

Heritage Statement & Impact Assessment

Proposed Dwelling:
Land West of 14 Victoria
Lostwithiel
PL22 OAX

Version 1: 1st March 2023
Silverlake Design Ref: 3541HIA



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Abbreviations

AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CHES	Cornwall Historic Environment Service (Cornwall Council).
HE	Historic England
HER	Historic Environment Record
KK	Kresen Kernow (Cornwall Record Office)
NGR	National Grid Reference
NPPF	National Planning Policy Framework
OS	Ordnance Survey

Author

This report has been prepared by Dr Caroline Yates, Director of Silverlake Design (MA Architectural Conservation).

Photographic Record

All current photographs are taken by the report author unless otherwise stated. Images are a record of observation unless a metric scale is included within the image. The cameras were a Fujifilm XT-4 of 26 megapixels and iPhone 13 pro max. Photographs are taken in natural light using a tripod where required to enable sharp focus and best possible depth of field.

OS Map Licence

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Purpose of the Statement

Silverlake Design was appointed by the applicant to provide an independent and impartial heritage statement and impact assessment in respect of the application. The purpose of the report is to outline the significance of the site and its setting, heritage assets within its setting and, with regard to the wider cultural significance, consider the impact of the proposals.

Planning Policy and non-statutory guidance¹

- National Planning Policy Framework (July 2021) Policy 16.
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, 2017).
- Cornwall Local Plan Strategic Policies 2010 – 2030 (Adopted November 2016)²
- Historic England (2015) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3
- BS7913: (2013) Guide to the Principles of Conservation of Historic Buildings
- Historic England (2008). Conservation Principles Policies and Guidance.
- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Report No 38 Conservation Area Management: A Practical Guide. English Historic Towns Forum (1998).
- Historic England Advice Note 1 (2016). Conservation Area Designation, Appraisal and Management.
- Historic England (2011) Valuing Places: Good Practice in Conservation Areas.
- Lostwithiel Neighbourhood Plan.
- Cornwall Design Guide. Cornwall Council (Dec 2021).
- Historic England (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. HE Advice Note 12. Swindon: Historic England.

Methodology

A site visit was conducted on 8th October 2021 and 24th January 2022 by Dr Caroline Yates, Heritage Consultant, of Silverlake Design. This included a meeting with the applicant. Conditions were clear and a thorough appraisal of site and setting was possible. The site visit has been augmented by desk-based research and cartographic analysis to further inform assessment and conclusions.

¹ For full transcripts of relevant legislation, refer to Appendix 1

² Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030



Heritage assets within the setting³ or where there may be a potential for harm by the proposed development have been identified by accessing the Historic England, National Heritage List for England and The Cornwall and Scilly Historic Environment Record. The impact assessment and determining extent of setting is conducted using relevant guidance and professional judgement.

Relevant Previous Planning Applications⁴

Results from an online search of Cornwall.gov.uk planning applications are as follows:

Feb 2021	PA21/02004 Proposed construction of a detached dwelling and the formation of a vehicular access, Refused.
May 2020	PA20/04157 Proposed construction of two semi-detached dwellings and the formation of a vehicular access. Withdrawn
Aug 2019	PA19/01051/PREAPP Pre application advice for the development of one house (2 to 3 bedrooms). Closed, advice given.

Executive Summary

The site was formerly one of the garden plots in the Victoria area of Lostwithiel. The area is now regarded as within the Upper Town part of the Conservation Area. At one time it was part of the garden of Avery House, an unlisted building fronting Bodmin Hill, built in the C17. The plot, access via a single track lane, is now redundant as a garden. Over time, most of the Victoria plots have been developed.

Proposal

The proposal is for the construction of 1 no 3xbedroom dwelling.

Conclusions

The proposals have been examined and the conclusions are detailed within the Heritage Impact Assessment section of the report.

³ For the purposes of this report, setting is defined as the extent a heritage asset can be experienced from proposed development, or other heritage assets that cannot be experienced from the proposed development but may have contextual or associative values with it.

⁴ Cornwall Council planning search: this cannot be considered an exhaustive planning history relevant to a building or site



Overall and in summary, it is considered that the design is well informed by the setting and built context. The proposed dwelling observes existing scale, positioning, proportions, build lines, ridge lines, roof forms, materials and detailing.

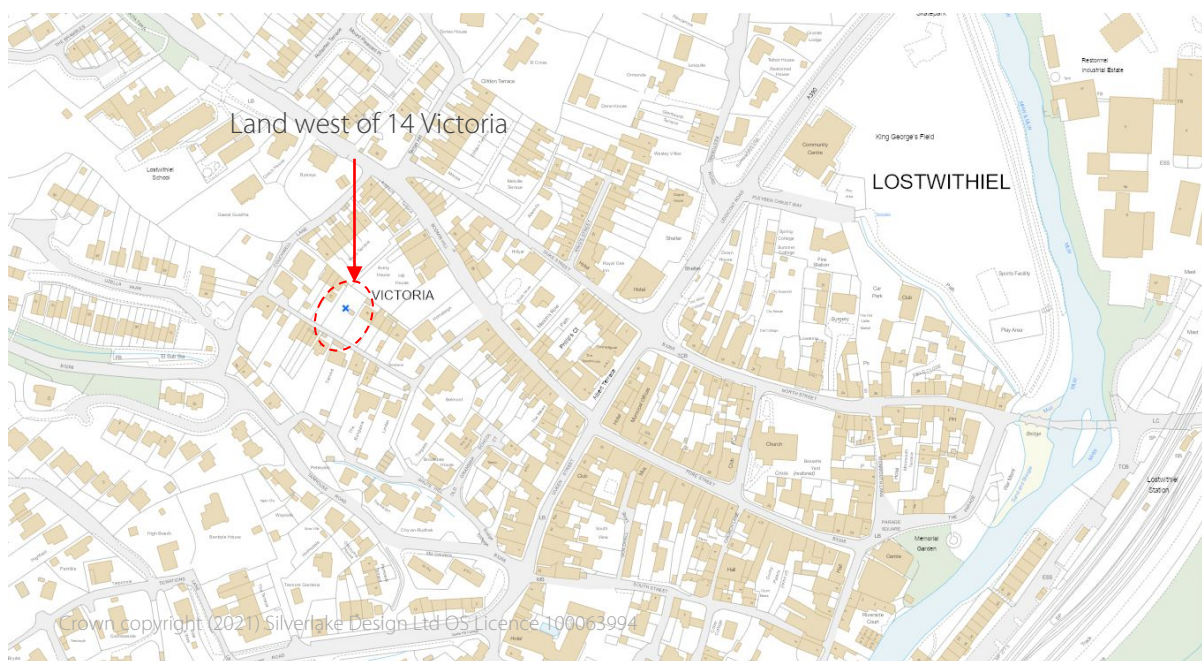
A simple cottage style, utilising good quality vernacular materials and detailing, is considered likely to assimilate readily into its context, respecting the existing buildings.

The boundary walls are considered relatively sensitive. The proposals include repairing/rebuilding collapsed/vulnerable sections, and creation of a discrete car parking/turning space behind walls of the existing height, enabling minimal loss of fabric.

- o The anticipated impact on the plot is Negligible-Neutral
- o Considering the setting of the plot and heritage assets within setting, impact is likely to be Minor - Neutral
- o The impact on the Conservation Area is considered as Negligible-Neutral
- o Archeological sensitivity is considered likely to be low.



Location



Top: Map annotated from Cornwall Interactive mapping ⁵

Below: Aerial image of the plot

The proposed Plot centred on NGR SX10183 59878. It is accessed via a single track lane to the SW side, known as Victoria, situated between Tanhouse Road and Bodmin Hill.

⁵ https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=210265&ycoord=59865&wsName=CIOS_historic_environment&layerName=

Relevant Designations

Designation Information

World Heritage Sites are cultural and/or natural sites considered of 'Outstanding Universal Value' inscribed on the World Heritage List by the World Heritage Committee. They are considered to:

- o Have special importance for everyone
- o Represent or exemplify unique/best examples of the world's cultural and/or natural heritage
- o Outstanding Universal Value is held to transcend national boundaries and to be of importance for future generations.
- o World Heritage status is a high accolade that brings with it particular responsibilities and international scrutiny.

National Heritage List Status

Grade I Places of exceptional interest; only 2.5% of listed buildings are Grade I

Grade II* Particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II Buildings of special interest; 91.7% of all listed buildings are in this group

A Conservation Area (CA) is an "area of special architectural or historic interest the character of appearance of which it is desirable to protect or enhance" (Section 69, Planning (Listed Buildings & Conservation Areas) Act

Scheduled Monument (SM) an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Monuments are not graded but are, by definition, regarded as nationally important archaeological sites. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Dual Listing: For historical reasons, a few buildings are both scheduled and listed. In such cases the SM statutory regime applies, and the listed building regime does not. Dually designated heritage assets will be reviewed over time with a view to producing a single, rationalised designation.

Non-designated Heritage Assets NDHAs are buildings, monuments, sites, places, areas or landscapes identified as having a degree of importance/significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets

National Heritage List Status:	There are no listed structures on the site or within 100m of the site. Due to topography and distance there is no intervisibility between the site and any listed structures so these will not be considered further.
Conservation Area:	Lostwithiel CA. Although there is no extant CA Appraisal and Management Plan, the town is described by the Historic Characterisation ⁶
Article 4 Direction orders	N/A
AGLV	The Boconnoc Area of Great Landscape Value. AGLVs are landscapes designated as being of County importance
Scheduled Monument: N/A .	None within setting.

The Historic Environment Record does not identify any features, findspots or other heritage assets within the proposed plot or its setting.

⁶ Cornwall County Council (2008) Lostwithiel Historic Characterisation. Commissioned by Lostwithiel Town Development Trust.



Map annotated from Cornwall Council Interactive Mapping⁷ showing relevant features within setting. A structure is shown on the site but this is the footings of a former building, probably a glasshouse.

Historic Landscape Characterisation

The plot is within a HLC area defined as a settlement having a pre 1907 core. One of the medieval towns of Cornwall, it conformed to a pattern of three or four main streets with a splayed street forming a triangular marketplace. As with many of the old towns, Lostwithiel expanded only slowly until the C19-C19 when commercial activity in the county flourished.

Landscape Character

⁷https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=10&xcoord=210189&ycoord=59860&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Grade%20I:Grade%20I:Grade%20II*

The building lies within the Fowey Valley Landscape Character Area, key characteristics of which include:

- Series of steep river valleys flowing south into the River Fowey, terminating at the Fowey deep water ria system.
- South of Lostwithiel- tidal river and associated creeks and streams, small areas of intertidal Mudflats, Coastal Saltmarsh, neutral grassland and Wet Woodland on the upper reaches.
- Dominant oak woodland on steep slopes down to river's edge, interspersed with small pastoral fields on less steep slopes.
- Estate parkland and ornamental planting including Lanhydrock (NT) and Glynn with extensive woodland plantation and parkland trees.
- Strong influence of road and rail transportation along the river valley.
- The two main settlements are Fowey and Lostwithiel which both have a medieval layout and strong character. Lostwithiel was an important port until the Fowey silted up due to tin streaming on Bodmin Moor and is a planned town with a grid pattern of streets and a fine medieval bridge
- Smaller nucleated hamlets along the banks of the river and at the heads of creeks, medieval in origin, some with medieval churches.

Geology underpins the vernacular buildings of an area. The geology of the wider area is Middle and Lower Devonian rock with folded bands of slates and siltstones. Soils are impoverished over sloping hard rock creating dry meadowland. Building is generally in the vernacular style and materials, including lime-washed stone. The geology underlying the proposed site is of the Bovisand Formation- Hornsfelsed sandstone, a metamorphic bedrock formed during the Devonian Period.

Conservation Area Character

There is currently no Conservation Area Appraisal or Management Plan. However, the foundation for this was outlined in the 2008 Town Characterisation⁸, subsequently revised in consultation with the report's authors and incorporated in the Lostwithiel Neighbourhood Plan⁹.

- Victoria is within Character Zone 4: Upper Town.
- No landmark buildings have been identified within the primary setting of the proposed site.

⁸ Cornwall County Council (2008) Lostwithiel Historic Characterisation. Commissioned by Lostwithiel Town Development Trust.

⁹ <https://www.cornwall.gov.uk/media/36373986/lostwithiel-neighbourhood-development-plan-modified-after-examination.pdf>



Overview	Landmark Buildings	Locally Distinctive Features.	Negative Features.
The Upper Town.	<p>King Street (at far end was a former Wesleyan Chapel that has since been converted to residential accommodation).</p> <p>18th Century houses on Bodmin Hill: Finchley House; No. 26 (Camelia Cottage); ruin right of No. 26.</p> <p>19th Century houses on Bodmin Hill: Nos. 28 - 31; Lostwithiel Junior and Infants' School (1870). Nos 24 & 25, Nos 6-8 (Gothic style).</p> <p>19th Century buildings on Duke Street: Nos. 2 & 3. The Royal Oak, No. 1 (one of few purpose build shops in Lostwithiel).</p> <p>Chapel House, Restormel Road.</p>	Cottages Cobble paving	

The Upper Town Character Zone. Extract from Lostwithiel Neighbourhood Plan¹⁰

¹⁰ Lostwithiel Neighbourhood Plan *Ibid.*, p 47

Historical Development of the Site and Setting



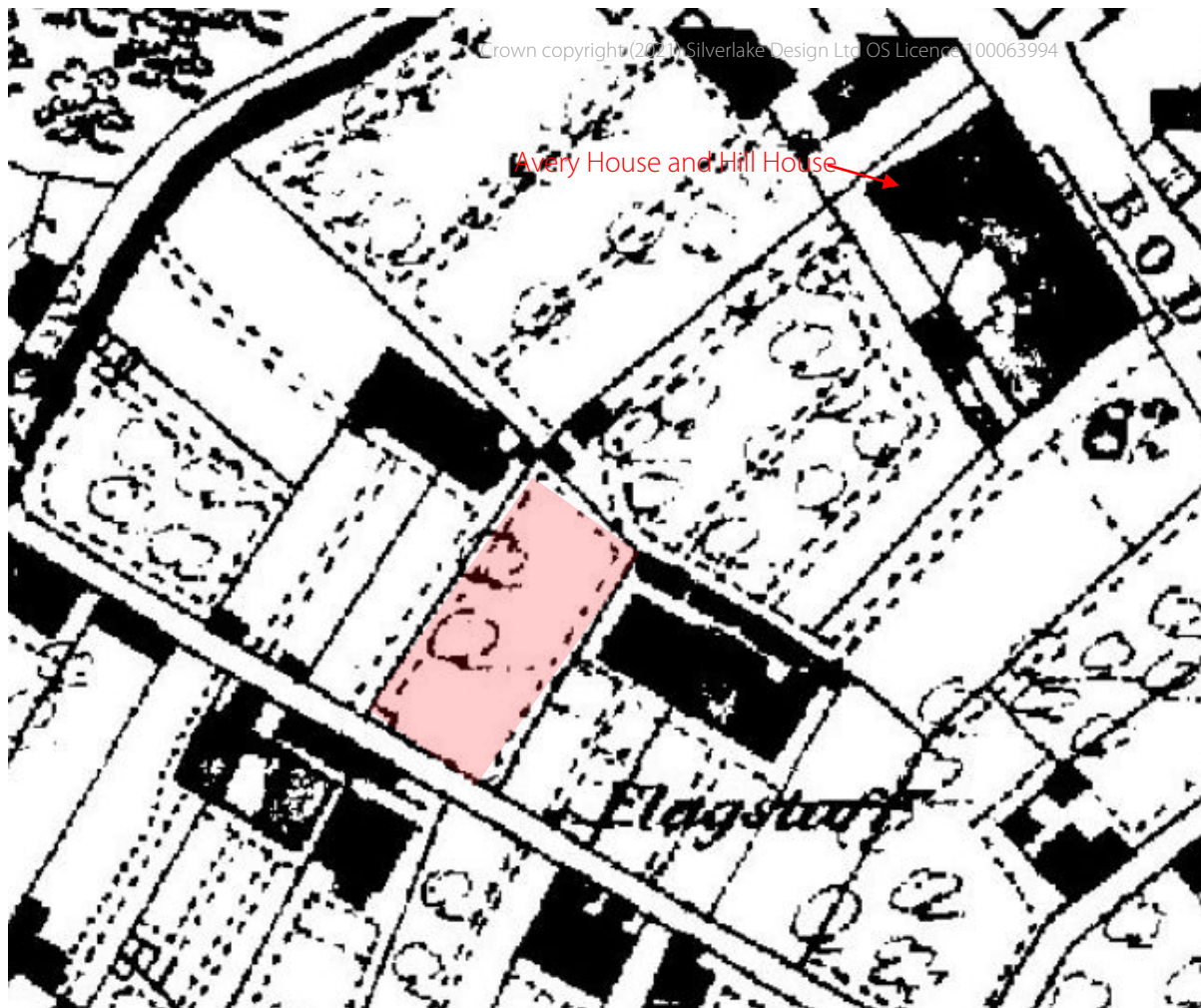
Hamley, John	86	Garden,	16	1	4
William Belling, lessee, ..	92	Garden,	14	1	2
Hamley, John	94	Garden,	7		6
	95	Garden,	8		8
Alice Treleaven, lessee,.....	96	Garden,	9		8
Representatives of late N. Courts,	98	Garden,	8		8
Hamley, John	99	Houses and Garden,	12		8
	103	Garden,	20	1	8
	104	Garden,	10		10
John Adams, lessee,	109	Garden,	-17	1	4
John Philp, lessee,	105	Garden,	17	1	4
	107	Garden,	13		0
			3 31	£0	11 10

The tithe map and apportionment (1839)

This is the first map to provide detail of the area.

Tithes often preserved medieval patterns of holding (also seen in other Cornish Medieval boroughs) so there are areas of Lostwithiel where, rather than being individually tithed, they were coalesced into a single item. However, the Victoria area is individually tithed, showing a clear pattern of holding boundaries. Modern overlay indicates the proposed site is Plot 96, however looking at the boundaries (and bearing in mind possible inaccuracies of the map and subsequent changes) it is possible the current site is an amalgamation of plots. The plots were gardens, part of several holdings of John Hamley. Buildings are recorded on Plot 99, and buildings are depicted on Plots 93, 97, although not mentioned in the apportionment. The map indicates little development along the lane, the land mostly in cultivation as gardens.

OS 25 inch Published 1881



The plot remains as a garden. There has been some amalgamation of plots. Significant development is now seen on the south side of the lane and plots to the east of the proposed site.

Left: 1881 with modern overlay showing subsequent development of the Victoria area including Avery and Addison Terraces

OS 25 inch Revised 1905 Published 1907¹¹



Left: OS 1907¹² with modern overlay illustrating subsequent development of the Victoria area

¹¹ OS 25inch Cornwall XLII.7 Revised 1905 Published 1907

¹² Cornwall Council interactive mapping

https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=10&xcoord=210170&ycoord=59858&wsName=CIOS_historic_environment&layerName=Grade%201 (2021) Silverlake Design Ltd OS Licence 100063994

The history of Lostwithiel is comprehensively documented by the town characterisation study undertaken by Cornwall Archaeology Unit, commissioned by Lostwithiel Town Forum¹³ and by Barbara Fraser's books. The history is therefore only briefly summarised here.

In the century following the Norman conquest, Lostwithiel developed as a port settlement, gaining its Royal Charter in 1189. It is widely regarded as one of the finest and most intact surviving planted towns. It was one of the busiest towns in the county until the C14, being for some time the base of the Duke of Cornwall and the effective capital of Cornwall, with bases at Restormel Castle and the Duchy Palace. It was important as a stannary town from the early C14 until the C18.

The historic core of the town, which is now a CA, contains many ancient buildings and sites. There is a relatively high proportion of medieval buildings compared with other Cornish settlements.

Although a Conservation Area Management Plan is yet to be developed, Victoria is Character Zone 4 as defined by the 2008 characterisation and, more recently, the Lostwithiel Neighbourhood Plan (2018). Character Zone 4 Upper Town is described as;

*"Bodmin Hill and Duke Street continue Fore Street and North Street: converging at the western end of the town. The steep streets are mainly lined with what were formerly, humble cottages and workshops: remnants of cobble paving are evident. This character zone contains King Street, which is believed to be one of the finest set piece streetscapes in all of Cornwall. The first Methodist meeting house was founded here in 1790, a year after Wesley's only visit to the town: later, in 1823, a purpose-built chapel was created in King's Street".*¹⁴

The proposed site and lane are not specifically mentioned, and no landmark buildings within the setting of the proposed site are identified.

Examination of historical deeds and documents in the possession of the owner, shows that the site was, at one time, part of the garden of Avery House. Avery House and Hill House, which front Bodmin Hill, are a mid-19th century subdivision of a former house, probably a merchant's house. Although away from the town centre, they lie on what was the principal route from the town centre to Bodmin. Avery House was extended at the rear in the C18 and C19. A datestone of 1683 is re-sited in a 19th century wing. Both houses contain some C17 features. Although not designated, these buildings are of local historical and architectural interest and would be considered non-designated heritage assets.

¹³ Cornwall County Council (2008) Lostwithiel Historic Characterisation. Commissioned by Lostwithiel Town Development Trust.

¹⁴ Lostwithiel Neighbourhood Plan *Ibid.* p 48

As can be seen from the 1839 tithe map, the plot was an element in the narrow strip gardens owned/leased by John Hamley. The garden was most likely for the production of crops rather than as a 'pleasure ground' or ornamental garden. It is not unusual for lease/ownership of plots to be interchangeable over time so associations with different holdings may vary. It is known that the plot was once part of the Avery House garden.

The 1841 census finds a John Hamley, a 60 year old man¹⁵ of independent means, resident on Bodmin Hill, with his wife Elizabeth, and Elizabeth and Joseph Maynard, 35, cabinet maker (possibly daughter and son in law) and Sarah Hamley, 35. The 1851 census shows John Hamley, 75, as still on Bodmin Hill, a retired saddler, along with his wife Elizabeth and son Joseph M Hamley, 43. The specific property on Bodmin Hill is not identified.

The success of Lostwithiel iron mine was one of the factors leading to a burgeoning of the population, evidenced in the 1841 and 1851 censuses. There was a building boom but overcrowding and squalor were common problems.

There are anecdotal reports of the lane through Victoria being one of the routes used to drive cattle to the market when it was still held in what is now Queen Street, this event adding to the 'nuisance', general unsanitary conditions, and adverse impact on local health and trade in the mid C19. Although no primary sources were found, within the scope of this report, to corroborate this further research might gain additional information.

The plot is now redundant as a garden and the applicant is seeking to construct a dwelling.

¹⁵ Adult ages were often rounded up in this census

Site Description.

The lane is in situ by 1839. It is notable for its long, straight, narrow and enclosed form.

On the north side of the lane properties are set back into the plots with gardens to the front. On the south side, the rear of properties back onto the lane. Rubblestone walls are a feature of the lane.

The boundary to the lane is an historic rubblestone wall. Access to the site is via a personnel gateway. Closer inspection reveals repair and remodelling for a gateway, with some evidence of red brick and blockwork. There are also repairs inclusive of materials other than stone further along the wall. There is an outward lean to the wall adjacent the entrance to No 13, possibly due to the ground being a higher level to the garden side. Also on the garden side of the wall, it can be seen that the wall is in poor condition, with some fallen masonry. This section would likely be in need of localised repair/rebuilding to ensure it longevity.

The SE boundary wall appears to have been rebuilt, possibly during the provision of the off-road parking space for No 14.

Part of the boundary wall to No 13 has collapsed and requires rebuilding

The NE boundary is of earth and stone with a timber fence on top. The wall is poorly constructed and contains an assortment of material, some modern.

Although clearly the lane was not built with modern traffic in mind, over the years there have been adaptations and vehicular access now part of the established character. There are numerous breaches to the wall along the lane facilitating parking spaces for properties. These are primarily of the north side of the lane, as on the south side the dwellings back onto the lane. Despite the losses, the overall impression remains one of tight enclosure and this is central to the character of the lane.

The back lanes of Victoria are not listed, nor are they specifically mentioned in the Historic Environment Record. As yet, there is no conservation area management plan which specifically defines key features of interest, including lanes. There is no local list identifying features of historical or architectural interest, although some are mentioned within the Neighbourhood Plan, which was informed by the town characterisation study. However, long established back lanes are often regarded as contributing to the character of an area, the vernacular structures sometimes being as historically significant as more visible



or grander architectural features. Such lanes help illustrate the evolution and history settlements, but due to them being less visible, or overtly significant, they are often more susceptible to erosion.

The town characterisation study does however remark on boundary walls as being significant to the structure of the town: *"This structure is created not only by the streets, but by the building plots themselves – seldom is the integrity of plots, gardens, curtilages so dominant and important a factor in creating character. Almost every glimpse through and across gardens and rears (and there are many in a place like Lostwithiel) reveals a series of tall stone boundary walls marking out plot boundaries that have not changed in over 800 years – it is one of the most striking features of the town that probably is felt rather more than consciously seen."*¹⁶ Whilst the building plot boundaries of Victoria may not be as ancient as the Medieval core of the town, their pattern is illustrated in the tithe map and this pattern continues to define the character of the area today.

The plot itself is flanked by a cottage to the NW west (No 13 - likely to be the building shown on the 1839 tithe map and identified in the town characterisation study as 1809-1840 in origin) with a flat roofed modern building in front, and an 1840-1880 building (No 14) to the south east. Two buildings immediately opposite to the south side of the lane are also identified as 1809-1840, two to 1840-1880 and several others to 1907-1946. Development continued through the C20, as illustrated by the cartographic evidence.

There are the remains of two more modern structures within the plot, maps and physical evidence indicative of brick and concrete plinths former glasshouses/structures associated with its former function as a garden.

An earth and stone hedge forms the NE boundary. This is of relatively poor quality materials and construction.

¹⁶ Cornwall County Council (2008) Lostwithiel Historic Characterisation. Commissioned by Lostwithiel Town Development Trust. P61



Values and Statement of Significance- What matters and why

“Every place around us has a unique identity that is made up of the complete range of such social and cultural values that represents and embodies and which give it significance to our society”

Bond and Worthing (2008)¹⁷

“Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone concerned with a place, particularly those whose actions may affect it, is then essential if all are to act in awareness of its heritage values.

Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss.

That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting.”

English Heritage (2008)¹⁸

Our historic environment has a significant, positive relationship with our ‘sense of place’, its link to social capital, cohesion, health and wellbeing of the community¹⁹. Understanding cultural significance is at the very heart of understanding ‘sense of place.’

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as ‘the process of managing change’. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

¹⁷ Bond, S., Worthing, D. (2008) *Managing Built Heritage: The Role of Cultural Values and Significance*. Wiley-Blackwell p.2

¹⁸ English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment* p.14

¹⁹ Historic England (2009) *Heritage Counts* Historic England

Statement of Significance

Significance is understanding the full value of a heritage structure so when changes are proposed there is confidence that decision making is informed and that the changes are the appropriate for the building.

Heritage Values

- The plot is within the Lostwithiel CA. No conservation area management plan which outlines key features of interest, has been published, although the Lostwithiel Neighbourhood Plan does broadly outline features of interest within the Character Area of the town.
- There are no designated features on the site or within its primary setting. No findspots, historical features or non-designated heritage assets within the setting are recorded on the Historic Environment Record.
- Documentary sources provide some information regarding the history of the plot, such as it once being part of the garden of Avery House. Although not designated, Avery House and Hill House (a substantial C17 house subdivided into two in the C19) are locally of historical and architectural interest.
- Although this lane is not specifically mentioned in the NDP, long established back lanes are often regarded as contributing to the character of an area, and sometimes are as historically significant as more visible or grander architectural features. Such lanes help illustrate the evolution and history settlements, but due to them being less visible they are often more susceptible to erosion.

The town characterisation study does however remark on boundary walls as being significant to the structure of the town: *"This structure is created not only by the streets, but by the building plots themselves – seldom is the integrity of plots, gardens, curtilages so dominant and important a factor in creating character. Almost every glimpse through and across gardens and rears (and there are many in a place like Lostwithiel) reveals a series of tall stone boundary walls marking out plot boundaries that have not changed in over 800 years – it is one of the most striking features of the town that probably is felt rather more than consciously seen."*²⁰ Whilst the building plot boundaries and walls of Victoria may not be as ancient as those within the Medieval core of the town, they are illustrated in the tithe map and help define the character of the area today.

²⁰ Cornwall County Council (2008) Lostwithiel Historic Characterisation. Commissioned by Lostwithiel Town Development Trust. P61

Photographs



The lane from above and below the plot. The entrance is indicated



Top left: Existing gate to the site
Top right, centre: The plot, looking NE to No 13
Left: Collapsed boundary wall to No 13



Top and centre: SE boundary with No 14

Below : NE boundary showing poor quality build



Top: The same view at different times of the year looking from the plot toward the west

Below: The garden side of the wall to the lane illustrating damage and fallen masonry.



Rubblestone wall between No 13 and the proposed plot



Arrow indicated existing gateway onto the site.
Note the outward lean of the rubblestone wall





The lower part of the lane

Heritage Impact Assessment

"Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values". (EH Principle 4.2)²¹.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional". (NPPF Rev July 2021 Para 200. See Appendix 2).*

General Considerations

Although this section primarily applies to proposed changes to the fabric of historic buildings, the principles also have relevance for changes to the setting of heritage assets.

Change, Loss and New Work

Buildings need to change to adapt to changing needs, requirements and functions in order to remain cared for and usable. Change is part of the story of the building, but those changes have to minimise harm as far as possible, and the story has to be legible. Conservation is about managing change and understanding is the basis of that change.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and ensuing adaptations. Change often requires careful balances and compromises between the requirements and expectations of modern living, working and lifestyle with protecting character and significance. This includes maintaining the setting with regard to the relationship between buildings, their immediate vicinity and wider landscape.

A key goal of conservation is to safeguard a valued building or object now and for the future. Future-proofing allows for flexibility, resilience, durability, longevity and functionality – as well as seeking

²¹ <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

opportunities to maintain or enhance significance. (Appendix 4 summarises key conservation philosophy and principles).

Established conservation philosophy generally advocates that new work should express modern needs in a modern language in a way that complements what already exists. Whilst being sympathetic to and subtly different from the parent/nearby building this approach adds to provenance and avoids confusing the historic record²².

²² Hunt, R., & Boyd, I (2017) *New Design for Old Buildings*. SPAB. RIBA Publishing, Newcastle upon Tyne




Heritage Impact Assessment Tables


HIA 1: Impact on The Plot

Feature	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ²³
Removal of a section and rebuilding the wall to accommodate a parking area	Low - Conservation Area. Plot and setting with unlisted buildings of modest quality Part of the CA where heritage significance is clearly readable, but not best represented. Boundary walls are considered relatively sensitive	<ul style="list-style-type: none"> o The historic character of the lane has been of tight enclosure within rubblestone walls. In recent years this character has been diluted and the character in the present is of numerous parking areas to the fronts of properties on the north side of the lane. o The existing lane and boundary walls have obviously seen previous repairs, with inclusion of later brick and blockwork. Its integrity, authenticity and quality is therefore regarded as modest. There is a slight outward lean to the wall towards No 13 (noted also in the survey), possibly due to the ground level on the garden side being substantially higher than to the lane side. There is also damage and loss of masonry to the garden side. Therefore the wall is likely to be in need of some repair/localised rebuilding to enhance its longevity. o This proposal seeks to maintain the character of the plot and lane by retaining wall height and enclosing parking and turning area behind the walls. On balance, this will better preserve the character of the lane than a more open parking space. o The overall plot boundary will remain altered. <p>Impact: Negligible-Neutral</p>	
Provision of 1 no 3xbedroom house	As above	<ul style="list-style-type: none"> o The plot has been redundant as a garden for some years o The design, materials, scale and position of the proposed building has been informed by the character or this and neighbouring plots. o The building does not overfill the plot and leaves garden amenity to the front o The front of the building follows the established build line o Although the area is characterised by a varied mix of roof heights, in this instance the ridge and eaves lines line respects the sloping topography and the descending heights of the neighbouring buildings either side o Walls are to be white smooth render with natural stone is to be used for the SW lane facing elevation. These finishes are consistent with the character and distinctiveness of the area o A natural slate roof with grey clay ridge, brick detailing, (chimney and windows) and the natural oak porch, timber windows, black rainwater goods and the traditional stone of the main elevation are designed to convey a more traditional appearance so as to readily harmonise with the setting. The rear NE elevation is more contemporary in appearance. The building is therefore consistent with established guidance in that it is distinguishable as a contemporary addition, but is informed by , and respectful of the historic built context. <p>Impact: Negligible-Neutral</p>	<ul style="list-style-type: none"> o It is recommended that stone is sourced to match local examples (e.g. Lantoom Quarry). A traditional random uncoursed appearance, with a natural rather than sawn face, would be recommended as consistent the CA . o A natural slate which is aesthetically consistent with Cornish slate (e.g Calidad 120 with textured finish and napped edge) would be recommended.

²³ Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

HIA 2: Impact on the Setting and Heritage Assets within the Setting

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p><i>*This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered</i></p>			
<p>Removal of a section and rebuilding the wall to accommodate a parking area</p> 	<p>Low - Conservation Area. Plot and setting with unlisted buildings of modest quality. Part of the CA where heritage significance is clearly readable, but not best represented. Boundary walls are considered relatively sensitive</p>	<ul style="list-style-type: none"> o The Neighbourhood Plan recognises the need for adequate parking for new dwelling to avoid further impact on the viability of commercial and retail activity in the town centre o The historic character of the lane has been of tight enclosure within rubblestone walls. In recent years this character has been diluted and the character in the present includes numerous open parking areas created to the fronts of properties on the east side of the lane. o The existing lane and boundary walls have had previous repairs, with inclusion of later brick and blockwork. Its integrity, authenticity and quality is therefore regarded as modest. There is a slight outward lean to the wall towards No 13 (noted also in the survey), possibly due to the ground level on the garden side being substantially higher than to the lane side. There is also damage and loss of masonry to the garden side. Therefore, the wall is likely to be in need of some repair/localised rebuilding to ensure its longevity. o This proposal seeks to maintain the character of the plot and lane by retaining existing wall height as existing and enclosing parking and turning space behind the new walls. Although the opening would be wider than at present, this would better preserve the character of the lane than a more open parking space, and would also enable repairs to the walls which are in need of attention. o Existing fabric can be re-used in the rebuilding to make good. The existing gateway will be infilled with stonework removed from the wall, so will retain the legibility of change. o Considering all factors, it is anticipated that this proposal would help maintain the character of the lane and better preserve character than a more open parking space, as had become more characteristic in recent years. o A section of collapsed boundary wall with No 13 is also to be rebuilt, again in the traditional style. o It is considered that the alteration to the wall or provision of parking will not adversely impact on neighbouring historic buildings, or the ability to experience or interpret them. This area of Lostwithiel, as others, evidences a series of changes over time, and a new building will contribute to the historical narrative. <p>Impact: Minor -Neutral</p>	<p>The wall should be rebuilt in the traditional rubblestone style as existing. Ideally a lime mortar to match existing should be used. As lime is sacrificial, it protects the masonry from premature erosion. A lime mortar also enables re-use of stone in the future better than a hard cement mortar. Another advantage of using traditional materials and methods is that it promotes retention of traditional construction skills.</p> <p>Whilst existing stone can be re-used, any shortfall should be made up with stone that matches as closely as possible.</p> <p>Should any repairs, rebuilding be necessary to the NE boundary wall, which appears of poor quality materials and construction, then this could provide an opportunity for a heritage gain</p>

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p>Provision of 1 no 3xbedroom house</p>  <p>SECTION</p> <p>SECTION</p> <p>SECTION</p> <p>SITE PLAN 1:100</p>	<p>Low - Conservation Area. Plot and setting with unlisted buildings of modest quality Part of the CA where heritage significance is clearly readable, but not best represented. Boundary walls are considered relatively sensitive</p>	<ul style="list-style-type: none"> o The plot has been redundant as a garden for some years o The design, materials, scale and position of the proposed building has been informed by the character of the area and neighbouring plots. o Whilst the dwelling will infill a long-established space between buildings, the proposed building does not overfill the plot and leaves garden amenity to the front and space between the neighbouring plots. o The front of the building follows the established build line of No 14 and is recessed behind the later building in front of No 13. o Although the area is characterised by a varied mix of roof heights and forms (see Photograph section) in this instance the ridge and eaves lines line respects the sloping topography and descending heights of the neighbouring buildings. The roof form is traditional pitched roof with gables, so this and the natural slate conforms to local character. o The scale, height, and positioning within the plot mean the new building will not dominate or overwhelm the historic buildings but will sit comfortably between them o Walls are to be white smooth render with natural stone used for the SW lane facing elevation. These finishes are consistent with the character and distinctiveness of the area o A natural slate roof with grey clay ridge, red brick detailing, (chimney and windows) and the natural oak porch, timber windows, black rainwater goods and the natural stone of the main elevation are designed to convey a more traditional appearance so as to readily harmonise within the setting. o The more private, rear NE elevation is contemporary in appearance. The building is therefore consistent with established guidance in that it references local materials and design features, but is read as being contemporary, thereby appropriately distinguishing it from its historic neighbours. o It is considered that the new dwelling is informed by and respectful of the historic built context will not adversely impact on the ability to experience or interpret the historic buildings in the area. This area of Lostwithiel, as others, evidences evolution over time, and the new building is likely to make a positive contribution to the historical narrative without significantly eroding character or distinctiveness. <p>Overall, it is concluded that although simple in design, the overall quality of design and materials will make a valuable contribution to the area. The design of the house retains the primacy of the neighbouring historic buildings, will maintain the character of the area, and will enable the new dwelling to readily assimilate into its context.</p> <p>Impact: Overall, Minor- Neutral</p>	<p>It is recommended that stone is sourced to match local examples (e.g. Lantoom Quarry). A traditional random uncoursed appearance, with a natural rather than sawn face, would be recommended as consistent the CA.</p> <p>A natural slate which is aesthetically consistent with Cornish slate (e.g Calidad 120 with textured finish and napped edge) would be recommended.</p> <p>Red clay ridge tiles are characteristic of the area so could be considered as an alternative</p> <p>Should the NW garden wall require rebuilding, it is suggested this is as a locally traditional earth and stone wall, similar to existing. If of a higher quality construction and materials than at present, this would represent a heritage gain.</p>

HIA 3: Lostwithiel Conservation Area

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p><i>*This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered</i></p>			
<p>Lostwithiel Conservation Area</p>	<p>Low - Conservation Area. Plot and setting with unlisted buildings of modest quality Part of the CA where heritage significance is clearly readable, but not best represented. Boundary walls are considered relatively sensitive</p>	<ul style="list-style-type: none"> o The historic character of the lane has been of tight enclosure within rubblestone walls. In recent years this has been diluted and the character in the present is of numerous parking areas to the fronts of properties on the north side of the lane. This proposal seeks to maintain the character of the lane by retaining wall height and enclosing parking and turning space behind the walls. Although the opening would be wider than the present personnel gate, this would better preserve the character of the lane than a more open parking space and would also enable repairs to the walls which are in need of attention. o Existing fabric can be re-used in the rebuilding to make good. The existing gateway will be retained/reinstated to retain legibility. o Given the number of cars already using the lane, the extent to which a new dwelling would significantly impact on the character or ambience of the lane is questionable. o The design, materials, scale and positioning of the proposed building has been informed by the character of this and neighbouring plots. The building respects the scale of the plot and follows the established build line of No 14 and is recessed behind the later building in front of No 13. o The scale, height, and positioning within the plot mean the new building will not dominate or overwhelm the historic buildings but will sit comfortably between them o Although the area is characterised by a varied mix of roof heights and forms (see Photograph section) in this instance the ridge and eaves lines respect the sloping topography and descending heights of the neighbouring buildings. The roof form is traditional pitched roof with gables and so this, along with the use of natural slate, conforms to the local character. o Walls are to be white smooth render with natural stone is to be used for the SW lane facing elevation. These finishes are consistent with the character and distinctiveness of the area o A natural slate roof with grey clay ridge, red brick detailing, (chimney and windows) and the natural oak porch, timber windows, black rainwater goods and the natural stone of the main elevation are designed to convey a more traditional appearance so to readily harmonise and integrate within the setting. The rear NE elevation is more contemporary in appearance. The building is therefore consistent with established guidance in that it references local materials and design features, but is read as being contemporary, thereby appropriately distinguishing it from its historic neighbours o The cottage style is informed by and sensitive to the historic built context therefore consistent with established guidance o There are no listed or identified landmark buildings within the setting which would be impacted by proposals o It is considered that the new dwelling will not adversely impact on the ability to experience or interpret the historic buildings in the area, or the evolution of the area over time. This area of Lostwithiel evidences a series of changes over time, and the new building is likely to make a positive contribution to the historical narrative without significantly eroding character or distinctiveness of the Upper Town zone or the wider CA <p>The plot is not a landmark feature or one of the main focal points of the CA. The plot does not convey exceptional qualities that overtly contribute to the character of the CA. The pattern of plot boundaries, which do contribute to the CA, will be unchanged, and walling repaired/rebuilt with minimal loss of fabric. It is therefore considered that the proposal is likely to preserve the overall appearance and character of Lostwithiel Conservation Area.</p> <p>Impact: Overall Negligible-Neutral</p>	<p>See above section</p>

HIA 4 Archaeological Potential

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
As above	Low	Historically the plot has been in use as a garden. There is no evidence to indicate high archaeological sensitivity.	

Bibilography

Fraser, B (1993) *The Book of Lostwithiel*. Baron Birch

Fraser, B (2003) *The New Book of Lostwithiel*. Halsgrove, Tiverton

<https://www.lostwithiel.org.uk/characterisation.pdf>

Appendix 1: Terms and Conditions of Report

Disclosure to a Third Party: This Report may not be relied upon by a Third Party for any purpose without the written consent of this Practice. Furthermore, this Report has been prepared and issued specifically for the benefit of the addressee and no responsibility will be extended to any Third Party for the whole or any part of its content.

Appendix 2: Relevant Statutory and Non-Statutory Guidance

NPPF Revised July 2021

Section 16 Conserving and Enhancing the historic Environment Paras 189-208

189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.*

190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

191. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

192. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

193. *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

⁶⁶ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁶⁷ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Proposals affecting heritage assets

194. 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.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
197. In determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. 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.
200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.
201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back in to use.
202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
206. 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.
207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, March 2015) P. 1:

The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an assets setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182

Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications.....and locally specific guidance such as the Guidance for Methodist and Nonconformist chapels in Cornwall.

Cornwall Local Plan Strategic Policies 2010-2030²⁴

²⁴ Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030

Policy 2.189

Non designated heritage assets: *Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.*

Strategic Policy 12

This states a commitment high quality, safe, sustainable and inclusive design in all developments ensuring distinctive natural and historic character is maintained and enhanced and demonstrate a design process that has clearly considered the existing context. The policy states that proposals will be judged against a range of criteria including, for example:

- a. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
- b. *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;*

Strategic Policy 24

The Historic Environment section outlines that development proposals should sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment, by protecting, conserving and where possible enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to sustain designated heritage assets. Measures include, for example:

- o *take opportunities to better reveal their significance*
- o *conserve and, where appropriate, enhance other historic landscapes and townscapes, including*
- o *registered battlefields, including the industrial mining heritage*
- o *All development proposals should be informed by proportionate historic environment assessments*
- o *and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

“Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.”

“In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a

programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.”

Appendix 3 Identifying the Importance of the Assets and the View²⁵

Very	<ul style="list-style-type: none"> o Structures inscribed as of universal importance as World Heritage Sites. o Other buildings of recognised international importance. o Landscapes of international value
High	<ul style="list-style-type: none"> o Extremely well preserved historic landscapes with exceptional coherence, time depth or other critical factors o The view is likely to be a nationally or internationally important view (e.g. identified within a WHS Management Plan)
High	<ul style="list-style-type: none"> o Scheduled Monuments with standing remains. o Grade I and Grade II* (Scotland: Category A) Listed Buildings. o Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. o Conservation Areas containing very important buildings. o Undesignated structures of clear national importance. o Designated /undesignated historic landscapes of outstanding interest or demonstrable national value o Well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factors of national value o The asset/s are the central focus or well represented in the view o The viewing location is a good /the only place from which to view a particular o The view is likely to be a nationally / internationally important (e.g. identified in a WHS Management Plan)
Medium	<ul style="list-style-type: none"> o Grade II (Listed Buildings). o Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. o Conservation Areas containing buildings that contribute significantly to its historic character. o Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures). o Regionally important designated /undesignated landscapes o Not the main focus of the view but the significance is well represented in the view o The viewing location is good but not the best or only place to view the asset o The view is likely to be of importance at a county or district level o The view may contain heritage assets (e.g. listed buildings, WHS) whose heritage significance is clearly readable, but not best represented, in this particular view
Low	<ul style="list-style-type: none"> o 'Locally Listed' buildings o Historic (unlisted) buildings of modest quality in their fabric or historical association. o Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). o Not the main focus of the view but the significance is well represented in the view o The viewing location is good but not the best or only place to view the asset o The view may contain locally valued or Grade II assets, conservation areas, whose heritage significance is clearly readable, but not best represented, in this particular view
Negligible	<ul style="list-style-type: none"> o Buildings of no architectural or historical note; buildings of an intrusive character. o View absent/substantially occluded
Unknown	<ul style="list-style-type: none"> o Buildings with some hidden (i.e. inaccessible) potential for historic significance.

²⁵ Criteria for Establishing Value (Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

Description of Impact²⁶

Magnitude of Impact	Description of Impact		
	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	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.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Changes 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.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes 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 changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	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.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

²⁶ Derived from DMRB Vol 11, 2009

Appendix 4 Conservation Philosophy and Principles

Below is a general guiding framework as the basis for repair, design, decision-making and execution. There may be tensions between different solutions for different elements but the core principles provide a transparent means of reconciling these based on relative heritage values and the inter-relationship between the elements.

Conservation Philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

Conservation Principles

- Minimal Intervention with a 'light touch'
- Like for like materials etc. (unless contraindicated, e.g. cement based renders)
- Conserve as found/ conservation of original fabric
- Reversibility and re-treatability (repairs should be able to be undone or not preclude the use of alternative interventions in the future)
- Re-use of sound materials from the site contributes to sustainability
- Use of tried and tested materials and methods
- Mitigation e.g. recording and retaining
- New work should aspire to a quality of design and execution [materials and workmanship] which may be valued now and in the future. The new should defer to the original (or setting) and be compatible (e.g. materials, scale, proportion)
- Differentiation between old fabric and new interventions helps maintain reversibility and does not distort evidence by confusing the historic record
- Periodic renewal of elements – in a way that is visually and physically compatible and avoids incremental loss of heritage values