

Heritage Statement & Impact Assessment

Proposed Alteration:
Trendeal Vean Farmhouse
Ladock
Truro
TR2 4NW

Version 1: 24th July 2021
Version 2: 5th December 2021
Version 3: 7th December 2021

Silverlake Design Ref: 3468HIA



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Abbreviations

AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CHES	Cornwall Historic Environment Service (Cornwall Council).
HE	Historic England
HER	Historic Environment Record
KK	Kresen Kernow (Cornwall Record Office)
NPPF	National Planning Policy Framework
OS	Ordnance Survey
SM	Scheduled Monument

Author

This report has been prepared by Dr Caroline Yates, Director of Silverlake Design (MA Architectural Conservation). All photographs are taken by the author unless otherwise indicated. Images are a record of observation unless a scale is included within the image (1m). The cameras were a Fujifilm T4 of 26 megapixels and iPhone11

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Purpose of the Statement

Silverlake Design was appointed by the applicant, the Duchy of Cornwall, to provide an independent and impartial heritage statement and impact assessment in respect of the proposed replacement garage/store. The purpose of the report is to outline the significance of the property and its setting and, with regard to its wider cultural significance, consider the impact of the proposed scheme.

Planning Policy and non-statutory guidance¹

- o National Planning Policy Framework (2019) Policy 16.
- o The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, 2017).
- o Historic England (2008). Conservation Principles Policies and Guidance.
- o Historic England (2016) Understanding Historic Buildings: A guide to good recording practice.
- o Cornwall Farmstead Assessment Framework (2016) Cornwall Council. Historic England
- o Cornwall Farmstead Character Statement (2016) Cornwall Council. Historic England
- o BS7913: (2013) Guide to the Principles of Conservation of Historic Buildings.
- o Cornwall Local Plan Strategic Policies 2010 – 2016 (Adopted November 2016).
- o Planning (Listed Buildings and Conservation Areas) Act 1990.
- o Cornwall Design Guide. Cornwall Council (2013).
- o Historic England (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. HE Advice Note 12. Swindon: Historic England.

Methodology

A site visit was conducted on 27th July 2021 by Dr Caroline Yates (Heritage Consultant) and Peter Bland (Structural Engineering Services) of Silverlake Design Ltd. Conditions were cloudy with persistent light rain although a thorough appraisal of site and setting was possible. A second site visit was conducted on 15th October by Caroline Yates and Alex Manning, Building Surveyor, Duchy of Cornwall. This was to conduct a detailed condition survey of windows and floors, to assess the potential impact of interior insulation and to identify and resolve any potential issues.

The site visits have been augmented by desk-based research and cartographic analysis to further inform assessment and conclusions. Heritage assets within the setting² or where there may be a potential for harm by the proposed development have been identified by accessing the Historic England, National Heritage List for England and The Cornwall and Scilly Historic Environment Record. The impact assessment and determining extent of setting is conducted using relevant guidance and professional judgement.

¹ For full transcripts of relevant legislation, refer to Appendix 1

² For the purposes of this report, setting is defined as the extent a heritage asset can be experienced from proposed development, or other heritage assets that cannot be experienced from the proposed development but may have contextual or associative values with it.

Relevant Previous Planning Applications³

Results pertaining to the farmhouse from an online search of Cornwall.gov.uk planning applications:

Sept 2000 C1/PC15/1322/00/S Cladding of wall externally with reclaimed delabole vertical slating, as waterproof barrier sites: 150317. No objections (OHL/OHE/HG apps). [No documents available online]

Planning applications pertinent to the farm buildings are not included here

Executive Summary

Trendeal Vean is grade II listed. It was built during the 1850s, following the destruction of a former building by fire. The ancestors of the existing tenant have had a long association with the property, and helped with its construction.

The building has had various modernisations. It has chronic damp problems. Most notably due to moisture ingress into the west elevation.

The tenancy is due to change and this presents an opportunity to upgrade and refurbish the house.

Proposals include slate hung cladding to the west elevation, internal wall insulation and insulation of the ground floor with installation of underfloor heating.

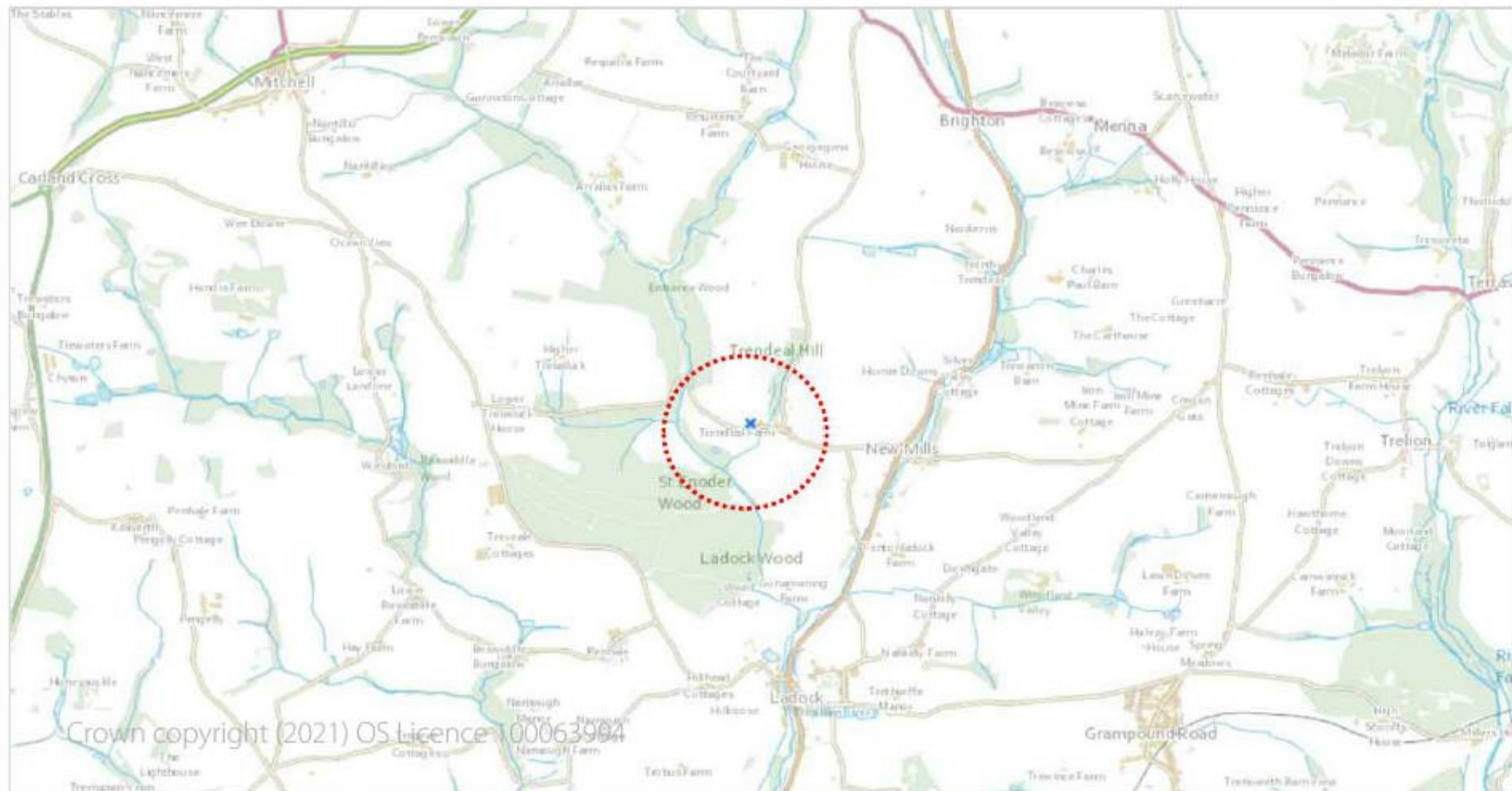
At most, the impact of the proposed changes is considered to be Minor – Neutral but with some benefits for the viability, health, sustainability and longevity of the building

Proposals will not adversely impact on any designated or non-designated heritage assets within the setting.

Archaeological potential is likely to be low.

³ Cornwall Council planning search; this cannot be considered an exhaustive planning history relevant to a building or site

Location



Top: Map annotated from Cornwall Interactive mapping⁴

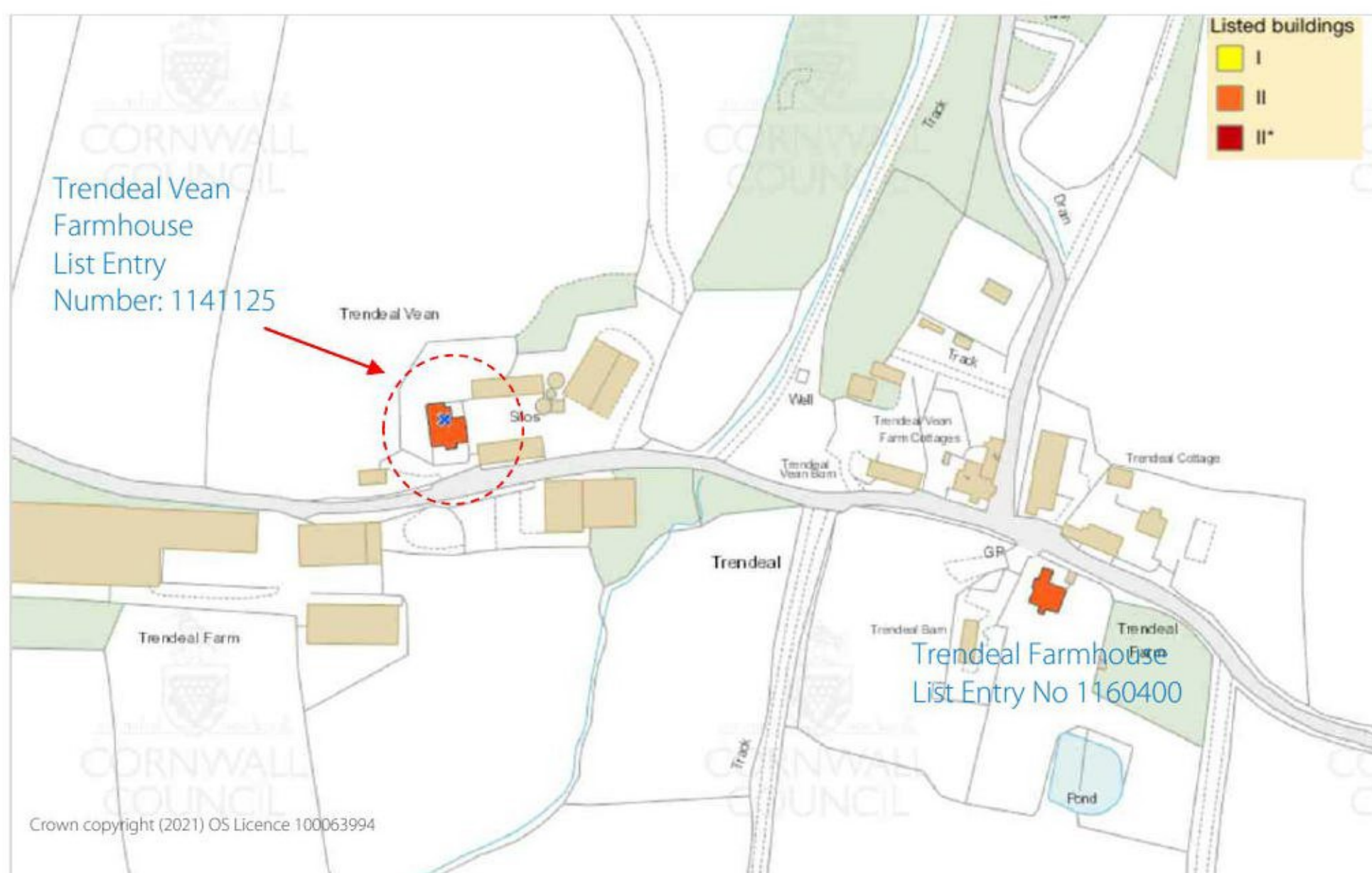
Trendal Vean Farmhouse is centred on Grid Ref SW89055 52493. It lies approximately 9 miles northeast of Truro and 10 miles west of St Austell.

⁴ Cornwall Council Interactive Mapping Crown copyright (2021) OS Licence 100063994 (Aerial Get Mapping PLC)



Relevant Designations

National Heritage List Status:	The house is Grade II listed (1984) ⁵ . The only listed building within setting is Trendeal Farmhouse which lies approximately 180m to the southeast.
Conservation Area:	N/A
AONB	N/A
Article 4 Direction orders	N/A
Scheduled Monument:	None within the primary setting



Map annotated from Cornwall Council Interactive Mapping showing relevant features within the primary setting of the farmhouse

Trendeal Vean Farmhouse was first listed October 1984

⁵ Listing No 1141125

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=8&xcoord=189268&ycoord=52308&wsName=ccmap&layerName=Grade%20II>

Designation Information

World Heritage Sites are cultural and/or natural sites considered of 'Outstanding Universal Value' inscribed on the World Heritage List by the World Heritage Committee. They are considered to:

- Have special importance for everyone
- Represent or exemplify unique/best examples of the world's cultural and/or natural heritage
- Outstanding Universal Value is held to transcend national boundaries and to be of importance for future generations.
- World Heritage status is a high accolade that brings with it particular responsibilities and international scrutiny.

National Heritage List Status

Grade I Places of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II* Particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II Buildings of special interest; 91.7% of all listed buildings are in this group

A Conservation Area (CA) is an "area of special architectural or historic interest the character of appearance of which it is desirable to protect or enhance" (Section 69, Planning (Listed Buildings & Conservation Areas) Act

Scheduled Monument (SM) an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Monuments are not graded but are, by definition, regarded as nationally important archaeological sites. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Dual Listing: For historical reasons, a few buildings are both scheduled and listed. In such cases the SM statutory regime applies, and the listed building regime does not. Dually designated heritage assets will be reviewed over time with a view to producing a single, rationalised designation.

Non-designated Heritage Assets NDHAs are buildings, monuments, sites, places, areas or landscapes identified as having a degree of importance/significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets

Northwest of the farmhouse are medieval and early medieval field systems. Approximately 200m north of the farmhouse, within the wider setting, is a stone lined prehistoric burial cist⁶. A field name (Round Close) approximately 300m southeast of the farm suggests the site of a prehistoric mound, and the HER indicates a cropmark indicative of a prehistoric round within the field boundary⁷

Just over 1k northeast of the farmhouse is a Scheduled Monument; comprising three bowl barrows⁸. Bowl barrows are funerary monuments, and the most common form of round barrow. They date from the Late Neolithic period to the Late Bronze Age. The barrows are in a linear group, divided into two scheduled areas.

Considering the distance, topography and the modest nature of the proposals, it is considered that heritage assets within the wider setting will not be adversely impacted and are therefore not described in further detail.

Introduction to Setting

Tredeal Veian lies within Landscape Character Area 13 Fal Ria, Truro and Falmouth. The LCA is strongly influenced by the Fal Ria, which comprises a series of interlocking tributary creeks flowing into the Fal which widens out into the estuary and important deep-water harbour. On the ridges between the

⁶ HER No 22408 https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO26049&resourceID=1020

⁷ HER No 89225205 https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO32236&resourceID=1020

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1019064>



valleys there is a variable land use of forestry and mixed farmland of both arable and pastoral, with extensive arable land use creating an impression of a rich and productive landscape.

The LCA includes numerous Iron Age and Roman period defended farm enclosures (rounds), accentuating established settlement in later prehistory. The predominantly Anciently Enclosed Land is characterised by smaller field sizes and more sinuous boundaries compared with the more rectilinear form of later enclosure, as illustrated NW of Trendeal Vean farmhouse.

Rural settlement pattern is predominantly dispersed medieval farm hamlets, many now shrunk to single farms. Medieval settlements at the heads of creeks have a strong vernacular of slate with render, painted white or pastel shades. Medieval churches are numerous. Linear villages occur along main transport routes on the valley floors with some larger urban and industrial areas.

Geology is mainly shallow hard rock soils over hard rock of the middle and undifferentiated Devonian periods with slates, greywackes and siltstones giving rise to well-drained fine loamy soils. The bedrock geology of Trendeal Vean is the Grampound Formation, sedimentary siltstones and mudstones formed during the Devonian period.

There are no LCA Management guidelines relevant to this proposal

Farmstead and Setting

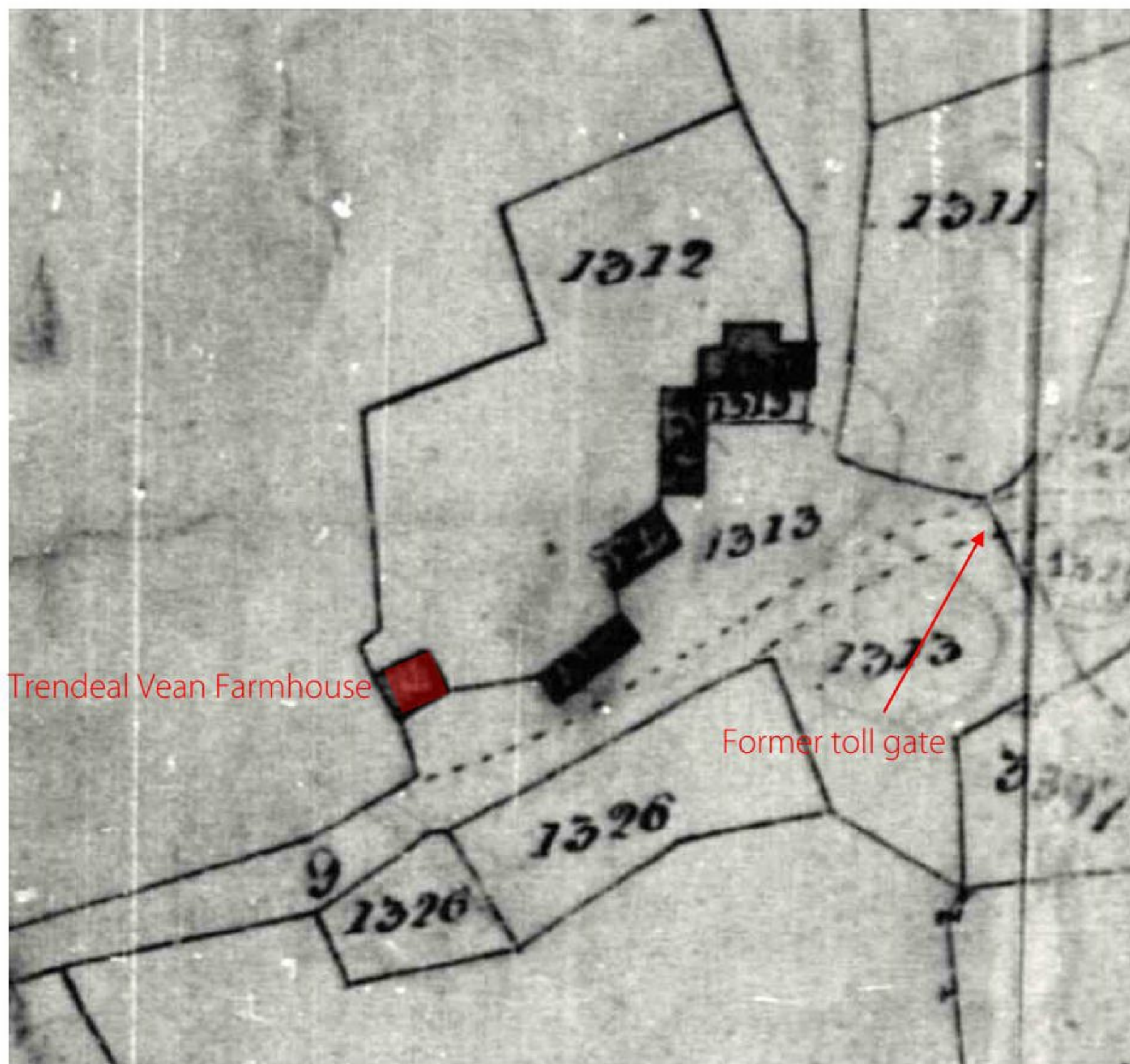
The farmstead has a courtyard plan, the farmhouse and two ranges of buildings forming a U shape around a yard. Later buildings provide a more dispersed pattern. It is situated in a shelter spot, near a watercourse, and located on a narrow laneway which runs from New Mills to the east and Carland Cross and Mitchell to the northwest. The lane has high hedges. Extensive woodlands, including ancient replanted and semi-natural woodland (also designated as County Wildlife sites), and a tributary of the Tresillian river run N-S within 0.2k west of the farmstead. Other farmhouses, cottages and agricultural buildings associated with various holdings associated with Trendeal farm lie to the east. The wider width of the lane in front of the farmhouse may indicate a former townplace. As noted above, the surrounding landscape contains prehistoric and medieval features indicative of human settlement over millenia. The farmstead may therefore have a longer history than existing buildings imply. The farmstead faces the lane rather than the courtyard, its main elevation with finer architectural detailing than other elevations.



Historic Development of the Site and Setting

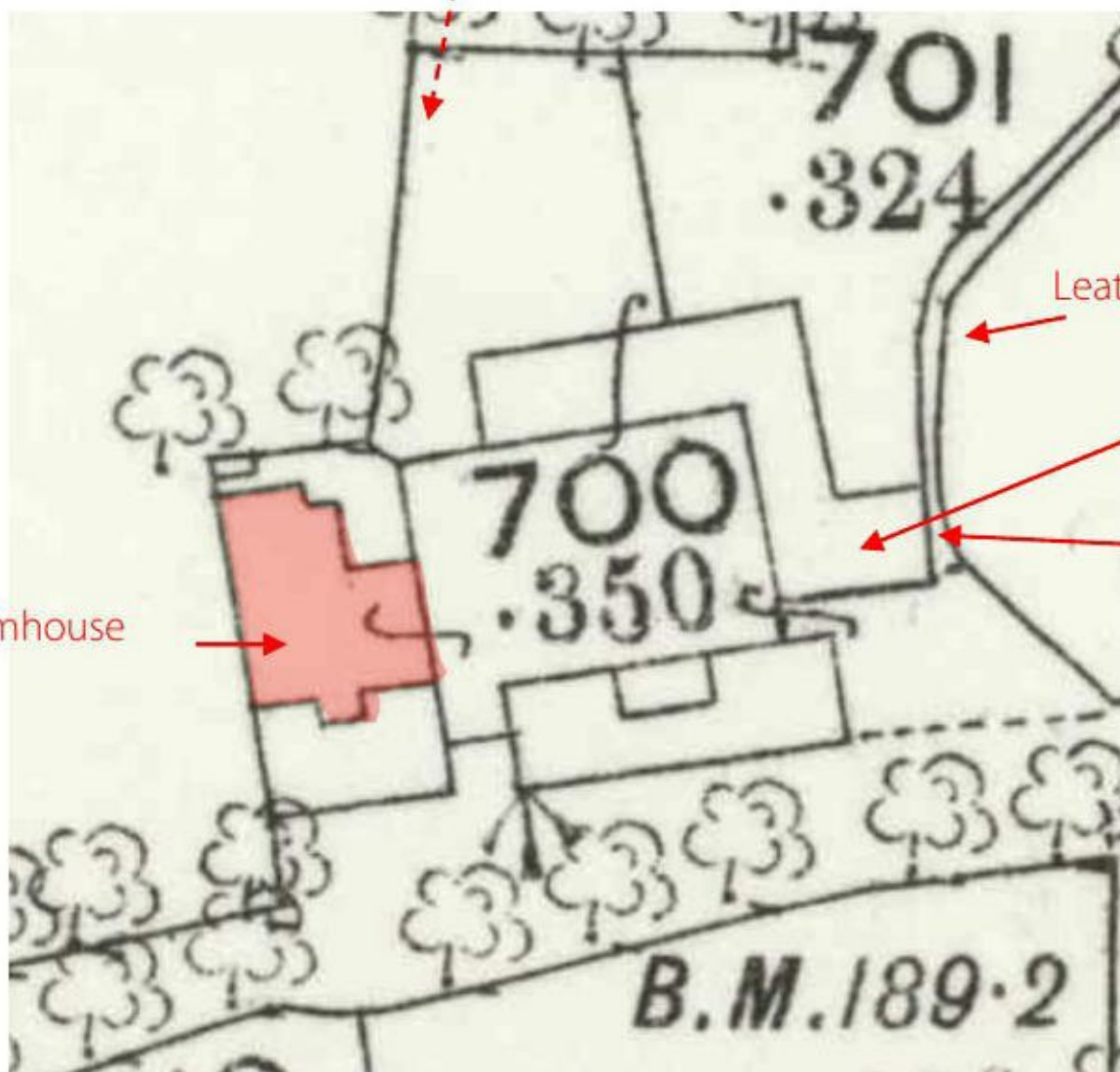
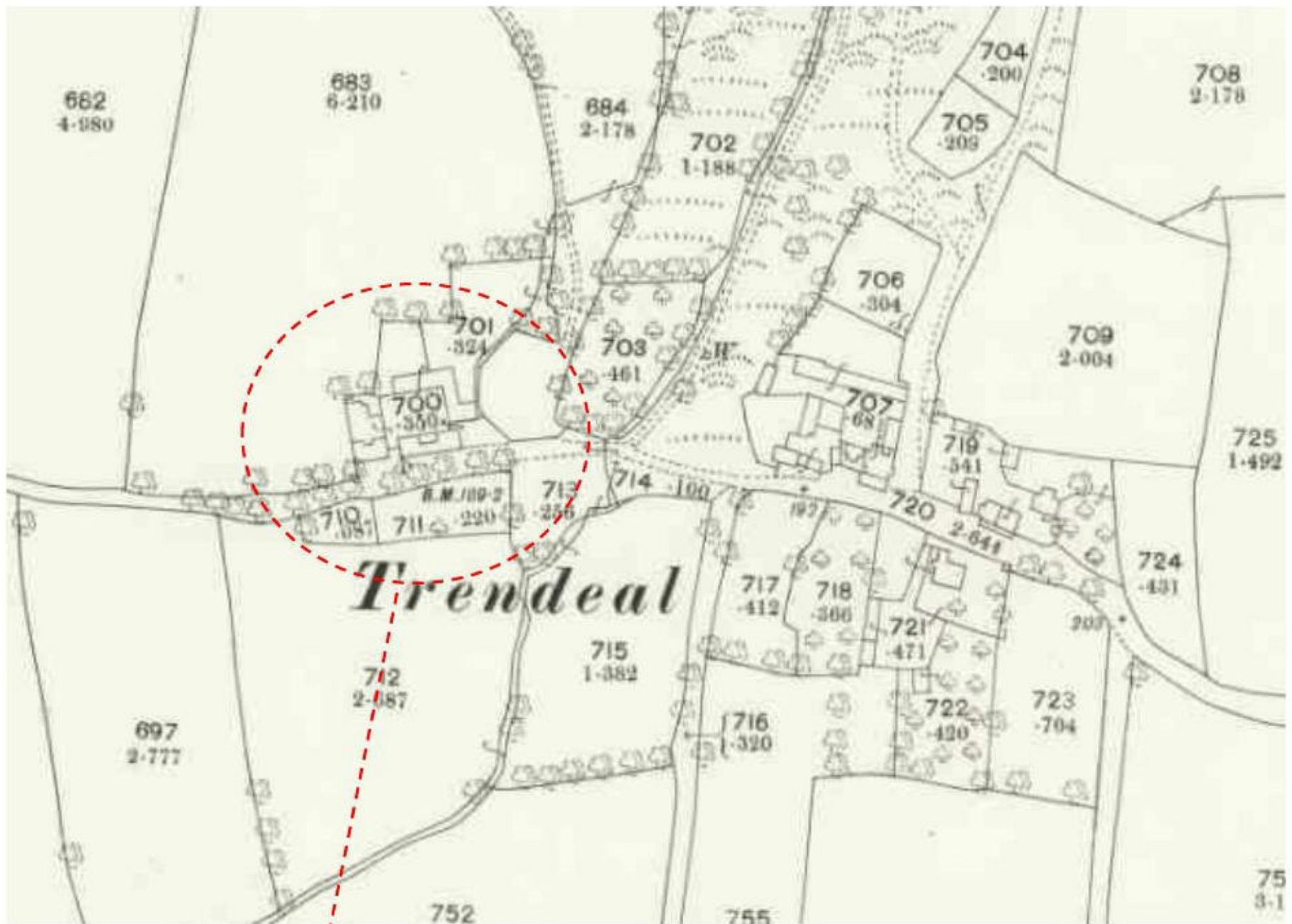
Tithe Map April 1839

This depicts an earlier building which was destroyed by fire.⁹



⁹ Anecdotal account from the current tenant whose family has occupied the farm since the 1830s.





Farmhouse

Leat

This section removed in the 1980s

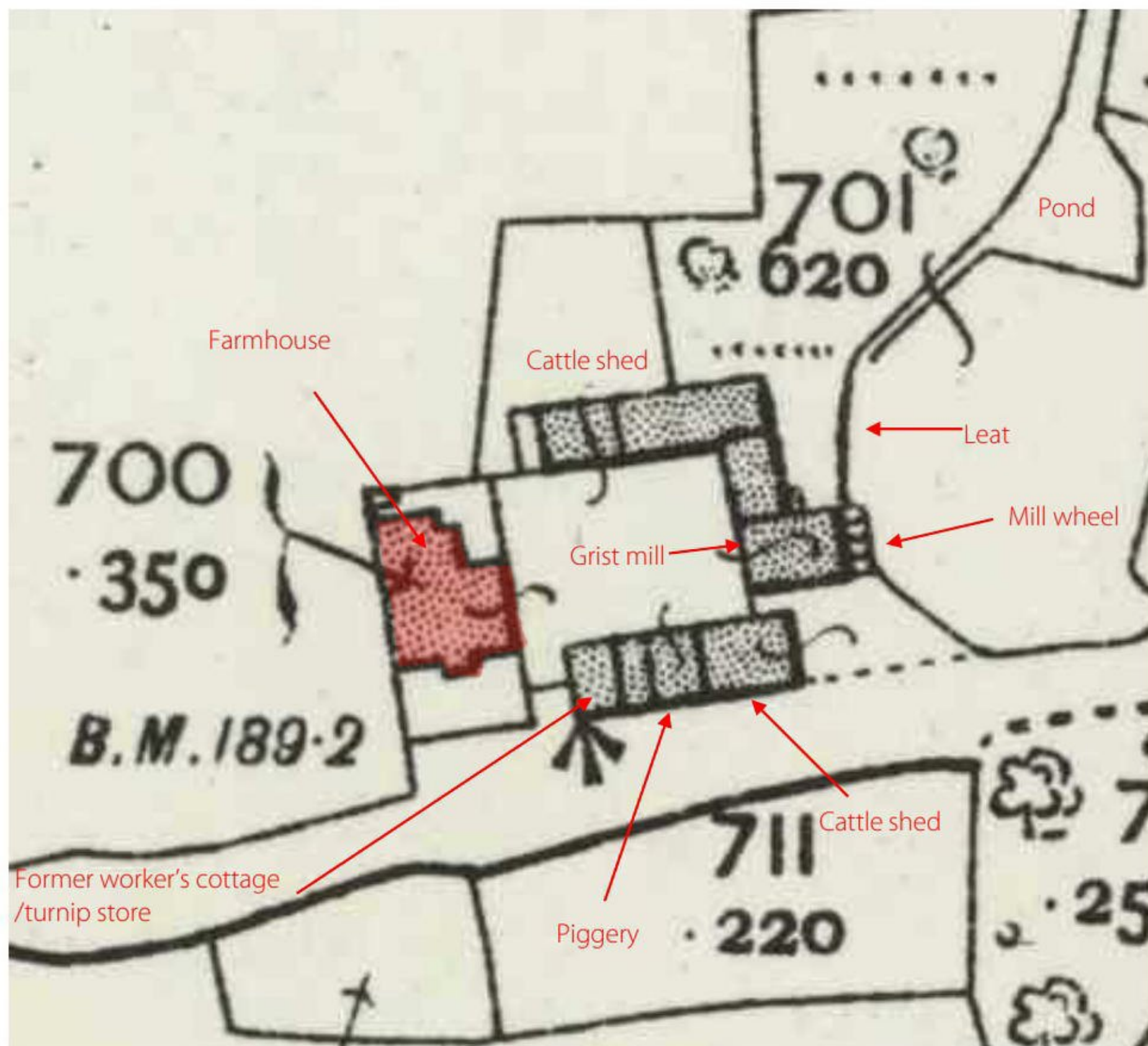
Mill wheel

OS First Edition 25" Surveyed 1879
25"¹⁰

This depicts the rebuilt farmhouse

¹⁰ OS 25": Surveyed 1879 Published 1880 Cornwall LXIX.11, published 1883. Crown copyright (2005) OS Licence 100063994





OS 25" Revised 1906¹¹

The approximate position of the existing outbuilding is indicated

The medieval settlement of Trenderal was first recorded in 1201. Spelled '*Dintel*' the name is Cornish, the element *dyn* meaning fort and possibly *deyl* meaning leaves¹². It is possible the name has some association with the crop mark and field name both indicative of a round, in the field approximately 300m south of the farmhouse. The sub-division of Trenderal Vean is spelt 'Tyndelvyghan' when first

¹¹ OS 25" Cornwall XLX.11 Revised 1905 Published 1907

¹² Gover, JEB, 1948, Place-Names of Cornwall,



recorded in 1345. The name is Cornish with the element *byhgan* (now spelt *Vean*) meaning small¹³. The earlier location of Trendeal Vean is evidently uncertain¹⁴.

The 1839 tithe map shows plot 1313 as the house and homestead of 'Trindeal', a farmstead amounting to 215 acres, which is substantial for a Cornish farm of the period. The tenement is owned by Henry Stephens and occupied by James Strongman, the great-great-grandfather of the current tenant. Cultivation is mainly arable, with some common, furze, and pasture. The farm has some particularly interesting field names, revealing information about function, topography, features and field size but also some which appear more fanciful or obscure. Names include Pudding Park, Park Math, Park Noel, Little Park Nipple, and Temples Moor.

The depicted farmhouse is square in plan and smaller than the existing building.

The 1841 census gives Trendeal Vean as occupied by James Strongman, a 60 year old farmer along with his wife Mary (nee Basset, also 60 (adult's ages were generally rounded up to the nearest 5 years in this census) along with their son James (25), his wife Margaretta and 3 young children. James Julian, a servant, was also present.

The 1851 census gives the family at Trendeal. Young James is now 35 and a farmer of 160 acres employing 2 men. His wife Peggy (a diminutive of Margaretta) is also present, along with James senior, given as 80, his wife Mary, 70, and two sons of James and Peggy's; James 12 and Richard, 10. Richard Bassett, 32, is their servant. James Strongman was also on the Ladock Voter's List of 1851 -1854, qualifying to vote as occupier of Trendeal Vean. James Snr died 9th June 1854, leaving his estate of under £600 (equivalent of around £68000 today) to his wife Mary and son, James jnr¹⁵.

The farmhouse burned down and was completely rebuilt during the 1850s¹⁶. It is understood that nothing from the original house was retained. James Strongman, the great-grandfather of the current tenant helped rebuild the house, carrying much of the stone himself. The honey coloured stone used for the main (south) elevation was obtained from a small quarry to the south of the house (two small quarries are depicted on the First Edition OS 25" SE of the farmstead, NE of Gunmanning). James Strongman also helped raise money to build the chapel at nearby Newmills.

¹³ Padel, OJ, 1985, Cornish Place-Name Elements, 81, 84, 313

¹⁴ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO17579&resourceID=1020

¹⁵ https://opc-cornwall.org/Par_new/l_m/pdfs/ladock_will_strongman_james.pdf

¹⁶ Anecdotal account from the current tenant whose family has occupied the farm since the 1830s.

It becomes difficult to tease out the occupancy of the various farms associated with Trenderal. Trenderal Vean is not necessarily differentiated by name and there was an intermixing and changing of tenancies and land holdings.

By the census of 1861 James and Peggy have moved slightly further south of Ladock to farm 13 acres at Fogue. There are numerous households given at Trenderal, but Trenderal Vean is not differentiated. Names include John Rose (farmer of 217 acres) and employer of one man and one boy and William Hooper, farmer of 100 acres and employer of 3 men, and Thomas Williams, farmer of 20 acres.

The collection of farms at Trenderal is again evident in the 1871 census. John Rose is recorded as farmer of 170 acres, William Hooper as farmer of 50 acres, and Thomas Williams now has 70 acres. A John Vincent is farmer of 30 acres, and Robert Vincent of 45 acres.

By 1879 the first edition OS maps depicts the farmhouse as more substantial in size, with porch to the south and a range extending from the north elevation. The form is consistent with that seen in the present. There were several farmhouses built around the same time, circa 1850s, within the locality, which share stylistic characteristics (e.g. Trenderal farmhouse) such as granite quoins, arched openings with granite voussoirs and projecting keystone.

Again, the occupants cannot be established with certainty in 1881. There are three separate recorded households given for 'Farmhouse, Trenderal' and Trenderal Vean is not differentiated. The households include Robert Vincent farmer of 100 acres, his wife Elizabeth and their four daughters and a farm servant and, secondly, James Matthews also a farmer of 100 acres, and his wife and Edward Merefield and Elizabeth Trembath, both farm servants. There is a third record for 'Farmhouse Trenderal' following a record for Trenderal Cottage which gives James Parkyn, farm labourer and his wife.

There is also reference to farmhouse at Little Trenderal. Vean means little, so the use of the anglicised name can be hypothesised, however this farmhouse was recorded between the households of Little Vean Cottages which, in the present are located southeast of Trenderal Vean at New Mills. Therefore this is most likely not referring to Trenderal Vean.

In 1889 Trenderal Vean is auctioned as a freehold property¹⁷ comprising dwelling house, "*convenient farm buildings*", 130 acres of arable and pasture land and 90 acres of moors and coppice along with

¹⁷ Royal Cornwall Gazette 6 June 1889

unenclosed commons. It was in the occupation of Mr H Williams, the rent was £140. Also in 1889 James Matthews of Trendeal, mentioned above in 1881, is convicted of a “*shameful*”, violent assault on his wife when he struck her “*a violent blow on the head with a hobnail boot causing the blood to saturate her clothing*”¹⁸. There was apparently an acrimonious dispute between Williams and Matthews regarding boundaries. This resulted in various large white stones, with either ‘M’ or ‘W’ marked on them, demarcating their respective boundaries. Some remain in situ along the roadside today.

There was farm workers accommodation at the west end of the south range of buildings facing the yard. This originally had an upper floor with window in the west. The fireplace with riven timber lintel remains in situ. It well illustrates the living conditions of an agricultural labourer.

The occupants for the 1901 census are also not clear as Trendeal Vean is not differentiated. The various Trendeal households are respectively headed by farmer Joseph Rowe (employer); farmer James Moore (own account); Joseph Julian (shepherd); James Matthews (retired farmer); farmer Henry Dingle (employer); James Smith (agricultural labourer); Titus Hopper (ag. lab.)

The current tenant’s grandfather, William Blewett, took on Trendeal Vean in 1907.

In 1911 the census shows Trendeal Vean was occupied by William Blewett a 31 year old farmer and employer. His sister Irene was housekeeper and brother Edgar farmer and employee. In 1916 Mr Blewett appealed for military exemption for Mr Albert Julian (26) as he was “*the only man on a farm of 180 acres*”¹⁹.

William Blewett’s daughter Mabel married Richard Strongman in 1937. The 1939 Register shows Richard (Farmer and Heavy Worker) and Mabel living at Trendeal Vean. The current tenant took the farm on after his parents.

Prior to its conversion to a bathroom, Bedroom 5 served as a bedroom for the young children of farm workers so they had good accommodation.

During the late C20 the original back door within the east wall of the back kitchen was infilled, the main access then being into the scullery. The palimpsest of the pent canopy over the original door is still visible on the exterior wall. In the sitting room, which was originally the main kitchen, the fireplace, which

¹⁸ Royal Cornwall Gazette 31 October 1889 p5 and The Cornish Telegraph 31 October 1889p5

¹⁹ West Briton and Cornwall Advertiser 21 December 1916 p3

had been covered with a brick built fireplace, was again revealed by the current tenants. The hall, kitchen and study (former dairy) also received new floor coverings.

By the latter half of the C20, the parallel single storey agricultural ranges on the north and south sides of the yard had lost their slate roofs and are now covered in corrugated asbestos sheet.

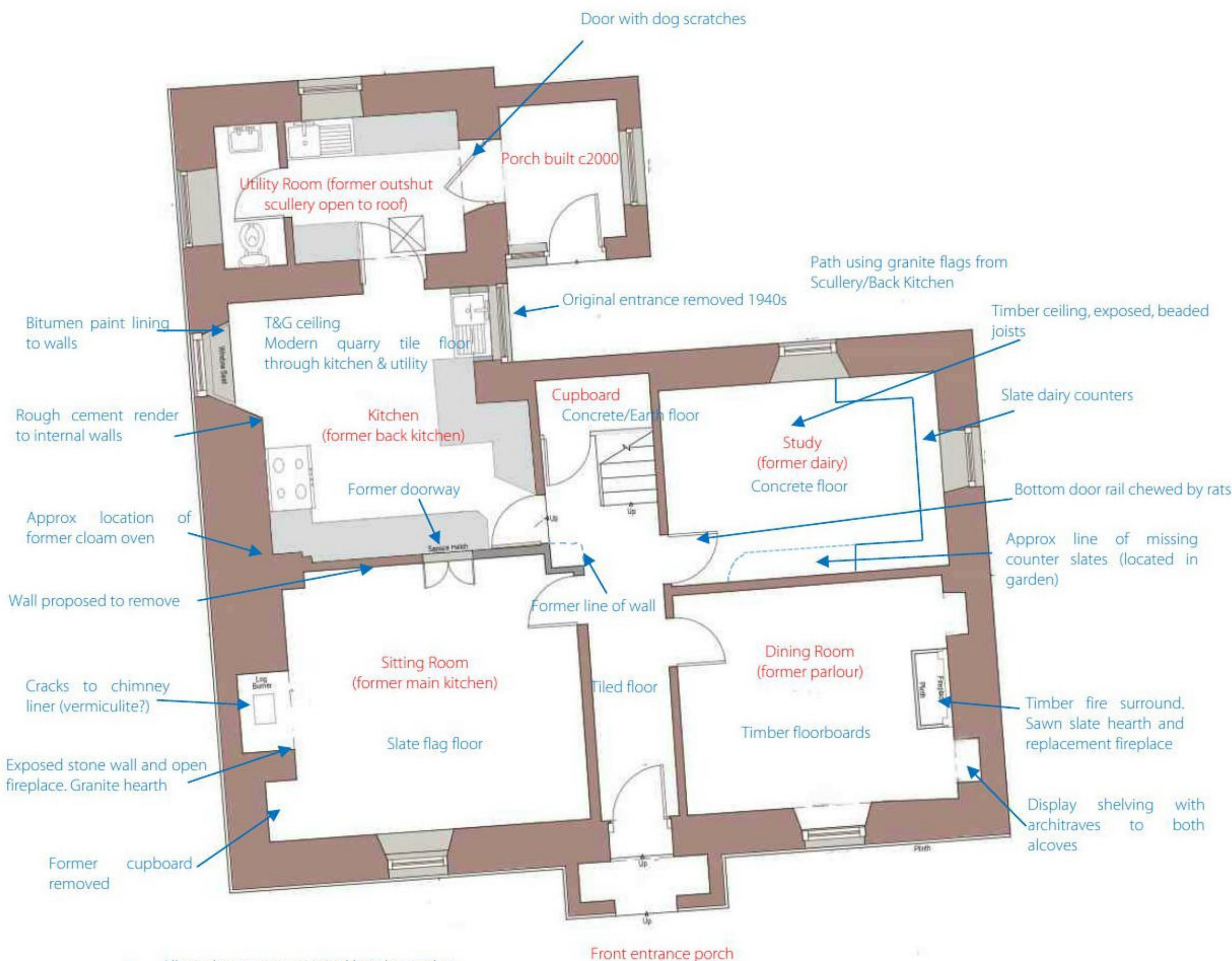
Circa 1980 the grist mill building and barn at the east end of the yard was demolished and replaced with silos. The building was reported to have experienced structural failure. The mill was served by a small leat leading from a pond, farm grist mills being generally run for relatively short periods of time. The porch was added to the east side of the scullery/utility room circa 2000.

The farmhouse has also experienced structural problems and circa 2007 structural ties were installed to prevent further outward movement of the walls. All lath and plaster ceilings were replaced at the time and the joists in the existing kitchen ceiling were covered with T&G boards.

The building is due to change tenancy and it is considered a convenient time for upgrading and refurbishment of the house.

Architectural Analysis

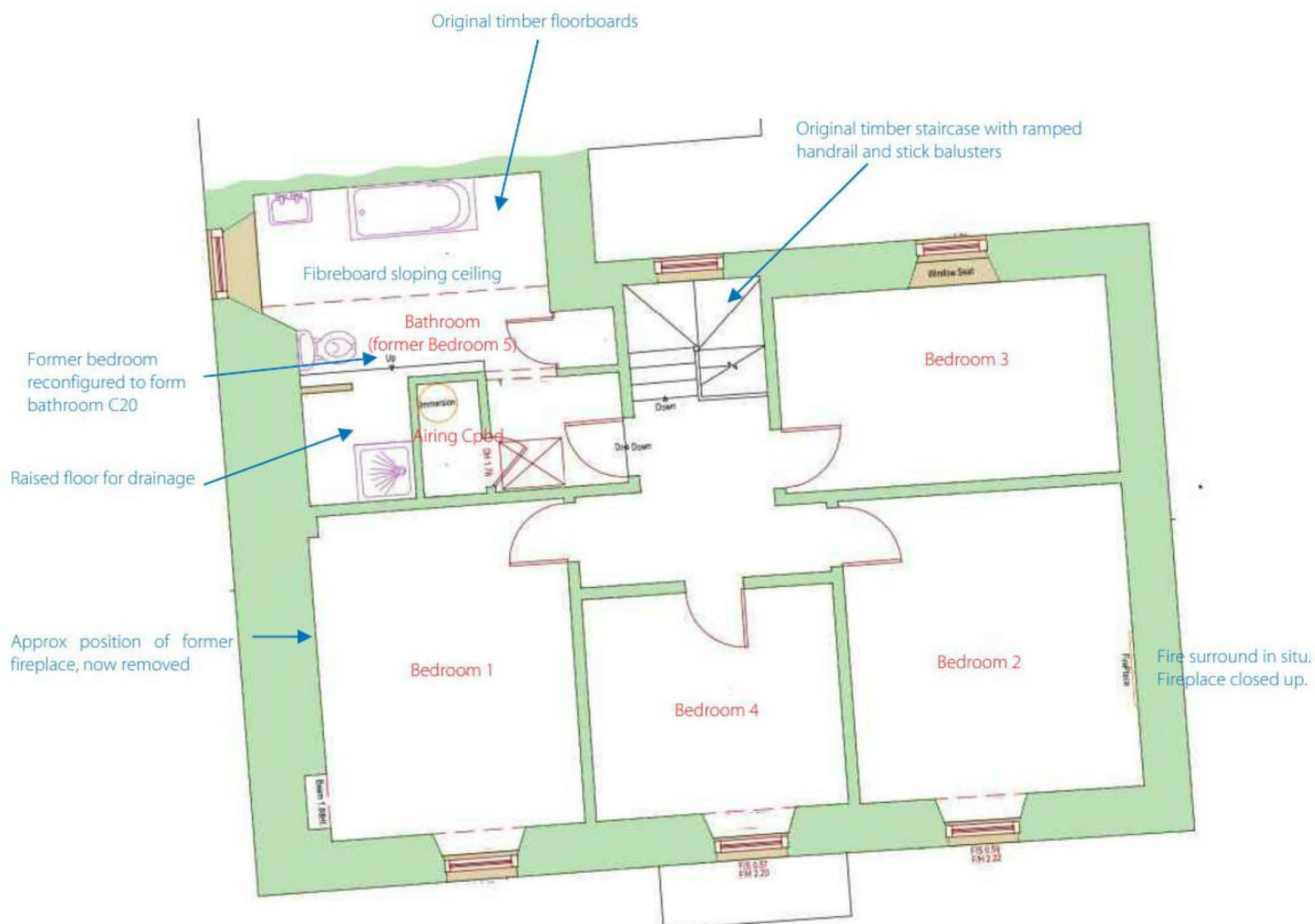
The architectural analysis focuses on areas relevant to significance, condition and proposed works.
Ground Floor



- o All windows appear original hornless sashes
- o Internally, some windows retain vestiges of fittings e.g. blind fittings and tensioners. All original sash fasteners have been replaced
- o All doors are historic
- o Downstairs, all original brass doorknobs were replaced with Bakelite in the C20. These have now been variously replaced. The front door perhaps retains its original brass latch. Upstairs doors mostly retain their original French latches
- o Significant patches of damp seen on various walls including the east wall of study, and west wall of the kitchen



First Floor



- Some windows retain vestiges of fittings. All original sash fasteners have been replaced
- All doors are historic
- Some original French latches remain
- All ceilings are modern plasterboard

Listing Description

Listing No 1141125

Trendeal Veau Farmhouse

Grade II

First Listed 17th October 1984

Farmhouse. Early C19. Shale rubble with granite quoins and dressings, Delabole slate roof and brick gable chimneys. Symmetrical 2 rooms wide and deep with outshut to back on left. 2 storey, 3 windows, central door with open granite ashlar porch with cavetto moulded copings to low pitched gable. 6-panelled door has flush beaded bottom panels and plain fanlight over. Granite plinth. All openings slightly arched with granite voussoirs and projecting keystones. All windows are 12-paned sashes without horns with central rear stair window at half floor level Interior not inspected.

The south, show elevation is of roughly coursed dressed stone with granite quoins and dressings including cills. This contrasts with the rubblestone W, N and E elevations. The parrass plates of the early C21 structural interventions to tie the walls are seen on the w and E walls of the gable section.

Looking at the east elevation, the wall to the north outshut appears of a different colour to that of the main building, superficially suggesting the outshut could be a later addition. However, on closer inspection it can be seen that the main gable wall was repointed at the time the ties were introduced, accounting for the differing appearance, and the masonry indicates a single phase of construction.

Staining beneath some cills indicates inefficient drips, serving to contribute to wall wetting and the damp beneath windows seen internally. It is suggested this could be further investigated.

It is noted the ovolo gutter to the south elevation only has one downpipe. It is queried if capacity is adequate for efficient rainwater disposal during the deluge conditions increasingly experienced.

During recent years there has been an increasing problem with damp penetrating the west wall. This has caused the internal wall to be wet, consequently affecting the thermal regulation of the building. The west wall bears the brunt of the prevailing weather. It is noted that some of the shalestone exterior appears porous and friable, and some hairline cracking of the masonry has been observed. The stone itself is therefore likely to be facilitating moisture ingress. Although this elevation mostly appears to have a lime mortar, there are some distinct areas, such as to the granite quoins, where a hard cement mortar has been applied. Whilst the vermiculite liner to the sitting room flue is cracked, it is unlikely that this



alone would account for the pervasive damp noted. It is feasible that continued movement of the walls, although appraised as minimal, may also allow conditions for moisture ingress. Interventions applied to the internal face of the west wall, in an attempt to counter the damp include bitumen paint to the wall and a hard cement render. Unfortunately, these well-intentioned interventions have probably served to exacerbate the problem by trapping moisture within the wall.

With the exception of the sitting room (former kitchen), which retains good slate flags, all downstairs floors have been replaced, with concrete, modern ceramic tiles and, in the dining room (proposed living room 2) timber floorboards. No floors are insulated. The tenants reported that cupboard under the stairs retained some earth floor and there has been a problem with rats tunnelling through. Historically, rats also chewed away part of the bottom rail of the former dairy door to access food.

Upstairs floors all have softwood timber floorboards, all unremarkable. The bathroom floor, which appears to have wider, possibly earlier floorboards, evidences damage from wood-boring insects, but this appears historic and no signs of active infestation were observed.

Internal walls have been extensively replastered with a gypsum plaster. Replastered window reveals have been given sharp arisses, contrasting with the beaded dowel arisses of earlier work, where it exists.

The former dairy is currently in use as a study/office. Part of the slate counter was removed to improve access through the doorway. The removed slates are located within the garden and potentially could be restored. The east wall of this room has been replastered with what appears to be a cement render. The render has cracked and there are substantial damp patches on the wall. Cementitious coatings are less tolerant of movement and are more prone to cracking. Also, like gypsum plaster, they are nonpermeable, so compromise the breathability and moisture buffering of the wall. The room has exposed joists with no linings between.

Similarly, the west wall of the kitchen has received a bitumen coating (extent unclear) and a hard cement render, with the expressed intention²⁰ of providing a more rustic aesthetic than smooth plaster. As mentioned, this can compromise the moisture buffering properties of the wall, exacerbating problems with damp. This existing kitchen formerly had a cloam oven, which it is understood was removed when the room was refurbished in the late C20.

²⁰ Anecdotal report by the tenant

All historic fireplaces have been removed although one bedroom and the dining room retain timber fire surrounds. The dining room firegrate has been removed and there is a more modern sawn slate hearth and insert. The bedroom fireplace was not available for inspection. The existing sitting room, which was the former kitchen, historically had a Cornish range within the fireplace. The fireplace was subsequently given a 'modern brick surround in the C20, but the current tenants removed this to reveal the stone wall and fireplace. A granite hearth remains in situ.

The door between the kitchen and sitting room had a serving hatch inserted, probably in the late C20. It is proposed to remove this wall to form a large kitchen/diner. A small section of this wall, where it meets the hall, was reconfigured in the C20 to improve access through the kitchen door

The existing bathroom was formerly Bedroom no 5. This accommodated the young children of farm workers so they had comfortable accommodation. The room was later reconfigured to provide a bathroom. This included a raised platform to provide adequate drainage for the shower, and installation of an airing cupboard and storage cupboard. The ceiling is fibreboard and battens.

Bedroom No 3 is reported to be the coldest room as it is above the former dairy which was never heated.

Values and Statement of Significance- What matters and why

"Every place around us has a unique identity that is made up of the complete range of such social and cultural values that represents and embodies and which give it significance to our society"

Bond and Worthing (2008)²¹

"Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone concerned with a place, particularly those whose actions may affect it, is then essential if all are to act in awareness of its heritage values.

Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss.

That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting."

English Heritage (2008)²²

Our historic environment has a significant, positive relationship with our 'sense of place', its link to social capital, cohesion, health and wellbeing of the community²³. Understanding cultural significance is at the very heart of understanding 'sense of place.'

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as 'the process of managing change'. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

²¹ Bond, S., Worthing, D. (2008) *Managing Built Heritage: The Role of Cultural Values and Significance*. Wiley-Blackwell p.2

²² English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment* p.14

²³ Historic England (2009) *Heritage Counts* Historic England

Statement of Significance

Significance is understanding the full value of a heritage structure so that when changes are proposed there is confidence that decision making is informed and that the changes are the appropriate for the building.

Designations

- o Trenderal farmhouse is Grade II listed.

Evidential Value

- o The house retains the overall planform of the mid C19 farmhouse which replaced a smaller dwelling which was burned down. Some single storey farm buildings also survive. The form of the C19 regular courtyard plan is also largely legible
- o The house and farm buildings utilise vernacular materials and share stylistic characteristics of nearby, contemporary, farmsteads.
- o Although altered, the farmhouse contains some original features.

Historical Value

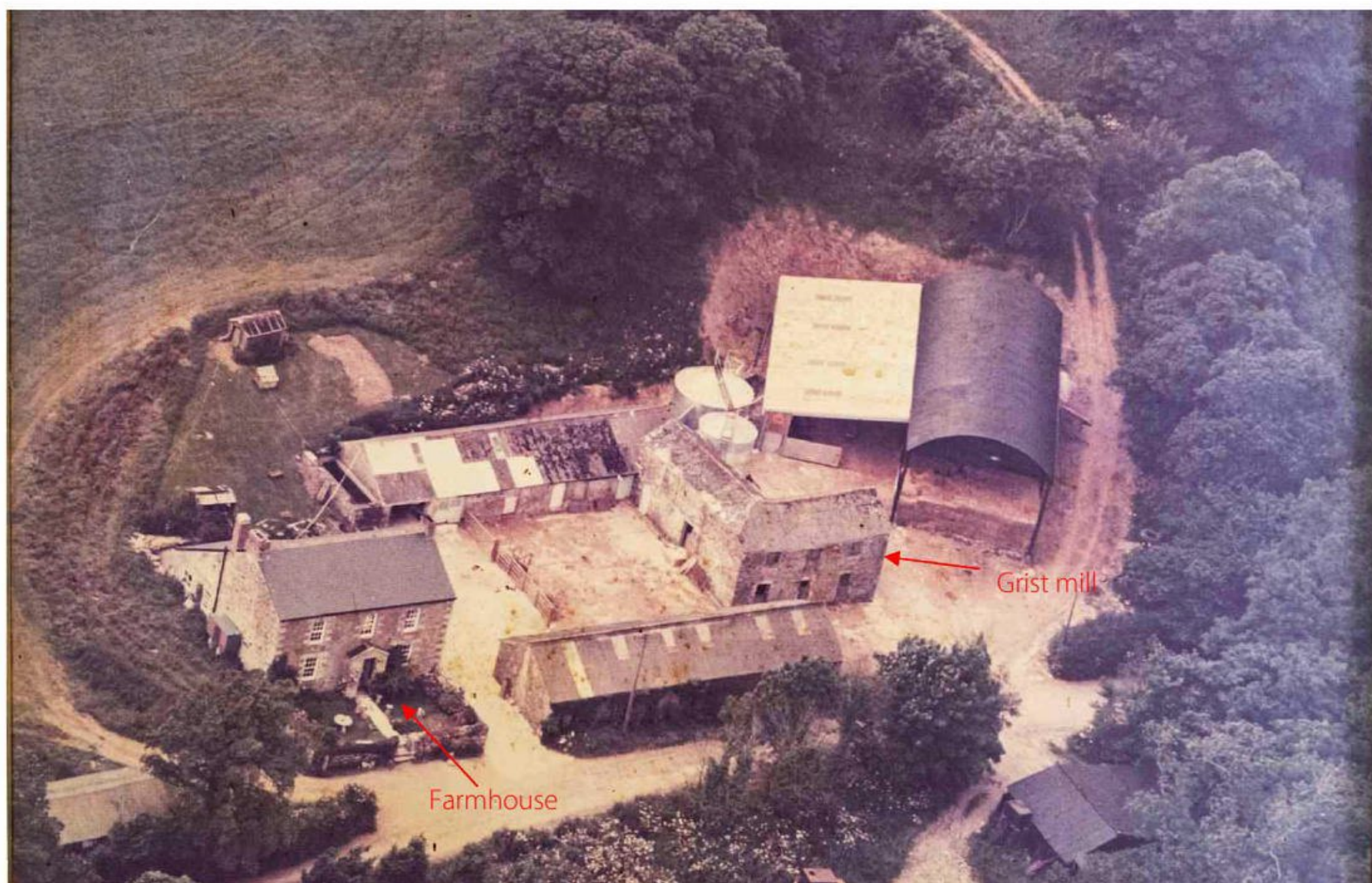
- o The farmstead is within a setting with prehistoric and medieval features, including the medieval settlement of Trenderal, indicating a greater time depth than existing buildings imply.
- o Various available documentary sources help reveal the story of the farmstead and neighbouring small farms which helps illustrate agricultural life in this area. The multi-generational occupancy of the farmstead has helped provide additional richness to the narrative of the farm, including that an ancestor helped quarry the stone locally and build the house.
- o The building combines local materials, methods and construction, its simple, solid style typifying the vernacular of the area and contributing to local distinctiveness.

Aesthetic Value

- o Aesthetic value of the farmhouse lies particularly in its well detailed main 'show' elevation which conveys quality and modest status. Stylistically, it shares characteristics with contemporary farmhouses within the wider setting, and collectively these contribute to local distinctiveness.



Photographs



The farm circa 1960s, and prior to the demolition of the mill circa 1980, prior to the demolition of the grist mill.





South elevation



Detail showing the stone on the 'show', south elevation. The cavetto moulded copings to the granite ashlar porch are seen

North elevation



West elevation. Slate cladding is proposed to this elevation to address damp



West elevation





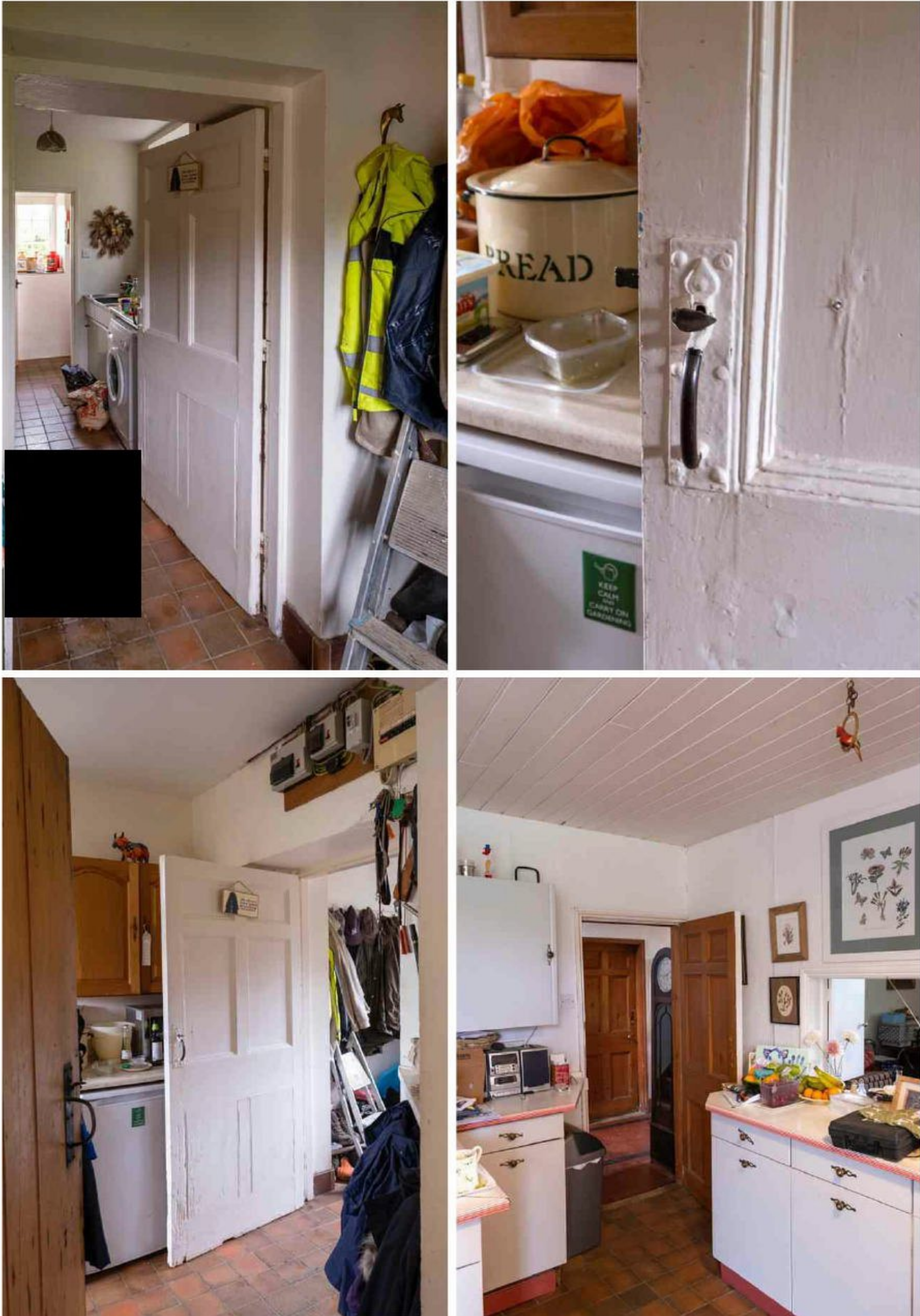
East elevation and farmyard buildings



Top: East elevation showing C20 porch and palimpsest of former porch to original opening

Below left: Removed slate counters from dairy relocated within the garden

Below right: the south east corner of the house

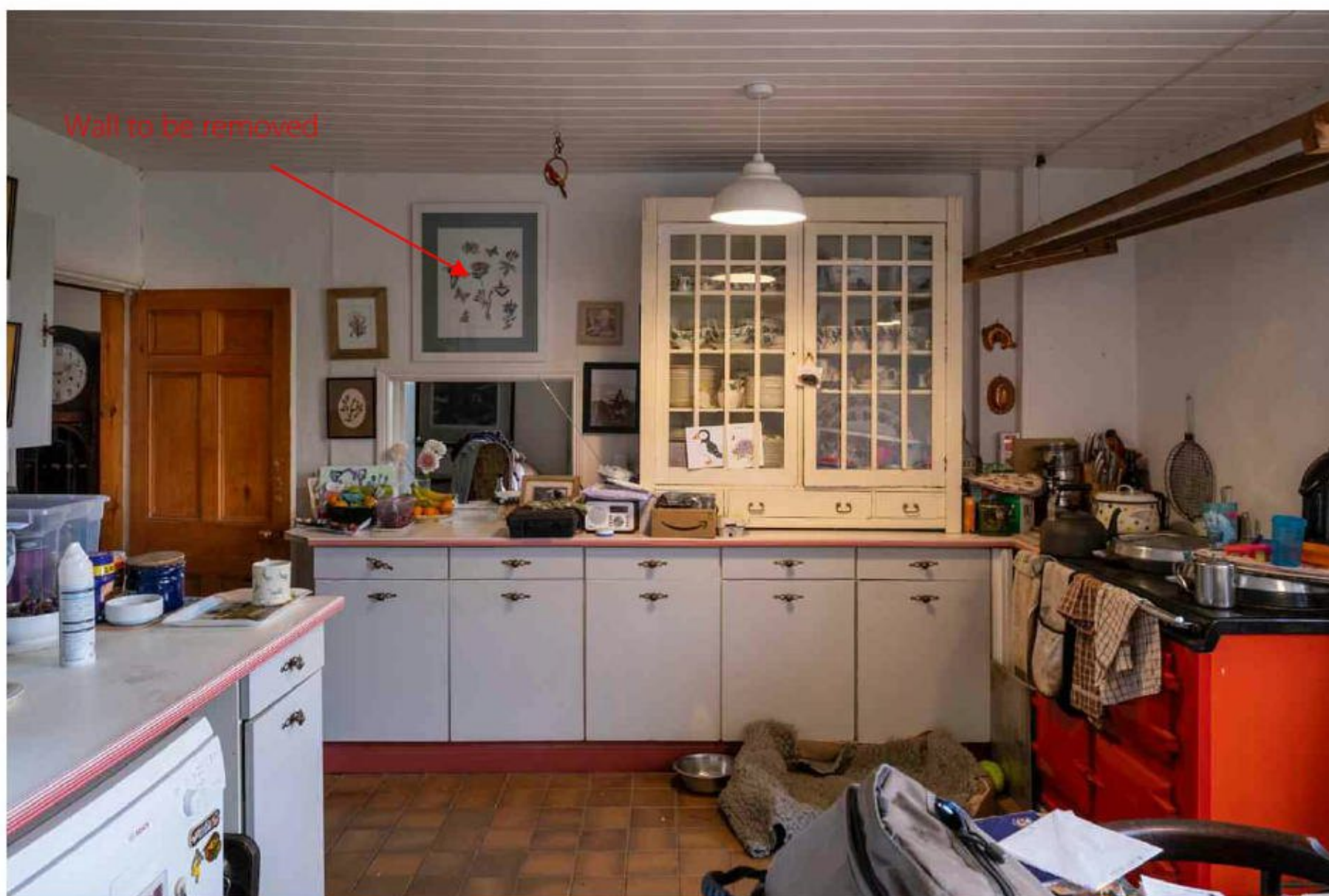


Top : The view from the C20 porch into the existing utility room

Below left: door between porch and utility room bears the scratches of dogs which help tell the story of the house.

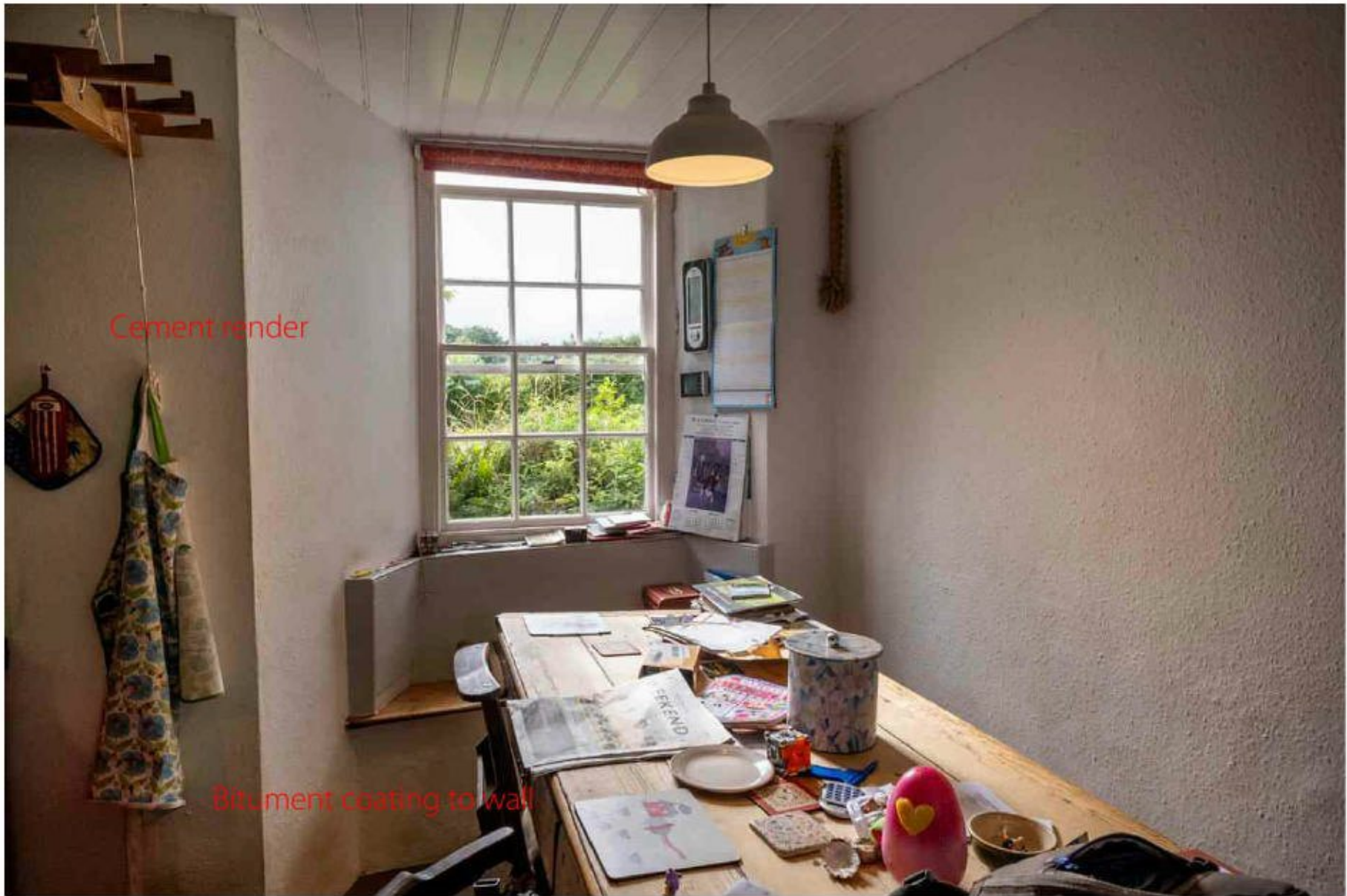
Below right: view from the kitchen to the hall





Top: The kitchen looking toward the sitting room. It is proposed to remove the dividing wall
Below: View from kitchen to the utility room





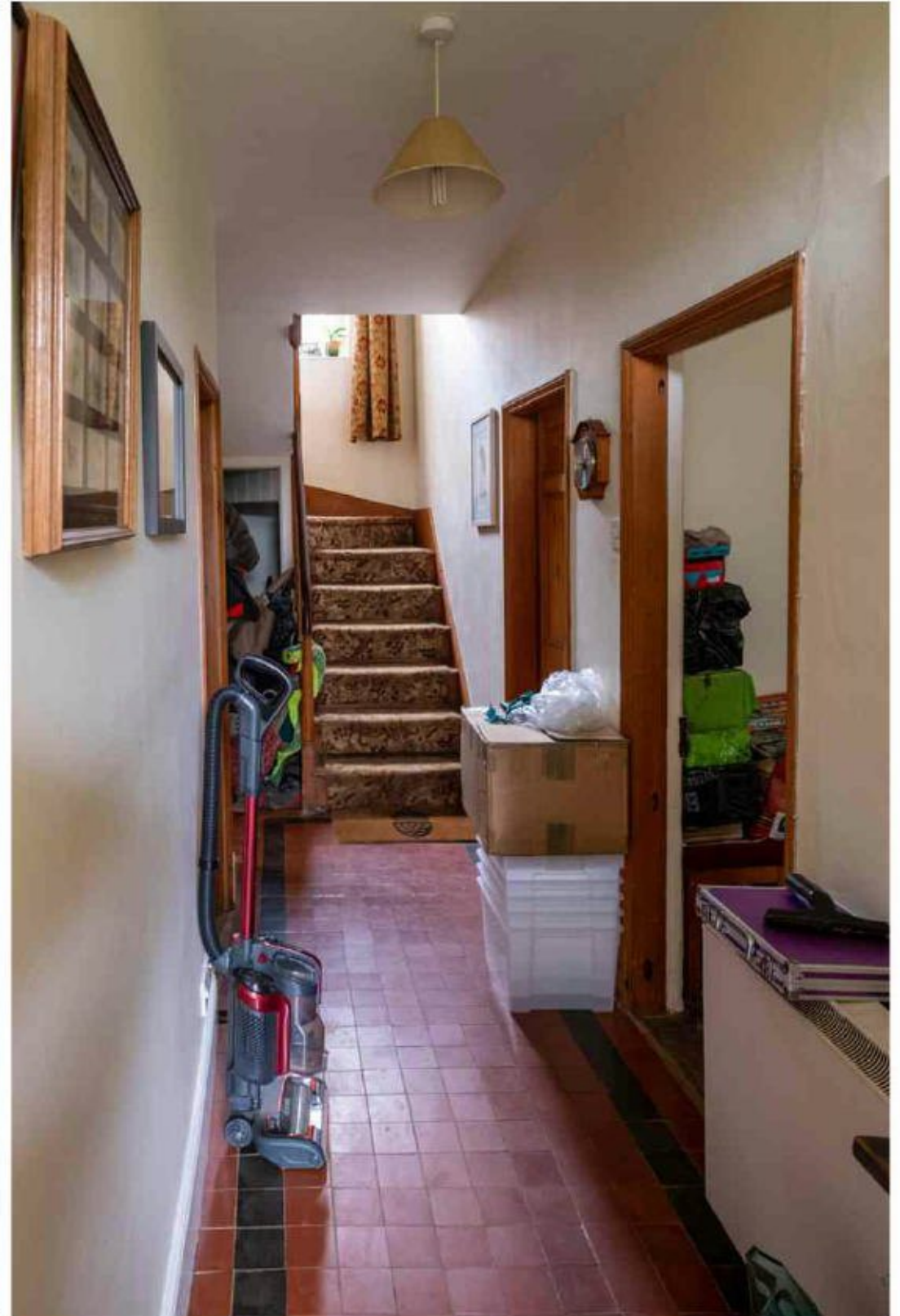
Cement render

Bitument coating to wall



Sitting Room

Photo below-left supplied by the Duchy of Cornwall. This shows the room and slate floor following clearance



Hallway
Front door latch
Rat chewed door to study/former dairy



The dining room.

Photo below shows the room following clearance. Supplied by the Duchy of Cornwall





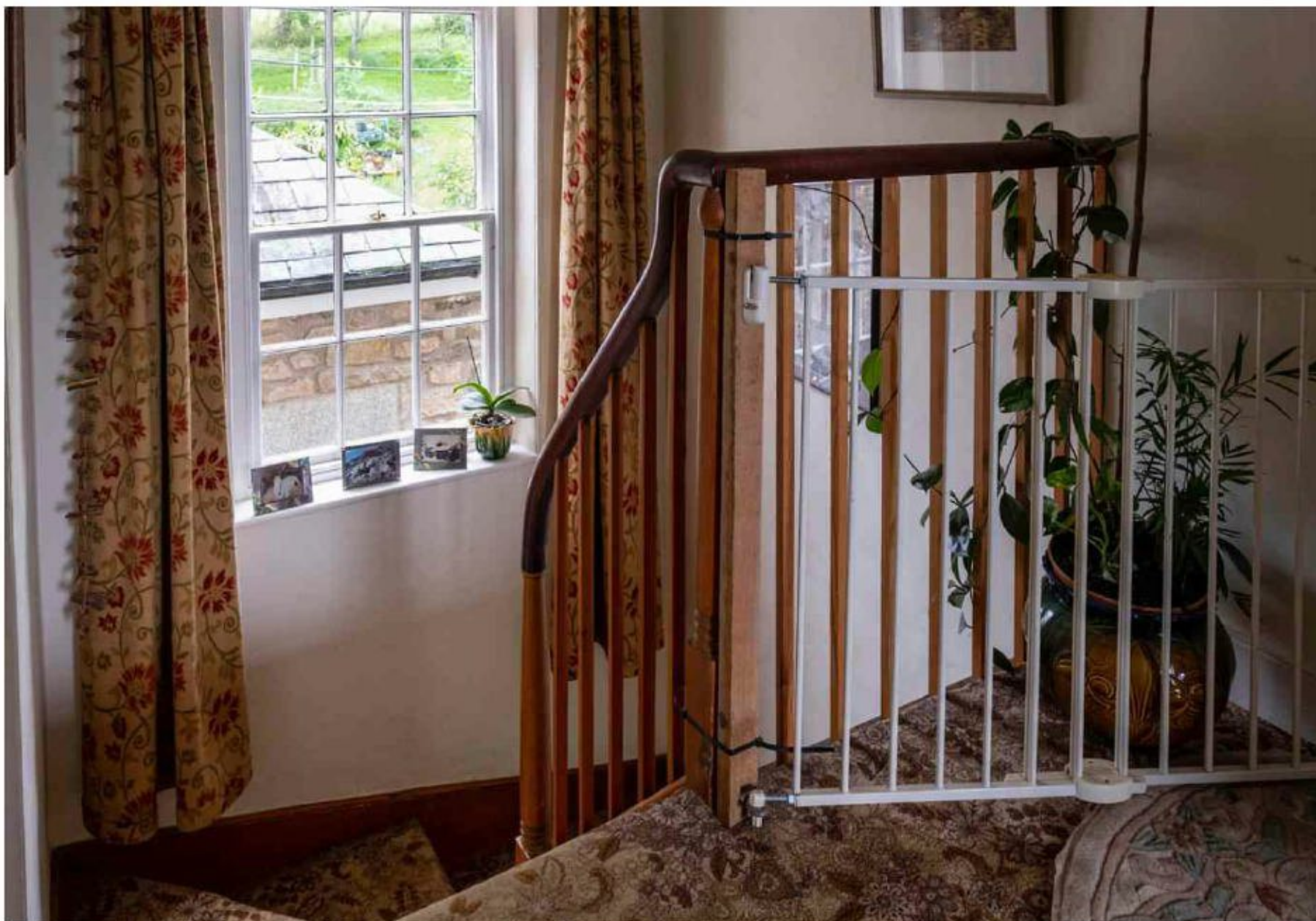
The study (former dairy)

Photos below show the room following clearance. Supplied by the Duchy of Cornwall



Bathroom









Heritage Impact Assessment

General Considerations

Although this section primarily applies to proposed changes to the fabric of historic buildings, the principles also have relevance for changes to the setting of heritage assets.

“Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values” (EH Principle 4.2).

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” (NPPF Para 132).

Change, Loss and New Work

Buildings need to change to adapt to changing needs, requirements and functions in order to remain cared for and usable. Change is part of the story of the building, but those changes have to minimise harm as far as possible, and the story has to be legible. Conservation is about managing change and understanding is the basis of that change.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and ensuing adaptations. Change often requires careful balances and compromises between the requirements and expectations of modern living, working and lifestyle with protecting character and significance. This includes maintaining the setting with regard to the relationship between buildings, their immediate vicinity and wider landscape.

A key goal of conservation is to safeguard a valued building or object now and for the future. Future-proofing allows for flexibility, resilience, durability, longevity and functionality – as well as seeking opportunities to maintain or enhance significance. (Appendix 4 summarises key conservation philosophy and principles).

Established conservation philosophy generally advocates that new work should express modern needs in a modern language in a way that complements what already exists. Whilst being sympathetic to and

subtly different from the parent building this approach adds to a building's provenance and avoids confusing the historic record²⁴.

HIA based on drawings supplied by the Duchy of Cornwall

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Summary of Proposals

- Slate hung cladding to the west wall using Riverstone with a napped edge
- Repair and refurbish windows
- Remove the existing internal wall linings from external walls and replace with woodfibre insulation and lime plaster
- Removal of wall between kitchen and sitting room
- Replace ground floors with new limecrete slab, plus geocell insulation and breathable substrate. Provision of underfloor heating. Minor differences in floor levels will be adjusted for level access. slate flags to be retained.
- First Floor. Remove existing raised floor and partition from shower area and construct new raised floor within en-suite to bedroom 4. New opening in the partition wall to bedroom
- Full electrical rewiring
- Full replumbing

²⁴ Hunt, R., & Boyd, I (2017) *New Design for Old Buildings*. SPAB. RIBA Publishing, Newcastle upon Tyne

Heritage Impact Assessment Tables

Note: As assessment is an iterative process, new information may be obtained as work progresses or design details are revised.

HIA 1: Impact on Trendeal Veau Farmhouse & Primary Setting

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ²⁵
<p>Slate (Riverstone) hung cladding to west wall (allied with removing impermeable coatings to the internal wall)</p> <p>Roof tiles to be stripped back (x1 course), battens extended and roof to be taken out over new wall hung slate rising from below. Ensure batten zone is vented.</p>	Medium - Grade II, listed	<ul style="list-style-type: none"> o This wall bears the brunt of the prevailing wind and wind driven rain has been a chronic and increasing problem with damp penetrating the west wall. This has caused the internal wall to be wet, consequently affecting the thermal regulation of the building. It is noted that some of the shalestone exterior appears porous and friable, and some hairline cracking of the masonry has been observed. This elevation mostly appears to have a lime mortar, although there are some areas where a cement mortar has been applied. Whilst the vermiculite liner to the sitting room flue is cracked, (this is to be like-for-like replaced) it is unlikely that this alone would account for the pervasive damp noted. It is feasible that continued movement of the walls, although appraised as minimal, may also allow conditions for moisture ingress. Considering the vulnerability of the stone itself, and the chronic and worsening damp problems, slate hanging is considered the most suitable option for weatherproofing this elevation. o Extension of roof tiles over the slate cladding will ensure weatherproofing at the verges. o Interventions applied to the internal face of the west wall, in an attempt to counter the damp, include bitumen paint to the wall and a hard cement render. These are also to be addressed. o The cladding will obscure the detailing around the windows although, as can be seen in the photos on p27, this detailing is not such a prominent visual feature as that on the 'show' front. o The granite quoins to on the west side of the SW corner will also be obscured. Whilst this will be make slight visual difference, the west elevation is not generally visible from the road (due to orientation and high hedges), and the cladding will not adversely impact on the show front or the ability to experience or interpret the house. o Riverstone is a phyllite from Argentina. Riverstone and Cornish slate are both formed from metamorphosed fine sediments and contain very similar minerals, features and colour variations. Both slates weather similarly and lighten with age. Riverstone's superior strength generally enables slightly thinner slates, sometimes allowing a lighter supporting structure. o With sensitive detailing, this intervention will significantly improve building performance and longevity, so is considered justifiable <p>Impact: Overall Minor-Neutral</p>	Specifications for detailing are to be provided (e.g. slate; permeable membrane; lead detailing)

²⁵ Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ²⁶
Repair and refurbish windows and install secondary glazing	Medium: Windows all appear C19 and some historic glass remains.	<p>A detailed condition survey was undertaken (see Methodology) and all windows are generally in a sound condition with some historic glass retained. Most windows have remains of Victorian fittings. All historic fabric will remain in situ.</p> <p>The proposed secondary glazing will be discreet, reversible and will not harm historic fabric.</p> <p>Impact : Negligible- Beneficial</p>	
Remove the existing internal wall linings from external walls and replace with woodfibre insulation and lime plaster Existing 'timber arris beads' to external plaster corners will be reused or replaced in profiles to match existing. Likewise, existing skirtings and timber mouldings, with exception to the stairs, will be removed, and reinstated in their original location.	Medium - Grade II, listed	<ul style="list-style-type: none"> o Insulation as specified will significantly enhance building performance and the comfort of the house. o The proposed linings are breathable, and an appropriate improvement on some of the existing non-breathable linings (which include cement and bitumen, timber stud dry-lining, gypsum plaster) . o The wall insulation is predicted to have the largest effect compared with other upgrades. The predicted savings²⁷ (from 60mm wood fibre board without considering any other proposed thermal upgrades) are : Heat plant size reduction at design conditions (-1.5C): 3.25kW Annual space heating energy requirement reduction: 6,790KWh Annual space heating cost reduction (approx.): £354 (£4058 over ten years, predicted energy cost rises) o The potential impact on all windows was carefully considered. Removal of existing linings and minimising the thickness of the new linings within reveals will ensure no or negligible encroachment onto the window surrounds, and no loss of historic features, such as blind tensioners o Similarly, the importance of the symmetry of the dining room alcoves was taken into account, and the new linings adjusted accordingly to avoid adverse impact. The dining room fireplace (modern) and surround will also be relocated to adjust. o The slate dairy counters (which are on modern block plinths, rebuilt following the installation of a concrete floor in the late C20) will be reinstated following remedial works to the walls and floor. o Re-use/replacement of arris beads, skirting, mouldings etc will ensure there is no appreciable change to the aesthetic of the rooms. <p>Impact: Negligible- Neutral. The slight changes will be offset by improvements in performance and sustainability</p>	<p>The area with most potential for adverse impact is the east end of the proposed living room due to symmetry of features. Careful detailing will be required to manage the width of the gaps between the architraves of the alcoves flanking the fireplace.</p> <p>Care will be required to minimise loss of historic fabric when features are removed for relocation</p>

²⁶ Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

²⁷ Energy performance predictions are from Energetika Ltd

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Removal of wall between kitchen and sitting room (proposed dining room) and create new structural opening	Medium	<ul style="list-style-type: none"> o Nibs and downstand, as well as the retention of the original slate flag floor in the proposed dining room will provide clear legibility of historic planform o The open plan kitchen dining area will allow more flexible use and is consistent with modern living expectations <p>Impact: Minor. Adverse impact of loss will be somewhat mitigated by the retention of legibility</p>	
<p>Floors: Replace ground floors with new limecrete slab - plus geocell insulation and breathable substrate. Provision of underfloor heating</p> <p>Minor differences in floor levels will be adjusted for level access</p> <p>Sitting room (proposed dining room) slate flags to be retained.</p>	Low-Medium	<ul style="list-style-type: none"> o Underfloor heating will provide a gentle background heat which is generally beneficial for buildings of traditional construction and historic fabric o With the exception of the proposed dining area where slate flags will be relaid, all other ground floors surfaces, are modern. All modern floors will be replaced with a sympathetic new covering such as quarry tiles. o Features such as skirtings will be removed and re-used. As such, the impact on architectural character will be negligible. o The slate dairy counters (which are on modern block plinths, rebuilt following the installation of a concrete floor in the late C20) will be reinstated following remedial works to the walls and floor. Although not specified in the drawing, the existing plinths are crudely constructed and the expressed intention is to ensure the new plinths are of a quality more consistent with the property. o Adjustments in floor levels will be negligible and will not impact on the historic character of the building <p>Impact: Minor- Beneficial</p>	<p>It is recommended the flags are recorded on lifting to be re-laid in their existing positions. Similarly, it is recommended that the slate dairy counters are reinstated to their existing positions. It is recommended that floor coverings are permeable</p>
First Floor. Remove existing raised floor and partition from shower area and construct new raised floor within en-suite to bedroom 4. New opening in the partition wall to bedroom	<p>Floor & partition: Low</p> <p>Wall: Medium</p>	<ul style="list-style-type: none"> o The raised floor and partition are late C20 installations of modern materials. Renewal is considered appropriate o There is currently only one bathroom so an en-suite will significantly improve the amenities of the house consistent with modern living expectations. o The new doorway will involve some loss of historic fabric, but the original planform will remain legible. <p>Impact: Minor- Neutral</p>	<p>It is suggested that the architrave to the new doorway respects the quality and character of existing doorways.</p>

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Full electrical rewiring Full replumbing including underfloor heating to GF and new radiators to FF	Medium	The existing electrical system requires renewal and additional provision Re-plumbing is required for underfloor heating and modification of first floor services Impact: Potentially Negligible- Neutral	For both electrical and plumbing, schedules of works are to be provided. Care will required to avoid/minimise loss or scarring of historic fabric, e.g. re-use existing routes, voids and features (eg mouldings) See, for example: https://historicengland.org.uk/advice/technical-advice/building-services-engineering/installing-new-services/
<p>GENERAL COMMENTS</p> <p>Water disposal Given the observed problems with the stone on the west elevation, shedding water away from the walls is likely to promote building conservation and performance Cill drips. Cills should be checked for efficacy with drips installed where required to minimise wall wetting, which is visibly evident under cills at present. The adequacy of the water disposal system may benefit from review, e.g. capacity of gutter to south elevation</p> <p>Character Imperfections, such as the dog scratches to a door and the uneven, rat chewed bottom rail of the study door provide character and could be retained as part of the narrative of the buildings history.</p>			

HIA 2 Impact on Heritage Assets within the Setting

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p>*This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered</p>			
Ancillary farm buildings	Medium Curtilage Listed	<ul style="list-style-type: none"> The proposed works will not affect the ability to experience the buildings or the farmstead as a whole, nor will it adversely impact on significance <p>Impact: No Change /Negligible-neutral</p>	
Designated (e.g. Trendal farmhouse) and non-designated heritage assets	Medium	<ul style="list-style-type: none"> There will be no intervisibility between the new building and these heritage assets. The proposed building will not affect the ability to experience the buildings or their setting , nor will it adversely impact on significance <p>Impact: No Change</p>	

HIA 3 Archaeological Potential

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Excavation of ground floor for insulation and underfloor heating	Low	Archaeological potential likely to be low	

Conclusions

At most, the impact of the proposed changes is considered to be Minor – Neutral but with some benefits for the viability, health, sustainability and longevity of the building

Proposals will not adversely impact on any designated or non-designated heritage assets within the setting.

Archaeological potential is likely to be low.

Appendix 1: Terms and Conditions of Report

Disclosure to a Third Party: This Report may not be relied upon by a Third Party for any purpose without the written consent of this Practice. Furthermore, this Report has been prepared and issued specifically for the benefit of the addressee and no responsibility will be extended to any Third Party for the whole or any part of its content.

Appendix 2: Relevant Statutory and Non-Statutory Guidance

NPPF Section 16 June 2019

Proposals affecting heritage assets

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.*
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.*
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.*
192. *In determining applications, local planning authorities should take account of:*
1. *a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 2. *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 3. *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

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.*
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:*

1. a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
2. 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 exceptional⁶³.*

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:*

1. a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
2. 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*
3. c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
4. d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

198. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

199. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

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.*

201. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

202. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

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.

⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, March 2015) P. 1:

The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an assets setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182

Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications.....and locally specific guidance such as the Guidance for Methodist and Nonconformist chapels in Cornwall.

Cornwall Local Plan Strategic Policies 2010-2030²⁸

Policy 2.189

Non designated heritage assets: Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

Strategic Policy 12

This states a commitment high quality, safe, sustainable and inclusive design in all developments ensuring distinctive natural and historic character is maintained and enhanced and demonstrate a design process that has clearly considered the existing context. The policy states that proposals will be judged against a range of criteria including, for example:

- a. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
- b. *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;*

Strategic Policy 24

The Historic Environment section outlines that development proposals should sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment, by protecting, conserving and where possible enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to sustain designated heritage assets. Measures include, for example:

- o *take opportunities to better reveal their significance*
- o *conserve and, where appropriate, enhance other historic landscapes and townscapes, including*

²⁸ Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030

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

“Great weight will be given to the conservation of the Cornwall’s heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.”

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

Appendix 3 Identifying the Importance of the Assets and the View²⁹

Very	<ul style="list-style-type: none"> Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance. Landscapes of international value
High	<ul style="list-style-type: none"> Extremely well preserved historic landscapes with exceptional coherence, time depth or other critical factors The view is likely to be a nationally or internationally important view (e.g. identified within a WHS Management Plan)
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains. Grade I and Grade II* (Scotland: Category A) Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Designated /undesignated historic landscapes of outstanding interest or demonstrable national value Well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factors of national value The asset/s are the central focus or well represented in the view The viewing location is a good /the only place from which to a view a particular The view is likely to be a nationally / internationally important (e.g. identified in a WHS Management Plan)
Medium	<ul style="list-style-type: none"> Grade II (Listed Buildings). Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures). Regionally important designated /undesignated landscapes Not the main focus of the view but the significance is well represented in the view The viewing location is good but not the best or only place to view the asset The view is likely to be of importance at a county or district level The view may contain heritage assets (e.g. listed buildings, WHS) whose heritage significance is clearly readable, but not best represented, in this particular view
Low	<ul style="list-style-type: none"> 'Locally Listed' buildings Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). Not the main focus of the view but the significance is well represented in the view The viewing location is good but not the best or only place to view the asset The view may contain locally valued or Grade II assets, conservation areas, whose heritage significance is clearly readable, but not best represented, in this particular view
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character. View absent/substantially occluded
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historic significance.

²⁹ Criteria for Establishing Value (Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

Description of Impact³⁰

Magnitude of Impact	Description of Impact		
	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

³⁰ Derived from DMRB Vol 11, 2009

Appendix 4 Conservation Philosophy and Principles

Below is a general guiding framework as the basis for repair, design, decision-making and execution. There may be tensions between different solutions for different elements but the core principles provide a transparent means of reconciling these based on relative heritage values and the inter-relationship between the elements.

Conservation Philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

Conservation Principles

- Minimal Intervention with a 'light touch'
- Like for like materials etc. (unless contraindicated, e.g. cement based renders)
- Conserve as found/ conservation of original fabric
- Reversibility and re-treatability (repairs should be able to be undone or not preclude the use of alternative interventions in the future)
- Re-use of sound materials from the site contributes to sustainability
- Use of tried and tested materials and methods
- Mitigation e.g. recording and retaining
- New work should aspire to a quality of design and execution [materials and workmanship] which may be valued now and in the future. The new should defer to the original (or setting) and be compatible (e.g. materials, scale, proportion)
- Differentiation between old fabric and new interventions helps maintain reversibility and does not distort evidence by confusing the historic record
- Periodic renewal of elements – in a way that is visually and physically compatible and avoids incremental loss of heritage values