

**Land at Glebe Farm, St
Endellion
St. Endellion
Cornwall**



**Initial Heritage Assessment
on behalf of:
St Endellion Parish Council
April 2023**

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1. Introduction

- 1.1. This Initial Heritage Impact Assessment has been drafted to inform the production of a preliminary strategic development study and subsequent pre-application for a mixed-use development on land at Glebe Farm, St Endellion. A site location plan is attached as Appendix 1.
- 1.2. Please note this document should be read alongside the Landscape Visual Assessment that has been produced by Westley Design Ltd.
- 1.3. This document provides a brief description of the site, its past use and current condition. It also identifies other designated and undesignated heritage assets within the site's locale and reviews their authenticity and integrity to evaluate their current individual and collective significance and identify any heritage related parameters that ought to inform the design of new development.
- 1.4. From this base line of existing condition and evaluation the assessment then makes design recommendations for any development on the site which will then inform the production of the development study.
- 1.5. The intention is that this initial heritage assessment and its design recommendations together with the preliminary strategic development study are then used to inform the final design of proposals and are used as a basis for assessing the Heritage Impact of those proposals.

2. Relevant Heritage Guidance

- 2.1. This work was undertaken in accordance with best practice. The historic impact assessment follows the guidance outlined in: The Setting of Heritage Assets (Historic England 2015), Managing Significance in Decision-Taking in the Historic Environment (English Heritage 2015), Understanding Place - Historic Area Assessments (Historic England 2017) and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd edition (Landscape Institute 2013).
- 2.2. This report is the result of an in-depth assessment that encompasses literature, documentary research, analysis of historic mapping, past reports, site visits and proactive engagement with the Council's Heritage Officers and Heritage England.
- 2.3. In addition, a site survey was undertaken to provide an up-to-date visual evaluation of the heritage assets around the site and to establish the extent and condition of any surviving features on the site.

3. Settlement Description

- 3.1. This text in this section is largely reflects the Townscape Assessment prepared by Access Planning and Design Ltd to support the policies in the Adopted St Endellion Neighbourhood Plan. It has however been updated to reflect both recent research as part of this study and physical changes that have occurred since it was originally published.
- 3.2. St Endellion is very much a quintessential church town. It sits on a prominent ridgeline with the church tower of St Endellion sitting above a tree canopy forming the dominate feature in the local landscape.
- 3.3. The core of the settlement remains today very much as it did on early tithe maps and primarily consists of the three ecclesiastical listed buildings of the Grade 1 listed church, and Grade II listed Rectory and Trevhaverock House and Trevhaverock Cottage to the south of the church. This latter dwelling although not listed, has historic connections to the church as former Prebendary house, and remains largely unchanged in form.
- 3.4. Comparing the historic tithe map with the settlement today what is striking is not so much what has been added to the core but what has been lost. Most notable is the loss of one (possibly two) cottage that sat on the roadside directly between the Church and Trevhaverock Cottage and extended down to the current church gateway. This dwelling(s) and its extensive garden was also a Prebendary House and was once home to the Church Sexton. However, over time first the extensive garden was subsumed into the Church graveyard and then the cottage itself was halved through the demolition of the eastern wing and then finally the remainder was demolished in the 1970's.
- 3.5. Although demolished in 1973 the footprint of cottage is still shown on current OS Mapping and has the name Mornays. Despite the demolition it remains possible to see the reduced remains of its former northern and eastern walls as they form part of the current churchyard walls.
- 3.6. Post war aerial photos from 1946 and a photograph taken in the mid 1950's show the extent of the cottage at that time and also show a building not captured on mapping records. This building appears to be a white painted cottage (or possibly the early parish hall), lying between the Church and the lane to Port Quin that sat close to the road and would have at that time precluded roadside views of the Church's eastern gable.



37 A view of St Endellion church around 1955

This is a landmark for miles around, and is now the home of the renowned music festivals held over Easter, and in August. Byron Buse grew up in the old cottage outside the churchyard, which was demolished in 1973.



- 3.7. No evidence of the white building remains, but until recently the remains of a domestic planting area and an additional hedgerow existed between the B3314 and current Parish Hall's parking area.
- 3.8. The land this cottage sat on in 1840 was part of a single large field called Parson's Field which surrounded the Rectory and its small garden. However, as its name suggests it was owned by the Rector and by the first Ordnance Survey it had been separated by a new access to the rectory from the Port Quin Road and become part of the Rectory grounds, possibly as a paddock, as the 1946 Aerial photograph shows it to be a mainly grassed area, bar the presence of the white cottage and its separating hedgerow at the southern end of the field.
- 3.9. In 1983 the current Parish Hall was constructed at the northern end of the field with the land between the hall and the garden area of the former cottage being used for parking. This building is recorded as replacing an earlier wooden structure at the southern end of the car park, this might be the white building in the image above or its replacement.

- 3.10. In 2015 and again in 2016 planning consent was granted for the demolition of the Parish Hall and its replacement with a new building practically double in size and 3 metres taller meaning it was similar in height to the North nave of the church.
- 3.11. Although the consented scheme was not subsequently constructed, it is noted that Historic England concluded that because the hall was to have been built on land 1m lower than the Church it would maintain a clear distinction between the relative heights of the buildings and maintain the visual dominance of the Church.
- 3.12. In addition, it is noted that in considering the proposed scheme Cornwall Council's Historic Environment Planning Officer to conclude:
- "The new community hall would be nestled amongst mature trees and the proposed materials and design would reflect the historic landscape character drawing on a farm building aesthetic with vertical, timber cladding and minimal window openings to the ground floor level. The proposed design incorporates more sympathetic materials than the existing hall and would not visually dominate the setting to the surrounding historic assets."*
- 3.13. In August 2018 Planning consent was granted for a more modest northern extension to the rear of the existing hall that required transfer of part of the rectory garden and driveway. This extension matches the ridge height of the original 1983 building in scale and has resulted in a new access and driveway of the Port Quin road being constructed to the north of the Rectory's original boundary.
- 3.14. The Grade II listed Trehaverock House to the East of the church at first appears to remain largely unchanged in footprint from its depiction on the 1840 Tithe Map as the Gray's Arms. A review of 1841 Census data established the Grays Arms, although owned by the Reverend John Kemp, was occupied by a Roberston Gray and his family. Robertson's profession is recorded as publican as it would appear Trehaverock House functioned as public house for at least 30 years.
- 3.15. The 1861 census shows the Gray's Arms Inn, as it was recorded, was occupied by a Richard Williams and Family. Richard was both Innkeeper and a blacksmith with his son Richard also being identified as a blacksmith. Changes to the form of the outbuildings to the east of Trehaverock House as indicated on the 1st series OS maps now show a series of smaller outbuildings on the site which may have been the site of the Williams' smithy. Unfortunately, these buildings have since been demolished and replaced by Glebe Farm.
- 3.16. In 1871 the public house was being run by a new tenant Jeremiah Westaway, however by the 1881 Census it looks as though the public house had closed. Jeremiah Westaway still lived in the building, but his occupation had changed from Innkeeper to farmer of 40 acres.

- 3.17. Today, Trehaverock House and its outbuildings form part of a residential dwelling. Its original curtilage has shrunk as its eastern outbuildings were demolished at some point between 1885 and 1907 and subsumed into the current curtilage of Glebe Farm.
- 3.18. The outbuilding at the northern end of Trehaverock House is originally recorded in the 1840 tithe apportionment as being a Barn and straw yard. Interestingly this building, although attached to the house, was at the time in the separate ownership of Reverend William Hosken as were the remainder of the fields in the site area. These fields and the barn were occupied by a farmer from Port Isaac called Ralph Kellow.
- 3.19. A Post-war aerial photograph taken in 1946 shows very little change had occurred on the site in the 40-year period after the publication of the 2nd Series O.S Map.
- 3.20. However, during the 2nd half of the 20th Century farming activity at Glebe Farm intensified resulting in additional agricultural barns being erected to the north and north-west of Trehaverock House and new road accesses created into the farmyard complex from both the B3314 and the lane to Port Quin.
- 3.21. In 1990 consent was granted for the establishment of a tea-room and farm shop on land in the south-eastern quadrant of the village with a new access of the B3314. Initially a modest single storey timber frame chalet style building the popularity of the shop and team room has seen it expand in footprint with its materials changing to more closely reflect the local stone and brickwork detailing and slate roofs in the rest of the settlement.

Cultural Significance

- 3.22. Whilst small St Endellion is of significant cultural importance within the area and defines the parish, St Endellion is an ecclesiastical parish within the diocese of Truro and the settlement takes its name from Saint Endelienta, a daughter of the Welsh King Brychan who travelled to North Cornwall to join her siblings in converting the locals to Christianity in the 5th and 6th century.
- 3.23. The location of the church inland and away from other settlements in the area is attributed to a vision St Endelienta had of her own death. The saint is said to have asked that upon her death, her body should be placed on a sledge or cart drawn by bullocks, and that she should be buried at the place where they stopped. She is thought to have died on 29 April sometime in the 6th century, and possibly at the hands of Saxon pirates. She was buried at the top of a hill, and a church built over her grave. The present church at St Endellion stands on that site.
- 3.24. The earliest record of the church is in 1260, and in 1288 it is recorded as a collegiate church with four prebends. The Grade I listed church is a large

building of the 15th century in Perpendicular style and its listing record describes it as the sole survival of a collegiate church in Cornwall.

- 3.25. Despite formal abolition in 1548 the prebends were restored and continue to the present day. A review of the 1840 Tithe Map and apportionment records establishes the monies received from the tithe went to four parties the Rector and three Prebends. These positions were at that time held by Reverend William Hocken – Rector, Reverend John Kemp - Prebendary of Trehaverock Prebend, Reverend Nicholas Kendall- Prebendary of Marney (Morney) Prebend and Reverend John Boyce - Prebendary of King's Prebend.
- 3.26. The Apportionment records also show that each of them directly owned one or more dwellings and/or fields immediately around the settlement, which they then leased to other parties.
- 3.27. Today St Endellion remains a collegiate church now with six prebends, one of which is held by the rector of the parish and the others are held as honorary positions by senior clergy and laity of the diocese.
- 3.28. As well as its religious function the Church and the wider settlement have gained international recognition for its music festivals which are held at the end of July, since 1959 and Easter, since 1974
- 3.29. The aspiration of the church and wider arts community is to expand the settlements cultural offer and create a centre for the Arts & Spirituality at St Endellion. This initially began with the use of the former prebendary building of Trehaverock House, however the acquisition of Glebe Farm and its associated Stone Barn led to a planning application being submitted in 2009 for the conversion of the barn at the Northern end of Trehaverock House into a recording/rehearsal studio, the conversion and extension of the Stone Barn into 'hostel style' accommodation and a conservatory and extensions to Glebe Farm a planning application.
- 3.30. For technical reasons the recording studio element adjacent to Trehaverock House was subsequently dropped from the proposals but consent was granted for the Glebe farm and the Stone Barn elements in July 2009. A subsequent revised scheme was consented in 2010 and the conversion and extension of the Stone Barn has now been constructed. The Glebe Farm element does not appear to have commenced.

Legibility of place

- 3.31. St Endellion sits at the centre of a staggered crossroads between the B3314 and two unclassified roads. Whilst only classed as a minor road the B3314 still nevertheless is a busy road especially so during peak holiday periods when tourist numbers significantly increase the traffic levels in the area.

- 3.32. Whilst the bulk of the settlement lies north of the B3314, only Trehaverock cottage sits on southern side, the church and rectory are separated from Trehaverock House and Glebe Farm by the road to Port Quin and the village's telephone kiosk and letterbox are themselves further isolated being south of the B3314 and east of the road to Chapel Amble and Trehaverock Cottage. The recent introduction of a forty mile an hour speed limit has made for some improvement, but the lack of footpaths and odd disposition of community facilities can make walking around the settlement precarious, especially during summer months when traffic levels significantly increase.
- 3.33. Since the original townscape assessment was written the settlement does now benefit from a speed limit of 40mph. this has improved the situation for drivers emerging from junctions but has not really improved the situation for pedestrians who still have to share the roads and lanes with vehicles.

Street Scene

- 3.34. Driving towards St Endellion from any direction and practically the first thing one sees is the crenellated church tower that stands above the plush tree line formed by the planting in the rectory garden and Churchyard. This planting by and large masks the rest of the settlement from north-western viewpoints.
- 3.35. Indeed, approaching by car from the south or the west the Church almost springs into view at the last minute as you crest the hill. Its impact is stunning and one could be forgiven for thinking the Church was the only building in the settlement.
- 3.36. Its only when you are either pause within the settlement or have approached it from either the Port Quin/Port Isaac road to the north or Pendoggett and Port Isaac to the east that you are aware of the other buildings that make up the settlement.
- 3.37. Whilst the church tower is still a visible feature above the trees from these directions the large modern and monolithic farm buildings with their metal roofs that sit on this edge of the village and form part of Glebe Farm are also strong visual features, which on the B3314 in particular combine with the plethora of highway and other signage to create a cluttered foreground that detracts the eye from the church tower.

Threats to Character

- 3.38. Increases in traffic movements associated with either increased tourist demand of the settlements expanding cultural role could have a detrimental effect on the settlement. Road widening in the post war period has already resulted in the loss of one (possibly two) dwelling in the village and whilst this loss has to a very large degree been offset by the increased visibility of the church, any future traffic management schemes need to consider how they can enhance the settlement as well as overcome highway issues. This extends to accesses, parking, events space, footpaths, signage and lighting.

- 3.39. In seeking to expand the cultural offer of the settlement any development proposals for new buildings, extensions or conversions need to be considered and conceived so they primarily respect the role and visibility of the church within the settlement and wider landscape.
- 3.40. They need to be designed and detailed to enhance this unique settlement and the setting of its many listed buildings and structures. Scale, massing, and use of materials, colour, signage and lighting all need to be carefully considered to ensure they remain subservient and where possible reduce any existing adverse visual impact.

4. Site description and locale

- 4.1. Using the Hamlet's cross-roads as a locational feature the area under consideration is the land in the north-east quadrant of the hamlet's crossroads with the existing public rights of way that connect between the northern and eastern arm of the crossroads to define the extent. Within this area the existing land uses include:
- The existing stone residential buildings, outbuildings and curtilages of Trehaverock House - owned by Endelentia Arts.
 - The former Glebe Farm farmhouse, yard and converted stone barn- owned by Endelentia Arts.
 - The modern farm buildings, barns, and yards owned by Cornwall Council and let to local businesses.
 - Three agricultural fields located to the north and east of the above Owned by Cornwall Council.
- 4.2. The area is bounded to the south by the B3314 road and to the west by the C0111 lane that provides local access to Port Isaac and Port Quin.
- 4.3. The three Agricultural fields slope gently down to the north where there boundary is established by a sunken trackway that is both a public right of way and private vehicle access to Pennant Cottage and the hedgerow and second public right of way that runs north-south connecting the sunken track to the B3314.
- 4.4. The Site's boundaries enclosing the fields largely comprise stone-faced Cornish hedgebanks, varying in height and width between 1.5 and 2m:
- a. The hedgebanks bordering the B3314 road are sparsely planted with native tree and shrub species, generally managed by close flailing.
 - b. The short eastern Site boundary follows a Public Footpath, running parallel to a similar hedgebank boundary.

c. The hedgebanks along the northern Site boundary comprise a sunken 'Green Lane' containing a Public Footpath. The hedgebanks bordering either side of the 'Green Lane' are well vegetated with native tree and shrub species. They comprise regenerating flailed native trees and shrubs mix with occasional standard trees. The public footpath surface level is on average 1.5 – 2.00 metres below adjacent Site levels on its northern boundary.

d. The hedgebanks along the western Site boundary border the C0111 minor road to Port Isaac and Port Quin. These hedgebanks are generally 1.75-2.00m tall and are well vegetated with native tree and shrub species generally. These hedges are poorly managed but are regenerating as coppicing with standards.

- 4.5. Within the site the boundary between the northern field and the existing farm buildings is currently defined by a sparsely planted hedge line but more prominently by the random edge of the area of raised and levelled ground that the buildings sit on.
- 4.6. The boundary between the central field and the existing buildings is more loosely defined. To the south a large, raised bund separates the field from a gently northward sloping yard/ outdoor storage area of compacted stone to the north an area of raised infill ground separates the field from the modern barn buildings.
- 4.7. Only the residential buildings of Trehaverock House and Glebe Farm present a public face onto the existing roads. The unglazed gable of the Stone barn does sit next to the road but its entrance and primary frontage face into the former farmyard that lies between it and the side of Glebe Farm.
- 4.8. Although the primary vehicle access to the modern barns lies just to the east of the Stone Barn the buildings themselves lie to the north of the residential buildings and are arranged in an insular manner to look onto the east-west access route that provides a secondary vehicle access onto the lane to Port Quin.



View of church tower from within site

- 4.9. Walking amongst the existing buildings on the site there are occasional glimpses of the church tower however the most composed view is looking east to west from the modern access road across the older farmyard behind Glebe Farm and over the ridge of Trehaverock House.

5. Site History

- 5.1. Until the start of the 20th Century the area of land which makes up the site was primarily agricultural fields. The 1840 tithe map and its associate apportionment records tell us that development was restricted to one dwelling (now part of Grade II listed Trehaverock House) and 2 outbuildings within Plots 599, 600, 601 and 602 owned by the Reverend John Kemp but leased and occupied by a Richardson Gray.
- 5.2. A third outbuilding directly connected to the dwelling within Plot 598 is recorded as a barn and straw yard, which although being attached to the dwelling was, together with the remainder of the fields (plots 596, 596 and 603) that make up the land under consideration, owned by the Reverend William Hocken (Rector to St Endellion) and occupied by a Ralph Kellow. In the 1841 Census Ralph Kellow is described as a 60yr old Farmer who lived in Port Isaac with his wife and 3 daughters.
- 5.3. Although the apportionment records associated with the tithe map tell us a Richardson Gray, aged 35, leased and occupied a significant number of agricultural fields within the locale, suggesting he was a farmer, the 1841 Census tells us his profession was recorded as a publican. This suggests the property leased by Robertson from Reverend Kemp also functioned as a Public House. Which building functioned as the pub is not clear though the Tithe Map itself places the label Gray's Arms across the two outbuildings closest to the main road.
- 5.4. How long the Richardson Gray ran the pub for is not known but the 1861 and 1871 Census tells us that Richardson and family had moved first to Higher Town and then to Trelights where Richardson at the age of 67 had become a farmer of 12 acres.
- 5.5. The Gray's leaving the property did not spell the immediate end of the Public House. The 1861 Census records the Grey Arms Inn (sic) as being occupied by Richard Williams, aged 46, who was both a Blacksmith and Inn Keeper with his Wife and 4 children. His eldest son Richard, 20, is also recorded as a blacksmith so it is likely that as well as the public house one of the outbuildings was being used as a Smithy.
- 5.6. By 1871 the Williams family had also left the property but the Public House was continuing to operate, now being run by 46 year old Jeremiah Westaway,

a former painter from Craw Hill, with his Wife Anne, 3 children and a Jane Jeffrey who is recorded as the Innkeepers servant.

- 5.7. The 1881 Census records that Jeremiah Westaway and family still continue to occupy the property, but it would appear the Public House has closed as the census now describes Jeremiah's occupation as a Farmer of 40 acres. In addition, whilst they still maintain a servant, a Catherine Kent, she is described as a Dairy Maid.
- 5.8. The 1891 Census records that Jeremiah, now a widower, was still living in the property as a Painter and Farmer with two of his daughters until his death in Jan-March 1892.
- 5.9. Reviewing the series one Ordnance Survey Map (Cornwall was surveyed between 1875 and 1901) in light of the above and against the tithe map the most notable change to the property originally occupied by Richardson Gray is the change to the east of the dwelling. The single outhouse of the tithe map has been replaced by what appears to be 4 smaller outhouses, 3 in a ranged with a single detached unit closest to the main road. Could these changes have been undertaken by Richard Williams to establish a Smithy alongside the pub? Unfortunately, the map provides no information on this as the survey may have occurred after Richard Williams had moved. The map does however record that at the time of the survey the Gray's Arms P.H (Public House) was operating.
- 5.10. The publication of the Series two Ordnance Survey Map (Survey 1905-7) confirms the demise of the Public House, the description of Gray's Arms on the map is noticeable by its absence. What is also noticeable is another transformation to the east of the main dwelling. This time the 4 outhouses have been demolished and have been replaced with a new building set back from the main road and lying within the boundaries of The Tithe Map's Plot 602. Overlaying the current OS map confirms this to be the dwelling now described as Glebe Farm. Also present to the east is the original form of an outbuilding, now known as the Stone Barn.
- 5.11. Comparing an aerial photograph dating from 1946 to the series two OS map shows no changes have occurred to any external or internal boundaries of the study area within that 40-year period. The only changes being the addition of two small outbuildings one to the north of Glebe Farm and the other to the north-east of Trehaverock House. Both have since been removed.
- 5.12. However, during the 2nd half of the 20th Century farming activity at Glebe Farm intensified resulting in additional agricultural barns being erected to the north and north-west of Trehaverock House with a new road access created into the farmyard complex from the B3314.

5.13. Between 2001-2005 one of the modern barns immediately north of the Straw Barn attached to Trehaverock house was demolished to enable a direct vehicle access out of the farm complex onto the Port Quin Road

6. Heritage Designations

- 6.1. The Site and indeed St Endellion is not within a Conservation Area or any other area-based heritage designation. However, within a 500m radius of the site lie some 24 listed buildings which include some 16 Grade II listed headstones and tombchests within Graveyard of the Grade I listed Church, these are recorded in Appendix 2.
- 6.2. It should be noted that the site does lie within the Cornwall Area of Outstanding Natural Beauty and a Natural England defined Heritage Coast, these have been considered within the Landscape Visual Assessment undertaken by Westley Design Ltd.

7. Individual Assets Initial Impact Assessment

- 7.1. Following the recommendations set out in Historic England's guidance note 2 "The Setting of Heritage Assets" an initial Zone of Visual Influence analysis has been undertaken to establish which of the identified designated and undesignated assets within 500m of the site would be directly, or likely to be directly affected by proposed development on the site and to then undertake a more detailed analysis of those assets.
- 7.2. This analysis was undertaken under the following parameters
- Topography and all existing buildings within the area were assumed to remain unchanged.
 - Trees and other landscape planting and screening were discounted as they could be removed.
- 7.3. The results of this exercise, see Appendix 2, established that the majority of the heritage assets when viewed from the boundaries of the site are obscured by the presence of existing buildings, features and/or topographic features.
- 7.4. Those assets that might be potentially affected by development on the site were then individually assessed in further detail, see tables below, to identify and establish any potential areas for either harmful or beneficial impact.

These findings together with those recorded in section 3 have then been collated into a series of heritage led design recommendations that should be

considered and used to inform the development of design proposals on the site.

Asset Name: ST ENDELLION Church of St Endelienta	
Location: The Church is located in the north west quadrant of the settlement at grid reference SW 99703 78664	
Designation: Grade I	Type of Asset: Church
Heritage Asset Grading: High	Listing Number: 1320630
Distance from Development: 45m	Date: First Scheduled 6 Jun 1969 – most recent amendment 26 Jun 1987



View of Church looking west from the Parish Hall carpark

Description:

GV I Parish church and collegiate church.

Foundation date uncertain but reconstituted in 1265 and by 1288 was recorded as consisting of 4 prebendaries. Survived Chantry Act 1545 and is sole survival of collegiate church in Cornwall. Circa early C15 with west tower added in circa later C15, restored in mid C19 and in 1937-8.

buttressed tower of large ashlar blocks of Lundy granite with moulded plinth and strings. North and south aisles with smaller blocks of roughly coursed local slatestone and granite and chancel with dressed slatestone and granite. Moulded plinth to south aisle, south porch, chancel and north aisle. Rag slate roofs with chancel roof slightly lower than that of nave.

Nave of 5 bays with north and south aisles, chancel projecting beyond aisles, west

tower and south porch. North and south aisles with 4 C15 Perpendicular windows in 4-centred arches with hoodmoulds and partly renewed mullions. Windows in north aisle shorter than those in south as ground rises to north. Rood loft projection with 4-light window adjoining towards east end of north aisle with late C19/C20 north door near west end. No window openings in west end of north and south aisles. East windows of north and south aisles with 4-light Perpendicular tracery in moulded basket arch with evidence of rebuilding of masonry in south aisle. Chancel with south door with chamfered segmental arch with runout stops and hoodmould partly blocked by south aisle. 5-light east window with tall cusped lights in moulded basket arch. Unbuttressed west tower of 3 stages with band of quatrefoils at base, moulded plinth and strings and battlemented parapet with octagonal turrets with ball finials. West door with pointed 4-centred arch with heavy rollmould, incised spandrels, hoodmould and plank door with cover moulds. 3-light west window with probably remodelled 4-centred arch with uncusped tracery. Segmental headed narrow light above and 2-light belfry openings with crude segmental headed lights and slate louvers. Gabled south porch with 4-centred moulded arch with moulded jambs on inner and outer face rebated to take door. Double plank doors. Sundial above in memory of Jonathan George and Digory Gray, 1826, churchwardens. South door to south aisle with plank door in 3-centred arch with deep cavetto moulded arch and jambs decorated with fleurons in relief and unusual stops.

Fine circa C15 waggon roofs to nave, chancel, north and south aisles and porch. Reputed to have been taken down and re-erected during 1937 restoration. Principal rafter dated 1675 found during restoration, suggesting previous C17 repairs. Nave with carved ribs with 2 plain ribs between, 5 carved longitudinal ribs and partly restored carved wall plates; chancel with moulded ribs and carved wall plates; north aisle with carved ribs with 3 plain ribs between and 3 carved longitudinal ribs and south aisle with moulded longitudinal and transverse ribs. Both with carved wall and arcade plates. The carved bosses in the waggon roofs have been partly restored with 3 in nave, 5 in north aisle and most of those in south aisle remaining intact. 5 ancient carved angels at base of ribs with remainder carved in Exeter and by local joiner circa 1900 to 1930s. Several dated and inscribed.

North and south aisles with 5-bay arcades with type A (Pevsner) granite piers, moulded bases, carved capitals of differing patterns, partly replaced in south aisles and 4-centred moulded arcade arches. Tower arch with moulded 4-centred arch. Furnishings; circa C15 carved bench ends in nave with symbols of the crucifixion and 1 with arms of Roscarrock impaling Granville of Stowe. Benches C20. North and south aisles with C20 benches and bench ends carved locally by Trelights. C17 chairs in south aisle and chancel and circa C17 bench in south aisle with moulded and carved panels and renewed seat.

South aisle with altar tombs or lower part of shrine to St Endelienta comprising circa 1400 altar of Catacleuse stone attributed to the Master of St Endellion. Rectangular with deeply recessed niches with flat ogee cusped arches on colonettes with band of quatrefoils below. Holy water stoup by south door also attributed to the same hand, of Catacleuse stone with carved arms of Roscarrock, Chenduit or Cheney and Pentire. Piscina in south aisle with ogee cusped head and piscina in

chancel with segmental chamfered head. North aisle or Roscarrock aisle with rood loft stairs intact and square aumbry. Font, C12 with deep round bowl, thick round shaft and octagonal base. Font cover memorial 1914-1919. Pulpit reworked from parts of C17 altar rail and 1 bench end, probably during the 1937 restoration.

Memorial; North aisle C16 ledger stone of Joh'is Roskarrock with marginal inscription and cross in relief. On north wall memorials to Samuel Billing of Port Isaac, 1839; William Bate 1856 and William Hocken, 1778. South aisle with C19 memorials to the Gray family on the south wall and several good ledger stones on floor including those to Thomas and Mary Broad, 1753 and 1758; to Mary Peter who died of smallpox in 1758; to John Hamley of Trefreke, 1720; to Hen. Darle of North Hill, 1776 and several to the Lang. family with heraldic arms. At west end, ledger stone with indents for brasses. Chancel with memorial to the Philip family by Caffin and Co, 1876 and also C19 memorials to the Trevan family. Bronze plaque on west wall of south aisle depicting Joy in Heaven over repentant sinner, signed H. Radoaernadri, 1903.

Fragment of wall painting at west end of north aisle. C18 ringers rhymes with pictures of ringers in belfry (not inspected). Bells recast in 1734 and 1952. In 1950 the college of Heralds granted the foundation a coat of arms. The collegiate church has an interesting history and the fabric is of good quality with complete waggon roofs, a fine altar tomb and holy water stoup.

Current condition:

The Church itself has not changed from the listing description above however this listing description does not describe the nature of the Churchyard or the then setting of the church. The latter of which has since changed quite significantly since 1969 as described further below.

Authenticity:

The Church maintains its authenticity.

Integrity:

The Church maintains its integrity.

Inter-relationships:

When first listed the Church had a direct relationship with two prebendary properties, The Rectory and Mornays (at one time occupied by the church Sexton). The relationship with Mornays changed over time, first in the latter half of the 19th Century with the loss of its garden to enable the churchyard to expand, then at the start of the 20th Century the loss of half of the building and then finally with the demolition of the remaining half to enable a road improvement scheme in the 1970's.

The physical interrelationship with The Rectory remains legible by means of the footpath link between the two.



View of the church from the south

Visual connectivity/setting:

The above view of the church was once significantly different. Both the tithe and series one Ordnance Survey maps show the presence of large residential building that would have sat in the foreground of this view. The building sat immediately to the west (left) of the churchyard gateway and extended out at least to the edge of the current grassed verge.

At some point towards the end of the 19th start of the 20th century the eastern half of the building was demolished creating this current view.

It is interesting to note that when the church was first listed in 1969 the remaining western half of the building and associated stone outbuildings were still standing. It was not until the early 1970's that the cottage was demolished, presumably to enable road improvements.



37 A view of St Endellion church around 1955

This is a landmark for miles around, and is now the home of the renowned music festivals held over Easter, and in August. Byron Buse grew up in the old cottage outside the churchyard, which was demolished in 1973.



The white cottage that is visible in the background is the building evident on the 1946 aerial photograph. It is not certain if this building also still stood at the time of the original listing as like Mornays cottage also impacted on the setting of the Church until its demolition.

Potential for impact from development on the proposed development site:

Development on the site needs to fully consider the visibility of the Church in long distance views, See related Landscape Visual Assessment by Westley Design Ltd.

From the East the Nave and Aisles of the Church are largely hidden from view by the roofs of existing buildings, those of Trehaverock House, Glebe Farm and the Stone Barn in particular, but the form of the Church Tower rises above them and is visible as a landmark on the horizon from many miles away.

The more modern barns north of Trehaverock House, whilst in some instances occupy larger building footprints are set lower down on the site and their lower roof pitches generally mean the roof of the buildings closer to the church are visible over them.

The buildings on the site, bar two noticeable exceptions, generally have a muted colour palette so that in long distance views they tend to blend into the landscape leaving the silhouette of the Church tower standing proud.

To mitigate the potential adverse impact of new development the sites sloping topography should be utilised to set buildings down into the landscape and new roofs should not exceed the existing ridge heights in terms of datum levels of Trehaverock House and the Stone Barn.

Materials and colours should reflect the predominate muted palette and any use of colour should be well considered and controlled.

Following the above recommendations will significantly reduce any impact on the setting or appreciation of the Church Tower in long-distance views.

Asset Name: Rectory	
Location: The Rectory lies to the north of the Church at grid reference SW 99701 78699	
Designation: Grade II	Type of Asset: Building
Heritage Asset Grading: Medium	Listing Number: 1115062
Distance from Development: 45m	Date Listed: 26 Jun 1987



Rear of Rectory seen from lane to Port Quin. Parish hall extension visible to the left

Description summary: Rectory to collegiate Church of St Endellion (qv), possibly built as one of four prebendary houses. Circa early C17 but remodelled in circa 1840s when the eaves were raised, in circa 1860s or 70s when the cross wing was added on the right and in circa 1960s when the interior was partly remodelled, and an extension was added to the rear. Stone rubble, slate roof with gable ends and brick stacks on gable ends. Circa 1870s. Cross wing on right-hand side with gable end to front with side lateral chimney stack. Original plan uncertain. Possibly 2-room and through passage plan with smaller room on left and larger hall on right. However, the C20 interior remodelling has removed much of the evidence. Further extended on right with the C19 cross wing of 1-room plan. 2 storeys overall 5-window front. Earlier range on left with regular 4-window front with raised eaves and small buttress to left of entrance with some indication of rebuilding on front and left-hand side elevation. Hornless sashes and brick segmental arches to openings with entrance to left of centre. Ground floor with C19 12-pane sash on left, C20 part glazed door with stone rubble mid C20 porch erected by one of rectors and C19 3/6 and 5/10 pane sashes on right. The right-hand opening has a dressed stone segmental arch. First floor with 4 early-mid C19 12-pane sashes, probably contemporary with the raising of the eaves. Cross wing with double C19 sash on ground and first floor and slit in gable end to attic. C20 extension to rear. Interior remodelled in circa 1960s, partitions altered stair renewed and chimney pieces rebuilt. Larger probably hall kitchen on right in C17 range with 2 fairly heavy chamfered and unstopped ceiling beams. Small niche in rear wall, original use uncertain, possibly a creamery. Several C18 2-panel doors with original HL hinges on first floor. Roof replaced in circa 1840s with indication on gable ends of earlier steep pitch. Group value with Church of St Endelienta (qv).

Current condition:

In November 2017 planning and listed building consent was granted for an extension and alterations to the building. The now completed works saw the removal of the various 1960s rear extensions and their replacement with a new single storey extension which has a larger footprint, sympathetic repairs to the main house and revisions to the grounds which reduced the garden curtilage and created a new vehicle access. The gateposts of the original access way still remain but the driveway has been grassed over and the part of the former garden is now used by the Parish Hall.



Former entrance to the Rectory. Raised deck of parish hall extension extends over route of original driveway

Authenticity:

The rear elevation facing the Church maintains its authenticity. The rear elevation has changed through the introduction of the new single storey flat roof extension. However, the new extension in replacing a series of adhoc rendered extensions with a single timber clad extension does make the extent of the listed structure more apparent and legible.

Integrity:

With the removal of the 1960's extensions and their replacement with a single timber clad extension the integrity and legibility of the historic structure is now more apparent.

Inter-relationships:

The Rectory originally sat at the southern end of a large field and mapping suggests the only access was via the Churchyard until an eastern drive and garden area was formed from part of the field. This original connection is still evident in the churchyard as there remains a direct physical footpath from the north of the churchyard to the rectory.

Visual connectivity/setting:

There is a strong physical connection between the Church and Rectory but over the years the visual connection has been softened by tree planting. This tree planting

extends around the rectory grounds to the extent that only the north and east elevations are glimpsed when close to the settlement on the Port Quin road.

Potential for impact from development:

Only the north and east elevations of the Rectory are visible through the mature trees from the development site. From this perspective the original form of the house is by and large obscured by the modern rear extension.

Any new development on the proposed site will not impact directly on the setting or appreciation of the listed building.

Asset Name: Trehaverock House

Location: Building is in the south-west corner of the site at grid reference SW 99780 78684

Designation: Grade II

Type of Asset: Building

Heritage Asset Grading: Medium

Listing Number: 1220413

Distance from Development: within site

Date Listed: 26 Jun 1987

Photo



Description summary: House, possibly originally associated with the collegiate church of St Endellion (qv) and was built as a prebendary house. Circa late C16 or early C17. Stone rubble. Rag slate roof with raised eaves and gable ends. Asbestos slate roof with gable ends to lower range on right-hand end. Large projecting stone rubble rear lateral hall stack with rendered brick shaft and stone rubble and brick stack on right-hand gable end of single-storey range on right. 2 room and through passage plan with smaller possibly parlour on left and larger hall kitchen on right, both originally heated by projecting rear lateral chimney stacks. The parlour stack is now truncated and incorporated into the small 1-room lean-to extension to the rear. The single storey 1-room range on the right may have been part of this building although probably had a separate entrance and was thus independent. A

thick wall divides this range from the hall to the left although the lower courses of masonry on the front wall appears to be of one build; the front wall beyond the entrance of this range is of equal thickness to the main range although there is evidence of partial rebuilding. The range on the right has been further extended by a garage with slate roof with half-hipped end. 2 storeys symmetrical 3-window front to left-hand range. Ground floor with brick segmental arched opening on left and slate covered lintel on right, both with C20 cross windows with glazing bars. Central C20 plank door with circa late C19 gabled stone rubble porch. First floor with 3 possibly late C19 2-light casements with glazing bars, inserted after the eaves of the roof were raised. Rear hall window with un moulded 3-light timber mullion window with central opening casement and stanchion bars. 5 pigeon holes above window. Interior Through passage blocked by inserted stair. Moulded beam (wave, fillet and roll-moulded) on right-hand side of passage with blocked mortice holes, probably for screen. The beam has been slightly truncated. C19/C20 ceiling beams to room on left with C19 chimneypiece with Delft tiles. Larger hall kitchen on right with un moulded ceiling beams and rough un chamfered lintel to fireplace. Several C18 2-panel doors on first floor. Roof timbers replaced in circa late C19, probably when eaves were raised. Roof timbers to lower range on right inaccessible. House particularly unaltered on front and rear elevations.

Current condition:

The exterior of the house as described above is unchanged. However, the former two- storey stone straw barn that is attached to the north end of the house and accessed separately off the land to Port Quin is currently derelict and relying on metal props to stop the walls collapsing.



The single storey stone barn that partially wrapped around the straw barn is also in a state of disrepair and has had its roof removed. The later rendered block and metal roofed lean-to barn that was added to the eastern (front) elevation of the two-storey straw barn completely obscures the original front elevation.



Authenticity:

The external appearance of Trehaverock House is still as described though its curtilage prior to listing was more extensive and included outbuildings that have since been demolished and replaced by the dwelling of Glebe Farm. Apart from historic mapping and other documentations there is no evidence of the building's former life as the Gray's Arms.

Integrity:

Trehaverock House itself maintains its integrity. However, the Straw Barn attached to the northern end of Trehaverock House needs repair, only propping is preventing its collapse.

Inter-relationships:

Trehaverock House is considered to be one of the original Prebendary Houses connected to the church and the tithe and apportionment records of 1840 confirm the building was owned by Reverend John Kemp who was the beneficiary of the Prebendary of Trehaverock.


Visual connectivity/setting:


By and large the visual connectivity between the Church and Trehaverock house reflects their original relationship. The original field may have been replaced by a modern car park but nothing has been placed between them to disrupt their connection.

Potential for impact from development:

Development could have a very positive impact on the setting and legibility of the listed structure. The removal of the modern metal barn on the eastern elevation of the Straw Barn would be a positive. This could then enable the repair and re-use of the former Straw Barn and return the row of buildings to their original form and appearance. The redevelopment also offers scope to create a formal entrance and

route through the Straw Barn into the former farmyard at the rear of Glebe Farm.

Asset Name: K6 Telephone Kiosk	
Location: Opposite church of St. Endelienta on B3314 at grid reference SW99719 78625	
Designation: Grade II	Type of Asset: Telephone Kiosk
Heritage Asset Grading: Medium	Listing Number: 1332611
Distance from Development: 50m	Date Listed: 3 July 1990
Description summary: Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.	
Current condition: The kiosk is intact and still operational.	
	
Authenticity: Maintains its authenticity being one of the few red telephone kiosks still functioning as a phone box.	
Integrity: The telephone equipment within the kiosk has been updated however the structure itself maintains its integrity.	
Inter-relationships: The kiosk sits alongside the settlement's post box and west bound bus stop providing three vital rural services.	
Visual connectivity/setting: The kiosk maintains its original position and setting and is clearly visible from the roadside.	
Potential for impact from development: The telephone kiosk is isolated from the development site and will not be directly impacted by it. However, a further reduction in the speed limit would make access to it and the local post box and bus stop, safer and more appealing. Consideration could also be given to enhancing the public realm around all three assets.	

Asset Name: Early Medieval/Medieval Well	
Location: 30m to West of Pennant Cottage	
Designation: Undesignated	Type of Asset: Holy Well 410-1539 AD
Heritage Asset Grading:	HER Number: 17940
Distance from Development:	Date Listed: 26 Jun 1987
Description summary: Lane-Davies says that two wells are recorded in William of Worcester's list of the children of Brychan (Endelient), one being "more distant from the church, more frequented by St Endellion". Quiller-Couch says there are no legends associated with the well, which in 1894 was frequented by drawers of water. The spring is said to be never failing.	
Current condition: The well remains in water though it is understood that nearby abstraction, since ceased, did cause it to dry for a period.	
Authenticity: The well appears to be intact and undamaged.	
	
Integrity: The well maintains its integrity and is in water.	
Inter-relationships: None	
Visual connectivity/setting: The well is uncovered with no protection around it. It is however hidden from casual view and users of the public footpath by an earth bank.	
Potential for impact from development: Any water abstraction on the proposed development site could adversely impact on the site. As a functioning watercourse it may have the potential to receive surface water and/or treated wastewater from the proposed development.	

Increased use of the public footpath may necessitate a sensitive cover being required to protect both well and passersby.

Asset Name: Pennant Farmhouse and garden wall to front and sides with mounting block	
Location: Pennant Farm	
Designation: Grade II	Type of Asset: Building
Heritage Asset Grading:	Listing Number: 1115085
Distance from Development:	Date Listed: 26 Jun 1987
<p>Description summary: Possibly late C16 or early C17 partly extended and remodelled in early C19. Stone rubble, partly rebuilt on front and rear elevations with masonry in left-hand gable end renewed in 1970s. Slate roof with gable end on left, hipped end on right and projecting cross wing to front right with cement-washed scantle slate roof with hipped end to front and gable end to rear. The eaves appear to have been raised on the front right-hand side of this range. Early ridge tile of equestrian figure with head missing. Main range with stone rubble and brick stack on left-hand gable end and evidence of truncated chimney stack visible from within roof space on right-hand hipped end. Cross wing with front room heated by projecting side lateral chimney stack with rendered diagonally set pair of C19 shafts with circa C17 stone rubble chimney stack on rear gable end. Plan uncertain but appears to comprise earlier 2-room plan cross wing on right heated by side lateral stack and gable end stack. Main range on left possibly remodelled in early C19; of double depth plan with 2 reception rooms on front with wide cross passage containing stair and service room and back stair across rear. 2 storeys 3:1 wings. Regular 3 windows to left disposed slightly towards the right, and doorway to right of centre, 1 window in projecting cross wing to right. Range on left with 2 probably C19 4-pane sashes with dressed stone probably renewed arch on left and rendered lintel on right. C19 4-panel door with C20 conservatory porch between. 3 possibly C19 4-pane sashes on first floor with dressed stone arches. Cross wing on right with blocked opening in side wall on left and C19 20-pane sashes on ground and first floor. Reset granite lintel above first floor opening. Rear elevation unaltered with C19 sashes and C19 2-light sliding-sash in first floor of gable end to cross wing on left. Interior Roof timbers to main range replaced in circa mid to late C19. Circa mid C17 roof timbers in rear section of cross wing with fairly heavy clean principals possibly with slightly curved feet, halved, lapped and pegged at apex. Collars chamfered and halved lapped and pegged onto principals. Roof structure to front section of cross wing where eaves have been raised inaccessible. Full inspection of interior not accessible. Stone rubble garden wall to front and sides with mounting block on left-hand side. Formerly property of the Row family who were Catholics. Trevan, Dr Frederick The History of Port Isaac and Port Quin 1833-34.</p>	
Current condition:	
<p>Authenticity: Features described in listing description above in the main retained and form and previous use legible.</p>	

New windows openings formed on north and east elevations, but proportions are in keeping with original openings.
<p>Integrity:</p> <p>The external physical integrity of the building by and large remains intact however the functional relationship between the group has changed since consents was granted for residential conversion as domestic curtilage have been establish in the yard area.</p>
<p>Inter-relationships:</p> <p>Part of an informally planned inward facing courtyard group with the other two listed buildings on the site. The layout of the group does not suggest any formal alignment with or regard to views of the church.</p>
<p>Visual connectivity/setting:</p> <p>Connectivity between the group still largely legible despite introduction of curtilage boundary features.</p>
<p>Potential for impact from development:</p> <p>Development on the site will not impact on the current interrelationship that exists between the group.</p>

Asset Name: Barn 25m to west of Pennant Farmhouse	
Location: 25m to west of Pennant Farmhouse	
Designation: Grade II	Type of Asset: Building
Heritage Asset Grading:	Listing Number: 1320607
Distance from Development:	Date Listed: 26 Jun 1987
<p>Description summary: Farm building, original use uncertain. Stone rubble with large ashlar quoins and rag slate roof with hipped ends. Rectangular plan with entrance to first floor on front. 2 storeys almost symmetrical front with brick steps up to first floor entrance near centre of elevation. Line of pigeonholes below eaves continuing around building. Group value in farmyard opposite Pennant Farmhouse (qv).</p>	
<p>Current condition:</p> <p>Granted planning and listed building consent for conversion into a Holiday Dwelling in 2005</p>	
<p>Authenticity:</p> <p>Features described in listing description above in the main retained and form and previous use legible.</p>	
<p>Integrity:</p> <p>The external physical integrity of the building by and large remains intact however the functional relationship between the group has changed since consents was granted for residential conversion as domestic curtilage have been establish in the yard area.</p>	
Inter-relationships:	

Part of an informally planned inward facing courtyard group with the other two listed buildings on the site. The layout of the group does not suggest any formal alignment with or regard to views of the church.
Visual connectivity/setting: Connectivity between the group still largely legible despite introduction of curtilage boundary features.
Potential for impact from development: Development on the site will not impact on the current interrelationship that exists between the group.

Asset Name: Stable 28m to north-west of Pennant Farmhouse	
Location: 28m to north-west of Pennant Farmhouse	
Designation: Grade II	Type of Asset: Building
Heritage Asset Grading:	Listing Number: 1115086
Distance from Development:	Date Listed: 26 Jun 1987
Description summary: Stable now used as piggery and store. Circa early C19. Ashlar stone with slate roof with hipped ends. Rectangular plan with stable on ground floor and hayloft above. Well-designed front with brick flat segmental arches to openings. Stable door on left with small window to left of centre. Stone rubble steps to right leading up to entrance to loft, with small window on first floor above that on ground floor. Well-designed farm building in farmyard opposite Pennant Farmhouse (qv).	
Current condition: Granted planning and listed building consent for conversion into a two-bed holiday dwelling in 2006.	
Authenticity: Features described in listing description above in the main retained and form and previous use legible. New window openings formed on north and east elevations, but proportions are in keeping with original openings.	
Integrity: The external physical integrity of the building by and large remains intact however the functional relationship between the group has changed since consents was granted for residential conversion as domestic curtilage have been establish in the yard area.	
Inter-relationships: Part of an informally planned inward facing courtyard group with the other two listed buildings on the site. The layout of the group does not suggest any formal alignment with or regard to views of the church.	
Visual connectivity/setting: Connectivity between the group still largely legible despite introduction of curtilage boundary features.	

Potential for impact from development: Development on the site will not impact on the current interrelationship that exists between the group.

8. Initial design recommendations

- 8.1. The analysis of the site and area around it above has also established a series of key characteristics that ought to be considered in the proposed development of the site.

Movement

- 8.2. Whilst the reduced speed limit of 40mph has to some extent improved the situation for drivers emerging from junctions onto the B3314 it has not improved the situation for pedestrians visiting and or walking around the settlement. The settlement is effectively divided into 4 quadrants and walking between them can be challenging as there are no crossings or pavements.
- 8.3. Historically the engineered solution would be to install pavements, crossing and streetlighting as part of any future development. However, all of these would drastically and adversely change the very nature and character of the settlement and are not considered appropriate.
- 8.4. Arguably a simpler, more sympathetic and cost-effective solution to achieve a more pedestrian friendly environment and would be to secure a further reduction in the speed limit, ideally 20mph. This would enable safer road crossing between the different parts of the settlement and should also encourage more people to use the currently isolated bus stop to travel by public transport.
- 8.5. A coordinated approach to achieve sympathetic signage, street furniture, road surfacing, etc. should also be used to declutter the environment and help achieve a more pedestrian friendly experience.
- 8.6. The current main vehicle access into the site off the B3314 has limited visibility when looking to the right past the Stone Barn, a reduced speed limit would aid this. However, the proximity of the access point to the Stone Barn could impact on the residential nature of the accommodation within the converted Stone Barn as traffic movements into the site intensify, consideration should be given to moving the access point to the east.
- 8.7. The secondary vehicle access off the Port Quin road into the current employment area also acts as an informal pedestrian connection between activities occurring in the Church and Parish Hall and the refreshment and

accommodation activities in Glebe Farm and the Stone Barn during music festivals and events.

- 8.8. Any development proposals should look to improve the appearance and character of this shared entrance and realm and enhance its direct relationship to the setting of the Grade II listed Trehaverock House.
- 8.9. Again, the adoption of a 20mph speed limit would mitigate the need to over engineer the entrance in terms of visibility splays but still improve the safety for emerging vehicles and pedestrians crossing between the site and the Church.

Layout

- 8.10. There is no strong building line along the main B3314 Road but most of the ridge lines on buildings within the settlement, including those now demolished, followed an east-west alignment.
- 8.11. The alignment of Trehaverock House introduces the scope for a north-south axis and it is noticeable that the Rectory and the former Mornays cottage played with both to introduce gables on the otherwise east-west aligned roofs.
- 8.12. Interestingly on the site itself the roof of the Stone Barn follows a north-west, south-east alignment that is derived from a historic field boundary, which could also be utilised to inform and explore a potential layout.
- 8.13. The presence of the Grade II listed Trehaverock curtails the east-west axis of the church in terms of a direct view of or access to the eastern gable of St Endellion Church. Nevertheless, it is still possible to view the church tower over the ridge line of Trehaverock House, especially when approaching St Endellion from the east along the B3314.
- 8.14. The maintenance of this view, celebrated by John Betjeman, is vital to the character and appearance of St Endellion and must not be compromised. Any new development needs to consider how this view will be maintained or even enhanced from the road and from within the site through the orientation and positioning of new buildings.
- 8.15. There are currently a number of underutilised spaces on the site, e.g. the yardage between Glebe Farm and Stone Barn that could form the basis of a more successful public realm within the core of the site that has more year round use and purpose.
- 8.16. In exploring the potential of these the layout should also consider how people within the site might be logically directed and routed towards the Church during events without impacting on or adversely compromising the environment of new businesses and residents.

8.17. Many of the existing buildings on the site are set back from the road meaning site entrances are identified by a plethora of different signs that clutter the highway verges, this should be rationalised to be more sympathetic. Subject to its acceptable massing and impact on the setting of the church consideration could even be given to a formal built development approach to the site entrance, i.e. a street frontage.

Massing

8.18. It is strongly recommended that the datum levels of any new roofs are below the ridge height of The Stone Barn and Trehaverock House so that the current long distant views of the Church above the roof line of the Grade II listed dwelling are maintained.

8.19. Given the sloping topography of the site it should be possible to reprofile an area of the site to accommodate two storey development without breaching these ridge lines. 3D analysis of the site and development proposals should be undertaken to ensure the view and setting of the Church Tower is not conflicted or obscured in distant views.

8.20. The existing disposition of buildings on the site demonstrates that the site is capable of accommodate relatively large structures, that subject to correct material choice, do not impact on the setting of the Church.

8.21. Indeed, the concept of utilising a farm building aesthetic has previously been supported by heritage consultees when considering a replacement for the parish hall, noting that vertical timber cladding and minimal window openings at the ground floor level created a design that was more sympathetic to the setting of the historic assets than the render of the extant building.

External Works

8.22. The existing hard surfacing on the site is a mixture of concrete slabs and uneven stretches of semi-compacted gravel which reflects its agricultural use. The concrete slabs are impervious and with no apparent drainage water runs off onto the gravel or into the field. Ideally the existing and new areas for vehicle and pedestrian movement should either utilise a new permeable surface treatment or incorporate drainage features that are appropriate to the rural setting. In this local context using brick paviours is not considered appropriate.

8.23. Property boundaries are typically defined by Cornish hedgerows though there are some stretches of low stone walling at Glebe Farm. These planted hedgerows help set the existing buildings into the landscape and are perhaps the most appropriate form of treatment to use around the perimeter of any new development.

8.24. Although no longer evident on the ground historic mapping suggests ponds were once a feature in the immediate locale. Consequently, it is considered it would appropriate to reintroduce the principle of these as a sustainable means of managing water run-off and or treatment within any proposed development.

Materials and colour

8.25. Introducing a sympathetic mix of materials, drawn from local references would help to integrate the development into its surroundings and could also be used to break up the mass and appearance of the development form.

8.26. Within the historic core of the settlement the walls of the buildings are predominantly stone rubble with large stone quoins at corners and red brick used for lintels, window reveals and chimney stacks. The use of red brick used for these elements reflects the area's sea trading past as bricks were often used as ships ballast. Roofs are predominantly local slate.

8.27. Within the modern farmyard the steel barn structures are predominately faced with natural timber vertical cladding that has weathered to a grey colour, exposed steelwork is grey painted or galvanised that has dulled grey. Roofs are a mixture of profiled cement or metal sheeting. In the main these are grey in colour though with two noticeable exceptions where a coloured roof has been used unsuccessfully. The most noticeable is the large modern barn to the south-east corner of the current farmyard. This was originally blue in colour now faded to a light green and has the unfortunate effect of being highly visible in distant views detracting the eye from the church tower.

8.28. With the exception of the coloured roofs the local material palette, though quite muted does a successful job of blending the buildings into the landscape, reducing their impact where they do feature on the skyline and focusing attention on the Church tower meaning Sir John's Betjeman's description of it is as relevant today as it was when he first saw it.

8.29. In redeveloping the site one priority must be the replacement or removal of the coloured barn roofs.

8.30. Although the use of painted render is a common feature within the wider locale it is not a feature of St Endellion and ideally should not be used where an elevation would be visible in the wider landscape.

8.31. Looking out from the site there are numerous examples of individual houses with painted render standing out like sore thumbs against the green background. Replicated at St Endellion it would have a significant adverse effect on the setting of the church.

8.32. Indeed, the use of any painted or coloured finishes that would be visible from the wider countryside needs to be very carefully considered as the future appearance of painted surfaces cannot be easily controlled.

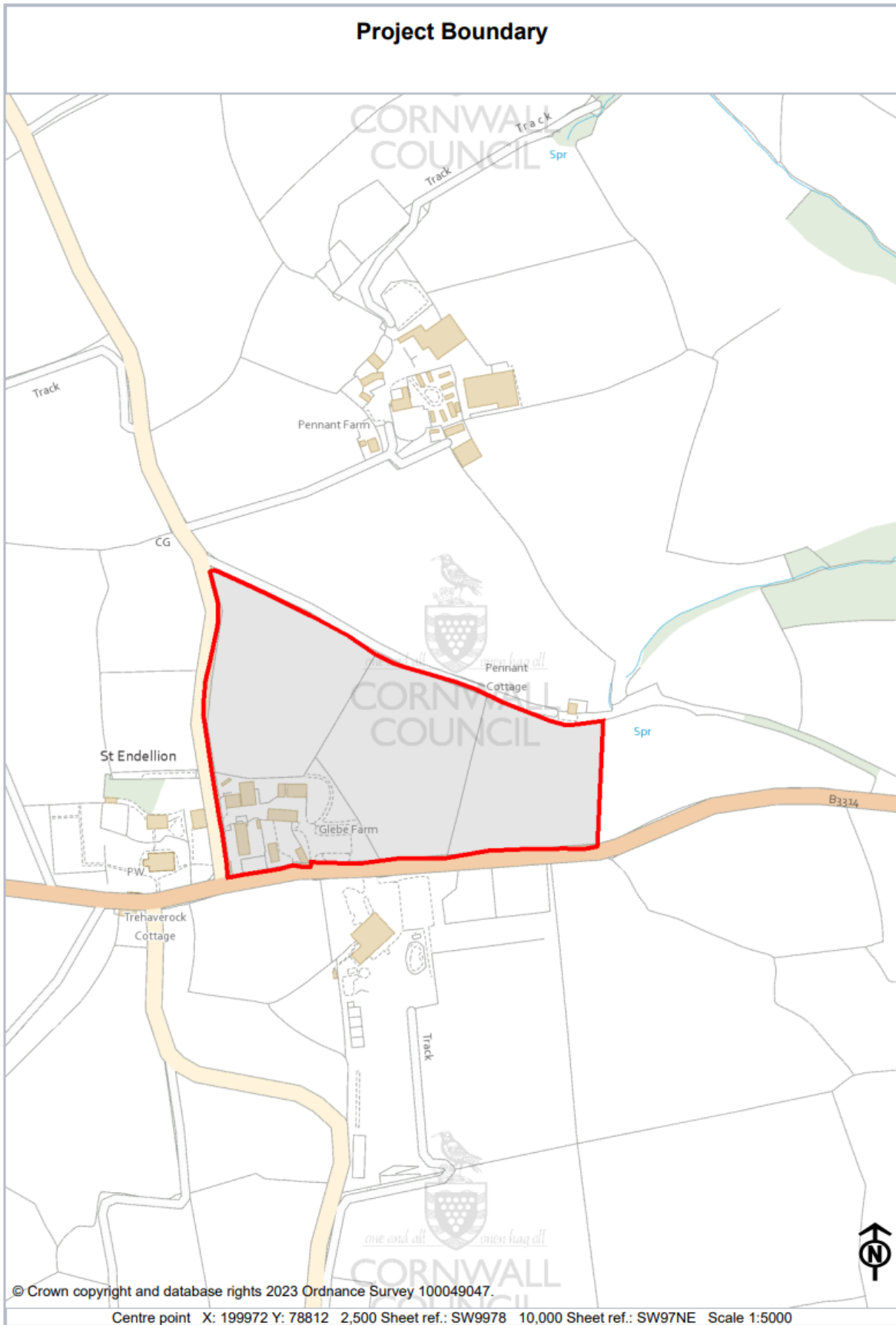
Lighting, Utilities and Signage

- 8.33. All of these whilst necessary to a successful development and place have the potential to adverse impact on the public realm and wider environment, even the relatively limited amount that already exists in the settlement bears witness to how chaotic it can quickly appear. Care and attention to detail will be required.
- 8.34. There is no street lighting in the settlement and in developing the site the object should be to avoid the need for street lighting and indeed mitigate the impact of any lighting. Shielded low level lighting should be used to target lighting where it is needed, mitigating the impact of any light spillage and glare. Where there is a need for security consideration should be given to the use of low light level CCTV rather than motion sensitive bright lighting.
- 8.35. Utilities such as power and telephone should be provided by the use of underground ducting rather than by telegraph poles and where possible this should be extended to removing existing high-level wires and poles.
- 8.36. It is suggested that a signage strategy is developed and maintained to ensure a cohesive and sensitive approach to the use of signs in and around the development. The use of illuminated signage should be avoided.

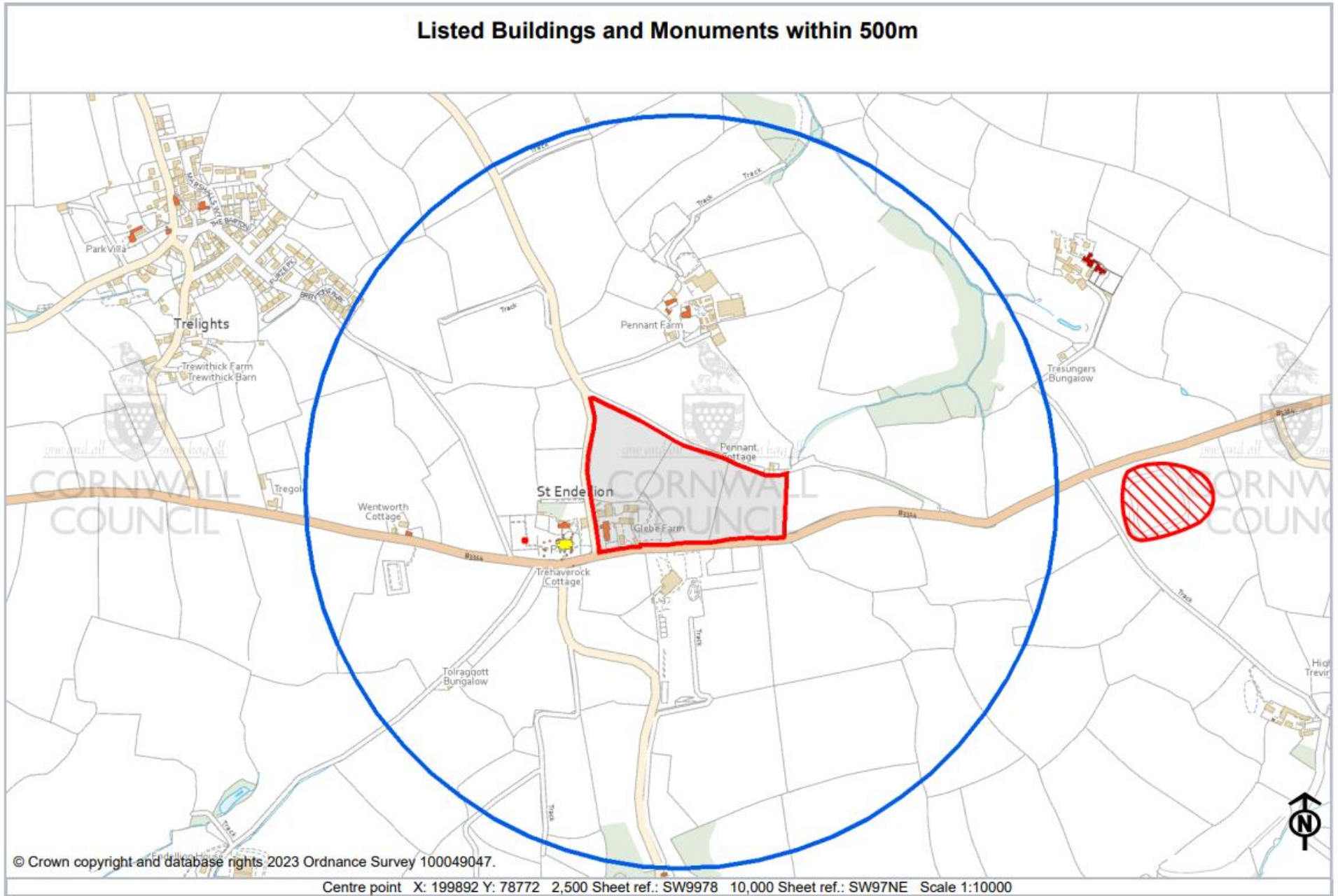
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Appendix 1 – Site Location Plan



Appendix 2 Heritage Assets within 500m of site



Impact summary based on ZVI

Features that will be unaffected by development are neutral

Asset	Grade	Visible from site	Distance from Site	Value of asset	Scale/severity of change/Impact	Significance of impact	Comment
Assets within 500m of site							
Trehaverock House	GII	Y	In site	Medium	High		Potential for both positive and/or negative impact
Rectory	GII	Partial	45m	Medium	High		Potential for both positive and/or negative impact
Church of St Endelienta	GI	Partial	45m	High	High		Potential for both positive and/or negative impact
Headstone of Elizabeth and John Martyn	GII	N	45m	Medium	No Change	Neutral	Headstone not distinguishable from site. Largely obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at the site.
Headstone of William Apps	GII	N	45m	Medium	No Change	Neutral	Headstone not distinguishable from site. Largely obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at

							the site.
Ledger Stone of Caroline Billing et Alia	GII	N	50m	Medium	No Change	Neutral	Listed ledger stone forms part of paved churchyard surface and is not visible from the site. The feature and its setting would be unaffected by the proposed development at the site.
Headstone of Mary George et alia	GII	N	50m	Medium	No Change	Neutral	Headstone not distinguishable from site. Largely obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at the site.
Headstone of Chiston Tretheway	GII	N		Medium	No Change	Neutral	This headstone may have been moved or its location mis-recorded as it was not evident.
K6 Telephone Kiosk opposite church of St Endelienta	GII	Y	50m	Medium	No Change	Slight Beneficial	Although visible from site the kiosks immediate setting will remain unchanged. However, the potential reduction in speed limit would enhance the accessibility of the kiosk and improve pedestrian safety around it.
3 headstones of Susanna Skinner, John Skinner and William	GII	N	60m	Medium	No Change	Neutral	Headstones not visible from site. Obscured by boundary features and

Panier							other unlisted headstones. The features and their setting would be unaffected by the proposed development at the site.
Headstone of Mary Worthevale	GII	N	60m	Medium	No Change	Neutral	Headstone not visible from site. Obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at the site.
Group of 4 tombchests of Philp and Brown Family	GII	N	60m	Medium	No Change	Neutral	Tombchests not visible from site. Obscured by boundary features and other unlisted tombchests and headstones. The features and their setting would be unaffected by the proposed development at the site.
Headstone of Mary Lethro	GII	N		Medium	No Change	Neutral	This headstone may have been moved or its location mis-recorded as it was not evident.
2 Headstones in memory of Simon, Susana and Catren Lark and John Lark	GII	N		Medium	No Change	Neutral	Headstones not visible from site. Obscured by boundary features and other unlisted headstones. The features and their setting would be

							unaffected by the proposed development at the site.
Headstone of John Garland et alia	GII	N	70m	Medium	No Change	Neutral	Headstone not visible from site. Obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at the site.
Headstone of Bessie Remmick	GII	N	85m	Medium	No Change	Neutral	Headstone not visible from site. Obscured by boundary features and other unlisted headstones. The feature and its setting would be unaffected by the proposed development at the site.
Headstone of Caroline Cock	GII	N		Medium	No Change	Neutral	This headstone may have been moved or its location mis-recorded as it was not evident.
Headstone of Kate Keat	GII	N	100m	Medium	No Change	Neutral	Headstone not visible from site. Obscured by boundary features and other unlisted headstones.
Headstone of Bessie Skinner	GII	N	100m	Medium	No Change	Neutral	The feature and its setting would be unaffected by the proposed development at the site.
Headstone of Charles	GII	N	100m	Medium	No Change	Neutral	Headstone not visible

Mitchell							from site. Obscured by boundary features and other unlisted headstones.
Medieval Wayside Cross in the Churchyard at St Endellion	SM	N	130m	High	No Change	Neutral	Wayside cross not visible from site. Cross was moved from where it was found at Tresungers Manor in 1922
Pennant Farmhouse Go and walk footpath	GII		200m	Medium	No Change	Neutral	Buildings lie 200m down slope of the northern boundary of the site area. The are bounded to the east by a group of large modern farm buildings and in between are a number of mobile homes. The view from the site of the buildings is partially obscured by the modern Pennant Bungalow and mature deciduous hedge and tree planting.
Barn 25m to west of Pennant Farmhouse	GII		200m	Medium	No Change	Neutral	
Stable 28m to North west of Pennant Famehouse	GII		200m	Medium	No Change	Neutral	
Glegh Nur	GII	N	340m	Medium	No Change	Neutral	Although on higher ground than the site the views towards it are obscured by the existing buildings and Cornish hedge boundary features that exist between it and the site.