

Above the Beach
Trevaunance Cove
St. Agnes
Cornwall

Proposed Demolition
of Dwelling
and Construction
of Replacement Dwelling

Heritage Impact Assessment

Project Ref: AH1654

February 2023



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1. SUMMARY

PROJECT NAME:	ABOVE THE BEACH: PROPOSED DEMOLITION OF DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING
LOCATION:	TREVAUNANCE COVE, ST. AGNES, CORNWALL
NGR:	172144, 51536
TYPE:	HERITAGE IMPACT ASSESSMENT

In September 2022 Armour Heritage was commissioned to complete a heritage impact assessment (HIA) in relation to a proposal for demolition of the existing dwelling and construction of a replacement dwelling for the property known as Above the Beach Cottage, Trevaunance Cove, located at NGR 172144, 51536. The Site comprises an existing two storey detached house set within a small plot of land. Above the Beach lies just west of Trevaunance Cove to the north of the core of St. Agnes, Cornwall. It is undesignated at a national or local level and does not lie in a Conservation Area. It is however situated in the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), Area A7: St. Agnes Mining District.

The specific aims of this historic environment assessment were:

- an assessment of the potential for survival of archaeological deposits at the Site;
- an assessment of previous impacts at the Site; and
- scoping and assessment of the potential for impacts on the setting and significance of designated heritage assets within a 1km study area.

The Site includes a later 20th century dwelling which has been assessed to be of little or no architectural merit. Its architecture reflects a clear emphasis on location rather than any concern for architectural aesthetics and it is considered to represent a rather bland featureless property situated in a fairly prominent position adjacent to Trevaunance Cove.

In respect of the Outstanding Universal Value (OUV) of the World Heritage Site (WHS), with the exception of the exposed remains of the harbour at Trevaunance Cove, historically involved in shipping out copper ore for smelting in South Wales, few features relating to the identified OUV of the World Heritage Site are evident in the immediate vicinity of the Site. Today, the area is characterised by domestic housing often in use for holiday lets, and beachside facilities including a small café. Features and areas which clearly relate to the historic mining industry lie away from Quay Road and the beach, and whilst they are accessible they are not particularly visible from the lower reaches of Quay Road.

It is assessed that the existing building makes no material contribution to the OUV of the WHS save for its evidencing the change in economic focus away from mining in the area. The proposed replacement building is of modern design, reflecting a 21st century architectural aesthetic suited to its coastal location through its emphasis on the use of natural light, with stone cladding reflecting the natural geology of the Cornish coastline. Given the modern development evident in the coastal area of St. Agnes, the building's design is not considered incongruous, particularly in light of its coastal location where this style of building is more commonly encountered.

It is the conclusion of this assessment that the proposal to remove the existing building and replace it with a new dwelling will not cause harm to the OUV of the WHS. Historic mining remains evident in the St. Agnes area will not be impacted, physically or visually, by the proposed scheme and the ability to understand and appreciate the value of the WHS in the St. Agnes area will not be adversely affected.

The potential for buried archaeology relating to later 19th and earlier 20th century industrial activity at the Site has been identified from historic maps. There is no evidence for any earlier activity at the Site although this is not ruled out entirely. It is very likely that successive phases of building and demolition at the Site will have impacted all but the most deeply buried archaeological features at the Site, and it is considered unlikely that the proposed works will impact to any great degree on any remains which survive at depth.

This assessment has been completed with due regard to the revised NPPF, the PPG, the Cornwall Local Plan Strategic Policies 2010-2030, The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025, and guidance issued by Historic England and the ClfA.

2. INTRODUCTION

Outline

- 2.1. In September 2022 Armour Heritage was commissioned to complete a heritage impact assessment (HIA) in relation to a proposal for demolition of the existing dwelling and construction of a replacement dwelling for the property known as Above the Beach, Trevaunance Cove, located at NGR 172144, 51536 and referred to hereafter as ‘the Site’ (Image 1).

The Site

- 2.2. The Site comprises the existing two storey detached house set within a small plot of land (Image 1).



Image 1: Site location

- 2.3. Above the Beach lies just west of Trevaunance Cove to the north of St. Agnes, Cornwall (Image 2). It is undesignated at a national or local level and does not lie in a Conservation Area. It is however situated in the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), Area A7: St. Agnes Mining District.

British Geological Survey data

- 2.4. The Site is generally flat, lying at an elevation of c. 118m OD.
- 2.5. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as Upper Greensand Formation, formed between 113 and 93.9 million years BP. Superficial geological deposits are recorded as Head – clay, sand and gravel, formed between 258,000 years BP and the present day.



Image 2: Aerial view

Planning proposal

- 2.6. The planning proposal comprises the demolition of the existing dwelling and the construction of a replacement dwelling at the Site. Further detail of the proposal is set out in Section 7 of this report.

Project aims

- 2.7. The specific aims of this historic environment assessment are:
- an assessment of previous impacts at the Site;
 - an assessment of the potential for survival of archaeological deposits at the Site;
 - scoping and assessment of the potential for impacts on the setting and significance of designated heritage assets within a 1km study area; and
 - an assessment of potential impacts of the proposal on the outstanding universal value of the World Heritage Site.

Limitations of data

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

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3. PLANNING POLICY CONTEXT

Introduction

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

Planning policy and guidance

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
- National Heritage Act 1983 (amended 2002);
 - Town and Country Planning Act (1990);
 - Planning (Listed Buildings and Conservation Areas) Act (1990);
 - National Planning Policy Framework (2021);
 - Planning Practice Guidance, Historic Environment (last updated July 2019);
 - Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
 - Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
 - Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

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

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as

the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 3.6. Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 3.7. Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 3.8. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 3.9. The July 2021 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging from “...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 3.10. The NPPF states (para. 190) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:
 - a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c. the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d. opportunities to draw on the contribution made by the historic environment to the character of a place”.
- 3.11. In para. 191, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

Proposals affecting heritage assets

- 3.12. A key policy section within the NPPF (Paras. 194-198) states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.
- 3.13. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 3.14. Para. 196 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- 3.15. Of considerable importance to the planning process, para. 197 states that “In determining applications, local planning authorities should take account of:
- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

- 3.16. In respect of impact assessment, para. 199 sets out that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. Para. 200 continues “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a. Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;
 - b. assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 3.17. Footnote 68 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-

- designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 3.18. Of considerable importance is para 201 which states “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or *all* [AH emphasis] of the following apply:
 - a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use”.
 - 3.19. Paras. 202-205 set out additional policy in this regard: “(202) 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. (203) 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. (204) 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. (205) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.
 - 3.20. Regarding designated areas, the NPPF sets out in para. 206 that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
 - 3.21. It continues in para. 207 “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 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.
 - 3.22. Finally, in para. 208, it is set out that “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

Planning Practice Guidance (PPG)

- 3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG's sections on heritage matters is set out below.

Setting

- 3.24. On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".
- 3.25. It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

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

to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

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

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

Policy 24: Historic environment

- 3.31. Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.
- 3.32. Development proposals will be expected to:
- sustain designated heritage assets;
 - take opportunities to better reveal their significance;
 - maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
 - conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
 - conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
 - protect the historic maritime environment, including the significant ports, harbours and quays.

- 3.33. Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.
- 3.34. All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.
- 3.35. 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.
- 3.36. 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.
- 3.37. 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.
- 3.38. 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.

4. METHODOLOGY

Guidance

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

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

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and

special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 4.6. Regarding the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".
- 4.10. For the purposes of this assessment and in line with *Conservation Principles*, the assessment of significance will include an assessment of a heritage asset's communal value.

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

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

Step 1: identifying the heritage assets affected and their settings

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

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

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

The asset's physical surroundings

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

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

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

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

Location and siting of development

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

The form and appearance of the development

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

Other effects of the development

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

Permanence of the development

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

Longer term or consequential effects of the development

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

Step 4: Maximising enhancement and minimising harm

- 4.16. Enhancement may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
 - improving public access to, or interpretation of, the asset including its setting
- 4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

- 4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.
- 4.19. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

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

Assessment Process

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

Assessment Criteria

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

Table 1: Impact Magnitude Criteria

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

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

Table 2: Significance of Heritage Assets

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance

	Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Site visit

- 5.1. The Site was visited on 13th October 2022, where the proposed development area and its wider setting were visually assessed.
- 5.2. Attention was paid during the site visit to the Site’s relationship with the wider streetscape and coastal setting (Image 3), and how it might contribute in its current condition to the outstanding universal value (OUV) value of the World Heritage Site (WHS).



Image 3: Trevaunance Cove viewed from position below Site

- 5.3. Observations made during the site visit informed assessments of significance and impact set out in Sections 6 and 7 of this document.

Statutory and local heritage designations

- 5.4. Above the Beach is undesignated at national or local level and the property does not lie in a Conservation Area. The Site is situated in the Cornwall and West Devon Mining Landscape WHS: Area A7 - St. Agnes Mining District (Image 4).
- 5.5. A 1km study area was established to quantify and better understand the nature of the local historic environment resource. The study area includes 54 Listed Buildings, the majority are situated in the St. Agnes Conservation Area whose boundary lies some 670m south of the Site (Image 4).

5.6. In addition, three Scheduled Monuments fall wholly or partly within the study area. Closest to the Site is Wheal Kitty (Image 4, SM3).

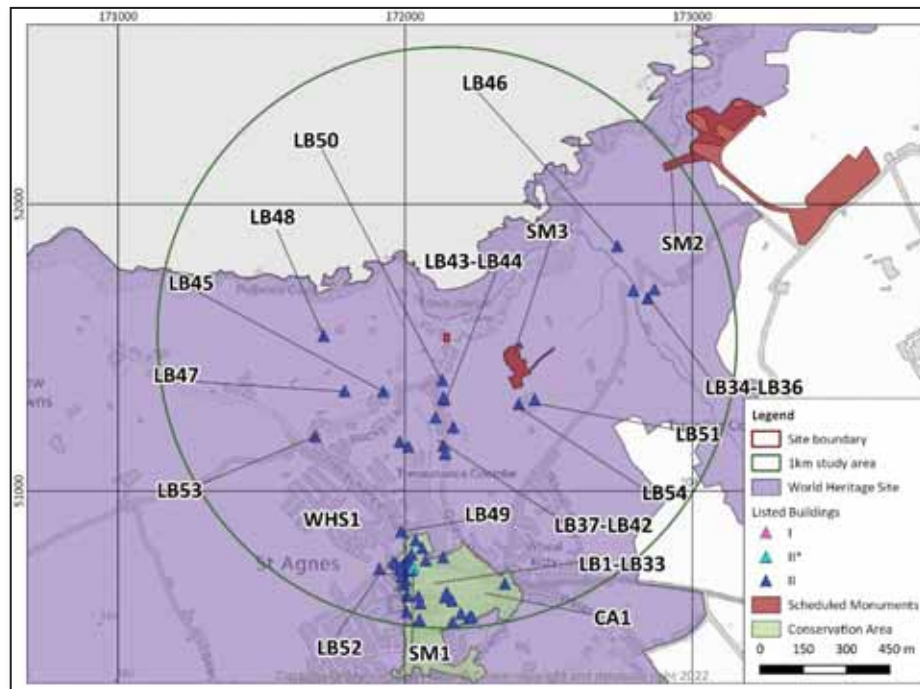


Image 4: Distribution of designated heritage assets in study area

Archaeological and historical context

Previous studies

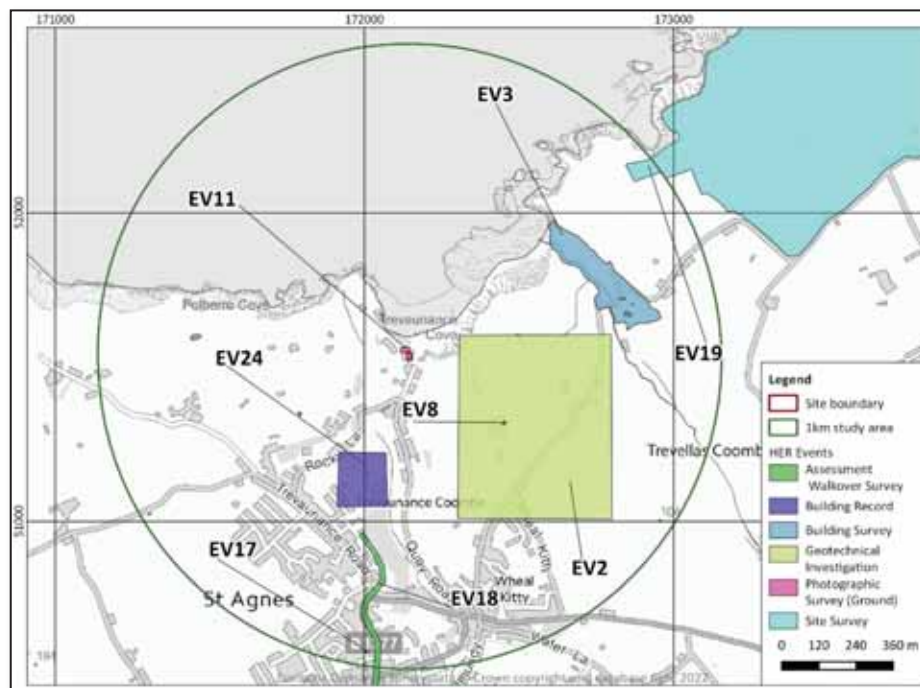


Image 5: Selected events in study area

5.7. A total of 31 archaeological or heritage studies, referred to as 'events', are recorded by the HER within the 1km study area (Image 5). A considerable number of these refer to various

studies relating to the WHS application and formation and thus only a selection of those considered to be more relevant to the Site are shown in Image 5.

- 5.8. The area directly north of the Site was subject to a watching brief and photographic survey during the removal of a building (Image 5, EV11; Taylor 2007). Nothing of any archaeological significance was noted.
- 5.9. Where considered of importance to the assessment of the Site’s archaeological potential, other events will be discussed in the sections below.

Early medieval (410CE-1066CE) to medieval (1066-1539)

- 5.10. The HER records no evidence for any activity in the prehistoric or Romano-British periods. The earliest evidence held by the HER refers to the early medieval period.
- 5.11. St. Agnes is first recorded as the Parish of *Sancta Agnes* in 1327, with the original church dedicated to St. Agnes, a 4th century Roman martyr (Padel 1988). In 1331, St. Agnes, appeared in an ecclesiastical register, with the church of St. Agnes being described as ‘sadly neglected’ (intocornwall.com).
- 5.12. The HER records the medieval settlement and manor of Trevaunance some 690m southwest of the Site, first recorded in 1302 (Image 6, 28), whilst further settlement and features of similar date are recorded c. 780m to the south of the Site at and around Bryanick (Image 6; 1, 25, 30).

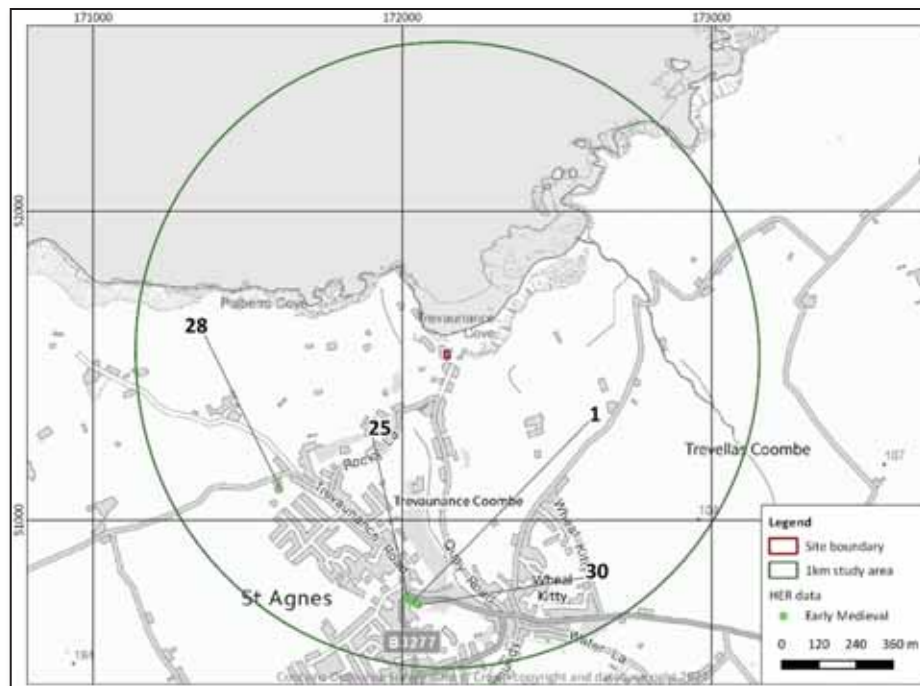


Image 6: Early medieval sites and features in study area

- 5.13. The locations of the medieval country house and deer park of Trevaunance are recorded some 560m southwest of the Site, just north of what is today Trevaunance Road (image 7; 3, 31). This was the principal medieval and early post-medieval manor at St. Agnes (Henderson 1914).

- 5.14. The location of the medieval settlement of Chytodden is some 550m south of the Site and first recorded in 1345 (Image 7, 26), whilst the Church of St. Agnes with an associated medieval cross and holy well, lies a further 270m south (Image 7; 98, 78. 103).

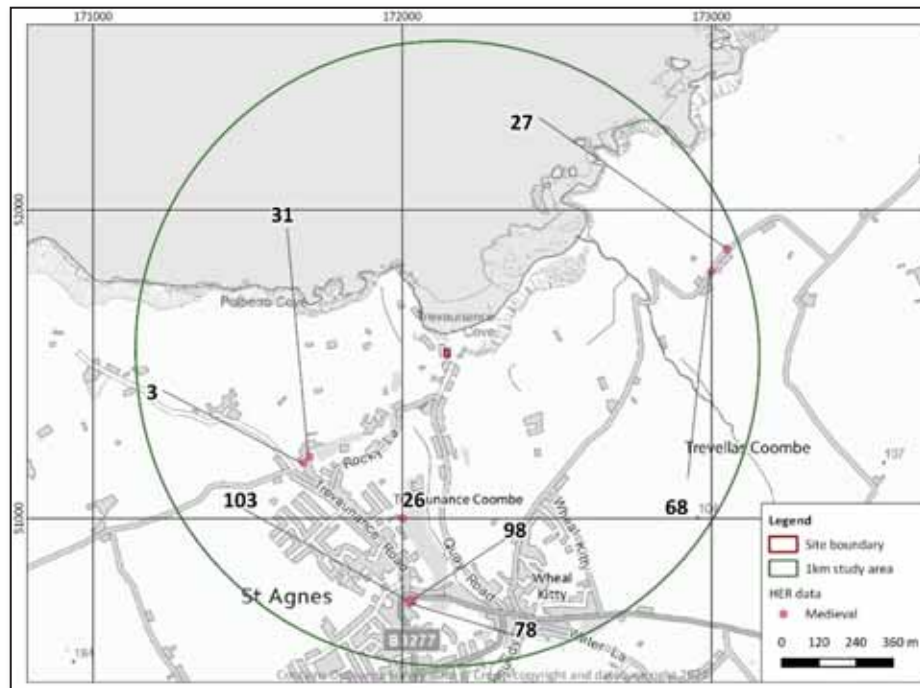


Image 7: Medieval sites and features in study area

- 5.15. Another medieval roadside cross is recorded c. 875m northeast of the Site (Image 7, 68), located a short distance southwest of the medieval settlement of Cross Coombe (Image 7, 27).
- 5.16. It is considered that the potential for the survival of medieval or earlier features at the Site is low.

Post-medieval (1540 to 1900)

- 5.17. The post-medieval history and archaeology of St. Agnes and its surroundings has been heavily influenced by the mining industry. The distribution and importance of these remains is emphasised by the area's inclusion in the Cornish Mining WHS.
- 5.18. The majority of HER entries of the post-medieval period refer to the mining industry or other local industrial or commercial ventures (Image 8). Given the numbers of HER entries, only those in closest proximity to the Site have been numbered although all are identifiable through their symbology in the image. Those in closest proximity to the Site are discussed below.
- 5.19. Adjacent to the Site's southwest corner, the HER identifies the location of a former post-medieval streamworks (Image 8, 40). This group of streamworks near Trevaunance Cove are mentioned in 1921 and illustrated in 1907 OS map (HER entry).
- 5.20. Approximately 50m west of the Site is the location of the *Primrose Foundry* which predominantly manufactured chains and ironwork. It was later known as *St. Agnes Hammer Mill* up to 1855, finally closing in 1859 (King 1947). Just south of the foundry was the location of the 19th century Coastguard House.

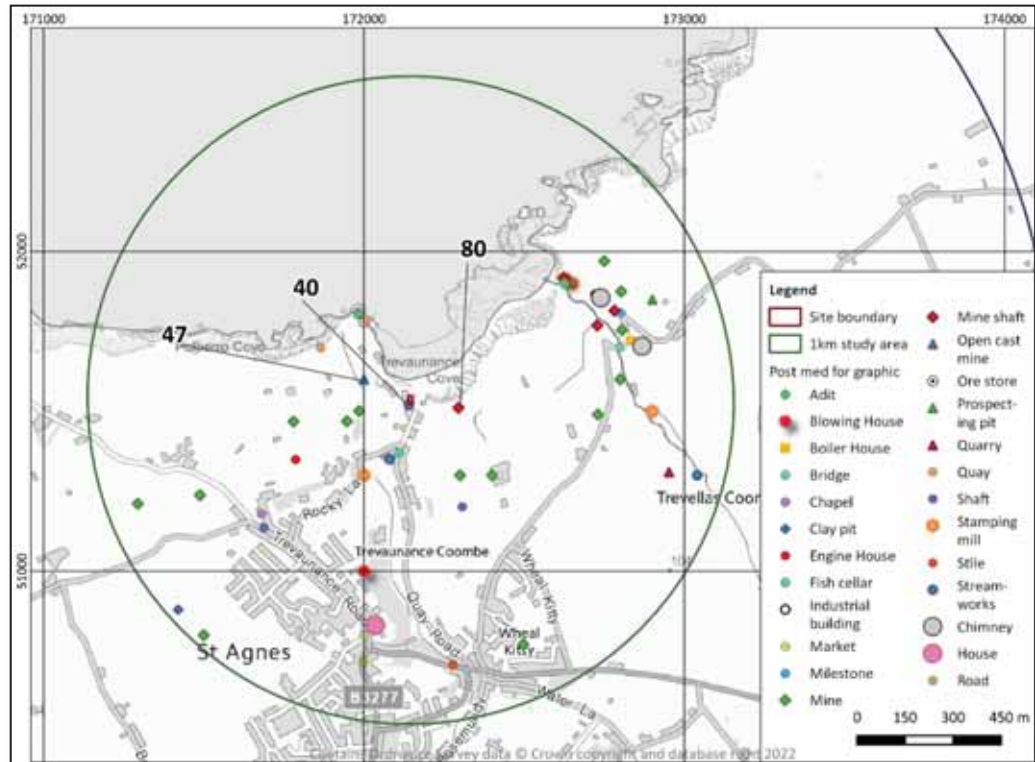


Image 8: Post-medieval sites and features in study area

- 5.21. Wheal Luna lay some 150m west of the Site (Image 8, 47). The remains of the open cast mine, also known as West Wheal Luna, lie above the site of the old harbour in Trevaunance Cove.
- 5.22. Situated some 200m east of the Site are the Scheduled remains of one of the most important industrial sites in the area, the Wheal Kitty processing works (Image 4, SM3). The Scheduled Monument comprises the remains of the early 20th century tin processing works which served the Wheal Kitty mine at Goonlaze Downs, situated to the east of St. Agnes. The Scheduled processing works comprises three groups of extant buildings.
- 5.23. The historic map sequence (see below) indicate a number of later features within the boundaries of the Site prior to the construction of the extant dwelling. These will be discussed in conjunction with the maps themselves.

Modern period (1900-present)

- 5.24. Features of 20th century and later date recorded by the HER in the study area refer largely to industrial sites, the majority relating to the mineral mining industry (Image 9). None are in particularly close proximity to the Site although they do serve to illustrate the decline of the mining industry in the area into the 20th century.
- 5.25. Other features recorded in the HER dataset include a number associated with road and other infrastructure, alongside World War II features. This group features a number of bridges and an anti-aircraft battery (Image 9, 54).

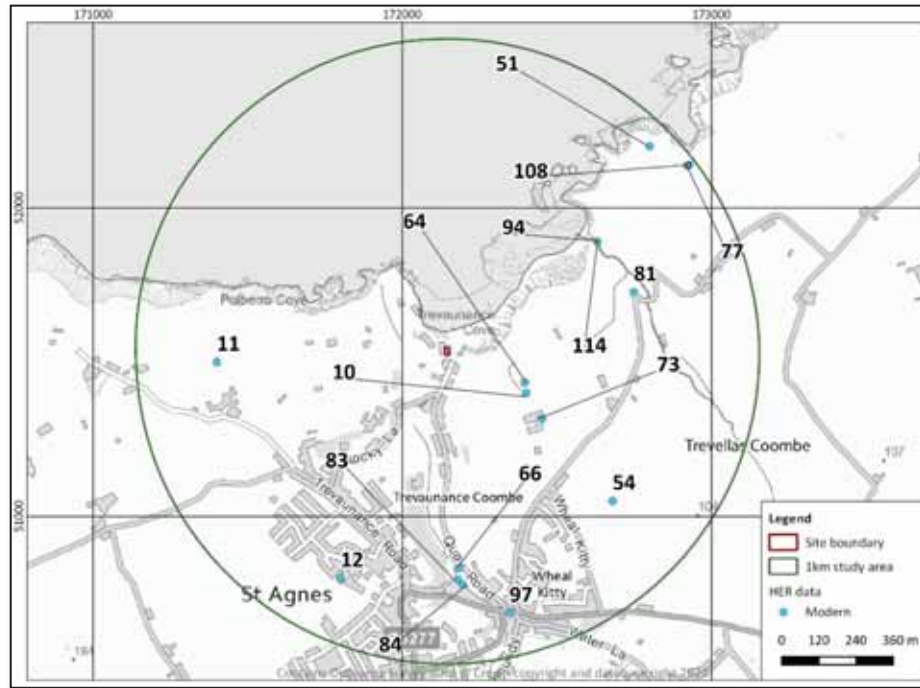


Image 9: Modern period sites and features in study area

National Mapping Programme

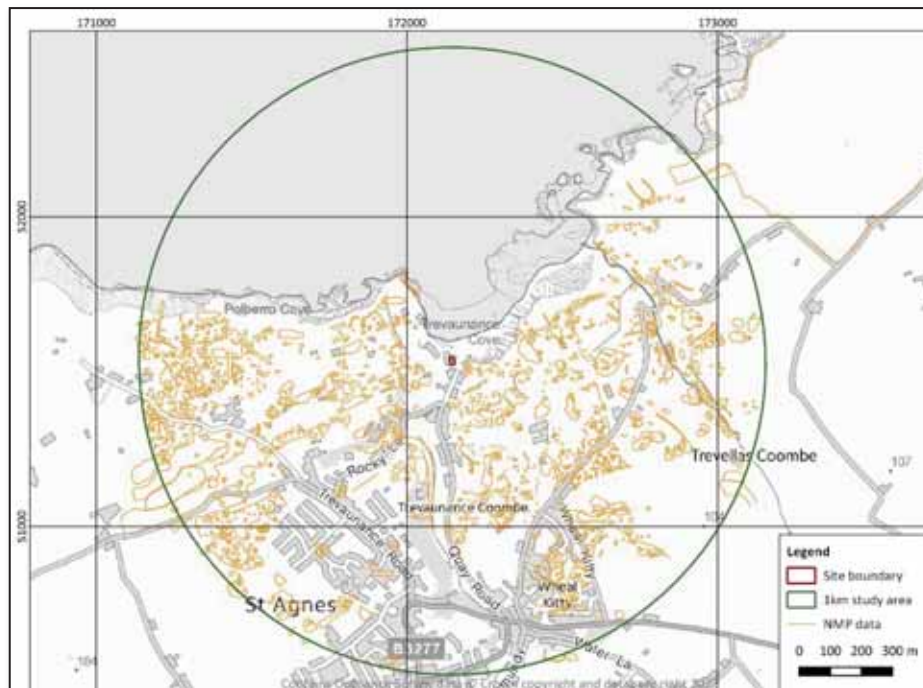


Image 10: National Mapping Programme data

5.26. National Mapping programme data illustrates the heavily worked nature of the wider landscape around the Site (Image 10), largely the result of mining. None of the mapped features fall within the boundaries of the Site.

Portable Antiquities Scheme

- 5.27. Data from the Portable Antiquities Scheme (PAS) database was accessed for this assessment. The dataset includes a single reference to a post-medieval coin, recovered from a location c. 740m south of the Site (Image 11).



Image 11: Portable Antiquities Scheme data

Historic map regression: the developmental history of the Site

1810 Robert Dawson - St. Columb Major, Cornwall



Image 12: 1810 Robert Dawson - St. Columb Major, Cornwall

- 5.28. Robert Dawson's early 19th century map for the St. Columb Major area was completed for the Ordnance Survey for military purposes. Whilst it lacks fine detail it does illustrate the Site as undeveloped at this time, although a number of buildings are shown in the vicinity. Given the hand-drawn nature of the map, the georeferencing process may be subject to some inaccuracies.

1841 St. Agnes tithe map

- 5.29. The tithe map for St. Agnes was completed in 1841 by R. Symons of Truro, with the apportionment compiled in the following year. The map includes named buildings, the British School, mines, commons, waterbodies, the harbour and named coastal features (Kain and Oliver 1995).
- 5.30. The Site lies at distance from any tithed plots which are situated to the south within St. Agnes itself. No buildings are evident at or close to the Site at this time.



Image 13: 1841 St. Agnes tithe map

1879 Ordnance Survey County Series 1:2,500

- 5.31. The first edition OS map illustrates significant activity in the area since the issue of the tithe map. A number of buildings have been constructed including a sub-divided structure which lies in part in the Site's northeast corner.
- 5.32. Two ponds are extant within the Site, probably related to a large industrial building to the west. Tracks and pathways link the buildings and ponds to the main road into St. Agnes to the south. The buildings and water features suggest this was a processing works.
- 5.33. A *Coastguard Station* is shown a short distance to the northwest of the Site. The building remains extant today.

- 5.34. The *Saw Pit* noted on the beach to the east of the Site is likely related to a short-lived period of shipbuilding on the beach between 1873 and 1877, during which time four schooners were built (cornishmining.org).

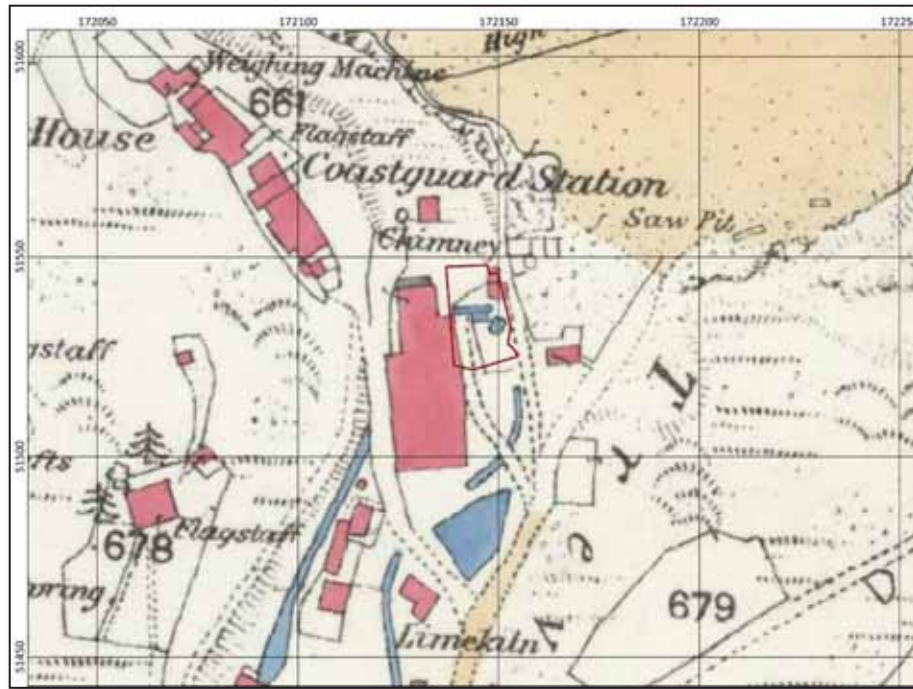


Image 14: 1879 Ordnance Survey County Series 1:2,500

1907 Ordnance Survey County Series 1:2,500

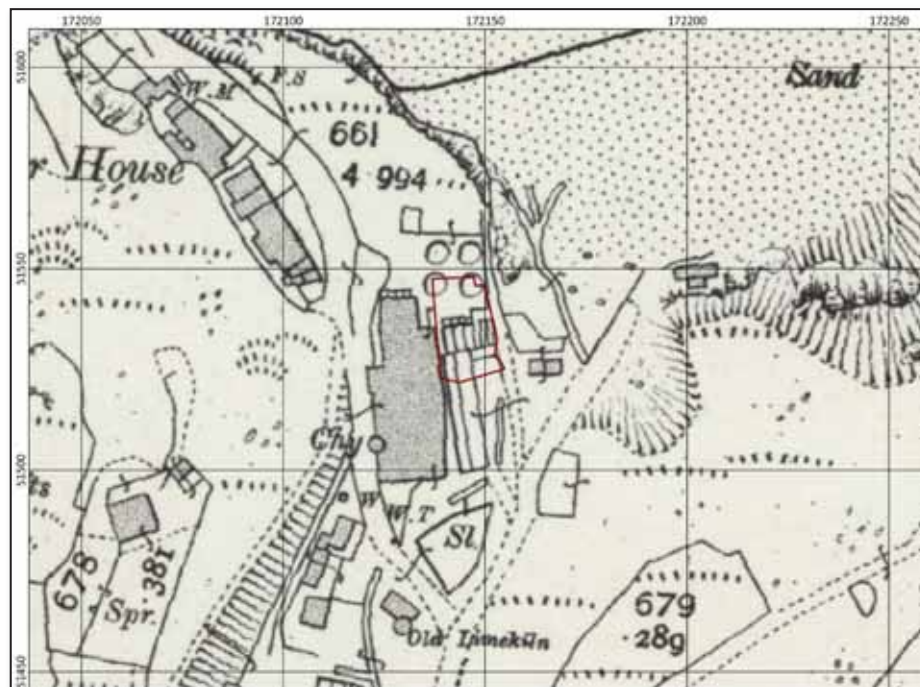


Image 15: 1907 Ordnance Survey County Series 1:2,500

- 5.35. By 1907 further industrial features are shown within the Site, comprising a group of narrow pits or run-offs with storage tanks to the north. There is no indication of the nature of the industry.

1973 Ordnance Survey Plan 1:2,500

- 5.36. There is a significant gap in detailed OS maps for much of the 20th century post-1906. The next available detailed map was issued in 1973 and shows dwellings at and around the Site.

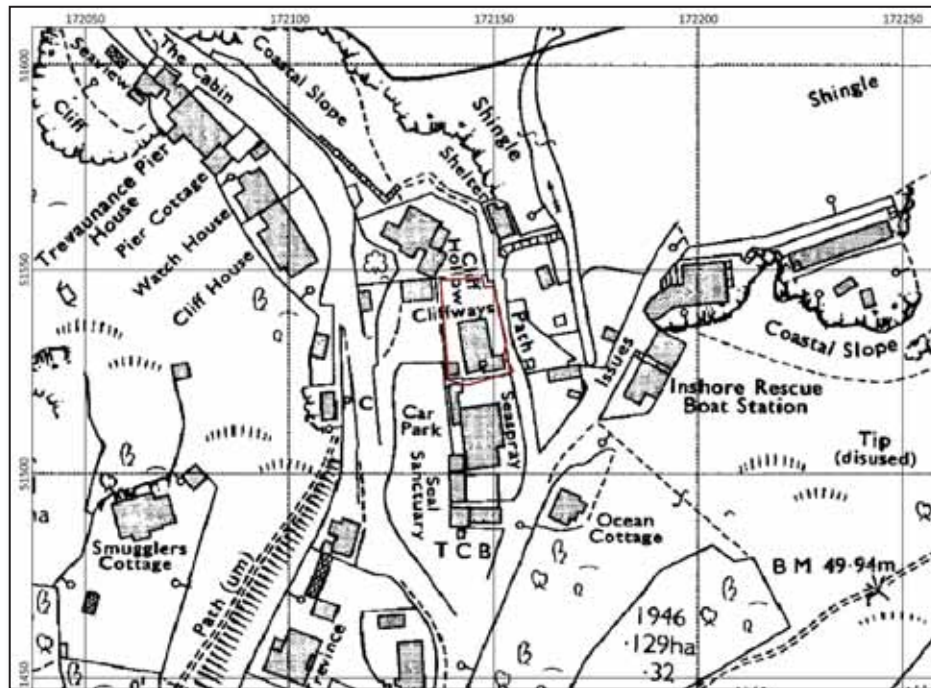


Image 16: 1973 Ordnance Survey Plan 1:2,500

- 5.37. The building at the Site is identified as *Cliffways*, with its footprint suggesting it is not the same buildings as that extant today. The two buildings to the north and south of the Site also appear to have been rebuilt since this map was issued.

Satellite imagery

- 5.38. The Google Earth satellite image sequence runs from 2001 to 2022. The 2001 image shows the building at the Site to be that extant today. To the north, *Cliff Hollow* remains as shown in the 1973 OS map. By 2009 *Cliff Hollow* to the north has been rebuilt on a new orientation.

Historic Landscape Character

- 5.39. The Historic Landscape Characterisation (HLC) for Cornwall records the Site under the HLC type *Settlement: C20*. The HLC designation is considered self-explanatory.

6. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 6.1. Initial desk based studies, confirmed by the site visit, identified no individually designated heritage assets whose setting was considered to be at risk of harm as a result of the proposed development. The St. Agnes Conservation Area lies some 680m to the south of the Site and,

given the distance, the Site is not considered to form an important element of the Conservation Area's setting.

- 6.2. The Site is situated in the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), Area A7: St. Agnes Mining District, and the significance of this area designation in relation to the Site is discussed further below.

Cornwall and West Devon Mining Landscape World Heritage Site - Area A7: St. Agnes Mining District

Outstanding Universal Value

- 6.3. The Outstanding Universal Value (OUV) of the World Heritage Site refers to the surviving remains and landscapes associated with the mining industry dating principally from 1700 to 1914. The St. Agnes Mining District includes a number of important tin and copper mines, alongside the mining settlement of St. Agnes itself and associated areas of mineworkers' smallholdings.
- 6.4. St. Agnes today forms a largely linear settlement pattern, largely situated along Quay Road and terminating at Trevaunance Cove. The majority of the important mining remains in the area lie outside the residential and commercial elements of St. Agnes, with the most notable in proximity to the Site being the remains of the early 20th century processing site at Wheal Kitty, situated some 200m east of the Site.
- 6.5. Mine tips and the remains of mine buildings are visible in areas east and west of Quay Road whilst evidence closer to Trevaunance Cove has largely been removed to allow for residential development close to the sea.

Contribution of the Site to the OUV of the WHS

- 6.6. The Site lies in an area which has been redeveloped since the cessation of mining activity in the earlier part of the 20th century. Buildings at and in closest proximity to the Site have been developed in the second half of the 20th century, and in the case of Above the Beach and its neighbour Cliff Hollow, have been redeveloped in the later 20th and early 21st centuries respectively.
- 6.7. The Site and extant cottages form part of the modern beachside area of St. Agnes, bearing little relation to the mining history of the area. There are no visible mining remains in close proximity to the Site and historically the Site has no association with the historic mining industry since its redevelopment.
- 6.8. Whilst the Site was formerly within a larger area of industrial activity, as demonstrated in historic maps, no above ground remains have survived there.
- 6.9. The Site represents part of the 20th and 21st century iteration of St. Agnes, one inherently tied to the tourism industry and the Site, and its immediate surroundings, are not considered to contribute visually to the OUV of the WHS to any significant degree.

Buried archaeology

- 6.10. This assessment has found that the potential for buried archaeological finds or features of medieval or earlier date to be present at the Site is low. Early maps up to the mid-19th century illustrate the Site as undeveloped and it is not until the later 19th century that industrial buildings and features are constructed at and around the area of the Site.

- 6.11. The potential for buried remains relating to late 19th and earlier 20th century mining related activity is considered to be relatively high, although the two successive phases of building at the Site since the removal of the industrial buildings and features will have impacted to a significant degree.

Historic Landscape Character

- 6.12. The Historic Landscape Characterisation (HLC) for the Site is recorded as *Settlement: C20*. This HLC definition is considered to be of minor significance.

7. ASSESSMENT OF IMPACT

Planning proposal

- 7.1. The planning proposal comprises the demolition of the existing 20th century dwelling at the Site and construction of a new modern dwelling constructed over three storeys. A proposed ground plan is shown in Image 17 below with further proposal plans and elevation set out in Appendix 2.

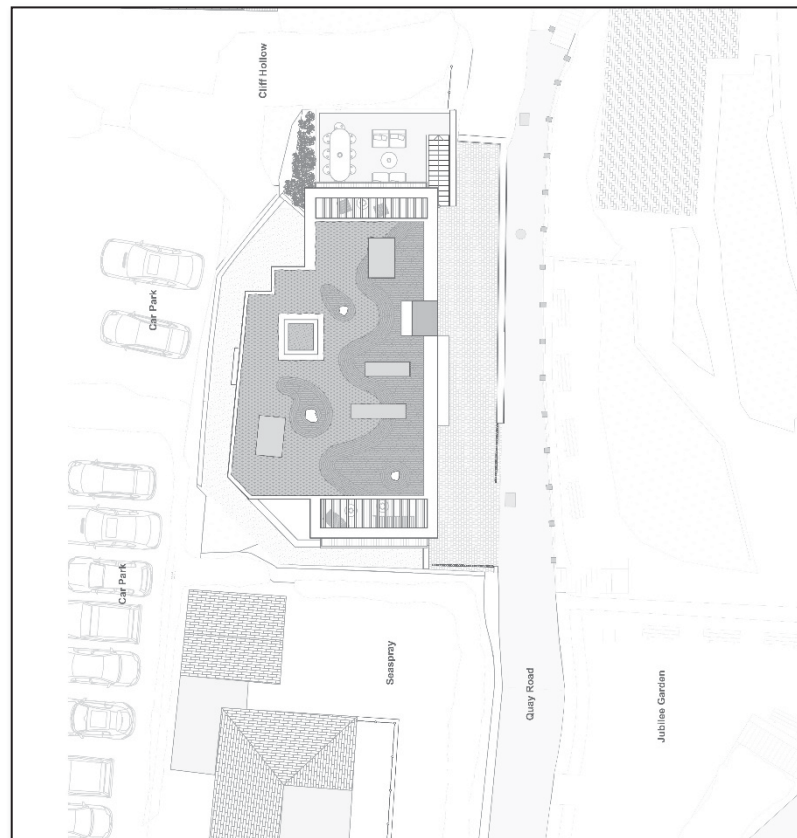


Image 17: Proposal plan

OUV of WHS

- 7.2. The existing building at the Site is of little architectural merit. Its design reflects its construction period in the later 20th century with its emphasis probably on location rather than any concern for architectural aesthetics. As such it represents a rather bland featureless property in what is a fairly prominent position adjacent to the popular Trevaunance Cove.

- 7.3. With the exception of the exposed remains of the harbour at Trevaunance Cove, historically involved in shipping out copper ore for smelting in South Wales, few features relating to the identified OUV of the World Heritage Site are evident in the immediate vicinity of the Site. Today, this area is typified by domestic housing often in use for holiday lets, and beachside facilities including a small café. Features and areas which clearly relate to the historic mining industry lie away from Quay Road and the beach, and whilst they are accessible they are not particularly visible from the lower reaches of Quay Road.
- 7.4. It is considered that the existing building makes no material contribution to the OUV of the WHS save for its evidencing the change in economic focus from mining to tourism in the area, given that it has most recently been in use as a holiday cottage.
- 7.5. The proposed replacement building is of modern design, reflecting a 21st century architectural aesthetic suited to its coastal location through its emphasis on the use of natural light. Stone cladding reflects the natural geology of the area. Given the modern development evident in this part of St. Agnes, the building's design is not considered incongruous, particularly in light of its coastal location where this style of building is more commonly encountered.
- 7.6. It is concluded therefore that the proposal to remove the existing building and replace it with a new dwelling will not cause harm to the OUV of the WHS. Historic mining remains evident in the St. Agnes area will not be impacted, physically or visually, by the proposed scheme and the ability to understand and appreciate the value of the WHS in the St. Agnes area will not be adversely affected.

Buried archaeology

- 7.7. The potential for buried archaeological remains relating to later 19th and earlier 20th century industrial activity has been identified from historic maps. There is no evidence for any earlier activity at the Site although this of course cannot be entirely ruled out.
- 7.8. Successive phases of demolition and building at the Site will have impacted all but the more deeply buried archaeological features at the Site, and it is considered unlikely that the proposed works will impact to any great degree on any remains which survive at depth.

Historic Landscape Character

- 7.9. The proposed development will result in no change to the identified HLC of the Site.

8. CONCLUSION

- 8.1. Initial desk based studies identified no potential for harm to the significance or setting of any individually designated heritage asset. The Site does however lie in the World Heritage Site.
- 8.2. The Site includes a later 20th century dwelling which has been assessed to be of little or no architectural merit. Its architecture reflects a clear emphasis on location rather than any concern for architectural aesthetics and it is considered to represent a rather bland featureless property situated in a fairly prominent position adjacent to Trevaunance Cove.
- 8.3. In respect of the Outstanding Universal Value (OUV) of the World Heritage Site (WHS), with the exception of the exposed remains of the harbour at Trevaunance Cove, historically involved in shipping out copper ore for smelting in South Wales, few features relating to the identified OUV of the World Heritage Site are evident in the immediate vicinity of the Site. Today, the area is characterised by domestic housing often in use for holiday lets, and

beachside facilities including a small café. Features and areas which clearly relate to the historic mining industry lie away from Quay Road and the beach, and whilst they are accessible they are not particularly visible from the lower reaches of Quay Road.

- 8.4. It is assessed that the existing building makes no material contribution to the OUV of the WHS save for its evidencing the change in economic focus away from mining in the area. The proposed replacement building is of modern design, reflecting a 21st century architectural aesthetic suited to its coastal location through its emphasis on the use of natural light, with stone cladding reflecting the natural geology of the Cornish coastline. Given the modern development evident in the coastal area of St. Agnes, the building's design is not considered incongruous, particularly in light of its coastal location where this style of building is more commonly encountered.
- 8.5. It is the conclusion of this assessment that the proposal to remove the existing building and replace it with a new dwelling will not cause harm to the OUV of the WHS. Historic mining remains evident in the St. Agnes area will not be impacted, physically or visually, by the proposed scheme and the ability to understand and appreciate the value of the WHS in the St. Agnes area will not be adversely affected.
- 8.6. The potential for buried archaeology relating to later 19th and earlier 20th century industrial activity at the Site has been identified from historic maps. There is no evidence for any earlier activity at the Site although this is not ruled out entirely. It is very likely that successive phases of building and demolition at the Site will have impacted all but the most deeply buried archaeological features at the Site, and it is considered unlikely that the proposed works will impact to any great degree on any remains which survive at depth.
- 8.7. This assessment has been completed with due regard to the revised NPPF, the PPG, the Cornwall Local Plan Strategic Policies 2010-2030, The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025, and guidance issued by Historic England and the ClfA.

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Google Earth

Heritage Gateway

Intocornwall.com

National Archives

National Heritage List for England

St. Agnes Museum

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
World Heritage Site (1km study area)								
WHS1	1000105	Cornwall and West Devon Mining Landscape	Landscape	Post-medieval	The landscapes of Cornwall and west Devon were radically reshaped during the eighteenth and nineteenth centuries by deep mining for predominantly copper and tin. The remains of mines, engines houses, smallholdings, ports, harbours, canals, railways, tramroads, and industries allied to mining, along with new towns and villages reflect an extended period of industrial expansion and prolific innovation.	WHS	171645	50858
Scheduled Monuments (1km study area)								
SM1	1015058	Wayside cross in St Agnes' churchyard	Cross	Medieval	The monument includes a medieval wayside cross situated to the south west of the church at St Agnes on the north coast of west Cornwall.	SM	172030	50724
SM2	1020556	World War II fighter pens and defences, and other associated remains, at the airfield formerly known as RAF Perranporth, Trevellas	Fighter pens and defences	Modern	The scheduling includes World War II fighter pens and defences, with accommodation and other associated remains, at the airfield formerly known as RAF Perranporth, Trevellas.	SM	173463	52017
SM3	1021164	Wheal Kitty 20th century tin processing works	Tin plant	Bronze Age	The monument includes an early 20th century tin processing works which served the Wheal Kitty mine at Goonlaze Downs, east of St Agnes in west Cornwall.	SM	172394	51441

Listed Buildings (1km study area)								
LB1	1137248	Nos 10, 11 And 12, Including Front Garden Walls	Cottages	Post-medieval	Row of 1 house and 3 cottages, now 3 houses, including front garden walls. Circa early-mid C19.	II	172165	50544
LB2	1137259	Garden Walls, Earth Closets And Wash House At Rear Of Former Coastguards' Cottage	Wall	Post-medieval	Garden walls, earth closets and wash-house. 1893.	II	172140	50632
LB3	1137283	Coach House Immediately West Of Castle Villa	House	Post-medieval	Coach-house. Circa 1870s.	II	172223	50559
LB4	1137327	6, Churchtown	Shops	Post-medieval	Two shops with living accommodation. Circa early-mid C19.	II	171988	50721
LB5	1137337	St Agnes Hotel	Hotel	Post-medieval	Hotel and public house. Probably C18, remodelled circa early C19.	II	171998	50748
LB6	1137346	Corner Cottage	House	Post-medieval	House at some time used as a shop. C18. Granite and killas rubble walls, timber and lintels.	II	172012	50763
LB7	1137387	Bank House	House	Post-medieval	House. Circa early C19.	II	172011	50723
LB8	1137896	Gate Piers And Flanking Walls At Road Entrance South West Of Vicarage	Gate piers	Post-medieval	Gate-piers and flanking walls. Circa late C19.	II	172022	50782
LB9	1138157	Fronting Onto Pengrath Road	Shop	Post-medieval	Corner shop with living accommodation, Later the shop was extended. Circa mid C19.	II	172050	50552
LB10	1138182	The Church Hall	Hall	Post-medieval	Church hall. Circa late C19.	II	172008	50635

LB11	1141483	Sunshine	Cottage	Post-medieval	Cottage. Late C18 or early C19.	II	171969	50744
LB12	1141484	Wayside Cottages	Cottage	Post-medieval	2 cottages-and adjoining former barn, now converted into living accommodation	II	171959	50753
LB13	1141485	Former Pumping Engine House And Chimney Of West Wheal Kitty Mine	Engine house	Post-medieval	Pumping beam engine house. Circa 1889	II	172005	50579
LB14	1141486	Grove Cottage, Including Front Garden Walls	House	Post-medieval	House, including front garden walls. Circa late C18 or early C19.	II	172072	50760
LB15	1141487	Vicarage	Vicarage	Post-medieval	Vicarage. Circa late C19.	II	172059	50802
LB16	1141488	Castle House	House	Post-medieval	House, Circa early C19 or possibly a remodelling of an older house	II	172036	50828
LB17	1141498	The Old Manse Including Front Garden Walls	House	Post-medieval	Former manse to Methodist chapel qv., now a private house including front garden walls. Circa mid C19.	II	172052	50610
LB18	1141499	Nos 32, 33 And 34, Including Front Garden Walls And Gate-Piers	Terrace	Post-medieval	Terrace of 3 houses including front garden walls and gate-piers. Circa mid C19	II	172046	50634
LB19	1141514	12 And 13, Peterville Square	House	Post-medieval	House, at some time converted into 2 houses. Circa mid C19.	II	172347	50678
LB20	1141534	St Agnes (Old) School, Including Rear Courtyard Walls, Railings And Gate	School	Post-medieval	Former school, including front and rear courtyard walls, railings and gates. Circa 1874.	II	172194	50573
LB21	1141535	Coastguards Rocket House	Coastguards station	Post-medieval	Coastguards station. 1893.	II	172163	50619

LB22	1141536	Castle Villa, Including Front Garden Walls	House	Post-medieval	House including front garden walls. Circa mid-late C19.	II	172231	50563
LB23	1141538	Churchtown Stores	House	Post-medieval	Probably 2 adjoining houses, converted into 2 shops with living accommodation. C18 or possibly older	II	171988	50701
LB24	1141539	9	House	Post-medieval	House. C18.	II	171983	50732
LB25	1141540	Porthvean Hotel	Hotel	Post-medieval	Hotel. Circa C18 or early C19.	II	171988	50740
LB26	1141541	12	House	Post-medieval	House with shop. C18 house with shop front inserted circa mid C19.	II	172006	50757
LB27	1141542	Churchyard Walls And Lychgate	Walls and lychgate	Post-medieval	Churchyard walls and lychgate. Walls are circa late C19, lychgate is 1935.	II	172011	50744
LB28	1312103	Stippy-Stappy Including Front Garden Walls	Terrace	Post-medieval	Terrace of cottages including front garden walls. Circa early-mid C19	II	172132	50770
LB29	1312366	Cross By West End Of Church Of St Agnes	Cross	Early medieval	Cross. Pre-Conquest.	II	172023	50725
LB30	1312377	Chygwins Including Forecourt Walls	House	Post-medieval	House including forecourt walls. C17, remodelled in the C18.	II	171995	50675
LB31	1328672	Former Coastguards' Cottage	House	Post-medieval	Former coastguards' cottages, now private houses. 1893.	II	172144	50647
LB32	1328673	Church Of St Agnes	Church	Post-medieval	Parish church. C15 tower, spire rebuilt in 1905, otherwise in 1848 by Piers St Aubyn	II*	172028	50734
LB33	1328691	20 And 21	Shops	Post-medieval	2 adjoining shops with living accommodation. Circa early C19.	II	172003	50688

LB34	1137979	Chimney And Associated Boiler House Immediately North Of Blue Hills Engine House	Chimney and boiler house	Post-medieval	Chimney and nearby boiler house of mine engine house. Circa mid C19.	II	172869	51704
LB35	1137994	Bridge At Sw727517	Bridge	Post-medieval	Road bridge over stream. Circa early-mid C19.	II	172795	51700
LB36	1328687	Blue Hills Engine House (At Sw728517)	Engine house	Post-medieval	Pumping beam engine house (disused). Circa mid C19.	II	172845	51673
LB37	1137717	Lantern Cottage	House	Post-medieval	House. Probably C18.	II	172133	51159
LB38	1141461	Wheal Friendly Engine House At Sw72015115	Engine house	Post-medieval	Pumping beam engine house part of Wheal Kitty Mines, disused. Circa mid-late C19	II	172011	51156
LB39	1141517	Trevaunance House, Including Gate-Piers And Flanking Walls	House	Post-medieval	House including gate-piers and flanking walls. Circa early C19, possibly a refronting of an older house	II	172139	51131
LB40	1141518	The Fragment	House	Post-medieval	Former Wesleyan meeting house, now a private house. Circa early-mid C19.	II	172106	51257
LB41	1311891	Dry House Immediately North West Of Wheal Friendly Engine House	House	Post-medieval	Drying house or possibly a smithy of forge. Circa mid C19.	II	171980	51172
LB42	1312158	Sea Thatch	House	Post-medieval	House. Probably C18, extended in the C19 and C20.	II	172168	51223
LB43	1137751	Verbina	House	Post-medieval	House, probably originally a pair of cottages. Probably C18.	II	172134	51320

LB44	1141519	Hetherbell/Trewinnard/Wheal Dream	Cottages	Modern	Row of 3 cottages. Probably C18. R	II	172134	51328
LB45	1137888	Little Orchard Cottage	House	Post-medieval	Small house. Circa mid C19	II	171923	51348
LB46	1141490	Chimney At Sw727518	Chimney	Post-medieval	Detached chimney associated with Blue Hills mine. Circa early-mid C19	II	172739	51856
LB47	1141491	Turnavore Engine House (At Sw71785134)	Engine house	Post-medieval	Pumping beam engine house. Circa late C19.	II	171789	51349
LB48	1312054	Chimney At Sw717515	Chimney	Post-medieval	Detached chimney, part of Turnavore Mine. Circa mid C19.	II	171716	51542
LB49	1312083	Prospect House Including Front Garden Walls	House	Post-medieval	House, including front garden walls. Circa early-mid C19	II	171986	50860
LB50	1328699	The Driftwood Spars	Inn	Post-medieval	Public house, originally associated with the mines and later used as sail and net lofts. C18 extended circa early C19. P	II	172129	51387
LB51	1328709	Wheal Kitty Engine House (Sara's Shaft) At Sw724512	Engine house	Post-medieval	Pumping/winding beam engine house, including associated structures including processing floors, all now disused. Circa mid-late C19.	II	172451	51319
LB52	1328721	Bramble Cottage	House	Post-medieval	Small house. Probably C18.	II	171910	50728
LB53	1328723	Trevaunance House	House	Post-medieval	House, now converted to a convalescent home. Circa later C18, on the site of an older house,	II	171686	51191
LB54	1146310	Chimney At Approximately 30 Metres South West Of Wheal Kitty Engine House	Chimney	Post-medieval	Detached chimney associated with Wheal Kitty Mine, disused. Circa mid-late C19	II	172395	51304

Conservation Areas (1km study area)								
CA1	n/a	St Agnes	CA	Medieval & post-medieval	Historic core	n/a	172165	50544
Cornwall HER data (1km study area)								
1	MCO10176	St Agnes - Early Medieval Chapel, Medieval Chapel	Chapel; Chapel	Early Medieval	The remains of an earlier chapel were found under the floor of St Agnes church in 1931.	n/a	172031	50735
2	MCO10329	Trevaunance - Post Medieval Chapel	Chapel	Post Medieval	Post Medieval Chapel	n/a	171680	51179
3	MCO11555	Trevaunance - Medieval Country House	Country House	Medieval	The manor house at Trevaunance, probably of late C16 date, dismantled c1850.	n/a	171680	51179
4	MCO11812	Baldue - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	172299	51299
5	MCO11848	Blue Hills - Post Medieval Mine	Mine	Post Medieval	A tin mine dating from the eighteenth century which finally closed in 1896	n/a	172800	51600
6	MCO11968	Codnacoose - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	172730	51489
7	MCO12119	Goonlaze - Post Medieval Mine	Mine	Post Medieval	An ancient tin mine worked in conjunction with Blue Hills Mine and later, Kitty and Penhalls.	n/a	172800	51600
8	MCO12141	Great St George - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	172400	51299
9	MCO12281	Nanpatha - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	172800	51600
10	MCO12396	Penhalls - Modern Mine	Mine	Modern	Penhalls was a very ancient tin mine that was restarted in 1858, closed in 1884, and worked for a time with Wheal Kitty after 1917 before closing in 1930.	n/a	172400	51400

11	MCO12422	Polberro - Modern Mine	Mine	Modern	Also known as Royal Polberro and Polberro Consols, this mine included many eighteenth century mines and was later included in the sett of Wheal Kitty	n/a	171400	51500
12	MCO12773	West Kitty - Modern Mine	Mine	Modern	This mine lies beneath St Agnes town and was latterly worked with Polbreen, before being refloated in 1879 to work the old Wheal Rock sett. It was one of the largest employers in the St Agnes area	n/a	171799	50799
13	MCO12895	Wheal Dellick - Post Medieval Mine	Mine	Post Medieval	An eighteenth century tin mine, Wheal Dellick became a part of the Consolidated Tin Mines in the early nineteenth century which then became known as Blue Hills Mine	n/a	172700	51700
14	MCO12900	Wheal Dreath - Post Medieval Mine	Mine	Post Medieval	An eighteenth century tin working noted for the quantities of clay in its upper levels	n/a	172805	51754
15	MCO12938	Wheal Friendly - Post Medieval Mine	Mine	Post Medieval	Wheal Friendly was formerly known as Wheal Pink and at one time worked with Wheal Primrose and Wheal Coit.	n/a	172024	51221
16	MCO12978	Wheal Harriet - Post Medieval Mine	Mine	Post Medieval	Lying under St Agnes town, Wheal Harriet is recorded at this location.	n/a	171999	50699
17	MCO13006	Wheal Joy - Post Medieval Mine	Mine	Post Medieval	An ancient working that became a part of the Blue Hills Mine	n/a	173000	51600
18	MCO13014	Wheal Kitty - Post Medieval Mine	Mine	Post Medieval	The last of the St Agnes mines to remain open, Wheal Kitty worked almost continuously from the 1830s until it finally closed in the Second World War	n/a	172600	50999
19	MCO13067	Wheal Ocean - Post Medieval Mine	Mine	Post Medieval	A small and ancient copper mine located on the coast that merged with Wheal Prudence	n/a	172600	52000

20	MCO13079	Wheal Pie - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	171499	50999
21	MCO13081	Wheal Pink - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	172600	51500
22	MCO13087	Wheal Primrose - Post Medieval Mine	Mine	Post Medieval	This small mine amalgamated with Wheal Friendly, Polbreen and West Kitty	n/a	171999	51400
23	MCO13107	Wheal Rock - Post Medieval Mine	Mine	Post Medieval	Wheal Rock formed part of the enlarged West Kitty sett in 1879.	n/a	171799	50799
24	MCO13163	Wheal Trevaunance Post Medieval Mine	Mine	Post Medieval	A very ancient and profitable mine Wheal Trevaunance was worked at one time with the Goonlaze Mine as Trevaunance Consols and at another as Trevaunance United.	n/a	171499	50799
25	MCO13621	Bryanick - Early Medieval Settlement, Medieval Settlement	Settlement?; Settlement	Early Medieval	The settlement of Bryannick, the original name for St Agnes, is first recorded in 1201 when it is spelt "Brievennoc".	n/a	172017	50753
26	MCO14007	Chytodden - Medieval Settlement	Settlement	Medieval	The settlement of Chytodden is first recorded in 1345.	n/a	171999	50999
27	MCO14180	Cross Coombe - Medieval Settlement	Settlement?	Medieval	A possible reference to Cross Coombe in 1337.	n/a	173049	51872
28	MCO17841	Trevaunance - Early Medieval Settlement, Medieval Settlement	Settlement?; Settlement	Early Medieval	The settlement and manor of Trevaunance is first recorded in 1302.	n/a	171599	51099

29	MCO18637	Trevaunance Coombe - Post Medieval Fish Cellar	Fish Cellar	Post Medieval	The site of a Post Medieval fish cellar, now occupied by the Driftwood Spars Hotel. It is not certain whether any part of the building remains extant.	n/a	172109	51369
30	MCO25216	St Agnes - Early Medieval Lann	Lann?	Early Medieval	St Agnes churchyard may be a Lann.	n/a	172050	50727
31	MCO25218	Trevaunance - Medieval Deer Park	Deer Park	Medieval	Medieval Deer Park	n/a	171699	51199
32	MCO25219	Wheal Kitty - Post Medieval Boiler House	Boiler House	Post Medieval	Post Medieval Boiler House	n/a	171999	50999
33	MCO25220	Trevaunance Coombe - Post Medieval Stamping Mill	Stamping Mill	Post Medieval	Post Medieval Stamping Mill	n/a	171999	51299
34	MCO25221	St Agnes - Post Medieval Market	Market	Post Medieval	Post Medieval Market	n/a	171999	50799
35	MCO25222	St Agnes - Post Medieval Public House	Public House	Post Medieval	Post Medieval Public House	n/a	171999	50799
36	MCO25223	St Agnes - Post Medieval Public House	Public House	Post Medieval	Post Medieval Public House	n/a	171999	50799
37	MCO29099	St Agnes - Post Medieval Clay Pit	Clay Pit	Post Medieval	Post Medieval Clay Pit	n/a	171419	50880
38	MCO29100	Trevaunance Cove - Post Medieval Coastguard Station	Coastguard Station	Post Medieval	Post Medieval Coastguard Station	n/a	172089	51550

39	MCO29179	Trevellas Coombe - Post Medieval Streamworks	Streamworks	Post Medieval	Post Medieval Streamworks	n/a	173039	51299
40	MCO29180	Trevaunance Cove - Post Medieval Streamworks	Streamworks	Post Medieval	Post Medieval Streamworks	n/a	172140	51520
41	MCO29182	St Agnes - Post Medieval Malt House	Malt House	Post Medieval	Post Medieval Malt House	n/a	172359	50670
42	MCO29183	St Agnes - Post Medieval Malt House	Malt House	Post Medieval	Post Medieval Malt House	n/a	172379	50670
43	MCO29187	Trevellas Porth - Post Medieval Stamping Mill	Stamping Mill	Post Medieval	Post Medieval Stamping Mill	n/a	172649	51900
44	MCO29188	Trevellas Porth - Post Medieval Blowing House	Blowing House	Post Medieval	A burning house at Trevellas Porth	n/a	172629	51914
45	MCO29190	Trevellas Coombe - Post Medieval Stamping Mill	Stamping Mill	Post Medieval	Post Medieval Stamping Mill	n/a	172900	51500
46	MCO29192	Trevaunance Cove - Post Medieval Streamworks	Streamworks	Post Medieval	Post Medieval Streamworks	n/a	172079	51350
47	MCO29196	Wheal Luna - Post Medieval Open Cast Mine	Open Cast Mine	Post Medieval	The ancient open-works of Wheal Luna may be seen above the old harbour at Trevaunance Cove.	n/a	171999	51600
48	MCO29197	Trevaunance Coombe - Post Medieval Blowing House	Blowing House	Post Medieval	Post Medieval Blowing House	n/a	171999	50999

49	MCO32329	St Agnes - Post Medieval Nonconformist Chapel	Nonconformist Chapel	Post Medieval	Post Medieval Nonconformist Chapel	n/a	172099	51250
50	MCO34702	Trevaunance Cove - Post Medieval Ore Store	Ore Store	Post Medieval	The remains of ore hutches visible as partially surviving stone walls on air photos.	n/a	171999	51779
51	MCO34722	Trevellas - Modern Building Platform	Building Platform	Modern	Modern Building Platform	n/a	172800	52200
52	MCO34731	Trevellas Porth - Post Medieval Mine	Mine	Post Medieval	A line of lode back pits and two possible shafts, visible on air photos.	n/a	172749	51969
53	MCO34732	Cross Coombe - Post Medieval Prospecting Pit	Prospecting Pit	Post Medieval	A group of prospecting or extractive pits and a shaft, visible on air photos.	n/a	172900	51849
54	MCO34740	Wheal Kitty - Modern Anti Aircraft Battery	Anti Aircraft Battery?	Modern	Modern Anti Aircraft Battery	n/a	172679	51050
55	MCO34741	Trevellas Coombe - Post Medieval Quarry	Quarry	Post Medieval	A quarry with associated spoil tip, visible on air photos.	n/a	172951	51310
56	MCO39496	Seal Hole - Post Medieval Mine	Mine	Post Medieval	An ancient mine later incorporated into the Polberro sett	n/a	171294	51210
57	MCO39519	Turnavore - Post Medieval Mine	Mine	Post Medieval	A small eighteenth century mine that became a part of the Polberro group.	n/a	171780	51467
58	MCO39542	West Pink - Post Medieval Mine	Mine	Post Medieval	With Wheal Primrose, this ancient sett became a part of Wheal Friendly	n/a	171985	51500
59	MCO39543	Cuanhoan - Post Medieval Mine	Mine	Post Medieval	An ancient working famous for its copper minerals	n/a	171947	51468

60	MCO39555	Wheal Dragon - Post Medieval Mine	Mine	Post Medieval	This tin mine became a part of the Blue Hills mine	n/a	172802	51875
61	MCO39563	Wheal Park - Post Medieval Mine	Mine	Post Medieval	Post Medieval Mine	n/a	171487	51238
62	MCO39580	Wheal Vottle - Post Medieval Mine	Mine	Post Medieval	An ancient mine later incorporated into Wheal Kitty and Penhalls	n/a	172497	50771
63	MCO41692	St Agnes - Post Medieval Quay	Quay	Post Medieval	Post Medieval Quay	n/a	171864	51699
64	MCO44765	Wheal Kitty - Modern Tin Mill, Modern Arsenic Calciner	Tin Mill; Arsenic Calciner	Modern	An early 20th century tin processing works which served Wheal Kitty, comprising two groups of mill buildings, a tailings mill and two Brunton calciners.	n/a	172396	51433
65	MCO4685	St Agnes - Post Medieval Foundry	Foundry	Post Medieval	Foundry making chains and ironwork	n/a	172089	51559
66	MCO4698	Trevaunance - Modern Foundry	Foundry	Modern	A small brass and iron foundry	n/a	172183	50831
67	MCO4728	St Agnes - Post Medieval Harbour	Harbour	Post Medieval	A mineral quay of variable success intricately tied up with the Tonklin family latterly used to service the local mining industry	n/a	172070	51720
68	MCO5166	Cross Coombe - Medieval Cross	Cross?	Medieval	The place-name Cross Coombe suggests the site of a cross but there are no remains.	n/a	173000	51800
69	MCO52638	Blue Hills - C19 Engine House	Engine House	Post Medieval	Engine house situated on the site of Blue Hills, which had a pumping engine.	n/a	172843	51669
70	MCO52642	Turnavore - Post Medieval Engine House	Engine House	Post Medieval	Turnavore engine house situated on the site of Polberro, which had a pumping engine.	n/a	171786	51349

71	MCO52645	West Kitty - C19 Engine House	Engine House	Post Medieval	Thomas' engine house situated on the site of West Wheal Kitty, which had a pumping engine.	n/a	171997	50585
72	MCO52651	Wheal Friendly - Post Medieval Engine House	Engine House	Post Medieval	Engine house situated on the site of Wheal Friendly, which had a pumping engine.	n/a	172011	51155
73	MCO52652	Wheal Kitty - Modern Engine House	Engine House	Modern	Sara's engine house situated on the site of Wheal Kitty, which had a pumping engine.	n/a	172451	51318
74	MCO52831	Trevellas Porth - Post Medieval Calciner	Calciner	Post Medieval	The fragmentary remains of a reverberatory calciner at Trevellas Porth; a flue links the structure to a chimney at SW 72739 51854 which is Listed, grade II.	n/a	172676	51868
75	MCO53065	St Agnes - Post Medieval School	School	Post Medieval	British School, built 1874. Listed including front and rear courtyard walls, railings and gates.. Gothic style details. Single storey. Killas with granite dressings. Now converted to residential.	n/a	172193	50572
76	MCO53860	Blue Hills - Post Medieval Milestone	Milestone	Post Medieval	A milestone survives on the north side of a track that leads to the National Trust car park to Trevellas Coombe, Blue Hills - 1 FROM MILESTONE.	n/a	172801	51808
77	MCO55472	Perranporth - Modern Aircraft Hangar	Aircraft Hangar	Modern	The surviving remains of aircraft hangars, six blister type with one over-blister variant and one Teesside (MCO55463) that serviced the four flights based at Perranporth.	n/a	173689	52886
78	MCO5787	St Agnes - Medieval Cross	Cross	Medieval	A cross which stood at the entrance to St Agnes churchyard in the 1860s, was relocated on a modern base close to the south porch.	n/a	172022	50725
79	MCO58792	St Agnes - Early C19 House	House	Post Medieval	Early C19 house or possible remodelling of earlier house. Extant.	n/a	172033	50830

80	MCO64146	St Agnes - Post Medieval Shaft	Mine Shaft	Post Medieval	Reported site of Post Medieval capped square shaft	n/a	172295	51511
81	MCO64147	Blue Hills - C20 Gate	Gate	Modern	Extant C20 metal gate with lettering reading 'THE MOTOR CYCLING CLUB' and plaque fixed on front reading 'THE MOTOR CYCLING CLUB founded 1901' with the club's logo	n/a	172748	51727
82	MCO64148	Blue Hills - C19 Haul Way	Railway	Post Medieval	Site of C19 haul way, now used as a coast path. Some remains of the rails remain extant with one upright piece just beside the motorcycle club gate	n/a	172743	51732
83	MCO64149	St Agnes - C20 Road Bridge	Road Bridge	Modern	Extant C20 road bridge, also recorded on the Second Edition OS historical mapping	n/a	172180	50795
84	MCO64150	St Agnes - C20 Footbridge	Footbridge	Modern	Site of C20 footbridge recorded on the Second Edition OS historical mapping. A bridge remains extant however this is believed to be a Modern replacement. It is unsure how much if any of the original structure remains	n/a	172196	50778
85	MCO64151	St Agnes - Post Medieval Stile	Stile	Post Medieval	Extant Post Medieval three step straight stile with metal rod step over	n/a	172278	50707
86	MCO64158	Blue Hills - C19 Chimney	Chimney	Post Medieval	Extant C19 chimney associated with a boiler house	n/a	172868	51704
87	MCO64159	Blue Hills - C19 Boiler House	Boiler House	Post Medieval	Extant C19 boiler house	n/a	172833	51721
88	MCO64160	Blue Hills - C19 Calciner Chimney	Chimney	Post Medieval	Extant C19 calciner chimney	n/a	172738	51855
89	MCO64161	Blue Hills - Post Medieval Roasting House	Industrial Building	Post Medieval	Ruined remains of Post Medieval roasting house, with part of the walls remaining visible	n/a	172722	51864
90	MCO64162	Blue Hills - C19 Arched Labyrinth Tunnels	Calciner	Post Medieval	Ruined remains of arched labyrinth tunnels of a calciner. Foundation walls remain extant	n/a	172647	51886

91	MCO64163	Blue Hills - Post Medieval Mine Shaft	Mine Shaft	Post Medieval	Extant Post Medieval Clwyd Capped mine shaft associated with Blue Hills mine	n/a	172782	51815
92	MCO64164	Blue Hills - Post Medieval Mine Shaft	Mine Shaft	Post Medieval	Extant Post Medieval Clwyd Capped mine shaft associated with Wheal Dellick which later became part of Blue Hills mine	n/a	172728	51768
93	MCO64165	Blue Hills - Post Medieval Mine Shaft	Mine Shaft	Post Medieval	Extant Post Medieval capped shaft associated with Wheal Ocean which later became part of Blue Hills mine	n/a	172623	51918
94	MCO64166	Blue Hills - Modern Bridge	Bridge	Modern	Extant Modern bridge. This replaced a previous slate clapper type bridge with a railing.	n/a	172630	51890
95	MCO64167	Blue Hills - Post Medieval Adit	Adit	Post Medieval	Extant open Post Medieval adit, possibly associated with Blue Hills mine	n/a	172628	51897
96	MCO64168	Blue Hills - Post Medieval Adit	Adit	Post Medieval	Extant Post Medieval adit, possibly associated with Wheal Ocean, the entrance now bricked up	n/a	172625	51900
97	MCO64169	St Agnes - Modern Signpost	Signpost	Modern	Extant metal signpost	n/a	172346	50686
98	MCO6435	St Agnes - Medieval Church	Church	Medieval	The parish church of St Agnes.	n/a	172030	50736
99	MCO65782	St Agnes - Post Medieval Mineshaft	Shaft	Post Medieval	Site of shaft marked on Ordnance Survey historic maps	n/a	171687	51136
100	MCO65783	Trevaunance Coombe - Post Medieval Mineshaft	Shaft	Post Medieval	Site of shaft marked on Ordnance Survey historic maps	n/a	172306	51201
101	MCO65784	St Agnes - Post Medieval Quay	Quay	Post Medieval	Site of quay marked on Ordnance Survey historic maps	n/a	172007	51785
102	MCO65785	St Agnes - Post Medieval Adit	Adit	Post Medieval	Site of adit marked on Ordnance Survey historic maps	n/a	171980	51803

103	MCO7057	St Agnes - Medieval Holy Well	Holy Well?	Medieval	The site of a holy well under St Agnes church.	n/a	172020	50730
104	MCO7328	Trevaunance - Post Medieval Lime Kiln	Lime Kiln	Post Medieval	The site of a limekiln at Trevaunance.	n/a	172131	51463
105	MCO8951	St Agnes - Post Medieval Shipyard	Shipyard	Post Medieval	Post Medieval Shipyard	n/a	172240	51579
106	MCO9307	St Agnes - Post Medieval Blacksmiths Workshop	Blacksmiths Workshop	Post Medieval	Post Medieval Blacksmiths Workshop	n/a	172299	50690
107	MCO9509	Blue Hills - Post Medieval Bridge	Bridge	Post Medieval	An early-mid C19 road bridge survives at Blue Hills, Tervellas Coombe.	n/a	172800	51700
108	MCO55472	Perranporth - Modern Aircraft Hangar	Aircraft Hangar	Modern	The surviving remains of aircraft hangars, six blister type with one over-blister variant and one Teesside (MCO55463) that serviced the four flights based at Perranporth.	n/a	173689	52886
109	MCO58792	St Agnes - Early C19 House	House	Post Medieval	Early C19 house or possible remodelling of earlier house. Extant.	n/a	172033	50830
110	MCO62141	Threemilestone - C18 Road	Road	Post Medieval	Extant road, mapped in 1748 by Martyn who shows the road from Three Burrows to what is now Threemilestone as open-sided, not hedged in, and towards the eastern edge of a large area of open ground, later to be called Polstraires Down. This road joined the	n/a	174874	47908
111	MCO64158	Blue Hills - C19 Chimney	Chimney	Post Medieval	Extant C19 chimney associated with a boiler house	n/a	172868	51704
112	MCO64159	Blue Hills - C19 Boiler House	Boiler House	Post Medieval	Extant C19 boiler house	n/a	172833	51721

113	MCO64160	Blue Hills - C19 Calciner Chimney	Chimney	Post Medieval	Extant C19 calciner chimney	n/a	172738	51855
114	MCO64166	Blue Hills - Modern Bridge	Bridge	Modern	Extant Modern bridge. This replaced a previous slate clapper type bridge with a railing.	n/a	172630	51890
Cornwall HER Events data (1km study area)								
EV1	ECO1489	Cornish Mining World Heritage Site Bid	Curatorial Advice	n/a	Management Recommendations; Presentation	n/a	191880	50690
EV2	ECO1524	Sarah's Shaft, Wheal Kitty, St Agnes	Event - Survey	n/a	Geotechnical Investigation	n/a	172552	51306
EV3	ECO19	Trevellas	Event - Survey	n/a	Building Survey	n/a	172772	51783
EV4	ECO2060	Industrial Settlements: St Agnes	Curatorial Advice	n/a	Management Recommendations	n/a	172003	50605
EV5	ECO2332	St Agnes Engine Houses	Event - Interpretation	n/a	Assessment; Building Survey	n/a	171305	51025
EV6	ECO2332	St Agnes Engine Houses	Event - Interpretation	n/a	Assessment; Building Survey	n/a	171453	51597
EV7	ECO2465	Cornish Mining World Heritage Site Bid	Curatorial Advice	n/a	Management Recommendations; Presentation	n/a	171880	50690
EV8	ECO2517	Sarah's Shaft, Wheal Kitty, St Agnes	Event - Survey	n/a	Building Survey	n/a	172451	51319
EV9	ECO2603	St Agnes, Cliff Hollow, Trevaunance	Event - Interpretation	n/a	Assessment	n/a	172130	51547

EV10	ECO2681	St Agnes Head NT Survey	Event - Interpretation	n/a	Assessment	n/a	172703	51836
EV11	ECO2685	St Agnes, Cliff Hollow, Trevaunance	Event - Survey	n/a	Photographic Survey (Ground)	n/a	172131	51556
EV12	ECO3026	St Agnes, Woodlands Chalets assessment	Event - Interpretation	n/a	Assessment	n/a	171967	51366
EV13	ECO3243	St Agnes Beacon, Wheal Coates, Chapel Coombe and Wheal Charlotte	Event - Interpretation	n/a	Assessment; Management Recommendations	n/a	170149	49970
EV14	ECO3253	Higher Bal Pipeline	Event - Interpretation	n/a	Assessment	n/a	171360	51069
EV15	ECO330	St. Agnes, Trevaunance LRF Assessment	Event - Interpretation	n/a	Assessment	n/a	172082	51662
EV16	ECO4142	Cornish Mining World Heritage Site condition survey 2014	Event - Survey	n/a	Photographic Survey (Ground); Management Recommendations	n/a		
EV17	ECO45	Engine Houses in St Agnes, Cornwall	Event - Survey	n/a	Building Survey	n/a	172004	50579
EV18	ECO460	Bolster Bank, ST Agnes	Event - Survey	n/a	Assessment; Walkover Survey	n/a	171202	49819
EV19	ECO755	RAF Perranporth, St Agnes, Cornwall	Event - Survey	n/a	Site Survey	n/a	173838	52759

EV20	ECO909	Sarah's Shaft, Wheal Kitty, ST Agnes	Event - Interpretation	n/a	Assessment	n/a	172434	51313
EV21	ECO989	Pumping Engines of the St Agnes Mines	Event - Interpretation	n/a	Assessment; Building Record	n/a	172097	48832
EV22	ECO4879	Greengates, West Polberro, St Agnes, Cornwall	Event - Intervention	n/a		n/a	171342	51353
EV23	ECO4907	Wheal Friendly, St Agnes	Event - Interpretation	n/a	Assessment	n/a	172042	51157
EV24	ECO4999	Wheal Friendly	Event - Survey	n/a	Building Record	n/a	171993	51135
EV25	ECO5000	Heritage Statement and Heritage Impact Assessment	Event - Interpretation	n/a	Assessment	n/a	172000	51140
EV26	ECO5328	Geoarchaeological Regional Review of Marine Deposits along the Coastline of Southern England	Event - Interpretation	n/a		n/a	185164	50300
EV27	ECO5357	Rapid Coastal Zone Assessment Survey for South-West England North Coast of Devon (excluding Exmoor) and North Coast of Cornwall	Event - Interpretation	n/a	Assessment	n/a	175793	75984

EV28	ECO5449	Cornish Killas	Event - Interpretation	n/a		n/a	200615	57847
EV29	ECO3447	Cornwall Aerial Photograph Reconnaissance Project: Flight 95	Event - Survey	n/a	Aerial Photograph Survey	n/a	218761	68438
EV30	ECO3449	Cornwall Aerial Photograph Reconnaissance Project: Flight 97	Event - Survey	n/a	Aerial Photograph Survey	n/a	170790	31587
EV31	ECO3451	Cornwall Aerial Photograph Reconnaissance Project: Flight 99	Event - Survey	n/a	Aerial Photograph Survey	n/a	150925	33071

Appendix 2: Proposal plans and elevations

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Notes:

Rev	Description	Drawn	Date



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Project Title:
DEMOLITION OF DWELLING AND
CONSTRUCTION OF REPLACEMENT

Project Address:
ABOVE THE BEACH TREVAINANCE COVE
ST AGNES
TR9 0RZ

Client:
PETER & RACHAEL COLES

Drawing Title:
PROPOSED ELEVATIONS

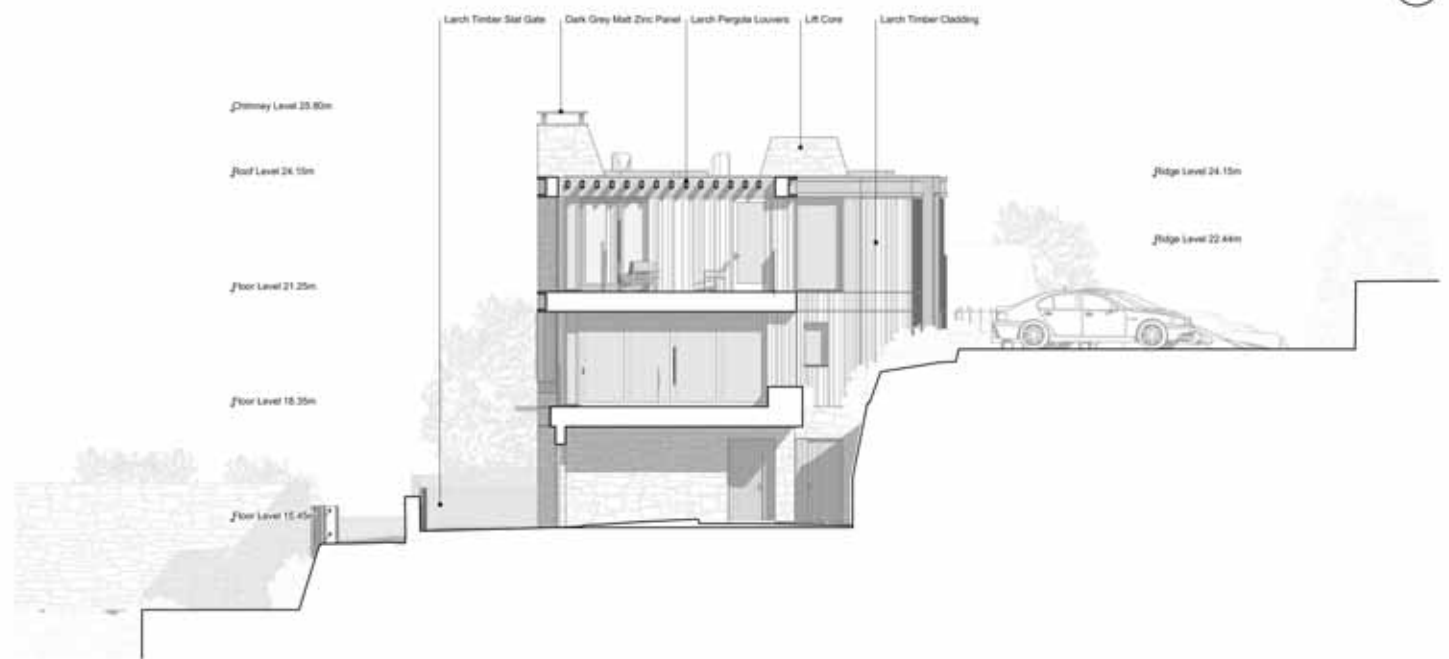
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Date: 01/23	Checked: LM

Drawing No:
22332-PL-02-03

PLANNING



E 01 PROPOSED EAST ELEVATION
1:100



N 01 PROPOSED NORTH ELEVATION
1:100



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Project Title:
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 CONSTRUCTION OF REPLACEMENT

Project Address:
 ABOVE THE BEACH TREVAINANCE COVE
 ST AGNES
 TRIS DRZ

Client:
 PETER & RACHAEL COLES

Drawing Title:
 PROPOSED ELEVATIONS

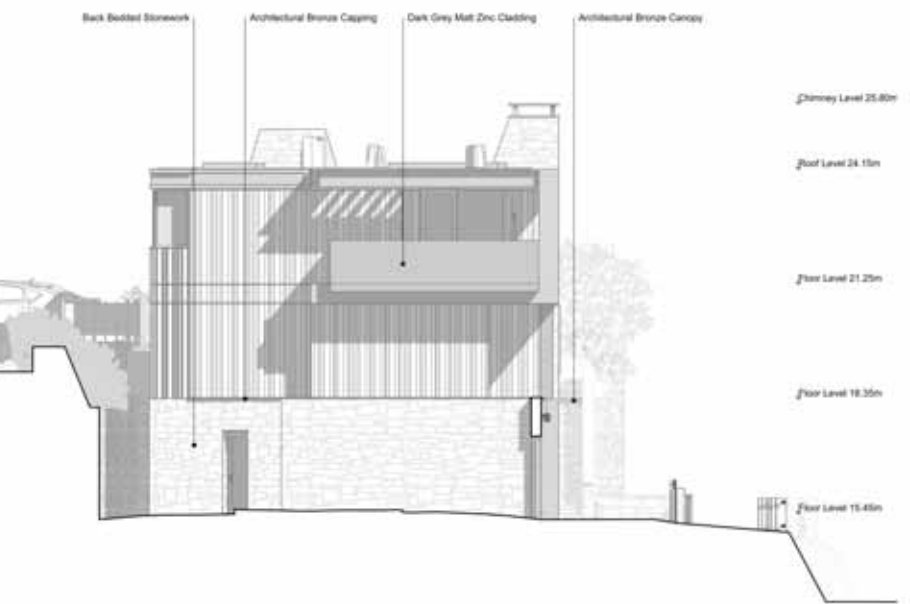
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 22332-PL-02-04

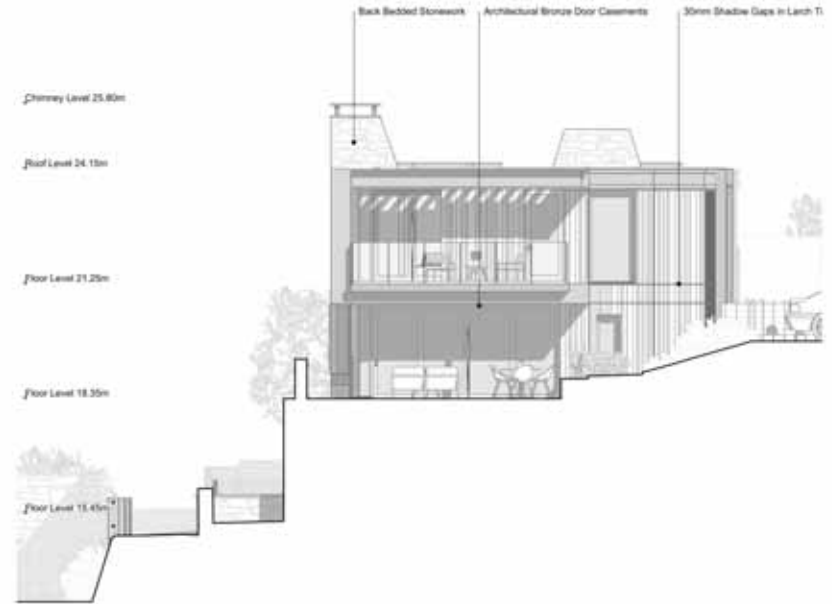
PLANNING



W 01 PROPOSED WEST ELEVATION
 1:100



S 01 PROPOSED SOUTH ELEVATION
 1:100



N 02 PROPOSED NORTH ELEVATION
 1:100



AI

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