

Lea Cot, Trenear, Helston, Cornwall TR13 0ER

Heritage Statement incorporating Flood Risk Assessment.

Ref 2347.3.050A – Retrospective Approval for demolition of existing garage and proposed storage and distribution unit. Change of use from domestic to commercial, use class B8 Storage and Distribution.



Desmonde Associates Ltd.

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Address:
Lea Cot
Trenear
Helston
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TR13 0ER



1. Introduction

1.1. Location

- 1.1.1. The site has natural stone hedging to its boundaries – enclosed gravelled courtyard area located to the East forming the street elevation and well established hedgerows surrounding the site boundaries to the South and West.
- 1.1.2. The site is located within Wendron Cornish Mining World Heritage Site.
- 1.1.3. Trenear is a well preserved, rural and historic settlement, that has seen limited modern development. As a consequence, the settlement maintains its rural character with little development at all outside its historic core.

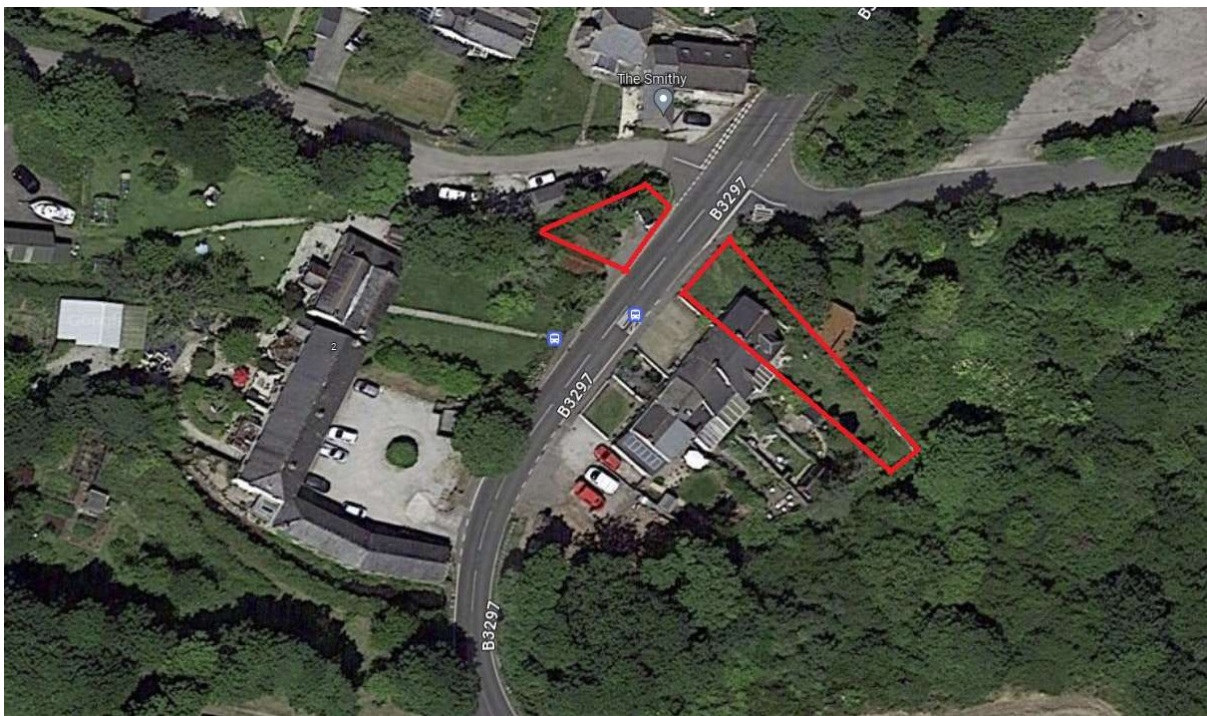


Figure 1 - Location Plan (Obtained: Google Maps, 2023)

1.2. The Property

- 1.2.1. Lea Cott forms the end terrace for a terrace of five properties
- 1.2.2. Material finishes of the neighbouring historic buildings consist of Random Coursed Granite rubble and dressed granite with Scantle slate roofs.
- 1.2.3. There are no Tree Preservation orders within the site or within the vicinity of the site.
- 1.2.4. The site is located within the Fal & Helford River special areas of conservation zones of influence and outside the catchment of the Penhale Dunes (Penhale Dunes SAC & Fal and Helford SAC).
- 1.2.5. The property is located within Wendron Cornish Mining World Heritage Site.
- 1.2.6. There is a public right of way along the road to the north of the site, Parish Path no./link no. [232/138/3](#) Priority (gold/silver/bronze): Gold. Path Status no. 2.
- 1.2.7. The site is located within Flood Risk Zone 3b on the Environment's Agency's online flood map, which is at a high risk from flooding. The proposals will not have any impact on the existing surface water drainage system as there are no proposed changes / additions in terms of to non-permeable external surface finishes have reduced under the proposals.

1.3. Planning History

- 1.3.1. Planning Reference W2 /PA94/00384 Proposals: Erection of extension to existing dwelling and installation of a cesspool.
Approved (Statutory / One Condition – 1Mon 27th June 1994.

2. Local Heritage

2.1. Vicinity

- Trenear is not located within a Conservation Area.
 - Trenear is located within a World Heritage Site – Wendron Mining District.
 - There are no listed buildings located in Trenear, the village of Wendron is the closest village with listed buildings / monuments located within the village boundaries.
- 2.1.2. World Heritage Site – extracts from World Heritage Scanned Nomination – Cornwall and West Devon Mining Landscape
- 2.1.3. *Wendron (A4) The smallholding landscape is remarkably intact. The area is recorded as having had 35 beam engines. One of these (at Porkellis) has been consolidated (by the National Trust), two others have been adapted as dwellings; and those at White Alice and Trumpet Consols require consolidation. The remainder have been demolished. CISI recommends a Conservation Area at Porkellis, the underground remains at Poldark Mines are exceptionally well preserved. Porkellis chapel is on the national Buildings at Risk Register*
- 2.1.4. *A4 (50008'53"N, 05039'21"W) This rural mining district was significant in terms of its near-surface alluvial tin production which later led to comparatively shallow shaft mining. It contains areas of former tin-streamworks together with extensive upland miners' smallholdings. The boundary has been drawn to include the large area of smallholdings in the north, the mining settlement of Porkellis and the principal central areas of alluvial valley basins (with their associated shaft mine sites) and the shaft mines in the south around the village of Wendron.*
- 2.1.5. *'Poldark Mine' Former eighteenth century underground workings have been made accessible to the public at a tin mine formally known as Wheal Roots. The site, named after the popular novels and television series, also contains the Greensplatt beam engine re-sited from the china-clay district.*
- 2.1.6. *21. Poldark Mine and Heritage Complex (Private). The mine was originally worked sometime between 1720 and 1780. In 1856 it became part of the Wendron Consols Mine and is shown on the surface plan of that mine as 'old men's workings' meaning that it was at that date considered a very old mine. Because of the unusual way in which Wheal Roots Lode had been worked there is little doubt that it had been discovered by tin streamers in the bed of the River Cober and was from there mined into the hillside. Cornwall & West Devon Mining Landscape WHS Bid Outline Marketing Strategy 8 The Tourism Company The site is a multi-faceted family leisure attraction. Access to the site is free but there is an admission charge for the underground mine tour. Contained within the site is a mixture of buildings and structures which house:*
- 2.1.7. *Wendron District The smallholding landscape is remarkably intact. The Area is recorded as having had 35 beam engines. One of these (at Porkellis) has been consolidated (by the National Trust), two others have been converted to dwellings; and those at White Alice and Trumpet Consols require consolidation. The remainder have been demolished. CISI recommends a Conservation Area at Porkellis, the underground remains at Poldark Mines are exceptionally well preserved. The chapel at Porkellis is on the national Buildings at Risk Register.*
- 2.1.8. *A4 Wendron Mining District The sparsely populated upland area of Carnmenellis contains the most extensive and best-preserved evidence for miners' smallholding intakes in Cornwall. Mining was in granite 'country', relatively shallow and principally for tin. It was mostly restricted to the area around Porkellis and Wendron where there is good evidence for extensive alluvial tin mining in the form of flooded pits, industrial watercourses and waterwheel pits. Shaft mine sites complement these and some fine engine houses are scattered within and surrounding the settlements. This is one of Cornwall's oldest mining areas where tin was worked from prehistoric times until the twentieth century. The early nineteenth century chapel at Porkellis was converted*

into a school room when the 1866 chapel was built alongside. It contains one of the most complete internal survivals of a large rural chapel in Cornwall.

- 2.1.9. *A4 Wendron Mining District Poldark Mine and Heritage Complex (Private). The mine was originally worked sometime between 1720 and 1780. In 1856 it became part of the Wendron Consols Mine and is shown on the surface plan of that mine as 'old men's workings' meaning that it was at that date considered a very old mine. Because of the unusual way in which Wheal Roots Lode had been worked there is little doubt that it had been discovered by tin streamers in the bed of the River Cober and was from there mined into the hillside. The site is a multi-faceted family leisure attraction. Access to the site is free but there is an admission charge for the underground mine tour. Contained within the site is a mixture of buildings and structures which house. The physical appearance of the site disguises the genuine heritage qualities of the museum and underground experience. The museum gives an overview of: the early history of tin extraction in Cornwall; the rediscovery and exploration of the mine; the early history of the use of explosives in Cornwall; the history and development of steam engines in the County; the Cornish overseas. The museum is being refurbished with new exhibitions and Poldark is developing as the interpretation centre for the Wendron area. The guided underground tour of the mine takes approximately one hour. Up to 30 visitors are taken on a tour. About two thirds of all site visitors (85,000 per annum) take the mine tour for which a charge is made.*

2.2 Extract taken from Poldark Mine Cornish Mining Heritage Site

The hamlet of Trenear [Trenere Wolas] is part of the village and district of Wendron near Helston and lies in a vale below the village church. This is where the three mines, Trenear Tin Stamping Mills, the post office, the village shop, grist mill, blowing house, the forge & blacksmiths with its petrol pumps, the sawmill and the Wheelwrights workshop were thriving a century ago that continued in part until the end of the 1970s. The Tin Stamps water Mill was converted into the Trenear Dairy which operated from 1888 to 1972 using water power to drive the machinery and generate power. Wendron is one of the few rural villages in Cornwall that has no new houses.

Trenear is located on the B3297 Helston to Redruth road 3 miles from Helston on the edge of the beautiful Lizard Peninsula which is a designated Area of Outstanding Natural Beauty [AONB]. The mine & museum is located on Porkellis Lane in Lower Trenear [Trenere Wolas] set below a granite escarpment in eight acres of waterside country style gardens in a beautiful wooded glen on the River Cober valley floor.

The fast flowing Cober River rises near Four Maidens & the mile-and-a-half-long 13th century aqueduct or mill race is fed by the river from the adjoining Porkellis Moor a designated Site of Special Scientific Interest [SSSI] due to its biodiversity. The rich flora and fauna naturally extends through the woodlands surrounding the Poldark grounds which are teeming with wildlife.

*The workings lie below several acres of hillside fields that form private farmland in the village. The grounds are known today as the **Trenere Wolas Gardyn** being the name of the location in the 1400s and before. The spelling of Gardyn is taken from middle English which was in use from circa 1100 to 1500. Wolas means lower in Cornish.*

The tiny Poldark Demesne is about 230 feet above sea level in a rural farming community about 4 miles uphill from the ancient port of Gweek from where much tin was exported, the port dates to 450 BC when tin was traded with the Phoenicians.

In Medieval times Gweek was a busy river port. Tin and copper ore from the mines in Wendron were exported, charcoal for smelting tin, coal and timber was imported. Trade dwindled due to the decline of tin and copper mining and the port of Gweek on the Helford River became silted up and gradually fell into disuse.

Porthleven is another harbour less than 6 miles from Trenear, it sits near Mounts Bay on the English Channel to the south, close to the point where the waters from our river reaches the Loe Pool and the sea at Loe Bar. The mine is around 8 miles from the Atlantic Coast to the West at Hayle.

*Wheal Roots, Hwel Roots or Huel Roots, is a tin mine now known as **The Poldark Mine** and has a special place in the story of Cornish tin mining. An ancient location that is the veritable cradle of tinning in Cornwall, the mine is also a Regionally Important Geological & Geomorphological Site [RIGS] No K31 [there are only 56 such designations in the entire United Kingdom]. The old mine workings represent the roots of a lode. This cannot be seen anywhere else. The main stope shaft has most recently been identified as the location of a Carbona Mass and its upper level was once worked as a Goffen Shaft in ancient times - again most unusual.*

The mine, Scheduled Ancient Monument & grounds are part of the UNESCO Cornwall & West Devon Mining Landscape World Heritage Inscription - Area 4.

A Bronze-Age Scheduled Ancient Monument - the unique Trenear Mortar Outcrop - sits in our riverside grounds where alluvial tin ore was processed by ancient Britons circa 3,500 to 4,000 years ago. There is no other in the UK - We know this as our Tin Henge and this place is the virtual cradle of tin dressing in Cornwall.

*The **Trenew Mortar Outcrop** is formed from a living granite outcrop some 290 million years old. The granite here is the oldest in Cornwall being some 20 million years earlier than the remainder and is part of the Carnmenellis Pluton. This modest Monument Stone serves to confirm the great antiquity and global importance of the location which is why we call this place **TIN HENGE**.*

2.2. Neighbouring Properties.

2.2.1. The local vernacular of Trenew, contains a palette of traditional materials. These consist of

- Natural slate roofing.
- Natural Stone faced walls
- Rendered painted walls – Colour White.
- Timber, painted / uPVC – windows and doors – colours White Brown & Green
- Timber painted timber fascia's and soofits – Colour White, Brown & Green
- UVPC Rainwater goods – colour – White, Black & Brown.

2.2.2. The neighbouring property to the South West used to be the former post office.

2.2.3. Trenew is a well preserved Rural Historic Settlement that has seen little in the way of modern development and has therefor maintained its rural character.

3. Existing.



Figure 2 – Existing Garage/ Store (Obtained: Google Streetview, 2009)

4. Flood Risk

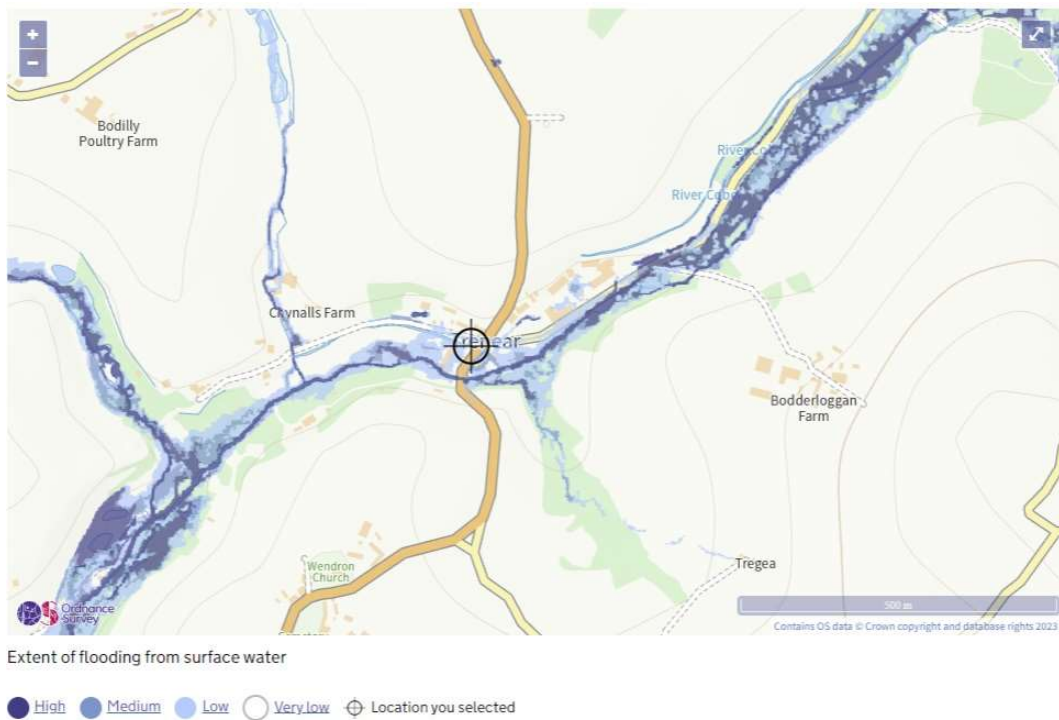


Figure 3 – Extent of Flooding from Surface Water



Figure 4 – Extent of Flooding from Rivers and Sea

The proposed garage is located in Flood Zone 3b so is susceptible to flooding. The replacement storage and distribution unit is smaller than the original garage which was present before demolition and subsequent replacement.

The proposed smaller footprint of the garage will provide less surface water run off, therefore improving the risk of flooding when compared with the larger original garage/ store.

5. Proposals

- 5.1. Demolition of Garage and proposed Storage and Distribution Unit, change of use from domestic to commercial premise with use class B8 Storage or Distribution.
- 5.2. The existing garage which has been demolished was the same form and size as the existing neighbouring garage and was a timber frame building clad in corrugated metal profile sheeting – with a black painted finish.
- 5.3. The proposed replacement timber frame building has a smaller gross internal floor area; please refer to below table.

Existing Garage Demolished Footprint m ²	Proposed Storage and Distribution Unit m ²
22.25m ²	16.9m ²

- 5.4. The proposed replacement store is timber frame construction and clad with a natural timber finish.

6. Conclusion

- 6.1. The proposals will have little to no impact on the existing street scene and wider World Heritage Site associated with the Wendron Mining District.
- 6.2. The proposed store/ distribution unit has a smaller footprint, and the changed in external material finish has little impact on the World Heritage Site associated with the Wendron Mining District.
- 6.3. The change of planning class will also have little impact on the designated World Heritage Site associated with the Wendron Mining District.

7. Appendix 1 – Statement of proposed use and reasons why we believe a Phase 1 Contamination Report is not required

Estimate of anticipated trip generation that would be associated with the proposed associated use – Planning Use Class B8 – Storage or Distribution. Supply of Alcohol (M) (for consumption off the premises). Premises Licence No. LI23_001676

The Bimbling Barrel's ethos is sustainability therefore deliveries and collections to the site are kept to a minimum by grouping orders. The deliveries made from the property are on average twice per month. To date no customer collections have been made from the site as delivery is offered within a 10 mile radius. Deliveries to further locations are fulfilled using DHL drop off therefore traffic to and from the property are not affected.

Supplier deliveries to the property also average twice per month as orders are combined or supplies collected by the property owner.

We believe that Phase 1 contamination report is not required because of the following:

- (i) The retrospective proposals are of a small scale and will only be occupied for small periods of time.
- (ii) This is effectively a smaller replacement of an existing Domestic / Garage, albeit this is now a change of use.
- (iii) The works have already been carried which would relate to contaminated land and related only to the installation of minor strip foundations the depth of which was at most 150mm.
- (iv) No further works related to the ground conditions.