



LAND ADJACENT TO PARC VEAN HOUSE, REDRUTH, TR15 2TT

HERITAGE STATEMENT IN RESPECT OF POTENTIAL IMPACT OF TWO NEW  
DWELLINGS ON THE NEARBY HERITAGE ASSET

JANUARY 2024

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## 1.0 PURPOSE OF STATEMENT

This assessment has been prepared for the owners of this site in order to consider the potential impact of two new dwellings on the nearby heritage assets.

Parc Vean House is an unlisted building. It is not within the setting of any Listed Buildings and is outside the Redruth Conservation Area, however it is within the World Heritage Site, details of which are considered in section 3 and full description of which can be found in Appendix 1.

Application PA21/09090 was approved in December 2021 for the conversion of Parc Vean House to residential units. It was noted in the Officer Report that the site is a highly sustainable location, in walking distance to the town centre of Redruth.

The current proposal is to provide two new dwellings on land adjacent to the original house.

This assessment focusses on understanding the significance of the World Heritage Site and how this significance may be impacted by the proposals. It has been provided in accordance with the requirements of the NPPF (December 2023), paragraph 200:

*200: 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.*

In addition to national and local policy and guidance, The following documents have been consulted in the production of this report:

- Advice Note 12 "Statements of Heritage Significance" (October 2019)
- Good Practice in Planning 3 "The Setting of Heritage Assets" (December 2017)

Other guidance consulted includes:

- Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (May 2017)
- Guidance of Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS January 2011)
- Cornwall Local Plan Strategic Policies 2010 -2030

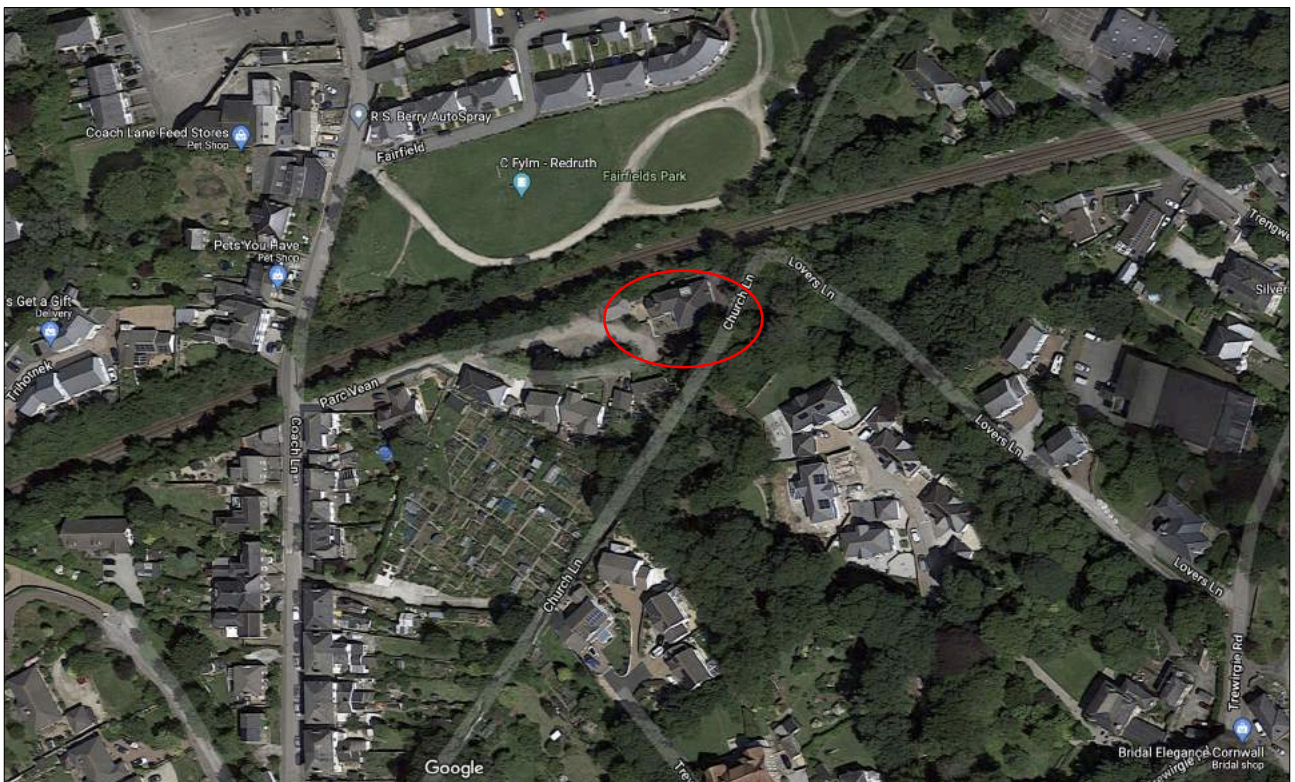
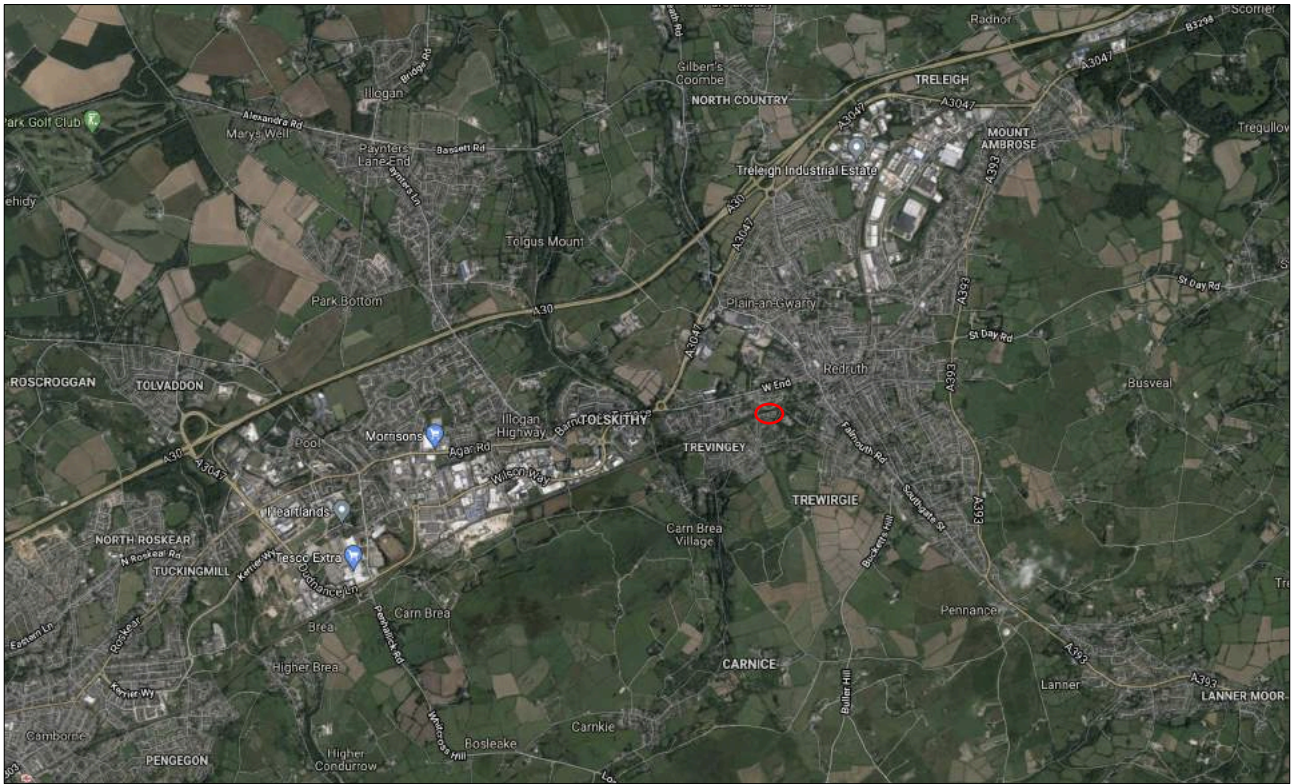
This report has been prepared by Katharine Metcalfe IHBC of K Metcalfe Heritage, an appropriately qualified and experienced Heritage professional. Opinions expressed have been reached through primary research, site visits, and reference to previous reports by others.

Unless otherwise stated, all plans and photographs reproduced in this document are courtesy of AJ Architects , Quick Planning Solutions and the site owners.

## 2.0 DESCRIPTION OF THE SITE

### Location

Parc Veau House lies within an urban area in Redruth, some 200m south-west of the defined town centre.



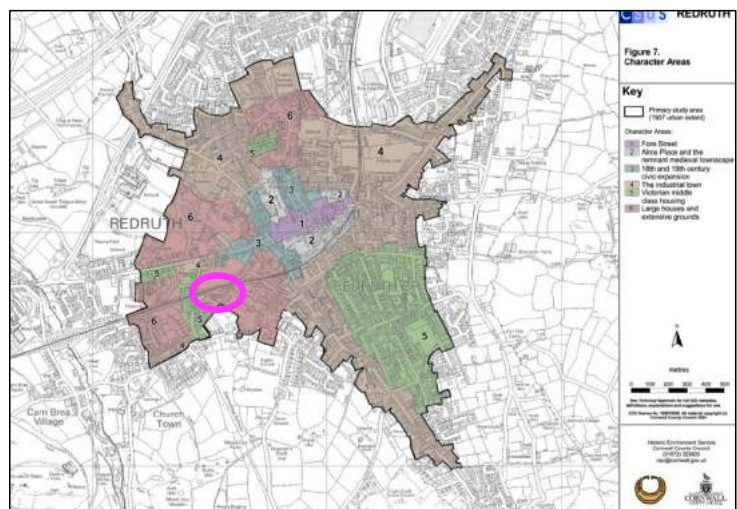
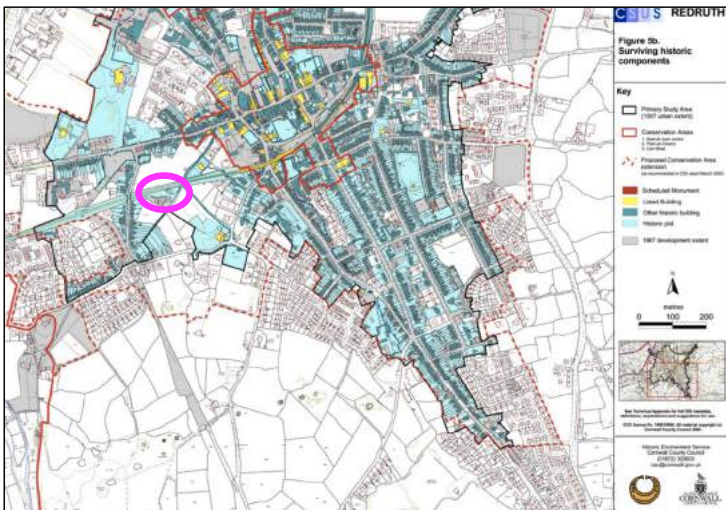
History

Reference to Historic maps below show that it was constructed between 1841 and 1888. The pre-application enquiry in November 2020 (PA20/02520/PREAPP) notes *“Parc Veau House was constructed circa 1841 - 1878 and is considered within the Cornwall industrial settlements initiative (CISI) as a “surviving historical component”; the aim of CISI is to produce a settlement by settlement analysis in order to obtain an overview of the history, present character and importance of Cornwall's industrial settlements. With the exception of the garage and extensions, the plot appears to have been well preserved since at least the 19th Century”*

Reference to this document notes it as an “Historic Plot” on the Surviving Historic Components Map and as “Large Houses and Extensive Grounds” on the Character Areas map.

Historic Plots are defined as: *Historic plots (light blue features) identify plots (often gardens) that remain unaltered from the c1907 OS 2nd edition map. Plot size and shape and uniformity or irregularity of plots within different parts of the settlement are key factors in grain and historic character and therefore this information also feeds in to character analysis, survival levels and patterns and identifying areas of loss of townscape grain and character. Historic plots are identified through modern and historic OS map comparison followed by corroboration in the field.*

It should be noted that whilst the whole of Parc Veau is within the Large Houses and Extensive Grounds character area, only part of Parc Veau is noted as an Historic Plot.

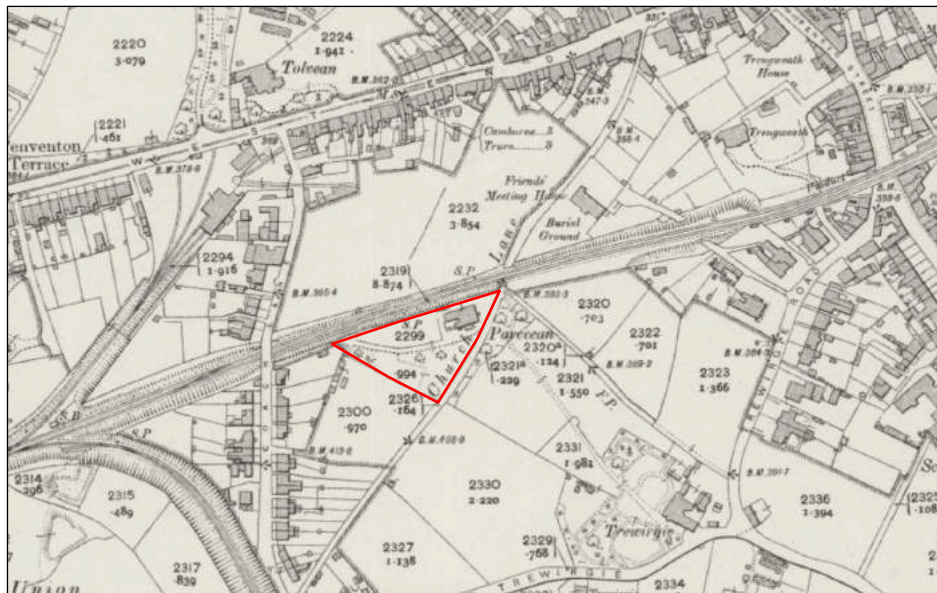




1841 Tithe Map and extract Parc Vean is divided into several separate plots, all owned by Sophia Praed and leased to various tenants.

There are 6 plots shown in what is now Parc Vean, and each is noted as "house and yard" in the Apportionment.

By the 1880 OS map. Parc Vean has been constructed in generous grounds, as shown on the 1908 OS map below:



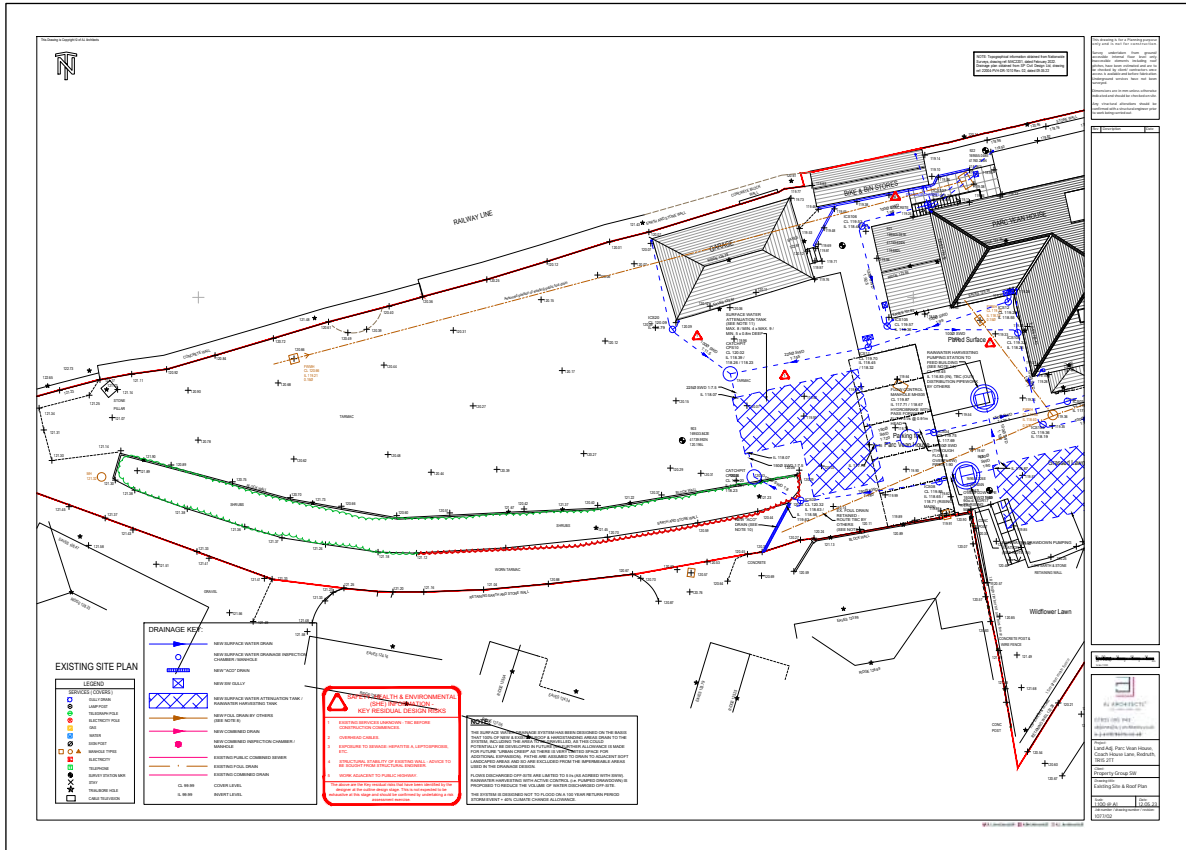
1908 OS Map. Parc Vean House is shown as a dwelling in a generous plot.

The Planning History notes that it is a Hotel in the 1960's and there are several applications around this time for extensions to the hotel, plus the bungalows in the gardens to the south of Parc Vean House. A further two dwellings were approved in 2014.

Description

The site is occupied by Parc Vean House (now flats); a large stone-built former single dwelling and latterly offices, house with several later extensions, located in the in the north-east corner.

The application site lies to the west of the building and is currently is a large area laid to hard standing used for vehicle parking and turning area. To the south of the site, within the former gardens, lies the 6 C20th/ C21st dwellings which are currently separated from the parking area by a low wall and unmanaged hedge.



The site is accessed via a private lane connecting to Coach Lane, an unclassified highway to the west. Immediately north of the access, there is bridge providing vehicular and pedestrian access over the railway line below.





*The site, looking towards Parc Vean House.*



### 3.0 ASSESSMENT OF THE HERITAGE ASSET

The heritage assets identified as potentially being impacted by the proposed development is the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) - (Area5 , The Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour) and the significance of the WHS is outlined below.

#### The World Heritage Site

The Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour is one of ten areas that make up the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). At the heart of understanding what makes the WHS special, and therefore what needs to be conserved, is the concept of Outstanding Universal Value.

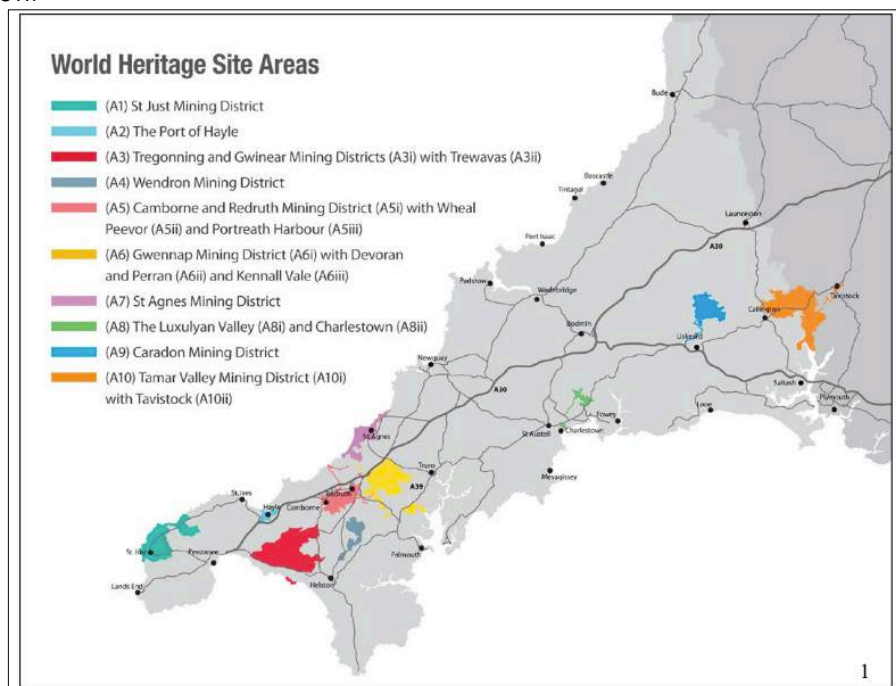
To become a WHS, and be inscribed as such, the Cornwall and West Devon Mining Landscape WHS had to demonstrate it is of OUV by meeting one or more of the ten possible criteria for inscription, meeting the conditions of integrity and meeting the conditions of authenticity.

The Outstanding Universal Value (OUV) described in the Inscription document states:

*“Much of the landscape of Cornwall and West Devon was transformed in the 18th and early 19th centuries as a result of the rapid growth of pioneering copper and tin mining. Its deep underground mines, engine houses, foundries, new towns, smallholdings, ports and harbours and their ancillary industries together reflect prolific innovation which, in the early 19th century, enabled the region to produce two-thirds of the world’s supply of copper. The substantial remains are a testimony to the contribution Cornwall and West Devon made to the industrial revolution in the rest of Britain and to the fundamental influence the area had on the mining world at large. Cornish technology embodied in engines, engine houses and mining equipment was exported around the world. Cornwall and West Devon were the heartland from which mining technology rapidly spread.”*

It is important to note that the WHS needs to be seen as a single entity, and that it is the WHS as a whole (i.e. all ten areas and each of the Attributes in combination) that represents this OUV.

The ten areas included in the Cornwall and West Devon Mining Landscape World Heritage Site are shown on the map below.



The qualities of the OUV are expressed through attributes unique to each WHS and in the case of the Cornwall and West Devon Mining Landscape, these are:

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

Whilst the whole WHS must be considered as a single entity, small scale developments, such as the proposed conversion of offices to residential, will only have the potential to affect one of the individual areas; in this case it is Area 5 - Camborne and Redruth Mining Districts and the statement of OUV for this area is:

***Area A5 (50008'53"N, 05039'21"W) - the mid-west Central Mining District, the richest non-ferrous metal mining district of the late 18th and first half of the 19th century, the most populated, most urbanised, the most innovative in the Site, an internationally significant centre for safety-fuse and rock-drill manufacture and an epicentre of migration.***

- *Three in situ mine beam engines out of the four preserved in Cornwall: two at Michell's and Taylor's Shafts, part of the former East Pool and Agar, and one at the nearby Robinson's Shaft site.*
- *The most heavily industrialised tin and copper mining district in the Site containing many of Cornwall's richest, deepest and most famous copper and tin mines.*
- *Home to the invention of the miners' safety-fuse and the centre of its global manufacture, the important Bickford-Smith complex and other smaller nearby works surviving as testimony to this.*
- *King Edward Mine, the former practical training base for students at the world-famous Camborne School of Mines, is one of Cornwall's two complete mine sites and contains a unique collection of restored historical machinery.*
- *New discoveries to the south of Carn Brea saw the development of important mining ventures along the outcrop of the Great Flat Lode. Jointly, these allowed the economy of this Area to continue to thrive into the early decades of the 20th century and the resultant engine house landscape, combined with tin-dressing archaeology, is the most extensive within the Site.*
- *The home of many of its pioneering engineers and inventors.*
- *The hub of the most important industrial transport infrastructure in the Site with links to Portreath, Hayle and Devoran.*
- *The centre of rock-drill manufacture for home use and, more important commercially, for export to foreign mining fields such as the Rand.*
- *The only Area within the Site where industrial (mining and ancillary) activity resulted in sustained extensive urbanisation from the beginning of the 19th century.*
- *A landscape whose development was framed by some of the greatest landed families and entrepreneurs of Cornwall – the Bassets, Fortescues, Robartes, Vyvians, Thomas', Bickford and Bickford-Smiths, Murdoch, Vivian and Trevithick.*
- *An Area whose economy was sustained by engineering exports and by remittances sent back from migrant miners into the early part of the 20th century.*
- *Includes the two most historically important mining settlements in the Site: Redruth, the 'capital' of Cornish mining and the mining engineering 'new town' of Camborne.*
- *The coastal mining port of Portreath, the hub of Cornwall's earliest industrial mineral transport infrastructures.*

- *A satellite site comprises the important group trio of pumping, winding and stamping engine houses at Wheal Peevor, and its arsenic calcining complex.*

The full description of the Camborne and Redruth Mining Districts is in Appendix 1.

The Nomination Document of the WHS describes its setting as including “the physical monuments and landscape components which provide additional historical context, and a physical space in which events could affect the visual appreciation of these elements”

In terms of its significance, the WHS is clearly very high and reference to the ICOMOS tables, used in assessing significance development and harm, confirms this (See Appendix 2)

Parc Vean House is part of the Victorian suburban growth of Redruth that saw a fashion for large houses in generous plots. There are no known links between the house and the mining industry and it is not considered to be an element of the OUV of the WHS, although undoubtedly the wealth of the town through mining contributed to this expansion.

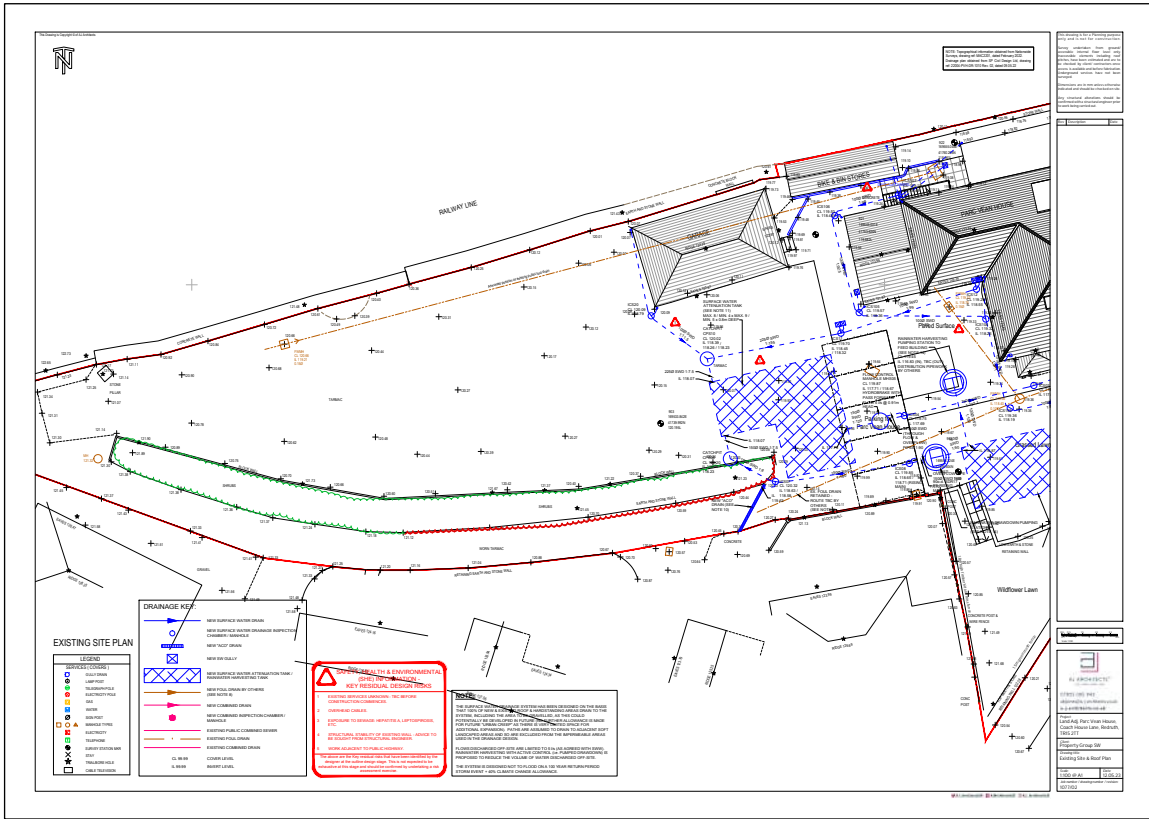
The later development within the grounds of the house, and the institutional and commercial uses since at least the mid C20th, with the various extensions these have brought, have diminished the grandeur of the property and its grounds.

#### Summary of Significance

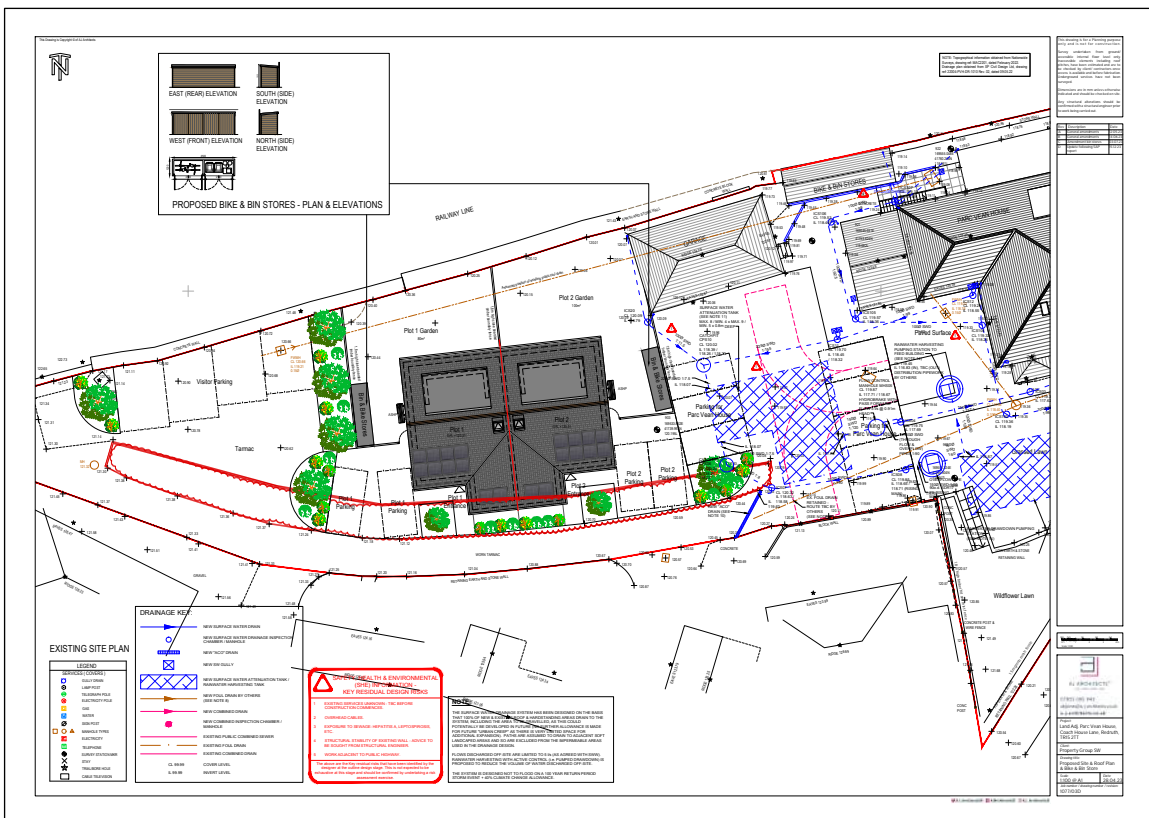
The WHS is highly significant and is sensitive to changes within it, even if minor in nature.

## 4.0 PROPOSED DEVELOPMENT

The proposed development is the construction of two new dwellings to the west of the converted Parc Vean House.



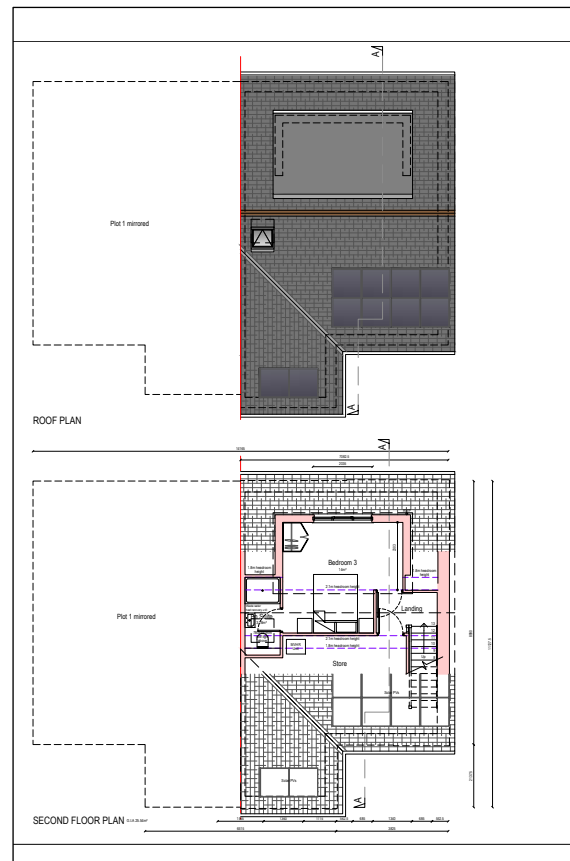
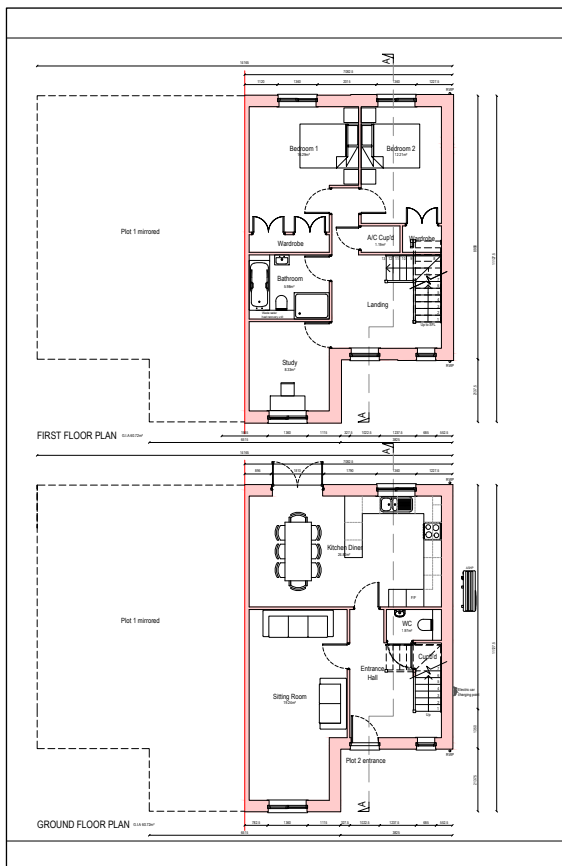
Above: Existing site plan. Below: Proposed site plan



The dwellings have been designed as simple additions to the existing group, with render and slate hung elevations and slate roofs.



They will be two storey, with a room in the roof.



## 5.0 IMPACT ASSESSMENT AND POLICY CONSIDERATIONS

The proposed new dwellings would be within the WHS and consideration is given here to the potential impact of the proposals on the significance of this heritage asset.

### World Heritage Site.

As noted above, the qualities of the Outstanding Universal Value are expressed through attributes unique to each WHS, and in the case of the Cornwall and West Devon Mining Landscape, these are:

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

Parc Vean House itself does not fall into any of these categories, and the additional dwellings shall not be visible from outside the constrained site.

Using the ICOMOS assessment tables as a guide (attached in Appendix 2), the Value of Heritage Asset (the WHS) is considered to be **Very High** (*Landscapes/ of acknowledged international importance inscribed as WH property*).

The Magnitude of Impact will be **No Change** (No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.).

The resulting Effect will be **Neutral** (Very High Value crossed with No Change Magnitude of impact).

### Policy Considerations

Considering the proposed development against legislation and policy, the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 seeks to ensure that the character or appearance of a conservation area shall be preserved or enhanced through any development.

The NPPF (December 2023) provides guidance on conserving and enhancing the historic environment in chapter 16 and the paragraphs relevant to this application (the setting of heritage assets) are paragraphs 203, 205 - 208, which must be considered sequentially.

*203. 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.*

*205. 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.*

The assessment has demonstrated that the impact on the WHS will be neutral.

Paragraphs 206 to 208 deal with substantial and less than substantial harm to a designated heritage asset which is not the case here; this appraisal has assessed the development to have a neutral impact overall.

Paragraph 212 considers development within a World Heritage Site:

*221. 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.*

Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 requires that development within the WHS should accord with the WHS Management Plan and if the impact of the proposal is neutral then opportunities to enhance or better reveal their significance should be taken. This is a very minor application within the context of the whole WHS and there are a limited opportunities to enhance the significance of the WHS through the conversion of this building.

The WHS Management Plan 2020 - 2025 contains policies and guidance related to development within the WHS, however these related more directly to either large-scale projects or to Attributes of the OUV; the site adjacent to Parc Vean House does not fall into either of these categories.

The WHS Development Impact Checklist also provides information on how to assess the potential impact of proposed development on the significance and OUV of the WHS; this has been followed and a neutral impact has been concluded.

The proposed provision of two new residential dwellings will have no impact on the significance or Outstanding Universal Value of the World Heritage Site overall and will equally have no visual or other impact on Area 5, Camborne and Redruth Mining Districts.

## 6.0 CONCLUSIONS

The purpose of this document has been to understand the significance of the World Heritage Site, and the potential impact of the proposal for two new dwellings on this.

It has been undertaken in accordance with NPPF, Historic England and Cornwall and West Devon Mining Landscape World Heritage Site to provide an assessment that has led to an understanding the potential impact of the proposal, to a level proportionate to the importance of the heritage assets.

The summary statement of significance noted that the WHS is highly significant and is sensitive to changes within it, even if minor in nature.

The summary impact assessment found that there will be no impact on the OUV of the WHS overall and no impact on Area 5 in particular. The proposal for two new dwellings has been found to be neutral overall.

It is concluded that the proposed works shall not cause any harm to the significance of the heritage asset and as such it is considered that the proposals comply with historic environment legislation and policy.



Appendix 1 - World Heritage Site Information

## A5. THE CAMBORNE AND REDRUTH MINING DISTRICT WITH WHEAL PEEVOR AND PORTREATH HARBOUR

### Statement of outstanding universal value

Area A5 (50008'53"N, 05039'21"W) - the mid-west Central Mining District, the richest non-ferrous metal mining district of the late 18th and first half of the 19th century, the most populated, most urbanised, the most innovative in the Site, an internationally significant centre for safety-fuse and rock-drill manufacture and an epicentre of migration.

- Three in situ mine beam engines out of the four preserved in Cornwall: two at Michell's and Taylor's Shafts, part of the former East Pool and Agar, and one at the nearby Robinson's Shaft site.
- The most heavily industrialised tin and copper mining district in the Site containing many of Cornwall's richest, deepest and most famous copper and tin mines.
- Home to the invention of the miners' safety-fuse and the centre of its global manufacture, the important Bickford-Smith complex and other smaller nearby works surviving as testimony to this.
- King Edward Mine, the former practical training base for students at the world-famous Camborne School of Mines, is one of Cornwall's two complete mine sites and contains a unique collection of restored historical machinery.
- New discoveries to the south of Carn Brea saw the development of important mining ventures along the outcrop of the Great Flat Lode. Jointly, these allowed the economy of this Area to continue to thrive into the early decades of the 20th century and the resultant engine house landscape, combined with tin-dressing archaeology, is the most extensive within the Site.
- The home of many of its pioneering engineers and inventors.
- The hub of the most important industrial transport infrastructure in the Site with links to Portreath, Hayle and Devoran.
- The centre of rock-drill manufacture for home use and, more important commercially, for export to foreign mining fields such as the Rand.
- The only Area within the Site where industrial (mining and ancillary) activity resulted in sustained extensive urbanisation from the beginning of the 19th century.
- A landscape whose development was framed by some of the greatest landed families and entrepreneurs of Cornwall – the Bassets, Fortescues, Robartes, Vyvians, Thomas', Bickford and Bickford-Smiths, Murdoch, Vivian and Trevithick.
- An Area whose economy was sustained by engineering exports and by remittances sent back from migrant miners into the early part of the 20th century.
- Includes the two most historically important mining settlements in the Site: Redruth, the 'capital' of Cornish mining and the mining engineering 'new town' of Camborne.
- The coastal mining port of Portreath, the hub of Cornwall's earliest industrial mineral transport infrastructures.
- A satellite site comprises the important group trio of pumping, winding and stamping engine houses at Wheal Peevor, and its arsenic calcining complex.

### Supporting discussion and character statements

#### Geography and landscape

Topographically, the chain of granite hills made up of Carn Brea, Carn Arthen, Carn Entral and Beacon dominate, dividing this Area into two – the plateau to their north, its mining landscape now covered in settlements and modern industrial buildings, and the predominantly rural landscape of the rising ground to the south. The principal copper-tin lode strikes paralleled the granite ridges as did settlements, often ribbon-like in form, together with the main roads and the railway. A series of deeply-incised north-flowing

valleys dissect the northern plateau, whose altered killas cloaks the underlying granite. Tin occurred near-surface, copper at moderate depth and tin deeper still; in fact to around 1,000m depth, the deepest exploitation achieved throughout the Site.

The northern part of the Area is intensively urban the remaining scraps of once open land now being rapidly built upon. The southern section, in contrast, is very rural in character, farming being a mixture of stock and horse grazing and arable.

## Views

Given the bi-polar nature of this landscape, there is no single spot from which it can be seen as a single entity, though the summit of Carn Brea provides a spectacularly panoramic view of most of it and can be seen from far away when approaching the Area on its northern side. Carn Brea and the other hills in the chain always dominate and divide the two landscapes; they are often visible within the Area, even from within settlements. The views from Carn Brea reach out to Carnmenellis (A4), Carn Marth (A6), Hensbarrow, West Penwith (A1) and St Agnes (A7), though the cluttered industrial estate below is distracting. Within the settlements to the north, views are often linear, generally east-west, usually closed in, though there are rare breaks in the streetscape through which the hills to the south become visible. Between the settlements and the hills sightlines are almost always east-west and open. The linear landscape of the Great Flat Lode is of exceptionally high quality, and contains several high quality views, again almost all aligned east-west, accentuating the numerous

## History and character Mining

This was the centre of the Cornish mining industry and the site of many of its most important and long-lived mines and other undertakings; a landscape whose development was framed by great families: Basset, Fortescue, Robartes, Vyvyan, by engineers and entrepreneurs, by long-lived mining dynasties. To the north of the hills, the extraordinary mining landscape photographed and illustrated during its heyday has been almost entirely completely eradicated by modern development, and where there were once almost a hundred engine houses, industrial estates now fill the landscape. The few remaining structures are important landmarks, stretching from Pednandrea chimney in the east to Stray Park engine house in the west, and there are some important areas such as Dolcoath and the Red River Valley. South Crofty's headframe together with the engine house (and headframe) at Robinson's Shaft, and the engine houses (containing in situ beam engines) of East Pool & Agar mine are very important landscape features.

To the south of Carn Brea, the chain of engine houses, dressing floors and other mine buildings features along the Flat Lode from Wheal Uny and Wheal Buller in the east to Marshall's Shaft at South Condurrow is unparalleled anywhere else in Cornwall. Here, too, are important stretches of mining landscape, particularly around Carnkie. Efforts are being made to actively interpret the mining landscape at a number of conserved mine sites on the Mineral Tramways Trails, as well as interpretation panels. King Edward Mine is an important site, given its unique collection of surviving machinery and efforts currently being made to develop it as an industrial museum.

Permission to resume mining at South Crofty was granted in November 2011. Development of the Robinson's Shaft site as the WHS interpretive Key Centre and community cultural facility, 'Heartlands', has greatly improved the presentation of OUV for this Area and those around it.

## Transport

The area was served by the Redruth & Chasewater Railway, the Hayle Railway and its spur to Portreath and the site of many mine railway and tramway systems. The trackbeds of most of these railway and tramway systems survive, and are increasingly being adopted as trails, paths and bridleways linking important mine sites and making them accessible, whilst the main line from Redruth to Hayle still follows the line of the original Hayle Railway for much of its length. Portreath was a significant minerals, coal and timber port and its impressive granite harbour still survives, though somewhat cramped in by new housing. A new trail along the route of the branch of the Hayle Railway will provide Portreath with two important historically-based links to the neighbouring mining districts.

## Ancillary industry

The Area includes many former sites of heavy industry, the centre of Cornish fuse making, tin smelters at Seleggan and Redruth, rock drill works, the workplaces of Murdoch, Watt, Bickford, Trevithick and Holman. Over time, many of these factories and works have been re-used for other purposes, and the current conversion of the Holman's No 3 works in Camborne is only the most recent of these. The loss of the Vauxhall Brewery in Redruth is imminent and Bickford Smith's pioneering fuseworks in Tuckingmill awaits a new future, like the Bennett's fuseworks nearby. As only some elements of the Bickford's complex are protected by designation, the outcome for this historically important and architecturally imposing complex

remains uncertain. Elsewhere within the Area small workshops and other industrial buildings contribute significantly to the urban landscape.

### **Settlement**

The locations of the northern settlements relate directly to the nearby mines and Camborne, in particular, shows many signs of deliberate organisation on a large scale at times during its development. Here, too, as in Redruth, there are impressive public and commercial buildings, as well as some of the town houses of the very wealthy, though the dominant impression is of terrace after terrace of worker housing and linear main streets lined with shops, pubs and public buildings, many showing signs of embellishment. Redruth has undergone something of a renaissance during the past decade, the contribution of its historic buildings evidently being well recognised. Camborne, too, should start to see the benefits of regeneration. In between these two major settlements, development was linear, related to the locations of mines and factories, often originally little more than one structure deep from the road. Here, new building and redevelopment has been patchy and often at the expense of the original historic character of the settlements – the demolition of some significant buildings having taken place alongside the erection of new large commercial structures in roadside locations.

To the south of the hills, the few settlements - Brea, Carnkie, Carn Brea - are small-scale and rural in character, based on rows of mineworkers' cottages, with pubs and chapels, sometimes a village shop. Troon is a planned new town which failed to grow beyond the original rows laid out along its spine main road and the two side roads leading off it. It is clearly an industrial settlement - grey, terraced, two storey, planned and still retaining its original character.

### **Mineworkers' smallholdings**

There are no significant areas of surviving smallholding within the Area except around Newton Moor, where isolated cottages dot a landscape of small fields.

### **Great houses**

There are no great houses within the Area, but there are a large number of embellished town houses and villas flanking the principal settlements, particularly in the western parts of Camborne and Redruth.

### **Mineralogical/ecological importance**

Specimen mineralogy from the district is world-famous and the Area has a significant share within the WHS of both type localities and 1st British mineral Occurrences. Mineral rich substrates at West Basset and Dolcoath provide ideal conditions for rare bryophytes and have been designated as SSSIs. A number of spoil dumps within the Area are recognised as being mineralogically important.

### **Historical development and character**

This is a landscape which had a long and important place to play within the history of Cornish mining and which, during the early to mid-19th century was the centre of the hard rock mining world. Important industries sprang up to service these mines, and a large-scale industrial workforce was housed in the new, sprawling settlements which quickly grew up near the mines.

At that time there were more mines per square mile here than anywhere else in Cornwall, probably anywhere else in the world, as well as many of the richest and deepest. Inevitably, with an economy based on mining, on heavy industry, the decline of mining had a very significant impact, yet whilst the landscape to the south became fossilised, the northern part of this Area had acquired sufficient momentum to continue to evolve and change.

Unsurprisingly, much has been swept away, lost beneath sprawling modern industrial estates or commercial buildings, many whose layout, massing and detailing have nothing to do with the historic landscapes within which they stand, and the contrast between the existing and the new has not always been well managed. Current regeneration proposals will ensure the continuing evolution of the character of this Area, though it is now more likely to take the historic character of the built landscape into account.

### **Communications**

The Mineral Tramways trails provide long-distance routes on foot and by cycle or horse between many of the best surviving mine sites, whilst CPR is served by a busy network of railways, roads, streets and by-passes. Public transport links all of the settlements here.

To the south of the hills, most roads are small-scale, linking local settlements rather than being parts of long-distance routes. Some were clearly deliberate creations to serve the new planned settlements, but have no other function today, and the Camborne – Beacon – Troon road effectively peters out on Nine Maiden's Down. Only the road from Lanner to Four Lanes, mostly lying to the south of the Area, is a major route, and eventually makes its way over the moors to Helston. Portreath harbour has a particularly difficult and dangerous entrance and is now little used.

### Principal sites

EPAL, Cook's Kitchen, Dolcoath, the Flat Lode Mines (Wheal Uny, West Basset and Basset Stamps, North Basset, Marriott's Shaft and South Wheal Frances, the Grenville Mines, King Edward Mine, South Condrurrow and Great Condrurrow, Marshall's Shaft, Wheal Peevor, Portreath Harbour and Tramroad, Redruth, the Cornwall Centre, Robinson's Shaft, the Tuckingmill fuseworks, Carn Brea; Camborne and Redruth towns with their chapels, workers' housing and public buildings.

### Interpretation sites

Heartlands (Key Centre), East Pool Mine, The Cornwall Centre, King Edward Mine, Murdoch House, various Great Flat Lode sites (interpretation panels).

### Camborne-Redruth (with Portreath) Area landscape character statement

Long-recognised as the centre of the Cornish mining industry, the landscape around Camborne and Redruth sited many of its richest, deepest and most famous mines, the homes of many of its pioneering engineers and inventors, and the only Area within the Site where industrial activity resulted in sustained extensive urbanisation from the beginning of the 19th century. It is a landscape whose development was framed by some of the greatest entrepreneurs and landed families of Cornwall – the Bassets, Fortescues, Robartes, Vyvians, by the Thomas' of Dolcoath, by William Bickford, Murdoch, Vivian and Trevithick.

Development here continued more or less uninterrupted from the early industrial period throughout its developed phase and, sustained by engineering exports and by remittances sent back from migrant mineworkers, into the early part of the 20th century. By the mid-19th century, chimneys and engine houses dominated the view from Camborne eastwards towards Carn Brea, amongst them being world-famous mines such as Dolcoath, Tincroft, Wheal Agar, Carn Brea, South Wheal Crofty, Cook's Kitchen and East Pool, as can be seen from the photographs and maps of the period. The scale of mining which developed here quickly required a massive workforce and supporting infrastructure, including not only very extensive terraced housing, public buildings, chapels and shops, but new roads, tramways and railways to link the mines and towns to the new industrial ports of Hayle, Portreath and Devoran, factories to produce explosives, fuses, miners' boots, candles and clothing, Schools of Mines, libraries and police stations. Both Camborne and Redruth became mature, developed towns, the road linking them flanked by the cottages of mineworkers, fuse-makers and foundrymen.

The Area was unusual in that its geological riches, together with its engineering exports, enabled it to weather the catastrophic fall in international copper prices through the mid-19th century. Dolcoath, East Pool and Agar and South Crofty became important tin producers, whilst new discoveries to the south of Carn Brea saw the development of important mining ventures along the outcrop of the Great Flat Lode. Jointly, these allowed the economy of this Area to continue to thrive into the early decades of the 20th century.

If the development of industry within this Area had been prolonged and spectacular, its decline and abandonment were rapid and absolute, only a handful of its deepest, richest mines surviving beyond the 1920s. Sites which had once been amongst the most productive anywhere in the developed world lay derelict and abandoned, eventually to be cleared away, and by the 1980s, the mining landscape to the north of Carn Brea had been almost entirely lost to new development, South Crofty its only working mine. The collapse of mining had seen Portreath to the north lose its tramway and railway links as well as almost all of its commercial traffic. Housing development, particularly along the western edge of its harbour, has had considerable effects on the character of the settlement.

To the south of Carn Brea the pattern of post-industrial land use followed that of other rural areas of Cornwall following the cessation of mining. Whilst some peripheral areas of mine sites were reclaimed to agriculture, most became fossilised, and as a result, the survival of the evidence for industrial activity here is exceptional.

These two landscapes have continued to develop in very differing fashions. After decades of depressed economies, the urban landscape to the north of Carn Brea is undergoing a renaissance, driven to a substantial degree by the CPR regeneration project and guided by historic environment studies undertaken by Cornwall's Historic Environment Service (the CSUS and CIS projects). Some historic buildings within Camborne and Redruth are already being restored and given new uses, areas of earlier industrial estates and

commercial developments are being cleared for extensive development projects, new distributor roads laid out. The mining history of the Area has not been forgotten, however. This Area contains three of the handful of preserved beam engines in Cornwall. Two of these, at Michell's and Taylor's Shafts part of the former East Pool and Agar, were developed by the National Trust as an interpretation site for this Area, whilst conservation of the nearby Robinson's Shaft site, secured as part of its development as a Key Centre for the interpretation of the Cornish Mining World Heritage Site, also includes as an ongoing project the restoration of the in situ beam engine.

To the south of Carn Brea, the Mineral Tramways Project has seen the conservation of almost all of the engine houses, the creation of extensive multi-use trails and the provision of new interpretation. King Edward Mine, the former practical training base for students at Camborne School of Mines, is emerging as a small but high quality interpretation site, based on its unique collection of restored historical machinery. In Satellite Area A5ii to the north, the Wheal Peavor engine houses and site have now undergone an extensive conservation project and are to be interpreted and made accessible to the public.

The urban parts of this Area are emerging from a long economic stagnation into a period of dynamic change, essential if they are to survive and be viable. Careful management of that change is essential to ensure that their contribution to the OUV of the Site is not impaired or substantially diminished. The central parts of the urban areas of Camborne and Redruth still retain much of their essential historic character, as well as key public buildings and embellished commercial properties. It is vital that these are conserved and found new uses, and that new development within core areas respects and reflects the history of the settlements. Over time, repair and refurbishment of the distinctive worker housing will need to be addressed, with occupants encouraged to reverse some of the less appropriate changes which have been made to them.

APPENDIX 2 - ICOMOS Tables for assessing Significance, Impact and Effect  
(Marked up in relation to this project)

**TABLE 1 - Guide to Assessing Value of Heritage Assets**

Grading	Archaeology	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
<b>Very High</b>	<p>Sites of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Assets that can contribute significantly to acknowledged international research objectives.</p>	<p>Sites or structures of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Other buildings or urban landscapes of recognised international importance</p>	<p>Landscapes of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well- preserved historic landscapes with exceptional coherence, time- depth, or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by the national register.</p> <p>Associations with particular innovations, technical or scientific developments or movements of global significance.</p> <p>Associations with particular individuals of global importance</p>
<b>High</b>	<p>Nationally-designated Archaeological Monuments protected by the State Party's laws</p> <p>Undesignated sites of the quality and importance to be designated.</p> <p>Assets that can contribute significantly to acknowledged national research objectives.</p>	<p>Nationally-designated structures with standing remains.</p> <p>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very Important buildings.</p> <p>Undesignated structures of clear national importance.</p>	<p>Nationally- designated historic landscape of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time- depth or other critical factors.</p>	<p>Nationally- designated areas or activities associated with globally- important Intangible Cultural Heritage activities .</p> <p>Associations with particular innovations, technical or scientific developments or movements of national significance</p> <p>Associations with particular individuals of national importance</p>
<b>Medium</b>	<p>Designated or undesignated assets that can contribute significantly to regional research objectives.</p>	<p>Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional value.</p> <p>Averagely well preserved historic landscapes with reasonable coherence, time- depth or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by local registers.</p> <p>Associations with particular innovations or developments of regional or local significance.</p> <p>Associations with particular individuals of regional importance</p>
<b>Low</b>	<p>Designated or undesignated assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Assets of limited value, but with potential to contribute to local research objectives.</p>	<p>"Locally Listed" buildings.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical associations.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.</p>	<p>Robust undesignated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>	<p>Intangible Cultural heritage activities of local significance</p> <p>Associations with particular individuals of local importance</p> <p>Poor survival of physical areas in which activities occur or are associated</p>
<b>Negligible</b>	<p>Assets with little or no surviving archaeological interest.</p>	<p>Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.</p>	<p>Landscapes little or no significant historical interest.</p>	<p>Few associations or ICH vestiges surviving</p>
<b>Unknown Potential</b>	<p>The importance of the asset has not been ascertained.</p>	<p>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</p>	<p>n/a</p>	<p>Little is known or recorded about ICH of the area</p>



**TABLE 2 - Guide to Assessing Magnitude of Impact**

Grading	Archaeology	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
<b>Major</b>	<p>Changes to attributes that convey OUV of WH properties</p> <p>Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered.</p> <p>Comprehensive changes to setting.</p>	<p>Change to key historic building elements that contribute to OUV, such that the resource is totally altered.</p> <p>Comprehensive changes to the setting.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access, resulting in total change to historic landscape character unit and loss of OUV.</p>	<p>Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>Moderate</b>	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting of an historic building, such that it is significantly modified.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>	<p>Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>Minor</b>	<p>Changes to key archaeological materials, such that the resource is slightly altered.</p> <p>Slight changes to setting.</p>	<p>Change to key historic building elements, such that the asset is slightly different.</p> <p>Change to setting of an historic building, such that it is noticeably changed.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>	<p>Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>Negligible</b>	<p>Very minor changes to key archaeological materials, or setting.</p>	<p>Slight changes to historic building elements or setting that hardly affect it.</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>	<p>Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>No Change</b>	<p>No change</p>	<p>No change to fabric or setting</p>	<p>No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.</p>	<p>No change</p>

**TABLE 3 - EFFECT MATRIX (can be positive or negative)**

		MAGNITUDE OF IMPACT				
		No Change	Negligible	Minor	Moderate	Major
V A L U E	Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
	Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
	Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Moderate/Slight
	Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

