

Report No: 2020R087

Carharrack Methodist Church, Cornwall
Heritage Impact Assessment
Cornwall Archaeological Unit



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Heritage Impact Assessment

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
HE	Historic England
HER	Cornwall and the Isles of Scilly Historic Environment Record
HLC	Historic Landscape Character
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey

1 Summary

This Heritage Impact Assessment has been commissioned by Chris Menear, Cornwall Planning Group on behalf of David Paull, to support a planning application for the conversion of Carharrack Methodist Church for domestic use. The early 19th century Wesleyan chapel with adjoining Sunday School is a Grade II* Listed Building located within the World Heritage Site for Cornish Mining.

2 Site location and project background

Carharrack Methodist Church is a Grade II* listed building located on Chapel Terrace on the western side of Carharrack village at NGR: SW 7304 4144.

It is neighboured to the west by 'The Manse', a house that was originally built for the Methodist priest in the early 19th century and adjoining the building to the east is the former 19th century Sunday School. Surrounding this group of historically related buildings are various 20th century houses along with a terrace of small 19th century houses fronting the east side of Chapel Terrace.

A proposal is now being made to convert the church for domestic use while retaining as much of the interior historic fabric and character as is reasonably possible.

This document assesses the heritage assets directly affected by the proposals and also examines the settings of relevant heritage assets within view of the site. The property has been subject to the previous planning applications:

PA18/08596 | Conversion of Methodist Chapel to Form Single Dwelling

PA18/08597 | Listed Building Consent: Conversion of Methodist Chapel to Form Single Dwelling

PA19/00110/PREAPP | Pre application advice for Listed Building Consent: Conversion of Methodist Chapel to Form Single Dwelling

PA19/05060 | Listed building consent for remedial works (granted)

3 Designations

Carharrack Methodist Church is a Grade II* Listed Building, List Entry Number: 1160248:

Wesleyan Methodist Chapel, now Methodist Church. Dated 1815 in gable; altered in later C19 and early C20. Uncoursed killas rubble with granite dressings, the front rendered and the sides and rear cement-washed. Rectangular plan with shallow apse to rear. Two storeys, 2x5 bays; the symmetrical pedimented facade has a plinth, cornice, and large raised corner pilasters with sunk round-headed panels and coped upstands above the cornice; a wide central doorway with Tuscan pilasters, plain frieze and cornice; 2 windows at 1st floor with raised sills and floating cornices on fluted consoles, formerly sashed but now of 2 round-headed lights with stained glass; and a plain roundel in the pediment containing the raised date "1815". Both side walls have square-headed windows like those at the front (added wing attached to 5th bay of right-hand side, not of special interest). The apse at the rear has rounded corners and 2 tall round-headed windows with intersecting glazing bars. Interior: horse-shoe gallery with panelled front, supported on wooden Tuscan columns, and completely furnished with 3 tiers of original box pews which have ramped sides and doors with H-hinges, and 6 turned lamp-standards with oil-lamps; former "City Road" arrangement of communion rail behind pulpit reversed, but fragments of the original remain behind the inserted rostrum, and the windows of the apse have cornices with fluted consoles (now concealed from the body of the church by the organ). History: replaced octagon chapel built in 1770; modelled on Wesley's City Road chapel, like Camborne Centenary Chapel, Wesley Street, Camborne (q.v.).

The church is included in the Heritage at Risk register where its condition is rated as Poor and priority C - Slow decay; no solution agreed. The description is as follows:

Grade II Methodist chapel built in 1815, was purchased in 2017 following its redundancy as a place of worship. Water ingress through the deterioration of the roof*

cover and under-sized rainwater goods has resulted in structural issues with the window lintels and floor of gallery. Damage has been caused to the gallery box pews which are some of the oldest remaining in Cornwall. Positive discussions continue with the owner and local planning authority regarding future use.

The building lies directly east of The Manse which is a Grade II Listed Building (List Entry Number 1328133), originally built as accommodation for the Wesleyan priest. In addition, Carharrack Methodist Church along with The Manse and adjoining Sunday School to the east form a group of closely associated historic buildings which form an important part of the Gwennap Mining District World Heritage Site (WHS) area.

4 Historical background

Methodism was taken up early in Cornwall and chapels were formed as part of the industrial revolution with the building of new mining settlements. The chapels became community centres offering sport, education and social events for these new villages as well as for established towns. The chapels provide evidence of the movement's impact in Cornwall (Historic England 2019).

Chapels developed as an integral part of the village of Carharrack, with there being several other non-conformist chapels in the area. The Methodist (Wesleyan) church was built in 1815 and replaced an earlier octagonal chapel of 1768 (MCO33115). The Manse (which lies directly to the west) was probably built at the same time as the present chapel in 1815 and was used as the Wesleyan priest's house through the 19th century. The layout of the present chapel and associated Manse is shown on the 1839 Tithe Map (Fig 3) with no adjoining buildings. The c1880 OS map (Fig 4) shows that the smaller part of the Sunday school had been added to the main church at some point between c1840 and c1880, and by c1907 (Fig 5) the Sunday School had been extended to form the layout of the present building (Fig 6).

The Church was clearly highly regarded for its spaciousness and in 1828 the chapel was being offered as an alternative venue for speeches at Gwennap Pit when the weather was foul (Western Times). In 1863 the church was registered for marriages (Western Daily Mercury) and in 1870 the church was led by Reverend J. B. West and several other Reverends had preached at the church, including from local chapels such as the Bible Christian in Redruth and others who had travelled from as far as Yorkshire (Royal Cornwall Gazette 1870). The church was described in an issue of the Cornish Telegraph in December 1889 as "one of the finest Wesleyan Methodist chapels in the county – a relic of the John Wesley style of architecture". The newspaper article further details that the new organ had been installed (in 1889) and was made by Hele and Co of Plymouth. "The organ has cost £245 instead of £200, and it is undoubtedly one of the best made instruments turned out by the enterprising builders". A large congregation gathered for unveiling of the new organ from Truro, Redruth, Camborne and Gwennap, comprising at least 1,200 people.

In 1895 invitations were made for the lime washing of the church's interior in the Cornubian and Redruth Times. The church was a centre of the community in the 19th century, for example in 1898 the schoolroom hosted the Redruth Wesleyan Band of Hope (Cornubian 1898). Most pulpits of early Methodist chapels in Cornwall were replaced in the later 19th century by a rostrum; a raised platform with multiple seats and a railed or panelled frontage. Such is the case at Carharrack, where parts of the earlier pulpit, which would have been housed in the apse, were reused. Since the second world war Methodism has been in a decline with many chapels were sold after closures (Historic England 2019).

5 Property Description

Carharrack Methodist Church has a rendered front (south) elevation with a wide central doorway with Tuscan pilasters and plain entablature. At first floor level there are two original windows with round headed lights. The name of the church is painted on the wall between the two windows and there is a bull's eye window and 1815 datestone in the gable. The other external wall faces of the church are exposed rubble with similar round-headed lights in square-headed window openings. Adjoining the east elevation is the later 19th century Sunday School and there is a former doorway (now blocked) in the west

elevation. The north elevation contains an apsidal projection with three tall multi-paned windows.

The interior of the church is accessed via double, four-panelled doors via a foyer (Room 1, Fig 7). In both the east and west walls of the foyer there is a four-panelled door with transom light above, leading to a staircase on either side. At the east and west ends of the north wall there are recessed felted double doors with panelled reveals. There are borrowed lights at the top of the north wall. The felt-covered doors give access to the main chapel (Room 2GF/2FF, Fig 8). At ground floor level there are 19th century pews, some with ceramic number plates (Fig 9) and brass fittings. The east and west walls are flat plastered and contain regularly spaced original window openings, the lights having rounded heads (Fig 10). To the north there is a later 19th century rostrum (Fig 11) which has a communion rail to the front. The pulpit has a trefoil headed blind arcade in the lower half, in the upper half there is a Romanesque blind arcade at the centre and trefoil-headed arcades on either side. This is flanked by simple staircases with turned newel posts. Either side of the pulpit there are panelled doors with decorative glazing in their upper halves (Fig 12) and the east and west walls are panelled at the base with multi-pane glazing in their upper halves. In the upper part of the chapel at first floor level there is a horseshoe gallery supported on timber Tuscan columns running around the east, south and west walls. The gallery has a simple panelled balcony front and contains three rows of box pews all the way round (Fig 13). The early 19th century box pews have panelled doors with H-hinges (Fig 14). At the north end of the room there is an organ with decorated pipes (Fig 15). Either side of the organ there are timber panelled partitions (Fig 21). In all of the walls at first floor level there are original, square headed window openings containing windows with round-headed lights. The windows in the south wall contain stained glass (Fig 16). The ceiling is flat with floral decoration, ventilation and exposed timber joists.

The doors on either side of the rostrum at ground floor level give access to a plain room with an apse end to the north containing tall, multi-pane windows which extend up to the first floor. To the west there is a curved timber staircase with stick balusters and a turned newel post (Fig 17) giving access to the organ. In the east wall there is a blocked doorway which would have led to the Sunday School. The south wall is matchboard panelled and appears to obscure the remnants of an earlier rostrum or pulpit with turned posts behind it (Fig 18). The west wall is timber with multi-pane glazing (Fig 19). There are two small rooms beyond the east wall which include a small window to the north wall (Room 5) and a blocked doorway to the west (Room 4). At the top of the staircase there is a passage behind the organ (Fig 20) which leads through the timber panelled partition into the gallery (Fig 21). The upper parts of the long windows in the apse light the passage. They are original early 19th century windows with rounded heads.

6 Statement of significance

Carharrack Methodist Church is of outstanding significance. This is reflected by its Grade II* Listed status meaning that it is a "particularly important building of more than special interest" (DCMS 2018). The chapel has a well preserved and high quality interior. It is included within Historic England's *Methodist and Nonconformist Chapels in Cornwall: Guidance and Assessment Framework* as an example of a "Galleried chapel with box pews to gallery only", where it is stated that the church contains "probably the earliest surviving box pews in Cornwall". The quality of the church's interior was already appreciated in the late 19th century when it was described as "*one of the finest Wesleyan Methodist chapels in the county*" (Cornish Telegraph 1889). The church is a part of Area 6, the Gwennap Mining District of the World Heritage Site which is described in its statement of significance as: "*an embodiment of the profoundly important process of non-ferrous metal mining, its industrialisation, and its social and economic consequences. This transformed the landscape between 1700 and 1914 and contributed substantially to the development of the Industrial Revolution in the rest of Britain*". Further, the statement says that "*Methodist chapels dominated the Cornish religious landscape after the Revivals of 1799 and 1814*". The chapel therefore is an important part of, and contributes to the understanding of the world heritage site (Cornish Mining 2005).

The church has strong group value with the adjoining mid/late 19th century Sunday School (not listed, but within the curtilage) and the detached Grade II listed early 19th century Manse.

7 Proposals, Impacts and Mitigation by Design

7.1 Ground floor

Room 1 **Renovate front doors.**

Impact: sympathetic and minimal restoration of the doors will have a positive impact in improving the character of the building and will contribute to the character of the WHS.

Renovate southern stairs.

Impact: sympathetic and minimal restoration of the stairs will have a positive impact in improving the condition and longevity of the building.

Mitigation: With any repairs care should be taken retain as much of the historic fabric as possible. Only sections that are completely rotten and beyond repair should be replaced.

Room 2 (GF) **Insert two bedrooms and ensuite bathrooms beneath the gallery.**

Impact: The insertion of additional rooms will negatively impact the historic plan-form of the church which is largely unaltered. The introduction of plumbing and services for the bedrooms and bathrooms will have an impact on the historic fabric and floors.

Mitigation: The insertion of the new rooms at ground floor level will allow the large open space of the chapel at first floor level along with its gallery and early box pews to remain unaltered. The design takes account of the timber Tuscan columns, which will be recessed into the new partition walls allowing the columns to remain visible within the central chapel space. The colour of the new walls should match those existing in the chapel.

Remove pews, retaining a small number of rows to the south of the chapel, positioning several around the outside of the room and using the remaining timber in the conversion works.

Impact: The removal of internal fittings will have a negative impact upon the historic fabric of the building and also on its historic character and plan-form.

Mitigation: The retention of several rows of pews at the south end of the chapel will allow the understanding of the interior to be retained, but will not mitigate against the loss of historic fabric, character and plan-form. The reuse of pews around the edge of the room and the reuse of the timber will allow the space to retain an indication of its former character prior to conversion.

Install underfloor heating within existing void.

Impact: The use of an existing void means that the impact on the character will be negligible and the impact on the historic fabric will be low as long as the existing floors are re-laid.

Install water piping in existing void.

Impact: The use of an existing void means that the impact on the character will be negligible and the impact on the historic fabric will be low as long as the existing floors are re-laid.

Install flue and woodburning stove to east wall.

Impact: The installation of a woodburning stove and flue will have a minor negative impact on the character and fabric of the building.

Mitigation: The design of the woodburner should be carefully chosen so that it has the minimal visual impact on the character of interior. The colour should be neutral and the size appropriate for the space. Thought should be given to minimising the exterior visual impacts of the flue.

Install staircase behind pulpit to first floor to match existing late Victorian style.

It is understood that there have been positive conversations with Historic England regarding the insertion of this staircase (David Paull pers. Comm.).

Impact: The insertion of a new staircase will have a negative impact on the historic layout and fabric of the building.

Mitigation: It is proposed that the design of the staircase will match the existing late 19th century style of the rostrum which will limit its visual impact. Its positioning will not impact symmetry within the space.

Insert secondary double glazing in window openings.

Impact: The installation of secondary glazing will have a negative impact on the character of the interior.

Mitigation: A less intrusive method of preventing drafts would be to use insulation tape.

Room 3 Renovate north staircase

Impact: Sympathetic and minimal restoration of the stairs will have a positive impact in improving their condition and longevity.

Mitigation:

With any repairs care should be taken retain as much of the historic fabric as possible. Only sections that are completely rotten and beyond repair should be replaced.

Insert kitchen fittings.

Impact: Insertion of the kitchen fittings will have a negative impact on the character of the building and minimal negative impact on the fabric of the building.

Mitigation: The impacts can be reduced by using materials and finishes that match those existing within the room.

Insert new partitions in the southeast corner of the room.

Impact: It is possible that there may have been partitions here historically and therefore the impact of the partitions will be dependent upon their design and materials used.

Mitigation: The impacts can be mitigated by mirroring the designs and materials used on the west side of the organ chamber – timber dados and multi-paned glazing above.

Room 4 Re-instate the blocked door to the northwest.

Impact: The reinstatement of the northwest door will have a positive impact in restoring one of the original entry points into the church.

Mitigation: The former door is retained on the exterior of the building. If it is in usable condition then it should be restored, however if this is not possible then the new door should be a like-for-like replacement.

Room 5 Replace broken window.

Impact: The replacement will have a negative impact in the loss of historic fabric.

Mitigation: A like-for-like replacement will minimise any impacts on the character of the building.

7.2 First floor

Room 2 (FF) Insert partition walls in line of northern gallery, forming a bedroom and bathroom, and resize organ.

Impact: The insertion of additional rooms will negatively impact the historic planform of the church which is largely unaltered. It will also have a high negative impact on the historic fabric of the building, in particular to some of the early 19th century box pews, however it is understood that these pews have been subject to extensive vandalism (see proposal for restoration to other pews below). The alteration of the organ will have a negative impact on the historic fabric.

Mitigation: The design of the new walls to the south are to match the existing late 19th century panelled partitions with decorative coping which currently flank the organ. This will allow the impression of the current arrangement of rostrum, organ and panelled partitions to remain. The window openings within the partitions are to match the existing style of those in the chapel. This will help to minimise the impact on the character of the interior. The existing partitions could be retained in position as the proposal plans show new walls in these locations. If this is not possible the material should be reused in the construction (either structurally or cosmetically) of the new partitions in this position. The existing balcony front should be retained in its current position. While it will be damaging to the fabric to remove the organ, it is understood that Historic England have accepted its removal. Therefore a compromise is to keep to frontage of the organ in place to retain the character of the interior but to remove the inner workings of it to provide additional room for the occupancy. It is understood the intention is that the parts removed will be given to an organ specialist for use in other restoration projects.

Renovate box pews in gallery using those removed for the insertion of the bedroom and bathroom.

Impact: The alteration of any of the box pews will have a negative impact, however the restoration of the majority which are to be retained will have a positive impact in improving the character of the remaining gallery. It is understood that the pews that are proposed to be removed have been subject to extensive vandalism, hence the proposal to use this space for the alteration.

Renovate ceiling.

Impact: sympathetic and minimal restoration of the ceiling will have a positive impact in improving its condition. Covering or hiding the decoration in any way would have a negative impact on both the fabric and character of the building.

8 Mitigation by Record

Options for mitigation by record include:

8.1.1 Building recording

A programme of historic building recording, to an Historic England level 3 standard, is likely to be required to mitigate against harmful impacts on the property, ensuring that a full record is made before any alterations are undertaken (see appendix: NPPF 199 and Cornwall Local Plan Policy 24).

8.1.2 3D modelling

There is a concern that a building such a church should be retained as a publicly accessible space. Clearly this is not possible with a private residence. Therefore a recommendation

is that the interior of the church could be recorded prior to the commencement of works by means of laser scanning or high quality photogrammetry which can then be archived with the Archaeology Data Service, York. This would secure a publicly accessible digital model of the building both internally and externally (see appendix: NPPF 199).

8.1.3 Watching brief during opening-up works

A watching brief involves the monitoring of opening-up works as they proceed. Time should be allowed for the archaeologist to carry out recording (at an appropriate level which may include description, photography, or drawing in plan or section), the recovery of any artefacts or samples, and the identification of any further investigation needed.

9 References

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- Western Daily Mercury. - Thursday 21 May 1863
- Western Times - Saturday 12 July 1828

10 Appendix – National Planning Policy Framework

In considering the impacts of the proposed alterations to Carharrack Methodist Church, the following paragraphs of Chapter 16 'Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF) and Policy 24 of the Cornwall Local Plan (2016) have been considered:

National Planning Policy Framework (NPPF):

193. *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.*

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

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

199. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 64 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

200. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Cornwall Local Plan: Policy 24:

Development proposals will be permitted where they would 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 settings.

Development proposals will be expected to:

- sustain designated heritage assets;*
- take opportunities to better reveal their significance;*
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- protect the historic maritime environment, including the significant ports, harbours and quays. Development within the Cornwall and West Devon Mining Landscape World Heritage*

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided,

minimised or mitigated. Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset. In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive. Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

Carharrack Methodist Church, Cornwall, Heritage Impact Assessment



Fig 1 Location map.



Fig 2 Site location (Site outlined in red, Grade II* Listing in blue, Grade II Listing in green and the World Heritage Site in dotted purple).

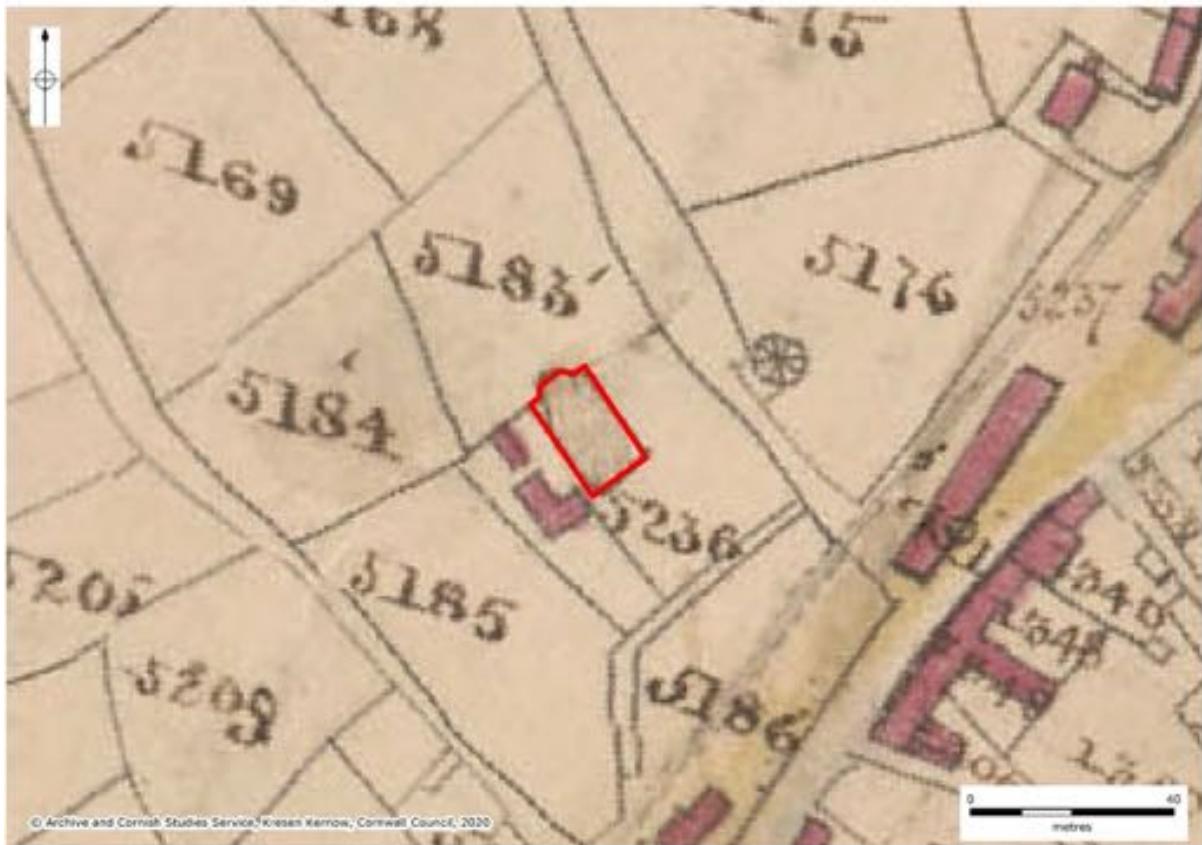


Fig 3 Extract from the Parish of St Clement Tithe Map 1839 with the church in red.



Fig 4 Extract from the OS First Edition 25 Inch Map c1880.



Fig 5 Extract from the OS Second Edition 25 Inch Map c1907.



Fig 6 Carharrack Methodist Church (left) and Sunday School (right) as viewed from the road.

Carharrack Methodist Church, Cornwall, Heritage Impact Assessment



Fig 7 Foyer looking west.



Fig 10 Detail of column and ground floor window.



Fig 8 Chapel interior.



Fig 11 Detail of rostrum.



Fig 9 Detail of ground floor pew.



Fig 12 Glazed door with coloured glass, glazed partition to the left and balcony frontage .



Fig 14 Box pews which are proposed to be removed and used in the restoration of the remainder of the gallery.



Fig 13 Damaged early 19th century box pews.



Fig 15 Organ situated above the rostrum. The organ frontage is to remain visible from the main church space.

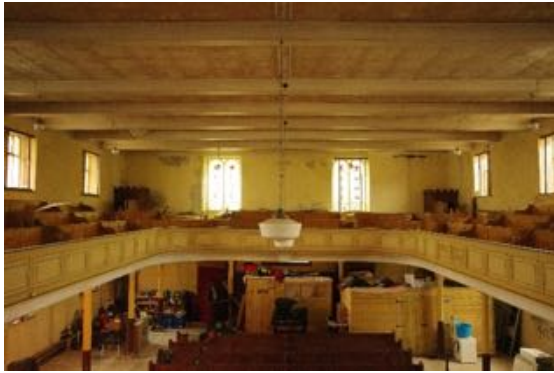


Fig 16 View south from the organ showing the stained glass windows in the end wall. The light fittings hanging from the ceiling are to be retained.



Fig 17 Curved timber staircase behind rostrum.



Fig 18 Remains of earlier rostrum or pulpit within the rear of the current late 19th century arrangement.



Fig 19 Apse space which is the proposed site of the kitchen.



Fig 20 Space behind the organ showing original window in the apse with decorative consoles and entablature over the opening.



Fig 21 View of the timber panelled partition located beside the organ.

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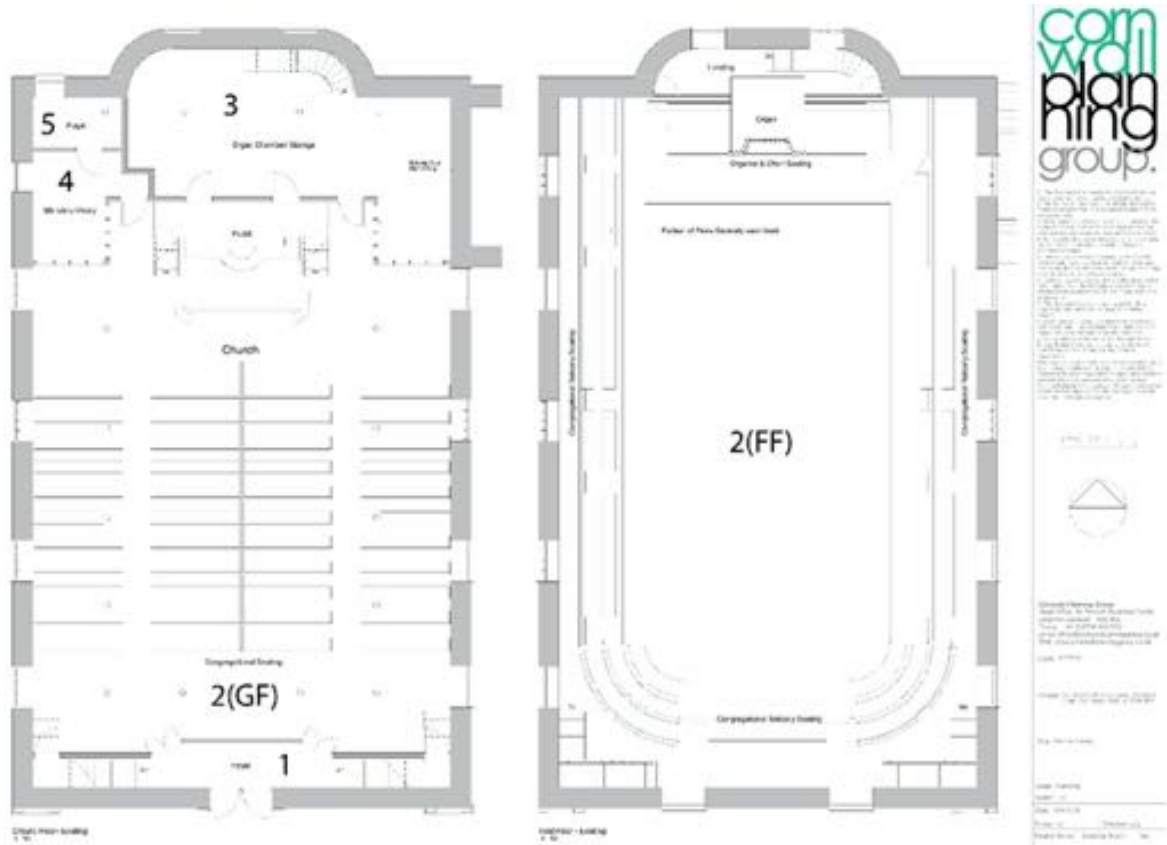


Fig 22 Existing floor plans and room locations.

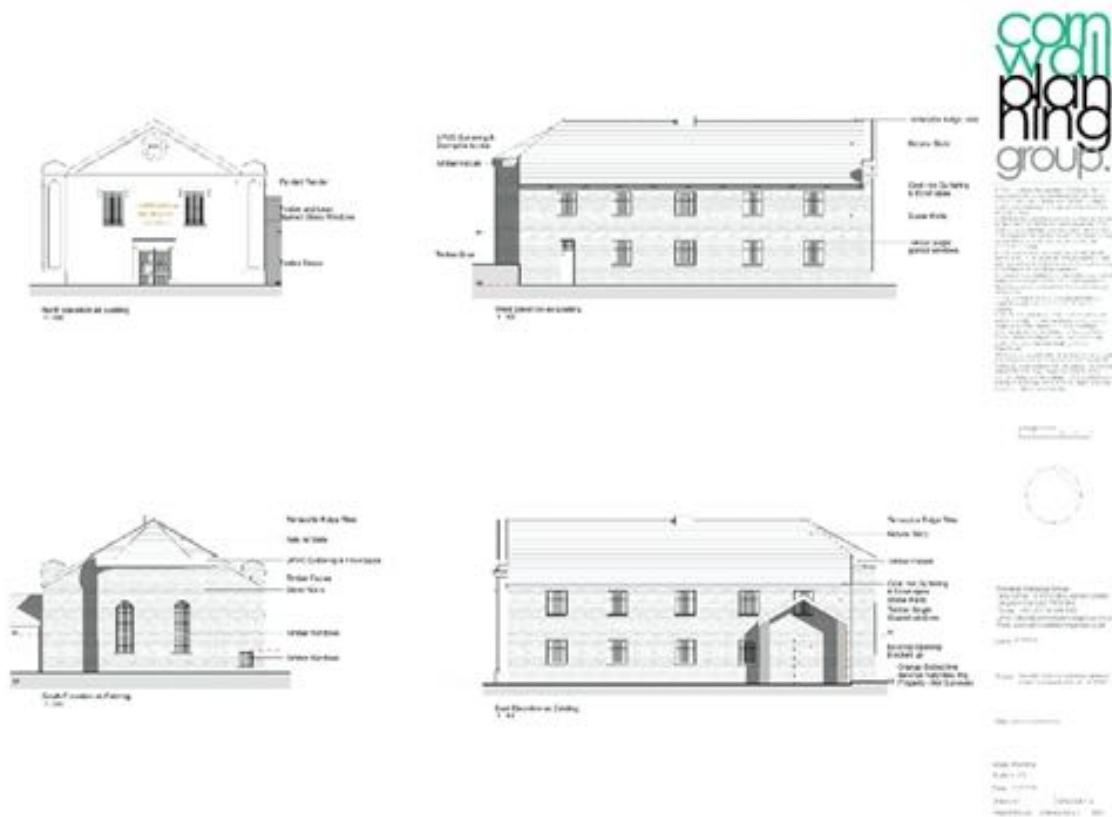


Fig 23 Existing elevations.

Carharrack Methodist Church, Cornwall, Heritage Impact Assessment

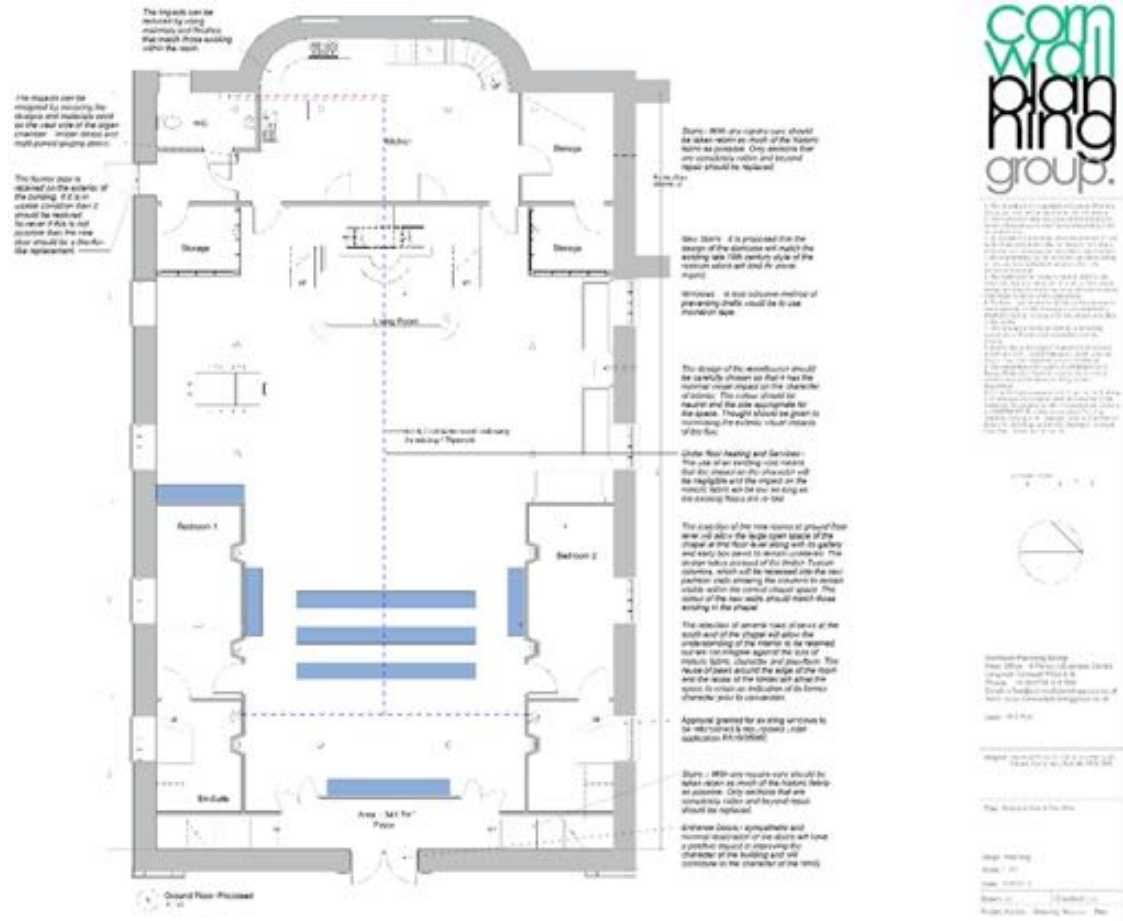


Fig 24 Proposed ground floor plans.

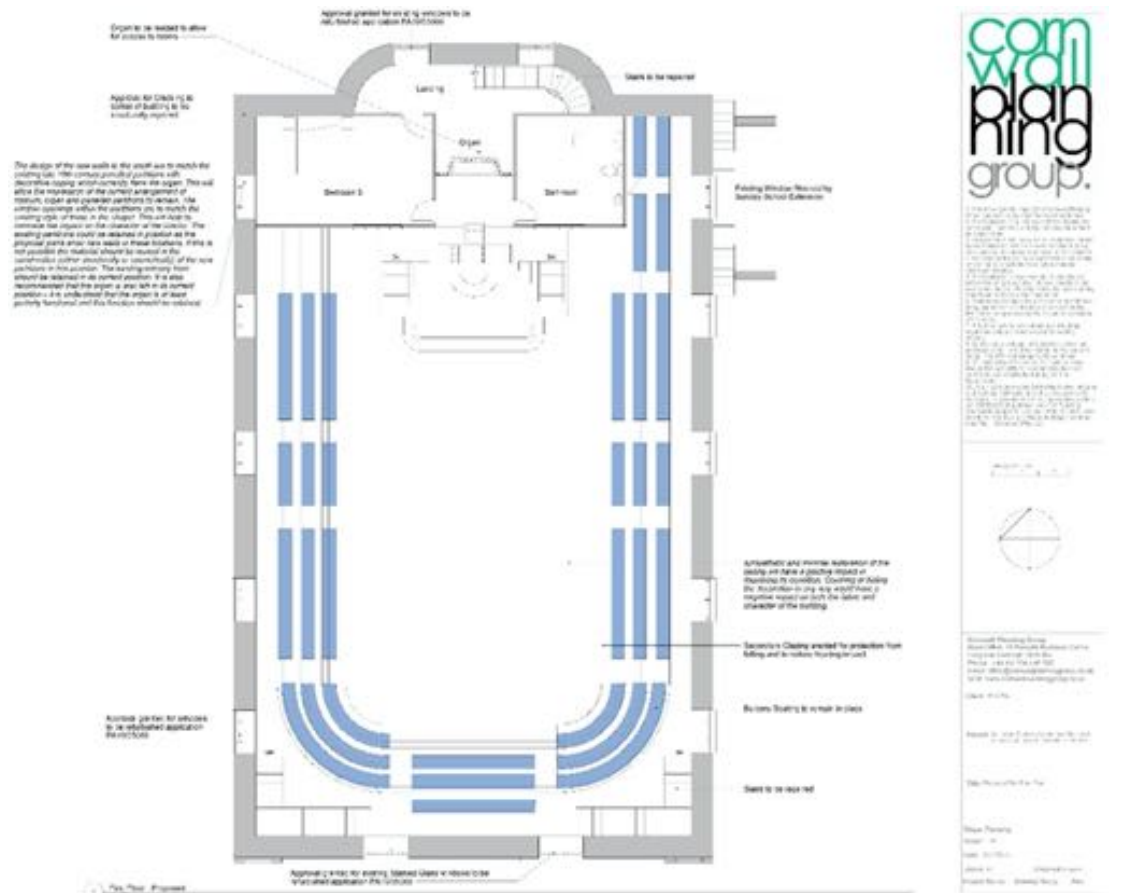


Fig 25 Proposed first floor plans.

Carharrack Methodist Church, Cornwall, Heritage Impact Assessment

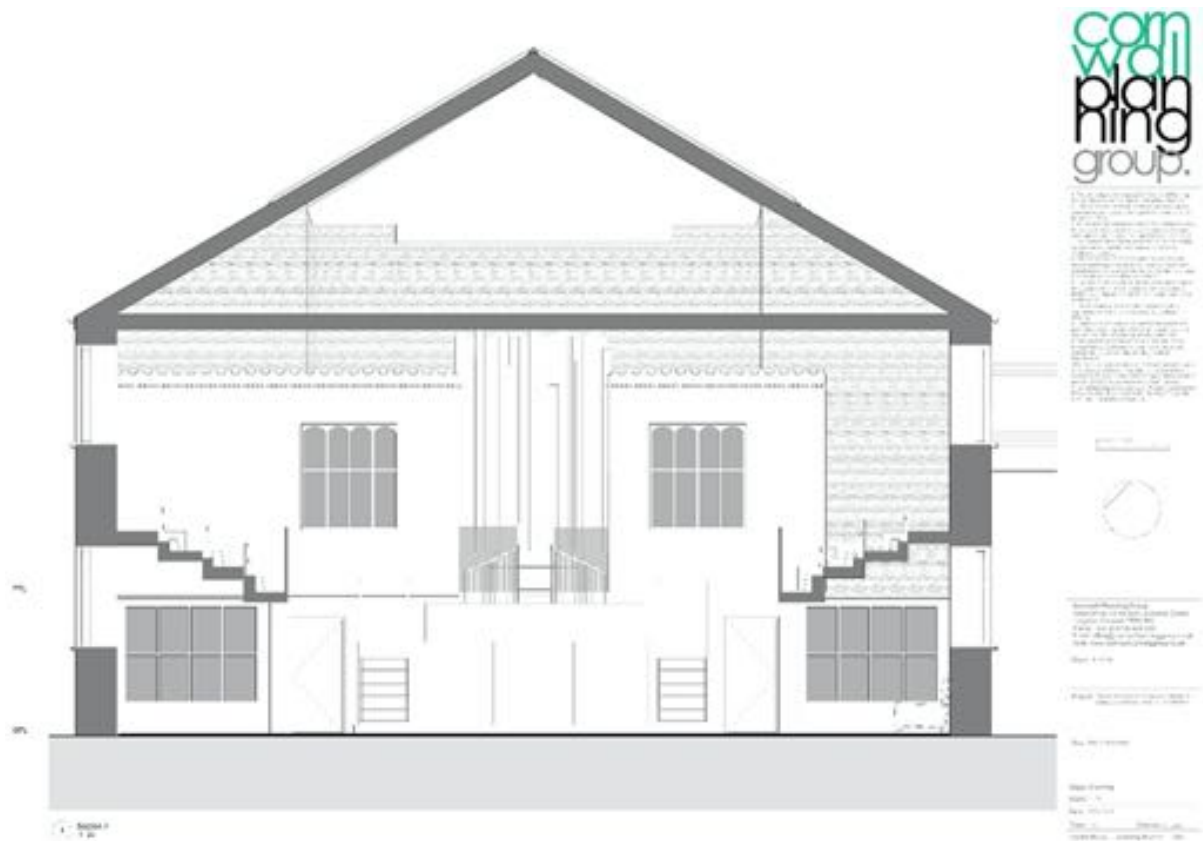


Fig 26 Proposed sections.

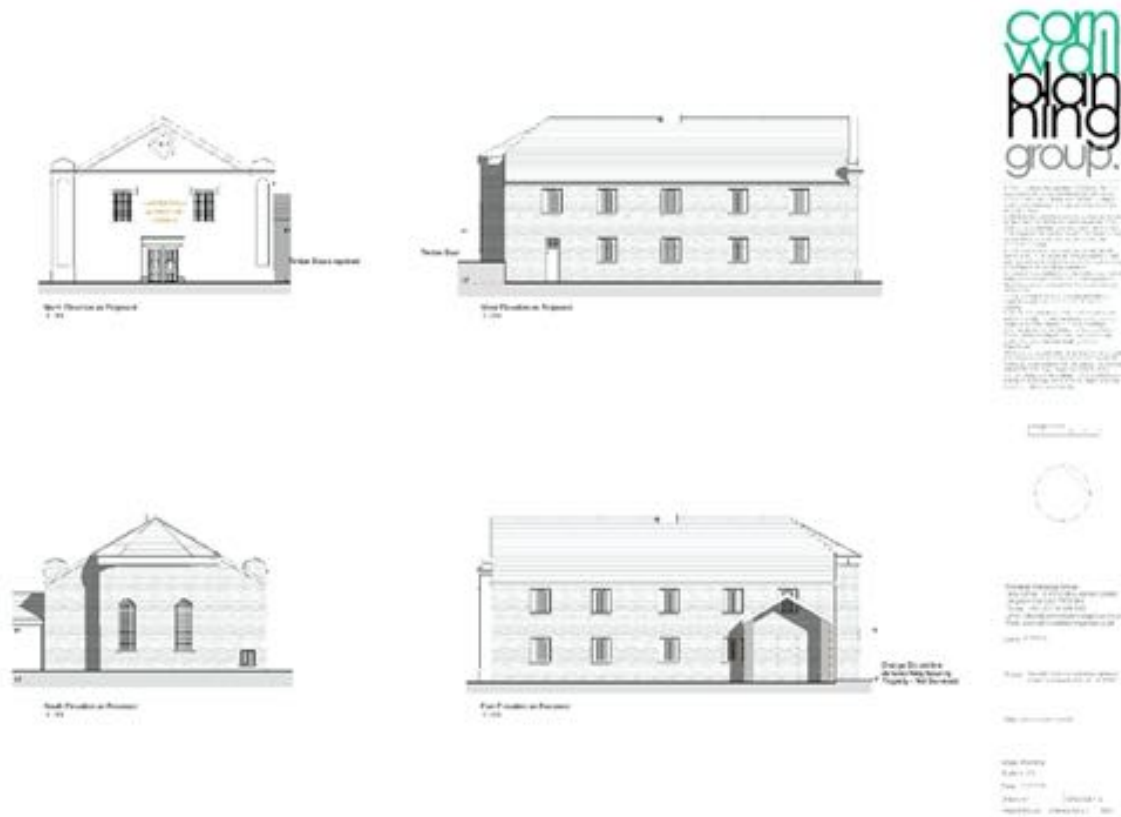


Fig 27 Proposed elevations

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