

PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN

HERITAGE ASSESSMENT & AREA APPRAISALS



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The Heritage Landscape Character Assessment and Area Appraisal Process

Character assessment is an area or place based assessment that sets out an area's defining positive characteristics as well as identifying the features that contribute to local distinctiveness. It is an important building block in a Neighbourhood Plan's evidence base.

Heritage Landscape Character Assessment is a tool for understanding the historic patterns of use of landscapes, how they are interconnected, and how communities connect with the history and cultural heritage of the area. It can be undertaken at various scales and levels of detail. As outlined by Historic England, HLC *'provides society with numerous benefits though recognition that the historic environment contributes everywhere to our sense of place and need for well-being, good growth and well-informed and carefully managed change and carefully designed place-making...because it is area-based and embraces inherited character, historic characterisation can take into account all aspects of a place and provide a basis for an integrated approach to its planning and management...it complements the longer-established designation-based approach to managing heritage, and can provide the basis for local planning that empowers communities'*¹

The heritage landscape character assessment (HLCA) for Perranuthnoe Parish examined historic land use patterns and how they shape the distinctive local character of the Parish today. Community involvement and local knowledge was core to the process, generating an understanding of the way in which communities value and interact with different elements of the Parish's heritage, the areas and features that are of special local value, and how the character of landscapes and settlements contributes to local sense of place and to cultural heritage and identity.

The process followed a staged approach, building on the results of the local landscape character assessment (LLCA); and drawing on the analysis of data and information from historic records²; local knowledge and community consultation; site field visits; review of planning applications and decisions to better understand the issues raised through the consultation process; and assessment of relevant national and county plans, documents and guidelines, to clarify how the Parish's Neighbourhood Development Plan (NDP) can provide specific local policy direction to support the effective application of national and county planning policy at the local level.

The HLCA process incorporated:

1: Local Landscape Character Assessment

2: Public consultation to capture local knowledge, understand how heritage landscape character and historic assets are valued, contribute to local sense of place and cultural identity, and to identify areas and landscape features of special local heritage value;

3: Review of designations and listings of relevance to the conservation of local heritage character in the Parish, and the identification of local heritage assets that are not currently officially recognised. Assessment the extent to which areas and features of local heritage significance are currently considered within planning systems, and of development impacts on and threats to these areas. Identification of Neighbourhood Plan opportunities to strengthen the recognition and consideration of areas of heritage value;

4: Heritage Character Appraisal (HCA) of areas identified as being of special local heritage value, and the provision of recommendations for Local Listing

The HLCA process generated an increased understanding of heritage landscapes and assets across the Parish, and of how and why historic landscapes, settlement areas, buildings and

¹ HE Historic Landscape Characterisation – Taking Stock of the Approach

² Referenced through Heritage Gateway

historic features are valued. It provided a framework for assessing development impacts on areas of heritage value, and for assessing threats to these areas. The process helped to increase understanding of why there is such strong public concern over the increasing impact of development on areas and assets of significant local heritage value.

The HLCA process also led to greater understanding of current policy and regulatory provisions for heritage areas and assets across the Parish, and the extent to which these are being effectively applied to the local context.

The HLCA and HCA process provides important information for neighbourhood development planning, it establishes a baseline of information on which the Parish can build, and points to a number of opportunities for the Neighbourhood Plan to support the conservation of areas and features of special local heritage significance. The report is divided into two sections:

Part 1: Assesses the heritage character of landscapes across Perranuthnoe Parish, and the significance of heritage areas and landscape features to local communities. It examines existing designations and listing, and provides recommendations on how the Neighbourhood Plan can strengthen recognition and consideration of areas and assets of local heritage significance within development planning processes.

Part 2: Presents the Heritage Character Appraisals (HCA) undertaken for areas identified as being of special local heritage significance, which lie outside the World Heritage Site. The appraisals identify and define the heritage attributes of interest and significance for each area, examine threats to that significance, and provide recommendations on Local Listing.

PART 1: Perranuthnoe Parish Heritage Landscapes

Perranuthnoe Parish has a rich farming and mining history. The settlement and manor of Perranuthnoe are first recorded in the Domesday survey of 1086 when the manor name was 'Odenol'. By 1202, the name had become 'Peran Uthnoe' (a combination of the saint name Piran and the manor name). The Domesday entry records that the manor had 'land for 4 ploughs, pasture 30 acres'. The ancient church of St Piran and St Michael lies at the heart of Perranuthnoe village, the first rector of which is recorded in 1277.

Following the establishment of extensive copper and tin mining operations across the Parish in the 18th century, the population increased significantly and was recorded at over a thousand in 1830. Goldsithney was an important mining settlement in the 1800s. The poor house was built there in 1776 and the ruins of it are still visible in Poor House Lane today. When the mining industry declined with the fall in the price of copper and tin, people emigrated outside the Parish, and in 1930 the population had reduced to 740.



Archaeological evidence indicates however that the Parish has been occupied since prehistoric times, with Iron Age field systems and artifacts found in sites across the Parish.

Roman settlement is again evidenced by Romano British field systems, archaeological remains and is even indicated by the present-day names of fields.

Farming has been the core to the landscape and livelihoods of communities in the Parish over the ages, and remains so today.³ Farming landscapes retain the small-field systems, bounded by Cornish Hedges which have characterised the landscape for centuries. 1841 tithe maps show that in many cases field patterns have changed little since the 1800s.



These small field systems create a 'patchwork of small holdings' across the Parish. In the north of the Parish, designated as a Mining Landscape World Heritage Site (WHS), it is this pattern of small holdings that is one of the local landscape features recognised as being core to the outstanding universal value (OUV) of the WHS⁴. Within the south of the Parish, designated as an Area of Outstanding Natural Beauty (AONB), the greatest proportion of land is also still used for farming, and has very similar field patterns and small holdings. The AONB Management Plan highlights that the farmed landscape 'still retains much of its Cornish identity, kept alive by a relative lack of large scale, intensive agricultural practices and the skills of local land managers'. It refers specifically to 'the rich soils around Marazion and Perranuthnoe, which support a wide range of arable crops', recognising the value of this area for agricultural production, and the importance of agricultural landscapes to the distinctive local character of the AONB.



The vernacular architecture of historic farm buildings, most dating from the 1800s, is core to the distinctive local character of farming settlements and landscapes across the Parish. With walls built from local granite, slate roofs, thick granite lintels above doors and windows, quoin stones and distinctive architectural features such as external granite steps, these buildings represent the architectural farming heritage of Parish communities. Some of these buildings

³ The main recorded agricultural crop over the ages has been potatoes. Kelly's Directory of Cornwall (1883) lists potatoes, broccoli, turnips, wheat, barley and oats as being the main crops grown in this area.

⁴ Refer Cornwall and Devon World Heritage Site Management Plan description of the outstanding universal value (OUV) of this area

remain in active use for farming, and some have been converted into residential dwellings, the majority of which have been carefully renovated to retain their local heritage character.

Mining has been important in the Parish since the Bronze Age with archaeological remains showing evidence of tin extraction dating from 2500-800BC. However, mining became a mainstay of the local economy in the middle of the 18th century. The majority of the mines opened during this time were for copper, and to a lesser degree tin. There was also a silver mine in the south of the Parish. The decline in the value of copper and tin at the end of the 1800s led to a corresponding rapid reduction in the number of mines in the area, and the mainstay of local livelihoods increasingly returned to farming.

The Parish's mining heritage is officially recognised through inclusion of the north in the Parish within the Cornwall and Devon's Mining World Heritage Site (WHS). In the northern half of the Parish (north of the A394) there are the sites of three historic mines: Wheal Carolyne, Ovean Veau and Trevelyan mine. In the southern AONB half of the Parish (south of the A394) the sites of five mines remain: Wheal Neptune, Wheal Charlotte, Wheal Trebarvah, Wheal Grylls and Trenow tin mine. Mining spoil heaps can be seen in the landscape, clustered around the sites of these historic mines, mostly now overgrown, these form distinctive small hills and mounds in the landscape.

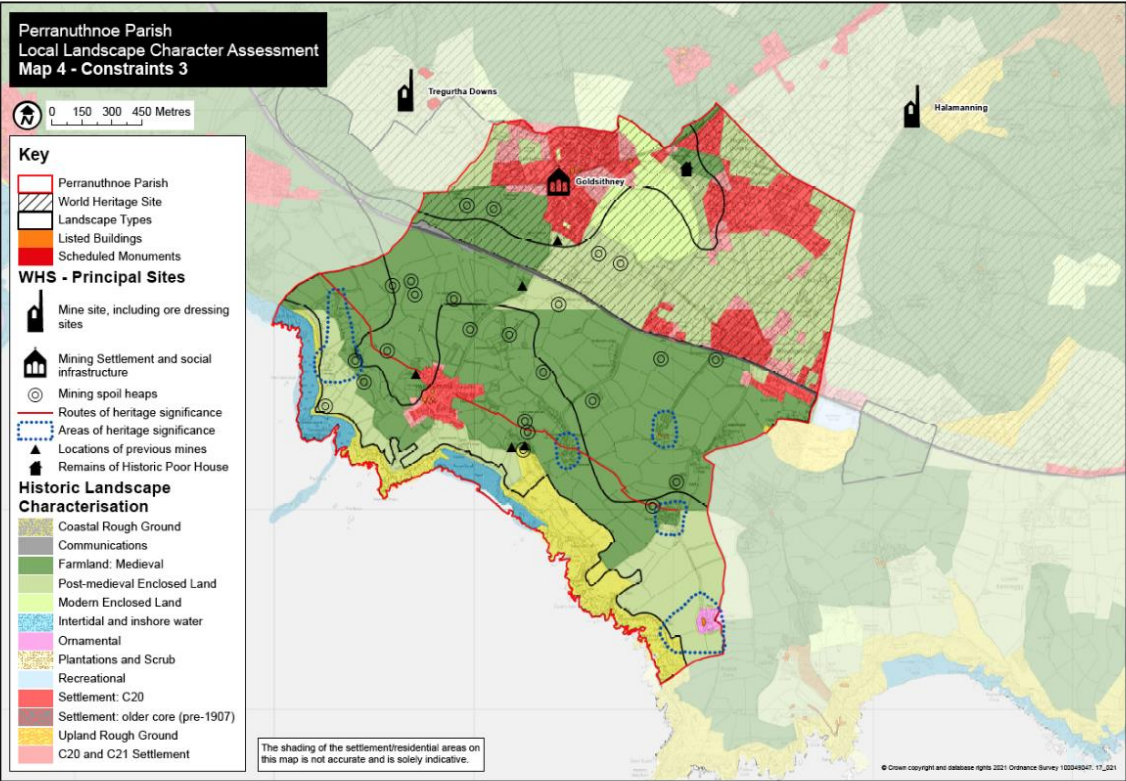


The Cornwall and Isles of Scilly Historic Environment Record (HER) recognises the Historic Landscape Character (HLC) of this area, describing it as being characterised by '*medieval farmland*', *enclosed since at least the medieval period and possibly much earlier. Traditional granite Cornish Hedges border each field and define the field patterns in the landscape. Historic mining sites are scattered across the area including one of Cornwall's silver mines; these form an integral and distinctive part of the local landscape.*' A considerable number of sites of heritage significance in the Parish are listed on the HER, covering a range of local assets from areas of prehistoric interest, to historic settlement areas, historic buildings, mining sites and historic artefacts.

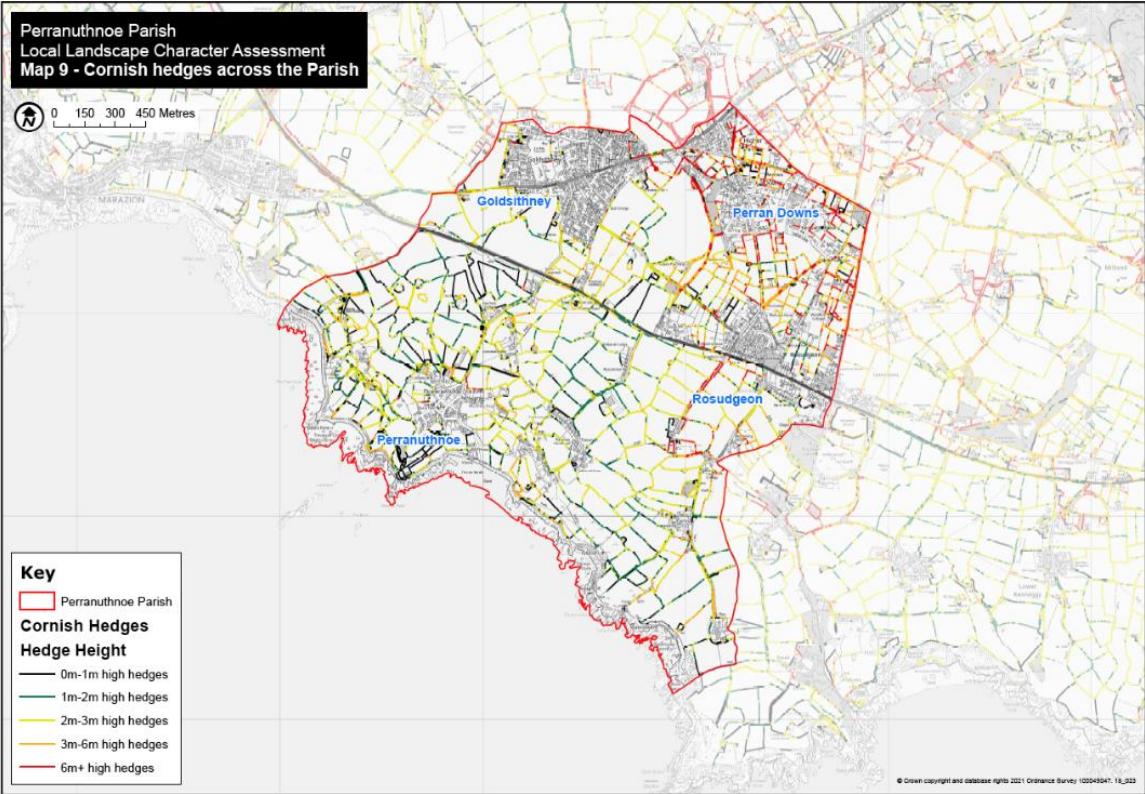
Local Landscape Character Assessment

The local landscape character assessment (LLCA) for Perranuthnoe Parish provides a comprehensive assessment of landscape character across the Parish. It examines patterns of land-use, key landscape characteristics, natural and heritage features, topography, habitats, biodiversity and 'aesthetic and sensory' qualities, including descriptions of views, public areas and rights of way. It includes an assessment of the character of the small hamlets scattered in amongst these rural landscapes, and examines how the edges of the main settlements fit into the landscape. The LLCA assesses the impact of patterns of housing development and land-use on landscape character across the Parish. It identifies areas where development has had a negative impact on landscape character and provides recommendations on how to ensure that future development planning works to avoid adverse impacts.

Within each of the different landscape types, the LLCA includes assessment of 'historic landscape features'. Map 4 spatially presents the results of this assessment, and highlights areas of special heritage landscape significance in the Parish.



The LLCA also maps Cornish Hedges across the Parish recognising their significance to the local heritage character of landscapes; it is these ancient granite hedges which form the boundaries to fields, and define the patchwork of small field systems.



The LLCA describes areas in the north of the Parish which lie within the Mining World Heritage Site (WHS) as comprising an undulating, coastal plateau. It states: *'The land to the north of the A394 Penzance to Helston road lies within the Cornish Mining Landscape World Heritage Site, a designated heritage asset of international significance. Here within the Tregonning and Gwinear Mining District one of the key attributes of the WHS designation is the mineworker's smallholdings. A pattern of small regular fields, typically 1 acre or less clustered around a small cottage or row to form 3- 5 acre holdings.'*

Core elements of the heritage character of local landscapes in the north of the Parish are described as lying in the small-field farming landscapes, the Cornish Hedges which form their boundaries, the historic lanes and footpaths which cross-cut the area, the historic settlement of Goldsithney village centre, and isolated historic granite farm and mineworkers buildings outside the village centre. It highlights the following as features of special historic interest in the north of the Parish:

- *The historic core of Goldsithney was an important mining village in the 1800s. A number of the houses along West End and Fore Street retain their original character and several are listed.*
- *A Parish Poor House was built in 1776 at the eastern end of Goldsithney, and is an important part of the village history and yet it is not marked on Cornwall Council maps. The ruined remains of this building can still be seen in what is known as poor house lane at the eastern end of the village.*
- *The medieval settlement of Nanturras, first recorded as "Nansturant" in 1400 (HER MCO15868)*
- *Goldsithney Medieval field system (HER: MCO51069) A field system consisting of double cropmarked ditches is visible on aerial photographs.*

The LLCA also describes modern housing development within these landscapes, along lanes and clustered in housing estates extending out from villages. It outlines that almost all of the historic mining sites have been built over, and many historic miners' cottages have been replaced with modern dwellings. Within the historic Trevelyan Plantation in particular, the LLCA outlines significant changes to patterns of historic land-use where *'modern housing has been built on the site of the old mining estate, and original miners cottages have been replaced with modern dwellings'*.

The LLCA recommends that: *'reference needs to be made to the attributes of this (WHS) designation when considering new development'* and that *'protection of the attributes should be a key consideration in the management of the WHS, particularly in spatial planning and management decisions.* It highlights the importance of *'ensuring that new features match the local vernacular using locally occurring materials'* and of *'retaining the strong field pattern of Cornish hedges and the native vegetation they support', 'reflecting the field sizes and retaining and enhancing the field pattern'*.

The areas in the south of the Parish which lie within Cornwall's Area of Outstanding Natural Beauty (AONB) lie within landscape character types 'coastal plateau; coastal hinterland; and coastal'. The LLCA highlights the importance of heritage landscape character across the AONB designated areas of the Parish, describing the agricultural landscapes and historic small-field patterns bounded by Cornish Hedges, and the historic farmsteads within this landscape comprising clusters of 18th and 19th century granite farm buildings. It also maps the 20 mining spoil heaps associated with the five historic mines, describing how these form distinctive features within the agricultural landscape. The historic centre of Perranuthnoe village lies within the coastal hinterland, clearly visible from the raised landscapes in the east. Historic footpaths and lanes interconnect the hamlets and village of Perranuthnoe. In addition to Perranuthnoe village, the LLCA describes and maps five areas of special heritage landscape significance within the south of the Parish. These are: the historic farmsteads at Chiverton, Trebarvah and Trevean; Acton Castle with the associated rock-cut baths in

Stackhouse Cove, and the area around Trenow Consoles mine, incorporating the historic mining spoil heaps, 18th century building Trenow Cove House and the post-medieval gemstone quarry (refer LLCA map 4)

The LLCA lists a range of sites of historic features of interest within the AONB:

- The historic core of Perranuthnoe village, recognised as a Conservation Area.
- St Piran and St Michael Church in Perranuthnoe, and the old churchyard.
- The historic paths leading to and from St Piran and St Michael Church: important historic features winding through the coastal landscape, with characteristic flat granite stiles over which coffins were carried. Church Way (Trevean through Trebarvah to the church) and the Coffin Trail (the church to Marazion graveyard) are listed as of particular cultural significance.
- Acton Castle built c. 1775 by John Stackhouse
- The old mining count house at Trenow, associated mine features and post medieval gemstone quarry
- The old farming hamlet of Trebarvah comprising two historic farmsteads with granite walled, slate rooved farm buildings and a central farmyard
- Treberveth Early Medieval settlement, first recorded as in 1342 (HER 29042)
- Trebarvah Prehistoric Iron Age field system and Romano British field system (HER MCO51732)
- The old farming hamlet of Trevean, comprising historic granite walled, slate rooved farm buildings
- Sites of historic mines and associated spoil heaps around Wheal Neptune, Trenow Consols, Wheal Trebarvah, Wheal Grylls and Wheal Charlotte.
- The old farming hamlet of Chiverton first recorded in 1311 (HER MCO13960) which continues as a working farm. The farm house is of granite and cobb construction with an associated granite cottage with thatch roof.
- Chiverton- Post Medieval cider mill stone (HER MCO53958).
- Post Medieval well (HER MCO60741)
- Milestone AT SW 545300 (HER: DCO11502) Grade II listed

The LLCA assesses the impact of development on the distinctive local character of landscapes within southern AONB areas of the Parish describing: *'recent development in the area and the expansion of Perranuthnoe to the east is affecting the character of the undeveloped coastal hinterland and the traditional character of historic farm and mining settlements in the area. Set on increasingly higher ground, development to the east of Perranuthnoe has a significant visual impact on the enjoyment of vistas from public footpaths and rights of way and from the beach.'*... *'on the more open and exposed southern and western edge there has been modern development which appears out of scale and mass with the other houses within the village. These houses have developed on new ground or have demolished previous properties and rebuilt. These larger modern properties due to their size, mass, style and building materials are more dominant in the edge of the settlement, and appear out of scale and character with the landscape and settlement.*

In the coastal hinterland area of the AONB, the LLCA describes *'dwellings within this landscape type which do not appear to relate to historic settlements and have created a peppering of dwellings which detract from the character of the coastal hinterland...some of these clusters of up to 15 houses have extended from historic farms, such as Trebarvah, Ednovean, Trevean and Acton Farms. Further development of residential properties has been carried out at Acton Castle, and on Trebarvah Lane since 1920.'*

The LLCA recommends that in order to conserve the outstanding scenic beauty and distinctive local character of Parish landscapes within the AONB, it is important to *'avoid further ribbon development out from Perranuthnoe village, and from the hamlets of Trebarvah and Trevean, and avoid coalescence of Perranuthnoe village with the farming hamlets of Ednovean and Trebarvah', consider the cumulative impact of development and avoid development where it is perceived as a prominent element on the sky line; encourage the use*

of local materials and vernacular design; consider how light pollution can be minimised, through appropriate design' and in so doing 'ensure all management and development of land across this area supports AONB policies to prevent any development that is out of character or scale and negatively affects the AONB.'

The LLCA is a key baseline document for the Neighbourhood Plan, and its area-by-area assessment of the local character of landscapes and identification of key heritage features within those landscapes, provides important information on which this heritage landscape character assessment can build.

Local Knowledge and Public Consultation

Public consultation highlighted the importance of the Parish's historic and cultural heritage to local communities, and the strong value which local people place on the heritage character of farming and mining landscapes, historic villages, farmsteads and places of historic and cultural significance. These are valued as an important, irreplaceable resource, core to local 'sense of place', community identity and to the heritage of current and future generations.

There is a strong interest in local history amongst Parish communities, and considerable research has been undertaken by local people to uncover the history of places, place-names and events. It is this information about the past, and the heritage character of places, buildings and landscapes which create the connection to the area's history, and which provide the story and heritage of Parish communities from prehistoric times until the present day. Traditional festivals and events also continue to form part of the culture of the present day.



The following are examples of the research done by local communities to uncover and share the Parish's history, and its ongoing relevance today.

[https://www.perranuthnoe.com/Perranuthnoe%20 Then %26 Now.pdf](https://www.perranuthnoe.com/Perranuthnoe%20Then%26Now.pdf)

<http://perranuthnoe-history.blogspot.com/>

The Goldsithney Charter Fair is an extremely popular local historic event which takes place on the first Saturday of August every year, as a revival of a feast day once associated with the village of Sithney. It is an event where traditional song and dance groups perform, alongside current day musicians; local artists present their works; and local food producers and craftsmen have stalls selling produce. It is also an event at which the Parish Council recognise those that support the local community, through the annual community award ceremony.

<https://www.cornwallforever.co.uk/year/goldsithney-charter-fair>

<https://www.facebook.com/goldsithney/>

<https://www.perranuthnoepc.info/community-awards-2019/>

The consultation process enabled the identification of features and areas of strong local heritage significance and value. These are:

- the heritage character of the heart of Peranuthnoe and Goldsithney villages, experienced through the historic buildings, village layout, small lanes and streets and details such as historic architectural features on buildings, Cornish Hedge boundaries to properties and streets and traditional signage;
- the heritage character of historic farmsteads: in particular the vernacular architecture of historic buildings within them, and their agricultural landscape setting. The historic farmsteads of Chiverton, Trebarvah and Trevean were cited as being of special value, as prominent historic features within local landscapes, lying on public footpaths;
- the network of ancient footpaths and bridleways which cross-cut the Parish, and the historic features within them such as granite coffin styles, marker posts and Cornish Hedge boundaries. The views from the historic footpaths were underlined as being of particular cultural significance, in particular iconic views of historic buildings and landscape features, and including views of prominent historic buildings within neighbouring Parishes, such as St Michael's Mount and Tregurtha Downs wheel houses in Marazion Parish. These are views which have greeted community members over the centuries and have strong cultural heritage significance.
- The traditional agricultural landscapes, in particular the small field systems, bounded by Cornish Hedges;
- the sites of historic mines, and evidence of past mining activity, seen in mining spoil heaps, adits, and in views of ancient wheel houses in adjacent Parish's. The mining spoil heaps associated with Trenow Consoles mine and Wheal Trebarvah were identified as being of particular significance due to their landscape prominence in views from public footpaths.
- Public buildings still in use today and of particular cultural heritage significance are: St Piran and St Michael Church, Acton Castle; The Victoria Inn, Trevelyan Arms, Falmouth Packet and Crown Inn.
- The ruined remains of the Parish Poor House at the eastern end of Goldsithney village.
- A range of individual historic features and artefacts including: the rock-cut baths at Stackhouse Cove, the cider mill stone at Chiverton Farm and the gem-stone quarry at Trenow;
- Archaeological sites and finds

The above elements of the Parish's heritage are recognised as core to the special quality and distinctive character of local landscapes and settlements. They are core to the cultural heritage of communities, past, present and future, and are also an important economic resource, core to the attraction of this area for visitors.

The need to ensure that development planning recognises and works positively to conserve places of local historic interest and significance came out as a priority issue from the public consultation process. There is strong local concern that currently the value of the heritage character of local landscapes, historic buildings, settlement areas and other assets is not fully recognised or adequately considered in development planning; and that this is leading to the increasing loss and erosion of places of local heritage value.

In WHS areas in the north of the Parish, priority issues of concern were:

- the impact of 'development creep' out from settlement areas, on the heritage character of local landscapes, with housing estates and modern development increasingly spreading out into agricultural landscapes;
- the lack of consideration given to incorporation of vernacular character and features within building design.

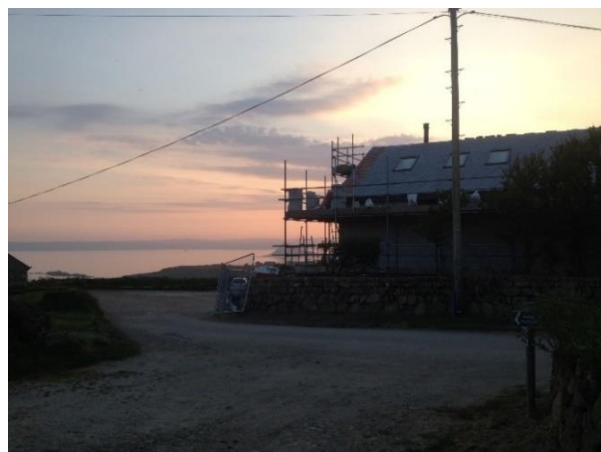
- the loss of Cornish Hedges and their replacement with modern fencing, along lanes and within fields.
- the loss of mining features, with almost all of the historic mining sites built over, and many original miners' cottages replaced with modern dwellings,
- impacts on Trevelyan plantation, and the current lack of formal recognition of the natural and heritage value of this area to Parish communities.

Overall, there is concern that both the level and pattern of development, and the architectural style of many buildings in the north of the Parish, has been insensitive to the local heritage character of the area, and to important historic sites and assets within it.

In AONB areas in the south of the Parish, concerns focussed on:

- the impact of new and replacement buildings, where the scale, form and design has been insensitive to places and landscapes of historic significance;
- the impact of 'development creep' out from historic farmsteads and Perranuthnoe village into coastal AONB landscapes.
- demolition of Cornish Hedges along lanes and footpaths and replacement with modern fencing;
- the loss of historic features within footpaths such as granite styles and marker posts,

The lack of consideration given to achieving development which complements the distinctive local character of the area was repeatedly raised as a core issue of concern, with associated recommendations on the need for a stronger focus on the incorporation of vernacular character and features within building design, and on ensuring that building scale is not visually overbearing. This is of particular concern where development has an impact on areas of local heritage significance, when viewed from public footpaths. The importance of achieving sensitive integration of building design and scale within local landscapes and settlement areas also relates to the coastal typography of the land, sloping away towards the coast; this means that development has a visual prominence in views from public footpaths.



Linked to concerns over negative development impacts on areas of heritage significance, is a growing unease over an apparent 'precedents-based' approach to development planning in the Parish, whereby each 'visually intrusive' new building is seemingly being used as a precedent for the next, resulting in an escalating spiral of erosive development impact. The need to ensure that development planning recognises, considers and works positively to conserve the heritage character of areas and assets of special value was a clear recommendation from the NP public consultation process.

Heritage Character and Designated Areas

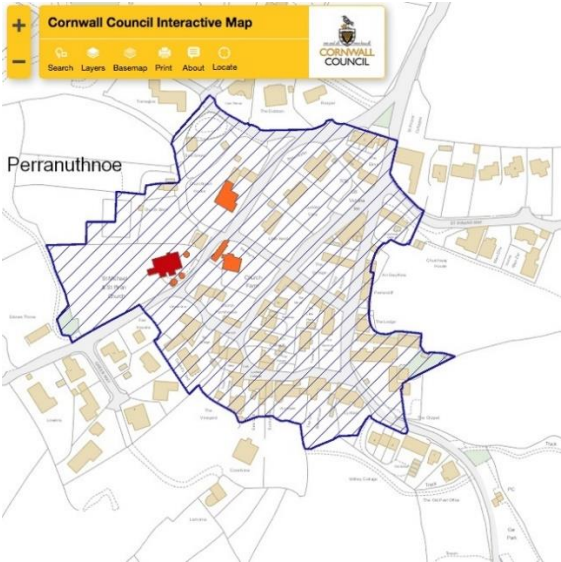
Conservation Areas

Conservation Area' (CA) designation affords protection to areas of historic significance. Designation of a Conservation Area gives broader protection than the listing of individual buildings as all the features, listed or otherwise, within the area are recognised as core to its heritage character. Elements such as the historic layout of roads, paths and boundaries and characteristic building and paving materials can all contribute to the distinctive local heritage character of the area. CA designation is the means of recognising the heritage importance of an overall area and of ensuring that planning decisions respond to the historic quality of it, in its broadest sense. Developments within CA and their setting, should be in-keeping with the distinctive heritage character of the area.

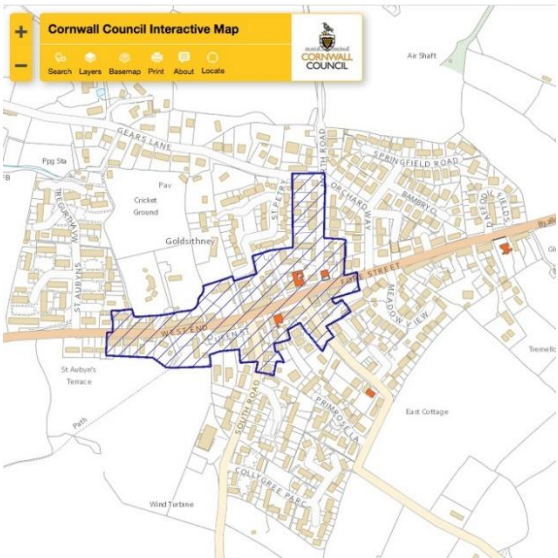
There are two designated Conservation Areas in the Parish: the centre of Goldsithney village, which was designated in 1974, and the centre of Perranuthnoe village, designated in 1990. The centre of both villages strongly retain their heritage character, with a majority of historic granite, slate roofed buildings, a number of listed buildings, small streets, a historic layout and pattern of development, and with granite Cornish Hedges forming the boundaries to lanes and properties. There has however been modern development spreading out from the historic centre of both villages, and some historic buildings have been replaced.

The following maps show the two villages of Perranuthnoe and Goldsithney, with the historic Conservation Areas shaded in blue. Listed Buildings are highlighted in red and orange. The maps also show the levels and patterns of modern development that have occurred around the two Conservation Areas.

Perranuthnoe village Conservation Area



Goldsithney village Conservation Area



Further information can be accessed on the Cornwall Council Interactive Map at: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=6&xcoord=154158&ycoord=29749&w_sName=ccmap&layerName=

Conservation Area appraisal is undertaken when heritage areas are identified as having potentially significant historic or architectural interest, and/or in answer to the impact of development, neglect and other threats on areas of historic significance. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. No heritage assessments have been undertaken in the Parish since designation of the Perranuthnoe village heritage Conservation Area in 1990.

As part of the heritage landscape character assessment process for the Neighbourhood Plan, the Parish contacted Cornwall and Isles of Scilly Historic Environment Record Service to understand why there have not been any heritage character assessments in the Parish since 1990, and why no assessments have been undertaken outside the two village centres. The Service clarified that ‘there is unlikely to be a specific reason why further assessment has not been undertaken. As a general rule Heritage Assessment in Cornwall has been undertaken in response to threat, to answer specific research questions or to support management policies. Other surveys have targeted industrial settlements or towns. Comparatively few Conservation Area Assessments have been undertaken outside of villages, principally because of the costs of undertaking them.’ The reason that heritage conservation areas have not been designated outside the village centres of Perranuthnoe and Goldsithney, is not because the Parish doesn’t have other areas or assets with the required level of heritage significance for designation, but because assessments have not yet been undertaken due to resource shortages.

Given the increasing impact of development on areas of heritage significance in the Parish, the neighbourhood development planning process is a valuable vehicle through which the Parish can contribute resources to fill this vacuum, in order to assess development impacts on the Conservation Areas of Goldsithney and Perranuthnoe villages; and in order to identify areas of special local heritage significance which may warrant listing as non-designated heritage assets, or consideration by the County Council for designation as Conservation Areas.

An overview assessment of development impact on the two existing Conservation Areas within Goldsithney and Perranuthnoe villages has been undertaken as part of the HCA. The Parish Council should, however, also consider submitting a request to Cornwall Council for an updated Conservation Area assessment for these areas.

The Impact of Development on the Conservation Areas of Goldsithney and Perranuthnoe settlements

Goldsithney village grew up around the mining industry in the 1800s. The centre of the village retains a strong local vernacular character with granite, slate roofed houses, small streets and a historic pattern of building layout and grouping. The oldest buildings within the settlement are concentrated along West End, Fore Street and North Road and there are terraces of houses which were originally miners’ dwellings. The village contains several listed buildings including the Crown Inn, Trevelyan Arms Hotel, Bede House, Montaza House and the Manor Cottage.



Modern development has expanded the settlement considerably, with houses built up to the edge of the ancient field boundaries. These boundaries then meet rural arable and pastoral farmland. Development around the historic core is bungalows and two storey housing estates which have increased the overall size of the settlement to the south and west.

The overall character and layout of the modern development surrounding the historic core of the village does not reflect its heritage character, with little or no reference to local materials or design, or to historic layout and patterns of development. In most areas, the edge is a solid boundary of built development out from the historic village. There is a short section of Primrose Hill which forms part of the south eastern boundary with a suburban character on the western edge and a historic Cornish Hedge to the east. The boundaries of the settlement with the wider rural landscape incorporate a mix of fences, some sections of Cornish Hedge remain, but these are in varying states of repair.

Perranuthnoe village is first recorded in the Domesday Survey in 1086. The initial settlement was a small farming hamlet, which expanded with the mining industry in the 1800s and then reduced in size when the mining industry declined. The historic centre of the village retains its heritage character, with a significant number of buildings strongly representing vernacular architectural designs and materials: granite walled, slate roofed buildings, containing a range of local historic architectural features such as large granite lintels above doors, quoin stones, and gate posts, and granite walls surrounding the properties. The houses are connected by narrow winding streets which slope up towards the ancient church of St Piran and St Michael, the first rector of which is named in 1277.

The church building is Grade II listed and contains a Grade II listed hosking monument located between the porch and the south transept of the church (Dco11504). The church is surrounded by an ancient treelined cemetery. Within the graveyard, the Chest Tomb is also Grade II listed (Dco11503) as are a Hancock and Christian Headstone (Dco12090).



The village contains several listed buildings, including Churchtown House, Penlayree, formerly the Old Chapel House and Old Schoolhouse, and the outbuilding to the north-west of Penlayree.

To the south of the village, the land slopes away towards the coast and Perran beach. The majority of development around the historic core of the village has occurred since the 1950s. The pattern of development is mostly linear along lanes, which were historically farm tracks. Modern development incorporates a range of building materials and designs, the majority of which have little or no reference to local materials or vernacular design in their construction, although some buildings in the immediate vicinity of the historic village are well integrated. To the north, the village has expanded to join the historic farmstead of the Dubban, and the buildings in this area are largely well integrated.

The edge of the settlement of Perranuthnoe meanders where the houses have been built along lanes and within the boundaries of the historic field pattern. The eastern edge of two storey houses sits behind hedges with varying levels of vegetation, and pockets of larger trees which are important in breaking up the impact of the built form on the landscape and settlement. Looking from a distance this edge is softened by the different edges to the historic field pattern. On the more open and exposed southern and western edge there has been modern development which appears out of scale and mass with the other houses within the

village. These larger modern properties due to their size, mass, style and building materials are visually dominant on the edge of the settlement, and appear out of scale and character with their landscape and settlement setting. Over the last 10 years, a number of replacement buildings have been approved which are of a scale that is substantially larger than the buildings they replaced, and which through both their design and scale appear visually discordant with the natural and heritage character of their landscape setting. The northern edge is more sheltered in terms of views and a greater level of vegetation in the hedges. Due to the topography of the area, the northern edge of the village is visual not very prominent within the landscape.

Overall, modern development surrounding the historic village of Perranuthnoe has largely been insensitive to the vernacular architectural styles and heritage character of the village. This, and in particular the large modern properties to the south and west of the village, has led the AONB Management Plan to raise the concern that ‘recent housing developments and the replacement of individual dwellings at...Perranuthnoe have had negative visual and character impacts⁵ on the AONB.

Listed Buildings

The Parish contains several listed buildings, which should receive strong protection under national planning regulations. The Listed Building designation regime is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The heritage character of listed buildings is strongly protected under the Act, to the extent that it is a criminal offence to fail to apply for listed building consent when it is required. The whole of any principal building is listed, including the interior, and structures, objects, and buildings affixed to a listed building or within its curtilage may also be protected by listing. In general, any pre-1948 structure that formed part of the land and was in the curtilage of the principal listed building at the date of listing and is ancillary to the principal building, is considered to be part of the listing.

Despite the protection which should be afforded to listed buildings, in Perranuthnoe Parish there are marked instances outside the two Conservation Areas, where development has been permitted adjacent to a listed building, or within its curtilage, which is insensitive to the historic character of the building. In areas where listed buildings are visible from public rights of way, this development has impacted on appreciation of the historic building, and its setting. A prominent example of this impact can be seen around the historic Grade II listed building Acton Castle, a more detailed appraisal of which can be found in Part 2 of this report.

The following are the listed buildings in Perranuthnoe Parish. It should be noted that there are also a number of pre-1840 historic buildings of significant architectural interest and integrity which are not listed, examples of which are particularly evident within the historic farmsteads of Trevean and Trebarvah.

<p>Perranuthnoe village Name : CHURCHTOWN HOUSE AND GARDEN WALLS Reference : DCO12092 Grade : II</p> <p>Name : THE CHURCH OF ST PIRAN AND ST MICHAEL Reference : DCO12329 Grade : II*</p> <p>Name : HOSKING MONUMENT BETWEEN PORCH AND SOUTH TRANSEPT OF CHURCH OF SAINT PIRAN AND SAINT MICHAEL Reference : DCO11504</p>
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⁵ AONB Management Plan p205

Grade : II

Name : CHEST TOMB NEAR SOUTH-EAST CORNER OF CHANCEL OF CHURCH SAINT PIRAN AND SAINT MICHAEL

Reference : DCO11503

Grade : II

Name : HANCOCK AND CHRISTIAN HEADSTONE AT APPROXIMATELY 1 METRE SOUTH OF TRANSEPT OF CHURCH OF SAINT PIRAN AND SAINT MICHAEL

Reference : DCO12090

Grade : II

Name : PENLAYREE, FORMERLY THE OLD CHAPEL HOUSE AND OLD SCHOOLHOUSE

Reference : DCO12326

Grade : II

Name : OUTBUILDING NORTH WEST OF PENLAYREE QV.

Reference : DCO11506

Grade : II

Chiverton

Name : HOUSE WEST OF CHIVERTON FARMHOUSE

Reference : DCO12084

Grade : II

Name : CHIVERTON FARMHOUSE

Reference : DCO11501

Grade : II

Name : MILESTONE AT SW 545300

Reference : DCO11502

Grade : II

Acton Castle

Name : ACTON CASTLE

Reference : DCO12082

Grade : II*

Rosudgeon

Name : (FORMER) BIBLE CHRISTIAN SUNDAY SCHOOL

Reference : DCO12631

Grade : II

Goldsithney

Name : BEDE HOUSE

Reference : DCO12093

Grade : II

Name : TREVELYAN ARMS HOTEL

Reference : DCO11507

Grade : II

Name : CROWN INN

Reference : DCO12621

Grade : II

Name : MONTAZA HOUSE AND GARDEN WALLS TO FRONT

Reference : DCO11467

Grade : II

Name : THE MANOR COTTAGE AND GARDEN WALLS

Reference : DCO12639

Grade : II

Nanturras to Perran Downs

Name : THE THATCHED COTTAGE

Reference : DCO12129

Grade : II

Name : BELVEDERE BELVEDERE LANE ST HILARY

Reference : DCO11476

Grade : II

Historic Environment Record

Historic environment records (HER) are important sources of information about the local historic environment and provide core information for plan-making and development decisions. The HER registers designated and non-designated heritage assets, providing summary information about them. The HER can be referenced on the Heritage Gateway website: <https://www.heritagegateway.org.uk/gateway/>

and by selecting the historic layer on Cornwall Council's interactive map:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=6&xcoord=153993&ycoord=30812&wSName=ccmap&layerName=>

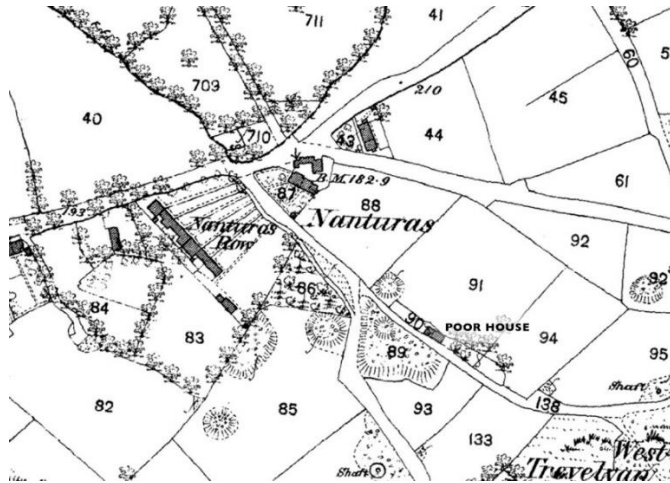
The HER lists sites and assets of historic interest and importance across Perranuthnoe Parish. It provides detailed information on listed buildings based on building surveys, however for most other sites and assets in the Parish there is very little information on their historic interest and attributes.

Decision reports on development proposals within areas of local heritage value in WHS and AONB areas of Perranuthnoe Parish indicate that this paucity of information on historic assets in the Parish, has led to weak recognition and consideration of their significance and value by developers and decision-makers within development planning processes. The failure of development proposals and decision-makers to consider and recognise the historic interest and significance of areas of special local heritage value, has in turn has led to development that is insensitive to the special local heritage attributes of these areas.

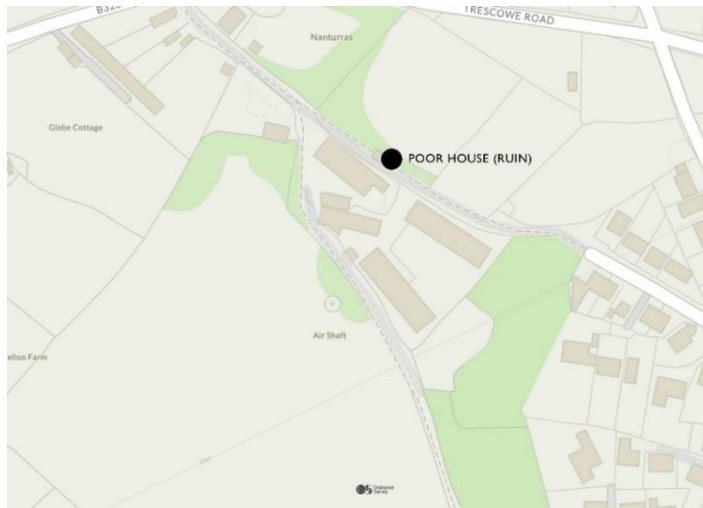
The neighbourhood planning process is a valuable vehicle through which the Parish can help to fill current gaps in information, in order to establish a more robust baseline of information on the special attributes of areas of heritage significance, and support more informed and sensitive development. This is particularly important for non-designated heritage assets, because these currently receive weak recognition and protection within planning systems.

One important site of historic and cultural heritage significance in the Parish is not currently listed at all on the Historic Environment Record. This is the Parish Poor House in Nanturras. Built in 1776 at the eastern end of Goldsithney, it is an asset of heritage value to the Parish. The house was originally constructed of local granite, with a massive granite lintel above the door. Today, the ruined remains of this building can still be seen in poor house lane.

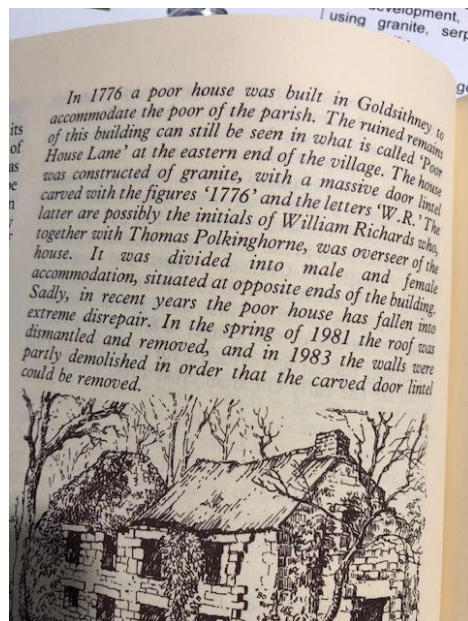
The building is evident on historical maps within the small field numbered 90



The location of the ruins of it today, lie adjacent to a public footpath within a wooded enclave, near a series of workshops (OS Grid Reference SW550306)



The historic guide to the Parish contains the following information and an image of the ruins of the building at the time the guide was written in the 1980s



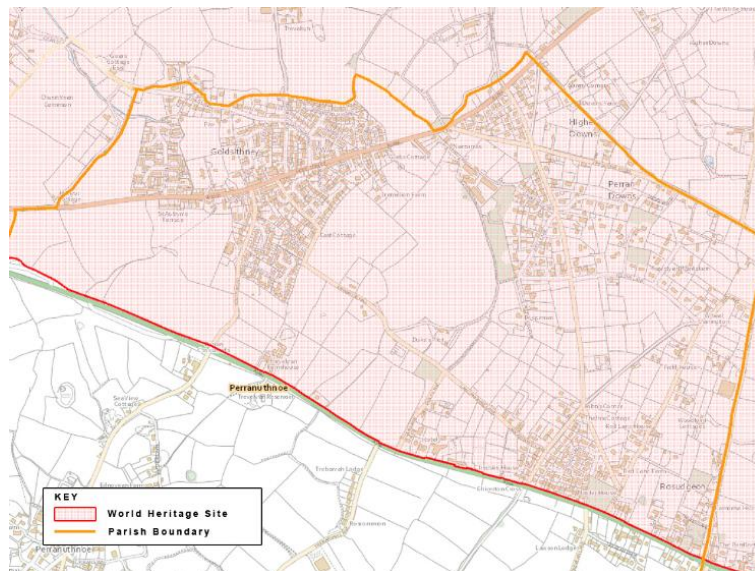
Cornwall and West Devon Mining Landscape World Heritage Site

Almost all of the land area in the Parish which lies to the north of the A394 is designated as a World Heritage Site, falling within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) Area 3: Tregonning and Gwinear Mining District with Trewavas.

The purpose of the Cornwall and West Devon Mining Landscape World Heritage Site designation is to preserve the distinctive cultural landscapes created by the industrialisation of hard rock mining processes in Cornwall during the period 1700 to 1914.

WHS are designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO). Protection of them is the responsibility of national governments. Signature of the convention by the national authority is a commitment by the government to identify, protect and conserve their WHS for future generations. Protection is afforded through the planning system. Under national planning regulations and the national planning policy framework, the designation should provide high-level protection to mining heritage landscapes and assets in the Parish from any adverse impacts that affect its outstanding universal value (OUV), in line with the criteria under which it was inscribed in the World Heritage List.

The following image shows the area of the Parish covered by the WHS designation



Within the National Planning Policy Framework (NPPF) WHS are recognised as designated assets of the highest significance. The NPPF underlines that:

'These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (NPPF Paragraph 189).

'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.' (NPPF paragraph 199).

In assessing development impact on the historic environment, the NPPF requires⁶ that: local planning authorities *'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, including:*

⁶ paragraph 197

- 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.'*

This requirement to place great weight on conservation of heritage character and assets within WHS is reflected in the Cornwall Local Plan (CLP) which states that:

'Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value should be wholly exceptional.' The CLP emphasises the policy intent to *'protect, promote, conserve, and enhance Cornwall's World Heritage Sites, their settings and buffer zones'*.

Cornwall Council have developed a Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (SPD) which provides more detailed guidance for development planning within the World Heritage Site. The SPD is a material consideration for development planning within the WHS.

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan (2020 to 2025) outlines the heritage features of each area within the WHS, and presents a series of management and development policies to support the conservation of mining heritage landscapes and assets. The Management Plan outlines the key characteristics of the outstanding universal value (OUV) of the 'Tregonning and Gwinear Mining District with Trewavas', within which the Parish lies, as residing in the: *'patchwork of small holdings', and 'long established farms and parkland associated with the great mining estates', where 'most mineworkers cottages are dispersed in a landscape of small fields...or within small groups of mineworkers cottages set within substantial blocks of early nineteenth century miners' smallholdings.'*⁷ The Plan highlights that this area of the WHS contains *'some of the richest and, at times, the deepest tin and copper mines in the region'*. It states that *'these rural mining districts include tin and copper mines (some of which were sites of important eighteenth century technological developments), together with extensive mineworkers' smallholdings, mining settlements and large estates related to the mining industry.'*

The WHS Management Plan presents a series of management and development policies to support the conservation of mining heritage landscapes and assets. The following are the policies most relevant to Perranuthnoe Parish WHS:

Protection

P2: All relevant strategic planning documents will make provision for the protection, conservation and enhancement of the Site and its setting.

P3: Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting.

P7: There is a presumption against the removal, disturbance or burial of historic mine waste within the Site.

P8: Developments outside the Site that will adversely affect its OUV will be resisted.

Conservation and Enhancement

C3: There will be a presumption in favour of retaining and reusing historic buildings which

⁷ Cornwall and West Devon Mining Landscape World Heritage Site Management Plan Tregonning and Gwinear Mining Districts with Trewavas, pages 35 and 36

are important components of the Site, where this does not adversely affect OUV.

C7: Development proposals should ensure that the biodiversity and geological diversity that contributes to the distinctiveness of the Cornwall and West Devon mining landscape is conserved and where appropriate enhanced, having due regard to maintaining the authenticity and integrity of the Site. Developments of a significant nature will be expected to deliver appropriate biodiversity net gain.

C8: The conservation and continuing maintenance of the historic fabric of the Site will be undertaken to the highest standards to ensure authenticity and integrity.

C9: The historic character and distinctiveness of the Cornwall and West Devon Mining Landscape will be maintained.

C10: Traditional materials and skills will be encouraged in the maintenance of the authentic historic fabric within the Site.

C11: Where the historic fabric within the Site has been lost or compromised through non-authentic materials, inappropriate details and poor workmanship, historic character and detail will be reintroduced wherever and whenever possible.

C12: Resources available for conservation of the Site will be prioritised to address the Vision and Aims.

C13: Key moveable components will be preserved in situ unless relocation will conserve or enhance the OUV of the Site.

The Cornish Mining Landscape World Heritage Site (WHS) has also produced useful guidance on how to achieve development that conserves and enhances the exceptional historic value of buildings and landscapes within the site. This guidance emphasises that when approaching any proposed alteration to a historic property within the WHS, it is important to consider how this could be achieved without causing harm to the OUV of the WHS, and it provides useful guidance on achieving sensitive design. The guidance is useful for owner/developers in understanding how they can maximise the heritage value of their land and buildings as part of an area of outstanding heritage value and how to ensure that any development respects this value.

<https://www.cornishmining.org.uk/conservation/planning-within-a-whs/world-heritage-site-planning-toolkit/appropriate-design-within-the-world-heritage-site>

The Historic Landscape Character Assessment (HLCA) process for Perranuthnoe Parish drew on the results of the LLCA and public consultation, to undertake outline assessment of heritage landscape character and assets in the north of the Parish. The assessment involved preliminary research incorporating review of HER listed sites and the analysis of historic maps and records, alongside external field observation, with a core focus on areas listed on the HER, and those identified as being of local heritage value through the consultation process. The assessment helped to increase understanding of patterns of historic land-use, how these have changed over time, and the impact of development on the heritage character of landscapes and settlements.

The north of the Parish clearly retains landscapes and settlement areas of historic value, and also a number of sites of archaeological interest. The core elements of the heritage character of this area lie in the:

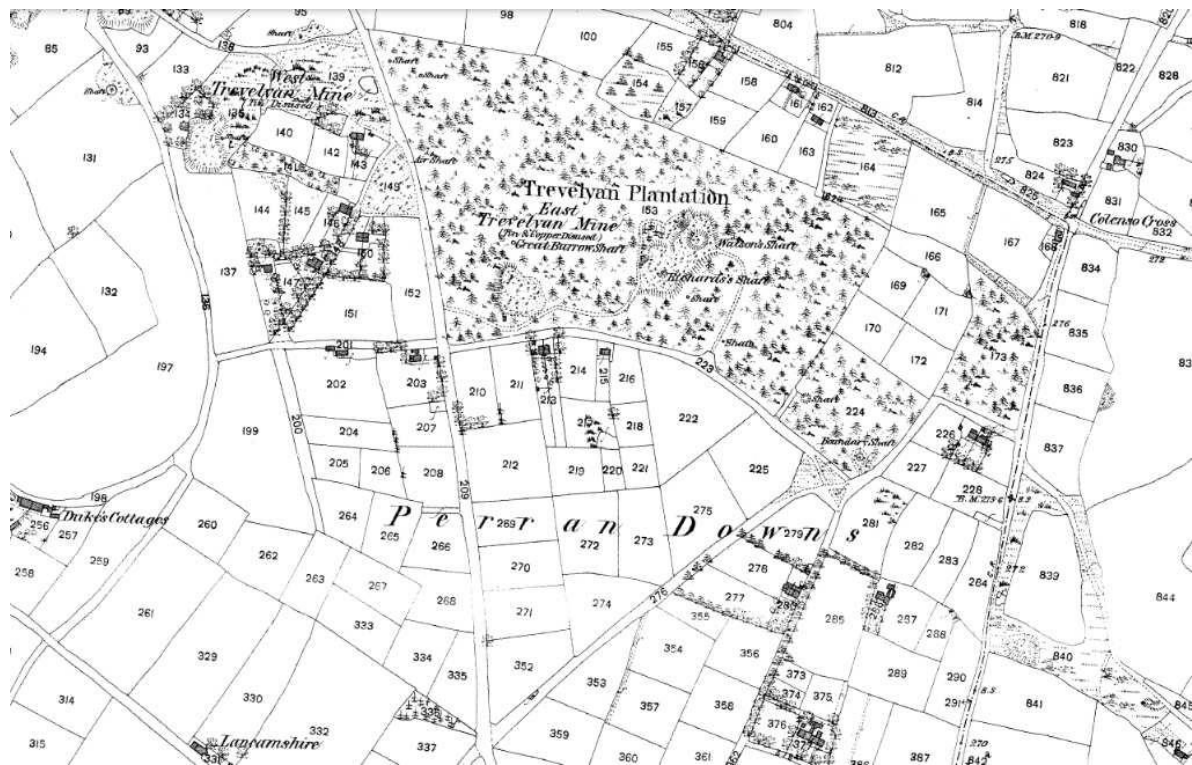
- patchwork of small-holdings with small irregular shaped fields, bounded by Cornish Hedges;
- heritage character of Goldsithney village Conservation Area
- vernacular architectural character of all historic buildings including mineworkers and farm cottages, barns and associated buildings;

- remaining historic mining spoil heaps, sites and their landscape setting;
- the ruined remains of the 1776 Parish Poor House;
- heritage character of ancient footpaths, bridleways, and lanes, including granite coffin stiles; milestones, granite gate posts, Cornish Hedge boundaries, and the landscape setting of these public rights of way (PROW), including views of the Tregurtha Downs wheel houses in the adjacent parish of Marazion from PROW to the north and west of Goldsithney village
- landscape character of remaining areas of Trevelyan Plantation;
- individual historic features and artefacts including historic wells, farming and mining artefacts;
- archaeological sites

The following presents an illustrated summary of core features of heritage significance in the north of the Parish.

The **historic farming landscapes** in the north for the Parish are core to the heritage character of the area. As outlined in the WHS Management Plan, the patchwork of small-field systems creates a mosaic of fields, most of which remain in agricultural use today.

The following is an extract from 1875-1901 Historic Maps showing the patchwork of small holdings and farms associated with the mining estates. The site of east and west Trevelyan Mine with associated structures and mining spoil heaps is clearly mapped within Trevelyan Plantation.



The patchwork of small field systems remains evident today. A modern settlement has been built over Trevelyan mine, resulting in the loss of historic mining Wheel Houses, other mine buildings, spoil heaps, and with most miners' cottages replaced by modern housing. There has also been considerable housing development within Trevelyan Plantation itself. However the area still retains considerable tree cover, important to its local character, and is a much cherished area of natural landscape beauty. The trees in this area are covered by a Tree Protection Order.

The mosaic of small-field systems



Cornish Hedge boundaries are core to the local heritage character of footpaths and lanes which cross-cut through the farmland, and are in themselves historic assets greatly valued by local communities.



Architecturally, the historic core of Goldsithney village, and the historic farm and mineworkers buildings, scattered within farming landscapes, hold particular historic interest and cultural heritage significance. Built with walls from local granite and with slate roofs these are mostly 18th and 19th century buildings which strongly present the vernacular architectural character of the era.



Historic mining sites are important to the areas mining heritage. Many of the mining features in the north of the Parish have sadly been lost to development, with only three mining spoil heaps evident in the landscape today associated with Wheal Caroline⁸, and one mining spoil heap within woodland in Nanturras. All historic mine buildings and wheel houses have been demolished and many of the historic mine workers cottages have also been demolished and replaced with modern housing development and housing estates. From footpaths and the lane to the north west of Goldsithney village, there are however much valued views out over the Tregurtha Downs mining wheel houses in the adjacent Parish of Marazion where these structures have been conserved. These views have strong heritage 'public visual amenity value'. The picture on the right below shows the Wheal Caroline mining spoil heap in the foreground.



Development Impact

The HLCA examined modern development impacts on the heritage character of landscapes within the WHS.

It is questionable whether the protection which should be afforded to WHS areas has always been applied effectively in Perranuthnoe Parish. Much of the development in WHS protected areas of the Parish over the last couple of decades has paid little attention to the incorporation of local vernacular design or features, and development has been permitted which has led to the loss of mine features such as spoil heaps, mine buildings, and to demolition of historic mine workers houses. In a number of areas, it is questionable whether the provisions in the

⁸ to the south-east and south-west of Goldsithney village

Local Plan to ‘protect, promote, conserve, and enhance Cornwall’s World Heritage Sites, their settings and buffer zones’ have been followed. And little attention appears to have been paid to aligning patterns and styles of development with the policies within the WHS Management Plan.

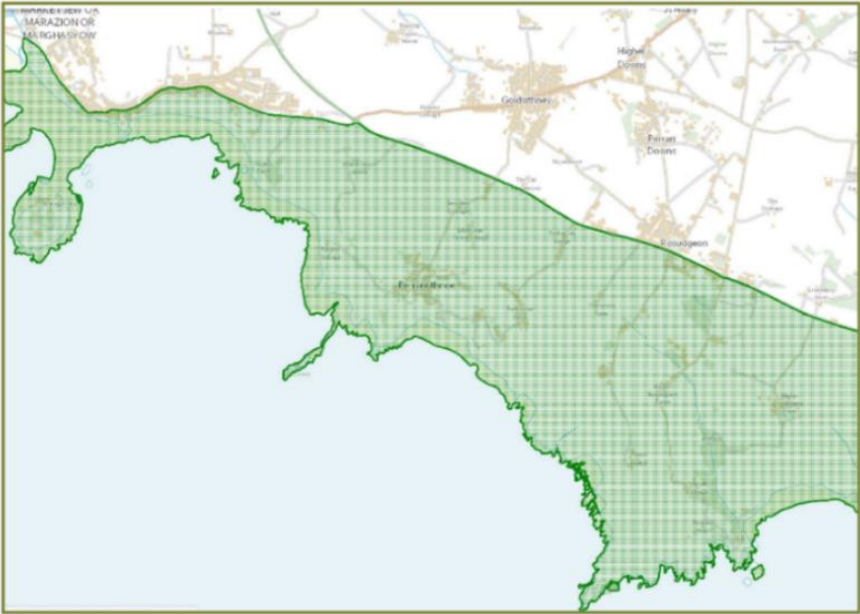
Although the north of the Parish still retains strong historic agricultural landscapes and the ‘*patchwork of small holdings*’, and ‘*long established farms and parkland associated with the great mining estates*’, patterns, levels and design of development have in many areas been insensitive to the heritage character of landscapes and settlement areas, and to historic assets of value. Modern development around the old mining estates and farmsteads does not reflect the local heritage character of the area. Goldsithney village centre retains its historic character and is an important heritage asset, as reflected by its designation as a Conservation Area, however there has been substantial development surrounding it, the design and layout of which has no visual reference to the heritage character of the area.

The Neighbourhood Plan provides the Parish with an opportunity to establish local planning policy provisions to help ensure that, moving forward, the area is afforded the protection required⁹ by WHS designation, so that development planning works positively to conserve and enhance the distinctive local heritage character of WHS landscapes and settlements in the north of the Parish.

Area of Outstanding Natural Beauty

All of the area of the Parish to the south of the A394 road lies in Cornwall’s Area of Outstanding Natural Beauty (AONB). Designation as an AONB gives formal recognition to the value of the scenic beauty of local landscapes to the nation. AONBs have the same status as National Parks and are designated and protected under the 1949 National Parks and Access to Countryside Act, and the Countryside and Rights of Way Act, 2000 (CRoW Act).

The following map shows the area of the Parish which is covered by AONB designation:



The National Planning Policy Framework (NPPF) requires that: ‘*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also*

⁹ in both the NPPF and the Local Plan

important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas' (paragraph 176).

NPPF provisions for conserving and enhancing the historic environment specify that: *'plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.*

This strategy should 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.'* (paragraph 190)

In assessing development impact on the historic environment, the NPPF requires that: local planning authorities *'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, including:*

- 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.'* (paragraph 197)

Cornwall Local Plan (CLP)

The Cornwall Local Plan provides specific provisions for development planning within AONB and generic provisions for the 'protection and enhancement of the historic environment' in Cornwall.

Policy 2 specifies that within the AONB *'Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans.'*

Policy 24 specifies the need to *'sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their setting.'*

Cornwall's AONB Management Plan is a material consideration for development planning in the AONB, and contains specific policy provisions for development planning in the AONB, and for conserving the distinctive local heritage character of landscapes and assets within it.

It describes the south-coast western area, within which Perranuthnoe Parish falls, as being characterised by outstanding coastal landscapes and vistas, important coastal ecosystems and biodiversity, and with heritage mining features, traditional agricultural field systems and historic farmsteads core to the local landscape character, scenic beauty and interest of the area. It emphasises that 'landscape' is 'more than just the sum of its parts. It is a sense of place. It is the combination of the physical environment and how we experience it that gives an area unique character.

The Management Plan underlines that ‘cultural heritage is an integral component of the AONB’¹⁰ and that ‘the historic environment contributes to local identity and wellbeing’. It explores how ‘Cornwall’s distinctive culture and heritage connects people to landscape and must be nurtured, cherished, supported and celebrated’ and raises concerns over ‘increasing threats to the AONB’s heritage assets, both to the distinctive heritage character of landscapes, hamlets and villages and to historic buildings through loss and impact of insensitive development.’¹¹ Sadly, it cites Perranuthnoe Parish as one of the places in Cornwall where there has been inappropriate development which has not been well integrated into the local character of AONB landscapes, describing how ‘recent housing developments and the replacement of individual dwellings at...Perranuthnoe have had negative visual and character impacts’ on the AONB.

Management Plan Chapter 3 is dedicated to assessing the significance of Cornish Hedges to Cornwall’s AONB. It describes the ‘intricate small pasture fields bounded by Cornish hedges’¹², and emphasises that: ‘The Cornish Hedge is abundant across the protected landscape and connects the disparate and diverse AONB sections with other areas of Cornwall. It is the thread that connects us to landscape, heritage, culture and biodiversity.’

One of the aims of the AONB Management Plan is to ‘Improve recognition and conservation of the heritage character of the Cornwall AONB landscapes, historic buildings and assets for the benefit of current and future generations, recognising their value to creating a ‘sense of place’, and to the local distinctiveness of individual sections.’

The following Management Plan objectives and policies chart out how the county should support the conservation and enhancement of Cornish heritage within the AONB.

Heritage and Culture

Aim: Heritage features identified as ‘at risk and vulnerable’ will be brought into better management. Improve recognition and conservation of the heritage character of the Cornwall AONB landscapes, historic buildings and assets for the benefit of current and future generations, recognising their value to creating a ‘sense of place’, and to the local distinctiveness of individual sections.

Policy HC-P2: Heritage features identified as ‘at risk and vulnerable’ will be brought into better management. Improve recognition and conservation of the heritage character of the Cornwall AONB landscapes, historic buildings and assets for the benefit of current and future generations, recognising their value to creating a ‘sense of place’, and to the local distinctiveness of individual sections.

HC Objective 8: Promote the cultural importance such as the benefits to people, place, nature and climate of the Cornish Hedge as a heritage asset.

Landscape and Seascape Character

LS-P6 Conserve and enhance the historic built environment and rural heritage assets including engine houses and associated mine workings, traditional gates and gateposts, stone stiles, metal fingerposts and local vernacular Cornish hedges.

LS-P4 Take a landscape-led approach to the management of the historic landscapes, settlements and seascapes of the AONB, using Landscape Characterisation, Historic Landscape Characterisation and Historic Seascape Assessment as key tools.

¹⁰ AONB page 37

¹¹ AONB page 67

¹² AONB MP page 28

Policy HC-P2: Heritage features identified as 'at risk and vulnerable' will be brought into better management. Improve recognition and conservation of the heritage character of the Cornwall AONB landscapes, historic buildings and assets for the benefit of current and future generations, recognising their value to creating a 'sense of place', and to the local distinctiveness of individual sections.

Planning and Development

PD P2: Development management decisions should specifically consider the cumulative effects of individual developments on the designated landscape. The addition of further individual developments and particularly replacement and redevelopment of existing dwellings and buildings and the extension of settlements will be supported where these are landscape led and do not exceed the sensitivity and capacity of their designated landscape setting and where they do not give rise to cumulative effects particularly through the inclusion of uncharacteristic contemporary elements, domestic paraphernalia and light spill. The unique historic character of many of the settlements and clusters of dwellings in the designated landscape reflect both their vernacular form and buildings and also their relationship to their landscape setting. The loss of either characteristic will be disproportionately harmful.

PD P11: Any development in, or within the setting of, the AONB must be sustainable development that:

- maintains local distinctiveness and contributes to the sense of place; it should respond to local historical, cultural and landscape context and enhance and feel part of the existing landscape. This can include responding to both built and natural attributes, for instance using characteristic local construction methods, built forms, field patterns and landscapes. It may also include retaining or enhancing key views, landscapes and buildings that provide a tangible link to Cornish culture;
- is appropriately located, and addresses landscape sensitivity and capacity being of a scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting;
- reflects vernacular scale and detailing avoiding the uncharacteristic introduction of large scale dwellings with very extensive glazed elevations and imposing presence; Innovation in building design within the AONB should be landscape-led providing contextually responsive in the terms set out above, provide contemporary development that is well integrated into its setting and the AONB landscape.
- is compatible with the distinctive character of the location described by the Landscape Character Assessment, with particular regard to the setting of settlements and the rural landscape; does not compromise the special qualities and characteristics of the AONB designation as outlined for each local section and in relevant landscape character assessments;
- maintains ecological continuity/ semi-natural corridors and gives rise to biodiversity net gain;
- supports the conservation of the historic environment as a whole, and in particular those designated heritage assets and their setting; including Conservation Areas and World Heritage Sites;
- respects and does not diminish dark skies, designated or otherwise, and maintains tranquillity. Any development that leads to increase light spill will not be supported
- protects ancient woodland, trees and notable trees, other important features and semi natural habitats in order that they can contribute to the conservation and enhancement of the natural beauty of the protected landscape. Particular care should be taken to ensure that development outside the AONB does not harm the natural beauty, character and special qualities of the AONB and/ or its setting or otherwise prejudice the achievement of the AONB

purposes. The AONB enjoys equal protection from effects whether they result from development within or outside the designated area.

Policy PD 13: Support the use of local vernacular stone and other building materials used in vernacular ways within built development and infrastructure. If necessary, by the small-scale and sensitive reworking of local quarries.

Policy PD P18: The conversion of existing redundant agricultural (and other similar) buildings to form dwellings will only be supported where:

- The existing buildings are characteristic, historic, vernacular buildings which are recognisably an important part of the local built and landscape context; and
- The existing buildings are worthy of retention in their own right; and
- The conversion very substantially retains the scale, character and appearance of the original building with repair generally preferred to renovation; and
- The conversion does not give rise to the introduction of uncharacteristic fenestration or domestication of the setting or the introduction of conspicuous domestic paraphernalia into the setting of the building. The conversion of redundant existing agricultural (and other) buildings such as pole barns, simple concrete block barns or portal frame buildings which in the absence of an agricultural use would form alien elements in the landscape will not generally be supported.

Policy PD P20: Require the conservation and enhancement of the existing character of the local road network and particularly the minor lanes within the designated landscape. The pattern and character of the roads of much of the designated landscape contributes appreciably to the character of the area, from sunken and enclosed lanes in wooded valleys to open unenclosed moorland roads. Changes to the roads and lanes in the designated landscape require particular design to ensure that their characteristic form is not lost or compromised. Widening, straightening, re-routing, kerbing and enclosure of currently unenclosed sections or the inclusion of uncharacteristic standard suburban details and particularly the proliferation of signage should be avoided. New openings to lanes through existing hedge banks or vegetation which require uncharacteristic contemporary design standards and uncharacteristic visibility splays will not be supported. Where new highway works are required these should adopt traditional approaches including locally appropriate Cornish hedge banks and where appropriate characteristic soft passing places and should reflect characteristic local landscape patterns and boundaries. The management of verges should provide opportunity for biodiversity net gain.

South Coast Western

SCW P4: Support the characteristic inclusion of local materials and vernacular design in new development, public realm, highways work, and public rights of way infrastructure using granite, serpentine, gabbro and schists as appropriate to reflect the varied geodiversity of this section.

SCW-P8: Support the conservation and positive management of mining features that are outside of the World Heritage Site, south of the A394 around Perranuthnoe, Rosudgeon, Kenegy, Praa Sands and Porthleven.

The Heritage Landscape Character Assessment (HLCA) for AONB areas of Perranuthnoe Parish was undertaken in two phases. Preliminary assessment was undertaken, drawing on the results of the LLCA and public consultation, review of HER listed sites and the analysis of historic maps and records, alongside external field observation, with a core focus on areas listed on the HER, and those identified as being of local heritage value through the consultation process. This preliminary assessment helped to increase understanding of patterns of historic land-use, how these have changed over time, and the impact of development on the heritage character of landscapes and settlements.

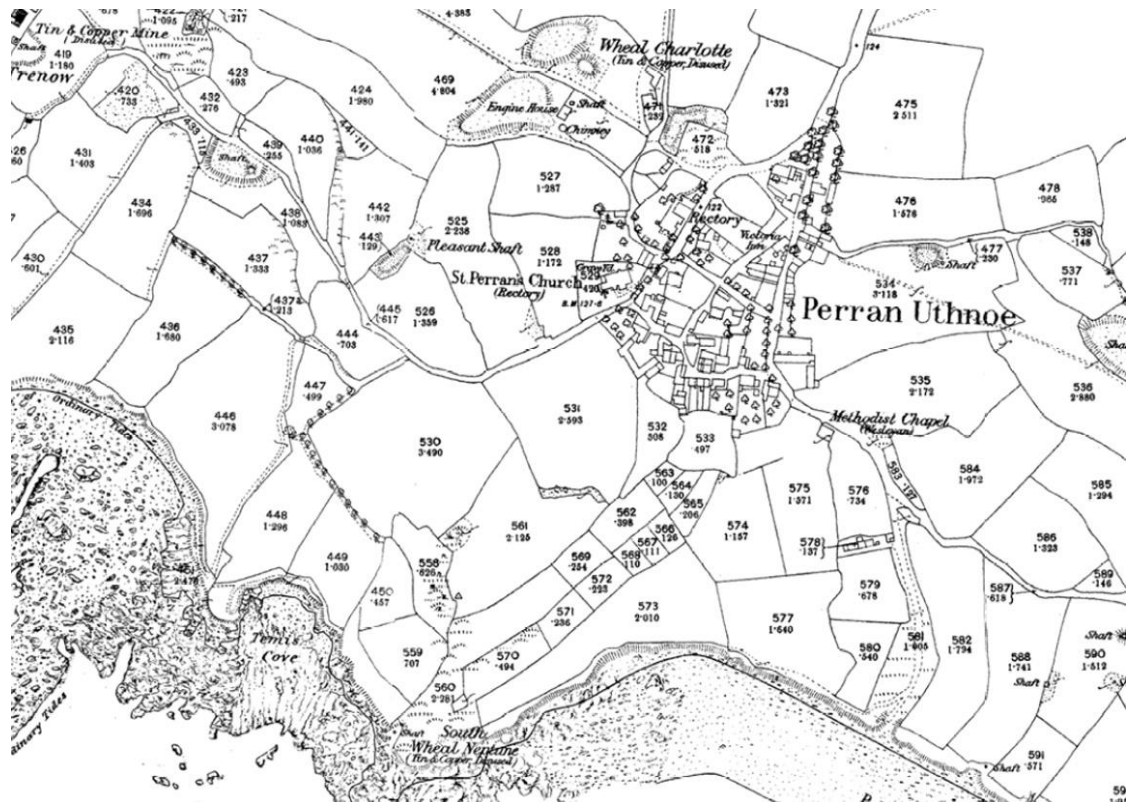
The heritage character of landscapes and historic settlement areas in the south of the Parish is core to the distinctive local character, scenic beauty and interest of the AONB. Core elements were identified as:

- the patchwork of traditional small-holdings with small irregular shaped fields, bounded by Cornish Hedges;
- the local heritage character of the historic farmsteads at Chiverton, Trebarvah and Trevean, including the vernacular architectural character of the farm buildings within them and grouping of historic buildings within their farming landscape setting;
- the historic character of the core of Perranuthnoe village, including the vernacular architectural character of historic buildings within it and the village layout and form;
- St Piran and St Michael Church in Perranuthnoe village which is a prominent historic feature in views from across the south and east of the Parish, and in particular from the ancient Churchway trail which connects villages and farmsteads to the church;
- the local character of ancient footpaths and bridleways, including their granite coffin stiles; milestones, granite gate posts, Cornish Hedge boundaries, and their landscape setting incorporating views of iconic historic buildings. Of particular historic significance are views of the church of St Piran and St Michael in Perranuthnoe vilalge, and St Michael's Mount in the neighbouring Parish of Marazion;
- the sites of historic mines and the clusters of spoil heaps associated with Wheal Neptune, Trenow Consols, Wheal Trebarvah, Wheal Grylls and Wheal Charlotte;
- Acton Castle and the rock-cut baths in Stackhouse Cove;
- the distinctive local character of the small lanes leading to Perranuthnoe village, Trebarvah, Trevean, Chiverton and Trenow, and their Cornish Hedge boundaries;
- Historic buildings dating from the 18th and 19th centuries including a number of listed buildings;
- individual historic features and artefacts including: the cider millstone at Chiverton Farm, granite styles; milestones; historic wells; and historic farming and mining artefacts;
- Archaeological sites

Historic farming landscapes are core to the heritage character of AONB areas of the Parish incorporating a mosaic of small-field systems, bounded by Cornish Hedges. Many of the fields retain the same shape and form evident in 1800s tithe and ordinance survey maps.



The following image shows the historic field patterns surrounding Perranuthnoe village from 1875 – 1901 OS maps



These can be compared to the field patterns seen today:



Five historic farmsteads lie within the south of the Parish: Ednovean, Chiverton, Trebarvah Trevean and the Dubban. The historic farmsteads of Chiverton, Trebarvah and Trevean lie on public footpaths and contain significant groupings of historic granite walled, slate roofed buildings which exhibit strong vernacular architectural traditions. All three historic farmsteads represent heritage assets of significant local historic interest and cultural value, prominent within AONB landscapes. Chiverton farm remains an active farm, with historic barns still used for farming activities. The farm house and associated thatched dwelling are both Grade II listed. In Trebarvah and Trevean farmsteads, historic farm buildings have been converted for residential use. Conversions of all buildings that are visible from public rights of way have paid close attention to the conservation of vernacular architecture and local heritage character. However in both farmsteads modern development has also been permitted which is not in keeping with their heritage character. The Dubban farm forms the northern edge of Perranuthnoe village. The historic buildings within Ednovean farm, although historically and culturally significant, and exhibiting strong vernacular architecture, are not visible from public rights of way, and are therefore not prominent features within AONB landscapes.

The historic farmsteads at Trebarvah, with heritage farm buildings now converted for residential use



The cottage at Chiverton Farm



Trevean Farm



Tithe map from 1842 showing the historic farming hamlets of Trevean, Trebarvah, Chiverton and Ednoeven¹³.



The historic core of **Perranuthnoe village** retains strong historic interest and heritage character as represented in its designation as a Conservation Area. The ancient church of St Piran and St Michael is a historic structure which has been core to village life over the ages and is a prominent feature within the village.



Historic footpaths interconnect the farmsteads and surrounding villages with Perranuthnoe village. Historic features of interest within local footpaths include the granite Coffin¹⁴ Stiles that are rarely seen outside of West Penwith, many of which are thought to date from the 13th century.

¹³ The local heritage value of the historic farming hamlets in the AONB is currently not recognised in planning and the local heritage value of them therefore largely disregarded in planning decisions. This was a key concern raised in NP consultations.

¹⁴ sometimes spelt Coffen



The south of the Parish retains a significant number of **historic mining landscape features**, associated with the five historic mines of Wheal Neptune, Trenow Consols, Wheal Trebarvah, Wheal Grylls and Wheal Charlotte. Twenty mining spoil heaps form distinctive hill-like features mostly now covered by vegetation, clustered around the sites of the historic mines. The most visually prominent of these lie around the Trenow consoles mine, adjacent to public footpath, and the Trebarvah mine, where the historic Churchway footpath passes between the historic spoil heaps.



The significance of these mining features to the AONB is reflected in AONB Management Plan policy SCW-P8 which specifically highlights the need to ‘Support the conservation and positive management of mining features that are outside of the World Heritage Site, south of the A394 around Perranuthnoe, Rosudgeon, Kennegy, Praa Sands and Porthleven.’ The ruins of Trebarvah mine building still exist today, although sited within a private garden amongst modern housing, and therefore not prominent within the local landscape.

Development Impact

The HLCA highlights that the heritage character of landscapes in the south of the Parish is embedded in the historic agricultural field systems; the mining spoil heaps and evidence of the Parish’s mining heritage within those landscapes; the vernacular character and architecture of Perranuthnoe village and the historic farmsteads; and the historic footpaths and lanes which traverse through the AONB landscape.

Input from the consultative neighbourhood planning process revealed that local communities have strong concerns over the ‘visually intrusive’ impact which several recent developments have had on the local heritage character of landscapes, farmsteads, settlement areas and other historic assets in AONB areas of the Parish. This is an impact which is also highlighted in the AONB Management Plan, which raises the concern that ‘*recent housing developments*

and the replacement of individual dwellings at...Perranuthnoe have had negative visual and character impacts¹⁵.

The Local Landscape Character Assessment also points to development within the AONB that has been insensitive to, and incompatible with, the local heritage character of its landscape and settlement setting. It highlights the impact of the recent addition of a number of large modern properties which due to their size, mass, design and building materials visually impose on and are discordant with the natural and heritage character of their setting.

The LLCA states that: *'recent development in the area and the expansion of Perranuthnoe to the east is affecting the character of the undeveloped coastal hinterland and the traditional character of historic farm and mining settlements in the area. Set on increasingly higher ground, development to the east of Perranuthnoe has a significant visual impact on the enjoyment of vistas from public footpaths and rights of way and from the beach... there are 'dwellings within this landscape type which do not appear to relate to historic settlements and have created a peppering of dwellings which detract from the character of the coastal hinterland.'*

Much of the recent development in AONB designated areas has paid little attention to respecting the local heritage character of historic settlement areas and landscapes. Development has not aligned with the policies in the AONB Management Plan, and concerns raised by the AONB over the negative impacts of proposed development on the heritage character of settlements and landscapes in the Parish have been repeatedly over-ruled.

The lack of weight given to conserving local heritage assets appears in large part to be due to a lack of recognition and understanding of their significance and value, by developers and planning decision-makers. This in turn is linked to the lack of information on areas and features of heritage value, and consequent paucity of information within the county Historic Environment Record, in particular for non-designated heritage assets.

The Neighbourhood Plan formulation process provided the Parish with the opportunity to address this. The second phase of the HLCA involved detailed appraisal of areas identified through the consultative process as being of special local heritage significance and value, in order to help ensure that, in future, development planning is based on a clear understanding of the heritage attributes and significance of these areas. Part 2 of this report provides the detailed heritage character appraisal of each of these areas.

¹⁵ AONB Management Plan page 205

PART 2: Heritage Character Appraisals and Recommendations for Local Listing

Area Specific Heritage Character Appraisals: The Process

Heritage character appraisal (HCA) is a process used to identify and define the attributes of areas of special historic and heritage significance. The appraisal provides clear information on the elements of special historic interest and heritage value, which lead to an area having that significance. The appraisal can also examine the impact of development, neglect and other threats bearing negatively on an area’s heritage significance. It provides important information to enable determination of potential suitability for Local Listing.

The National Planning Policy Framework (NPPF) provides a definition of heritage significance, which it describes as: ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

The heritage area appraisals undertaken for Perranuthnoe Parish built on the findings of the Parish heritage landscape assessment. Detailed appraisal was undertaken for each of the areas identified through the HLCA, as being of special local heritage value. The process followed Historic England (HE) guidance on Conservation Area Appraisal, Local Listing and Historic Area Assessments.¹⁶ A criteria-based appraisal process was used to define the heritage attributes of each area. The criteria examine the elements of each areas’ heritage ‘interest’ and ‘significance’ as follows:

Interest
Historic Interest
Archaeological interest
Architectural interest
Cultural heritage interest

Significance
Representativeness
Aesthetic Appeal
Group Value and Open Space (Association Between Components)
Prominence within the Landscape and /or Settlement

The appraisal process involved research and visual field surveys, to understand historic use of the area and its setting, identify historic features of interest and significance, assess the historic architectural interest and character of buildings within the area, their group value and association, and to assess the area’s overall heritage character, appearance and cultural significance. The research process included map regression through analysis of historic tithe and ordonnance survey maps, in order to understand historic patterns of land-use, origins of buildings, and how the layout of buildings and group association between them has changed over time. The appraisal also examined the impact of more recent patterns of development on each area and assessed threats to the local heritage attributes of the area from development or neglect.

¹⁶ HE Guidelines on: Local Heritage Listing: Identifying and Conserving Local Heritage; Neighbourhood Planning and the Historic Environment; Conservation Principles, and The Historic Environment and Site Allocations in Local Plans; Local Listing and Historic Area Assessments; Conservation Area Appraisal, Designation and Management.

The results of the HCA for each area are provided in the following section. They are structured so as to be easy to access, understand and navigate, comprising:

- An overall Statement of the Historic Interest and Significance of the area
- A list of the Designations and Historic Environment Record (HER) listings relevant to the area
- An illustrated Summary of the Results of the Heritage Character Appraisal
- Assessment of the impact of Development, Neglect or other factors on the heritage attributes of the area, and of threats to its heritage character.
- Detailed Appraisal against each of the Criteria
- Recommendations for Local Listing

The results of the HCA enabled the Parish to determine suitability for local listing.

The Historic England (HE) guidelines specify that in order for an area to be considered for local listing it should have at least one element of interest and one element of significance. In the case of all areas proposed for listing in Perranuthnoe Parish, all have at least three elements, and most have all elements of the criteria of interest and significance.

Based on the results of the HCA, the following areas are proposed for Local Listing:

- The historic Farmstead at Chiverton
- The two historic Farmsteads at Trebarvah
- The historic Farmstead at Trevean
- Acton Castle and the associated Stackhouse Cove Rock Cut Baths
- Church Way Heritage Trail

In most cases, the special heritage interest of the area also extends out into its setting, with historic buildings closely associated with historic patterns of land-use evident in the surrounding landscape today. This includes ancient field patterns associated with agricultural use, and landscape features associated with historic copper and tin mining. For example, landscape setting contributes directly to the significance and interest of the historic buildings for the farmsteads at Chiverton, Trebarvah and Trevean. Farming use of surrounding landscapes continues today, and the field patterns evident in historic maps are almost identical today. Mining features within adjacent landscapes are also of direct historic interest and significance, forming part of the 'story' of the area and its cultural heritage significance.

Views from within an area, or of it from surrounding areas, also form an important part of the way in which its heritage significance is experienced and appreciated. Many of the local heritage assets proposed for listing lie on historic footpaths. For some of them, iconic views from the footpaths over historically important features, such as the Parish church and St Michael's Mount, are an important part of their special heritage character. These are views which would have greeted community members over the centuries and are part of the area's special cultural heritage value.

In the historic farmsteads, heritage buildings and features are grouped together in a clear pattern of association, and the appraisal process helped to determine where boundaries should be drawn, in order to clearly delineate the non-designated heritage asset (NDHA) area proposed for special planning consideration.

For the historic farmstead areas, the boundaries were drawn so as to encompass the historic buildings which form the core of each farmstead. At Trebarvah the boundary encompasses both farmsteads, recognising the physical and historic association between them, and reflecting the fact that this grouping represents the largest collection of historic buildings in the Parish, outside the two Conservation Areas of Goldsithney and Perranuthnoe villages.

For Acton Castle and the rock-cut baths in Stackhouse Cove, two separate boundaries were drawn around each area, in recognition of the fact that although historically the two assets are directly associated, they represent different types of heritage asset, with different heritage planning and management considerations.

In all of the areas, it is important to recognise the contribution and significance of their landscape setting to their special local heritage value.

The Churchway heritage trail presented a challenge, as the heritage significance of it lies as much in its landscape setting and the views of heritage assets from it, as in the historic structures (such as granite styles, boundary walls and posts) within it. For this heritage asset, the route of the historic footpath has been mapped, but no specific boundary has been established. It is important that any assessment of development impact on it, considers the local heritage value of the landscapes surrounding it, and views of historic assets from it.

All areas are proposed for recognition in the Neighbourhood Plan as non-designated heritage assets (NDHA) of special local significance and interest. Two areas: Trebarvah and Trevean historic farmsteads are proposed for consideration by Cornwall Council as Conservation Areas, due to their special historic and architectural interest, their prominence within the landscape, public accessibility on historic footpaths, and the way in which the interconnected elements of the significance and interest of these areas and their setting are experienced. The area appraisals indicate that these NDHA present a level of heritage significance that warrants Conservation Area designation.

The heritage character appraisals also provide important information and analysis to support the Parish in developing neighbourhood plan policies. Improved understanding of the special heritage attributes of these areas enables the Parish to develop clear local policy provisions to help ensure that development planning processes recognise and work positively to conserve the heritage attributes which make them of special local significance and value.

The HCA for each area and recommendations for local listing, are provided in the following section.

Heritage Area Appraisals and Recommendations for Local Listing

NDHA Appraisal Form

Name and Location of Asset: Chiverton Historic Farmstead

Grid Reference: SW 54942 29429 (refer Figures 1 and 2)

Statement of Historic Interest and Significance

The heritage appraisal has identified Chiverton Farmstead as an area of special historic and architectural interest, and cultural heritage value to the Parish.

Chiverton farmstead lies in the south-east of the Parish on the coastal plateau within the Area of Outstanding Natural Beauty (AONB). It is a working dairy and mixed crop arable farm set within a small field agricultural landscape, characteristic of historic farming landscapes in the Parish. The farm also encompasses some small patches of deciduous woodland.

The farmstead comprises a number of traditional farm buildings of vernacular granite design; these include Chiverton House, which is the main farmhouse, a thatched cottage, and working granite farm barns around the central farmyard. The farmhouse and thatched cottage are Grade II listed buildings. The farm buildings are grouped together in a cohesive farmstead unit. A contemporary agricultural barn has also been constructed behind the treeline to the north of the historic farm buildings, with some smaller storage barns. Vehicular access to the farm is along a tree-lined drive from the A394.

Public footpaths pass through the area, along the main driveway through the centre of the farm, and to the south of the Parish, connecting through to the Churchway trail to Perranuthnoe village.

The heritage value of this area is experienced through the character and appearance of the historic buildings, within its traditional agricultural landscape setting. It is recommended that a strong priority is placed on conserving the historic attributes of interest and significance that have been identified in this appraisal, and the way in which they are associated and integrated, recognising that together this creates an area of special local heritage character and value.

Designations and Historic Environment Record (HER) Listings

AONB

Cornwall Area of Outstanding Natural Beauty (AONB)

HER listings

HER number: 29037

Name: CHIVERTON - Medieval settlement

County Interactive Map Ref: MCO13960

Period: Medieval

Summary description of asset: The farming settlement of Chiverton is first recorded in 1311 and it is still run as a farmstead.

HER number: 178181

Name: CHIVERTON - Post Medieval cider mill

County Interactive Map Ref: MCO53958

Period: Post Medieval

Summary description of asset: A cider mill stone has been identified at Chiverton Farm. It measures approx 1.22m (4') in diameter.

HER Reference: MCO60293

Name: PERRANUTHNOE - Post Medieval mine shaft

Period : Post Medieval

Summary description of asset: A mine shaft marked on historic OS maps in the vicinity of Chiverton Farm, shown as an earthwork on modern mapping. It is marked as 'Chiverton Shaft' and was probably part of Noble Dale mine (MCO60293).

Listed Buildings	Name: CHIVERTON FARMHOUSE County Interactive Map Ref: DCO11501 List Entry Number: 1143769 Grade II building National Grid Reference: SW5496429369
	Name: HOUSE WEST OF CHIVERTON FARMHOUSE Grade II listed building List Entry Number: 1160583 National Grid Ref: SW5493029372 Reference: DCO12084

Illustrated Summary of the Results of the Heritage Character Appraisal

An illustrated summary of the results of the Heritage Appraisal is provided below. The Heritage Appraisal Forms which give detailed assessment of the special heritage attributes of the area can be referenced at the end of the document.

The heritage character of the farm buildings associated with Chiverton Farm, and their setting within a traditional agricultural landscape is of special local historic and architectural interest. This is an area which is publicly accessible, with public footpaths and bridleway passing through and alongside the farm, and its heritage value is experienced through the distinctive local character and appearance of the historic buildings within their agricultural landscape setting.

The following summary presents and illustrates the core attributes of special historic interest and cultural heritage significance identified through the heritage appraisal:

Historic Architectural Interest: The architectural design of the farm buildings typifies the vernacular style of the traditional farm buildings in the Parish. All buildings are constructed of locally available materials, comprising local granite stone walls, slate and thatched roofing.

The two residences incorporate windows, doors and other external features of a traditional design. All buildings in this area have considerable heritage interest and significance due to both their vernacular architecture, distinctive local character and historic role in the Parish. They are a physical part of the farming history of the Parish that remains in operation today.



Historic grouping and association of the farm buildings: The historic barns are closely grouped, forming a distinctive circle around the farmyard. The farmhouse is located opposite and slightly to the north of the working barns. The historic grouping, layout and association of the farmstead buildings remains the same as shown in the 1841 tithe and 1890 OS maps.



Farm landscape setting: The setting of the farmstead within a small-field landscape, with fields bounded by Cornish Hedges is representative of local field systems that have typified Parish landscapes for centuries.



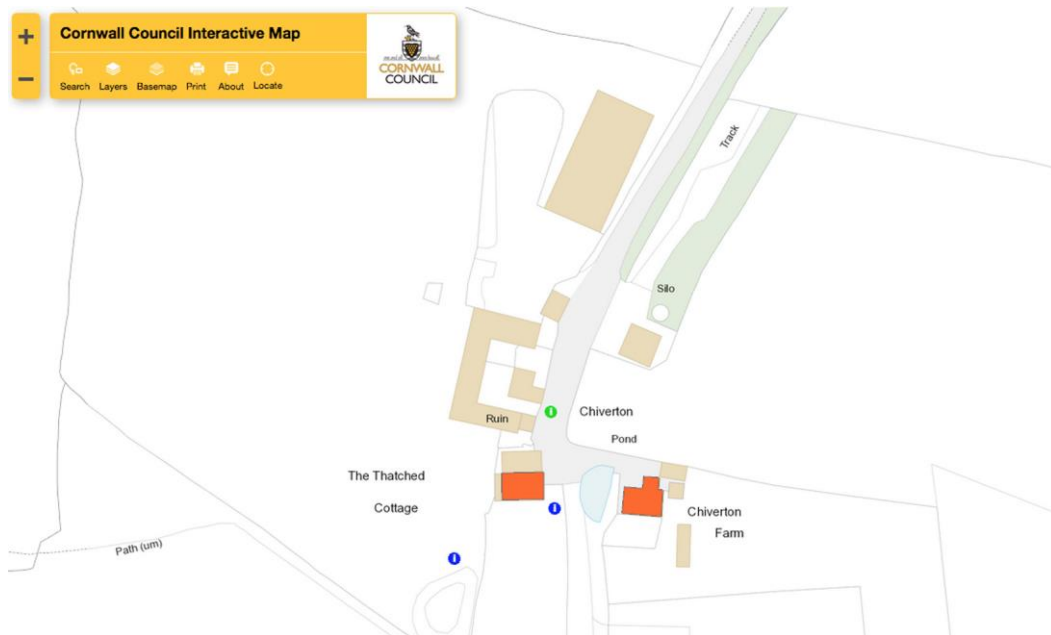
Prominence, Aesthetic and Cultural Heritage Value:

The farming and mining history of this area is a core part of the cultural heritage of local communities. The site has been farmed for centuries and continues to be farmed today. The historic farm buildings and their agricultural landscape setting, are the key physical components of that farming heritage.

Two historic rights of way pass through this area, making this a publicly accessible heritage area of significance and interest to local communities and the AONB. The footpaths incorporate features of historic interest and significance, and link into the Historic Churchway footpath leading to Perran village.



The range and association of features of historic value including: the historic farmstead of Chiverton first recorded in 1311, and associated historic buildings; the Post Medieval cider mill and the archaeological significance of the area linked to its patterns of historic use.



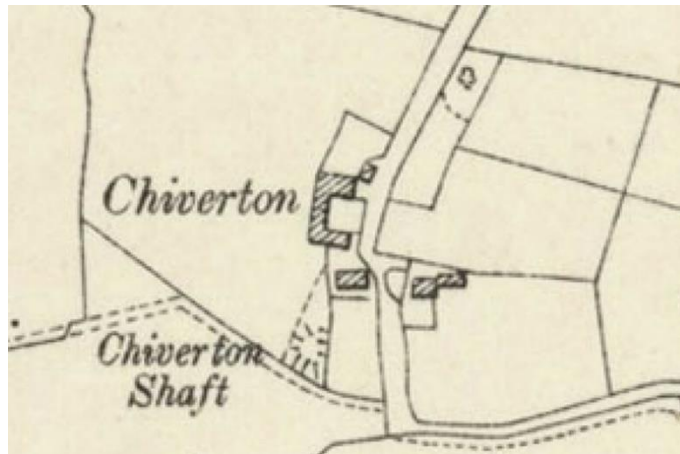
Historic Sites and Archaeology:

- The evidence of a historic Cider Mill in this area is of cultural and historic interest, and of significance as the only known such operation in the Parish. The millstone is a relic of interest, local value and aesthetic appeal sited alongside the public right of way.
- The association with historic mining activity is also of local interest, although no visual evidence of the mine exists.
- Given the historic occupancy and use of the site, there are likely to be archaeological remains of interest and significance.



The combination of historic features in this area renders it a historical asset of considerable value to the Parish and the county. Chiverton Farm is one of the only remaining areas in the Parish where the historic buildings, layout and landscape have been little affected by modern development. It is one of the most strongly representative heritage farmsteads in the Parish, contributing significantly to both the cultural heritage, and the scenic beauty and interest of the AONB in this area. This is of particular importance considering that a bridleway and public footpath runs through the area, making it a publicly accessible local heritage asset.

Figure 1: Historic Farm at Chiverton; comparison of the current buildings to that shown in the Ordnance Survey map of 1890.



Historic Layout of buildings as shown in 1890 Ordnance Survey Map



Current Layout of buildings at Chiverton Farm



Google Earth image of Chiverton Farm

Heritage Appraisal Form

NDHA Criteria

Interest

Historic

The settlement of Chiverton is first recorded in 1311.

Tithe maps show the farm buildings date from at least the early 19th century but are likely to be 18th century.

The farm is dissected by a historic bridleway that runs north to south along the farm driveway, and a historic public footpath right of way, which runs east to west past the farm buildings. These form part of the network of paths and bridleways which have connected the farmsteads and hamlets in the Parish for centuries. Features of historic interest along these public byways include granite styles, posts and the Cornish Hedges bordering them.

The post medieval Cider Mill is of historic interest as the only such Mill known to exist in the Parish. The current farm also contains an apple orchard.

The evidence of mining activity in the area is also of local interest. Noble Dale mine was a tin mine operating in the Parish in the 19th century. Initially known as Wheal Chiverton, in 1861 the mine changed its name to New Wheal Vaddon, then Noble Dale and in 1865 once more to New Wheal Grylls. Wheal Chiverton worked in conjunction with Trevean and was equipped with a 54" pumping engine, but was one of the least productive in the Parish producing 3 tons of black tin in 1862 (b1). Other than the existence of the mine shaft there is no clear evidence of mining activity in this area however, and no features of interest.

Archaeological

Artifacts of interest associated with early settlement of the area, the farming and mining land use, and with the cider mill are likely to exist in the area, although none are yet recorded on the HER.

Architectural

The traditional vernacular architecture and local character of the granite walled, slate and thatched roofed farm buildings and farmhouses at Chiverton Farm are of historic interest to the Parish and region, representative of the local historic farmstead architectural style.

The area contains two Grade II listed buildings. A summary of the listed buildings survey describes:

Building 1: Farmhouse is a C18. Granite ashlar to ground storey of front, incised stucco (probably over cob) above, otherwise rubble with some cob. Steep scantle slate roof with brick chimneys over the gable ends. Cast-iron ogee gutters. Plan: double depth plan with 2 front rooms flanking a through passage, larger room, probably hall/kitchen, left and probably parlour right. Lean-to earth closet adjoining at left and C20 porch at rear middle. Exterior : 2 storeys. Nearly symmetrical 3 window south front. Doorway nearly central to fenestration but all grouped towards the right. C20 door. Circa early C19 hornless 16-pane to ground floor and C20 12-pane 2-light casements above. Old 12-pane 2-light casements survive in the left hand gable end towards the rear. Interior not inspected.

Building 2: Farmhouse. C18. Painted rubble with roughly hewn granite quoins and lintels. Wheatreed thatched roof with brick chimneys over the gable ends. Plan: 2 room with cross or through passage between. The left hand room (on higher ground) probably the hall/kitchen and the right hand room probably the parlour. Exterior : 2 storeys. Nearly symmetrical 3 window south front with central doorway. The windows left of the doorway are closer. Circa early C19

	<p>12-pane 2-light casements to first floor left and over the doorway, otherwise later horned sashes. Ledged door. Interior not inspected.</p> <p>The farmstead also includes early traditional vernacular granite barns clustered around the farmyard which remain in agricultural use today.</p>
Cultural heritage	<p>Farming is central to the heritage of Parish communities, and historic farmsteads and farm buildings are a core part of the cultural heritage interest of landscapes and settlements in the Parish.</p> <p>The footpath which runs through the farm links in to the ancient 'Churchway,' along which people travelled to St Piran and St Micahel's Church in Perranuthnoe village. The granite coffin style is one over which community members' ancestors would have carried coffins to the graveyard at the Church.</p>
Heritage Landscape Setting	<p>The farm lies within a historic small-field agricultural landscape, with fields bounded by ancient granite walled Cornish Hedges. The historic character of this ancient agricultural landscape is of local and county interest. It is the same landscape character which on neighbouring land to the north is recognised as forming part of the Outstanding Universal Value (OUV) of the World Heritage Site (WHS).</p>

Significance	
Representativeness	The farmstead and historic buildings within it represent the Parish's farming heritage.
Aesthetic Appeal	The granite farm buildings have a robust local historic character, made from natural local materials, they are of significant aesthetic appeal, contributing strongly to local sense of place, and to the scenic beauty and local distinctiveness of the AONB in this area. This is of particular significance due to the existence of a public footpath and bridleway through the farm.
Group value and Open Space (Association Between Components)	There is close association between the historic farm buildings. The layout of the farmstead is one where the granite farm barns are clustered around the central farmyard, opposite the main farmhouse. Together the farm buildings and working farmyard clearly retain a cohesive traditional vernacular Cornish farm character.
Prominence within the Landscape / Settlement	The farm lies on two public footpaths and the historic buildings, and character of the farm are a significant heritage feature within the local landscape.

Assessment of Threats	
Development Impact and Pressures	<p>New agricultural buildings have been constructed adjacent to the historic buildings in the farmyard. These are working barns which form part of the current agricultural context, and which have been effectively integrated into the farm.</p> <p>A campsite operates opposite the historic farmyard and adjacent to the main farmhouse. It is small, only operates for a limited period during the summer, and requires campers to be self-contained, so does not have associated built structures. It therefore has a minimal impact on the heritage character of the area.</p> <p>To date development in the area has been sensitive to the heritage character of the farm, and the installation of farm barns and campsite are important to support the economic sustainability of the farm, which in turn is important to conservation of the area's farming heritage character.</p> <p>2021 Update: A planning application was submitted in 2021 for a new dwelling in the farmstead (PA21/05969). The application was made under exceptional circumstances, for an agricultural workers' dwelling. The development was granted planning permission. The development site lies within a single field parcel, adjacent to the main agricultural buildings to the east of the listed thatched farm building. It comprises a two storey, three-bedroom property.</p> <p>The Design and Access Statement submitted with the application included a heritage statement however a detailed heritage appraisal was not undertaken. Consideration was given to minimising development impact on the distinctive local character and scenic beauty of the AONB, and to conserving heritage character through the use of vernacular materials, and the location of the development so as not to impact on the two listed buildings. The proposed building was of a design and materials characteristic of the Cornish vernacular, with stone face elevations and a natural slate roof. It incorporated some but fairly minimal modern features. The building location followed AONB guidance in achieving a location that is associated with the farm complex, but is also slightly removed from the listed buildings and historic farm buildings so as not to have a direct impact on the heritage character of the listed buildings. Glass within the building has been kept to a minimum and the only substantial area of glass or modern design faces away from the PROW and is also not visible from the historic farm, so as to not detract from the heritage character of the farm and its setting. Overall, the proposed development shows sensitivity to the heritage character of the area.</p>
Neglect / Condition of Historic Buildings	<p>The main farmhouse and thatched cottage are well maintained and in good condition. The listed building status gives reassurance to the likely continued maintenance and conservation of these buildings. The non-listed historic barns are maintained, operational, and integral to the heritage character of the farmstead.</p>
Other	<p>Significant expansion of the campsite, and in particular the construction of buildings associated with any such expansion could have a detrimental impact on the heritage character of the area if the buildings were not effectively integrated into the heritage and natural landscape setting.</p>

Recommendations for Local Listing

It is recommended that a strong priority is placed on conserving the heritage character of this area, recognising the historic attributes of interest and significance that have been identified in this appraisal, and the way in which they are associated and integrated. Together this creates an asset of special local heritage value to Parish communities and the AONB.

Strengthened provisions to support conservation of the local heritage character of the overall farmstead area are recommended, to ensure that the historic interest and cultural heritage value of the farmstead as a whole is recognised.

The Neighbourhood Plan can help to strengthen recognition and consideration of the special local heritage interest and significance of this area by:

- a) Clearly delineating the area to be recognised as a non-designated heritage asset (NDHA)
- b) Developing a policy framework and criteria to support conservation of the special local heritage character and historic interest of NDHA in the Parish
- c) Encouraging use of the results of this heritage appraisal as a material consideration within development proposals affecting the area

Figure 2: Area recommended for Listing as a Local Heritage Asset



Appraisal Form for identification of Non-Designated Heritage Assets

Name and Location of Asset: The Two Historic Farmsteads at Trebarvah

Grid Reference: SW544293 (Refer Figures 1 and 2)

Statement of Historic Interest and Significance

The heritage appraisal has identified the historic farmsteads at Trebarvah and their landscape setting as an area of the Parish which incorporates a range of attributes of special historic and architectural interest and cultural heritage value.

There are two historic farmsteads located adjacent to each other at the end of Trebarvah Lane, within the Area of Outstanding Natural Beauty (AONB) coastal landscape, in the south of the Parish. The 12 heritage buildings associated with both farms form the largest collection of historic buildings in the Parish, outside the two Conservation Areas of Goldsithney and Perranuthnoe villages. They lie in a prominent position on high ground above Perranuthnoe village, overlooking Mount's Bay and are distinctive local heritage features within the AONB landscape.

The farmsteads are surrounded by a small-field agricultural system, characteristic of historic farming landscapes in the Parish. To the west of the farmsteads, the land slopes away steeply towards the coast and Perranuthnoe village. The adjacent field incorporates mining spoil heaps, associated with the Wheal Trebarvah tin and copper mine, which operated from 1785 until the late 19th century.

The farming settlement of Trebarvah is first officially recorded in 1342 and historic environment records (HER) indicate that the area has been farmed since pre-historic times. The range of HER listed pre-historic, medieval and post-medieval features in the area lead to it having considerable archaeological interest and significance.

The two farmsteads are shown on 1841 tithe maps as distinct farms under separate ownership, and they continued to be farmed as such until very recently. Between them is an area of open ground, used by the two farms as a communal yard through which to access adjacent barns and fields with machinery, crops and livestock. It is the point at which the small public highway of Trebarvah Lane terminates.

The historic Churchway footpath passes through the two farmsteads, leading to St Piran and St Michael's Church in Perranuthnoe village. The farmsteads are features of historic interest and significance on this heritage trail. Iconic views over coastal agricultural landscapes, Perranuthnoe village and across Mount's Bay to St Michael's Mount, Penzance, Newlyn and Mousehole open up as the heritage trail passes through the farmsteads, adding further to the unique local aesthetic value of this heritage area.

Although separately owned since at least the 1840s, the two farms are known as 'Trebarvah Farms'. One lay to the north west of the Churchway path, for ease of reference in this heritage appraisal it will be referred to as 'Farm 1'. The other lay to the south east and will be referred to as 'Farm 2'.

Farm 1 operated from the farmstead until 2017 when farm operations moved up the Lane. Farm 2 was operational until 2014 when the farmer retired. Viewed from the perspective of the Churchway path, between the two farmsteads:

- Farm 1 is comprised of four historic barns and the main farmhouse to the north of them, originally used for crops and livestock and as a cart house and store for agricultural equipment. Two of the barns incorporated an upper hayloft / storage area. Two later concrete and wooden agricultural barns were installed adjacent to them and were used as packaging and storage units to support ongoing farm operations.

- Farm 2 comprised six historic barns and the farmhouse, located directly to the south of them. The barns include a long barn which contained the milking parlour with an upper hay loft; a cluster of four low-lying storage barns adjacent to it; and a single-storey agricultural equipment storage barn at the end of Trebarvah Lane.

The layout of the farms and grouping of agricultural buildings remains very similar to that shown on the 1890 OS map.

The historic farm buildings associated with both farms have a vernacular architecture typical of 18th and 19th century farm buildings in the Parish, with granite stone walls, slate roofs and thick granite

lintels above doors and windows. Over the last 20 years, the historic barns associated with both farms have been converted to residential properties. All have been renovated and restored so as to clearly conserve and present their local heritage character. Prior to their renovation, a number of these historic buildings had fallen into a state of disrepair. Their restoration demonstrates how development can work positively to conserve and enhance assets of local historic and cultural heritage value, whilst also providing for new use as dwellings.

In 2016 Outline Planning permission was granted to replace each of the two wooden and concrete agricultural barns, associated with Farm 1, with residential properties. In 2018 full planning permission was subsequently granted for one of these properties. The new dwelling has recently been constructed. Lying in the middle of the historic farmsteads, adjacent to Churchway and Trebarvah Lane, it is a large, two-storey building of modern design, constructed with walls of orange-stained wooden cladding and white render, extensive glazed frontage on the SW elevation, and a slate roof. It is a much higher and wider structure than the traditional buildings surrounding it, and appears visually disassociated with them and its setting.

Assessment of threats has indicated that there is a risk of further development impact that could lead to erosion of the special historic interest and heritage character of buildings and landscapes in this historic farmstead area, and to loss of archaeological resources. Strengthened provisions to support conservation of this significant local heritage asset are strongly recommended, and are of particular importance given its prominence within the AONB landscape, its location on public footpaths, and its cultural heritage value.

Designations and Historic Environment Record (HER) Listings

AONB	Cornwall Area of Outstanding Natural Beauty (AONB)
HER listings	<p>HER number: 29042 Name: Trebarvah Medieval Settlement County Interactive Map Ref: MCO17070 Period: Medieval Summary description of asset: The settlement of Trebarvah is first recorded as Treberveth in 1342 (b1). The name is Cornish and contains the elements tre 'estate, farmstead' (suggesting a settlement of early medieval origin) and perveth 'middle' (b3).</p> <p>HER number: MCO66674 Name: Trebarvah post- medieval Farm Buildings County Interactive Map Ref: MCO66674 Period: Post-Medieval Summary description of asset: Extant Post Medieval farm buildings, including what is now the main house to the north which was originally used for crops and livestock and as a cart house and store for agricultural equipment. Two of the barns incorporated an upper hayloft/storage area. They are of a vernacular architecture typical of C18 and C19 farm buildings in the parish, with granite stone walls, slate roofs and thick granite lintels above doors and windows. The barns include a long barn which contained a milking parlour with an upper hay loft with a cluster of four low-lying storage barns adjacent to it, a single-storey agricultural equipment storage barn at the end of Trebarvah Lane and farmhouse to the south. Since converted into residential accommodation.</p> <p>HER number: MCO66673 Name: Medieval Churchway County Interactive Map Ref: MCO66673 Period: Medieval Summary description of asset: Extant churchway used for many centuries by worshippers from the villages and hamlets in the south of the parish as the main route to St Piran and St Michael's Church in Perranuthnoe, the first rector of which was named in 1277</p>

HER number: MCO60741
Name: Trebarvah well
County Interactive Map Ref: MCO60741
Period: Post Medieval
Summary: A well to the southwest of Trebarvah farms, recorded on the 2nd edition OS map. Tithe maps show that this was a well owned jointly by both farms.

HER number: MCO60740:
Name: Trebarvah extractive pit
County Interactive Map Ref: MCO60740:
Period: Post Medieval
Summary description of asset: An extractive pit to the southwest of Trebarvah is recorded on the 2nd edition OS map

HER number: MCO60734
Name: Engine House and Chimney
County Interactive Map Ref: MCO60734
Period: Post medieval
Summary description of asset: An engine house and a detached chimney at Trebaravah are recorded on the 1st edition OS map.

HER number: MCO60731
Name: Trebarvah mine shaft
County Interactive Map Ref: MCO60731
Period: Post medieval
Summary description of asset: A mine shaft at Trebarvah is recorded on the 1st edition OS map

HER number: 53369
Name: Trebarvah Prehistoric field boundary, Iron Age field system, Romano British field system
County Interactive Map Ref: MCO51732
Period: Prehistoric
Summary description of asset: A curvilinear enclosure is visible as a low earth bank on aerial photographs (p1) and was plotted as part of the NMP. The date and function of the enclosure are not certain but its appearance and size suggests it is likely to be an Iron Age/Romano-British round. It appears to have an associated field system and field boundaries (53369). The field in which the enclosure lies has field-names on the c1840 Tithe Award map which also suggest the site of a round (29196). The field-names 'Eastern Castle', 'East Round Field' and 'Western Castle' suggest the site of a round and border a field known as 'Castle-Luchens'. The remains are sited within an area of Anciently Enclosed Land and are likely to be prehistoric in origin.

HER number: 53368
Name: Trebarvah Iron Age round; Romano British Round 1
County Interactive Map Ref: MCO51731
Period: Prehistoric
Summary description of asset: A curvilinear enclosure is visible as a low earth bank on aerial photographs (p1) and was plotted as part of the NMP. The date and function of the enclosure are not certain but its appearance and size suggests it is likely to be an Iron Age/Romano-British round. The field in which the enclosure lies has field-names on the c1840 Tithe Award map which also suggest the site of a round

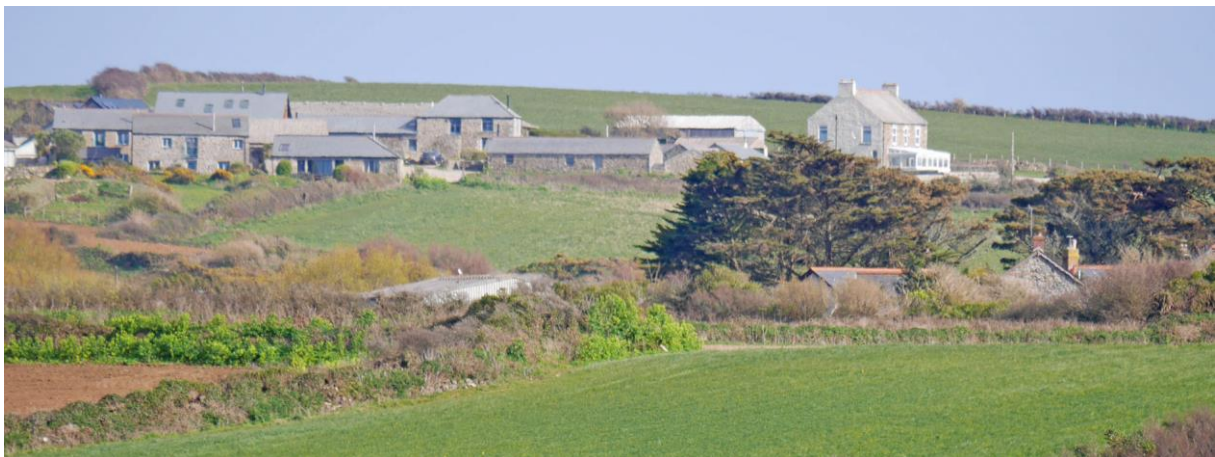
HER number: 29196
Name: Trebarvah Iron Age round; Romano British Round 2
County Interactive Map Ref: MCO8563
Period: Prehistoric

	Summary description of asset: Recorded as the site of a Romano British round and border field known as 'Castle-Luchens', dating from early Iron Age to Romano British - 800 BC to 409 AD with associated Historic Environment Record number 53368 described as a curvilinear enclosure Iron Age round, Romano British round and Historic Environment Record number 53369 described as Trebarvah prehistoric field boundary, Iron Age field system.
Listed Buildings	None

Illustrated Summary of the Results of the Heritage Character Appraisal

An illustrated summary of the results of the Heritage Appraisal is provided below. The Appraisal Forms which provide detailed assessment of the special attributes of the area can be referenced at the end of the document.

The Heritage Appraisal indicates that this is an area of special historic and architectural interest, and of significant local cultural heritage value. Situated on historic public rights of way, in a prominent location within the Area of Outstanding Natural Beauty (AONB), its special heritage character is publicly highly accessible. It is experienced through the vernacular architectural character of the historic farm buildings, their group association within the two farmsteads, and the heritage character and scenic beauty of their landscape setting. The cluster of historic buildings within the two farmsteads represent the largest collection of heritage buildings in the Parish, outside the Conservation Areas of Goldsithney and Perranuthnoe villages.



It is important to consider the local heritage value of this area both:

- i) as two individual historic farmsteads, given the different association, layout and group value of the buildings within them, and the different architectural character of individual buildings; and
- ii) together within their historic agricultural and mining landscape setting

The following summary presents and illustrates the core attributes of special historic interest and cultural heritage significance identified through the heritage appraisal:

Historic Architectural Interest: The architecture of the historic farm buildings typifies the vernacular design of 18th and 19th century farm buildings in the Parish; all are constructed of locally available materials, comprising granite stone walls and slate roofs, with a number of local architectural details of historic interest including the thick granite lintels above windows and doors, quoin stones and substantial external granite steps. The natural local materials and vernacular form of the buildings integrates them into their AONB landscape setting, adding heritage interest to that setting. The conversions of all of the historic barns to residential dwellings have been undertaken so as to clearly conserve and present their distinctive local heritage character.

The retention and in some cases restoration of the vernacular architecture of these historic buildings within their conversions demonstrates how renovation can work positively to conserve and enhance

assets of historic interest and local cultural heritage value, whilst also providing for new use as dwellings. Prior to their conversion, a number of these historic buildings were falling into a state of disrepair.



Grouping and Association of the Historic Farm Buildings: The close association of both farmsteads alongside each other, results in this area having the most significant group of heritage buildings in the Parish, outside the Conservation Areas of Goldsithney and Perranuthnoe villages. There are twelve heritage buildings: five associated with Farm 1 and seven with Farm 2.



Layout of dwellings within the two farmsteads.

Farm 1: The barns associated with Farm 1 lie adjacent and directly to the north of Churchway. Two of the farm buildings run in a linear pattern along the adjacent field, and two are adjacent to the farmhouse, which lies just to the north of the barns on Trebarvah Lane. All barns are grouped in close proximity, and their historic association as part of the farmstead is evident. In the conversion of the barns to residential use, small garden areas and granite boundary walls have been introduced between them, which has given each a certain degree of separation and partition.

The following image shows the farmhouse and small converted storage barn adjacent to it, viewed from Trebarvah Lane.



The following images show the converted historic cart house and crop storage and packing barn, viewed from Churchway footpath.



The two-storey converted barns adjoining Churchway field, with associated garden area, viewed from Churchway passing through the farms (left), and through Churchway field (right)



The following image shows the large modern dwelling house recently built to the east of the traditional farm buildings. Churchway footpath passes directly in front of it. The new development is significantly larger in size than the wooden agricultural barn which it replaced (below right.)



Farm 2: The historic barns associated with Farm 2 comprise a long granite barn, originally the milking barn with adjoining two-storey hay loft. Adjacent to it are a distinct cluster of low-lying barns, originally storage barns, organised in a circle around what was historically a small central yard. A single-storey barn to the north, at the end of Trebarvah Lane, was originally the tractor barn and has been converted as a residential building. The farmhouse lies to the south of them.

The following image shows the layout and grouping of the long barn, adjacent cluster of four small barns, and the farmhouse to south of them, viewed from Churchway, at the end of Trevarvah lane.



The heritage character and historic interest of the cluster of low-lying barns lies both in their similar architecture and form, and also in their group association and layout. They have been converted for residential use, but together they form a distinct unit, clearly representing their historic agricultural origins.



The long barn adjacent to them also strongly retains its vernacular architecture and agricultural character, originally a milking parlour, with attached stable and hayloft accessed by substantial external granite steps. It has now been converted for residential use.



The farmhouse lies to the south of the barns. It is a building which was enlarged in the 19th century, and consequently has a slightly different form and vernacular character to the farmhouse associated with Farm 1. Approaching along the Churchway from the east, it is visible against the backdrop of

views of St Michael's Mount (left); as the Churchway passes through the farmsteads, it is visually associated with the cluster of barns adjacent to it (right).



To the north of the central cluster of barns and the farmhouse, lies a single-storey barn which was originally the tractor barn. Its position at the end of Trebarvah Lane, to the north of the Churchway, and its conversion incorporating wooden cladding, corrugated roof and a contemporary style of windows, gives it a degree of visual separation from the farmhouse and central barns at the core of Farm 2.

The following images show this barn viewed from Trebarvah Lane (left) and the Churchway (right)



Landscape Setting:

The landscape setting of the two farmsteads, and the outstanding views from the Churchway footpath as it passes through them, are core elements of the distinctive local heritage character and aesthetic value of this area.



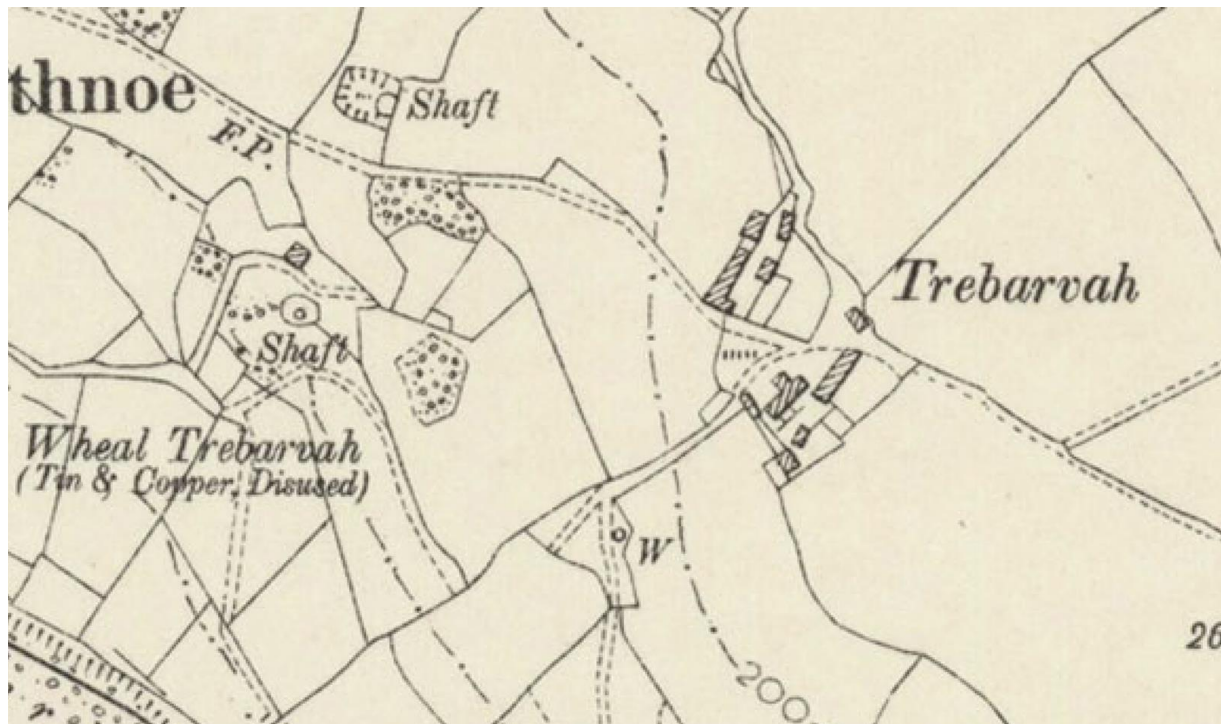
The farmsteads are surrounded by a small-field agricultural system, bounded by Cornish Hedges, which is representative of local field systems that have typified Parish landscapes for centuries. The field patterns remain almost identical to those shown on the 1841 tithe maps.



Wheal Trebarvah copper mine operated in the field to the west of the farmsteads for almost 100 years. Mining spoil heaps associated with it lie in the field. Now overgrown, these are themselves heritage features of local interest and significance within the AONB landscape, clearly visible from the farmsteads. The historic Churchway footpath passes along the adjacent field to the west of 'Churchway field', weaving between the mining spoil heaps.



Mining spoil heaps in Churchway Field.



1890 Ordnance Survey Map showing location of Wheal Trebarvah in the field adjacent to the farmsteads.

The farming and mining history of this area is a core part of the cultural heritage of local communities. The site has been farmed for centuries, and the historic farm buildings, and their agricultural landscape setting, are the key physical components of that farming heritage. It is also the only site in south of the Parish where two farmsteads were located in such close physical association, and adjacent to a working mine for such an extensive period of time.

Prominence, Aesthetic and Cultural Heritage Value: The farmsteads lie in a very prominent position within the AONB coastal landscape, situated on high ground on the skyline above Perranuthnoe village. They are visible from the south-west coast path, adjoining footpaths, and from Perranuthnoe village Conservation Area. The historic farm buildings are distinctive local landmark features within the coastal AONB landscape and encircle Churchway as it passes through them. A row of houses has been built to the north east of Farm 1, along Trebarvah lane, with a mix of different architectural forms and styles. However, these buildings are visually separated from the two historic farmsteads which form a distinctive grouping at the end of the lane.

Lying on the historic Churchway footpath, the farmsteads have always been part of community life in the Parish, and are also part of the local cultural and historic interest of that heritage trail. Standing in between the two farmsteads on the Churchway walkers are surrounded by historic farm buildings, with the exception of the recently constructed large contemporary building that now lies in the middle of them.



View of the farmsteads from the Churchway looking East.

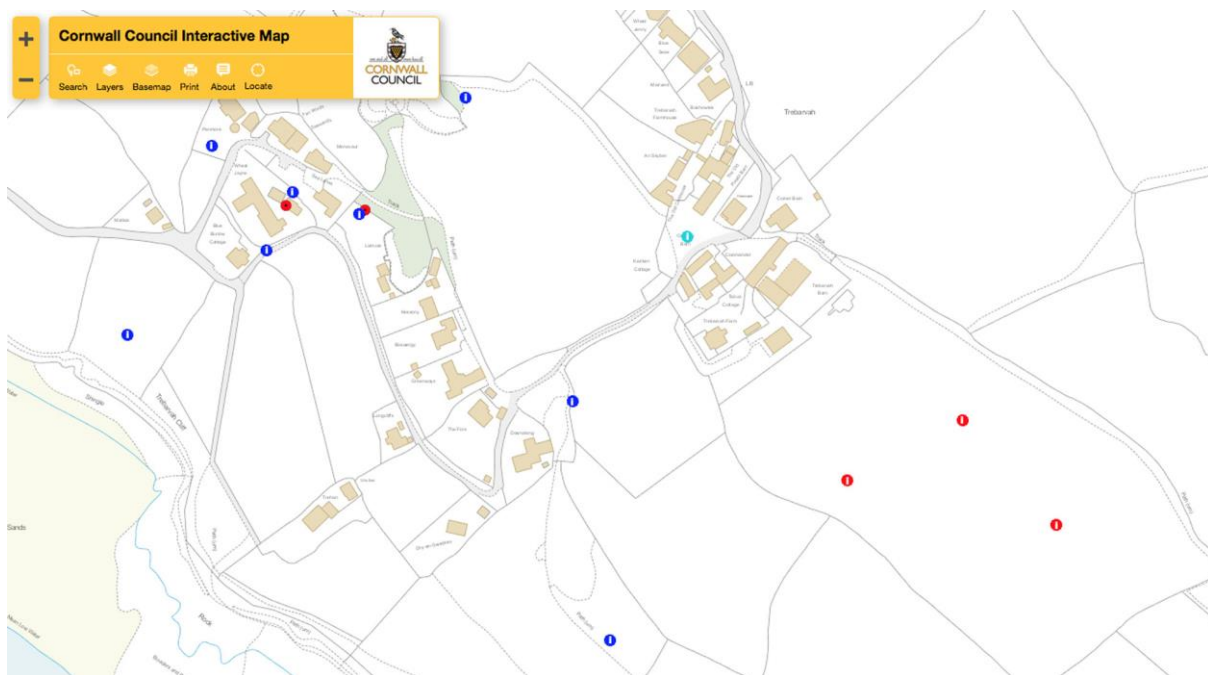
The iconic views from the farmsteads down over local farming landscapes, Perranuthnoe village, and across to St Michael's Mount add further to the unique and exceptional aesthetic value of this heritage area.



Historic Sites and Archaeology: A range of assets of local historic value exist in this area including the historic buildings associated with the farmsteads; the remains of the Wheal Trebarvah mine workings; Churchway heritage trail; the traditional field systems; Cornish granite Hedges which line the fields, Trebarvah Lane and farmsteads; and the archaeological significance of the area linked to its patterns of historic use.

The archaeological interest and significance of the area relates to the likelihood of prehistoric, medieval and post-medieval archaeological artefacts, linked to ancient patterns of settlement and

farming in the area. Cornwall Council interactive map highlights a range of assets listed on the historic environment (HER) record.



Churchway leaving the farmsteads.

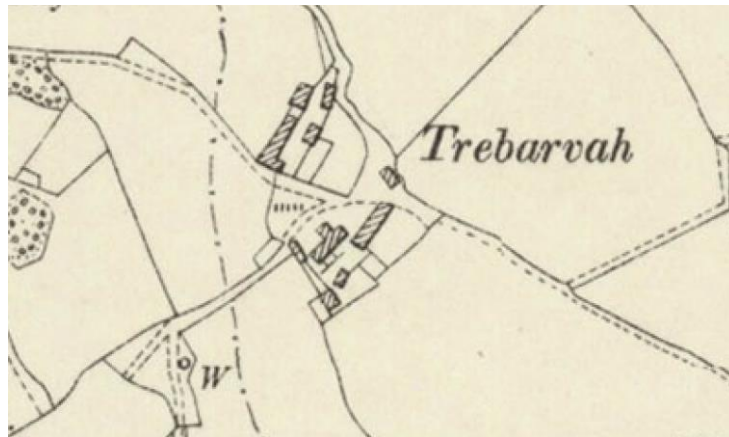


Cornish Hedges bordering the fields.

Development Impact: The new dwelling house constructed in place of the modern agricultural barn within Farm 1, is significantly higher than the agricultural building it replaced. Constructed of white rendered walls with orange-stained timber wood cladding and with extensive glazing on its SW elevation, it is of a height, scale and design that appears incongruous within the context of the surrounding historic farmstead buildings, and has created a development impact that is visually discordant with the two historic farmsteads.



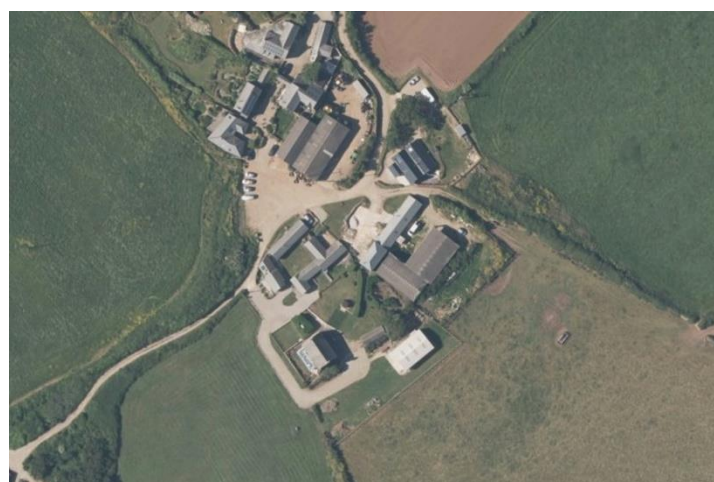
Figure 1: Historic Farmsteads at Trebarvah comparison of the current buildings and layout to that shown in the Ordnance Survey map of 1890.



OS Map 1890



Current Layout of buildings



Google Earth image

Heritage Appraisal Form

NDHA Criteria

Note: The following assessment examines the heritage interest and significance of:

- i) The farmsteads individually
- ii) The grouping of both farmsteads together, within their landscape setting

Interest

Historic

The settlement of Trebarvah is first recorded as Treberveth in 1342. The name is Cornish and contains the elements tre 'estate, farmstead', suggesting a farming settlement of early medieval origin, and perveth 'middle'.

The tithe maps of 1841 and Ordnance Survey (OS) Maps of 1890 show the farm buildings in similar grouping and layout to those of current day, and show that the two farmsteads and surrounding land were under separate ownership at that time. They continued to be worked as separate farms until very recently.

The tithe and OS maps also show the agricultural field systems surrounding the farmsteads in an almost identical layout to today. This historic small-field farming landscape, with the fields bounded by granite stone Cornish Hedges is also part of the historic interest of the area.

The ancient Churchway footpath which connects Trebarvah and Trevean to St Piran and St Michael Church in Perranuthnoe village, runs through the two farmsteads. It is also clearly marked on the 1841 tithe maps. The trail incorporates historic granite coffin styles entering the farmsteads.

A copper and tin mine operated adjacent to the farmsteads in the field to the west 'Churchway' field, for almost 100 years. Mining in this area is known to have started in 1785 when the mine was named Wheal Jenny. In the 1840's it was named Wheal Jane, although the mine workings here were also known as Wheal Castle. From 1849 it was known as Wheal Trebarvah producing mostly copper, but also black tin, iron ore, lead and zinc. Records show that between 1848 and 1861 it produced 3,362 tons of copper ore and a small quantity of tin. It was re-worked again for a short time in the 1870s when production consisted chiefly of brown haematite. The spoil heaps from the mine are clearly evident in views from the farmsteads. Now overgrown with native vegetation, they form distinctive mounds in the AONB landscape. The Churchway heritage trail passes directly through them, further increasing their interest as historic features.

Aerial photographs show evidence of pre-historic agricultural use of the field to the east. HER listings show that it contains an iron age field system, iron age mounts and Romano British field system.

Archaeological

The pre-historic and historic use of this area is of considerable archaeological interest and significance to the Parish and the county.

Prehistoric, medieval and post-medieval settlement and farming of the area are all likely to be associated with archaeological artifacts of significant interest, both within the farmsteads and in adjacent fields.

The siting of Wheal Trebarvah mine in Churchway field to the west is also likely to be associated with archaeological remains of interest and local significance.

Architectural

All of the historic buildings typify the distinctive vernacular architecture of 18th and 19th century farm buildings in the Parish. With thick granite walls, large quoin stones and granite lintels above doors and windows, the buildings which constitute these two historic farmsteads have clearly been constructed to withstand with the sometimes extreme coastal climatic conditions in this exposed location.

Farm 1

This farm comprised four barns and the farmhouse, all of which are evident on the 1841 tithe maps and 1890 OS map.

- the Farmhouse is a two-storey traditional 18th century granite dwelling house with slate roof. The north side of the building is that which is most visible, coming into the farmsteads along Trebarvah Lane. A single-story conservatory extension has been added to the west of the building in recent years, but is low lying and not clearly visible from the lane or footpaths.
- a small single storey granite barn with slate roof is located adjacent to the Farmhouse, to the east, again it can be seen coming into the farmsteads along Trebarvah Lane. Originally a storage barn, it has been renovated and converted to residential use and retains its vernacular character.
- a two-storey granite barn with slate roof, oriented north-east / south-west along the churchway field to the west. Historically a crop storage and packing barn with hay loft, this building has been renovated and converted to residential use, and named 'An Skyber' (meaning the barn in Cornish). The conversion has been carefully undertaken so as to retain its historic vernacular architecture and local character. A small garden area has been incorporated on either side of the barn, with small Cornish Hedge boundaries.
- a single storey granite barn with slate roof, originally the old cart house. Also oriented north-east / south-west along the field, its southern wall directly borders the Churchway footpath. It has also been renovated and converted to residential use, with its vernacular character strongly retained, and is named The Cart House, reflecting its historic use.
- A two-storey, slate roofed, granite walled barn within the old farmyard, oriented in an L shape adjacent to the other two-storey barn. Originally a crop storage and packing barn, it has also been carefully renovated and converted for residential use, with its vernacular character strongly retained. Named 'The Old Potato Barn', it incorporates a small garden to the south-west, which is bordered on one side with a small granite wall and on the other, by the concrete and wooden clad agricultural barn.

Two later agricultural barns were added to the historic complex of barns, to support farm operations when the historic buildings fell into disrepair. One was a wooden clad open barn with corrugated roof, the other a concrete barn with corrugated roof. In 2016 the farmers indicated their intent to move farming operations further up the Lane, and submitted an application for Outline Planning permission to replace the two barns with two residential dwellings. Outline Planning permission was granted in 2016, with details of the 'appearance, landscaping and scale' of the replacement buildings (the reserved matters) to be determined through subsequent planning applications.

In 2018 full planning permission was subsequently granted for one residential dwelling, to replace the most eastern of the two barns. It has recently been constructed.

- It is a large two-storey building of modern architectural design. The walls are constructed of a mix of orange-stained wooden cladding and white render, and with extensive glass frontage on the SW elevation facing the footpath. The roof is slate. A small area of stone facing has been incorporated under the glazing on the SW elevation, but is of machine cut stone, different to the local granite used in the surrounding historic buildings. Lying in the middle of the two historic farmsteads, adjacent to Trebarvah Lane, this contemporary building

	<p>has a totally different scale, form and architectural character to the heritage buildings surrounding it.</p> <p><u>Farm 2</u></p> <p>This farm comprised the farmhouse, a long milking barn, incorporating a two-storey hayloft; a cluster of low-lying storage barns adjacent to it; and a tractor barn at the end of Trebarvah Lane. Evident on the 1841 tithe map and the 1890 OS map, all are constructed of 18th - 19th century vernacular architecture, typical of agricultural buildings in the Parish, with granite walls, slate roofs and granite lintels above doors and windows.</p> <ul style="list-style-type: none"> - The farmhouse is a 19th century traditional granite walled dwelling house. The granite walls have been rendered on some sides and the slate roof wet-laid with cement as part of repair works. In recent years a lean-to conservatory has been added along the south-west side of the building. - The long granite, slate roofed barn, the main length of which is single-storey with a two-storey component at its most south-westerly end, accessed by substantial external granite steps, in themselves a local architectural feature of heritage interest. The barn has recently been converted for residential use, and the conversion has strongly retained its vernacular character and architecture. - A cluster of four small, low-lying barns, directly adjacent to the long milking barn. These were storage barns, which again have been converted for residential use, and restored to clearly present their historic vernacular character. They form a distinct grouping oriented in a circle around a small central yard. The most south-westerly of the barns, now a holiday-let, recently demolished part of the south-westerly granite wall to install a glass patio door, but otherwise clearly retains its local vernacular character. - The single-storey barn to the north of this cluster of barns, at the end of Trebarvah Lane, originally the tractor barn, has also recently been converted for residential use. Within the conversion, the original granite walls of this barn have been retained, and natural cedar cladding used on other sections where the original wall had subsided. The roof of the converted building has not been renovated using traditional roofing slate, but instead corrugated roofing. Although this roofing is not characteristic of the adjacent historic barns, it clearly represents the agricultural origins of the building.
<p>Cultural Heritage</p>	<p>Farming is central to the cultural heritage of Parish communities. It has shaped the landscapes, settlements and livelihoods of communities in the Parish for centuries, and it remains core to livelihoods and cultural identity today.</p> <p>There is strong local interest in the farming heritage of settlements and landscapes in the Parish, and this area is of particular cultural heritage interest as it is the only location in the Parish where two independent farmsteads are located so close together, and have operated as such over such an extensive time period. The farmsteads themselves were first recorded in 1342 and the 1841 tithe maps clearly show the two farmsteads in a very similar layout to today, under separate ownership. They are two of the five historic farms in the south of the Parish.</p> <p>The vernacular character of the historic farm buildings provides the core physical connection with the farming heritage of this area. It is the heritage character of the buildings and the traditional small field agricultural landscape in which they are situated which give the area its local sense of place, and provide the link to the long history of farming in this area. The careful renovation and restoration of the historic barns to retain that character</p>

	<p>conserves that connection; they are buildings that have formed a core part of the local cultural story of this area over 100s of years.</p> <p>The fact that the Churchway passes through the middle of the farmsteads adds to the heritage interest of this historic farming area. The Churchway is a popular footpath which has been walked daily by members of Parish communities over 100s of years. It is the path connecting farmsteads and settlements in the east to St Piran and St Michael Church in Perranuthnoe village. Walking through the farmsteads is the first point at which the church becomes visible in the village below, an iconic view that would have greeted community members over centuries as they walked to the church.</p> <p>The historic farm buildings at Trebarvah are a cultural heritage site on the trail, and the public prominence and accessibility of this area further increases public interest in its cultural farming heritage.</p> <p>The mining history of this area is another aspect of its cultural heritage interest. The farms lay directly adjacent to a successful copper and tin mine which operated for almost 100 years between 1785 and the 1870s. Mining is the other core historic livelihood in the Parish, and the close association of two these two successful farms, adjacent to this longstanding mine, also makes it an area of particular cultural interest.</p>
Heritage Landscape Setting	<p>The farmsteads lie within the coastal hinterland landscape in the AONB. They are located on high ground overlooking Mount's Bay. Different elements of this agricultural, mining and coastal landscape setting have significant heritage interest:</p> <p>Agricultural: The farmsteads are surrounded by arable fields, bounded by Cornish Hedges. Still worked today, the field layout is almost identical to that evident on the 1841 tithe maps and is representative of the small-field agricultural systems characteristic of historic farming landscapes in the Parish.</p> <p>Mining: To the west, the land slopes away steeply towards the coast and Perranuthnoe village, and the adjacent field incorporates mining spoil heaps, associated with the Wheal Trebarvah mine, which operated from 1785 until the late 19th century.</p> <p>Coastal: The farmsteads and Churchway look down over Mounts Bay with St Michael's Mount, a famous historic asset and Grade 1 listed building, prominent within views, and across to historic fishing ports at Newlyn, Penzance and Mousehole.</p>

Significance	
Representativeness	<p>The two historic farmsteads, and the buildings associated with them, represent the farming origins of this area and provide the link to the long history of farming, and cultural identity of this area. They represent two of the five historic farms in the south of the Parish evident on the 1841 tithe maps.</p> <p>The small-field agricultural landscape setting is also representative of traditional farming landscapes in the Parish; and the mining spoil heaps associated with Wheal Trebarvah, of the mining history of this area.</p>
Aesthetic Appeal	<p>A number of elements are particularly relevant to appraisal of the aesthetic appeal of this area including: its public accessibility, distinctive local heritage character, and the iconic views from (and of) it, all of which contribute to the exceptional public visual amenity value of the area as a heritage feature of local significance.</p> <p>The vernacular character of the historic farm buildings has strong aesthetic appeal, giving this area of the Parish its distinctive local character and sense of place. Constructed of natural materials, the buildings blend into the</p>

	<p>surrounding AONB landscape and give that landscape added heritage interest. Although the farm barns have been converted for residential use, they have been carefully renovated using natural local materials and vernacular architecture, strongly retaining their local heritage character. The aesthetic significance of this area also comes from the fact that this is the largest group of heritage buildings outside the Conservation Areas of Goldsithney and Perranuthnoe villages, and they surround the Churchway heritage trail which passes between the historic farmsteads.</p> <p>The impact of the recent modern development is in stark contrast with the local heritage character of the surrounding historic buildings. Its large scale, extensive glass frontage and orange-stained wooden cladding stand out as incongruous within that setting.</p> <p>The landscape setting and the outstanding and iconic views from the farmsteads, down over traditional agricultural landscapes, the mining features associated with Wheal Trebarvah, Perranuthnoe village, and across Mounts Bay to St Michael's Mount, Penzance, Newlyn and Mousehole are part of its aesthetic appeal. The landscape setting of the farmsteads is one of the most spectacular in the Parish, and indeed in Cornwall.</p> <p>The Cornish Hedges which surround the farms, run along Trebarvah Lane, and which form the boundaries to the fields, are also core to the local aesthetic appeal and heritage character of this area.</p> <p>The prominent location of the two farmsteads on the skyline, visible from the south-west coast path, Perranuthnoe village and surrounding public footpaths, means that the farmsteads are also prominent and distinctive local heritage features within the AONB landscape, and core to the local distinctiveness and aesthetic appeal of that landscape.</p>
<p>Group value and Open Space (Association Between Components)</p>	<p>The two farmsteads lie in an area of flat ground at the end of the public highway of Trebarvah Lane, before the land falls away steeply towards the coast, and the lane turns into a rough track. Comprised of 12 heritage buildings, as a group they represent the largest collection of historic buildings in the Parish outside the heritage Conservation Areas of Goldsithney and Perranuthnoe villages.</p> <p>The two farms are located in close proximity, with the barns lying around a central open space at the end of the public highway of Trebarvah Lane. This space was used traditionally as a communal farmyard, providing for access by livestock and agricultural machinery to the barns and fields surrounding the farms. The open space between the two farmsteads is important to the overall character of the area, providing the separation between the two farmsteads, and the space through which the historic footpath, the Churchway passes. A bridleway track also passes through this open area, down to the coast.</p> <p><u>Farm 1</u></p> <p>The 1890 OS map shows that historically Farm 1 was comprised of three barns, with the main farmhouse lying to the north of them. The main barn ran along the field and yard, and contained a low-lying cart house and a two-storey livestock and crop storage barn with hay-loft above it. This barn was subsequently sub-divided into two, separating out the cart house from the barn. Adjacent to the farmhouse and farmyard were two additional barns, one of which again incorporated an upper hay-loft and crop drying area, and which was accessed from the central yard, the other a small storage barn lying next to Farmhouse, accessed from Trebarvah Lane.</p> <p>As part of the conversion of the historic barns for residential use, small garden areas have been established between them, and small Cornish Hedges mark boundaries between properties. Although all barns lie in close proximity and their historic association is clear, the incorporation of gardens and small boundary walls has given each a certain degree of separation and partition.</p>

	<p>The two concrete and wooden agricultural barns had close association lying side by side bordering the communal farmyard, and were of very similar scale and design. One of these has recently been replaced with the large new dwelling house which lies adjacent to Trebarvah lane. It incorporates a garden to the rear with a fence separating it from the adjacent barn to the west, and a Cornish Hedge bordering Trebarvah Lane to the east. Its position, plot enclosure, and different contemporary architecture and scale, together result in it visually having a strong degree of separation from the surrounding heritage buildings.</p> <p>The concrete agricultural barn adjacent to it, to the west, has Outline Planning permission for a dwelling, with scale and design yet to be determined. It is sandwiched between the large, contemporary dwelling 'Seascape', and the historic converted barn, 'The Old Potato Barn'. Currently it does not clearly form part of the heritage group of buildings to the west of it; and it also has no association with the large contemporary residential building to the east of it. It remains to be determined how it will be integrated into the area.</p> <p><u>Farm 2</u></p> <p>The 1890 OS map shows that the historic layout and grouping of the farmhouse and barns within Farm 2 remains almost identical today. The main farmhouse lies just to the south of the complex of barns, with a garden area separating them.</p> <p>Adjacent to the farmhouse garden is a cluster of four low-lying barns, used historically as storage barns; and a long barn, historically used as a milking parlour, with a two-storey hay-loft component. To the north of this grouping of barns, at the end of Trebarvah Lane, is an additional single-storey barn which was originally the tractor barn and agricultural equipment store for this farm.</p> <p>The long-barn has an open space yard directly in front of it, bordered by a granite wall, and has an undercover farmyard area at the back. The conversion of the barn for residential use has clearly maintained the agricultural character of this layout.</p> <p>The cluster of low-lying barns directly adjacent to it are very closely associated, organised in a distinctive circular layout around a small central yard, two of the barns are joined, the others a few feet apart. Following conversion of the barns as holiday-let properties, all have been carefully restored as heritage buildings, and have closely matching vernacular architecture and scale. The space between them has been divided into small garden and parking areas, however due to their close association, visually this has not led to any partition of the barns, as an integrated feature. The agricultural heritage character of this group of barns lies in both their similar form, and in their group association and layout.</p> <p>The single-storey barn to the north of this complex of barns has some degree of visual separation from the other buildings within Farm 2, lying on the opposite side of the Churchway trail, with a Cornish Hedge along the boundary, and accessed from the north from Trebarvah Lane. Some of the design features used in the conversion of the barn to a dwelling house, and in particular the use of modern corrugated roofing and contemporary windows, adds to its visual separation from the core of heritage buildings associated with Farm 2.</p>
<p>Prominence within the Landscape / Settlement</p>	<p>The farmsteads are located in a very prominent location within the AONB coastal landscape, situated on high ground on the skyline above Perranuthnoe village. They are visible from a considerable distance from the south-west coast path, adjoining footpaths and Perranuthnoe village Conservation Area.</p> <p>Their prominence as heritage features of significance to the Parish also lies in their location on Churchway, and on the Trebarvah to Perranuthnoe bridleway.</p>

Assessment of Threats

Development Impact and Pressures

All of the historic agricultural buildings within the two farmsteads have been renovated or restored so as to conserve their local heritage character. The extent to which the vernacular character of the historic farm barns has been presented within their conversion to residential dwellings is an example of the way in which development can work positively to conserve the heritage character of historic buildings that are no longer being actively used or maintained for agricultural use, whilst maximising the development potential of the buildings to serve as dwelling houses.

The majority of the barns had fallen into a state of disrepair, and although their conversion to dwellings and landscaping around them has altered the extent to which they are functioning agricultural structures, their conversion, and in some cases restoration, has resulted in the conservation of these culturally significant historic buildings. The overall impact of the conversions on the distinctive local heritage character of this area of the AONB, and on the cultural heritage interest and significance of this historic farming settlement, is a positive one.

The new dwelling house constructed in this area is however of a scale and design that is discordant with the heritage character of its setting. It has resulted in a building that appears visually disassociated with the historic buildings surrounding it, and which is overbearing on, and incongruous within, its heritage setting.

Archaeological assets

It is also important to assess development impact on the archaeological resource base in this area. There has been an inconsistent approach to consideration of archaeological assets of value within development planning in this area.

In 2004 planning permission was granted for renovation of one of the historic agricultural barns associated with Farm 1 and its conversion to holiday-let use. One of the conditions associated with the grant of planning permission was a requirement for 'a programme of archaeological recording work, in accordance with a written scheme of investigation'

In 2005 planning permission was granted for renovation of the adjacent historic barn, and conversion to holiday-let use. One of the conditions associated with the grant of planning permission was also a requirement for 'a programme of archaeological recording work, in accordance with a written scheme of investigation'

In 2016 Outline Planning permission was granted for two residential buildings on the site of the modern agricultural barns associated with Farm 1. The planning application and LPA officers report provides no reference to, or consideration of, the potential archaeological significance of the site, and there was no requirement for archaeological recording associated with Outline Planning.

In 2018 when full planning application was submitted for one of the sites, there was no subsequent consideration of the potential archaeological significance of the site, and no requirement for archaeological recording.

In 2019 when Outline Planning was renewed for the remaining site, the Council's Historic Environment Unit highlighted the archaeological significance of the area and recommended that due to the likelihood of buried archaeological remains of interest in the area a 'pre-commencement condition is necessary... to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site.' This recommendation was however rejected by the Planning Officer, the reason being given that 'it is considered unreasonable to impose this condition given that consent has already been granted on this site without any restrictions relating to archaeology.' Although the potential archaeological value of the site was not

considered under the previous application, the reason for its subsequent omission in 2019, was in order to carry forward the position in 2016.

The overall approach to assessment of the archaeological significance of sites in this area has been inconsistent. The reason for the omission of any consideration of archaeological significance in recent years is unclear, but may have led to the loss of resources of archaeological interest and significance.

Update 2021:

Farm 1: A planning application was submitted in December 2019 for the remaining plot associated with Farm 1, following the Outline Planning permission granted in May 2019, to replace the concrete agricultural barn with a dwelling house. The proposed development differed significantly from the provisions granted in Outline Planning and was therefore submitted as a separate 'full planning application'.

The proposed development was of a contemporary design and large-scale, similar to the contemporary new dwelling on the plot to the east of it, and entirely different to the predominant vernacular character of the historic farm buildings surrounding the site. The planning application was refused at Planning Committee and Appeal. The process highlights a number of points of interest to the heritage appraisal:

a) the plans and 'design and access statement' associated with the application highlight the extent to which the scale and design of the new dwelling on the adjacent plot to the east influenced design on this adjacent plot, rather than design cues being taken from the prevailing heritage character of all other surrounding buildings. The planning application compares the proposed development solely to the new building on the site to the east, with very little reference to the predominant heritage character of the historic farm buildings.

b) the comments and objections raised to the planning application by community members, the Parish Council and AONB highlight the value placed on the local heritage character of this area by local communities and the Parish. The AONB comments again highlight the value of the local heritage character of the area to the scenic beauty and interest of Parish landscapes, and AONB concerns over lack of alignment of the development proposal with AONB Management Plan policies, and national and county policies for AONB.

c) the proposed development was refused at Appeal, the grounds for its refusal were due to overbearing impact on the property to the west 'the Old Potato Barn'. There are two important points to note from the Appeal decision, relevant to this heritage appraisal:

- significant weight was placed by the Appeal inspector on the potential which development on this plot offered to help integrate the new large contemporary dwelling 'Seascape' into the hamlet. The Appeal decision noted that currently, Seascape, appears 'isolated' from the surrounding vernacular buildings, and that it would be appropriate for a building on this adjacent plot to achieve 'a visual transition between the surrounding traditional buildings and Seascape, resulting in a more coherent appearance to the group of buildings.' The assessment was strongly influenced by the development impact of the new building, Seascape, and extent to which it is not currently integrated into the character of the area.

- in relation to the level of weight to be given to the HER listing of this area as a 'medieval settlement', the Appeal decision notes that the only information currently available on this area is its listing within the HER, with no information available as to its heritage significance. The HER listing merely says: 'The settlement of Trebarvah is first recorded as Treberveth in 1342. The name is Cornish and contains the elements tre 'estate, farmstead' (suggesting a settlement of early medieval origin) and perveth 'middle'.

	<p>The Appeal decision note underlines the urgent need for clear and detailed information on the heritage significance of this area within the HER. Planning decisions can then be based on an informed assessment and understanding of the special heritage significance of it.</p> <p>Farm 2: A planning application was submitted for alterations to one of the circular cluster of single-storey barns associated with Farm 2. The application was for a small single storey porch extension to the rear of the building, into the central garden area between the buildings. The application recognised the heritage significance of the building and its setting. It included a heritage assessment within the Design and Access Statement in order to demonstrate how the proposed design would minimise impact on the heritage character of the building and its setting, through location of the proposed extension within the private area at the back of the property, and through its small scale. There would be no publicly visible alteration to the heritage character of the building. The proposed development was approved with no objections raised, and is an example of how amendments can be made to existing heritage buildings without negative impact on the heritage character of the building or area, when design includes consideration of impacts on the heritage character of buildings and the heritage significance of the area as a whole.</p>
Neglect / Condition of Historic Buildings	<p>Prior to the renovation of the historic barns in this area, the main threat to the historic farm buildings was from neglect, as a number of the buildings had fallen into disrepair, and others had been repaired using materials which detracted from their heritage character.</p> <p>All of the historic buildings have now been carefully renovated so as to conserve and enhance their historic character, restoring heritage features where these had been lost. The threat from neglect is therefore now minimal. The main threat comes from alterations to these heritage buildings where this could lead to an erosion of their heritage character, or from changes to buildings and landscaping which impact on the heritage character of their grouping and association.</p>
Other	<p>The open space area between the two farmsteads, through which the heritage tail Churchway passes, is important to the character of the overall area. Used increasingly as an informal car park for walkers and holiday-let guests, there is some concern locally over the need to manage levels of use, so that this does not detract from public enjoyment of the Churchway and of the distinctive local heritage character of its setting.</p> <p>The agricultural and mining landscape setting of the two farmsteads is an important part of the heritage character of the area. Churchway field to the west of the farmsteads is particular important as it opens up the iconic views from Churchway and the farmsteads looking west down over St Piran and St Michael Church, St Michael's Mount and Perranuthnoe village; and also the views up at Trebarvah Farmsteads looking east. The view down over the church is a culturally significant one; it is the point at which the church first becomes visible when approaching from the east, a view which would have greeted community members over the years as they went to church.</p>

Recommendations for Local Listing

It is recommended that a strong priority is placed on conserving the heritage character of this area, recognising the historic attributes of interest and significance that have been identified in this appraisal, and the way in which they are associated and integrated. Together this creates an asset of special local heritage value to Parish communities and the AONB.

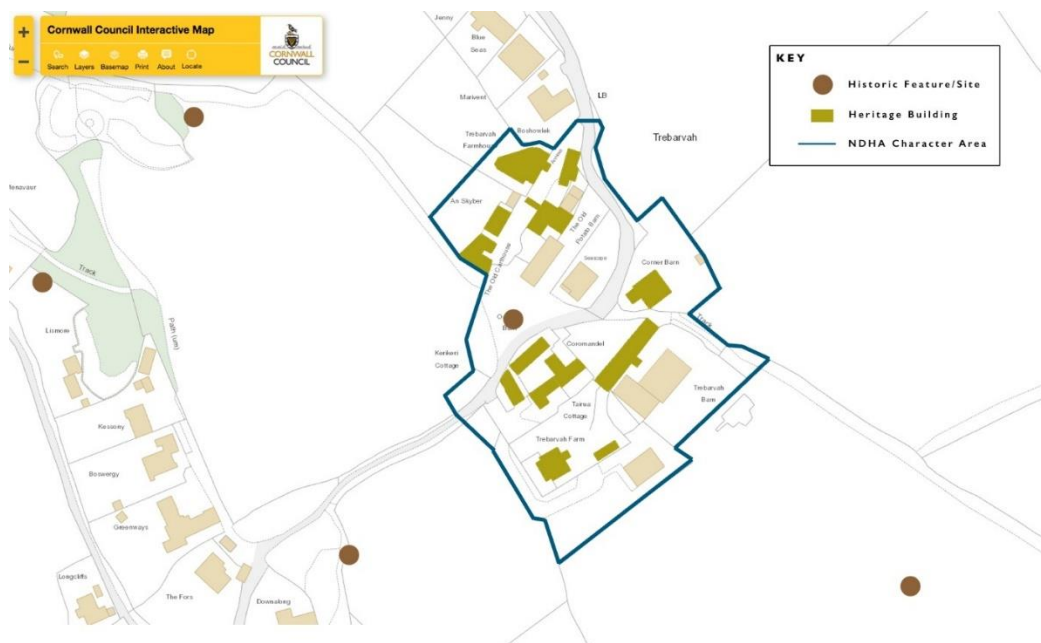
Analysis of threats indicates a significant level of risk from development impact that could lead to erosion of the special local heritage character of buildings and landscapes, and to the loss of archaeological resources. Although the area is recognised as containing a number of historic assets of interest, listed on the Historic Environment Record (HER), it is important that the special heritage attributes of the area are defined and clearly recorded on the HER, in order to support development planning that is based on recognition and understanding of these attributes, and to ensure that appropriate weight is given to conserving them.

Strengthened provisions to support conservation of the local heritage character of this area are recommended and are of particular importance given its prominence within the AONB landscape, its public accessibility, and cultural heritage value. The Neighbourhood Plan can help to strengthen recognition and consideration of the special local heritage interest and significance of this area by:

- a) Clearly delineating the area to be recognised as a non-designated heritage asset (NDHA)
- b) Developing a policy framework and criteria to support conservation of the special local heritage character and historic interest of NDHA in the Parish
- c) Encouraging use of the results of this heritage appraisal as a material consideration within development proposals affecting the area

It is also recommended that Cornwall Council give due consideration to establishing this area as a Conservation Area. The area presents a level of historic and architectural interest, that can clearly be defined as 'special', experienced through the character and appearance of a number of interconnected historic features and assets. It represents the largest collection of historic buildings in the Parish outside the Conservation Areas of Perranuthnoe and Goldsithney villages, in a unique coastal heritage landscape setting, of both agricultural and mining heritage interest, in a highly accessible location on public rights of way. The area is of special cultural heritage interest and aesthetic appeal to both the Parish and the county. Recognition of this area as a Conservation Area would help to reduce current threats to it, and work positively to conserve the unique heritage qualities of it for the benefit of current and future generations.

Figure 2: Area Recommended for Listing as a Local Heritage Asset.



NDHA Appraisal Form

Name and Location of Asset: Trevean historic farmstead

Grid Reference: SW 54969 28973 (Refer Figures 1 and 2)

Statement of Heritage Interest and Significance

The heritage appraisal has identified Trevean Farmstead as an area of special historic and architectural interest and cultural heritage value to the Parish.

Trevean farmstead lies in the south-east of the Parish on the coastal hinterland within the Area of Outstanding Natural Beauty (AONB). The surrounding land continues to be used for arable farming, and the farmstead is set within a traditional small field agricultural landscape. Public rights of way surround the farmstead.

Wheal Trevean mine operated from fields adjacent to the Farmstead for a short period of time in the mid-1800s. Mining spoil heaps can be seen within the fields to the west of the farmstead. The main heap is now overgrown with scrub bush and small trees, forming a heritage feature of interest.

The farmstead comprises the farmhouse and a cluster of traditional farm buildings. The houses that are visible from the public footpath present a vernacular architecture, with granite walls and slate roofs. The layout of the farm buildings remains very similar to that shown in the 1890 OS map, although some buildings have been demolished and re-built in a different form. The historic barns within Trevean Farmstead have been converted to dwellings and, with a number of modern features added including conservatories and extensions. Together the converted barns form a distinctive cluster of historic buildings that are prevalent in views from Trevean Lane to the east and from public footpaths to the north and south.

The farmhouse at Trevean is an 18th century building with more recent extensions added to it, incorporating considerable areas of glazing, resulting in a building that is a mix of historic and contemporary design.

Modern development has impacted the area. In the year 2000, planning permission was granted for a large replacement dwelling, now Trevean House. There are large areas of modern glazing on parts of Trevean House as well as on the extensions to Trevean Farmhouse. However, the modern extensions are not prominent in views of the historic cluster of buildings from public rights of way, and the side of Trevean House facing the footpath is of granite walled, slate roofed design, sensitive to the heritage character of its setting. One of the storage barns to the north of the site has been converted to a dwelling and is of a design that is sensitive to the heritage character of the area, incorporating granite quoin stones and a slate roof. A modern bungalow has been built outside the cluster of traditional buildings, to the north of the farmstead, alongside Trevean lane. A campsite now also occupies two of the agricultural fields to the west of the farmstead.

Within planning-decision reports there appears to be weak recognition of the special historic interest and heritage value of Trevean farmstead. There is consequently a significant risk that development could lead to further erosion of the distinctive local heritage character of the area. Strengthened provisions to support conservation of this local heritage asset are strongly recommended.

Designations and Historic Environment Record (HER) Listings

AONB

Cornwall Area of Outstanding Natural Beauty (AONB)

HER listings

HER number: 29208

Name: TREVEAN - Early Medieval settlement, Medieval settlement
County Interactive Map Ref: MCO17848

Period: Medieval

Summary description of asset: The settlement of Trevean is first recorded in 1310 as "Trevighan" (SW 557 293) is also mentioned at this date (b1). The name is Cornish and contains the elements tre 'estate, farmstead' (suggesting a site of early medieval origin) and byghan 'small' (b3). Both settlements are still occupied (b2).

	<p>HER number: MCO66675 Name: TREVEAN Post medieval farm buildings County Interactive Map Ref: MCO66675 Period: Post medieval Summary description of asset: Extant Post Medieval farm buildings with traditional vernacular architecture and granite walled, slate roofed buildings providing local character</p> <p>HER number: 40064 Name: WHEAL CHIVERTON - Post Medieval mine County Interactive Map Ref: MCO12862 Period: Post Medieval Summary description of asset: Wheal Chiverton was probably worked in conjunction with Wheal Trevean in the 1850's. By 1861 it was named New Wheal Vaddon, and in the 1860's, as Wheal Noble Dale (163490). By 1865 it was called New Wheal Grylls (b4). Spargo mentions the mine as Noble Dale (b1), and Hamilton Jenkin records it as New Wheal Vaddon at SW 5493 2914 (b5).</p> <p>HER number: 29200.01 Name: TREVEAN - Post Medieval Mine County Interactive Map Ref: MCO12694 Period: Post Medieval Summary description of asset: The tithe award for Perranuthnoe records a "whim shaft" at trevean (b1). This feature is part of trevean mine (29200). A field visit indicated that the mine burrow (spoil heap) is still extant (h1).</p> <p>HER numbers: MCO70213; MCO70214; MCO70217 Name: Post medieval styles County Interactive Map Ref: MCO70213; MCO70214; MCO70217 Period: Post Medieval Summary description of asset: a number of post medieval styles along the footpaths surrounding Trevean</p> <p>HER number: MCO66673 Name: PERRANUTHNOE - Medieval churchway County Interactive Map Ref: MCO66673 Period: Medieval Summary description of asset: Extant churchway used for many centuries by worshippers from the villages and hamlets in the south of the Parish as the main route to St Piran and St Michael's Church in Perranuthnoe, the first rector of which was named in 1277</p>
Listed Buildings	None

Illustrated Summary of the Results of the Heritage Character Appraisal

An illustrated summary of the results of the Heritage Appraisal is provided below. The Appraisal Forms, which provide detailed assessment of the special attributes of the area can be referenced at the end of the document.

The Heritage Appraisal indicates that this is an area of special historic and architectural interest, and of significant local cultural heritage value. Situated on historic public rights of way, its heritage value is experienced through the distinctive local character and appearance of the historic buildings associated with Trevean Farm and their setting within a traditional agricultural landscape.

The following summary presents and illustrates the core attributes of special historic interest and cultural heritage significance identified through the heritage appraisal:

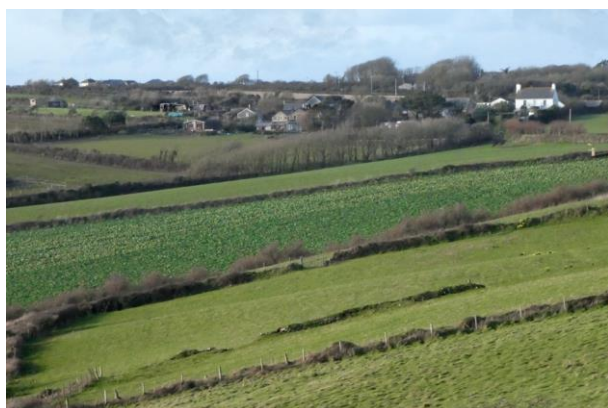
Historic Architectural Interest: The architectural design of the farm buildings typifies the vernacular style of traditional farm buildings in the Parish. All historic buildings are constructed of locally available materials, comprising granite stone walls and slate roofing. The traditional buildings in this area have heritage interest and significance due to their vernacular architecture and materials, distinctive local character and historic role in the Parish. They are a physical part of the farming history of the Parish.



Historic grouping and association of the farm buildings The farm barns and out-buildings are closely grouped around the farmhouse. The historic grouping, layout and association of the farmstead evident on 1841 tithe maps and 1890 OS map remains on the whole intact, with some alterations to the footprint of buildings within the farmstead, where they have been extended or replaced.



Farm landscape setting: The setting of the farmstead within a small-field agricultural landscape, with fields bounded by Cornish Hedges is representative of local field systems that have typified Parish landscapes for centuries.



Historic footpaths and bridleway: The historic rights of way that surround this area on all sides further add to the significance and interest of the farmstead, and mean that the heritage character of the buildings in it, is a feature of public interest and significance.



Historic Sites and Archaeology:

The historic mining activity in this area is also of local historic interest. Records show the presence of a post-medieval horse engine on the site, although only the spoil heaps of the mine still exists, and are now overgrown.

Given the historic occupancy and use of the site, there are likely to be archaeological remains of interest and significance.



Development Impact

Modern development has had some impact on the area:

There is a bungalow on the north west of site, alongside Trevean Lane, which is of more modern design and materials than the traditional barns and farmhouse. It is set back from the cluster of traditional buildings.

In the year 2000 planning permission was granted for a large replacement dwelling, Trevean House (below left). The construction of this building has used local granite on the gable ends, and a traditional slate roof, which helps to integrate it into the heritage character of its setting.

The extensions on Trevean Farmhouse and parts of Trevean House have used extensive modern glazing, however these modern features are not clearly visible from the public rights of way and so do not greatly affect the heritage character of the Farmstead.

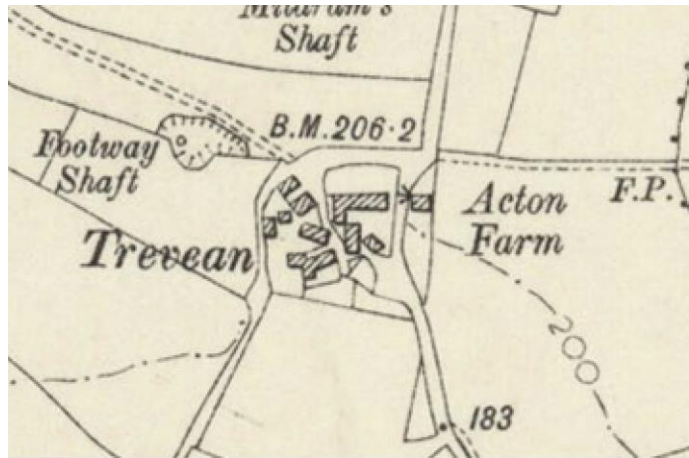
One of the barns on the north of the site has been converted into a dwelling. It is of a modest size and design that is sensitive to the heritage character of the area. It has used a mix of slate and granite in recognition of the prevailing heritage character of the surrounding farm buildings. (Below right.)



A campsite opened in 2017, which operates for a few months each year. It has recently expanded and now covers the original field plus a larger adjacent one. As a temporary site it has not required planning permission and there has been minimal development associated with it, limited to provision of toilet facilities and associated septic tank.



Figure 1: Historic Farm at Trevean; comparison of the current buildings to that shown in the Ordnance Survey map of 1890.



Historic Layout of buildings as shown in 1890 Ordnance Survey Map.



Current Layout of buildings at Trevean Farm.



Google Earth image of Trevean.

Heritage Appraisal Form	
NDHA Criteria	
Interest	
Historic	<p>The settlement of Trevean is first recorded in 1310 as 'Trevighan' suggesting a site of early medieval origin. Tithe maps show the farm buildings date from at least the early 19th century.</p> <p>The old farmstead is the meeting point for a number of historic public rights of way, including the ancient Churchway that leads to St Piran and St Michael's church in Perranuthnoe village. Other historic public rights of way lead down to the Coast Path, over to Acton Castle and across to Porth En Alls House and Kennegy Sands.</p> <p>The evidence of mining activity is of local interest. Noble Dale mine was a tin mine operating in the Parish in the 19th century. Initially known as Wheal Chiverton, in 1861 the mine changed its name to New Wheal Vaddon, then Noble Dale and in 1865 once more to New Wheal Grylls. Wheal Chiverton worked in conjunction with Trevean and was equipped with a 54" pumping engine. Little work was done by the companies beyond clearing the deep adit from the sea and driving a few cross cuts. It produced 3 tons of black tin in 1862. All mining relics are an important part of the mining heritage of the Parish. Evidence of its mining past, including spoil heaps still shape the landscape today.</p>
Archaeological	<p>Artefacts of interest associated with early settlement of the area, farming and mining land use are likely to exist in the area.</p>
Architectural	<p>The traditional vernacular architecture and local character of the granite walled, slate roofed farm buildings at Trevean Farm are of local historic interest.</p> <p>Trevean Farmhouse is a traditional 18th century granite building. Modern extensions have been added to it, incorporating considerable areas of glazing, resulting in a building that is a mix of historic and contemporary design. The modern extensions are, however, not prominent in views from the public rights of way, largely obscured by adjacent buildings and surrounding vegetation.</p> <p>All of the historic barns within Trevean Farmstead have been converted to dwellings and the renovations have on the whole given thought to the conservation of local heritage character. Together, the converted barns form a distinctive cluster of historic buildings that are prevalent in views from Trevean Lane to the east and from public footpaths to the north and south.</p> <p>Adjacent to the farmhouse, the historic piggery has been converted to a dwelling. A granite walled, slate roofed building, renovation of it has strongly retained and presented its locally distinctive heritage character.</p> <p>One of the workshops on the west of the site has been converted in to a dwelling. It is of a similar height and scale as the original structure and has incorporated a slate roof and granite quoin stones and lintels, as well as the gable ends being faced in slate and granite, all of which blend in with the traditional barns and farmhouse.</p>
Cultural heritage	<p>Farming is central to the heritage of Parish communities, and historic farmsteads and farm buildings are a core part of the cultural heritage interest of landscapes and settlements in the Parish.</p> <p>The mining history of Wheal Trevean is another aspect of its cultural heritage interest.</p>

Heritage Landscape Setting	<p>The farm lies within a historic small-field agricultural landscape, with fields bounded by ancient granite walled Cornish Hedges. The historic character of this ancient agricultural landscape provides the setting for the historic farmstead buildings at Trevean.</p> <p>Mining spoil heaps associated with Wheal Trevean can be seen within the fields to the west of the farmstead. The main heap is now overgrown with scrub bush and small trees, forming a heritage feature of interest within the AONB landscape.</p>
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Significance	
Representativeness	<p>The farmstead and historic buildings within it represent the Parish's farming heritage. It is one of the five historic farms in the south of the Parish evident on the 1841 tithe maps. The small-field agricultural landscape setting is also representative of traditional farming landscapes in the Parish;</p> <p>The mining spoil heaps associated with Wheal Trevean are representative of the mining history of this area.</p>
Aesthetic Appeal	<p>The granite farm buildings have a robust local historic character, made from natural local materials, they are of significant aesthetic appeal, contributing to local sense of place, and to the scenic beauty and local distinctiveness of the AONB in this area.</p> <p>Walking to the farmstead along Churchway from the west, views also encompass Acton Castle which is a prominent historic feature within the coastal agricultural landscape.</p>
Group value and Open Space (Association Between Components)	<p>There is close association between the historic farm buildings. The layout of the farmstead is one in which the granite farm barns are clustered around the central farmhouse. The driveway to the farm is from Trevean Lane in the east, and a farm track connects with surrounding fields leading south towards the coast.</p> <p>Acton House is located on the opposite side of Trevean Lane and can also be seen on the 1890 Tithe Map.</p>
Prominence within the Landscape / Settlement	<p>Trevean farm is surrounded by public footpaths and lies adjacent to Trevean Lane; the historic buildings and character of the farm are a heritage feature of local significance in views from these footpaths.</p> <p>The public rights of way pass to the east of the farmstead along Trevean Lane, north along the farm driveway, south along a small footpath which winds between the fields and along the farm track from the south-west coast path. The main views of the historic buildings are from Trevean Lane in the east, the farm driveway to the north, and when approaching the farm from the coast along the track.</p> <p>The tight grouping of farm buildings on flat ground, and the enclosure of parts of the farmsteads by small trees and hedges, means that some of the historic buildings in the centre of the farmstead are not clearly visible from PROW.</p>

Assessment of Threats

Development Impact and Pressures

The farmhouse at Trevean is an 18th century traditional granite building. A number of extensions have been added to it, incorporating considerable areas of glazing, resulting in a building that is a mix of historic and contemporary design. These extensions are not wholly sympathetic with the character of the original building, however they are largely not visible from the public rights of way, sheltered from view by neighbouring buildings and surrounding vegetation.

All of the historic barns surrounding the farmhouse have been converted as dwellings and, on the whole, the renovations have worked positively to conserve the local vernacular character of the buildings. Together the converted barns form a distinctive cluster of historic buildings that are prevalent in views from Trevean Lane to the east and from public footpaths to the north and south.

The majority of the barns are no longer in agricultural use and although their conversion to dwellings and landscaping around them has altered the extent to which they resemble working agricultural structures, their conversion, and in many cases restoration, has resulted in the conservation of these culturally significant historic buildings.

One of the old storage sheds in the north of the site has been converted in to a dwelling. The dwelling is of a modest size and design sensitive to the heritage character of the area, incorporating a slate roof and granite quoins within the walls.

The bungalow on the north west of site is of more modern design and materials than the traditional barns and farmhouse. However it has a modest ridge height and is set back away from the other buildings.

Update 2021:

A planning application was submitted in 2020 for the replacement of two fibre cement clad agricultural barns with a new dwelling. The site lies directly to the south of the farmstead, adjacent to Trevean Lane, with a public footpath bordering the plot to the south.

This application followed planning permission previously granted in 2018 to convert the southern most of the two existing agricultural barns into a dwelling and subsequent pre-application advice sought by the applicant from the LPA in 2019

The pre-application advisory report by the LPA acknowledges the distinctive local heritage character of an adjacent farm building, and advises that a building on the site should be 'simple and traditional in form and appearance, but could incorporate some more modern/innovative features.'

The heritage attributes and significance of the farmstead surrounding the site, and its visual prominence on the footpath, are not however clearly recognised or considered within the development proposal, or in the decision-report. The Design and Access Statement did not include heritage character assessment, and the Decision Report does not make specific reference to the heritage character of adjacent buildings, nor does it include any assessment of how the new building could be assimilated within the character of its historic farmstead setting.

The dwelling granted planning permission is similar in scale to the buildings it replaces. It incorporates timber cladding and granite walls with roof of slate. The overall height of the building is similar to the barn that it replaces. The use of an extensive area of local granite facing on the east elevation will help to visually integrate the building into the prevailing heritage character of the area, when viewed from Trevean Lane, as will the maintenance of the Cornish Hedge bordering the property. However, on its southern elevation, facing the public footpath, the design incorporates a series of large patio windows and doors of contemporary design.

	<p><u>Archaeological assets</u></p> <p>It is also important to assess development impact on the archaeological resource base in this area, given that it is first recorded as a settlement in 1310 and there is evidence to suggest that it has been farmed since the early medieval era. There are likely to be archaeological resources of interest to the Parish in the area.</p> <p>There is no evidence to suggest that the potential archaeological value of this area has been recognised or considered within assessment of any of the development proposals in this area. Assessment of archaeological value is not included within any development proposals or LPA reports and developments have not been required to undertake any form of archaeological assessment as part of excavations for building work.</p>
Neglect / Condition of historic buildings	<p>Prior to the renovation of the historic barns in this area, the main threat to them was from neglect. The historic barns have now been renovated, and the renovations have paid close attention to conserving their historic character. The threat from neglect is therefore now minimal. The main threat comes from alterations to historic buildings where this could lead to an erosion of their heritage character.</p>
Other	<p>The recent establishment of a campsite on two of the fields to the west of Trevean farmstead has had an impact on the agricultural character of the landscape within which the farm is set, and on appreciation of the historic farmstead within this setting. Although currently relatively small in size and operating for a limited timeframe each year, further expansion of the campsite, and construction of any buildings associated with it, if not well integrated into the heritage character of the area, could have a detrimental impact on the immediate setting of the farmstead, and therefore on appreciation of it as a heritage asset.</p>

Recommendations for Local Listing

It is recommended that a strong priority is placed on conserving the heritage character of Trevean historic farmstead and of the mining sites adjacent to it, recognising the historic attributes of interest and significance that have been identified in this appraisal, and the way in which they are associated and integrated. Together this creates an asset of special local heritage value to Parish communities and the AONB.

Assessment of threats has highlighted risks to this area from development impact that could lead to erosion of the local heritage interest and character of buildings and landscapes, and the loss of archaeological resources.

Strengthened provisions to support conservation of the local heritage character of this area are recommended. The group association of the heritage farm buildings within their agricultural landscape setting should be recognised, as should the predominant vernacular design and architecture of those buildings. Given the apparent failure of development proposals and decision-reports to recognise and consider the local heritage character and value of this area, there is a clear need for locally informed policy guidance to support the conservation of this locally significant heritage asset.

The Neighbourhood Plan can help to strengthen recognition and consideration of the special local heritage interest and significance of this area by:

- a) Clearly delineating the area to be recognised as a non-designated heritage asset (NDHA)
- b) Developing a policy framework and criteria to support conservation of the special local heritage character and historic interest of NDHA in the Parish
- c) Encouraging use of the results of this heritage appraisal as a material consideration within development proposals affecting the area

It is also recommended that Cornwall Council give due consideration to establishing this area as a Conservation Area. The buildings within the farmstead are of special historic and architectural interest, and the farmstead is set within a traditional agricultural landscape with associated historic mining interest. It is publicly accessible with a number of public rights of way traversing around it. Threats to this local heritage asset have been identified from development that is insensitive to its local heritage value. Recognition of this area as a Conservation Area would help to conserve the heritage qualities of it for the benefit of current and future generations.

Figure 2: Area Recommended for Listing as a Local Heritage Asset



NDHA Appraisal Form

Name and Location of Asset: Acton Castle and the Rock Cut Baths at Stackhouse Cove

Grid Reference: SW 55144 28445 (Refer Figures 1 and 2)

Statement of Historic Interest and Significance

The heritage appraisal has identified the historic building Acton Castle and the rock cut baths in Stackhouse Cove below it as an area of special historic and architectural interest, and of cultural heritage value to the Parish.

Acton Castle lies near to the coast, in the south-east of the Parish within the Area of Outstanding Natural Beauty (AONB). It is a Grade II listed building built in 1775. The castle stands within a traditional agricultural landscape, in a prominent coastal location, clearly visible from the south-west coast path, and is a feature of heritage interest in views from that path.

Acton Castle's cultural heritage interest lies in its use by the botanist John Stackhouse in the late 1770s. His most well know work is Nereis Britannica, a botanical study of British marine plants. He commissioned Acton Castle to be built as a base for undertaking research on seaweed, as the cove below it is known to contain one of the most diverse range of seaweeds in the country. The cove was named after him 'Stackhouse Cove'. Within Stackhouse Cove there are two unique rock cut baths which he commissioned to be excavated into the rocks for use by himself and his wife. These are recognised as HER listed assets.

Although a listed building, there has been considerable modern development directly adjacent to Acton Castle, some of which is clearly visible in views from the south-west coast path. These buildings are of a totally different architectural design to the historic building. A more integrated approach to development planning in this area is encouraged which considers and recognises the impact of development in the immediate setting of the historic building on appreciation of it as a prominent feature within the AONB landscape.

Designations and Historic Environment Record (HER) Listings

AONB

Cornwall Area of Outstanding Natural Beauty (AONB)

HER listings

Stackhouse Cove

HER number: MCO55804

Name: STACKHOUSE COVE - Post Medieval immersion bath

County Interactive Map Ref: MCO55804

Period: Post Medieval

Summary description of asset: A rock-cut bath excavated into the cliff at the back of Stackhouse Cove around 1790. This structure is excavated into the cliff-face, several feet above the sand towards the centre of the beach. One of the most remarkable features of this remarkable site are the deposits of calcareous speleothems actively forming on the walls of the shaft and chamber, which make this site unique. It warrants very careful protection and merits the highest conservation status (P Ealey, pers comm, 2011).

HER number: MCO60627

Name: STACKHOUSE COVE - Post Medieval outdoor swimming pool

County Interactive Map Ref: MCO60627

Period: Post Medieval

Summary description of asset: two rock-cut bathing pools at Stackhouse Cove

HER number: MCO60626

	<p>Name: STACKHOUSE COVE - Post Medieval trackway, Post Medieval sanding way County Interactive Map Ref: MCO60626 Period: Post Medieval Summary description of asset: A trackway at Stackhouse Cove recorded on the 1st edition OS map leading down to Stackhouse Cove may have been used as a sanding way as well as providing access to two rock-cut baths.</p> <p>HER number: 56240 Name: ACTON CASTLE - Post Medieval field system County Interactive Map Ref: MCO35683 Period: Post Medieval Summary description of asset: The extant field system in the vicinity of Acton Castle is considered to be of post medieval origin, according to the Cornwall Landscape Assessment carried out by the CAU in 1994. Two roughly parallel linear banks which cut across these fields are visible as cropmarks on vertical aerial photographs (p1).</p>
Listed Buildings	<p>Name: ACTON CASTLE List entry number: 1160515 Reference: DCO12082 Grade: II</p>

Illustrated Summary of the Results of the Heritage Character Appraisal

An illustrated summary of the results of the Heritage Appraisal is provided below. The Appraisal Forms which provide detailed assessment of the special attributes of the area can be referenced at the end of the document.

The Heritage Appraisal indicates that this is an area of special historic and architectural interest, and of significant local cultural heritage value. Lying in a prominent location within the Area of Outstanding Natural Beauty (AONB), Acton Caste is a building of historic interest, clearly visible in views from the south-west coast path. Both this historic building and the rock cut baths associated with it in Stackhouse Cove are of significant cultural heritage interest.

Historic Architectural Interest: The Castle is an example of a particular Georgian style used by the famous architect John Wood the Younger, who was responsible for designing a number of well known buildings including the Royal Crescent in Bath. Built in 1775, its architectural interest is reflected in its Grade II listing.





Prominence within AONB Landscape Setting:

Acton Castle lies in a prominent position within the coastal agricultural landscape on the south eastern edge of the Parish. The land surrounding it is used for a mix of arable crops and livestock. The coastline is bordered by areas of scrubland important for wildlife, and the coastal cliffs are annual nesting sites for a range of bird species. Acton Castle is a prominent heritage feature of interest in views from the South West Coast Path which passes between Acton Castle and Stackhouse Cove, and the Cove itself incorporates rock-cut baths, themselves features of unique heritage interest.



Development Impact

Modern development has been constructed directly adjacent to Acton Castle which is of a totally different architectural style and character to the Grade II listed building, and which appears incongruous within this historic and agricultural landscape setting. The houses adjacent to Acton Castle to the south and south-east stand-out in views from the south-west coast path.



Views of Acton Castle from the south west coast path, when approaching from the east.



Views of Acton Castle from the south west coast path, when approaching from the west.

The rock-cut baths in Stackhouse Cove

Stackhouse Cove lies below Acton Castle. It is a rocky cove which has one of the most diverse range of seaweeds in the country. It is this seaweed diversity which led John Stackhouse to this area to undertake phycology research. The south-west coast path passes just above it.

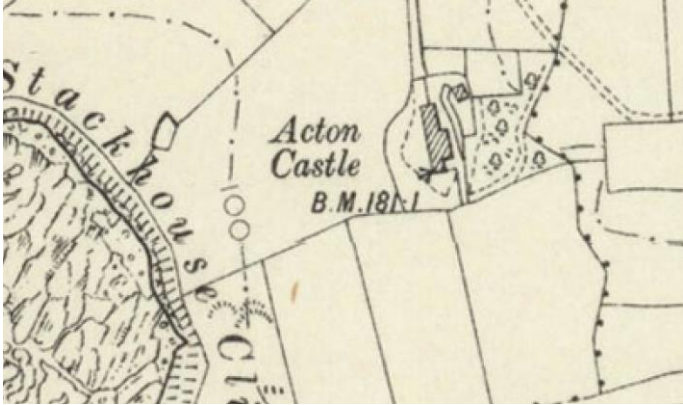


The rock cut baths in Stackhouse Cove are of special local heritage interest. There are two baths: one excavated into the cliff at the back of the cove; the other in the rocks along the shore line, below the high tide mark.

The rock-cut bath excavated into the cliff lies several feet above the cove. A rocky stairwell was originally excavated to enable Mr and Mrs Stackhouse to access it, however only the top step of it remains. It is accessed along a narrow tunnel 6ft high and 24ft in length, which then opens into a chamber 8ft square and 6ft high with a rectangular bath excavated centrally into the floor. In the north-west corner of the roof, a rectangular shaft extends 20ft through solid rock to the surface. A small stream leads fresh water to the shaft and down into the bath below.



Figure 1: Acton Castle; comparison of the current mapping to that shown in the Ordnance Survey map of 1890.



Historic Layout of buildings as shown in 1890 Ordnance Survey Map



Current Layout of buildings at Acton Castle



Google Earth image of Acton Castle

Heritage Appraisal Form	
NDHA Criteria	
Interest	
Historic	<p>Acton Castle was built in 1775 by John Stackhouse. It was designed by John Wood the Younger, a renowned architect famous for having designed the world famous Royal Crescent in Bath.</p> <p>John Stackhouse also commissioned excavation of the rock cut mineral baths in Stackhouse Cove.</p> <p>Post medieval field systems are evident in the fields lying to the south of Acton Castle.</p>
Archaeological	<p>The land surrounding Acton Castle was farmed in the 18th century by John Carter, also known as 'the King of Prussia' renowned for piracy activities in the nearby Prussia Cove. There is the potential for archaeology of interest in the land surrounding Stackhouse Cove and Acton Castle.</p> <p>There is also the potential for archaeological resources of interest associated with the post medieval field systems.</p>
Architectural	<p>The Acton Castle Grade II listed building survey summary description is as follows:</p> <p>Country house. Circa 1775, extended later C18 and again circa late C19. Built for John Stackhouse, the eminent botanist. 'Granite and elvan ashlar with dressed granite details. Grouted hipped scantle slate roofs behind embattled parapets. Dressed granite embattled chimneys over projecting corner piers.</p> <p>Plan: central original 2-room plan 3-storey over service basement block with central large stair hall between the rooms. Circa later C18 identical .2 storey 2-rooms wide wings were added at either side, each wing with octagonal rooms far right and far left. All built in similar classical style but with battlements and other medieval style details. Circa late C19, service rooms were added behind the original block and at about the same time a circular stair tower, with granite newel stair, was added behind the right hand wing.</p> <p>Exterior: 3 storeys over basement main block flanked by 2-storey wings. 2:3:2 bays south front, the central 3 bays and the clasping turrets are broken forward and rise above the parapet with battlements (the sides, and the rear similar to the front but now partly concealed by C19 range). The wings have canted front bays, far left and right. Granite ashlar basement as plinth, elvan</p>

	<p>ashlar above; mid-floor bands to parts that are broken forward and to the wings and a moulded cornice to the embattled parapet over the central block. The wings have battlements which survive over the octagonal bays only. Tripartite windows to all bays, those of the main block unaltered with original granite mullions supporting the springing for flat arches over the middle lights. Original hornless sashes to the first floor. The wings have iron casements in openings with sills lowered circa 1930s and replaced granite mullions. Flanking the windows of the bays are blind cruciform pistol loops, and these are also in the other faces of the octagonal ends. There are small window openings (cut in the C20) to the front of the wings on either side of the main block; ground and first floor left and first floor right.</p> <p>Interior: Original stair and complete C18 room left of the entrance, C18 floors, probably C18 roof structure and some other C18 features including panelled doors. The stair has open well and open string with slender column-turned balusters and ramped mahogany handrail. The left-hand room has panelled walls, a ceiling cornice with triglyphs and an eared Adam style chimneypiece. In the right hand room is a circa mid-C19 moulded ceiling cornice with robust egg and dart over bead and reel and carved trailing band. Linking the first floor rooms at the rear of the stair hall is an axial passage with a circa late C19 barrel vaulted ceiling with bold ribs. The ground floor rooms of the wings are now large rooms. John Stackhouse used this house as a laboratory for his research into marine life particularly seaweed and it is possible that the wings were built to be used for this purpose.</p>
Cultural heritage	<p>Acton Castle's cultural heritage interest lies in its historic use by the botanist John Stackhouse. Born in Cornwall in 1742, he studied at Exeter College, Oxford and was a Fellow of the college from 1761 to 1764. He specialised in phycology and mycology. His most well know work is Nereis Britannica, a botanical study of British marine plants. He commissioned Acton Castle to be built in 1775 as a base for undertaking research on seaweed in the cove below it, which is known to contain one of the widest range of seaweed species ever recorded in Britain. The cove below Acton Castle was named after him 'Stackhouse Cove'. A genus of seaweed which he identified here is also named after him, the Stackhousia. Mr Stackhouse's main residence was in Oxford.</p> <p>The cultural heritage interest of the castle and cove below it are also linked to John Stackhouse's tenant farmer in the late 1700s, Mr John Carter. Mr Carter was an infamous smuggler, known locally as 'The King Of Prussia' who is thought to have used Acton Castle as part of his smuggling activities when John Stackhouse was not in residence.</p> <p>In Stackhouse Cove itself, the rock cut baths are of also of significant cultural heritage interest. John Stackhouse suffered from rheumatism in middle age and his wife also suffered from health issues. It is thought that it was the healing properties of spring water and sea bathing which led him to commission the baths to be cut into the rock.</p>
Heritage Landscape Setting	<p>Acton Castle stands on the ridgeline when viewed from the stretch of the south-west coast path leading to / from Cudden Point. It is set in a traditional agricultural landscape setting, surrounded by fields bounded by ancient granite walled Cornish Hedges.</p> <p>The rock cut baths in Stackhouse Cove are an integral part of the shoreline and inter-tidal area of the cove below Acton Castle.</p>

Significance	
Representativeness	Acton Castle represents an example of Georgian architecture that was popular in that time. Other examples include Tregenna Castle in St Ives and Trevelyn House in Marazion.
Aesthetic Appeal	Acton Castle is a striking heritage landmark feature in this area, set within a scenic coastal agricultural landscape. The rock cut baths in Stackhouse Cove are unique features carved into the rock and are now an integral part of the natural coastal habitat, with a unique aesthetic appeal.
Prominence within the Landscape / Settlement	Acton Castle is a dominant feature in the local landscape. It is clearly visible from the south-west coast path, when walking from both east and west on the stretch of the path approaching / leaving Cudden Point.

Assessment of Threats	
Development Impact and Pressures	Several modern dwellings have been built around Acton Castle, which are of a totally different architectural style and character to this Grade II listed building. The modern buildings to the south and south-east of the Castle are clearly visible from public rights of way, in particular when approaching the Parish along the south-west coast path, from Cudden Point in the east. A white and cream rendered two-storey dwelling house lies directly adjacent to Acton Castle; to the south east of them is a large two-storey dwelling with walls of a mix of fenestration and slate cladding, multiple, multi-pitched roofs, and which incorporates a small glass and slate roofed turret at its apex. Although Acton Castle is a Grade II listed building, little consideration appears to have been given to achieving development within its immediate setting which complements the heritage character of the historic building, or is integrated into the AONB landscape.
Neglect / Condition of historic buildings	Acton Castle is well maintained and in good condition.
Other	

Recommendations for Local Listing

Acton Castle and the rock cut baths at Stackhouse Cove are sites of special heritage interest and significance in the Parish. Acton Castle is located in a prominent position within the coastal AONB landscape, clearly visible in views from the south-west coast path. It is recommended that priority is placed on conserving the heritage character of the Castle, its landscape setting, and the rock-cut baths in Stackhouse Cove, recognising the historic attributes of interest and significance that have been identified in this appraisal.

Grade II listing should provide strong protection for the historic character of Acton Castle. However, the level and type of modern development that has been approved adjacent to Acton Castle indicates that the Grade II listed status of the building does not currently ensure that development planning processes recognise or consider the impact of development in its immediate setting. The Parish may want to consider ways in which to encourage a more holistic and integrated approach to development planning in this area, in order to help ensure that any development or land-use change in the area surrounding Acton Castle complements its historic character, and is well integrated into the broader AONB landscape setting. This is of particular importance, given the prominence of Acton Castle in views from the SW coast path, and the potential for development or land-use change in this area to impact on the visual amenity value of views of heritage features, from the coast path. The rock-cut baths at Stackhouse Cove are unique features of historic interest and significance. Although not currently under threat, it would be appropriate to consider them as historic features of significant heritage value associated with the Castle, and to ensure that they are afforded adequate protection.

The Neighbourhood Plan can help to support the conservation of these local heritage assets by:

- a) Delineating the area as a non-designated heritage asset (NDHA)
- b) Developing a policy framework and criteria to support conservation of the special local heritage character and historic interest of NDHA in the Parish
- c) Encouraging use of the results of this heritage appraisal as a material consideration within development proposals affecting the area

Figure 2: Area recommended for Listing as a Local Heritage Asset



Name & Location of Asset: The Churchway Heritage Trail

Grid Reference: From SW 55022 29000 to SW 53224 30183 (Refer Figure 1)

Statement of Historic Interest and Significance

The Churchway is an ancient footpath in the south of the Parish, within the Area of Outstanding Natural Beauty (AONB). The trail has been used for many centuries by worshippers from the villages and hamlets in the south of the Parish as the main route to Piran and St Michael's Church in Perranuthnoe village, and is first recorded in 1277. Churchway extends outside the Parish boundary to Marazion in the west and this section of the trail is also known locally as the 'Coffin Trail'.

Churchway's special cultural heritage value is directly linked to the distinctive local character of the traditional agricultural landscapes which surround it, the historic mining sites through which it passes, and the special historic and architectural interest of the settlement areas along its route.

The historic centre of Perranuthnoe village is a heritage Conservation Area, and the historic and architectural interest of St Piran and St Michael's Church within it is reflected in its Listed status. A number of other listed assets of significant heritage value also lie within the graveyard of the Church including a tomb, headstone and monument. Adjacent to the Church, the historic chapel and church house are also buildings of significant historic architectural interest which are Grade II listed. To the east of the village, the historic farmsteads at Trevean and Trebarvah are areas of special historic interest and significance through which Churchway passes.

From Trebarvah down to Perranuthnoe village the views from Churchway are iconic looking out over St Michael's Mount and Mounts Bay across agricultural and coastal landscapes. Leaving the village heading west, coastal views from the trail towards St Michael's Mount and Marazion are also outstanding.

Features of special local historic interest and significance are incorporated within the trail itself, including granite Coffin (or Coffen) Stiles that are rarely seen outside of West Penwith and many of which are thought to date from the 13th century. Most sections of the path are bounded by Cornish Hedges which border the fields. These ancient granite hedges are themselves historic features of interest, core to the heritage character of the trail and the agricultural landscapes which surround it.

Development is having an increasing impact on the heritage character of the trail and its landscape setting: ancient coffin stiles and Cornish Hedges and have been removed, fencing has been erected which has obscured iconic views, and housing development has been approved alongside the trail which detracts from the heritage character of the historic sites through which it passes. It is recommended that a priority is placed on conserving the local heritage character of this trail and of the landscapes and historic settlement areas through which it passes.

Designations and Historic Environment Record (HER) Listings

AONB

Cornwall Area of Outstanding Natural Beauty (AONB)

HER listings

HER number: MCO66673
Name: PERRANUTHNOE - Medieval churchway
County Interactive Map Ref: MCO66673
Period: Medieval
Summary description of asset: Churchway used for many centuries by worshippers from the villages and hamlets in the south of the Parish as the main route to St Piran and St Michael's Church in Perranuthnoe, the first rector of which was named in 1277

HER number: 29208
Name: Trevean Early Medieval settlement, Medieval settlement
County Interactive Map Ref: MCO17848
Period: Medieval

HER number: MCO66675
Name: Trevean Post medieval farm buildings
County Interactive Map Ref: MCO66675
Period: Post medieval

HER number: 40064
Name: Wheal Chiverton - Post Medieval mine
County Interactive Map Ref: MCO12862
Period: Post Medieval

HER numbers: MCO70213; MCO70214; MCO70217; MCO66673; MCO70206; MCO70205; MCO66673
Name: Post medieval styles
County Interactive Map Ref: MCO70213; MCO70214; MCO70217; MCO66673; MCO70206; MCO70205; MCO66673
Period: Post Medieval

HER number: 53369
Name: Trebarvah Prehistoric field boundary, Iron Age field system, Romano British field system
County Interactive Map Ref: MCO51732
Period: Prehistoric.

HER number: 53368
Name: Trebarvah Iron Age round; Romano British Round 1
County Interactive Map Ref: MCO51731
Period: Prehistoric

HER number: 29196
Name: Trebarvah Iron Age round; Romano British Round 2
County Interactive Map Ref: MCO8563
Period: Prehistoric

HER number: 29042
Name: Trebarvah Medieval Settlement
County Interactive Map Ref: MCO17070
Period: Medieval

	<p>HER number: MCO66674 Name: Trebarvah post- medieval Farm Buildings County Interactive Map Ref: MCO66674 Period: Post-Medieval</p> <p>HER number: MCO60731 Name: Trebarvah mine shaft County Interactive Map Ref: MCO60731 Period: Post medieval</p> <p>HER numbers: MCO66676, MCO66677, MCO66679, MCO66680, MCO66681, MCO66682 Name: C13 Coffin Stiles County Interactive Map Ref: MCO66676, MCO66677, MCO66679, MCO66680, MCO66681, MCO66682 Period: Medieval</p> <p>HER number: MCO60556 Name: TRENOW - Post Medieval spoil heap, County Interactive Map Ref: MCO60556 Period: Post Medieval</p>
<p>Listed Buildings</p>	<p>Name: The Church Of St Piran And St Michael Reference : Dco12329 Grade: II</p> <p>Name: Hosking Monument Between Porch And South Transept Of Church Of Saint Piran And Saint Michael Reference : Dco11504 Grade: II</p> <p>Name: Chest Tomb Near South-East Corner Of Chancel Of Church Saint Piran And Saint Michael Reference : Dco11503 Grade: II</p> <p>Name: Hancock And Christian Headstone At Approximately 1 Metre South Of Transept Of Church Of Saint Piran And Saint Michael Reference : Dco12090 Grade: II</p> <p>Name : Penlayree, Formerly The Old Chapel House And Old Schoolhouse Reference : Dco12326 Grade: II</p> <p>Name: Outbuilding North West Of Penlayree Qv. Reference : Dco11506 Grade: II</p> <p>Name: Churchtown House And Garden Walls Reference: Dco12092 Grade: II</p>

Illustrated Summary of the Results of the Heritage Character Appraisal

An illustrated summary of the results of the Heritage Appraisal is provided below. The Appraisal Forms can be referenced at the end of the document.

Churchway has been used for many centuries by worshippers from the villages and hamlets in the south of the Parish as the main route to St Piran and St Michael's Church in Perranuthnoe, the first rector of which is named in 1277. The trail extends outside the Parish boundary to Marazion in the west and this section of the trail is also known locally as the 'Coffin Trail'.

The Appraisal highlights the special local heritage interest and significance of the trail and of the historic landscapes and settlement areas through which it passes.



The Churchway has long been a recognised trail of cultural importance. This is reflected in the local names of houses, such as the 17th Century 'Churchway Cottage' in Perranuthnoe village, and the names of fields. The 1841 Tithe Map refers to the enclosure that leads down to Perranuthnoe village from the historic farmsteads at Trebarvah as 'Churchway Field'. This field is encircled by other public rights of way which join onto Churchway. The field through which the track crosses between Trebarvah and Trevean is known as 'Trevean Churchway'. The train is joined in this field by a track which connects to the historic farmstead of Chiverton.

Today the trail is a very popular walking route giving unsurpassed views towards St Michael's Mount, over the traditional small field agricultural landscapes that have characterised the Parish for centuries.



The heritage interest of Churchway is also directly linked to the historic settlement areas through which it passes, including the historic farmsteads at Trevean and Trebarvah and the historic settlement of Perranuthnoe village, the centre of which is a recognised Conservation Area.



As Churchway passes between the two historic farmsteads at Trebarvah, St Piran and St Michael church becomes visible in the village of Perranuthnoe below, an iconic sight that would have greeted worshippers over many 100s of years as they walked to church.



Churchway also passes through several historic mining sites, and a variety of features associated with the Parish's mining heritage are evident all along the trail's length, providing glimpses of the Parish's rich historic mining past for Copper, Tin and Silver at Trevean, Trebarvah and Trenow.



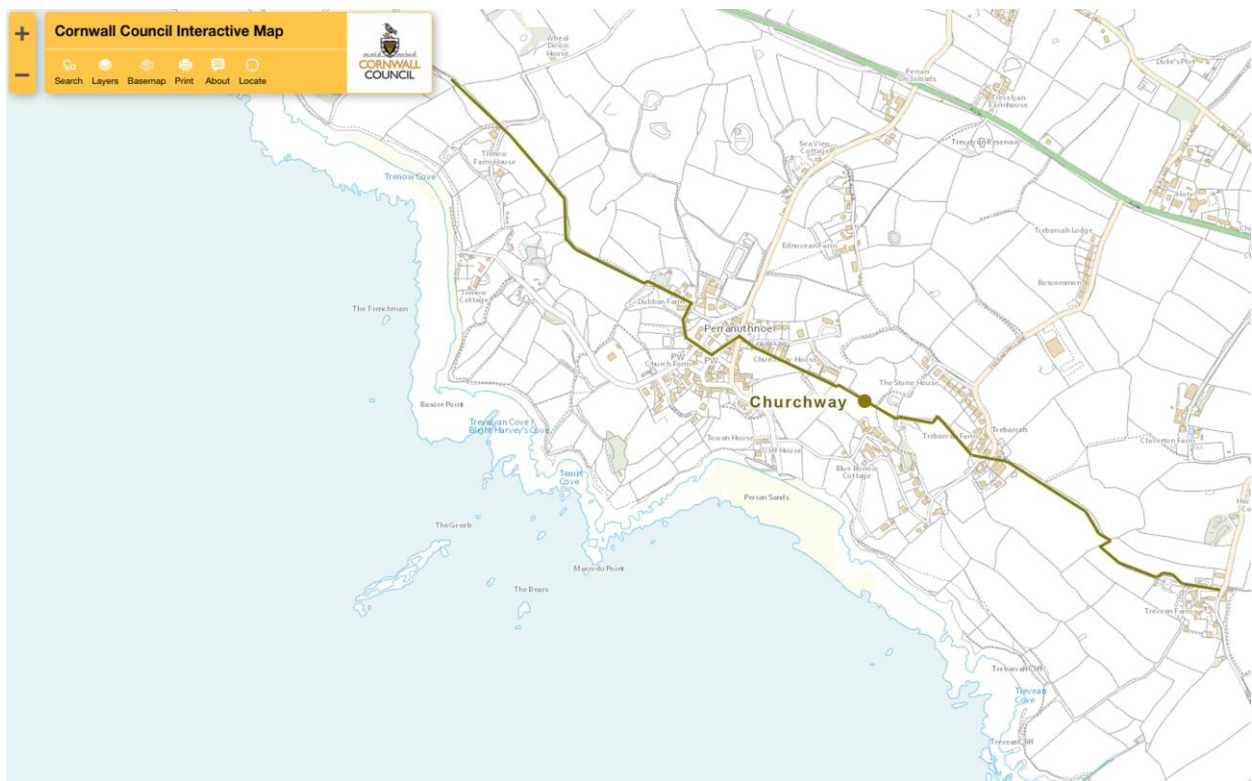
Cornish Hedges border many sections of Churchway, forming the boundary with the agricultural fields that surround it.

Features of special local historic interest are also incorporated within the trail itself, including granite Coffin (or Coffen) Stiles that are rarely seen outside of West Penwith, many of which are thought to date from the 13th century. Coffin stiles originally had deeper pits below them and acted much like modern cattle grids do. They had an advantage over the other two common stile types, the Cattle Stile (which had a high barrier across it) or Sheep Stiles (steps set in to the Cornish Hedge) in that it was

much easier to carry loads across them, rather than having to climb over them. Although the origin of the name is thought to have probably come from the Cornish word “Coffen”, meaning pit, Coffins from the local hamlets and farmsteads were brought on their way to be laid to rest at the Church, which has reinforced the modern interpretation of “Coffin Stile”.



Figure 1: Churchway Heritage Trail



Heritage Appraisal Form

NDHA Criteria

Interest

Historic	<p>The Churchway is an ancient track that leads to St Piran and St Michael's Church in Perranuthnoe from the historic farmsteads of Trevean and Trebarvah in the east of the Parish, and through Trenow, from Marazion in the adjacent Parish in the west. The historic centre of Perranuthnoe village is officially listed as a Conservation Area due to its heritage value. The Church of St Piran And St Michael is a Grade II listed building.</p>
Archaeological	<p>The trail passes through numerous sites of archaeological interest, linked to the areas historic farming and mining past.</p>
Architectural	<p>Churchway passes through the historic farmsteads at Trevean and Trebarvah, the heritage character of which is shaped by the historic farm buildings which typify the distinctive vernacular architecture of 18th and 19th buildings in the Parish, with thick granite walls, quoin stones and granite lintels above doors and windows, and slate rooves.</p> <p>The heart of Perranuthnoe village is a designated Conservation Area due leading up to the Church of St Piran And St Michael which is itself Grade II listed.</p> <p>The HER listing provides the following description of the historic significance of the Church: 'Perranuthnoe parish church is dedicated to St Piran and St Nicholas. The Advowson was attached to Uthno, the paramount manor of the parish. The church was originally cruciform in plan. A south transept remains but Sedding suggests it is wider than that expected for a Norman church. The granite font is ornamented with four panels and is dated by Sedding to 1150. However, Pevsner, who describes the decoration as trefoil headed blank niches, says the font is C13. The body of the church consists of a nave and chancel, a south transept linked to the chancel by a squint, and a north aisle. The aisle and arcade are C15. Its arcade, of five low arches, has square piers and demi-shafts. A rood loft stair originally led to the north chancel screen but all the medieval roofs, screens and benches have gone. A fragment of carved wallplate remains. The west tower is of three stages, built of granite. Perranuthnoe church was largely rebuilt during restoration work in 1883, although the tower was left intact. A C17 doorway is walled up. Fittings in the church include a monument to H Cole dated 1775 and modern screenwork.'</p>
Cultural heritage	<p>The church has been a central point of village life for more than a millennia, and is a much valued place of worship. It is built on a site dating back to the 1160s; the current church was built during the 13th century.</p> <p>Churchway was, and remains, the main footpath for parishioners from the surrounding hamlets and farmsteads to access the church. The trail is also a much-valued meeting point for community members.</p> <p>Farming is central to the cultural heritage of Parish communities. It has shaped the landscapes, settlements and livelihoods of communities in the Parish for centuries, and it remains core to livelihoods and cultural identity today. Chuchway passes through the farmsteads of Trevean, Trebarvah, Trenow whose fields are still worked and the village of Perranuthnoe itself where its</p>

	<p>farming heritage is still clearly visible at Church Farmhouse (now a residence) and Lynfield Farm (now an arts and crafts centre.)</p> <p>Churchway passes through a wealth of historic mining sites, and a variety of features associated with the Parish's mining heritage are evident all along the trail's length, providing glimpses of the Parish's rich historic mining past for Copper, Tin and Silver at Trevean, Trebarvah and Trenow.</p>
Heritage Landscape Setting	<p>Churchway lies within the coastal hinterland landscape in the AONB. The route mainly occupies the high ground overlooking Mount's Bay, with views stretching in a massive arc from Carn Dhu near Lamorna, right down to Lizard Point. Different elements of the agricultural, mining and coastal landscape setting have significant heritage interest:</p> <p>Agricultural: The trail is surrounded by arable fields, bounded by Cornish Hedges, which are still worked today. The the field layout is almost identical to that evident on the 1841 tithe maps and is representative of the small-field agricultural systems characteristic of heritage farming landscapes in the Parish.</p> <p>Mining: Along the route of Churchway, the Parish's mining past can be seen at Trevean, Trebarvah and Trenow. The latter is described as having been a prosperous copper mine and was deemed important enough to be visited by Prince Albert in 1846. The heritage landscape significance of the mining spoil heaps in this area is specifically referenced in the AONB Management Plan, which, in Policy SCW-P8, underlines the need to 'Support the conservation and positive management of mining features that are outside of the World Heritage Site, south of the A394 around Perranuthnoe, Rosudgeon, Kennegy, Praa Sands and Porthleven.</p> <p>Coastal: Churchway looks down over Mounts Bay and across to historic fishing ports at Newlyn, Penzance and Mousehole. St Michael's Mount, an internationally renowned historic asset and Grade 1 listed building, is prominent within views from many sections of Churchway.</p>

Significance	
Representativeness	<p>Churchway provides the historic link for Parish communities to the Church of St Piran and St Michael, a central point of village life and a much-valued place of worship. Churchway is, and has for millennia, been the main route for parishioners from the surrounding hamlets and farmsteads to access the church by foot.</p> <p>For local Parish communities as well as visitors to the area, Churchway also represents a physical connection to the farming and mining history of the Parish, passing through the small field systems that have shaped agricultural landscapes for centuries, bounded by Cornish Hedges, and with mining spoil heaps located along its route.</p>
Aesthetic Appeal	<p>The aesthetic appeal of Churchway comes from its local AONB landscape setting and the outstanding views over traditional agricultural landscapes, historic mining features, Perranuthnoe village, and across Mounts Bay to St Michael's Mount, Penzance, Newlyn, Mousehole, Lamorna and Lizard Point.</p> <p>Its aesthetic appeal also derives directly from the historic farmsteads through which it passes, which are comprised largely of buildings of traditional</p>

	vernacular architecture, and from the traditional, vernacular character of the heart of Perranuthnoe village.
Prominence within the Landscape / Settlement	Churchway passes over high ground through the historic farmsteads of Trevean and Trebarvah, through farmland, and drops down to Perranuthnoe village before heading back up over high ground towards Trenow and Marazion

Assessment of Threats	
Development Impact and Pressures	<p>There has been development along the route of Churchway that detracts from the distinctive local heritage character of AONB landscapes and settlements surrounding the trail, including alterations to historic buildings, and new buildings constructed near the trail which are overbearing on it and /or incongruous with the local heritage character of the areas through which it passes.</p> <p>There has also been some unwelcome removal of granite stiles, Cornish Hedges and erection of high modern fencing and gates along the route.</p>
Neglect / Condition of historic buildings	The historic buildings within Perranuthnoe village Conservation Area, and in Trevean and Trebarvah Farmsteads are well maintained. Loss of historic buildings due to neglect is a minimal risk. The main threat comes from development which is insensitive to the heritage character and value of assets and landscapes located along Churchway. Alterations to heritage buildings where this leads to an erosion of the heritage character of Perranuthnoe village or Trebarvah and Trevean farmsteads, would detract from the heritage value of Churchway. Further new development along the route of the trail would also erode its heritage character, where this is incongruous with the heritage character of the settlements and landscapes through which it passes.
Other	Land-use change which alters the small-field agricultural landscapes through which Churchway passes, or removal of the Cornish Hedges which define the field boundaries and line the path, would greatly detract from the heritage character and value of Churchway. As would the erection of structures, such as fencing, which block iconic views from it. Alterations to historic mining spoil heaps would also erode the heritage value of Churchway, as these provide an important link to the Parish's mining heritage.

Recommendations for Local Listing

It is recommended that a strong priority is placed on conserving the heritage character of the Churchway heritage trail and its landscape setting, recognising the historic attributes of interest and significance that have been identified in this appraisal, and the way in which they are associated and integrated. Together this creates an asset of special local heritage value to Parish communities and the AONB.

Development has had an increasing impact on the heritage character of the trail and on its landscape setting: ancient coffin stiles and Cornish Hedges and have been removed, fencing has been erected which has obscured iconic views, and housing development has been approved alongside the trail which detracts from the heritage character of the historic sites through which it passes. It is recommended that a priority is placed on conserving the local heritage character of this trail and its setting.

The Neighbourhood Plan can help to strengthen recognition and consideration of the special local heritage interest and significance of the heritage trail by:

- a) Encouraging recognition of it as a non-designated heritage asset (NDHA)
- b) Developing a policy framework and criteria to support conservation of the special local heritage character and historic interest of NDHA in the Parish
- c) Encouraging use of the results of this heritage appraisal as a material consideration within development proposals affecting the heritage trail and its setting

Figure 2: Area Recommended for Listing as a Local Heritage Asset.

