, to visually check any recorded heritage assets within the site and wider study area and was an opportunity to identify evidence for any previously unrecorded assets in the form of earthworks, soil exposures, artefacts or standing remains. The field visit was undertaken on the 3rd August 2018, when the weather was overcast, but with fair visibility for distant views.
- 6.2** The application area comprises a small field of 0.5 hectares (Plates 1 and 2) bounded by a gravel track to the northwest and northeast (Plate 3) which provides access from Vingoe's Lane to the farm at Tregoddick. Tregoddick Farm is situated immediately to the northeast of the application area and comprises a detached L-shaped building set within a large garden plot.
- 6.3** The topography of the application field is fairly level with only a slight rise from the northeast boundary of the plot towards the southwest boundary. The field is bounded by a hedgeline containing semi-mature and mature trees and shrubs. A low boundary of rough grass and scrub separates the field from the track to the northwest and northeast. At the time of the visit there was c. 3-4m of dense scrub and brambles in front of the boundaries of the field. Both the curving southeastern boundary and the southwestern boundaries of the field contain taller mature trees in comparison with the other boundaries, and in the northeast corner of the field there is a small stretch (c. 2-3m) of modern range style fencing, with sporadic small recently planted trees in front.
- 6.4** A telegraph pole is positioned at the northeast end of the southeast boundary of the field with overhead wires running parallel with the boundary and leading into the village of Madron to the southwest.

- 6.5** Views from the application area are in the main screened by the vegetation in the boundaries. The tower of the Church of St Maddern is visible from some parts of the application area (Plate 4) and the rooftops of some of the properties in Vingoe's Lane are also visible in views to the southwest (Plate 5).
- 6.6** There was no evidence of any upstanding earthworks or surface artefacts visible during the site walkover. However, the presence of thick scrub and brambles in front of the field boundaries prevented assessment of any earthworks that may be present in these areas.

7. ARCHAEOLOGICAL POTENTIAL

- 7.1** There are two non-designated heritage assets currently recorded within the application area on the Cornwall HER. The first relates to the medieval settlement of Tregoddick which was recorded in 1297 as 'Tregudek'. The exact location of the settlement remains unknown as it is not depicted on historic maps consulted as part of this assessment. However, as shown in Section 5 above, the land within the application area forms part of the tenement of Tregoddick at the time of the Madron tithe survey of 1841. The Grade II Listed Building to the south of the application area is Listed as 'Tregoddick House (Site 41).
- 7.2** The second non-designated heritage asset within the application area relates to the western part of a group of linear features of unknown origin (Site 97), and which continue into the land to the east of the site. These have been recorded following analysis of aerial photographs by the Cornwall National Mapping Programme project. These linear features are not visible on historic maps consulted as part of this assessment indicating that they may relate to former land division pre-dating the tithe survey of 1841.
- 7.3** There is evidence in the wider study area of activity of prehistoric and Romano-British date, although much of this evidence is in the form of findspots and placename evidence. Currently there is inferred evidence (e.g. from aerial photographs or placenames) for other activity, such as funerary activity. However, there is no physical evidence for later prehistoric or Romano-British settlement in the study area. The site has topographic potential for both prehistoric burials (in the form of ring ditches around former barrows) and later prehistoric (Bronze Age and Iron Age) and Romano-British settlement. The Cornwall Historic Landscape Characterisation records the application area as in an area in which this activity could have occurred.
- 7.4** The geophysical survey undertaken on the site in July 2018 (see Fig. 3) revealed a single linear anomaly of possible archaeological origin within the site, but did not provide any further evidence for the linear features evident on aerial photographs. The perimeter of the field could not be surveyed due to the presence of dense scrub.

8. IMPACT ASSESSMENT

- 8.1** Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance.
- 8.2** A proposed site layout has been provided by the client and indicates that the scheme would comprise a residential development of up to 17 three-storey 'town house type' dwellings with associated access, gardens and parking. The access track between Vingoe's Lane and Tregoddick Farm would be retained near the northwest and northeast boundaries of the site.

Physical Impacts

Below-ground archaeology

- 8.3 As full details of the scheme are not currently available the depth and extent of excavations in association with the proposed development is not currently known. However, any surviving below-ground archaeological deposits within the site have the potential to be physically impacted upon by groundworks associated with the proposed development.
- 8.4 The geophysical survey identified a single anomaly of possible archaeological origin within the application area. In addition, the western part of a group of linear features of unknown origin fall within the application area (Site 97). These assets are currently of **unknown significance** but it is considered possible that their significance could increase if fieldwork can confirm their date and/or function.
- 8.5 The site of a medieval settlement at Tregoddick (Site 63) is considered to be an asset of **unknown significance** as knowledge of this asset is currently based upon its historical value, with its potential evidential value largely unknown.

Impacts on Settings and Significance

- 8.6 Other impacts to heritage assets are likely to involve change to their setting, in particular the visual aspect of setting, where this forms part of their significance. Although a detailed design layout is not available at this stage, an initial appraisal has been carried out in accordance with Steps 1 and 2 of the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*.

Step 1: Identify which heritage assets and their settings are affected

- 8.7 It is considered that three of the heritage assets within the 1km study area meet the criteria set out in Section 3.12 above:

- Madron Churchtown Conservation Area (Site 1);
- Grade I Listed Church of St Maddern (Site 5); and
- Grade II* Registered Park and Garden at Trengwainton (Site 6).

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Madron Churchtown Conservation Area

- 8.8 The Madron Churchtown Conservation Area lies to the south and southwest of the application area. The special interests of Conservation Areas are derived from the collective heritage values and cohesive historical integrity of the assets within them, and the overall preservation of the historic (and aesthetic) character of the area. A conservation area character appraisal has not been produced for Madron Churchtown, but based upon the presence of the Grade I Listed Church of St Maddern and a large number of Grade II Listed Buildings, the Conservation Area is considered to be an asset of **medium significance**.
- 8.9 The Madron Churchtown Conservation Area contains a number of historic buildings and monuments, centred on the historic core of the village and including the principal streets of Fore Street (B3312), Church Street and Bellair Road. The main road system depicted on the Madron tithe map of 1839 forms the core of the later street pattern. The layout of the historic core of the village is 18th and 19th century in character, with many of the designated Listed Buildings in the village dating to these periods. There are also many buildings and structures of post-medieval and modern date within the village that contribute towards the understanding of the historical development of the area. The Listed Buildings within the Conservation Area, for example the Grade I Listed Church of St Maddern (Site 5), hold strong

evidential/architectural and historical values and contribute to the overall preservation of the historic (and aesthetic) character of the area. The appreciation and understanding of most of the assets within the Conservation Area, particularly the architecture of the houses, and the many Grade II Listed structures within the churchyard, require close experiential proximity rather than distant views to or from the designated assets.

- 8.10** The settlement is nestled within the countryside, to the northwest of the larger settlement at Heamoor, and is surrounded by hills and agricultural land. Fore Street (B3312) is the main route into and out of the village. There are some narrower roads in the village, and several public footpaths providing access into the agricultural hinterland surrounding the settlement. The topography of the settlement, the nature of the street form and high hedgerows on the approach roads mostly restrict widespread views although there are wide ranging views of the agricultural land to the east when viewed from the southwestern edge of the village. Bellair Road and Church Street seem to house the oldest buildings within the village. In comparison Aldreath Road and Vingoe's Lane to the north and northeast (outside of the Conservation Area) contain 20th and 21st century modern residential development.
- 8.11** Views out of the main axis of the village are largely restricted as a result of the concentration of buildings along the narrow roads, and also by further areas of vegetation. Views from the Conservation Area towards the surrounding agricultural land, which forms part of its setting, contribute towards the significance of the Conservation Area as they allow the settlement to be experienced in the context of its surrounding agricultural landscape and topographical position. However, this does not include long distance views north and northeast beyond the settlement boundary.
- 8.12** Due to the close proximity of the application area to the northeast corner of the Conservation Area it is considered possible that any development within the proposed site may be visible within views from and within the Conservation Area. The impact of the proposed development upon the setting and significance of the Madron Churchtown Conservation Area may need to be considered further at the design and layout stage.

Church of St Maddern

- 8.13** The Grade I Listed Church of St Maddern (Site 5) is located approximately 135m to the southwest of the application area. The church is considered to be an asset of **high significance** based upon a number of heritage values which are discussed in further detail below.
- 8.14** The historical value of the church is reflected in its architecture. The church dates to the 14th and 15th centuries with restorations undertaken in 1887. The architecture of the church and its association with its surrounding churchyard also gives the building aesthetic value. It has historical illustrative value as the building can easily be recognised as a church. The church also has communal value as regular services are held within the church for the community and the surrounding churchyard contains numerous graves and chest tombs; it is therefore likely to hold high spiritual, symbolic, social and commemorative associations.
- 8.15** The church has strong evidential/architectural value which is acknowledged in the Listing description and relates to both the internal and external elements of the building. The church includes medieval carved heads over the south porch window along with internal features of medieval date including bench ends and a carved stone on display within the church.
- 8.16** The setting of the Church of St Maddern also contributes towards its significance. The setting of churches is considered to be an important element of the historical, aesthetic and communal value of these heritage assets. Churches are a focal point for Christian religious activity including worship, prayer and remembrance. These activities take place within the body of the

church itself, as well as within the surrounding graveyard. The church and churchyard are therefore primarily experienced within these areas.

- 8.17** The principal setting of the Church of St Maddern is its surrounding churchyard and its location within the village at Madron. It also holds a group value with the Scheduled medieval crosses located within the churchyard (Sites 2 and 3) and with a large number of Grade II Listed headstones, chest tombs (Sites 17-35) and a mausoleum (Site 16) within the churchyard. The church also has a group value with the Grade II Listed churchyard walls and gate piers (Site 14) and the lych gate and mounting block (Site 15). Evidence from the Madron tithe map of 1839 indicates that the church at this time was in a prominent position to the southeast of the village and was surrounded by mostly agricultural land to the northeast, east, south and west, but this setting has changed. Although the church still retains a fairly prominent position in the southern part of the village later residential development, especially to the northeast and southwest of the church, has resulted in a built-up setting for the church; St Maddern's Church School is now located to the southeast of the church. However, the church has retained its semi-rural location on the outskirts of the village; from the churchyard there are still views over the agricultural land to the south and southeast.
- 8.18** The body of the church is visible from the adjacent roads and the paths leading through the church grounds to the entrances to the building. The architectural characteristics and distinctive aesthetics of the church are best appreciated from within close proximity, namely the interior of the church, Church Road and Bellair Road and the external churchyard. The streets surrounding the church are narrow with roadside cottages and residential properties lining the streets. The nature of the streets and high hedgerows along with the buildings surrounding the church mainly restrict views of the church when travelling through the village on the B3312. The church tower is visible in some views within the village, most notably in views from Church Street itself, and from Bellair Road to the south of the application area. The church tower is also visible from some parts of the application area (Plate 4). In all of these views the church can be experienced in the context of its surrounding settlement.
- 8.19** The relationship between the church and the historical development of the village of Madron is an aspect of setting that makes a small contribution towards the overall significance of the church as it allows the church to be appreciated within the context of its surrounding settlement. The surrounding churchyard is the aspect of setting that makes the greatest contribution towards the significance of the Church of St Maddern as it is from within this setting that the architectural characteristics and distinctive aesthetics of the church can be appreciated, and it is also from the churchyard and the church itself that Christian religious activity including worship, prayer, contemplation and remembrance takes place.
- 8.20** The impact of the proposed development upon the setting and significance of the Church of St Maddern may need to be considered at the design and layout stage.

Trengwainton Park and Garden

- 8.21** The Historic England 'Register of Historic Parks and Gardens of special historic interest in England' was established in 1983 with the aim of celebrating designed landscapes and to encourage appropriate protection for such landscapes. The Grade II* Registered Park and Garden at Trengwainton (Site 6) is located approximately 600m to the southwest of the application area. It covers c. 47 hectares, comprising c. 30 hectares of pleasure grounds and c. 17 hectares of parkland, and c. 6 hectares of 20th century woodland garden. It is considered to be an asset of **high significance** based upon a number of heritage values which are discussed in further detail below.
- 8.22** The Registered Park and Garden at Trengwainton has a strong historical value which is discussed within the listing description and is derived from its origins firstly as a medieval estate and its subsequent historical development as a farm, and its later conversion back to a country

house. It also has an historical association with the agricultural reformer Lieutenant Bolitho who developed the gardens and formed the collection of species of rhododendrons the gardens are noted for through to the modern day. Trengwainton house and gardens were donated to the National Trust in 1961, with the proviso the family would remain in residence (<https://historicengland.org.uk/listing/the-list/list-entry/1000657>).

- 8.23** The Registered Park and Garden holds a group value with a number of associated designated heritage assets. This includes the Grade II Listed Trengwainton House which was built over the footprint of an earlier Tudor House (Site 7). The present house comprises an 18th century building which was remodelled in c.1810 by Sir Rose Price, with further remodelling and extensions added in 1882 for T.S. Bolitho; further alterations were undertaken in 1897. During the late 19th century remodelling, much of the Tudor house, together with the 18th and early 19th century building was demolished. Several of the associated heritage assets are designated as Grade II Listed Buildings and include a bothy and potting shed (Site 10), a gardeners cottage (Site 9), the garden walls (Site 11) and a lodge at the main entrance (Site 8). These individual heritage assets contribute towards the evidential/architectural value of the Registered Park and Garden.
- 8.24** As the park and garden at Trengwainton is a designed landscape the visual aesthetics of the landscape surrounding house, the entrances, surrounding walls, driveways, and the associated buildings and structures within the park and garden, all contribute to its significance. Setting also makes a strong contribution towards the significance of the Registered Park and Garden. The principal aspect of setting that contributes towards significance is the location of Trengwainton to the southwest of Madron and c.2km to the northwest of Penzance and the coast. Many of the designed vistas include views southeast from the terrace to the south of Trengwainton House, across the parkland towards Mounts Bay and St Michaels Mount. There are further views from the 19th century south drive to the south and southeast towards the coast and Newlyn. To the north there are views of the agricultural land and distant moorland (<https://historicengland.org.uk/listing/the-list/list-entry/1000657>).
- 8.25** Trengwainton House stands on a level terrace from where the land falls to the east and southeast and rises to the north and northeast. The informal gardens and pleasure grounds lie to the southeast, east and south of Trengwainton House with a further area of pleasure grounds in a valley to the west of the house, reached by the early 19th century south drive where a carriage way leads northwest into the valley. The park to the north and east of the house lies on rising ground above the house, drive and pleasure grounds and is visible on the approach from the south drive. The southeast area comprises a single enclosure on the southeast facing slope below the terrace. This area is enclosed to the north and southwest by expanses of mature trees. The south park is also a single enclosure lying on the south facing slope below the pleasure grounds c.100m to the south of Trengwainton House and is bounded by woodland to the south and west and to the east by Hendra Farm. To the north it is separated by a 19th century stone wall. The kitchen garden lies on a south facing slope and is enclosed by c. 3m high walls, aside from the southern boundary which is enclosed by a Cornish hedge. Service drives lead east and northwest to join the minor road which runs from the lodge (Site 8), an area of woodland beyond the road is included within the Registered Park and Garden (<https://historicengland.org.uk/listing/the-list/list-entry/1000657>).
- 8.26** The principal way in which the setting of the Registered Park and Garden can be appreciated is by views within and through it. The application area does not feature in any of the designed views described in the listing and discussed above, which are mainly focused towards the coast. The Park and Garden is not visible from the application area due to the surrounding topography and the location of the application area to the east of the modern housing estate at Vingoe's Lane. As the application area does not feature within any of the designed views that contribute towards the significance of the Registered Park and Garden, it is proposed that it can be excluded from further assessment.

9. CONCLUSIONS

- 9.1 The assessment has identified that there are two heritage assets currently recorded within the application area on the Cornwall HER. These comprise a record relating to a former medieval settlement at Tregoddick, and an east-west aligned linear feature of uncertain origin that has been transcribed following analysis of aerial photographs by the Cornwall National Mapping Programme project. The 1km study area surrounding the site contains a total of 95 heritage assets, of which 44 are designated. These comprise the Madron Churchtown Conservation Area, the Grade II* Registered Park and Garden at Trengwainton, three Scheduled Monuments, one Grade I Listed Building and 38 Grade II Listed Buildings.
- 9.2 A geophysical survey of the site identified a single anomaly group aligned northeast-southwest in the southern part of the site which may represent a linear archaeological deposit or recent ground disturbance.
- 9.3 An initial appraisal of designated heritage assets has been carried out using the methodology outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* and it is considered that the Madron Churchtown Conservation Area and the Grade I Listed Church of St Maddern may have settings susceptible to impact from development of the site. The impact of the proposed development upon the setting and significance of these assets may need to be considered further at the design and layout stage.

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Internet Sources Consulted July and August 2018

British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Cornwall Council Interactive Mapping: <https://map.cornwall.gov.uk/website/ccmap/>

Environment Agency Open Data: <http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

Heritage Gateway: www.heritagegateway.org.uk/gateway/

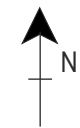
National Heritage List for England: <https://www.historicengland.org.uk/listing/the-list>

National Library of Scotland: <http://maps.nls.uk/>

Old Maps Repository: <https://www.old-maps.co.uk/>

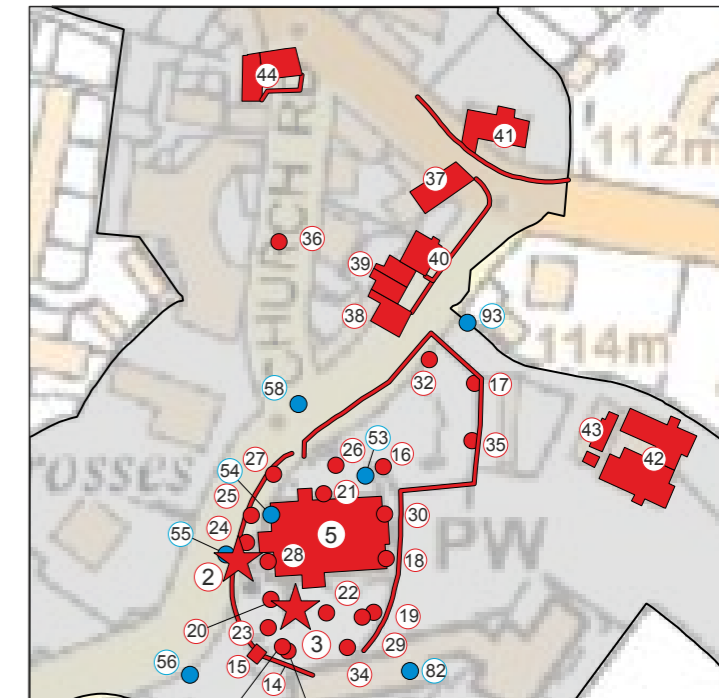
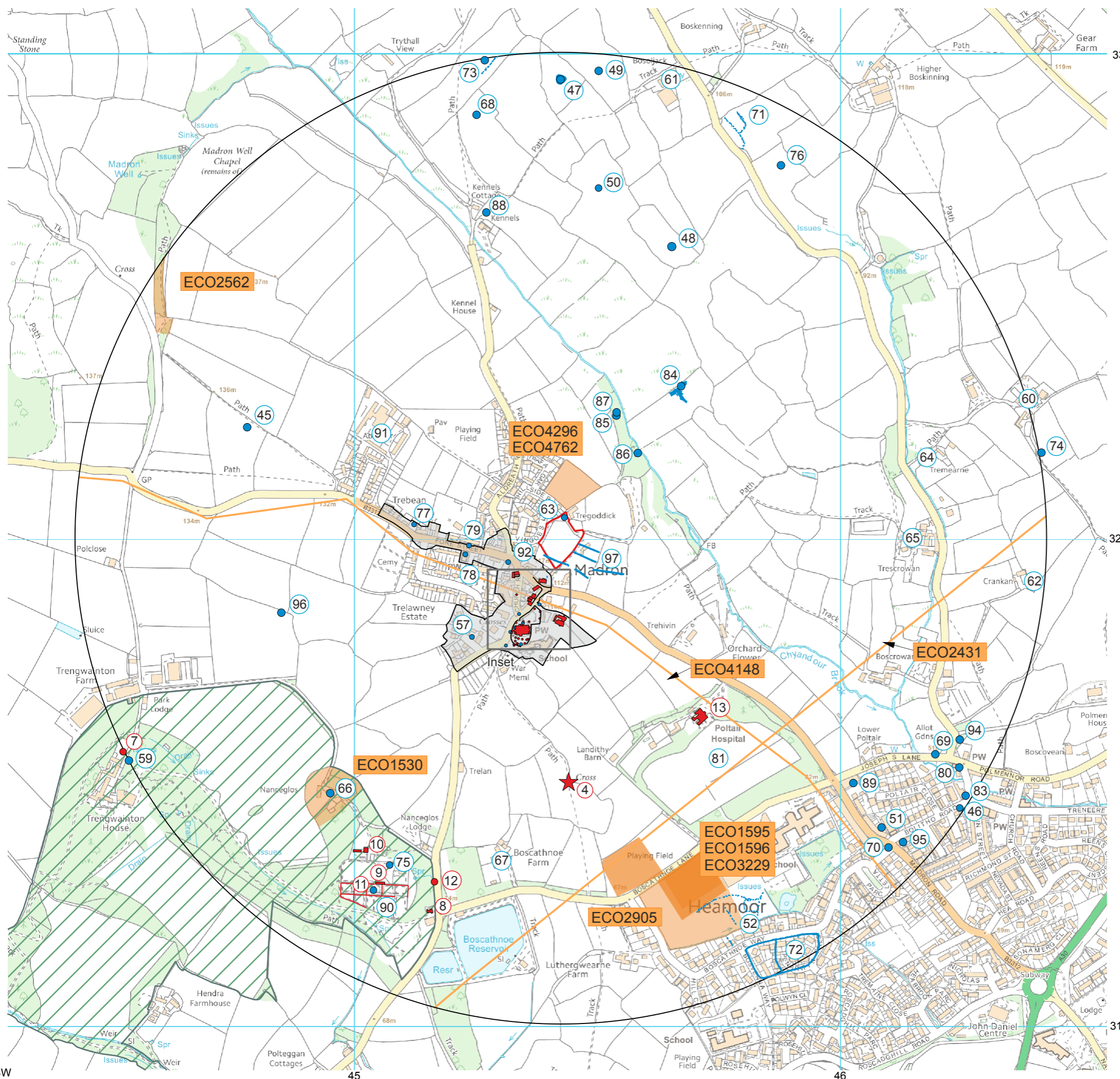
The Genealogist: www.thegenealogist.co.uk

West Penwith Resources: <http://west-penwith.org.uk>



PROJECT
**Land at Tregoddick Farm,
 Vingoe's Lane, Madron, Cornwall**

TITLE
Fig. 1: Location of site



Inset

Key

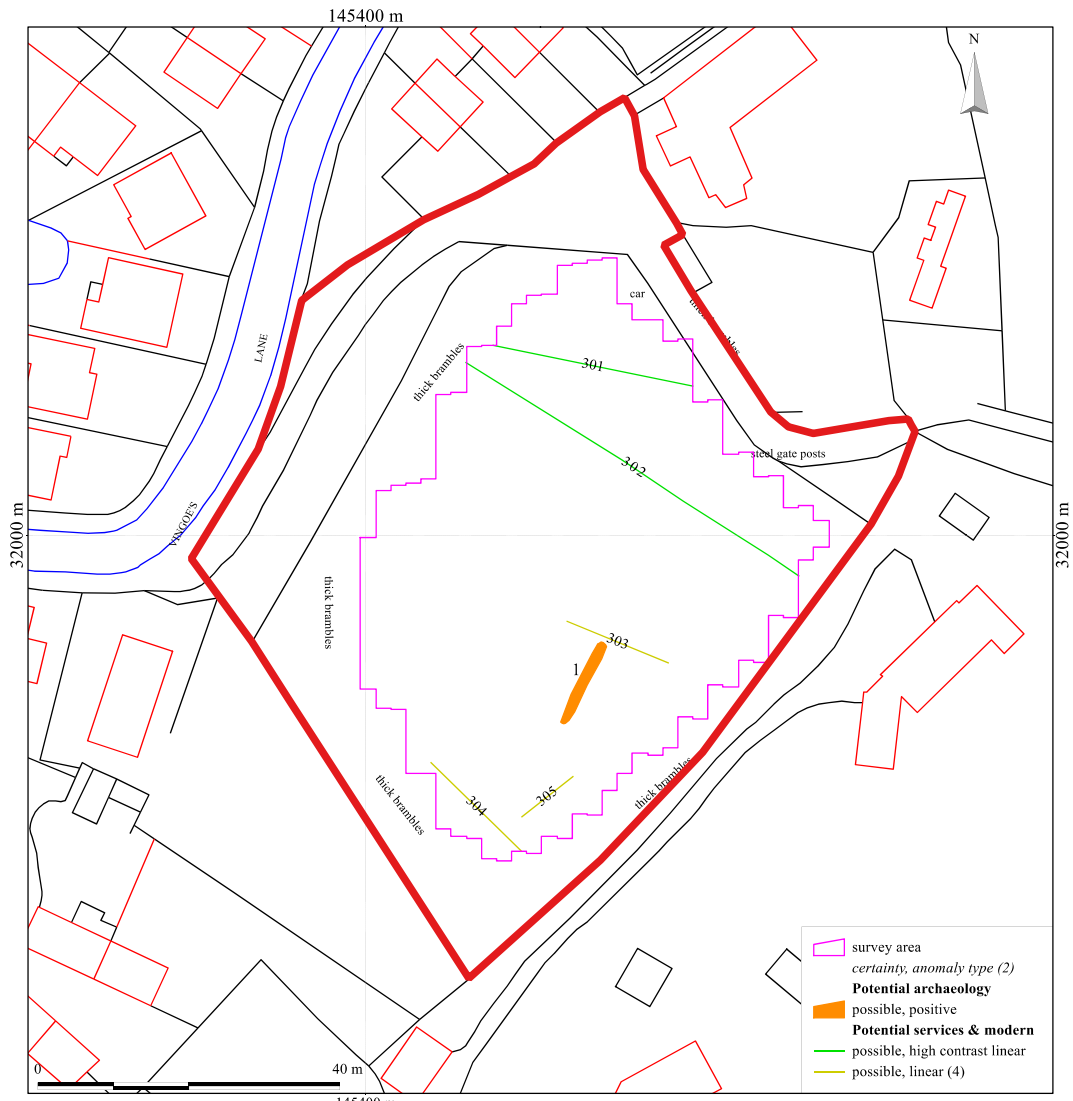
- Application Area
- 1km radius study area
- ★ Scheduled Monuments
- Designated Heritage Assets
- Non-designated Heritage Assets
- Archaeological Events (ECO)
- Madron Churchtown Conservation Area (Site 1)
- Trengwainton Registered Park & Garden (Site 6)

0 500m
Scale 1:8000@A3

PROJECT
Land at Tregoddick Farm, Vingoe's Lane, Madron, Cornwall

TITLE
Fig. 2: Location of site and heritage assets within a 1km study area





British Grid
 centre X: 145423.12 m, centre Y: 31996.67 m

Geophysical survey: Copyright Substrata Limited.
 Base map: Ordnance Survey (c) Crown Copyright 2018.
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 Application area boundary



PROJECT
 Land at Tregoddick Farm, Vingoe's Lane,
 Madron, Cornwall

TITLE
 Fig. 3: Geophysical survey interpretation



Plate 1: View to the north towards Tregoddick Farm from the southern corner of the application area



Plate 2: View to the southeast showing the application area from the northern corner of the field



Plate 3: View to the northwest showing the gravel track on the northeast side of the application field



Plate 4: View to the south showing the application area from the northern corner of the site. The tower of the Church of St Maddern is visible beyond the site boundary



Plate 5: View to the southwest towards the properties on Vingoe's Lane from the northeast boundary of the site

Appendix 1

Summary of heritage assets within the 1 km study area



Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
Designated Heritage Assets								
1	DCO78	SW 45290 31870	Conservation Area	-	Conservation Area	-	Madron Churchtown Conservation Area: The Conservation Area encompasses the historic core of Madron and includes the main streets of Fore Street, Aldreath Road, Church Road and Bellair Road.	20m to the southwest
2	DCO938, DCO11785 and MCO5520	SW 45323 31811	Cross	Medieval	Scheduled Monument Grade II Listed Building	1016157 1144377	Wayside Cross in Madron Churchyard, West of the Church: Cross in the churchyard of Madron Church comprising an upright granite shaft with a round or wheel head, mounted on a circular granite base. The principal faces are orientated east-west and are decorated. The cross was recorded by the antiquarian Blight in the 1850s as being built into a hedge near the east entrance to the churchyard at Madron. It had been mounted on a base and relocated to the west end of the churchyard by 1896.	160m to the southwest
3	DCO939, DCO11879 and MCO5519	SW 45336 31797	Cross	Medieval	Scheduled Monument Grade II Listed Building	1017586 1137093	Cross Head in Madron Churchyard, South of the Church: Cross head in the churchyard of Madron Church consisting of a round or wheel head of granite. The north principal face bears a relief equal limbed cross of gothic design.	160m to the southwest
4	DCO1548, DCO11812 and MCO5018	SW 45439 31502	Cross	Medieval	Scheduled Monument Grade II Listed Building	1004313 1136710	Wayside Cross 200m northeast of Boscathnoe Farm: The wayside cross is situated close to a path leading towards the church at Madron from Penzance. It once stood a few feet away at NGR SW 45443149, presumably its original site. It survives as a Latin cross hewn from a single piece of rock, although one arm and part of the head are missing. It is known locally as 'Boscatho Cross.'	440m to the south
5	DCO12430 and MCO6373	SW 45343 31813	Church	Medieval	Grade I Listed Building	1312533	Church of St Maddern: Parish church, mainly 14th and 15th-century, with 19th century additions. The church was restored in 1887. Outside the church, a sundial is dated 1770, and in the churchyard is a mausoleum of c.1820.	135m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
6	DCO23	SW 44279 31115	Park and Garden	Post-medieval	Grade II* Registered Park and Garden	1000657	Trengwainton: The 47-hectare site comprises some 30 hectares of pleasure grounds around the house and in a valley to the west, and c.17 hectares of parkland. The site rises from the south and southeast towards the house and parkland to the north, while c.400m west of the house a steep-sided valley and stream run from northwest to southeast.	600m to the southwest
	MCO10706	SW 44566 31424	Park	Post-medieval			A 20th century 6-hectare woodland garden within the larger farm and woodland estate at Trengwainton.	975m to the southwest
7	DCO11834 and MCO10961	SW 44524 31472	Country House	Post-medieval	Grade II Listed Building	1136818	Trengwainton House: Country house on the site of a Tudor House. Part of the front of the building is probably 18th century in date. The house was remodelled in 1810 and extended in the early-mid 19th century.	980m to the southwest
8	DCO11314	SW 45157 31238	Lodge	Post-medieval	Grade II Listed Building	1143584	Lodge at Main Entrance to Trengwainton House: Early to mid-19th century lodge to Trengwainton House.	750m to the southwest
9	DCO11313	SW 45052 31296	Cottage	Post-medieval	Grade II Listed Building	1143583	The Head Gardeners' Cottages: Probable early to mid-19th century terrace of three gardeners' cottages, now one house. The cottages adjoin the 1814 kitchen garden walls, built when Trengwainton House was enlarged.	740m to the southwest
10	DCO11840	SW 45023 31363	Cottage and Shed	Post-medieval	Grade II Listed Building	1136854	The Bothy and Potting Shed at SW 450 313: Probable early 19th and early 20th century gardener's cottage and adjoining potting shed. This building relates to planned grounds and kitchen garden walls which were built in 1814.	705m to the southwest
11	DCO11845	SW 45040 31271	Wall	Post-medieval	Grade II Listed Building	1136875	Garden Walls at approximately 400m East-Southeast of Trengwainton House: Garden walls, originally for the kitchen gardens, later as nursery gardens and ornamental plants. Built in 1814 when Trengwainton House was enlarged.	725m to the southwest
12	MCO27815 and DCO11315	SW 45163 31299	Well	Post-medieval	Grade II Listed Building	1143585	Well with Spout at SW 451313: An early 19th-century granite well with a spout fed by a spring and located on the western side of Nanceglos Hill.	690m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
13	DCO12709	SW 45709 31637	House	Post-medieval	Grade II Listed Building	1327673	Poltair Hospital and Poltair House: Country house subsequently used as a hospital. The hospital was rebuilt after a fire in 1905.	410m to the southeast
14	DCO12419	SW 45338 31838	Walls and Gate Piers	Post-medieval	Grade II Listed Building	1312433	Churchyard Walls and Gate Piers: Churchyard walls, gate piers and gate, built in 1819. Granite ashlar walls with square-edged copings.	130m to the southwest
15	DCO12488	SW 45326 31785	Lych Gate and Mounting Block	Modern	Grade II Listed Building	1327280	Lych Gate and Mounting Block Southwest of Church of St Maddern: Lych gate c.1903. Granite ashlar side walls dressed granite steps, stile and mounting block. Oak roof structure with open gable ends carried on paired shaped oak corbels. Built as a war memorial to those who died in the Boer War (1899-1902).	185m to the southwest
16	DCO11792	SW 45358 31832	Mausoleum	Post-medieval	Grade II Listed Building	1144384	Price Mausoleum Northeast of Church of St Maddern: An early 19th-century Classical Greek style mausoleum to Rose Price of Trengwainton.	125m to the southwest
17	DCO11793	SW 45381 31853	Chest Tomb	Post-medieval	Grade II Listed Building	1144385	Trereife Vault Northeast of Church of St Maddern: Early 19th century sarcophagus chest over a vault.	95m to the southwest
18	DCO12424	SW 45358 31809	Headstone	Post-medieval	Grade II Listed Building	1312484	Two Thomas Headstones, Bilkey Headstone and Two Other Headstones at East End of South Aisle of Church of St Maddern: Three headstones attached to the church wall and two headstones nearby all date to the 18th and 19th-centuries.	145m to the southwest
19	DCO11881	SW 45355 31796	Headstone	Post-medieval	Grade II Listed Building	1137098	Headstone at approximately 5m South of East End of Church of St Maddern: An 18th-century headstone.	155m to the southwest
20	DCO12485	SW 45330 31799	Headstone and Footstone	Post-medieval	Grade II Listed Building	1327277	Chirgwin Headstone and Footstone at approximately 3m South of West End of Church of St Maddern: Headstone and footstone dated 1772.	165m to the southwest
21	DCO11788	SW 45343 31825	Chest Tomb and Headstone	Post-medieval	Grade II Listed Building	1144380	Pengelly Chest Tomb and Headstone at approximately 2m North of Church of St Maddern: Early 19th-century chest tomb and headstone.	135m to the southwest
22	DCO11789	SW 45344 31796	Chest Tomb	Post-medieval	Grade II Listed Building	1144381	Bodilly Chest Tombs at approximately 3m South of Porch of Church of St Maddern: Cluster of four chest tombs, dating to the early 19th century.	160m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
23	DCO11883	SW 45329 31792	Chest Tomb	Post-medieval	Grade II Listed Building	1137124	Borlase Chest Tomb at approximately 14m South of West End of Church of St Maddern: Early 19th-century chest tomb.	170m to the southwest
24	DCO11787	SW 45324 31813	Chest Tomb	Post-medieval	Grade II Listed Building	1144379	Chest Tomb at approximately 2m West of Church of St Maddern: An early 19th-century chest tomb.	155m to the southwest
25	DCO11878	SW 45325 31820	Chest Tomb	Post-medieval	Grade II Listed Building	1137090	Chest Tomb at approximately 2m West of Church of St Maddern: 18th or early 19th-century chest tomb.	150m to the southwest
26	DCO12486	SW 45346 31832	Chest Tomb	Post-medieval	Grade II Listed Building	1327278	Chest Tomb, Headstone and Lid at approximately 8m North of Church of St Maddern: 18th or early 19th-century chest tomb, headstone and a headstone re-used as a lid.	125m to the southwest
27	DCO11790	SW 45331 31830	Chest Tomb	Post-medieval	Grade II Listed Building	1144382	Edward Chest Tomb at approximately 5m North of West End of Church of St Maddern: Early 19th-century chest tomb.	140m to the southwest
28	DCO11876	SW 45329 31808	Chest Tomb	Post-medieval	Grade II Listed Building	1137085	Gubbs Chest Tomb in Southwest Angle of Church of St Maddern: 18th-century chest tomb dedicated to the Gubbs family.	155m to the southwest
29	DCO11882	SW 45352 31795	Chest Tomb	Post-medieval	Grade II Listed Building	1137116	Ley and Daniel Chest Tombs at approximately 5m South of Church of St Maddern: Two chest tombs dating to the 18th and early 19th-century.	160m to the southwest
30	DCO11786	SW 45358 31820	Chest Tomb	Post-medieval	Grade II Listed Building	1144378	Hitchens Chest Tombs by East End of North Aisle of Church of St Maddern: Pair of early 19th century chest tombs and iron railings.	130m to the southwest
31	DCO11885	SW 45334 31786	Chest Tomb	Post-medieval	Grade II Listed Building	1137133	Nicholas Chest Tomb at approximately 18m South of West End of Church of St Maddern: Early 19th-century chest tomb.	175m to the southwest
32	DCO12418	SW 45369 31858	Chest Tomb	Post-medieval	Grade II Listed Building	1312428	Phillips, Glasson and one other Chest Tomb in Northeast Corner of Churchyard of Church of St Maddern: Three early to mid-19th century chest tombs.	90m to the southwest
33	DCO12487	SW 45333 31787	Chest Tomb	Post-medieval	Grade II Listed Building	1327279	Vingoe Chest Tomb at approximately 18m South of West End of Church of St Maddern: Early 19th century chest tomb.	175m to the southwest
34	DCO11791	SW 45349 31787	Chest Tomb	Post-medieval	Grade II Listed Building	1144383	Argal Chest Tomb at approximately 16m South of Church of St Maddern: Early 19th-century chest tomb.	165m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
35	DCO12423	SW 45379 31839	Chest Tomb	Post-medieval	Grade II Listed Building	1312445	Armstrong Monument Northeast of Church of St Maddern: Early 19th century chest tomb with a 1929 memorial statue over.	105m to the southwest
36	DCO11783	SW 45332 31885	Spout	Post-medieval	Grade II Listed Building	1144375	Spout in Front of Landithy Hall: Dressed granite spout with a well-head over and a datestone of 1909.	95m to the southwest
37	DCO11779	SW 45372 31899	Cottage	Post-medieval	Grade II Listed Building	1144371	Holly Cottage: House and adjoining cottage, now one house. Probably late 18th-century, extended and slightly remodelled in the early 19th-century.	55m to the southwest
38	DCO12713	SW 45359 31869	House	Post-medieval	Grade II Listed Building	1327677	4, Bellair Road: Probable 18th century small house.	90m to the southwest
39	DCO11778	SW 45356 31876	House	Post-medieval	Grade II Listed Building	1144370	Nos 5 and 6 Including Front Garden Walls and Gate Piers: Mid-19th century pair of houses, front garden walls and gate piers.	85m to the southwest
40	DCO12481	SW 45366 31884	House and Wall	Post-medieval	Grade II Listed Building	1327273	No 7 Including Front Garden Walls: Probable 18th century house and front garden wall.	70m to the southwest
41	DCO11794	SW 45388 31915	House, Wall and Gate	Post-medieval	Grade II Listed Building	1144386	Tregoddick House, Front Garden Walls and Gate: 18th century house, front garden walls and gate.	30m to the southwest
42	DCO11320	SW 45427 31835	House	Post-medieval	Grade II Listed Building	1143590	Bellair House: An early-mid 19th century pair of attached houses.	105m to the south
43	DCO11860	SW 45410 31837	Stable	Post-medieval	Grade II Listed Building	1136966	Stables and Earth Closets at Rear of Bellair House: An early-mid 19th-century pair of probable stables with small rooms, probably earth closets, behind.	100m to the south
44	DCO12429	SW 45328 31930	House and Wall	Post-medieval	Grade II Listed Building	1312532	Bosvean and Wall at Front and Chy An Bara: Two 18th century adjoining houses including the front courtyard wall.	75m to the west
Non-designated Heritage Assets								
45	MCO56456	SW 44780 32230	Findspot	Neolithic	-	-	Heamoer Neolithic Findspot: A polished sandstone axe head.	645m to the northwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
46	MCO717	SW 46240 31450	Findspot	Neolithic	-	-	Heamoor Findspot: A stone axe-hammer is now in the Penzance Museum. This is not a recent find and no more definite siting information is available. The axe is of Group I medium-grained igneous rock from Mounts Bay.	945m to the southeast
47	MCO51255	SW 45423 32950	Barrow	Bronze Age	-	-	Bosoljack Barrow: The remains of an oval enclosure, approximately 15m across, is visible on aerial photographs as a cropmark ditch and was plotted as part of the National Mapping Programme project. The date and function of the feature are not certain. It may be the remains of a possible ploughed out round barrow.	890m to the north
48	MCO2195	SW 45650 32600	Barrow	Bronze Age	-	-	Bosoljack: The Tithe Award for Gulval records the field-name 'Gambler' at Bosoljack. This is listed as a possible barrow site by Russell but there are no known remains.	550m to the northeast
49	MCO7646	SW 4550 3296	Round	Iron Age/ Romano-British	-	-	Bosoljack: The tithe award for Gulval records the field name 'Castle Field' suggesting the site of a round. There are no known remains.	795m to the north
50	MCO7647	SW 45500 32720	Round	Iron Age/ Romano-British	-	-	Bosoljack Round: The Tithe Award for Gulval records the field-name of 'Round Field' for the location. There are no known traces of prehistoric earthworks.	640m to the north
51	MCO8026	SW 46080 31410	Round	Iron Age/ Romano-British	-	-	Heamoor Round: The Madron tithe apportionment records the field-name 'Round Meadow' for an enclosure at Poltair. A field visit in 1975 indicated that the site is now built over. Garden hedges appear to fossilise a curve of a hedge.	855m to the southeast
52	MCO51219	SW 45798 31249	Field System	Late Iron Age to Medieval	-	-	Heamoor Field System: A series of linear and curvilinear field boundaries are visible as low earth banks on aerial photographs and were plotted as part of the National Mapping Programme project. The boundaries form the remnants of a field system enclosing fields. The date of the field system is uncertain. It may have prehistoric origins or it could be related to a field system to the south and be of medieval origin.	780m to the southeast

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
53	MCO27819	SW 45345 31828	Lann	Medieval	-	-	Madron Lann: The place-name of 'Landithy' (now the name of Madron Churchtown Farm) is first recorded in 1616. The name contains the Cornish element lann meaning 'enclosed cemetery' and an unknown second part. Madron church is situated in an oval enclosure (particularly visible on the south side of the church) and this may be the original cemetery site.	135m to the southwest
54	MCO7160	SW 45330 31820	Stone	Medieval	-	-	Madron Inscribed Stone: An inscribed stone was extant at Madron church. It was built into the north wall of the north aisle. This stone is either no longer extant or was wrongly located.	150m to the southwest
55	MCO7161	SW 45320 31810	Stone	Medieval	-	-	Madron Inscribed Stone: In 1936 an inscribed stone was found in the southwest wall of Madron church. There are several interpretations of the inscription. The stone is now on display inside the church.	135m to the southwest
56	MCO10044	SW 45310 31780	Chapel	Medieval	-	-	Madron Medieval Chapel: ' <i>Chapel juxta Adjaporth</i> ' formerly existed in Madron parish. The precise location has not been established and there are no known remains.	195m to the southwest
57	MCO13242	SW 45240 31800	Preceptory	Medieval	-	-	Madron Religious House: The Second Edition 25-inch Ordnance Survey map of 1907 records the site of a preceptory. A site visit revealed that the location fell within a pasture field. There are no surface indications of a building.	225m to the southwest
58	MCO15604	SW 45337 31847	Settlement	Medieval	-	-	Madron Settlement: The settlement of Madron is first recorded in 1204 when it is spelt ' <i>Sancto Maderni Ecclesia</i> '. The name is derived from a Cornish saint's name. Madron is still occupied.	125m to the southwest
59	MCO11499	SW 4454 3149	Settlement	Medieval	-	-	Trengwainton: The settlement at Trengwainton is first recorded in 1302 when it is spelt 'Tredygwaenton'. The element 'tre' meaning 'estate-farmstead' implies a settlement of an early medieval origin. Trengwainton is still occupied.	980m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
60	MCO11057	SW 46385 32280	Settlement	Medieval	-	-	Bone Settlement: The settlement of Bone is first recorded in 1327 when it is spelt ' <i>Boden</i> '. The name is Cornish and possibly contains the element 'bod' meaning 'dwelling', plus an unknown element. The element bod implies a settlement of early medieval origin. Bone is still occupied.	950m to the east
61	MCO11072	SW 45675 32961	Settlement	Medieval	-	-	Bosoljack Settlement: The settlement of Bosoljack is first recorded in 1334 when it is spelt ' <i>Bossulsek</i> '. The element 'bod' implies a settlement of early medieval origin. The name is Cornish and contains the elements bod meaning 'dwelling', and houl meaning 'sun'. Bosoljack is still occupied.	935m to the northeast
62	MCO11140	SW 46369 31919	Settlement	Medieval	-	-	Crankan Settlement: The settlement of Crankan is first recorded in 1313 when it is spelt ' <i>Trevroynckan</i> '. The element 'tre' implies a settlement of early medieval origin. The name is Cornish and contains the elements tre meaning 'estate, farmstead', plus frank meaning 'freeman or Frenchman'. Crankan is still occupied.	910m to the east
63	MCO11414	SW 45430 32045	Settlement	Medieval	-	-	Tregoddick Settlement: The settlement of Tregoddick is first recorded in 1297 when it is spelt ' <i>Tregudek</i> '. The element 'tre' implies a settlement of early medieval origin. The name is Cornish and contains the element tre meaning 'estate, farmstead', plus an unknown element. Tregoddick is still occupied.	Within the application area
64	MCO11478	SW 46172 32167	Settlement	Medieval	-	-	Tremearne Settlement: The settlement and manor of Tremearne is first recorded in 1445 when it is spelt ' <i>Tremern</i> '. The element 'tre' implies a settlement of early medieval origin. The name is Cornish and contains the element tre meaning 'estate, farmstead', plus an unknown element. Tremearne is still occupied.	715m to the east

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Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
65	MCO17695	SW 46144 32002	Settlement	Medieval	-	-	Trescrowan Settlement: The settlement of Trescrowan is first recorded as 'Trescrewan' in 1302. The name is Cornish and contains the element 'tre' meaning 'estate, farmstead' (suggesting a site of early medieval origin) and possibly grow 'gravel, decomposed granite'. Trescrowan is still occupied.	680m to the east
66	MCO15794	SW 44950 31480	Settlement	Medieval	-	-	Nanceglos Medieval Settlement: The settlement of Nanceglos is first recorded in 1315 when it is spelt ' <i>Nanseglos</i> '. The name is Cornish and contains the elements 'nans' meaning 'valley', and 'eglos' meaning 'church'. It is located within Trengwainton Park and Garden.	655m to the southwest
67	MCO13501	SW 45300 31340	Settlement	Medieval	-	-	Boscathnoe Settlement: The settlement of Boscathnoe is first recorded in 1447 when it is spelt ' <i>Bethkednou</i> '. The name is Cornish and contains the element 'beth' meaning 'grave', plus a personal name. Boscathnoe is still occupied.	615m to the southwest
68	MCO5038	SW 45250 32870	Cross	Medieval	-	-	Bosoljack Cross: The Tithe Award for Gulval records the field-name of 'Cross Field' for the location. There are no known remains of a cross but as the named field lies on a north-south path leading to Madron village it appears to be the likely site of a cross.	840m to the north
69	MCO5157	SW 46190 31560	Cross	Medieval	-	-	Heamoor Cross: A cross base was found at Heamoor in 1968 near where it is now built into a hedge in Joseph's Lane. It is thought to have been the original base of the Heamoor cross.	855m to the southeast
70	MCO5343	SW 46094 31369	Cross	Medieval	-	-	Heamoor Cross: The Ordnance Survey records a stone cross at Heamoor. It formerly stood along the street southeast of its present site (at SW 4613 3133). In 1945, it had been moved to its present site and placed in a modern base.	880m to the southeast

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
71	MCO51254	SW 45784 32853	Field Boundary	Medieval	-	-	Boskenning Field Boundary: The remains of linear boundaries are visible on aerial photographs as low earth banks and were plotted as part of the National Mapping Programme project. The boundaries enclose fields, roughly rectilinear in shape. The date of the boundaries is uncertain. They lie within an area classed as 'anciently enclosed' and it is possible that they are of medieval or earlier origin.	870m to the northeast
72	MCO51219	SW 4589 3115	Field System	Medieval	-	-	Heamoore Ridge Field System: The remains of a medieval ridge and furrow field system is visible on aerial photographs.	915m to the southeast
73	MCO51257	SW 45277 33015	Field System	Medieval	-	-	Bosoljack Field System: A series of parallel linear boundaries are visible as earth and stone banks on aerial photographs and were plotted as part of the National Mapping Programme project. The boundaries may have formed part of a strip field system, most likely of late medieval date.	930m to the north
74	MCO6949	SW 46 32	Well	Medieval	-	-	Bone Well: A holy well is recorded at Bone. The exact location has not been established and there are no known remains.	945m to the east
75	MCO55987	SW 45072 31333	Bee House	Post-medieval	-	-	Trengwainton Bee House: A Victorian bee house is extant in the orchard at Trengwainton Garden.	700m to the southwest
76	MCO58099	SW 45870 32760	Beekeeping Site	Post-medieval	-	-	Boskenning Beekeeping Site: The 1841 tithe apportionment for Madron records an area of morass with a plot name of 'Honey Moors'. This name suggests an area of moor or heath used for transhumant beekeeping, also known as 'taking bees to the heather'.	830m to the northeast
77	MCO52147	SW 45122 32031	Chapel	Post-medieval	-	-	Madron Non-conformist Chapel: A Methodist Chapel on Fore Street is recorded on the First and Second Edition 25-inch Ordnance Survey maps of 1880 and 1907. The building is now converted.	80m to the west

Appendix 1: Summary of heritage assets within the 1km study area

Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
78	MCO52149	SW 45224 31966	Chapel	Post-medieval	-	-	Madron Non-conformist Chapel: The current Wesleyan Methodist Chapel at Fore Street is first recorded on the Second Edition 25-inch Ordnance Survey map of 1907. It replaced an earlier Wesleyan Chapel located opposite on the north side of Fore Street and has since been demolished and replaced by houses.	180m to the west
79	MCO52148	SW 45234 31988	Chapel	Post-medieval	-	-	Madron Non-conformist Chapel: The original Wesleyan Methodist Chapel in Madron was located opposite the current chapel. It is recorded on the First Edition 25-inch Ordnance Survey map of 1880 but has gone by 1907 when a newer replacement chapel appears to the south of Fore Street.	155m to the west
80	MCO32785	SW 46239 31533	Chapel	Post-medieval	-	-	Heamoor Non-conformist Chapel: Bible Christian Chapel, disused at time of a survey in 2010.	910m to the southeast
81	MCO37893	SW 45758 31537	Garden	Post-medieval	-	-	Poltair Garden: Originally the property of the Veales of Trevaylor. Through marriage it came into the possession of Richard Hichens, a merchant of St. Ives, who built a new house. Otho Glynn Bolitho resided there from 1873 until the 1890s. The house burnt down in 1905 and was rebuilt in 1912. <i>It was an NHS hospital with residual grounds but now (2018) the building is managed by a private medical provider.</i>	530m to the southeast
82	MCO52928	SW 45364 31781	School	Post-medieval	-	-	Madron School: Daniel's Endowed School, later a National School, is listed in the 1852 Slater's Directory. Now a Church of England Primary School. The school is recorded on the First and Second Edition 25-inch Ordnance Survey maps of 1880 and 1907.	160m to the south
83	MCO52932	SW 46252 31475	School	Post-medieval	-	-	Heamoor School: A school is recorded on the First Edition 25-inch Ordnance Survey map of 1880. By 1907 it is shown as an Infants School, a new Boys and Girls school being built on the Madron Road in Heamoor. Still extant but in use as a club.	950m to the southeast

Appendix 1: Summary of heritage assets within the 1km study area

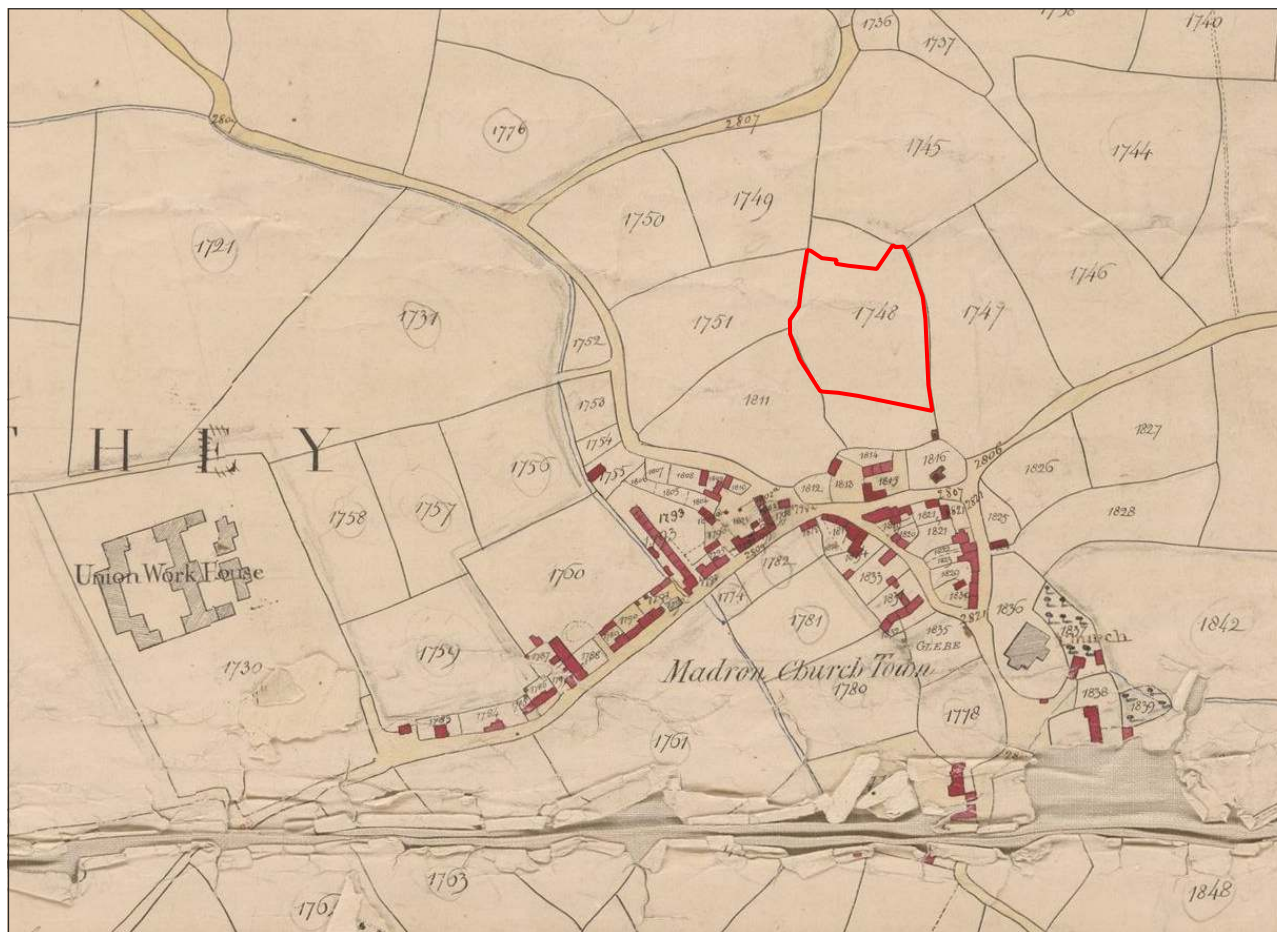
Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
84	MCO51228	SW 45669 32313	Shaft and Quarry	Post-medieval	-	-	Madron Shaft: The remains of two extractive pits are visible on aerial photographs as earth and stone works and were plotted as part of the National Mapping Programme project. The function of these features is vague. They could be considered to be either the remnants of post-medieval quarrying activities or the remains of a shaft.	345m to the northeast
85	MCO29135	SW 4553 3225	Stamping Mill	Post-medieval	-	-	Landithy Stamping Mill: Landithy Higher stamps are located at this position. No features are recorded on the Ordnance Survey map of 1968.	220m to the northeast
86	MCO29136	SW 4558 3217	Stamping Mill	Post-medieval	-	-	Landithy Stamping Mill: Landithy Lower stamps are located at this position. No features are recorded on the Ordnance Survey map of 1968.	225m to the northeast
87	MCO29144	SW 45530 32260	Stamping Mill	Post-medieval	-	-	Madron Stamping Mill: A stamp is recorded on the Madron tithe map of 1844. A building to the south is linked by a possible leat. There could be a duplication of records here as, to the east in Gulval Ecclesiastical Parish, there are two records for Lower (MCO29136) and Higher (MCO29135) Landithy stamps.	220m to the northeast
88	MCO29145	SW 45270 32670	Stamping Mill	Post-medieval	-	-	Kennels Cottage Stamping Mill: A stamping mill at Kennels Cottage is shown at this location on the Ordnance Survey map of 1809 and tithe map of 1844.	635m to the north
89	MCO48488	SW 46022 31501	Terrace	Post-medieval	-	-	Penzance Terrace: 1-8 Tretorvic, Heamoor, Penzance. A terrace of eight houses of rubble masonry construction under slate roofs, designed by Silvanus Trevail.	745m to the southeast
90	MCO56946	SW 45030 31280	Well	Post-medieval	-	-	Trengwainton Dipping Well: A dipping well within the walled kitchen gardens at Trengwainton is likely to be of 19th-century date.	760m to the southwest

Appendix 1: Summary of heritage assets within the 1km study area

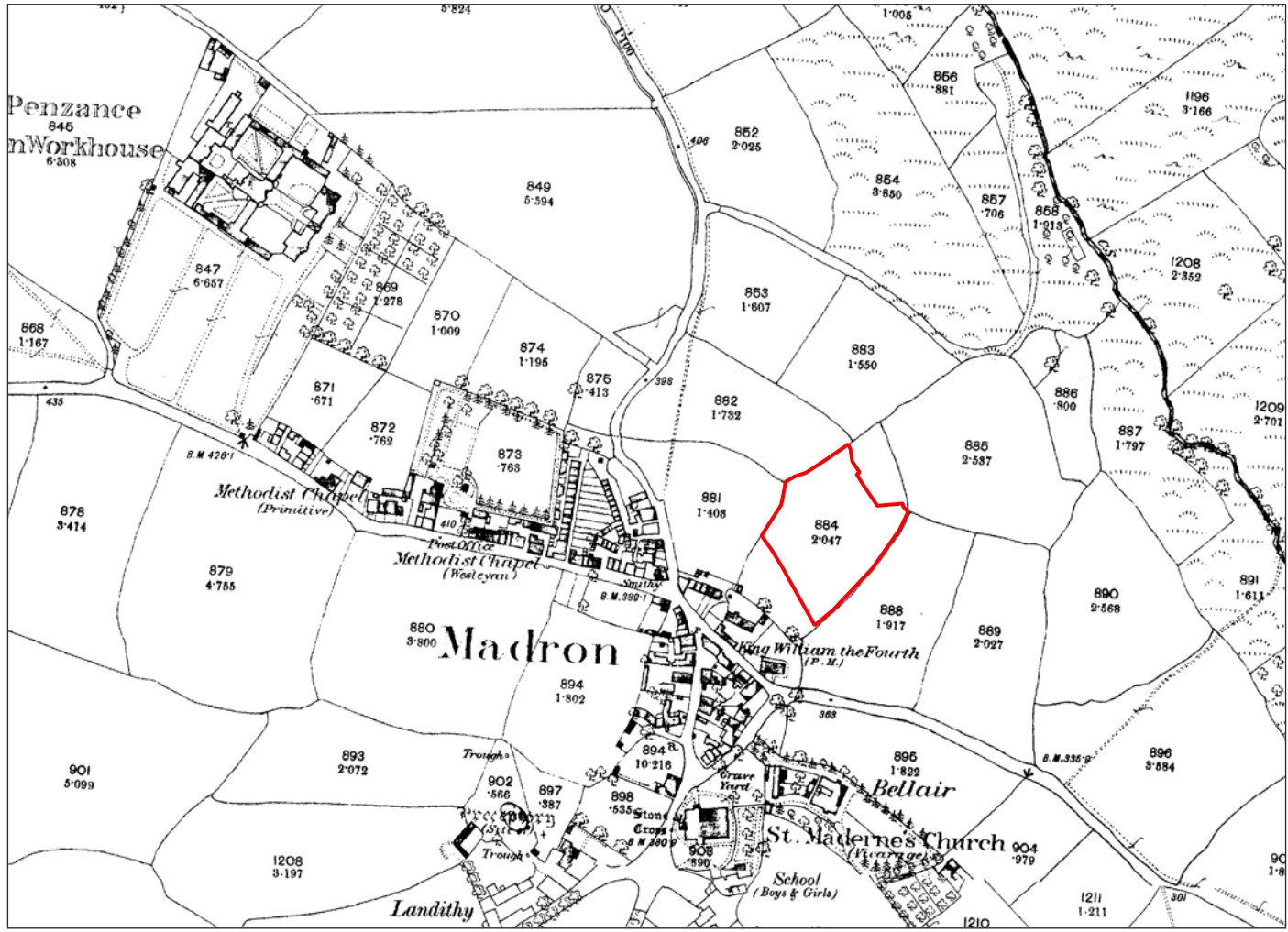
Site No.	Cornwall & Scilly HER Reference	NGR	Form	Period	Status	NHLE No.	Summary (AC archaeology comments are in italics)	Approximate distance from the site
91	MCO44282	SW 45056 32219	Workhouse	Post-medieval	-	-	Penzance Workhouse: The Penzance Union workhouse was built in 1838. It was designed by George Gilbert Scott and William Bonython Moffatt who were also the architects for other Cornish workhouses. Intended to accommodate 400 inmates. The workhouse closed at the inauguration of the National Health Service in 1948. The former entrance block is now used as housing. The old infirmary is used by a food processing company.	390m to the northwest
92	MCO9165	SW 45310 31950	Workshop	Post-medieval	-	-	Madron Blacksmiths Workshop: A smithy is recorded at this location on the tithe map of 1844.	90m to the west
93	MCO9166	SW 45370 31860	Workshop	Post-medieval	-	-	Madron Blacksmiths Workshop: A smithy is recorded at this location on the tithe map of 1844.	80m to the southwest
94	MCO9084	SW 4624 3159	Workshop	Post-medieval	-	-	Heamoor Blacksmiths Workshop: A smithy at Heamoor is shown at this location on the tithe map of 1844.	890m to the southeast
95	MCO9083	SW 46124 31380	Workshop	Post-medieval	-	-	Heamoor Blacksmiths Workshop: A smithy at Heamoor is shown at this location on the Ordnance Survey map of 1877.	905m to the southeast
96	MCO943	SW 44850 31850	Find Spot	Undated	-	-	Madron Findspot: A lead fish was found in a ploughed field at Madron in 1990.	555m to the west
97	-	SW 45410 31963	Interrupted Linear Feature	Undated	-	-	NMP Data: Transcriptions of aerial photographs by the National Mapping Programme project have recorded a series of interrupted linear features, part of which cross the far southern end of the application area. The remainder are in the adjacent fields to the east.	Within the application area

Appendix 2

Historic map extracts



Map 1: Extract from the Madron tithe map, 1839



Map 2: Extract from the First Edition 25-inch Ordnance Survey map, 1878

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Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581

Fax: 01747 820440

www.acarchaeology.co.uk