



St Constantine's Chapel and Well Management Plan

A Monumental Improvement Project

Cornwall National Landscape

September 2025



Cornwall
National
Landscape



A Monumental Improvement Project:

The Monumental Improvement Project was delivered by Cornwall National Landscape between 2022-2025 and sought to ensure that 40 at risk and vulnerable Scheduled Monuments, spanning 6000 years of Cornish history, were better identified, supported and enjoyed by a wide range of people.

The Project was funded by The National Lottery Heritage Fund (NLHF), Cornwall Council, Historic England, National Trust, Cornwall National Landscape (including Farming in Protected Landscapes Funding), Cornwall Heritage Trust, Cornwall National Landscape Trust.

The Project was supported by a Partnership Board, made up of representatives from Cornwall National Landscape, Historic England, Cornwall Archaeology Society, Cornwall Heritage Trust, National Trust and Cornwall Council.

A Lasting Legacy:

The Purpose of this document is to provide advice and guidance on the future management of St Constantine's Chapel and Well. This management plan has been put together by the Monumental Improvement project and informed by the Partnership Board.

This document references the *Toolkit for Volunteer Monitoring and Maintenance at Heritage Sites*, designed to be used by landowners and volunteer groups in carrying out ongoing monitoring and maintenance, including a methodology approved by Historic England, ecological considerations, statutory designations, a reporting framework and risk assessment.

The Toolkit and resources including archaeological, ecological and management information, can be found on the site-specific webpages on the Cornwall National Landscape website.



St. Constantine's Chapel and Well Future Management Plan

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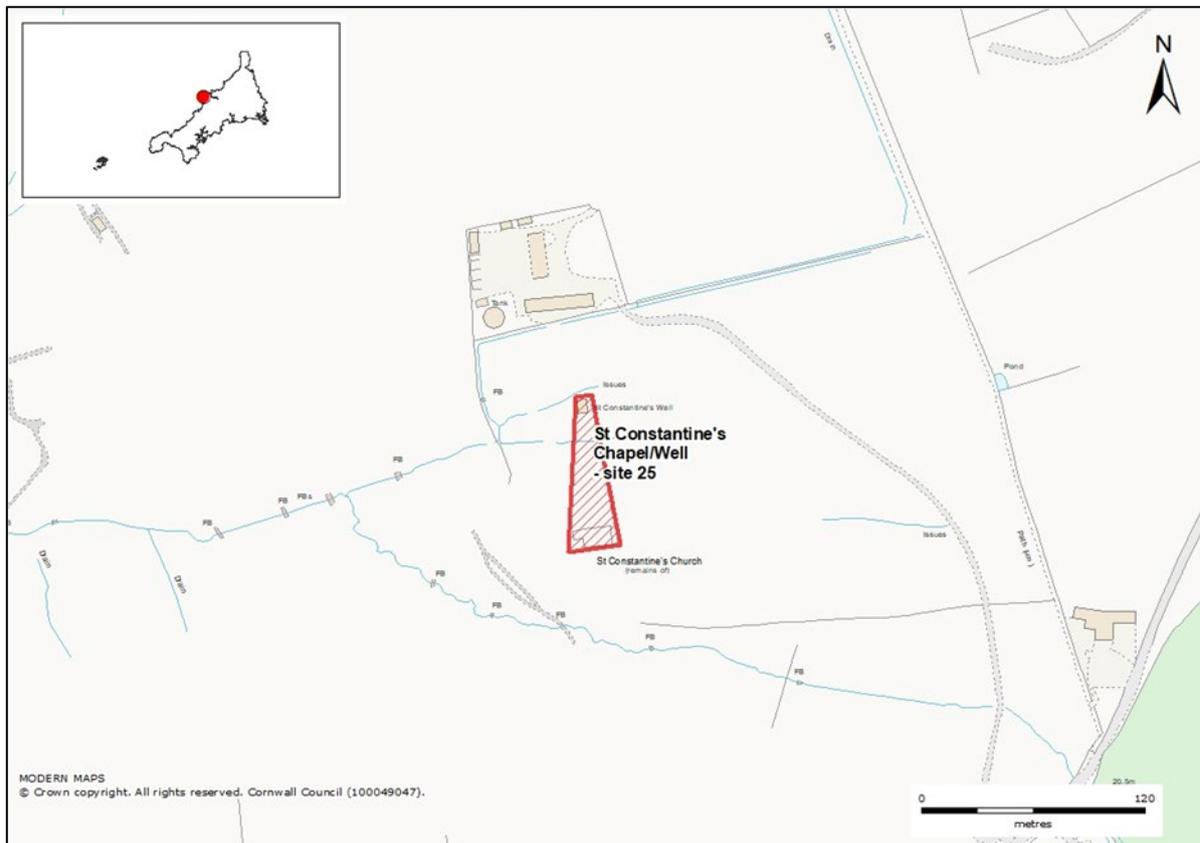
Site Overview

(Use this information when completing HER Monument Monitoring and Recording Record)

Site Name: **St Constantine's Chapel and Well**
Scheduled Monument Number: **1018569**
Site Type: **Chapel**
Site Grid Reference: **SW 86524 74919**
Site W3W: **circular.exploring.trips**
Site Postcode: **PL28 8JB**

Details:

The monument includes a medieval chapel and holy well, known as St Constantine's chapel and well, situated at Constantine Bay on the north coast of Cornwall.



Designations

HE Designations: [Scheduled Monument](#)

NE Designations: [SSSI- Trevoze Head and Constantine Bay](#)

Other Designations: [Cornwall National Landscape – Section 04 – Carnewas to Stepper Point](#)

Site Status on 2025 HAR register: **At Risk**

Link to CIOSHER web page for this site:

https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=8&xcoord=186299&ycoord=74823&wsName=historic_natural_environment&layerName=Scheduled%20monuments

Link to Historic England's webpage for this site:

<https://historicengland.org.uk/listing/the-list/list-entry/1018569?section=official-list-entry>

Link to Cornwall National Landscape webpage for this site:

<https://cornwall-landscape.org/monument/st-constantines-chapel-and-well/>



Visiting & Contacts

Landowner (s): **Trevose Golf Club**

Contact Email: info@trevose-gc.co.uk

Site Specifics

Nearest Volunteer Tool Hub & Contact: **Cornwall Archaeological Society**

Relevant Volunteer Organisation: **Cornwall Archaeological Society**

Contact: volunteering@cornisharchaeology.org.uk

Tool Use: **Hand tool only**

Parking for site: Park considerably and carefully in **Trevose Golf Club short course Car Park** (put note in widescreen and let the golf club know) see **X** in map below.

NGR: SW 86726 74738 **W3W:** [///jumbo.crouching.fizzle](https://www.what3words.com/:///jumbo.crouching.fizzle)



Monumental Improvement Interventions

Site priorities identified during Monumental Improvement Development Stage:

Priority	Project year	Action
Longer term	3 (post project)	Monitoring of conservation work by volunteers and vegetation management.

Vegetation management	Interpretation	Survey & Monitoring
To be carried out by CAS or local community groups,	Landowner to check and report to Cornwall National Landscape on any issues	Monument Watch or HART monitoring through CAS or local community groups.

Threats Identified at this site:

- The principal threat to the site vegetation growth, obscuring and destabilising the monument.
- The site is also historically poorly understood with little documentary evidence to its construction and use, and the site's setting in a hollow making it less visible to visitors.

Interventions during the Monumental Improvement Delivery Stage:

- A condition survey undertaken by Cornwall Archaeological Unit in 2021.
- Several ecological surveys carried out by Woodfield Ecology including:
 - A full survey of the monument in 2021.
 - An update of the badger and bat surveys in 2023.
 - A final update of the badger survey in 2024.
- A geophysical (magnatometry and resistivity) survey of the interior of the chapel.
- A structural engineers report by Bea Engineers detailing the priority areas for consolidation. The report was updated at the end of the 2025 work, detailing the condition and opportunities for further works at the site in the future.
- A program of conservation repairs carried out by Old Light Building Conservation and the MI project in Summer and Autumn 2025, aimed at stabilising the tower and leaning northern wall, consolidation the walls

and addressing the most vulnerable areas of stonework (see the Cornwall National Landscape website for details)

- Vegetation management across the site establishing the best practise for future scrub clearance.
- Archaeological recording of the chapel before and during the conservation repair work.
- Increased visibility of the monument through minor access improvements.
- New onsite interpretation panel with plexiglass viewing frame.
- HAR status changed to “Improving”.
- Relevant Volunteer Organisation engaged to assist in the future management of the site as part of the MI legacy.

Assets created during Monumental Improvement Delivery Stage:

- New site-specific webpage hosted on the Cornwall National Landscape website.
- New digital interpretation (to launch in August 2025) including a site overview, ecological information, surveys and reports.
- New on-site physical interpretation with a QR code for more information on the Cornwall National Landscape website.
- Drone aerial photography of the site.
- 360 panoramic photography
- Ground Photography of the site, its condition and features.
- Artist reconstruction drawing.
- Archaeological record of the conservation works carried out by the Monumental Improvement project.

Management & Maintenance Recommendations:

Ongoing Site Management Recommendations:

- *Relevant Volunteer Organisation*, such as CAS, to carry out periodic monitoring visits to the site focussing on the following threats to the site:
 - The condition of the site access at the chapel and well.
 - Whether vegetation at the site is significantly obscuring the view of the monument, or access around the site.
 - The condition of the interpretation, including the Plexiglass panel and printed information below.
 - The condition of the stonework at the site, particularly on the repaired areas of the walls and tower. Fallen stone should be recorded and reported using the best practise methods below.
 - The presence of ivy on the repaired walls or tower (this should be removed in line with the guidance below and then reported to the landowner by the Relevant Volunteer Organisation)
 - Signs of burrowing animals at the site including badgers.
 - The condition of the holy well including the protective structure around it.
 - The condition of the stonework placed on the protective building around the holy well.
- The Landowner should aim to clear the vegetation twice a year. Arisings should be dealt as per their own policy, with due regard to the scheduled area, using the methodology described in the *Toolkit for Volunteer Monitoring and Maintenance at Heritage Sites*.
 - Vegetation should be cleared from the interior of the monument and 3 metres from the walls on the exterior of the monument (see image below) creating a vegetation free buffer.
 - Brush cutters can be used on the majority of the monument, with hand tools required within 0.5 metres of the walls and tower to avoid damaging fragile features and stonework.
 - New ivy growth on the consolidated wall and tower should be removed by hand as soon as it is noticed, before it roots into the stone. Removing new ivy shoots by hand is unlikely to damage the fabric of the stone or joints, however this should be reviewed periodically. If ivy becomes established to the point that it brings away stone work or mortar as it is removed, seek advice from Historic England.

- Vegetation more than 3 metres away from the chapel should be left as habitat for the ecology, as well as provide shelter from wind and blown sand to the chapel.



Figure 1 St Constantine's Chapel with buffer of cleared vegetation

- The landowner should report any fallen stonework to Historic England. Areas of fallen stone should be repaired using the methodology as used during the conservation repairs in 2025 with new Scheduled Monument consent and approval from Historic England.

Putting recommendations into practice:

- Please refer to the *Toolkit for Volunteer Monitoring and Maintenance at Heritage Sites* for a best-practice guide to carrying out scrub clearance and monitoring work at heritage sites.
- All site work must be accompanied by a **Risk Assessment** covering all attendees and activities.
- A **record of work** should be made and a copy sent to the secretary of the Relevant Volunteer Organisations: e.g. Cornwall Archaeological Society, Historic England and Historic Environment Record (HER). You can find a template for your records and a link to the HER online form in the *Toolkit for Volunteer Monitoring and Maintenance at Heritage Sites*.

Future Opportunities:

- Opportunity to increase digital interpretation through the Cornwall National Landscape website
- There is an opportunity to re-engage a Building Conservation specialist at the site to run training events, potentially providing volunteers with the skills to reincorporate any fallen stone, or patch repair areas of dead capping.

Vegetation/scrub clearance methodology:

Please refer to the *Toolkit for Volunteer Monitoring and Maintenance at Heritage Sites* for a best-practice guide to carrying out scrub clearance and monitoring work at heritage sites.

Ecology Overview

Taken from: ECOLOGY BRIEFING NOTE – Site 25 St Constantine’s Chapel. Commissioned by the Monumental Improvement Project in 2021

The full Report is available to download on the Cornwall National Landscape website and includes details on types of work likely affect the following species, a calendar for helping to plan work at the monument, and opportunities for ecological enhancement of the site.

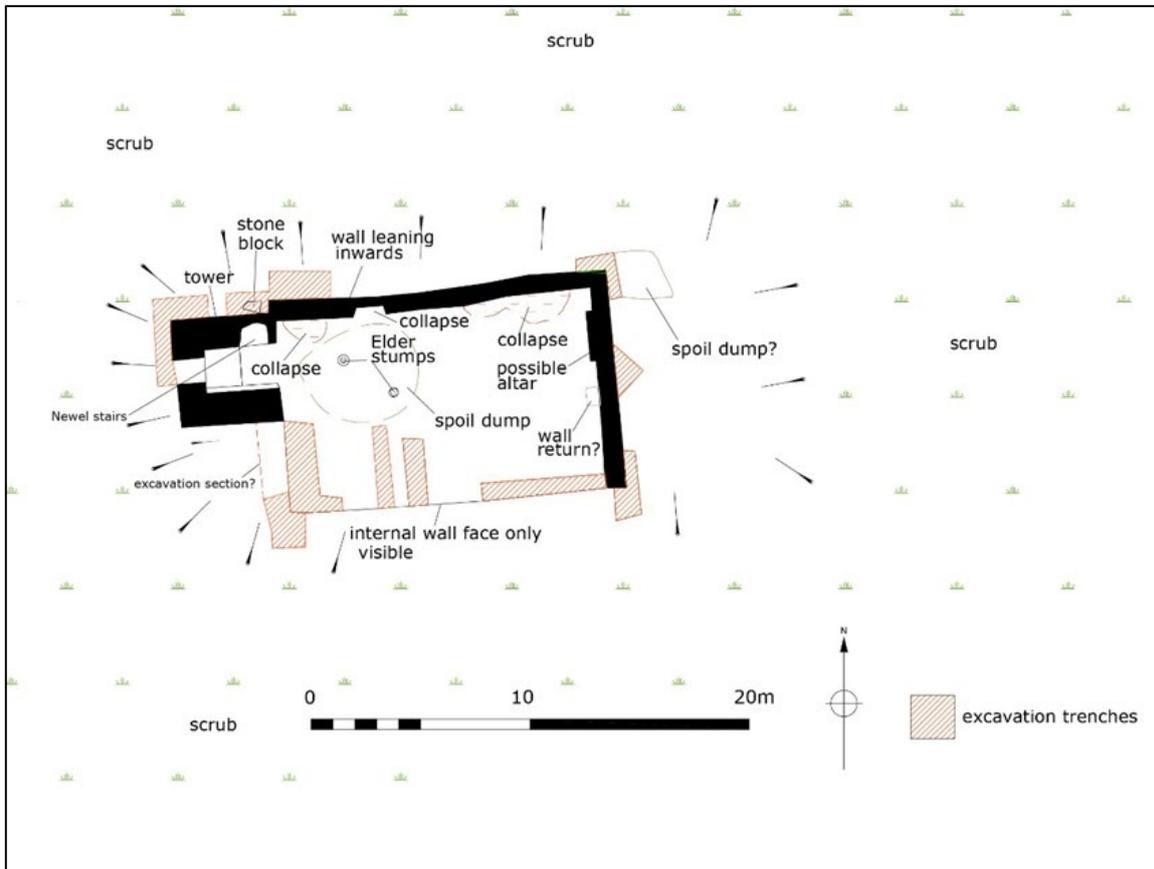
Key species at this site:

Birds	Reptiles	Flora & Fungi	Mammals
Mediterranean Gull Purple Sandpiper British Rock Pipit Common Linnet European Shag Grey Wagtail Herring Gull House Sparrow Skylark Song Thrush Whinchat	Common Lizard Slow Worm Grass Snake	Autumnal Squill Babington's Leek Cornish Rampion-fumitory Dune Fescue Golden-samphire Italian Lords-and-ladies Arum Musk Stork's-bill Portland Spurge Rosy Hedge Binweed Sea Carrot Sea Knot Grass	Rabbits (no evidence of recent Badger activity)

		Sea Pea Sea Buckthorn	
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1. FURTHER SURVEY AND MITIGATION CALENDAR													
FURTHER SURVEYS		J	F	M	A	M	J	J	A	S	O	N	D
Bat roost survey	A single dusk emergence or dawn re-entry survey is required in relation to structural works to the chapel.												
Badger	Repeat inspection followed by camera trapping survey if required. Late autumn and early spring optimal for camera trapping but can be undertaken at any time of year.												
MITIGATION		J	F	M	A	M	J	J	A	S	O	N	D
Breeding Birds	Avoid vegetation removal during the main nesting period, or undertake a pre-clearance check (by trained volunteer) for nesting birds												
Badger	Badger sett closure / interference under licence only permitted between July and November inclusive												
Roosting Bats	Work to areas where bats are present will require a Natural England licence which will impose timing restrictions.	Timings pending results of further surveys and any licence requirements.											
Reptiles	Avoid earthwork and sandbag buttressing during the hibernation period												
KEY:													
Optimal Periods for Survey													
Periods when certain types of activity within suitable habitat for this species should be avoided or be subject to specific controls													

Archaeological Overview



“The monument includes a medieval chapel and holy well, known as St Constantine's chapel and well, situated at Constantine Bay on the north coast of Cornwall. Both structures are Listed Grade II. The chapel, which is largely overgrown, survives as a large, ruined structure partly excavated from a large, grass covered sand dune which still surrounds it. The structure is orientated east/west and consists of a tower at the west end, nave, chancel and south aisle. The chapel measures approximately 25m east-west by 15m north-south. The walls are constructed from the local slate. The tower stands to a height of approximately 6m, and there is an arched doorway into the tower. The holy well is located 60m north of the chapel and again is sited at the centre of a large grass covered sand dune. It survives as a small rectangular structure constructed of thick slate walls, the tops of which curve inwards to form a barrel roof, although the roof does not survive. The well house is orientated north/south and measures 4.55m long by 3m wide; the walls stand to 1.4m high and are approximately 0.85m thick. The entrance is at the north end of the well; the rectangular well basin is at the south end and measures 1m long by 0.8m wide and is 0.69m deep. The well basin is full of clear water, which overflows and forms a narrow channel through the well house floor and

through the entrance. Above the well basin is a large niche or recess. Another, smaller recess is set into the east wall. The floor of the well is of slate around the well basin and there are the remains of low slate benches to either side of the well house, along the walls. Both sides of the entrance appear to belong to a later rebuild as they are of a darker slate than the rest of the well structure. Although St Constantine's chapel was a large and ornate structure it is not well recorded. It was mentioned in 1390, in a letter of Bishop Braniyngham and rebuilt in the 15th century. It was probably desecrated at the Reformation, possibly because sand had already overwhelmed the nearby settlements. After the Reformation the chapel was converted into almshouses for the poor, but by 1745 it was in ruins. In 1926 Penrose Williams excavated the site and found the remains of a chancel, nave, south aisle, and chancel aisle with a room at the west end against the tower. Many skeletons in slate cists were found, some under the wall of the south aisle. Much of the finer stonework from the chapel has been reused elsewhere, in Harlyn House and in St Merryn Church, where the font now is.

St Constantine's holy well was traditionally a place to which pilgrims came to bathe their feet as the water was believed to have miraculous powers. It was first mentioned around 1700 by Hals, a local antiquarian, although in 1891 M and L Quiller Couch could find no trace of it. In 1911 the sands shifted sufficiently to reveal traces of the building, and the well was excavated by Penrose Williams. The well was buried again after the excavation but was re-excavated and restored in 1923. In the 1950s a slate shelter was built over the well. The slate shelter over the holy well, and the slate steps and path to the shelter are excluded from the scheduling, although the ground beneath is included”.

Risk Assessment

Before any work takes place, a comprehensive Risk Assessment should be created. A template has been prepared for work carried out at this site and should be updated for future events – with any new risks considered. The template can be found on the Cornwall National Landscape website and with the Relevant Volunteer Organisation.

Some key issues which should be included in a risk assessment:

- Uneven ground including backfilled historic excavation trenches and possible buried stonework.
- Unstable structures, particularly the unconsolidated walls on the south and east sides of the chapel.
- As the site is an active golf course, there is a risk from mis-hit golf balls.

NB: This is not an exhaustive list and individual circumstances of each group and site conditions should be considered in creating a risk assessment.