



## HERITAGE IMPACT ASSESSMENT

### *Kosel Treehouses*

New accommodation at existing holiday site  
including additional tree planting



A report by Enhance

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The information, opinion and advice contained in this document has been prepared and provided in accordance with the RTPI's Code of Professional Conduct.



## Executive Summary

Enhance Heritage and Planning has been commissioned by Kosel Limited to provide a Heritage Impact Assessment to support a planning application for additional accommodation and tree planting at the existing holiday site.

This HIA has been written by Alfie Robinson BA MA AssocIHBC, who is accredited in conservation practice that evaluates change in the built and historic environment.

Kosel Treehouses are a holiday site near Gweek, which was developed after planning approval in 2019 (case reference PA18/11947). The accommodation currently consists of two wooden shingle huts situated on the lower end of the site, which is a slope.

The site is near a Scheduled Ancient Monument (SAM). The existing treehouses sit about 150-180 meters to the north-east of the monument, which is a 'round', a raised earthwork. The earthwork is known as Gweek Round, and sits on a promontory some meters above the development site, overlooking the surrounding landscape.

Scheduled Ancient Monuments are designated heritage assets, often early or prehistoric in date. They are defined as "nationally important archaeological sites."

The development site sits close to the Trelowarren Registered Park and Garden (RPG), which is registered at Grade II.

Because of the proximity of the development site to the SAM and RPG, a Heritage Impact Assessment (HIA) is required for a planning application to describe the significance of the two heritage assets. This HIA also describes the development proposals, and evaluates potential heritage impacts to the setting of both assets and the way they are experienced.

The site is also within an Area of Great Landscape Value and near to an Area of Outstanding Natural Beauty.

The significance of the SAM is as a surviving example of a 'round': these are defensive enclosures inhabited by farming communities that managed large areas of land. Rounds are distinctive to Cornwall and west Devon, though there are also analogous sites in south-west Wales and Ireland. The round's date is not known, and the site has not been subject to thorough archaeological digs (apart from a watching brief in the 1980s). However, as an example of the type it could date to any point in the wide era they were built, from the Iron Age (about 800BC) right through the Romano-British period until about 700AD.

The significance of the part of the RPG that is near the development site (essentially Gweek Drive) relates to its densely wooded character and the road's former connection to the Trelowarren Estate when it was part of a long, impressive entrance route planned in the early 19<sup>th</sup> century leading eventually to the main house.

Development proposals are found to preserve the significance and setting of both these heritage assets. The underlying topography between the Kosel site and the Round screens them from one another, and is a screening effect which is not affected by seasons or canopy cover.

With few exceptions, the proposed buildings would be invisible from the setting of the SAM. At the far western end of the field, looking over the boundary hedge and away from the SAM, the natural materials and low-lying nature of the units would mean that their appearance would be well integrated and unintrusive.

With regard to the RPG, the proposed development would not be visible from within the designated heritage asset, or from far-distance views which encompass both the site and the RPG. Within Kosel, the proposed development seeks to increase woodland cover (an enhancement) and the design of the buildings echoes and complements the distinctive woodland environment of Gweek Drive.

Potential below-ground evidential value (i.e. buried remains) which could lie on the development site would be protected by a suitably worded archaeological recording condition, as was the case for the approval of the first phase of Kosel, PA18/11947 (Condition No. 5).

Taking this mixture of neutral (no heritage impact) and beneficial heritage impacts into account, the development overall preserves the historic environment and is considered to satisfy relevant national and local planning policies for heritage.

## The Proposal

This proposal seeks to improve the existing holiday offer at Kosel Treehouses while aligning with national and local planning policies which encourage sustainable economic growth in rural areas.

Kosel Treehouses has already demonstrated good integration with the natural environment and achieved positive impact on the local economy with employment and guest reviews affirming its success.

Building on this success, the development proposals seek to add two more holiday units. This would strengthen the business in the long-term, secure employment for the site staff, and in turn increase spending at local shops and attractions.

The two new units would be placed on the existing site, kept low in the ground, and with green roofs to tie the buildings in their verdant, rural setting.

The low positioning of the proposed buildings also takes advantage of the natural sloping topography of the site described in this Heritage Impact Assessment. This means the proposed development will 'hug' the hillside, keeping a low profile. In turn, the buildings will be screened (including in winter when deciduous trees have lost their leaves) from the Scheduled Ancient Monument and Registered Park and Garden discussed in this report.

As per the existing treehouses, they will be built off pile foundations leaving minimal trace at the end of their design life. Equally, while reflecting the natural context, they would be clad with timber panels across the majority of external surfaces, with fenestration screened within the shape of the building, and timber louvres further integrating glazed areas.

Services will be connected to existing systems and any external lighting will be low level simply serving to illuminate the ground at pathways.

The new units are specifically designed to enable access to the holiday site by all user groups with features such as widened doorways and level entrances throughout.

Meeting the demands of the climate emergency, a small array of solar panels will also be ground mounted in a discreet location on the site, delivering an efficient and renewable source of energy.

Further tree planting will be provided at key vantages, with the addition of a small bund at the west of the site to permanently obscure public sight-lines from the nearby road.

For detailed drawings of the proposed buildings, together with associated footpaths and tree planting, see the plans and elevations provided with this application.

Montages which demonstrate the position of the proposed buildings in the landscape (in three dimensions) are also provided with the application which demonstrate the screened relationship between the proposed buildings and the Scheduled Ancient Monument and Registered Park and Garden nearby.

## Historical Context and Map Regression

The scheduled Ancient Monument near the site is known as Gweek Round. It is an example of a 'round', a raised earthwork settlement found throughout Cornwall and west Devon. For the official 'Scheduling' description, see the Appendix.

The precise date of Gweek Round is unclear. As a member of the 'round' type, this particular example could date from anywhere between 800BC and 700AD. Establishing a clearer date for the occupation of rounds relies upon indicative archaeological finds on the site, and Gweek Round has not yet benefited from an extensive archaeological dig. An exception to this is a watching brief which was carried out in 1980. No finds were recovered.

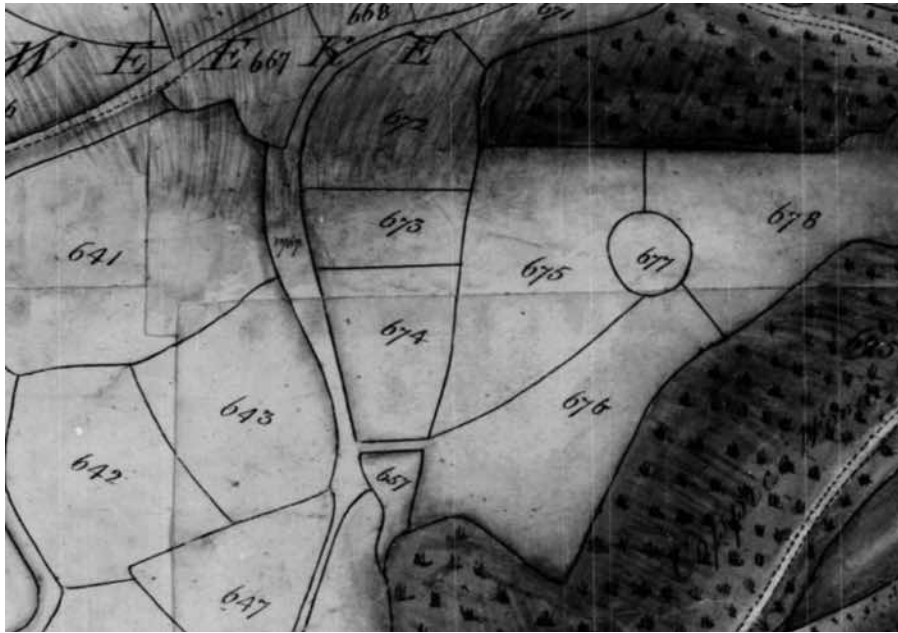
The SAM predates any written settlement records. The first reference to Gweek Round is in the work of Richard Polwhele, an antiquarian and theologian working in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Polwhele describes the round as follows:

*On the top of Gweek wood, about a mile and a half distant from the Gear, (or rather the Caer) is a small camp. These three fortifications stand in a right line, on high situations and within one view (Richard Polwhele, The History of Cornwall: Civil Military, Religious, Architectural, Agricultural, Commercial, Biographical and Miscellaneous, (Falmouth: Cadell and Davies, vol.1 1803, 126)).*

Polwhele's latter observation is a reference to the fact that Gweek Round, Gear Hillfort and Caervallack Round all sit on one axis, and on high ground (see all SAM description entries in the Appendix). Gear and Caervallack are relatively close to one another but Gweek Round lies some two kilometers to the northeast of this pair.

Gweek Round also sits above two waterways (though today they are not visible from it), Ponsontuel Creek and the remainder of Helford Creek which now travels through Gweek. This placement may well have been of strategic or other significance.

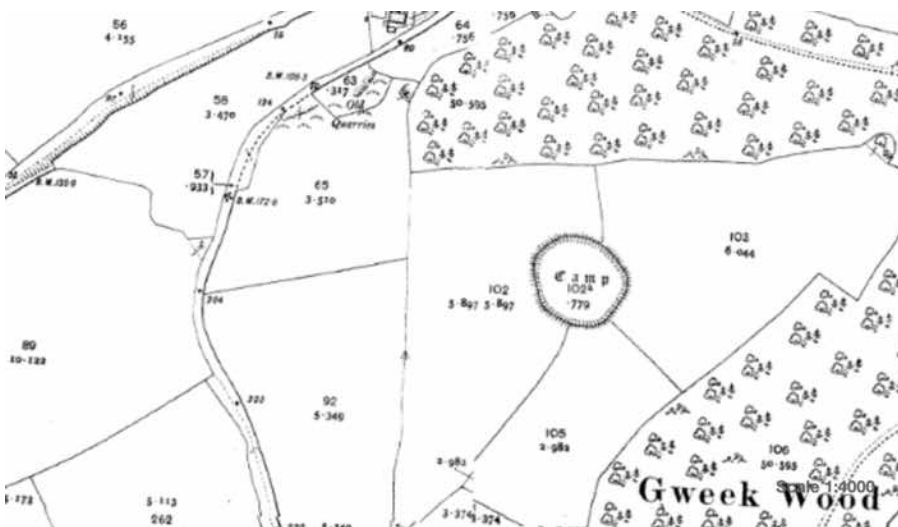
The Round appears in every available mapping record of Gweek from the 1840s to the present day. The mapping evidence does not register any change from the earliest point to the most recent. The round will almost certainly have had a dug-out trench beneath the raised rampart (as one finds in larger, better preserved examples such as that at Caervallack) which has now been filled in. Again, the mapping evidence does not illustrate this change and it is possible that it predates the 19<sup>th</sup> century.



Map 1: 1842 Tithe Map



Map 2: 1877-1879 OS Map



Map 3: 1906-1907 OS Map

Three field boundaries intersect with the round's boundary, with two meeting it on the southern side and one on the northern side. These field boundaries have not changed since the 1840s, though a temporary field boundary made of barbed wire and wooden posts now adjoins the western side of the round too. The round has an opening at its southernmost point.

Rounds worked as defensive settlements, in which farming communities (with mostly pastoral rather than arable land use) would live. The farming communities typically managed large areas of land surrounding the fortified settlement. Archaeologists have speculated as to the deeper significance of rounds and hillforts in terms of the social organisation of late Iron Age and Romano-British Cornwall (e.g. the round being indicative of 'elite' groups).

The available evidence may not be strong enough to support these hypotheses. As one scholar has recently pointed out "the archaeological evidence from the rounds themselves, is [...] ambivalent [...] the settlement landscape of Late Iron Age Cornwall does not seem to fit any existing model of social hierarchy, and may instead point towards a more complex and localised organisation of communities" (L. J. Cripps, 'Re-situating the Later Iron Age in Cornwall and Devon: new perspectives from the Settlement record', in *The Later Iron Age in Britain and Beyond*, (Oxford: Oxbow Books, 2007), p.153.

After the seventh century AD, the 'round' is phased out as a settlement type, and is replaced by unenclosed habitations.



## Site Descriptions

### Scheduled Ancient Monument: Gweek Round



*Figure 1: Aerial view of Gweek Round looking to the southeast (away from the site)*

The westernmost corner of Gweek Round sits about 130m to the east of the development site.

The round sits at the highest point at the intersection of three grassed fields. The round would originally have been 'univallate', meaning its defensive perimeter was made of a single ring of raised bank plus a dug-out trench. As noted in the Scheduled Ancient Monument description, this trench has been filled in (at an unknown point, possibly prior to the 19<sup>th</sup> century as mentioned above).

Due to the filling-in of the trench, the round today is at about the same height off the surrounding ground as the nearby hedges. The earthworks however are much broader than nearby hedgerows and there are several pollarded trees (hazel and oak) which are well established on the bank. A pair of small but mature oak trees sit on the southern most tip of the round.

At points, the fabric of the round can be seen: compacted earth with occasional shards of slatestone. Fences have been placed on both sides of the round to keep animals from damaging the banks.



*Figure 2: Eastern half of the Round looking due west. Both edges are in view. At extreme is a Cornish hedge (not physically connected to the SAM).*



*Figure 3: Western half of the round (closest to the site) looking ESE*



*Figure 4: Detail of the Round on the southwestern side showing grassed-over bank, pollarded oak, fence and hem of bracken*



*Figure 5: Detail view on the southern tip of the Round showing mature oak and area of exposed earth and slatestone shards*



*Figure 6: Detail view of the northeastern side of the round showing pollarded hazels, exposed earth, and fence.*

### **Setting of the Round**

The immediate setting of the Scheduled Ancient Monument (the Round) is a mosaic of three open fields. The fields are sloped, with the SAM at their apex. On all sides, the open fields are bounded by well established hedgerows. On two sides (those that form Gweek drive to the northeast and southeast) mature deciduous woodland and modern conifer plantations frame the SAM.

The sloping topography of the fields which immediately abut the Round mean that the Kosel Treehouses site (and the proposed development plots within it) makes a very limited contribution to the setting of the Round. Views from the Round looking towards Kosel do not feature any of the built features on site, unless one moves away from the Round and looks over the hedge abutting the Kosel field. Topography mainly screens out the development site (not subject to the seasons). The setting therefore retains its sense of openness.

The main buildings that can be seen from the setting of the Round are those which are in the far distance, reappearing in view as the land rises back up from the valleys (for example see figure 8).

Just as the Kosel Treehouses site is not visible from the Round, the Round is not dominant in views from the other direction. From the edge of the Kosel field at its lower end, only the tops of the pollarded hazel come into view; from the higher part of the field further away from the proposed development plot, the Round comes into view on the horizon line.

Finally, long-distance setting views towards the Round do not feature the Kosel site or development site unless taken at altitude (fig.14). The surrounding woodland, sloping topography and mature hedge screens both features out from most long-distance views (fig.15).



*Figure 7: Setting view looking due east from the eastern side of the Round. The conifer plantation and deciduous woods of Gweek drive can be seen at right and extreme left*



*Figure 8: View from the scheduled ancient monument looking towards the site (Kosel Treehouses) to the west. The proposed development site is marked with a yellow arrow, and sits below and behind where the hedgerow meets the denser woodland.*



*Figure 9: View from opening in Cornish Hedge immediately adjacent and connected with the Scheduled Ancient Monument, looking towards the site (Kosel Treehouses) to the west. Again, the site is marked with a yellow arrow and is out of view.*



*Figure 10: View from the bottom, western side of the field at west of the Round looking towards the development site.*



*Figure 11: View looking over the hedge at the extreme western end of the field towards Kosel, facing the opposite direction to the Round)*



*Figure 12: View from the hedgerow at the edge of the Kosel Treehouse site (at the lower end of the field) towards the Round*



*Figure 13: View from the hedgerow at the edge of the Kosel Treehouse site (at the higher end of the field) looking towards the Round*

The slope of the hillside continues into Kosel Treehouses' field. As a result, the open area at the apex of the hill (containing the Round) is not visible from the road (the U6027 from Gweek to Ponson Tuel): see figure 13.

From the wooded U6027 road looking east across Kosel Treehouses and towards the round, only the oak and rowan trees which make up the edge of the field can be seen. The brow of the Round is not visible.





Figure 14: View from the U6027 road to the east, towards the Round (not visible, direction marked in blue)

### Registered Park and Garden: Trelowarren

The Trelowarren Registered Park and Garden (RPG) covers a very large area of land expanding out from the Trelowarren Estate on the southern side of the Helford River. The Trelowarren Estate is the historic seat of the Vyvyan Family which has been based at Trelowarren House since the late medieval period. The Registered Park and Garden covers ground that was formerly part of the sprawling estate, the outer parts of which have now been broken up into separate ownership.

The full description of the RPG is provided in the appendix, with the relevant section of the description marked in bold.

The relevant part of the Registered Park and Garden which sits near the site is Gweek Drive. Prior to 1922, this long stretch of road was a private drive constructed by Sir Vyell Vyvyan around 1815. The character of the drive is a densely wooded area (Traverry Wood), mostly of deciduous trees with some planted evergreens. The road follows the topography of the steep Ponsontuel Creek valley, where it opens out to the junction towards Gweek itself. Today, the road is a public road, the B3293.



*Figure 15: View towards the northernmost part of the Gweek Drive section of the RPG. The Kosel Treehouses site is not visible but lies beyond and above the fringe of trees at centre right.*

The Registered Park and Garden follows Gweek drive beneath the promontory of the site, sitting adjacent to its north, east and south boundaries. A panorama showing the RPG can be seen in Figure 25, Appendix 2.

The slope which the road sits beneath obscures the site at all points: neither the SAM nor the proposed development site come into view from it. This, plus the density of woodland and the fringe of evergreens planted towards the top of the slope, add to the screening effects regardless of season (figure 17 above was taken in winter).

### **The development site**

The development site lies adjacent to existing guest houses at Kosel. The easternmost plot sits where there is currently a bee skep, sitting at the lower point of the field where the hedgerow meets a dense deciduous woodland; the other development plot sits further to the west, on the lower part of the slope.

The field which both plots sit in is bounded by a metal fence with wooden posts, and are grassed over. Saplings are planted at regular intervals.



*Figure 16: East development plot, in the left foreground of this image. The Round sits beyond the hedgerow at right, not visible, direction marked in blue.*



*Figure 17: Western development plot marked in yellow*



*Figure 18: Overview shot showing both development plots (right and left frame) plus existing treehouses*

## Statement of Significance

### Significance of the Scheduled Ancient Monument, Gweek Round

As a Scheduled Ancient Monument, Gweek Round has been designated and is protected by legislation (Ancient Monuments and Archaeological Areas Act 1979). Like all SAMs, the Round is considered to have national significance.

The Scheduling description given by Historic England outlines the reasons for designation which gives an indication of the significance of the Round. The evaluative part of the description states:

*Despite being cut by a pipeline, the round 260m south of Tenament Farm survives well and will contain archaeological and environmental evidence relating to its construction, longevity, abandonment, agricultural practices, trade, domestic arrangements, social organisation and overall landscape context.*

This statement of significance can be expanded using Historic England's four categories of heritage value: aesthetic, historic, evidential and communal value.

#### **Aesthetic value**

Gweek Round has aesthetic value. The Round is small, "fossilised by hedges" (as the SAM description states), and less dramatic and obvious than other Rounds in Cornwall (Caervallack round, for example, is somewhat larger and retains more of its dug-out trench). Nevertheless, the round is still identifiable from a close-by as an unusual circular enclosure breaking up the irregular field pattern around it. The mature oak trees which have established on the round add to its appeal. The Round is a human intervention into the landscape which has now integrated into nature because of its great antiquity.

The immediate setting of Gweek Round adds to its aesthetic value. The three fields which the Round sits at the top of give the impression of open country, which complements the natural appearance of the Round.

These three fields are 'enclosed' by a backdrop of mature hedgerows and, in two cases, dense deciduous woodland and conifer plantations. This means that the setting of the Round constitutes the 'very near' and the 'very far': the open fields in the foreground, and the distant vistas which open up of higher ground further afield. The distant vistas of the Round's setting also add to the aesthetic value of the site, giving it a sense of outlook, defensiveness, and connection to its wider landscape. This sense of connection seems to have interested commentators since the first discussion of Gweek Round by Richard Polwhele in the early 19<sup>th</sup> century.

#### **Historic and Evidential Value**

Gweek Round has very high historic value. The monument is nationally significant and a rare example of its type, surviving for approximately two millennia or more (the precise date of the Round is yet to be found). The historic and evidential value of the round has been impacted by two main events, namely, the cutting-through of a pipeline in the 1980s, and the infill of the

defensive trench which occurred at an unknown date, quite possibly before the 19<sup>th</sup> century. These elements reduce the historical authenticity of the Round; holistically speaking it remains legible and largely intact, however.

Gweek Round demonstrates to viewers, historians and archaeologists alike, the particular living conditions of agricultural communities in Cornwall in a considerable period of time from the Iron Age up to the early medieval period. With further archaeological investigation, this and other sites provide clues about the organisation of society when very few other pieces of evidence are available.

This particular SAM has not been subject to thorough archaeological digs other than a watching brief in the 1980s. As such, the SAM is likely to hold further evidential value which could potentially clarify the social status and economy of its inhabitants, as well as the date range it was inhabited.

Finally, the setting of the SAM adds to its historical value. The fact that the Round is still surrounded by fields indicates the agricultural economy the round was based upon (even if field patterns may have changed). The very far vistas which can be glimpsed from the Round indicate one (probable) reason the site was chosen: its command of the surrounding landscape, and sense of defensibility.

### **Communal Value**

Gweek Round is not publicly accessible and is not visible from public roads or settlements. This reduces its prominence for local communities to some degree, meaning it may not form a strong part of local identity. However, the antiquity of the structure and its clear marking on maps means it is likely to be familiar to the community, even if it is not easily seen. The Round has minor communal value.

### **Significance of Trelowarren Registered Park and Garden**

Due the considerable extent of the RPG (the pleasure gardens for instance at the core of the estate sit some 2.5km from the northern end of Gweek Drive), this statement of significance will focus on the part of the heritage asset which sits nearer the site.

### **Aesthetic Value**

The aesthetic value of Gweek Drive as part of the Trelowarren RPG derives from the distinctive, dense woodland which follows the valley of Ponsontuel Creek. The winding drive gives an impressive sense of the scale of Trelowarren Estate, and hairpin turns frame a changing landscape with occasional views to the Helford and Gweek village to the north.

### **Historic and Evidential Value**

The use of Gweek Drive as a public road connected to the main network obscures in part the private ownership of the road historically. The surviving lodge at the junction to Gweek serves as a clue illustrating the wooded road's past function: an impressive display of wealth, land management, and ownership.

## **Communal Value**

As an important and aesthetically distinctive part of the local road network, connecting communities and places, the Gweek Drive has communal value. The visual appeal of the dramatic road which winds through the wooded landscape is clear and more publicly accessible than the core of the Estate.

### **Kosel Treehouses: Settings appraisal**

Gweek Round's immediate and far settings contribute to its historical, evidential, and aesthetic significance. The development site at Kosel Treehouses however does not feature prominently in this setting. This is partly because of the mature woodland and hedgerow that separates the site from the Round. Above all, it is the topography on which the Round and the site sit which reduces the intervisibility of the two sites to a minimum. This means that change on the Kosel Treehouses site (as long as the underlying low intervisibility is retained) would not bring a high level of impact to the setting of the SAM.

Kosel Treehouses are not visible from within the Registered Park and Garden (Gweek Drive). As such, the site makes a minimal contribution to the setting of this heritage asset.

The development site has a potential for evidential value stemming from below ground (archaeological) evidence.

### **Other considerations: AGLV and AONB**

Due to screening topography discussed elsewhere, Gweek Round and the proposed development site are not visible within the Character Area 8 of the Cornwall Area of Outstanding Natural Beauty (AONB), 'South Coast Western', which is near the Round. Similarly, within most views of and around the Area of Great Landscape Value (AGLV), the site and SAM are both lost from view.

Trelowarren—with Gweek Drive being part of the former estate—is mentioned in the appraisal of Area 8 of the AONB. The distinctive wooded landscape makes a contribution to the AONB, but the extent of its contribution is not affected by the Site or the SAM because these two areas are again not visible within the Drive or the designated AONB area.

## Impact Assessment

From both designated Heritage Assets, the design of the proposed buildings reduces intervisibility and visual impact in two ways. Firstly, the development would not be visible from most vantage points, from and around the SAM and RPG. Secondly, where this report has identified potential intervisibility, the buildings will blend in with the natural, wooded setting of the heritage assets so as to reduce their visual impact to a minimum.

### Impact to the setting of the Scheduled Ancient Monument (Gweek Round)

From the Round itself, looking towards Kosel, the development site and proposed buildings would not be visible. This is due to the underlying topography which would obscure the two holiday units by the brow of the hill capped by the Round.

The single-storey, dug-in design of the two holiday units (with flat, green roofs) mean that the elevations will not break above the brow of the hill and Cornish hedge (illustrated in figures 8 and 9) when seen from the Round.

Green flat roofs and silvered wooden cladding of the buildings will further ensure that the buildings remain integrated, blended-in to the green setting, and unobtrusive. This further mitigation would not be relevant from most views of the round, where the buildings will simply be invisible; the exception to this is views that are farthest from the round itself and closest to Kosel (i.e. at the western extreme of the field, or looking over the hedge down at Kosel, see figures 10 and 11).

Due to the lack of intervisibility between the site, as developed, and the SAM, the contribution made by the open, rural setting to the SAM's significance will remain intact. The SAM would continue to be experienced in a green, agricultural setting and the heritage asset would not be adversely impacted.

### Impact to the setting of the Grade II Registered Park and Garden (Trelowarren)

The steep bank which is densely wooded and forms the left-hand side of Gweek Drive (when travelling towards Gweek) screens the development site from this part of the Registered Park and Garden. This screening effect is complete from all views that encompass both the RPG and the development site. The proposed development would not break through this topographical screening and therefore would have no impact on the setting of the RPG heritage asset.

The design of the proposed buildings echoes woodland using turf roofs and wood cladding, and a programme of tree planting that is part of the proposals would actively increase the woodland area, an enhancement to the setting of the RPG (insofar as tree canopies associated with Gweek Drive come to the edge of the Kosel Treehouses site).

### Archaeological Impacts

Potential evidential value on the development site would be preserved by a suitably worded archaeological recording condition, as was conditioned in the approval PA18/11947 (condition No. 5): "the developer shall afford access at all reasonable times to any archaeologist nominated



by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.”

### **Other considerations: Impacts to AGLV and AONB**

The site will not be visible from the AONB or the AGLV due to topographic screening. The green roofs, wood cladding, increased woodland coverage ensure that the proposed development would be a discreet and sensitive addition near these designated landscapes.

## **Conclusion**

The proposed development would overall have a neutral impact on the two heritage assets identified. The Scheduled Ancient Monument near the site would have its open, rural setting kept intact with the proposed development, primarily because of the underlying lack of intervisibility between the site and the SAM.

The scale of development has been matched to this topography, ensuring that the proposed buildings are generally invisible from the SAM and its environs. Views towards the development site at the very edge of the field in which the SAM can be seen, and looking away from the SAM, would be further protected by design mitigations which blend the buildings into its landscape. This means that the wider setting of the SAM will also be protected by the proposals.

The Registered Park and Garden and its wider setting are not intervisible with the development site and the scale of the proposed development mean that this lack of visibility will continue. The Registered Park and Garden will be unaffected in the main by the proposals. From within Kosel, the canopy of trees associated with the RPG/Gweek Drive will be increased and enhanced by the tree planting programme and by the design of the buildings which echo woodland.

The settings of both these heritage assets, which contribute to their significance, would be preserved by the development proposals. The designs therefore satisfy relevant national and local planning policies for development in the setting of heritage assets.

## Appendix 1: Scheduling and Registered Park and Garden Entries

### Scheduled Ancient Monument: Round 260m south of Tenament Farm [Gweek Round]

#### Reasons for Designation

Rounds are small embanked enclosures, one of a range of settlement types dating to between the later Iron Age and the early post-Roman period. Usually circular or oval, they have a single earth and rubble bank and an outer ditch, with one entrance breaking the circuit. Excavations have produced drystone supporting walls within the bank, paved or cobbled entrance ways, post built gate structures, and remains of timber, turf or stone built houses of oval or rectangular plan, often set around the inner edge of the enclosing bank. Other evidence includes hearths, drains, gullies, pits and rubbish middens. Evidence for industrial activities has been recovered from some sites, including small scale metal working and, among the domestic debris, items traded from distant sources. Some rounds are associated with secondary enclosures, either abutting the round as an annexe or forming an additional enclosure. Rounds are viewed primarily as agricultural settlements, the equivalents of farming hamlets. They were replaced by unenclosed settlement types by the 7th century AD. Over 750 rounds are recorded in the British Isles, occurring in areas bordering the Irish Seas, but confined in England to south west Devon and especially Cornwall, where many more examples may await discovery. Most recorded examples are sited on hillslopes and spurs. Rounds are important as one of the major sources of information on settlement and social organisation of the Iron Age and Roman periods in south west England. Despite being cut by a pipeline, the round 260m south of Tenament Farm survives well and will contain archaeological and environmental evidence relating to its construction, longevity, abandonment, agricultural practices, trade, domestic arrangements, social organisation and overall landscape context.

#### Details

The monument includes a round, situated on the summit of a hill, overlooking the estuary of the Helford River by Gweek. The round survives as an oval enclosure of approximately 66m long by 60m wide with its outer rampart largely fossilised by field hedges of up to 1.6m high with a largely buried outer ditch.

The round was first recorded by Polwhele in 1803, noted by R Thomas in 1851 and described by Henderson in the 1920's. In 1980 a watching brief was carried out when a pipeline was laid across the interior. This showed the outer ditch to be steep sided and 2.5m wide at the top. The rampart was composed of loose stone and measured 3m wide at the base. No finds were recovered.

## **Scheduled Ancient Monument: Slight Univallate Hillfort Immediately south west of Gear [Gear Round]**

### **Reasons for Designation**

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an inturned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stakeholes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. They are relatively rare as a hillfort type and are important understanding the transition between Bronze Age and Iron Age. Despite some disturbance to the interior through cultivation and the erection of buildings, the slight univallate hillfort immediately south west of Gear survives well and will contain archaeological and environmental evidence relating to its construction, longevity, social organisation, territorial significance, agricultural practices, domestic arrangements and overall landscape context.

### **Details**

The monument includes a slight univallate hillfort, situated close to the summit of a north west-facing ridge, overlooking the Helford River. The hillfort survives as an irregular-shaped enclosure of approximately 6ha defined by a single rampart of up to 1.7m high internally with a partially buried outer ditch of up to 0.6m deep. There are entrances to the north, now cut by farm buildings and to the west. On the western side of the enclosure a park pale, defined by a revetted wall and outer ditch, is situated within the ditch of the hillfort and to the south the same park pale incorporates part of the rampart and ditch earthworks. To the south east the rampart and ditch have been cut by a duck pond. The buildings are excluded from the scheduling but the ground beneath them is included. The place name Gear is derived from the Cornish 'ker' meaning 'fort' or 'round' and it first appears in documents dating to 1262-6. Polwhele writing in 1803 was the first to describe the hillfort.

**Sources: HER:- PastScape Monument No:-427434**

## **Scheduled Ancient Monument: Round with Annexe called Caer Vallack [Caervallack Round]**

### **Reasons for Designation**

Rounds are small embanked enclosures, one of a range of settlement types dating to between the later Iron Age and the early post-Roman period. Usually circular or oval, they have a single earth and rubble bank and an outer ditch, with one entrance breaking the circuit. Excavations have produced drystone supporting walls within the bank, paved or cobbled entrance ways, post built gate structures, and remains of timber, turf or stone built houses of oval or rectangular plan, often set around the inner edge of the enclosing bank. Other evidence includes hearths, drains, gullies, pits and rubbish middens. Evidence for industrial activities has been recovered from some sites, including small scale metal working and, among the domestic debris, items traded from distant sources. Some rounds are associated with secondary enclosures, either abutting the round as an annexe or forming an additional enclosure. Rounds are viewed primarily as agricultural settlements, the equivalents of farming hamlets. They were replaced by unenclosed settlement types by the 7th century AD. Over 750 rounds are recorded in the British Isles, occurring in areas bordering the Irish Seas, but confined in England to south west Devon and especially Cornwall. Most recorded examples are sited on hillslopes and spurs. Rounds are important as one of the major sources of information on settlement and social organisation of the Iron Age and Roman periods in south west England. Despite having been partially cut by a road and park pale to the north and east and some disturbance through past cultivation, the round with annexe called 'Caer Vallack' survives well and will contain archaeological and environmental evidence relating to its construction, longevity, development, social organisation, territorial and strategic significance, agricultural practices, domestic arrangements and overall landscape context.

### **Details**

The monument includes a round with an annexe, situated on a prominent ridge, overlooking the steep valley of a tributary to the Helford River. The round survives as an oval enclosure defined by a single rampart up to 2m high and outer ditch up to 2.5m deep with a counterscarp bank confined to the southern side. There is a simple entrance to the north east. To the east, immediately adjacent to the round, is an annexe of elongated oval shape defined by a single rampart with outer ditch. The rampart and ditch are cut to the east by a road and to the north by a later park pale. The name is derived from the Cornish 'ker' meaning fort or round and since the round gave its name to the nearby settlement it received its first indirect reference in 1070. Polwhele first recorded it in 1803, and in the 19th century Thomas described how its eastern end had been cut by a road, although part survived beyond the road to the east. By the time Henderson recorded it in the 1920s this truncated eastern part had been destroyed.

## Trelowarren: Grade II Registered Park and Garden

Mid C18 and early C19 gardens and parkland, with earlier origins.

### HISTORIC DEVELOPMENT

In 1427 Honor Ferrers married John Vyvyan, bringing the Trelowarren estate into the family in whose possession it has remained up to the present day (2000). In 1561, a further John Vyvyan succeeded his father and married a co-heiress of Edward Courtenay, Earl of Devon, a match which brought significant new wealth to the family and provided the means for a remodelling of the medieval manor and chapel. John Norden's Map of Cornwall (1584) shows the C16 house set within a park. Richard Vyvyan (1611-65) supported the Crown in the Civil War and had charge of the Royal mints at Truro and Exeter; he was created a baronet by Charles I in 1645 (CL 1999). Sir Richard, or perhaps his father, Francis, again restored and remodelled the house and chapel; this work continued into the late C17. Sir Richard's son, Vyell (d 1697), inherited in 1665, and was responsible for the construction of the stables. He was in turn succeeded by a nephew, Sir Richard, third Baronet, who died in 1724. In 1745 the estate passed to another Sir Richard, fifth Baronet, who was then a minor. The house was visited in 1752 by the Rev Thomas Lyttelton, who sent a description to his brother, Lord Lyttelton of Hagley Hall, Worcestershire (qv) (CL 1999). On coming of age in 1754, the fifth Baronet undertook a major programme of rebuilding in the house using as his architect Thomas Edwards of Greenwich, an introduction perhaps effected by the Cornish antiquarian, the Rev William Borlase (ibid). A series of drawings of Trelowarren by Borlase clarify the extent of Sir Richard's work. Sir Richard also refashioned the pleasure grounds under the direction of Dionysius Williams to complement the gothicised house (ibid).

The Rev Sir Carew Vyvyan, sixth Baronet inherited the estate in 1783 and continued the programme of improvements, making extensive plantations across the site; he also undertook more detailed work in the pleasure grounds. The sixth Baronet was succeeded in 1814 by his cousin, Sir Vyell Vyvyan, seventh Baronet, who developed a system of drives and refaced the medieval chapel. The eighth Baronet, Sir Richard Rawlinson Vyvyan, succeeded his father in 1820 and undertook further improvements, including the construction of a new approach from the Gweek Drive and a quay on the Helford River, in anticipation of a visit from Queen Victoria. Sir Richard also constructed three walled gardens in the grounds (Pett 1998). The eighth Baronet more than doubled the size of the estate by purchasing adjoining properties, and between 1829 and 1833 spent nearly £11,000 on improvements, thus seriously depleting the family's finances which, since the mid C18 had been enhanced by revenue from tin mines (CL 1999). At his death in 1867 the estate was encumbered with mortgages.

Sir Richard was succeeded by his cousin, the Rev Vyell Vyvyan, who lived at Trelowarren until his death in 1916, when his son, Col Sir Courtenay Vyvyan, inherited the estate; outlying areas were sold in 1935-6. Sir Courtenay's second wife, Lady Clara, continued to live in the house after her husband's death in 1941, renovating the pleasure grounds and creating a garden of her own, until her death in 1976; her experiences were recorded in a series of books including *A Cornish Year* and *Letters from a Cornish Garden*. During the Second World War the house was requisitioned by the army, with 3000 troops billeted there during preparations for the Normandy Landings; this led to significant damage to both the house and grounds.

A comprehensive programme of restoration has been undertaken in both the house and grounds in the late C20; the site remains (2000) in private ownership.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Trelowarren is situated c 6km south-east of Helston and c 1.5km west of the village of St Martin's Green, to the south of the Helford River. To the north the site adjoins Mawgan Creek, and to the north-east the Helford River. The north-west boundary is formed by a stream which flows from south-west to north-east to join the head of Mawgan Creek, while to the west and east the site adjoins agricultural land. To the south-west the boundary is formed by the B3293 road which runs south-east from Garras to St Keverne. There is a further, detached area to the north-west of the core of the site, which is situated to the north-west of the village of Mawgan. This long narrow strip adjoins agricultural land to the east, south, and west, and the Helford River to the north; to the north-west it adjoins domestic properties in the village of Gweek. Trelowarren stands on the northern edge of the plateau of the Lizard peninsular, to which the ground rises to the south and south-east; to the north the ground falls to the Helford River and Mawgan Creek, of which there are views from within the site.

**ENTRANCES AND APPROACHES** Today (2000), Trelowarren is approached from Garras to the west. From Carabone Lodge (mid C19, listed grade II) the drive, planted with an avenue of ilex oaks, leads east across a causeway (listed grade II) between Pond Cottage (c 1833, listed grade II) and an associated pond (silted-up, late C20). The drive continues through woodland and across the park before passing between a pair of stone piers (listed grade II\*) into the pleasure grounds. The stone piers, dating from the 1660s, originally stood at the entrance to the mid C17 forecourt on the west side of the house. From that position they were moved to the Double Lodges c 1760, and subsequently to their present position c 1832. A service drive leads between a pair of ornamental wrought-iron gates (listed grade II) decorated with cast-iron fir-cones to reach the stables. These gates previously stood at the entrance to the park east of the house. The drive passes along the side of a crenellated wall (listed grade II) which was constructed, like this section of the drive, in 1833, and then leads south of the house to reach the east front. The west drive was laid out by Sir Richard Rawlinson Vyvyan in 1832-3.

**The west drive is joined by a longer approach from Gweek to the north-west. Gweek Drive is today (2000) a public road, the B3293, and starts c 3km north-west of the house, at the early C19 thatched Gweek Lodge (listed grade II), which stands opposite Tenement Farm on the Helford River east of Gweek. The drive leads south through Ponsontuel Creek, through Traverry Wood, and then on to Garras. The Gweek Drive was laid out for Sir Vyell Vyvyan c 1815. A second lodge, Ponsontuel Lodge does not survive, and appears to have been demolished c 1922 when the drive was adopted as a public road.**

The north-west drive from Mawgan enters the site to the north and joins the west drive to the south-east of Venton Gannal; this drive predates the mid C18 landscaping undertaken by Sir Richard Vyvyan. A further drive leads from Tremayne Quay to the north-east. This drive winds southwards through woodland to the settlement of Caervallack, skirts the west side of earthworks known as Caer Vallack (scheduled ancient monument), passes between a gateway and a lodge, and thence leads through The Warren to the house. This drive was laid out by Sir Richard Rawlinson Vyvyan in the mid C19 in anticipation of a visit by Queen Victoria.

A further drive enters the site from the B3293 road to the south-west at a point opposite a minor road leading south-west to Trevassack. The entrance is marked by the mid C18 Double Lodges (listed grade II), beyond which the drive leads north-east and north through Trelowarren

Plantations; these plantations of silver fir, Pinaster, and Scots pine were planted on Lizard Heath as experimental forestry c 1755. The drive continues to the east of Chybilly to join the west drives c 250m west of the house. The south drive was the principal access to the site in the C18. To the east of the plantations which adjoin the Double Lodges a second entrance leads north to the mid C19 Polawyn Lodge and on to the east of Polawyn Cottage, before sweeping west to join the south drive.

The east drive formed a branch leading from the south drive, passing east across the Great Park before swinging back west to approach the house from the north-east. The construction of this approach for Sir Vyell Vyvyan c 1815 involved the removal of a garden wall which ran to the east of the house, and was associated with moving the entrance front from the west to the east front of the house c 1810. This drive is no longer in use (2000).

**PRINCIPAL BUILDING** Trelowarren (listed grade I) is approximately U-shaped on-plan with wings to the north, south, and east enclosing an open, west-facing court which is today (2000) laid to lawn. The house is constructed in stone and comprises two storeys under hipped slate roofs and crenellated parapets. The south wing comprises the mid C17 chapel, which was rebuilt either by Francis Vyvyan or his son, Sir Richard, to replace a medieval chapel on the site. The east and north wings are lit by mullioned windows, those to the first floor of the north wing being set beneath dormer gables. The west facade of the east wing is lit by a central, full-height canted bay window and there is a further canted bay on the south facade. The house has medieval origins, and was extensively rebuilt in the mid C16 and again in the mid C17. Further alterations were undertaken by Sir Richard Vyvyan with the advice of the Greenwich architect Thomas Edwards in the mid C18; these included the regularising of the fenestration and the construction of a new roof and the crenellated parapets, as well as internal decoration using Gothic-style plasterwork. Sir Richard Rawlinson Vyvyan made further improvements in the early C19 which included moving the entrance from the west facade to the east, and extending the north range to incorporate new family apartments. The service quarters lie to the north of the house.

To the west of the house are a range of outbuildings, including the stables (listed grade II) which are dated 1698 and which were rebuilt in 1882 (date stone), the stable blocks (listed grade II), and the carriage house (listed grade II).

**GARDENS AND PLEASURE GROUNDS** The gardens and pleasure grounds lie principally to the south of the house, where rising ground is cut to form a grass terrace extending from east to west. Beyond the terrace the ground rises again to the edge of wooded pleasure grounds. An undated plan of c 1750 which is attributed to Dionysius Williams shows pleasure grounds laid out to the south of the house with a series of serpentine walks; these broadly correspond to walks which survive today (2000).

Below the north-west wing of the house an enclosed garden, known as the Lady's Garden, comprises geometric flower beds set in grass and divided by gravel walks, planted principally with herbaceous subjects. To the south the garden is enclosed by a low iron fence which separates it from the west lawn and chapel, while to the north and west it is enclosed by granite walls (listed grade II) which are surmounted by crenellated parapets, and which incorporate various architectural features. The walls were brought to Trelowarren by Sir Richard Rawlinson Vyvyan from Nanswhydden, St Columb Major, another Cornish house designed by Edwards (CL 1999). The Lady's Garden was constructed as part of Sir Richard Rawlinson Vyvyan's early C19 alterations to the north wing of the house, and was laid out as a botanical garden by the head

gardener, William Duncan. The present planting has been developed in the late C20 from the mid C20 scheme implemented by Lady Clara Vyvyan (d 1976).

To the north-east of the house is a shrubbery comprising beech underplanted with laurel, which flanks an ornamental walk. This area was laid out c 1810.

**PARK** The deer park or Great Park is situated on rising ground to the east of the house and comprises pasture which is enclosed to the north, east, and south by park pales, beyond which are areas of woodland including Parkhills Wood and Lawnhills Wood. The deer park existed before 1584 when it was recorded by Norden; it was subject to improvement by Sir Richard Vyvyan under the direction of Dionysius Williams in the mid C18 (ibid). A further area of park is situated to the south of the house on ground which rises towards Trelowarren Plantation on the southern boundary of the site. Lying to the east of the south drive and to the west of the deer park, this area formed part of Sir Richard Vyvyan's mid C18 improvements.

The western half of the site is divided up with field boundaries and blocks of woodland planted for shelter. These include Chybilly Plantation to the east of the south drive which was planted c 1820, and the contemporary Polawyn Plantation to the north-east. This area was developed as part of the early C19 picturesque improvements undertaken by Sir Richard Rawlinson Vyvyan (ibid).

The fogou at Helligye forms a notable feature within the site to the west of the house. It is situated c 200m west of The Mount, a feature constructed by Sir Richard Rawlinson Vyvyan using spoil from the construction of the east drive.

**KITCHEN GARDEN** Two kitchen gardens are situated c 20m north-west of the house and immediately west of the stables, and are enclosed by early C18 brick walls (listed grade II) c 3m high. Within the northern walled garden is an early C19 granary or seed store (listed grade II). The area occupied by the kitchen gardens and adjacent stables is a raised and levelled platform, separated on its south side from the drive by a crenellated stone wall (listed grade II) dating from the 1830s. A turret at the west end of this wall provides access through to the gardens beyond.

The home farm, Chybilly, lies c 450m south-west of the house. Dating in part from 1524, most of the buildings are late C18 and early C19, while the house and cottages date from the early C20.



## Appendix 2: Panoramas



*Figure 19: Panorama from the Round (at left) with the upper end of Kosel field visible at right*



*Figure 20: Panorama adjacent to Kosel field's hedgerow, with the top of pollarded hazels on the Round visible at left*



*Figure 21: Panorama from the eastern side of Kosel site, approximately on the eastern development plot, with the hedgerow visible at left*



*Figure 22: Panorama on the western development plot in Kosel's field. The hedgerow which borders the field with the Round is visible left of centre.*



*Figure 23: View towards Gweek Drive, which constitutes part of the Trelowarren Registered Park and Garden. Kosel sits out of view above the right hand side of the promontory*