

222145

June 2023

HERITAGE IMPACT ASSESSMENT

FOR

**TRENANCE
BOSENCE ROAD
TOWNSHEND
TR27 6AQ**



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1 Introduction

We were commissioned to prepare a Heritage Impact Assessment in respect of the proposed works on the residential property called Trenance, Bosence Road, Townshend TR27 6AQ.

The property is a semi-detached residential house, with a gable slate roof and rubble/granite walls. It is not listed individually, nor forms part of a group listing, and the application site is not within a conservation area. However, it sits within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), and in the vicinity of Listed Buildings (LBs), as shown in Figure 1 and Figure 2 below.

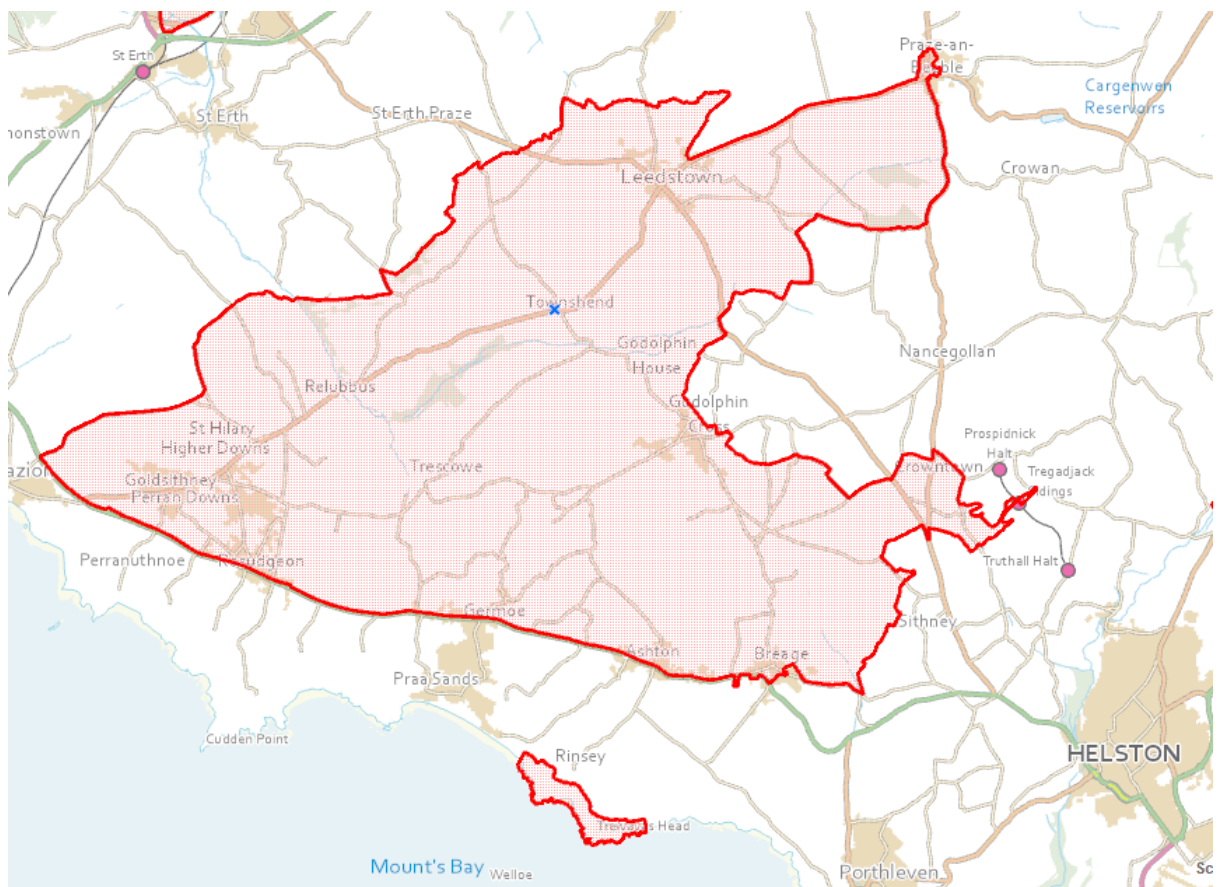


Figure 1 Site Location within WHS (Interactive Map - Cornwall Council, 2023)

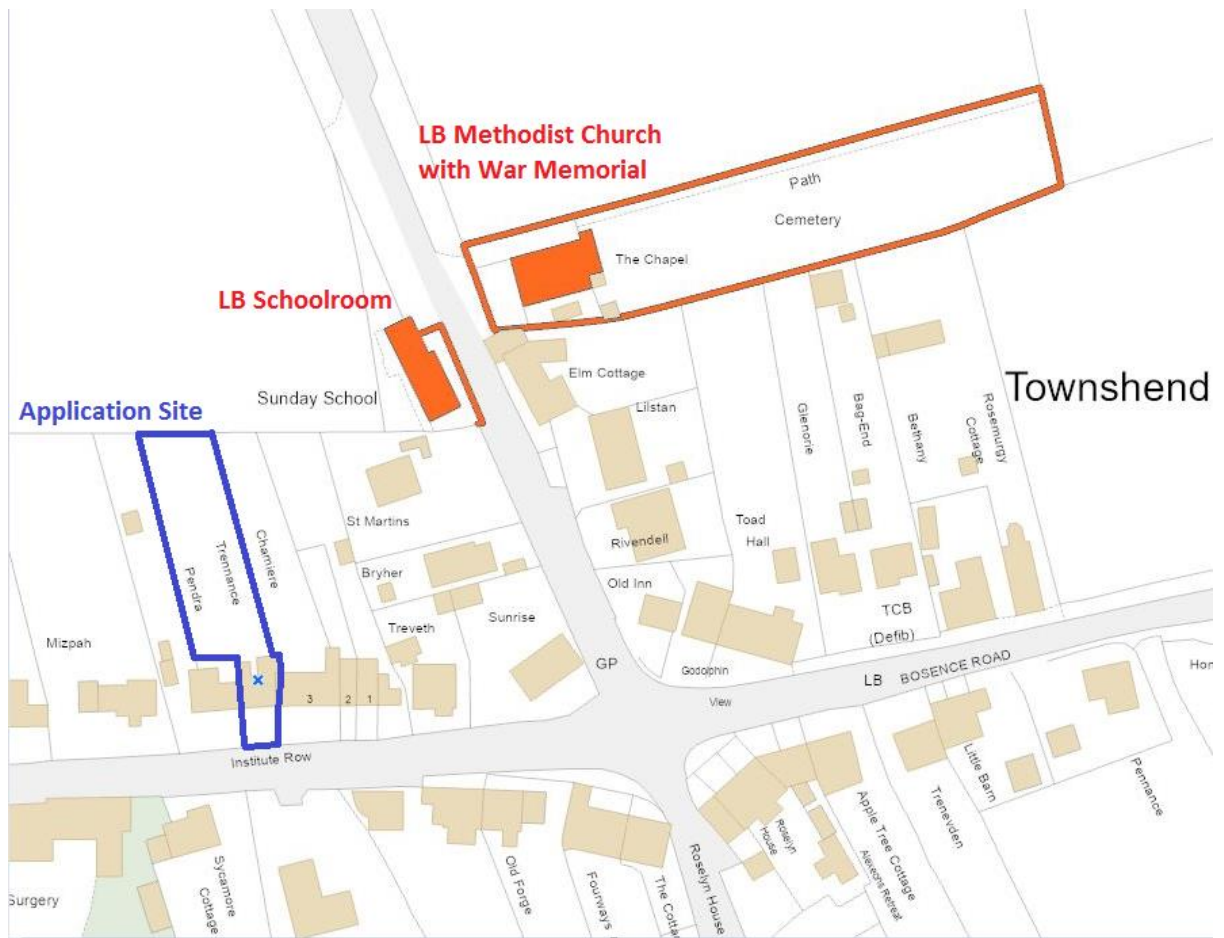


Figure 2 Site Location with LBs (Interactive Map – Cornwall Council 2023, edited)

This statement will therefore assess the impact of the proposal to the outstanding universal values of the WHS and the character and appearance of the LBs.

2 Site Location, Character and Key Attributes

Trenance is an 19th century old mineworkers’ cottage, within a road of mixed cottages running along the length of Bosenice Road in the village of Townshend. Townshend is a small village near Leedstown and Godolphin. It was a farming settlement with mining as an alternative employment in the 19th century. Many villagers worked at the local mines (Troon), and the village is considered an authentic and historically important surviving component of the Cornwall and West Devon mining landscape from around 1700 to 1914, with good examples of vernacular buildings.

Trenance is a residential house with garden, the same as the other cottages on the road. The building has a slate roof with a large chimney stack and rubble walls with dressed granite quoins, sills and lintels. At the front elevations, there is a small central porch with white

painted/rendered walls and front gable slate roof. Side and rear elevations are painted/rendered white. There is a long narrow back garden closed in by Cornish hedge, and a smaller front garden with a driveway and a stone wall.

Other notable features around the site are the Methodist Church (Wesleyan chapel) at Bunkers Hill, built 1871, the War Memorial in front of the Church, and the Schoolroom (the original chapel), across the road. These heritage assets are all Grade II listed. The National Heritage List for England describe them, as follows:

3/177 Schoolroom to Townshend Methodist - Church, adjoining outbuildings and courtyard walls GV II

Non-conformist chapel, since circa 1871 the schoolroom of Townshend Methodist Church qv., including the adjoining outbuildings and the front courtyard walls. Circa early C19, extended circa mid C19. Painted rubble walls. Plan : rectangular aisle-less plan with rectangular vestry adjoining the right hand gable end and traphouse right of the vestry, both stepped back from the front. Single storey. 3 window east front. Pointed arched window openings with original hornless sashes with intersecting glazing bars. The doorway is to the left of the middle window, Original 12 pane, hornless sashes at rear of chapel and a 16 pane hornless sash at rear of vestry. Painted low rubble-coped rubble walls enclose a rectangular courtyard in front of schoolroom and vestry. Round-headed granite monolithic gate piers and iron gate to gateway aligned with schoolroom doorway. Interior : very simple with boarded ceiling and plastered walls.

3/176 Townshend Methodist Church and - associated walls, gate piers and gates GV II

Methodist chapel and associated walls, gate piers and gates. 1871. Painted rubble walls with dressed granite quoins, jambstones, sills and lintels. Some slate sills and brick arches. Dry Delabole slate roof with gable ends, the front gable in the form of a pediment. Plan : square aisle-less plan with gallery to 3 sides, extended at the rear (east) circa late C19, to accommodate organ and vestry. 2 storey elevations. West entrance front has central round-headed doorway, 2 first floor (gallery) round-headed windows and the gable in the form of a pediment with brick dentils to the cornice. In the middle of the pediment is a round-headed date plaque with dentils under the hoodmould. Pair of doors and the side elevations each have 2 windows to each floor, the ground floor windows are flat-headed and the first floor windows are round-headed. All original horned sashes with glazing bars, the first floor windows have fanlight heads. War memorial in front, right. Interior : contemporary round-ended gallery and

rostrum with shaped brackets under, all carried on Doric columns. Original box pews. In front of the chapel are low coped walls with splat balustrades. Entrances to middle and left, both with granite monolithic square-on-plan piers. Wrought-iron gates : the middle gate has shaped top rail and scrolled and acanthus detail; the gate left, is braced and has spiked bars and adjoining the rear left of the chapel is a similar gate with granite piers. Sources : Christopher Stell,RCHM, *Inventory of non-conformist chapels to be.* published by HMSO.

First World War memorial, with later additions for the Second World War.

Reasons for Designation

Townshend War Memorial, which is prominently sited outside the Townshend Methodist Church, is listed at Grade II for the following principal reasons:

Historic interest:

** as an eloquent witness to the tragic impact of world events on this local community, and the sacrifices it has made in the conflicts of the C20.*

Architectural interest:

** an elegant design of a granite wheel-head cross with central boss.*

Group value:

** with both the Grade II-listed Townshend Methodist Church and Schoolroom to the Methodist Church.*

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead which meant that the memorials provided the main focus of the grief felt at this great loss. One such memorial was raised at Townshend as a permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.

The names of those who died in the Second World War were subsequently added to the memorial.

Details

First World War memorial, about 1920, with Second World War additions.

DESCRIPTION: the war memorial stands in the grounds of the Grade II-listed Townshend Methodist Church opposite the Grade II-listed Schoolroom to the Methodist Church in Townshend.

The granite wheel-head cross with central boss rises from a tapering shaft set upon a square plinth and a two-stepped base.

At the base of the cross inscribed in black letters is the inscription TO THE GLORY OF GOD/

AND IN LOVING MEMORY/ OF TOWNSHEND LADS/ WHO GAVE THEIR LIVES/ IN THE GREAT WAR/ 1914 – 1919. Below on the plinth are the names followed by a further inscription THEIR NAME LIVETH FOR EVERMORE.

Underneath, the top step of the base is sloping and carries the inscription GREAT WAR 1939 – 1945 followed by names.

The non-conformist Methodist Chapel - Wesleyan denomination - is a great example of the social infrastructure common throughout the mining districts of Cornwall and West Devon.

As mentioned above, the development site lies within the **Cornwall and West Devon Mining Landscape WHS** or 'Cornish Mining', since 2006. The area of the WHS covers 19,808 ha, with no buffer zone. It consists of ten areas representing the former mining districts spread throughout Cornwall County and just over the border into West Devon County. These areas share a common identity in being part of the overall massive exploitation of minerals in the early 19th century.

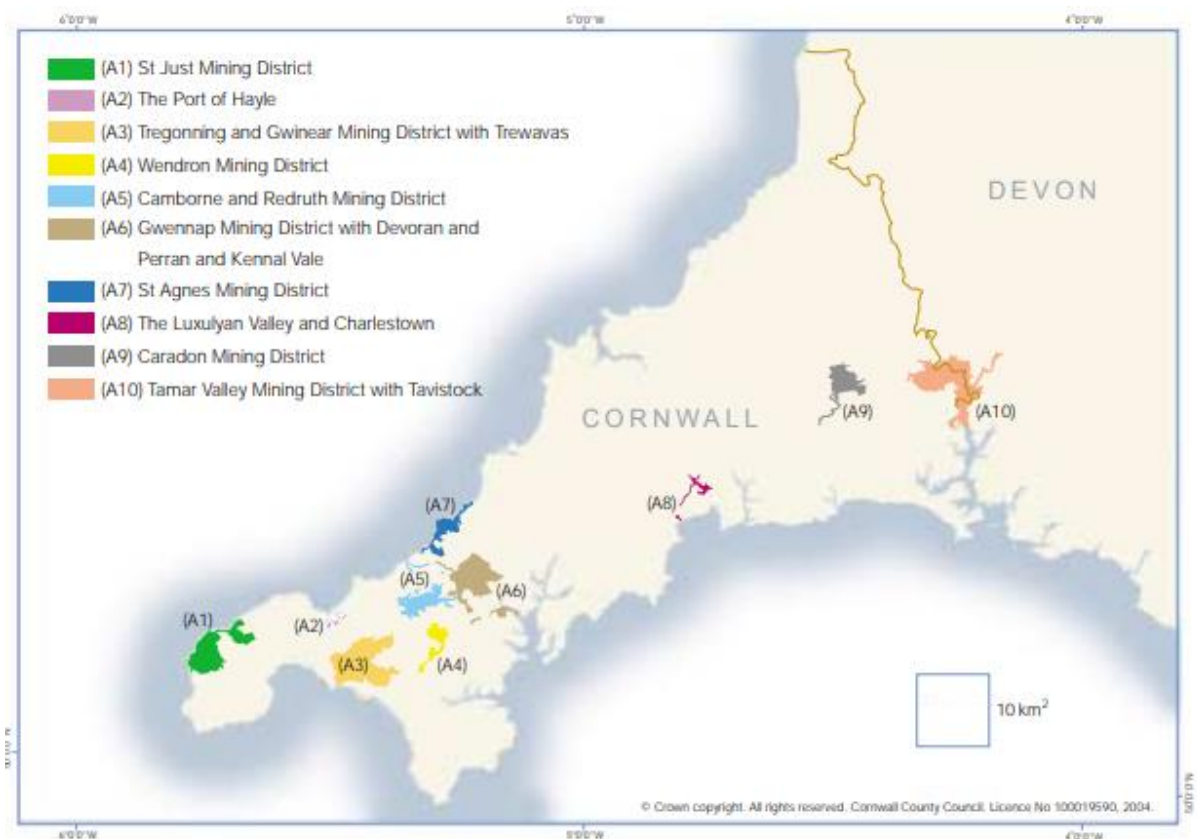


Figure 2. The Cornwall and West Devon Mining Landscape serial nomination.

Figure 3 Cornwall and West Devon Mining Landscape WHS Map (Nomination of the Cornwall and West Devon Mining Landscape for Inclusion on the World Heritage List, n.d)

According to the Cornwall and West Devon Mining Landscape WHS Management Plan 2020-2025, the Outstanding Universal Value (OUV) of the WHS is based on a combination of the following qualities:

- *Between 1700 and 1814, the industrialisation of non-ferrous mining in Cornwall and West Devon transformed the landscape and the structure of society and contributed substantially to the development of an industrialised economy in Britain and around the world.*
- *The mines of Cornwall and West Devon, through the development and use of steam technology, became proponents of industrialised mining processes that had a profound effect on mining around the world.*
- *The remains of mines, engine houses, foundries, new planned towns, villages, smallholdings, ports, harbours, railways, canals, and tramways together are testimony, in an inter-linked and highly legible way, to the energy, to the sophistication and success of early, large-scale, industrialised, non-ferrous mining.*
- *The survival of Cornish engine houses in Spain, Mexico, South Africa and Australia reflects the migration of Cornish miners from the 1820s, and particularly in the 1860s and 1870s, to mines around the world.*

There are seven landscape 'Attributes' that express the 'Outstanding Universal Value' of the WHS. These are:

- Mine sites including ore dressing sites
- Mine transport
- Ancillary industries
- Mining settlements and social infrastructure
- Mineworkers' smallholdings
- Great houses, estates and gardens
- Mineralogical and other related sites of particular scientific importance

Townshend is situated within the 'Tregonning and Gwinear Mining Districts with Trewavas' (A3), which is the largest of the ten individual areas. This rural mining district includes tin and copper mines, together with extensive mineworkers' smallholdings, mining settlements and large estates related to the mining industry, as illustrated in Figure 4 below.

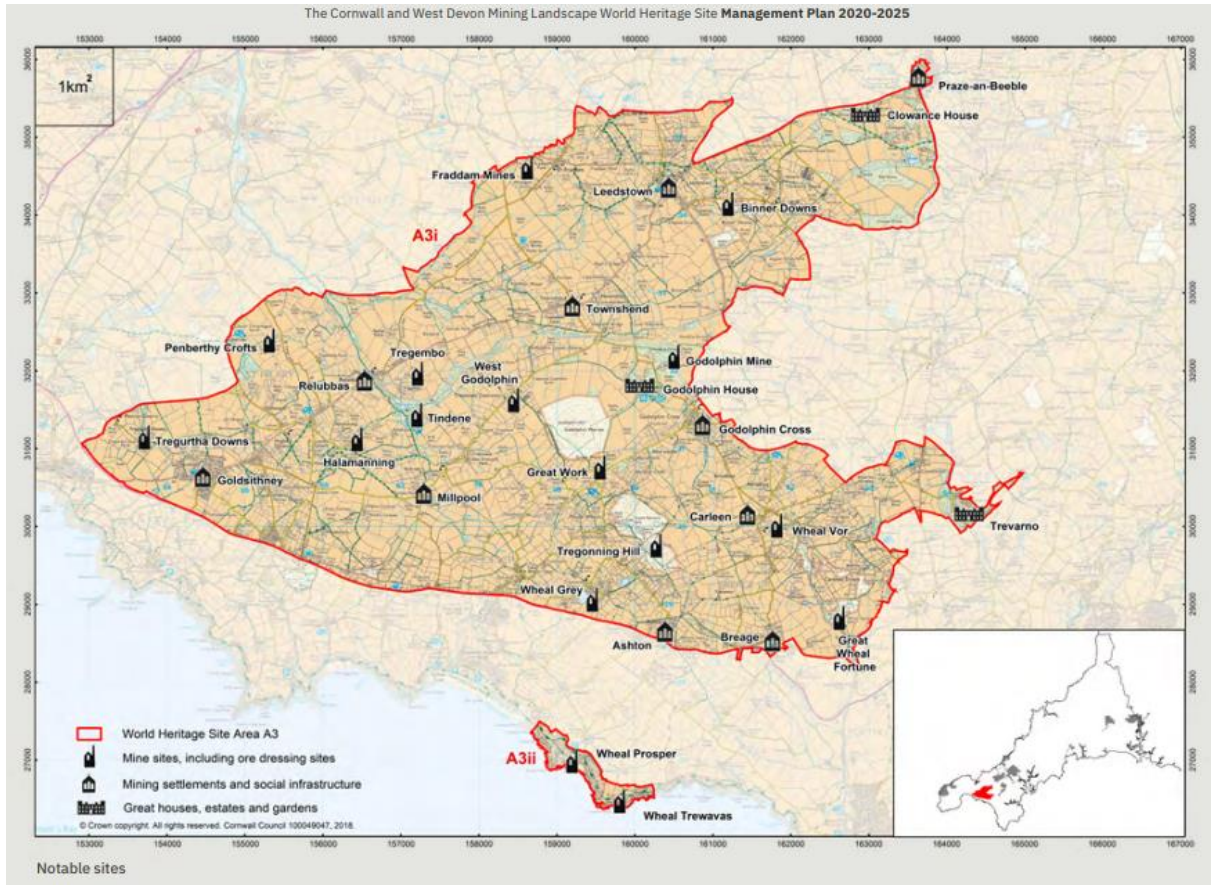


Figure 4 Tregonning and Gwinear Mining Districts with Trewavas' (A3) (Cornwall and West Devon Mining Landscape WHS Management Plan 2020-2025)

3 Proposed Works

The extent of the proposal is set out on the drawings attached to this application.

The intention is to extend the dormer on the rear roof slope to create a new bathroom upstairs. A new window opening will be formed, and an existing window opening blocked up on the rear elevation.

The materials used will be based upon the surrounding historical context and the existing structures on the site. The dormer will be painted/rendered white and uPVC windows will be used to match existing.

Access to the property will remain as existing.

The alterations will make the existing use of the property viable for the future and ensure the continued enjoyment of the historic environment.

4 Heritage Impact

The extension of the existing dormer is to the rear, and will not be 'out of character', as many of the surrounding properties have dormers already, which vary in shape and size. New materials will match the existing materials of the dwelling. This should make it blend well with the existing structures.

The proposal is considered a modest addition and will retain distinctive local materials – Cornish granite, natural slate, lime mortar, brick and stone chimneys - on all visible elevations.

Therefore, it is concluded that the proposal will not cause harm to, or loss of the significance of the designated heritage assets. The works will not have any detrimental impact to the OUVs of the WHS or to the character and appearance of the nearby listed buildings.

In addition, the proposed works will ensure the long-term viable use of the property as a residential house, as well as the continued enjoyment of the historic environment.

Photos



Front elevation



Front street view – red arrow shows location of Trenance



Side elevation from street



Rear Elevation