

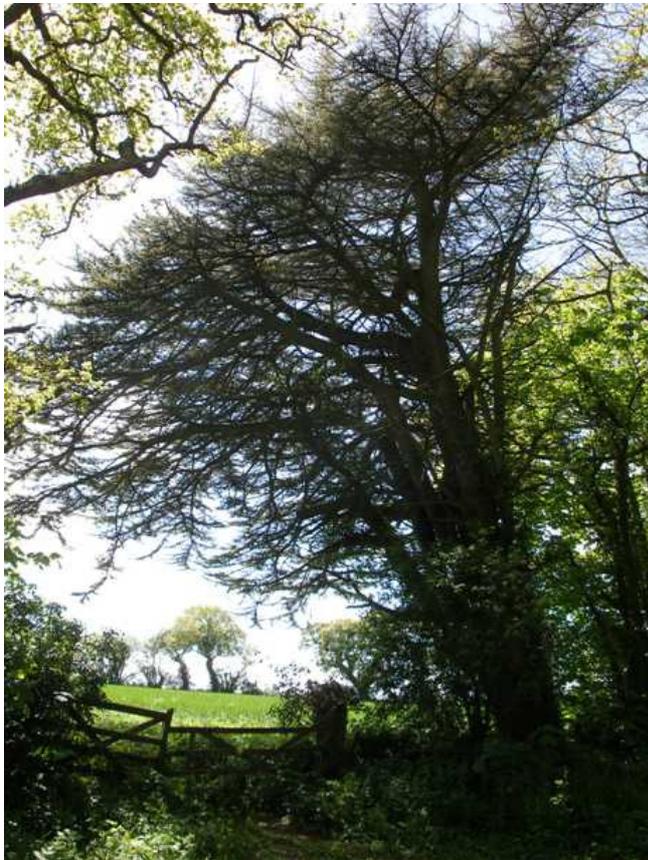
# Fir Hill Estate

## Colan, Cornwall

### Archaeological Assessment

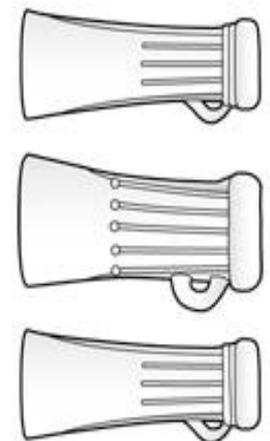
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The views and recommendations expressed in this report are those of Archaeological Consultancy Ltd and are presented in good faith on the basis of professional judgement and on information currently available.

## **Cover illustration**

Platform 32a with cypress tree, probably part of landscape planting associated with The Fir Hill estate in the mid 19<sup>th</sup> century. Looking south.



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## **Colan, Cornwall**

### **Archaeological Assessment**

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**Report Date:** December 2012

**Project No:** AC12006E

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**Editor:** Emma Ruddle BA (Hons) MIAI AlfA

**Client:** Charles Hoblyn

**Proposal:** Selective restoration and reuse for  
glamping

**Planning Reference:** Pre-planning

**Statutory Protection:** None

**National Grid Reference:** SW 87296 61911

**Civil Parish:** Colan

**District:** Central 2

**County:** Cornwall

**Fieldwork Dates:** April-May 2012

**Accession No:** Forthcoming

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## Abbreviations

AC	Archaeological Consultancy Ltd
AD	Anno Domini
BGS	British Geological Survey
CC	Cornwall Council
CL	Courtney Library
CP	Civil Parish
CRO	Cornwall Record Office
DBA	Desk Based Assessment
DMRB	Design Manual for Roads and Bridges (Highways Agency 2008)
EH	English Heritage
GPS	Global Positioning System
HE	Historic Environment, Cornwall County Council
HES	Historic Environment Service (now HE as above)
HEPAO	Historic Environment Planning Advice Officer
HER	Cornwall and the Isles of Scilly Historic Environment Record
IfA	Institute for Archaeologists
LB	Listed Building
NGR	National Grid Reference
NMR	National Monuments Record, Swindon
NOCS	Newquay Old Cornwall Society
NPPF	National Planning Policy Framework
OASIS	Online Access to the Index of Archaeological Investigations
OD	Ordnance Datum
OS	Ordnance Survey
PPE	Personal Protective Equipment
PPS5	Planning Policy Statement 5
RAF	Royal Air Force
RCM	Royal Cornwall Museum
RIC	Royal Institute of Cornwall
SAM	Scheduled Ancient Monument
SHA	Setting of Heritage Assets (English Heritage Guidance 2011)
SMR	Sites and Monuments Record
WHS	World Heritage Site
WSI	Written Scheme of Investigation

## **1 Summary**

AC Ltd was commissioned by Charles Hoblyn to undertake an archaeological assessment of the Fir Hill Estate (NGR SW 87296 61911) in advance of a proposed selective restoration and reuse programme and in line with a brief prepared by Daniel Ratcliffe (2012). The assessment identified extensive Post Medieval archaeology on the estate which, together with the dense woodland, obscured any physical traces of earlier activity. The Post Medieval archaeology is principally associated with the Hoblyn family and includes:

- Ochre mining and processing
- The Eddyvean Canal (Late 18<sup>th</sup> Century)
- Parts of a landscape associated with the Nanswhyden Estate
- The 19<sup>th</sup> and early 20<sup>th</sup> Century Fir Hill Estate buildings and associated landscape

Recommendations have been made to positively influence the design of Phase 1 – the farmhouse and glamping facilities – and more general recommendations are included to guide projected future developments on the estate.

## **2 Site location**

### **2.1 Location**

The site is located approximately four and a half kilometres east of Newquay in the civil parish of Colan (NGR SW 87296 61911) (Figure 1, Figure 2).

### **2.2 Topography**

The site is situated on a north-facing slope at between approximately 30m and 80m OD. The ground slopes down towards Porth Reservoir and is of varying gradient, occasionally very steep.

### **2.3 Geology**

The bedrock is recorded as the Meadfoot Group of interbedded slate and sandstone. This is sedimentary bedrock formed approximately 391 to 412 million years ago in the Devonian Period when sediments comprising of fragments of silicate minerals were deposited as mud, silt, sand and gravel in shallow seas. ([www.bgs.ac.uk/geologyviewer](http://www.bgs.ac.uk/geologyviewer)).

## **3 Project background**

### **3.1 Development background**

Following a request for general advice concerning the selective restoration and reuse of parts of the estate for ‘glamping,’ HES Advice has recommended that any such proposals, which may constitute an ‘enabling development’ as set out at PPS5 HE11, would need in the first instance to be informed by an understanding of its significance. AC has been commissioned to undertake an

archaeological assessment to identify and consider the relative significance of archaeological assets that may be impacted by proposed developments within the estate.

A brief for archaeological assessment was provided by Ratcliffe (2012). The Written Scheme of Investigation (WSI) for the assessment was drawn up in response to the brief and more detailed discussions on methodology with Daniel Ratcliffe. The WSI was approved by the HEPAO in advance of the works. Both documents are included as appendices.

### **3.2 Published Guidance:**

The planning background and development plan frameworks pertinent to this assessment are:

#### **3.2.1 National Planning Policy Framework:**

In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

Section 12 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance
- Recognition that heritage contributes to our knowledge and understanding of the past.

Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).

Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert

investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### **3.2.2 The Setting of Heritage Assets: EH Guidance 2011 (SHA):**

The following guidance, published by English Heritage, is the latest edition available, although it currently refers to the Planning Policy Statements, it is believed it will be updated to reflect any changes required by the new National Planning Policy Framework in due course. Any paragraphs, pages or footnotes referenced in the text apply to the original document (EH, 2011; 4-8).

## **SHA 2. Definition of setting and key concepts**

### **SHA 2.1 The definition of setting**

Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) defines the setting of a heritage asset as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

This definition of setting is supported by a set of principles that allow the concept to be better understood for the purposes of the plan making and development management processes. These are set out in paragraphs 113 to

117 of PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide and are repeated here in Key principles for understanding setting (page 5) for ease of reference. The remainder of section 2 examines in more detail the principles for understanding setting and how it may contribute to the significance of heritage assets.

### **SHA 2.2 The extent of setting**

From the definition provided above, it can be understood that setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. Views on what comprises a heritage asset's setting may change as the asset and its surroundings evolve, or as the asset becomes better understood. Construction of a distant but high building; development generating noise, odour, vibration or dust over a wide area; or new understanding of the relationship between neighbouring heritage assets may all extend what might previously have been understood to comprise setting.

Reference is sometimes made to the 'immediate' and 'extended' setting of a heritage asset/s, but the terms should not be regarded as having any particular formal meaning. While many day-to-day cases will be concerned with the immediate setting of an asset, development within the extended setting may also affect significance, particularly where it is large-scale, prominent or intrusive.

### **Relationship of setting to curtilage, character and context**

Setting is separate from the concepts of curtilage, character and context:

***Curtilage*** is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of an historic asset will include, but generally be more extensive than, its curtilage (if it has one).

The ***character*** of a historic place is the sum of all its attributes. This may include its relationships with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Heritage assets and their settings contribute to character, but it is a broader and non-statutory concept, often used in relation to entire historic areas and landscapes.

The ***context*** of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance. These relationships can be cultural, intellectual, spatial or functional (English Heritage 2008a). They apply irrespective of distance, extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

### **SHA 2.3 Views and setting**

The contribution of setting to the significance of a heritage asset is often expressed by reference to views – a view being a purely visual impression of an asset or place, obtained from, or by moving through, a particular viewing point or viewing place.

### **SHA 2.4 Setting and the significance of heritage assets**

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings. Each of these elements may make a positive or negative contribution to the significance of the asset, or be neutral. In some instances the contribution made by setting to the asset's significance may be negligible: in others it may make the greatest contribution to significance. Approaches to assessing this contribution in the context of the development management process are considered further in Section 4.2 (Step 2). In addition, the following paragraphs examine some more general considerations relating to setting and significance.

#### **Appreciating setting**

The definition provided by PPS 5 makes it clear that the opportunity it affords to appreciate the significance of a heritage asset is an important aspect of setting.

#### **3.2.3 Hedgerow Legislation:**

Many of these sites relate to Post Medieval farming activities. The extant boundaries may be considered "important" hedgerows under the Section 97 (hedgerows) of the Environment Act 1995 as they have existed for more than 30 years.

Within the current legislation (Hedgerow Regulations 1997) the following extract explains the criteria used to assess the archaeological and historical importance of hedgerows:

For the purposes of Section 97 (hedgerows) of the Environment Act 1995 and these Regulations, a hedgerow is "important" if it, or the hedgerow of which it is a stretch:

- (a) has existed for 30 years or more; and
- (b) satisfies at least one of the criteria listed in Part II of Schedule 1.

Part II of Schedule 1 provides the following 'historic' criteria:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or recorded at the relevant date in a Sites and Monuments Record.

3. The hedgerow is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

4. The hedgerow marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or is visibly related to any building or other feature of such an estate or manor.

5. The hedgerow is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Enclosure Acts; or is part of, or visibly related to, any building or other feature associated with such a system, and that system is substantially complete; or is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.

Boundary features are the most abundant archaeological feature to be found in Cornwall. Whilst some may be of recent origin, many have older origins and are thus of considerable importance in telling the story of the development of agriculture in the rural landscape, their layout, inter-relationships and phasing allowing sequences of land clearance and enclosure for agriculture to be read. They are important visually (as landscape features) and archaeologically.

### **3.2.4 Cornwall Structure Plan 2004; Policy 2 Character Areas, Design and Environmental Protection:**

The quality, character, diversity and local distinctiveness of the natural and built environment of Cornwall will be protected and enhanced. Throughout Cornwall, development must respect local character and:

- retain important elements of the local landscape, including natural and semi-natural habitats, hedges, trees, and other natural and historic features that add to its distinctiveness;
- contribute to the regeneration, restoration, enhancement or conservation of the area;
- positively relate to townscape and landscape character through siting, design, use of local materials and landscaping;
- create safe, aesthetically pleasing and understandable places;
- consider, where appropriate, a mix of uses that create vibrant and active places, including tenure, size and densities.

Local plans should define Character Areas to inform planning decisions taking into account Regional and County-wide landscape assessments.

The conservation and enhancement of sites, areas, or interests, of recognised international or national importance for their landscape, nature conservation, archaeological or historic importance, including the proposed World Heritage Site, should be given priority in the consideration of development proposals.

### **3.2.5 Restormel Borough Council Saved Local Plan:**

This is a local plan produced by Restormel Borough Council currently used to inform planning policy relating to development and the historic environment. Restormel is now referred to as Central 2 and the Cornwall Council Local Development Plan may eventually supersede this. The following policy extracts highlight heritage, environmental and archaeological considerations appropriate to the study area.

#### **Policy 11 Protecting the Borough's Heritage:**

The Council will seek to conserve and enhance the landscapes, features and habitats of heritage importance within the Borough.

#### **Policy 12 Protecting the Borough's Heritage:**

(1) Proposals for interpretation and educational facilities which support greater awareness and incorporate positive management of landscapes, features and habitats of heritage importance will be permitted.

(2) Where appropriate, opportunities will be taken to make conditions and enter into agreements relating to their conservation and proper management.

#### **Policy 17 Conservation Corridors:**

Conservation Corridors linking sites of Nature Conservation Value are proposed as follows:

(C) Along the Porth River linking the following Sites of Importance for Nature Conservation; St Columb Minor Marsh and Porth Reservoir and Fir hill Woods.

The Conservation Corridors, although not designated conservation sites themselves, provide important links between designated sites. These allow the migration of wildlife, and as most are river corridors play an important role in the hydrological cycle. The corridors contain many features and small areas of habitat which will be protected under Policy 18. They are not intended to act as a blanket restriction on development but to highlight important areas of the wider countryside outside of designated SSSIs and SINCs. The Conservation Corridors perform a secondary function in identifying areas where enhancement of the nature conservation value should be considered. The Council will pursue initiatives to complete these "missing links". Schemes such as the Countryside Stewardship programme, now administered by Department for the Environment, Food and Rural Affairs (DEFRA) offer opportunities for such enhancement projects, particularly as a response to changes in agriculture.

#### **Policy 18 Protecting the Wider Countryside:**

Development proposals which would harm the integrity or continuity of the landscape features listed below which are of major importance for fauna and flora will only be permitted if it can be shown that the reasons for the development clearly outweigh the need to retain the features. Management of these features aimed at conserving their wildlife and landscape value will be encouraged generally and particularly by the imposition of conditions on planning permissions, the seeking of planning obligations and by entering management agreements with landowners and developers where appropriate.

#### **List of features:**

Hedges

## Stone Walls

Linear tree belts/shelter belts

Plantations and small woodlands

Green lanes/drove roads etc.

Larger semi-natural or ancient woodlands

River corridors

Lakes

Reservoirs

Ponds

Wetlands

Coastal cliff, grassland, heathland and woodland mosaics

Roughlands i.e. the heath, mire and scrub complexes that are characteristic of Cornwall

Development proposals within Areas of Great Scientific Value and Conservation Corridors will be required to pay particular regard to the conservation of such features.

## Policy 26 Local Archaeological Sites:

Development proposals which adversely affect locally important archaeological sites held on the county sites and monuments record or identified as a result of a prior archaeological investigation will only be permitted where:

- (1) physical preservation in-situ is not feasible and the importance of the development outweighs the case for preservation of the remains; and
- (2) satisfactory arrangements are made for the excavation and recording of the remains before or during development.

## Policy 27 Archaeological Assessments:

Where there is evidence to suggest that significant remains may exist on the site of a proposed development the extent and importance of which are unknown, an archaeological assessment will be carried out prior to the granting of planning permission. The preservation in-situ of important archaeological remains is always to be preferred and this should be the primary objective of all negotiations. If preservation in-situ is not feasible an archaeological excavation for the purpose of preservation by record may be an acceptable alternative. This should always be seen as very much a second best option.

Where the development is permitted on any site considered to be of potential archaeological value, Policy 26(2) requires the developer to make appropriate and satisfactory arrangements for archaeologists to excavate and record the remains before or during development. This could involve investigation and observation prior to and during the work and the recording of any archaeological deposits, features or finds which might be revealed during the course of the development. The need for such archaeological investigation and recording should not normally cause delay or hindrance to the work of the developer or his contractor but in the complex and important cases developers should build extra time into the development programme.

Under Policy 12 the Council will support the active management of archaeological sites for educational and tourism purposes. There is an intrinsic cultural value in archaeological sites and the potential contribution of such sites

to public understanding can be enhanced through such management. In the long term the preservation of such sites will make good economic sense. The implementation of this policy could be linked in with the policies for open space and footpath networks set out in the recreation section of this Plan and provide through management plans an effective vehicle for integration with other environmental and economic interests (e.g. nature conservation, industrial heritage).

## **4 Project aims and objectives**

The principal aims were to (Goacher and Mossop, 2012):

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Inform whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.
- Produce a gazetteer of historic assets around the site. Where currently undesignated assets are identified their likely significance will be quantified with reference to the Evidential, Historical, Aesthetic and Communal 'heritage values' as set out in *Conservation Principles*.
- Produce a site map showing all identified sites.

## **5 Method statement**

### **5.1 General methodology**

AC complies with the guidelines set out in the IfA's Standards and Guidance and follows the IfA code of conduct.

### **5.2 Desk-based assessment (DBA) and walk over survey**

An initial DBA concentrated on Sites and Monuments Records (SMR), records held at the Cornwall Records Office, Cornwall Studies Library, Courtney Library and Newquay Old Cornwall Society Library, existing photographic records provided by the client, and a map regression exercise. This included a search for the location of a family archive and quantification of the records. Further research included press articles and Census returns for Nanswhyden, Fir Hill and the Hoblyn family.

A walk over survey recorded extant visible remains on the site. The site is currently wooded with dense laurel undergrowth restricting visibility. Following an initial site visit, some of the vegetation was carefully removed from the farmhouse (Building 5, *Plate 13*, *Plate 14*, *Plate 15*) (Phase 1 of the proposed works) by hand in advance of archaeological assessment. Buildings and sites identified by the desk-based assessment were targeted by the walk-over

assessment. In the remaining wooded areas transects were undertaken at approximately 20m intervals (dense under-storey) or 50m intervals (minimal under-storey) where the topography allowed and a standard walk-over assessment undertaken for more open areas.

Identified sites and features were located using GPS or measured survey as appropriate.

Existing plans were annotated with archaeological detail typically at 1:1000 or 1:2,500 with additional details as required. Scaled digital photographic survey documented identified sites. A photographic register detailing as a minimum, site number, location and direction of shot will be included in the archive. Where necessary the shots will be located on existing base maps.

### **5.3 Impact Assessment**

A gazetteer of heritage assets (*Figure 7* map) within the Estate includes an assessment of their condition and significance. The impact of each phase of the development was evaluated and is discussed below.

### **5.4 Report**

The discussion element of the report specified in the WSI is incorporated into the gazetteer and impact sections below. This archive report describes the results of the archaeological assessment. Copies of the archive report will be submitted to: the client; the County Historic Environment Record (HER); Cornwall Record Office; National Monuments Record (NMR) in Swindon and all significant contributors where (with the exception of the client's and contributors' copies) they will be available for public consultation. The report will additionally be uploaded to the online OASIS grey literature library where it will be available to the general public.

### **5.5 Archive**

The archive will be of a documentary nature and will be deposited in a suitable form with the Cornwall Record Office, within six months of the completion of the final report and confirmed in writing with the HEPAO.

## **6 Archaeological and historical background**

No Prehistoric remains are currently recorded within the Estate. The Scheduled Ancient Monument of Melancoose Round (CO 431) is located on a ridge-top 500m to the west of the Estate and survives as an oval enclosure with a 1m high rampart and traces of an outer ditch. Another Iron Age or Romano-British Round survives as faint traces of a ditch and as a curved field boundary on the hill above Fir Hill Wood, though outside the study area (SMR No. 22146). This site can be seen on the 1946 RAF Aerial Photographs though doubt has been cast as to whether this feature is instead a lann. A further eleven sites in the wider area are listed by the SMR as being Iron Age or Romano-British rounds, hillforts or enclosures indicating significant settlement in this period.

Rich, shallow alluvial deposits at Treloy downstream of Porth reservoir may have been a focus for mineral extraction. Numerous finds including an axehead, pins and coins are arguably evidence of early shallow stream workings from the Bronze Age, Romano-British and Early Medieval periods (HER No. 22161).

It is not clear which Domesday Manor had jurisdiction over Fir Hill (Morris. Ed. 1979); Rialton, which was held by the Church and Treloy, which was held by Godric before 1066 and became part of the Land of St. Michael's, were the closest recorded manorial centres.

The lack of place-name evidence suggests that 'Fir Hill' is a literal and probably quite modern description of the Estate area. Neighbouring Nanswhyden, the seat of the Hoblyn family from the 16<sup>th</sup> Century, has a more ancient and Cornish origin which translates as 'Nans' meaning valley and 'widden' meaning white or 'withen'/'whyden'/'wydhenn' meaning tree (Padel, 1988; 195. Holmes, 1998; 7-10). Given the similarity of spelling, it is probable that 'valley of trees' is the most accurate translation. This early name suggests that the heavily wooded extant landscape substantially predates the 19<sup>th</sup> Century planting scheme associated with the Fir Hill Estate. Cornish names such as this are typically thought to date back to the early Medieval period or before (Padel, 1988) and frequently indicate continuity of settlement from the later Prehistoric period. The settlement at Nanswhyden is first recorded in 1262 (SMR 22217), whilst Bond (2004) traces a reference to the Nanswhyden Estate in a deed of feoffment made by John Coan of Nanswhyden to Thomas de Tregoyts dated 1323 in the reign of Edward II. Nearby, the church at Colan was built in 1250 (Bond, 2004) by Walter Branscombe, Bishop of Exeter.

Supposedly of considerable antiquity, the earliest known reference to the Hoblyn family occurs in the public records during the reign of King Edward III (1327-77) when Robert Herres prosecuted William Hobelyn in respect of lands in Cornwall (Newquay Old Cornwall Society Archive Document 1).

From the Post Medieval period onwards, there is evidence of branches of the family across central and east Cornwall and links to the principal families of the county. The Nanswhyden Estate was purchased by Richard Hoblyn in 1581 (NOCS Archive 3), whilst the Barton of Colan was purchased by the Hoblyns in the 17<sup>th</sup> Century (Bond, 2004). The grand house at Nanswhyden was built by Robert Hoblyn, an MP and Stannator (b.1710 d.1756). Work started on the Palladian influenced design in approximately 1740; it was reputedly the most expensive house to be built in Cornwall by that time (Bond, 2004). Robert Hoblyn inherited an ample fortune which was largely maintained by his success in mining (Bond, 2004). It is possible that some of the ochre mines and associated processing facilities identified in this study may have been developed by Robert Hoblyn in the mid 18<sup>th</sup> Century, initially to supply pigments for his lavish interior decoration scheme at Nanswhyden House. The house reputedly cost £15,000 to build with the furnishing costing a further £15,000 (Bond, 2004). The settling tank and chimney stack are not, however, shown until 1881 (OS Map) and it may be that much of this development is associated with the construction of the Fir Hill House.

From 1773 the Hoblyns were involved in a scheme to build a canal to improve unprofitable land by transporting minerals, sand and manure inland and exporting out china stone. The Eddyvean Canal was constructed between Mawgan Porth and St. Columb Porth, traversing the Fir Hill Estate, but the scheme failed. A revival attempt was made in 1829 but this was also unsuccessful (NOCS Archive). The cutting for the canal is still visible in many areas.

The c.1813 Ordnance Survey Map makes no reference to substantial building at Fir Hill though Nanswhyden and much of the wooded areas either side of the southern approach (Site 71) are depicted (Figure 3). The southern approach follows the contours along the valley side, before sweeping round the head of the valley to cross the stream below Nanswhyden House. Given existing less circuitous access to the house, this naturalistic approach from Colan appears both to express the increased importance of Colan to the incumbent of Nanswhyden or the appearance of this, as well as providing a naturalistic landscape context from which to approach and appreciate Nanswhyden House.

The southern approach is likely to have afforded a variety of apparently naturalistic landscape vistas looking across and up the valley towards Nanswhyden House and the wider estate. Much of the surrounding landscape management and planting may reflect the framing, hiding then revealing a series of carefully engineered views, typical of Repton.

Humphrey Repton was one of the most influential English landscape architects of the later 18<sup>th</sup> century and is thought to have had a considerable impact on the landscaping of the Nanswhyden Estate. Repton softened previous arboreal accents and shelter-belts and incorporated country houses and their associated buildings into naturalistic landscape settings. His extensive work in Cornwall is well documented at the end of the 18<sup>th</sup> century.

Robert Hoblyn was the last in the direct family line and so the Estate passed to the Rev. Robert Hoblyn, probably a cousin, who had nine children. In 1803, during the Rev. Robert's tenure, the house was destroyed by fire (Bond, 2004. The Cornish Heritage, 1957). The family moved into Nanswhyden Farmhouse and the inheritance passed to Rev. William Mallett Hoblyn.

The Colan Parish Tithe Map and Apportionment of 1841 (*Figure 4*) show that although William Mallet Hoblyn owned extensive lands around the Estate, including all the current study area, The Fir Hill House had not yet been constructed. At this stage the study area is divided into three holdings, with 'part of Lawhittack' to the west, 'Colan Hill' to the east and 'part of Bosoughan' to the north of this. Plot 384 garden is occupied by Elisabeth Coombs, the site of the settling tank and chimney (Sites 60 and 60e). Eliza Coombs was recorded living at Nanswhyden in 1841 (Census). Notably most of this part of Colan Hill was called Fir Hill and is recorded as woodland. Three small arable meadows are recorded, all occupied by Thomas Glanvill. These meadows respect both the access track to Nanswhyden and the line of the Eddyvean canal to the north.

Lawhittack included a homestead and mowhay just to the south of the later Fir Hill House, beside the track to Nanswhyden. Upslope of this, the enclosures:

Watering Close, Higher and Lower Well Park, all reference the issue of the spring shown enclosed at this stage to ensure the water supply for the house, which may have served as a lodge. The enclosures downslope are Middle Downs, Alder Close, Yonder Alder Close and Alder Close Moor, all described as arable. Their names hint at them being formerly boggy woodland where alder typically thrives. Yonder Alder Close defines a segment of the earlier Eddyvean Canal. The homestead and surrounding land was occupied by John Cardell. The house was seemingly demolished to make way for Fir Hill House and its associated estate buildings, probably around 1860.

The Tithe Map for the neighbouring Parish of St. Columb Major records that Nanswhyden land is now owned by Lady Jennifer Prideaux-Brune, is occupied by Edward Truscott and is entirely agricultural. The Census returns (1841) record two William Hoblyns in Cornwall (aged approximately 15 and 25) resident in Probus, Truro. The Census returns for St. Columb Major record two households under Nanswhyden. The first is that of Jane Combs (aged approximately 65), a gardener, her two daughters and two servants. The second household seems likely to be Nanswhyden Farmhouse itself, inhabited by Edward Truscott (Farmer), his wife, their four children and four servants.

The Rev. William Mallett Hoblyn's son William Pagett Hoblyn inherited the estate in 1846. It is believed that in 1855 this William commissioned a new house on family lands at Fir Hill and around 1860 the family took up residence there. The house may have been (Charles Hoblyn pers com) designed by William White (1825-1900). White was an important figure in 19<sup>th</sup> century Gothic revival architecture. White was well known for ecclesiastical architecture, though he also did a large number of secular buildings in the southwest, setting up a practice in Truro in 1847 before returning to London in 1851. His time in Cornwall appears to have secured a number of commissions for him, for many of his Cornish buildings were constructed after his return to London. He undertook a number of works and restorations in the immediate area, including a house at Lower Town, Colan (1875), five buildings in St Columb Major from 1857-1871, importantly including a house at Denzell, where William Hoblyn stayed in 1861 (census).

White blended local building stone with imported materials to create polychrome elevations including elvan, slate, granite, limestone and brick (Bank House, St Columb Major, c1857). Steep roofs with stepped, raised and coped verges on gable ends, buttresses and asymmetrical double depth plans were all typical of his fairy-tale high-gothic style. Many of the details and apparently haphazard eccentricities emulated the architectural time-depth of the important historic houses of the time.

Whilst relatively little architectural fabric remains above the leaf litter at Fir Hill, the remaining elements and historic photographs show a range of estate buildings which do not appear at odds with White's mid-19<sup>th</sup> century creations. The dramatic steep-pitched roofs and towers were arguably the most important elements of Fir Hill, as indeed the sycamore avenue succinctly demonstrates. The sycamore avenue framed views to and from the surviving tower of the

house, looking north to the historic settlement of Treisaac, a figurative and literal pointer to the past.

The 1861 Census is the first return to list Fir Hill (Appendix 3). It records it as a Gentleman's residence though the head of the family and his wife are absent – William P Hoblyn and Jane are recorded at Denzle (sic) that night, along with one son, one daughter and three servants. Jane's sister is named as Landed House Proprietor at Fir Hill and is evidently in charge of the household in William's absence. Their daughter Wilhelmina, a house servant and farm servant are also resident at Fir Hill for the Census. At present there are no known documents recording the construction and move to Fir Hill, even the architect is unknown. However William Pagett was apparently known for his liking of Gothic architecture, a curious form of which is displayed at Fir Hill (Bond, 2004).

Census returns from 1861-1911 detail the residents at Fir Hill, with two households listed in 1871, the Hoblyns and a farm bailiff, suggesting the farmhouse or cottage may have been built by this stage.

The c.1875 first edition OS map depicts the main house and a three-sided courtyard of ancillary buildings in addition to formal landscaping of the Fir Hill Estate (*Figure 5*). The 1881 Census lists a third household called The Fir Hill headed by a groom. It seems that the ancillary buildings around the courtyard are likely to be the stables.

Later in 1879, William Pagett and his son William Ernest Pagett Hoblyn signed documents changing the entail of the Estate with the probable intention of raising capital. However the narrative, documentation and laws of the time do not form a consensus, suggesting gaps in the evidence or alternative events. Furthermore, William Ernest and three of his four sisters did not have any children to pass the Estate to. Only Rosalind produced heirs but she was married off to Thomas Richard Figg in 1884 and they immediately emigrated to Canada as Rosalind had previously eloped with the coachman (Bond, 2004. Bannerman, 2007; 25). By 1891 the Census names the three households at Fir Hill as: The Fir Hill House, The Fir Hill Farm House and The Fir Hill Cottage. At this date the House is still occupied by the Hoblyns with William Pagett's son, William Ernest, a Captain in the Royal Fusiliers. The Farm House is occupied by Arundell Ralph, his wife and their six children including two sons (aged 13 and 19) who worked on the farm.

After William Ernest's death in 1899, the Estate was managed by two of his sisters (Wilhelmina and Laura) and then by trustees. The heirs were believed to be the reclusive Figg-Hoblyns in America but they did not claim their inheritance.

The 1901 Census lists four households at Fir Hill, including two Fir Hill Farm households, though the c.1907 second edition OS map (*Figure 6*) appears to indicate a physical contraction of the Estate. By c.1907 many of the ancillary buildings are no longer shown and the courtyard area is less formalised. The glasshouses have contracted considerably and appear as a simple rectangular structure confined to the corner of the garden. The 1911 Census lists

Wilhelmina and Laura Hoblyn resident at St. Columb marking a turning point in the history of the Estate. The sisters were the last resident landlords at Fir Hill and their departure arguably marks the start of the decline of the Estate.

Important historic photographs of the estate from the 1930s and probably early 1940s are not only evocative images of life at Fir Hill in the early 20<sup>th</sup> century, but probably the best evidence for the original elevations, roofs and form of the estate buildings. The house was briefly used during World War II for an evacuated girl's school (Bond, 2004. Bannerman, 2007; 25). One of the photographs apparently shows two girls in school uniform outside The Fir Hill House.

Memories of the site from around 1950 paint a vivid picture of the Fir Hill Estate:

*When I was a child I used to play in the woods at the house at Colan, and pick daffodils there in the spring...The house was empty but the doors stood open and one could wander around inside, it was still in reasonable good order then, there was even food left in the kitchen cupboards. It was a magical place for children then, full of mystery about who owned the house and why it had been abandoned. That was around 1950. (pers com Margaret Sierakowski)*

The house and associated estate buildings have since been neglected and have fallen into a considerably dilapidated state.

The estate was visited by John Pagett Figg Hoblyn, the heir, in 1974 and photos from the time indicate a remarkably rapid decline. The Estate sparked considerable journalistic interest in the late 20<sup>th</sup> Century when Derek Fawkes attempted to trace John Pagett Figg Hoblyn, the absentee landlord (Pritchard, 1994). This documentary, for all its dramatisation, includes important footage of the estate; showing the extent of the building's decline in 1994. All of the roofs and most of the walls of the associated buildings had disappeared by this stage. The story is still attracting attention in the early 21<sup>st</sup> Century (Bond, 2004; Bannerman 2007).

*A field visit in summer 2003 [by CAU] found the site to have extensive remains of several buildings, with the layout of the gardens and grounds intact, but all now very overgrown. The approach drive is part of a public right-of-way. A cottage on the west is roofless but three walls survive to full height. Below this to the north are the extensive remains of a terraced and walled garden, with the ruins of a large heated greenhouse, incorporating an iron flue and collapsed brick chimney. The main house survives in plan, most of the walls having collapsed but with one gable standing to full height. Concrete buttresses on the south elevation would seem to indicate structural problems in the 20<sup>th</sup> Century. On the east side at 90° to the house is a range which may have been stables, now represented by one full-height wall, a bell tower (?), and a gable-end incorporating a local white-brick chimney stack. Map evidence would suggest that the house was substantially remodelled in the 1890s or 1900s, and the surviving fabric confirms this, with late 19<sup>th</sup> Century bricks*

*and floor tiles much in evidence. Some 20<sup>th</sup> Century concrete additions may represent a late attempt to consolidate the buildings. (SMR 166317)*

## 7 Results

Sites of archaeological significance identified within the study area are located on the gazetteer map, numbered from 1-71 (*Figure 7*).

The condition of each site was assessed during the walk over survey from 1-4:

- 1 No surviving remains evident above ground
- 2 Poor preservation
- 3 Fair preservation
- 4 Good preservation

The significance of each site was determined using the following descriptions:

- WHS World Heritage Site
- S Scheduled Monument
- L Listed Building
- A Site of National Importance
- B Site of Regional Importance
- C Site of Local Importance
- D Natural Feature of non-antiquity

The sensitivity of each site to development or change is given a value described in the table below (DMRB Vol.11; 2/1-5):

Sensitivity Value	Typical Descriptors
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale and limited potential for substitution.
Medium	High or medium importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
1	Cottage (Plate 8)	87142 61825	Ruinous two-storey probable dwelling first shown on the 1875 OS map, probably relating to the third household included on the 1881 census for the first time. Faced, coursed slate and occasional granite walls, generally lime mortar bonded and stepped out 0.1m at base. North gable wall survives almost to full height of over 5m and the majority of the west wall survives to its full height of at least 4m. Internal face of the north wall retains fireplaces on the ground and first floors. There is a substantial break in the west wall in the approximate position of the former openings. These breaks show evidence of earth bonding. The external face of the west wall had lime render with a variety of metal, probably iron, fixings just above the height of the first floor. This wall also had evidence of a lean-to type extension. Lime plaster and joist sockets between the floors still visible. The east and south walls have been reduced virtually to rubble.	Built between 1861 and 1875	2	C / Low
2	Glass House (Plate 9)	87143 61858	Rough coursed earth bonded slate-built former glass house first shown on the 1875 OS map and considerably reduced in size on the 1907 OS map. Lots of shattered glass and occasional red brick debris in the surrounding and internal areas. Iron and red brick furnace built into the north wall, a metal (lead?) water tank and narrow metal rods approximately 2m in length abandoned within the building. Now overgrown with ivy and moss. Used for the cultivation of peaches (Hoblyn, C. <i>pers comm.</i> ).	Built by 1875	2	C / Low
3	The Fir Hill House (Plate 1- Plate 5, Plate 10, Plate 11)	87183 61878	The Fir Hill, reputedly built c1860, certainly inhabited by 1861 (census return), its construction appears to have entailed the demolition of an earlier house shown on the Tithe Map. Surviving remains include the three storey gothic structure with coursed and faced slate walling with Gothic style arches over surviving openings. North gable end survives to three storeys of decreasing height. The south side has concrete supporting buttresses. Internally there remains evidence of the fireplaces and lime plastering. Also evidence of a mix of earth, lime and Portland cement bonding throughout the remaining structure. Much of the stonework is overgrown with ivy. There is considerable debris around this site including: slate, circular frogged red brick, metal, slate roof tiles and red ceramic roof tiles with a black glaze. A number of historic photos show the north and south elevations with two principle floors and dormer windows providing for attic rooms above.	Built by 1861	2	B / Medium
3a	The Fir Hill House East Wing	87169 61871	Built by 1875 as shown on the OS map. Rough coursed earth bonded slate rubble built and certainly not as fine as 3 above. Evidence of blocked openings. Apparently built as an annexe for Ernest Hoblyn, an errant alcoholic who died of an alcohol related illness (Hoblyn, C. <i>pers comm.</i> )	Built by 1875	2	B / Medium

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
4	Stable Block (Plate 6, Plate 7, Plate 12, Plate 13, Plate 14)	87213 61886	Probably built between 1860 and 1871, by which time William Pagett Hoblyn was employing 14 men and two boys (census). Rough coursed slate, some minimal evidence at facing, bonded with earth and lime mortar. The east wall survives to a height of approximately 2m and has a crudely arched doorway with wooden jamb, iron fixings and lime mortar. Also a blocked then reopened window with some lime plaster and the wooden lintel remaining. The north gable wall survives to full height, with a gothic buttress and an arched window respecting the central chimney shaft. The interior face of this wall shows wooden roof timbers, lime plaster and red brick lining the chimney. In the lime plaster there was graffiti possibly reading 'Luck [188]5' and '1929.' This wall has been truncated on the west side and a wall returning south butts up to it. The rest of this western wall and the southern wall exist only as traces of rubble. In the internal space were the remains of a red ceramic pipe. Historic photos record this as a showy building with a central three storey probable clock tower and elaborate dormer windows and loading doors at first floor level, presumably for grain and hay stores, with double doors at ground floor level. The photos chart its dramatic decline through the later 20 <sup>th</sup> Century.	First shown 1875	2	B / Medium
5	Fir Hill Farmhouse (Plate 15, Plate 16)	87297 61911	Small farmhouse range built around a south-facing courtyard. The gable (south) wall of the east wing survives to full height suggesting that this was the domestic two storey part of the structure. The census first shows two households at Fir Hill in 1871 including John Jenkin the farm bailiff, his wife and son – probably the first tenants of the farmhouse. East wing has extension pertaining to be a crude porch structure of slate rubble with some Portland cement butting up to the main east wall. This east wall forms one part of an enclosed area with slate rubble walls to first floor height and upper storeys of cob walling. Ground floor arched fireplace in west wall partially blocked with sandstone or possibly elvan. Stubbs of wooden floor joists and lime and sand plaster are still visible. The southern wall survives almost to full height with a gable and small square opening in the upper storey. Remaining parts of the building form a rectangle around a courtyard. All are built of slate rubble. The whole area is significantly overgrown with ivy and other invasive vegetation. The floor is no longer discernible under the leaf litter and is scattered with slate roof tiles, black glazed earthenware roof ridge tiles, occasional large unfrogged red bricks and corrugated metal sheeting.	First shown 1875	2	C / Low
5a	Lean-to	87285 61907	Single storey concrete block and Portland cement bonded lean-to, butting up to external face of west wall of Building 5 with approximately central internal division also of concrete block.	20 <sup>th</sup> Century	4	D / Negligible

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
5b	Stone Steps	87295 61920	Located on the northern boundary between Building 5 and the trackway. Single step of a very fine grained granite or possibly Pentewan stone with considerable erosion. 1.5m long by 0.25m wide formed of two separate blocks.	19 <sup>th</sup> Century	3	C / Low
5c	Gate Post	87301 61929	Medium grain granite with a high frequency of quartz. Inserted iron fixings for a gate. Presumably associated with adjacent boundary of stone-faced earth bank 0.5-1m in height and overgrown with ivy and young trees.	19 <sup>th</sup> Century	3	C / Low
6	Building (Plate 17)	87305 61953	Rough coursed and faced earth bonded slate walls. Significant erosion to upper courses and roof line, especially to the west wall. Evidence of former multiple openings in the east wall, now partially blocked by concrete blocks and yellow brick. Central internal division also of concrete block and yellow brick. Internal space overgrown with ivy and young trees. External face of north wall is of stepped construction with brick quoining and evidence of former openings in the upper courses.	Built between 1875 and 1907	3	C / Low
7	Building	87110 61878	Earth bonded slate wall survives to a height of no more than 1m, south wall no longer extant. Overgrown with ivy and moss.	Built between 1875 and 1907	2	C / Low
7a	Wall	87105 61880	Earth bonded slate wall located at right-angles to Site 7 above. Relationship between two structures not discernible due to density of vegetation though it is likely they were connected. Overgrown with trees and ivy.	19 <sup>th</sup> Century	2	C / Low
8	Boundary	86905 61959 to 87014 61684	Granite, quartz and slate faced earth bank covered in grass, ivy and young trees, first shown on the 1841 Tithe Map.	Built by 1841	2	C / Low
9	Boundary	87077 61825 to 87033 61702	Earth bank covered in ivy, ferns and nettles, defining enclosure and surrounding shelter belt, shown on 1875 OS map.	Built by 1875	2	C / Low
10	Building	87062 61827	Two granite posts approximately 1.5m tall and 5m apart with iron fixings. Linear protrusion of vegetation between the posts possibly preserves some of the walling.	19 <sup>th</sup> Century	2	C / Low
11	Boundary	87090 61791	Stone-faced earth bank approximately 1m high and densely covered with ferns, holly, ivy and young trees.	19 <sup>th</sup> Century	3	C / Low
12	Boundary	87094 61778	Stone-faced earth bank approximately 1m high and densely covered with ferns, holly, ivy and young trees. Defines shelter belt surrounding enclosure to the west and shown on 1875 OS map.	Built between 1841 and 1875	3	C / Low
13	Boundary	86988 61860 to 86999 61825	Not visible though in the northwest corner where it adjoins Boundary 14 there is a low earth bank covered in ivy and grass. Defines shelter belt surrounding enclosure and shown on 1875 OS map.	Built between 1841 and 1875	2	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
14	Boundary	87006 61860	Low earth bank covered in ivy, grass and bluebells. Defines shelter belt surrounding enclosure and shown on 1875 OS map.	Built between 1841 and 1875	2	C / Low
15	Boundary	87070 61846 to 87036 61837	Stub of slate and granite wall overgrown by ivy. Defines shelter belt surrounding enclosure and shown on 1875 OS map.	Built between 1841 and 1875	2	C / Low
15a	Boundary	87023 61872 to 87035 61836	Earth bank overgrown with holly, ivy, grasses and bluebells. Not attached to the adjacent Boundary 15. Defines shelter belt surrounding enclosure and shown on 1875 OS map.	Built between 1841 and 1875	2	C / Low
16	Trackway (Plate 18)	87064 61990 to 87103 61782	Approximately 6m wide passageway lined by a 1m high slate-faced earth bank and trees including sycamore with a basal trunk diameter of 0.2-1m.	Built between 1841 and 1875	3	C / Low
17	Boundary	87154 61903 to 86963 61857	Stone-faced earth bank up to 1.5m high and covered with ivy and young sycamore trees. Associated granite and modern wooden gateposts along the length are of granite or are modern wooden examples. At the western end this boundary becomes more like a revetment with barbed wire fencing along the top.	Built between 1841 and 1875	3	C / Low
18	Eddyvean Canal	87117 61998 to 86906 61955	A former trackway followed the silted up canal, now overgrown with grasses, nettles, bluebells and young trees. Marked by a gateway through a stone-faced earth bank with probable Pentewan stone gatepost.	18 <sup>th</sup> /19 <sup>th</sup> Century	2	B / Medium
19	Canal Embankment	87357 62114 to 86905 61958	Earth bank up to 2m in height, substantial mature trees, grass, brambles and holly cover it.	18 <sup>th</sup> /19 <sup>th</sup> Century	3	C / Low
20	Boundary	87117 61998 to 87156 61905	Earth bank with modern wire fence along the top. Also lined with young trees including sycamore and with some evidence of coppicing. Shown on the 1841 Tithe Map.	Pre 1841	2	C / Low
21	Building	87124 62013	Shown on the 1907 OS map though not discernible in dense vegetation.	Built between 1875 and 1907	1	C / Low
22	Avenue (Plate 19)	87149 61960	Line of closely spaced mature sycamore trees with a basal trunk diameter of 0.3-1m, parallel to existing hedgerow. Intervening space vegetated with long grasses. The alignment framed the view of and from the tower of The Fir Hill House and Treisaac Farm (MCO17417).	Built between 1841 and 1875	3	B / Medium

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
23	Boundary	87187 61928	Stone-faced earth bank lining escarpment around Sites 26 and 27. Overgrown with wild garlic. First shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
24	Building	87215 61920	Not precisely discernible in dense vegetation however extant boundaries may preserve the walls or outline of this structure shown on the 1875 OS map.	Built between 1841 and 1875	1	C / Low
25	Boundary	87224 61943	Substantial stone-faced earth bank lining escarpment around Sites 26 and 27. Overgrown with wild garlic. First shown on the 1875 OS map.	Built between 1841 and 1875	3	C / Low
26	Building	87199 61910	Only one wall remains upstanding; constructed of slate rubble and overgrown with ivy. The upstanding wall is probably the north wall with the east and west walls just discernible at ground level. First shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
27	Building (Plate 20)	87203 61901	East gable end wall constructed of slate up to 1m high then cob walling with two central openings. Little remains of the north and south walls. A courtyard wall to the west survives to a height of 0.5m and seems to be continuous with the west wall of Building 26. A tree with a basal trunk diameter of 0.8m has grown in the internal space.	Built between 1841 and 1875	2	C / Low
28	Boundary	87178 61852 to 87140 61832	2m high roughly coursed and faced laminated slate wall with irregular blocks between 0.1-0.5m long. Earth core, occasional gothic buttresses and trees of a variety of ages and species growing out the top, along with moss and ivy. On the east side there is an arched recess, which may be a garden feature or relate to the building shown on the 1875 map.	Built between 1841 and 1875	3	B / Medium
29	Boundary	87136 61870	Only a low earth mound covered in vegetation survives.	Built between 1841 and 1875	2	C / Low
30	Trackway	87134 61866 to 87083 61852	No evidence of formal surfacing visible but use has kept it free of vegetation.	Built between 1841 and 1875	2	C / Low
31	Boundary	87129 61854 to 87088 61840	Occasionally slate and granite faced earth bank densely covered in ivy, ferns and young trees, shown on the 1841 Tithe map.	Pre 1841	2	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
32	Trackway	87151 61816 to 87018 61658	Metalled gravel track, lined with a variety of trees including oak, sycamore and pines. Not a formal avenue, also some evidence of coppicing and Cornish hedges behind the trees along most of the length of the track. Continuation of Site 71 shown on 1813 OS map providing access to Nanswhyden House.	Pre 1813	3	B / Medium
32a	Platform (Plate 40)	87017 61635	Building platform/terraced enclosure. Triangular and defined by earth bank with substantial cypress tree at north end. Approximately 18m long by 5m wide and shown on the 1841 Tithe map.	Pre 1841	3	C / Low
33	Boundary	87199 61799 to 87054 61660	Formerly an iron parkland fence, now replaced by a barbed wire fence.	19 <sup>th</sup> Century	2	C / Low
33a	Platform	87188 61800	Probable terraced enclosure. 18m long by a maximum of 5m wide, defined by iron parkland fence to the north, low earth bank to the south and terrace into slope. Possibly related to John Cardell's homestead shown on the Tithe map.	19 <sup>th</sup> Century	3	C / Low
34	Bank	87224 61778 to 87207 61776	Slate faced earth bank enclosure averaging 1m in height, slates are small, approximately 0.2m long and placed on their edge. Well constructed and curves through 90° as one structure. Overgrown with ivy and two mature oak trees with a basal trunk diameter of 0.75-1m. This enclosure is shown on the Tithe map safe-guarding the spring which supplied water for John Cardell's homestead. It seems likely to have been substantially repaired for use by The Fir Hill House.	Pre 1841	3	C / Low
34a	Spring (Plate 21)	87221 61773	Large irregularly shaped area in centre of an enclosure. Ground damp, soft and without any vegetation despite good light. The field names on the Tithe map reference the spring which had been enclosed by this point.	Pre 1841	3	C / Low
35	Boundary	87205 61827 to 87230 61765	Low and eroded earth bank covered in rhododendron and young trees. Shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
35a	Water Tank (Plate 21)	87217 61787	Rectangular water tank 4.5m long by 2.3m wide and approximately 0.4m deep. Constructed of red brick, slate and Pentewan or similar stone with concrete and Portland cement rendering. Possibly was slate lined though none in situ. Walls were 0.3m wide and significantly eroded and dilapidated especially at the corners where there was water flowing through. Now silted with gravel, silt and tree debris. Slate channel with metal pipe at inflow and black material, possibly asbestos forms outflow pipe though now dislodged.	19 <sup>th</sup> Century	3	C / Low
36	Enclosure and/or Building	87232 61800	Low earth banks defined by rhododendron bushes in the approximate position and layout described on the maps. No evidence of a built structure or use, the central wall was possibly visible as a very low and eroded earth mound, possibly exaggerated by the hollowed out and little vegetated nature of the internal space. First shown on the 1875 OS	Built between 1841 and 1875	2	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
			map.			
37	Boundary	87231 61825	Raised earth bank overgrown with rhododendron bushes and built up with leaf litter. Stops short of trackway and end is marked by two stone slabs covered in moss. First shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
38	Trackway	87244 61846 to 87272 61778	No evidence of metalling or formal surfacing, overgrown with up to 1m high grasses and nettles and some young trees with a basal trunk diameter of less than 0.2m. Single line of mature trees with a basal trunk diameter of up to 1m lines one side of the track. Shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
39	Boundary	87236 61874 to 87275 61779	Slight earth bank though no consistent evidence of stonework. Line of boundary now delineated by modern barbed wire fence but was first shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
39a	Boundary	87275 61778 to 87209 61759	Approximately 2m high earth bank with occasional slate on or around it. Overgrown with brambles. First shown on the 1841 Tithe map.	Pre 1841	3	C / Low
39b	Coppiced Trees	87251 61777	At least three coppiced birch trees in isolated locations in centre of this area and surrounded by general low shrubs of brambles, nettles, grasses and holly all less than 0.5m high. Distinct from vegetation along Trackway 38 and rhododendrons to the north.	19 <sup>th</sup> -21 <sup>st</sup> Century	3	C / Low
40	Boundary	87246 61847 to 87196 61824	Slate faced earth bank of maximum 1m height. Significant beech tree growth of basal trunk diameter of 0.5-0.8m on and around the wall. An opening in the boundary was formed of faced slate and the ends rounded off. Here the wall was only 0.5m high, the opening was 1.2m wide but blocked by a fallen tree. A barbed wire fence also ran alongside the opening. Shown on the 1875 OS map.	Built between 1841 and 1875	3	C / Low
40a	Gravestone (Plate 22)	87239 61842	Fine grained granite gravestone 0.4m square in remembrance of a dog inscribed: Beau Sabreur (Bobby) My Friend 1928-1932	1932	4	C / Low
41	Boundary	87177 61818	Low earth bank shown on the 1875 OS map.	Built between 1841 and 1875	3	C / Low
42	Boundary	87209 61862	Earth bank, minimally faced in stone and covered with ivy, holly, grass and bluebells as well as trees 0.5-0.8m basal trunk diameter. This area is first defined on the 1907 OS map but is less formally depicted on the 1875 OS map.	Formalised by 1907	3	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
43	Boundary	87232 61867 to 87241 61846	Robbed out and eroded slate faced earth bank. Slates survive in situ at the base and on the east side. Significant build up of leaf litter, ivy growth and rotting fallen trees over and around the wall. Occasional trees of a variety of ages growing on top of the wall. First shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
43a	Boundary	87226 61856	Curved earth bank overgrown with holly, ivy, beech and sycamore. No evidence of stonework. First shown on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
44	Boundary	87284 61910 to 87235 61874	Preserved by a modern wooden post and barbed wire fence. Some occasional evidence of slate faced bank below fence. Mature sycamore trees of 1m basal trunk diameter close to the boundary. Also a concrete gatepost 0.3m high by 0.2m wide in undergrowth.	Pre 1875	2	C / Low
45	Trackway	87373 62052 to 87272 61921	Depicted on the 1813 OS map and later maps providing access to Nanswhyden. Lined on the south side by a slate faced revetment. The slates were placed on end and were less than 0.3m in length. Those at the top were very small and thin and delamination of the slate had occurred from half way up the wall. The wall was covered in ivy with generally young sycamore trees along the top. On the north side there was no evidence of a built boundary or formal line of trees. Approximately 4m north of the track another revetment was built into the hillside.	Pre 1813	3	B / Medium
46	Building (Plate 23)	87314 61955	Rough coursed granite wall with Portland cement. Two butt joints in south wall suggestive of extension or repair. East wall has a small 0.3m square opening just above ground level. North and east walls visible only at ground level. Significantly overgrown with ivy. Metal debris within internal space. Brick and Portland cement trough with steps at east end, reportedly a sheep dip ( <i>pers com</i> Charles Hoblyn)	Built between 1875 and 1907	2	C / Low
46a	Wall	87310 61958	Low granite walls up to 0.5m high, evidence of iron bolts inserted. Overgrown with ivy. No relationship with Site 6 is discernible.	Built between 1875 and 1907	2	C / Low
46b	Extension	87322 61954	Extension to south of Site 46. Cornish hedge along the southern edge of Site 46 maybe related but density of brambles, nettles and ivy made any identification impossible.	Built between 1875 and 1907	2	C / Low
47	Boundary (Plate 24)	87307 61905	Physical evidence of this boundary was no longer discernible and a corn crop covered the whole enlarged field. In the approximate location indicated on the map was a narrow straight line of significantly taller crops. The greater height suggests that these crops were growing over a ditch. The enclosure it defined may have been for sheep and related to the	Built between 1841 and 1875	1	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
			possible sheep dip within Site 46.			
48	Boundary	87385 62008 to 87322 61957	The line of the boundary was still discernible as a line of trees or tree roots grown over by ivy, nettles and grasses. No stonework was visible. Area to the north was overgrown with trees, brambles, nettles, ivy and grasses. The oldest trees with a basal trunk diameter of nearly 1m were closest to the boundary. This boundary appears to have secured the quarry area to the north from a possible sheep dip (within Site 46) to the south.	Built between 1841 and 1875	2	C / Low
48a	Boundary	87391 61995 to 87344 61960	Slate faced earth bank survives to a height of 1.2m though with areas of significant erosion. Slates place upright on their edge. Overgrown with moss and ivy. Formed as a revetment and shown on the Tithe map.	Pre 1841	3	C / Low
49	Quarry	87352 62012	Approximately semi-circular shaped workings extending south into the hillside. Walls near vertical and approximately 5-10m high. The floor is significantly overgrown with sycamore and holly trees, brambles, nettles and grass with a very damp build up of leaf litter. The edges of the quarry were marked with more mature beech trees with 0.5-0.6m basal trunk diameter. An apparent entrance remains on the northeast side. A row of buildings along the downslope side and a single building near the south face are shown on the 1875 OS map but these are not shown by 1907, when the quarry had noticeably expanded. The quarry may relate to the construction of Nanswhyden House or The Fir Hill Estate. Nanswhyden's access track skirts its position, though notably there is no reference to a quarry on the Tithe.	Pre 1975	3	B / Medium
50	Boundary	87382 62050	Property boundary shown on the 1813 OS map dividing Lawhittack to the west from the wooded Colan Hill to the east and post-dating the Eddyvean Canal. Presently made up of stone-faced earth bank with oak trees apparently planted. Invasive young sycamore and sheep fencing to east side. Land is higher to east and drops down to quarry on the west side.	Built between 1773 and 1813	3	C / Low
51	Boundary	87567 62196 to 87147 62011	Earth bank, probably upcast from ditch to the south, first depicted on the 1875 OS map.	Built between 1841 and 1875	2	C / Low
52	Boundary	87431 62135 to 87448 62102	Very low earth bank no more than 0.15m high where detectible. Includes entrance for Trackway 54. This boundary defines an enclosure, apparently laid out respecting the Eddyvean Canal and Nanswhyden track, and is described as Lower Meadows arable land on the Tithe. By 1875 the enclosure is shown as a plantation.	Built between 1773 and 1841	2	C / Low
52a	Boundary	87428 62141	Sub-dividing part of the Eddyvean Canal, slate faced earth bank 1m high and 1.5m wide. First shown on the 1875 OS map.	Built between 1773 and	2	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
				1875		
52b	Mine/adit	87515 62152	Extends more than 5m to the south, on level ground for the first 4m then drops down approximately 45°. 1.5m wide and 1m high with roots of a substantial chestnut tree consolidating the roof. Spoil heap located immediately to the north of the entrance.	Post Medieval	3	B / Medium
53	Boundary	87434 62149	Low earth bank, apparently cut by Boundary 51. Boundary respects the canal forming part of the north bank and seems likely to be contemporary with the meadows shown on the Tithe map.	Built between 1773 and 1841	2	C / Low
54	Trackway	87547 62144 to 87374 62053	Level trackway with quartz gravel 20-40mm diameter. Revetment bank on south side constructed of slate with occasional quartz. Part of the Nanswhyden access track shown on the 1813 OS map.	Pre 1813	3	B / Medium
54a	Gateway	87431 62072	Gateway into field now planted with ash saplings. Wooden gateposts one of which was probably part of a telegraph pole. Extremely dilapidated 20 <sup>th</sup> Century iron gate.	19 <sup>th</sup> Century/ Modern	2	C / Low
55	NAS	87404 62032	Not Archaeologically Significant	Post Medieval	1	D
56	Boundary (Plate 25)	87453 62083	Field boundary approximately 20m in length formed of a double ditch flanking a central former bank. One large tree of basal trunk diameter 0.8m. Much of boundary may have been destroyed by plantation. Probably contemporary with the meadows shown on the Tithe map, though it is not shown until the 1875 OS map.	19 <sup>th</sup> Century	2	C / Low
56a	Small Drain/ Waterlogged Area	87480 62098	Area of waterlogged pasture with open drain up to 0.8m wide or possible wheel rut. Overgrown with grass.	19 <sup>th</sup> Century	2	C / Low
57	Boundary	87600 62096 to 87516 62122	Stone-faced earth bank, defining an enclosure apparently respecting the Eddyvean Canal and Nanswhyden track. The enclosure is shown as Yonder Meadow (arable) on the Tithe and as a plantation by 1875.	Built between 1773 and 1841	3	C / Low
57a	Enclosure	87614 62106	Triangular enclosure defined by slate-shale faced earth banks to north, east and west and to south by a similar revetment bank. Possible livestock enclosure.	19 <sup>th</sup> Century	3	C / Low
57b	Gateway	87527 62151	Opening approximately 4m wide. Though there are no surviving posts or gate an indent in the enclosure bank is shown on the 1875 OS map.	Pre 1875	2	C / Low
57c	Triangular Enclosure	87526 62123	West end of Area 2 defined by vertically set slate-shale faced revetment to north. Planted with laurel/rhododendron as part of landscaping associated with the Nanswhyden track.	Pre 1875	3	C / Low
57d	Small Enclosure	87512 62122	No extant remains. Shown on 1875 OS map to the west of Site 57c.	Pre 1875	1	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
58	Boundary	87615 62122 to 87520 61908	Stone-faced earth bank with ditch to east side. Overgrown with hawthorn up to 0.18 basal trunk diameter. Partly shown on the Tithe map with the remainder likely to have been obscured by undergrowth.	Pre 1841	3	C / Low
58a	Boundary	87606 62106	Section of field bank and ditch realigned to the east.	19 <sup>th</sup> Century	3	C / Low
59	Boundary	87535 62172 to 87530 62144	Vertically set slate faced earth bank cutting the canal. Similar to 52a and shown on 1875 OS map.	Built between 1773 and 1875	3	C / Low
60	Building (Plate 26)	87635 62165	Slate-shale built with brick chimney 0.9m diameter. Possible wheel pit. Depicted on 1875 map.	Pre 1875	3	B / Medium
60a	Causeway/ Bridge (Plate 27, Plate 28)	87569 62193 (bridge)	Stone revetted causeway crosses Culvert 60c as approach to bridge. Bridge is of slate-shale rounded arch construction over river. It has two decorative and functionless cut waters, one on each side and without parapets. A modern wooden superstructure of walkway and handrail has been added to the east side. A bridge is shown providing for the Nanswhyden track by 1813.	Pre 1813	3	C / Low
60b	Enclosure	87561 62148	Small enclosure defined by a slate-shale faced earth bank.	19 <sup>th</sup> Century	3	C / Low
60c	Ditch/ Culvert	87756 62067 to 87563 62160	Ditch partly reusing the Eddyvean Canal, 3m wide and up to 0.8m deep with the upcast forming a bank to the north. Leads to a culvert through 60a and defines the north edge of 60b.		3	C / Low
60d			Not Used	N/A	N/A	N/A
60e	Settling Tank (Plate 29)	87661 62126	Approximately 15m long by 15m wide and 0.6m maximum height, constructed of slate-shale walling and partly shown on the 1875 OS map.	Built by 1875	3	B / Medium
60f	Causeway	87641 62134	Causeway leading from the canal towards the river.	19 <sup>th</sup> Century	3	C / Low
60g	Bank	87704 62130	Flood bank shown on 1907 map and surviving to a height of 0.65m. Diverts stream into Ditch 60c though fairly well eroded.	19 <sup>th</sup> Century	2	C / Low
61	Trackway	87569 62195 to 87548 62148	See 60a	Pre 1813	3	B / Medium
62	Openwork	87621 62113	Linear cutting approximately 20m long by 5m wide and 1.5m deep shown on the 1907 OS map. Vertical face at south end, slumped sides with burnt timber. The vertical section cuts through orange-brown silty clay with slate-shale fragments (natural subsoil)	19 <sup>th</sup> Century	2	B / Medium
63			Not Used			N/A

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
64			Not Used			N/A
65	Shaft	87737 61959	Near vertical shaft inclining 3° to east-southeast with a rectangular plan and opening measuring 4m by 2.75m. Bedrock visible 0.5m below surface. The sheep wire and wooden fencing needs replacing. Possible bridle path 5m to the northeast.	Post Medieval	3	B / Medium
65a	Finger dump ( <i>Plate 30</i> )	87685 62020	Substantial finger dump approximately 50m by 15m. Heavily overgrown with mature sycamore trees approximately 25m high and with a basal trunk diameter of 0.8m.	Post Medieval	3	B / Medium
65b	Openwork	87683 61965	Approximately 20m diameter by 7m maximum depth with a haulage trackway leading to the finger dump Site 65a.	Post Medieval	3	B / Medium
65c	Trackway ( <i>Plate 31</i> )	87670 62004	Leads east from the openwork 65b.	Post Medieval	3	C / Low
65d	Linear Openwork	87746 62004 to 87738 62003	Approximately 20m long by 3m wide, orientated north-south with a maximum depth of 1.2m. Heavily overgrown sides sloping immediately east of the track.	Post Medieval	3	B / Medium
65e	Prospecting pit/shaft	87802 61959	Circular 4m diameter pit, 1.4m maximum visible depth with a concave base obscured by leaf litter.	Post Medieval	3	B / Medium
65f	Shaft ( <i>Plate 32</i> )	87765 61950	Rectangular shaft 2.5m by 1.3m and at least 8m deep. Vertical sides with spoil down slope to the north. Sheep wire and wooden fencing needs replacing.	Post Medieval	3	B / Medium
65g	Probable Prospecting Pit	87757 61946	Circular pit of 2m diameter and 0.5m visible depth. Spoil heap down slope to the north.	Post Medieval	3	C / Low
65h	Probable Prospecting Pit	87757 61946	Circular pit of 1.4m diameter and 0.6m depth. Spoil down slope to the north. Substantial damage by badger sett.	Post Medieval	3	C / Low
65i	Probable Prospecting Pit	87757 61946	Oval pit 3m long by 2m wide and 3.5m maximum depth. Spoil down slope to the north. Substantial damage by badger sett.	Post Medieval	3	C / Low
65j	Probable Prospecting Pit	87767 69145	Circular pit 1.6m diameter by 0.4m deep. Spoil down slope to the north. Substantial damage by badger sett.	Post Medieval	3	C / Low
65k	Linear Openwork	87768 61958 to 87795 61987	20m long by 8m wide and 3.5m maximum depth. Runs northeast-southwest with accompanying finger dump to the north.	Post Medieval	3	B / Medium
65l	Terrace/ Platform	87802 61973	Rectangular platform or terrace with slate-shale revetted bank defining south side to finger dump. 15m east-west and 10m north-south.	Post Medieval	3	C / Low
65m	Openwork ( <i>Plate 33</i> )	87815 61987 to 87789 61943	35m long by 9m wide and 6m deep, rock cut. Cuts Terrace 65l and therefore post dates Openwork 65k.	Post Medieval	3	B / Medium

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
65n	Mine	87789 61943	Approximately 30m long by 1.2m wide and 1.6m high passageway extending into hillside. Three side tunnels all terminate. Pick marks evident in the bedrock, mine appears to be stable. Wine bottles, fireworks and candles litter the mine.	Post Medieval	3	B / Medium
65o	Trackway	87736 62047	Parallel to the canal and terraced into the slope. At least 50m long and 5m wide.	Post Medieval	3	C / Low
65p	Openwork	87818 61996	Parallel to Openwork 65m, 15m long by 7m maximum width and 6m maximum depth. Slumped sides.	Post Medieval	3	B / Medium
65q	Boundary	87908 61938 to 87875 61852	Boundary running north-south consisting of a stone-faced earth bank in a poor state of repair. Survives to a maximum height of 1.2m. Vegetated with oak, beech and holly. The oak has a basal trunk diameter of 0.65m and the beech of 0.8m. Built across the canal so must post date it.	19 <sup>th</sup> Century	2	C / Low
66			Not Used			N/A
67	Eddyvean Canal (Plate 34, Plate 35)	87919 61916 to 87548 62143	Approximately 10m wide and up to 6m deep. Rock-cut in many places with spoil thrown downslope (to the north) to form a very substantial embankment.	1773	2	B / Medium
67a	Mine	87834 65004	Rock cut mine in base of canal. 0.65m wide and 0.8m deep with slate lined walls and an arched entrance. Runs level in a southeast-northwest direction.	Post Medieval	3	B / Medium
68	Boundary	87520 61908 to 87816 61792	Vertical slate-shale faced earth bank surviving up to 1.6m high. Relatively well preserved with vegetation including oak and holly. Shown on the 1813 OS and later maps.	Pre 1813	3	C / Low
68a	Openwork	87917 61917	Openwork 10m long by 2m wide and 2m maximum depth with near vertical sides.	Post Medieval	3	B / Medium
68b	Track	87795 61887	Greater than 50m in length by an average of 5m wide and 1m deep. This terraced trackway provides access from the shaft and openwork complex (Sites 65, 65a-c and 68c) to the south. The indent in the enclosure (Site 68) apparently allows for this track.	Pre 1841	3	B / Medium
68c	Mine Working (Plate 36)	87667 61971	Modern break into mine adit of 0.6m diameter and approximately 2m deep running north-south, rock cut. Needs to be made safe.	Post Medieval/ Modern	3	B / Medium
69	Boundary	87928 61922 to 87570 62194	Low earth bank. The line of this boundary is shown on the Tithe map following the course of the river. It seems likely to relate to the Nanswhyden Estate.	Pre 1841	2	C / Low
70	Boundary (Plate 37)	87928 61922 to 87816 61792	Probable stone-faced earth bank running northeast-southwest and including mature oak and holly trees with a basal trunk diameter of 0.95m. A large oak tree is situated at the end of the boundary. The line of this boundary is shown on the Tithe map following the course of the river. It seems likely to relate to the Nanswhyden Estate.	Pre 1841	2	C / Low

Site No.	Name	NGR (SW)	Description	Probable date	Condition	Significance / Sensitivity Value
71	Trackway ( <i>Plate 38,</i> <i>Plate 39,</i> <i>Plate 40</i> )	87018 61658 to 86965 61441	Metalled trackway mainly surfaced with quartz. Flanked by stone-faced earth banks and raised walkway to the west. Flanking banks seemingly planted with Scott's pine, oak and at northern end cypress, oak and Scott's pine. Average basal trunk diameter of 0.65m. Clearly shown on the 1813 OS map though planting probably relates to The Fir Hill Estate.	Post Medieval	4	C / Low

## 8 Statement of Significance

All of the above sites are considered to be of local or regional significance with a sensitivity value of low or medium except the concrete block built lean-to (Site 5a) which was of negligible significance. At present no sites are considered to be of national or international significance though further research could provide a case for upgrading some sites. Those sites that are specifically part of the Fir Hill Estate are significant in understanding local history and the lives, fortunes and activities of the Hoblyn Family who resided there. The following statements highlight the most significant sites:

### **Ochre Mining and Processing Infrastructure:**

Sites: 50, 52b, 60, 60e, 65, 65a-65p, 67a, 68a-68c

Regional (B) significance and medium sensitivity value

When considered on an individual basis some elements such as fingerdumps or un-made tracks only merit a local significance value. However when considered as a whole there is considerable survival of the ochre mining infrastructure including shafts, settling tanks and chimney. Only seven ochre mines have been recorded in the country (6 in Cornwall and 1 in Somerset) on the Heritage Gateway website and this does not include the Fir Hill mines. Consequently relatively little is known about the process, the uses and developments in the industry. Of those listed by the HER, none are described in detail and only the entry for the Toldish/Indian Queens Colour Works (HER165782) states that the ochre was used as a pigment in paint manufacture. These examples are assigned general dates of Post Medieval or mid 18<sup>th</sup>-19<sup>th</sup> Century. Wheal Aaron is marked on the 1879 OS map and listed on the HER as mining in 1840 for manganese, copper and tin though both these locate the mine outside of the Estate boundary. The HER description refers to remarks by Hamilton-Jenkin that Wheal Aaron sold ochre in 1886. It is probable that Wheal Aaron included the Fir Hill ochre mines but no explicit references have been located to date. The Fir Hill mines are not directly referenced on the Tithe and the link to ochre pigments could mean that it was administered and used locally on the Nanswhyden and/or Fir Hill estates. These associations add to the significance of the remains and coupled with the relative rarity and poor understanding of the site type, suggest that the Fir Hill ochre mines may be considered of regional significance and medium sensitivity to development.

### **Eddyvean Canal:**

Sites: 18, 19, 67

Regional (B) significance and medium sensitivity value

The monumental scale of this late 18<sup>th</sup> Century project extends outside the Fir Hill estate area and is also directly associated with the earlier Nanswhyden estate. It is a highly visible landscape feature which has survived remarkably well considering the failure of the scheme. Its significance is wider than the estates as the Canal was intended to improve agriculture by importing sand from the north coast. The Canal demonstrates very substantial investment to attempt to radically improve agricultural efficiency and productivity as a wider response to the problems of a growing population and an increasingly

industrialised landscape that diminished food production in the industrial revolution. In Cornwall the burgeoning population and by definition the Eddy Vean canal may additionally be associated with the Cornwall Mining World Heritage Site. The ultimate failure of this scheme may relate to the Hoblyn family's financial difficulties caused or exacerbated by the fire which destroyed Nanswhyden House; failed projects do not often survive so well. For these reasons the Eddyvean Canal is considered of regional significance and medium sensitivity.

### **Landscape Associated with the Nanswhyden Estate:**

Sites: 32, 44, 49, 54, 60a, 67, 71

Regional (B) significance and medium sensitivity value

The Nanswhyden Estate, in association with the most expensive house in Cornwall of its day (Bond, 2004) and probable Repton designed or inspired landscape is at least regionally important in its own right. Repton's influences post date the grand house and reach further afield into Fir Hill land and the study area. These may include the track, now part of the Fir Hill approach that continues following the contours in a naturalistic way typical of Repton to Nanswhyden. Humphry Repton was arguably the last great British landscape architect of the 18<sup>th</sup> Century; a well preserved examples of his work may be considered of national importance. The track is substantially overgrown and the Nanswhyden lands are completely altered though any detailed records like Repton's Red Books would add very considerably to our understanding of Repton's influence and the significance of the remains. The views from Fir Hill across to the former site of Nanswhyden House are a poignant reminder of the golden age and subsequent decline of the Hoblyn family and their extensive history. The importance of Nanswhyden, the link to Repton, and the extensive Hoblyn Family history are undermined by the developments and very considerably undergrowth at Fir Hill which makes the original scheme difficult to appreciate. This landscape is considered regionally significant and of medium sensitivity to development. Detailed historical evidence for Repton's role could elevate elements to national importance.

### **Fir Hill Buildings and Associated Landscape:**

Sites: 1-71

Regional significance and medium sensitivity

The Fir Hill estate dates to the 19<sup>th</sup> and 20<sup>th</sup> Centuries and in comparison to the grandeur of Nanswhyden and the scale of contemporary Cornish estates is an important reflection on the very significant decline in the family following, and in many ways due, to the fire which destroyed Nanswhyden House. It is suggested that the highly stylised architecture of the main house is by William White or at least heavily influenced by him. White was one of the leading British Gothic Revival architects of the 19<sup>th</sup> Century specialising in flamboyant designs following the tradition of George Gilbert Scott. White had a practice in Truro for a brief period before the construction of The Fir Hill House and designed several other properties in nearby St. Columb Major and Colan, including Denzell where the Hoblyns stayed in 1851 (Census). There are no known references to the architect of The Fir Hill House but it is known that William

Pagett Hoblyn liked this genre of architecture. If further research confirmed White's involvement and a faithful reconstruction of parts of the house or other key buildings was undertaken the estate may be considered of national significance.

Building 5, the Farmhouse, is contemporary with the construction of the Fir Hill Estate. It shares similar design details, such as the large ornate, arched fireplace, use of multiple building materials, small window high in the gable wall and steeply pitched roof. It is likely to be part of the same scheme, possibly by William White. Although the building is in a dilapidated state the external walls survive to almost full height and the ground floor internal layout is still discernible. Building 5 is an integrated complex consisting of a small two storey house and outbuildings that, from historic mapping evidence, seem to have been gradually extended to form an enclosed courtyard. Its setting within the Estate grounds highlights it as a principal Estate farm in an era where having a model farm was a status symbol. However Building 5, particularly the dwelling, is a small example and is constructed using cobb walling on and above the first floor. This relates more information about the state of the Hoblyn Family finances and their priorities than the fashions of the day. Census data from 1871 for the first time lists a second household on the Estate headed by a farm bailiff. In 1891 the Census specifically lists 'The Fir Hill Farm House' with the farmer and farm labourers residing there. These records closely date the development of Building 5 if it is reasonably assumed they relate directly to it. The dilapidation currently undermines the visual significance of the structure. However, the depth of information retrieved from the Census, the architectural associations to William White and the wider Estate setting and the personal interpretation of fashionable agricultural concepts all combine to justify the assignation of regional significance and a medium sensitivity value.

Although in a derelict state the remaining estate buildings survive in plan form enough to relate them back to historic maps and in most cases identify their former function. They represent a remarkable small 19<sup>th</sup> Century estate complex including innovations such as a probable clock tower on the stables. This represents technological evolvment in regulating working hours and the increasing mechanisation of farming. The tower on the stables echoes that of the main house which in turn corresponds with the sycamore avenue. This alignment frames the view to the estate farm of Treisaac, apparently stressing the historic family association with the landscape. Fast growing sycamore was an important introduction to the English landscape scene in the 18<sup>th</sup>-19<sup>th</sup> Century latterly as a cost effective way to create mature landscape features. It is likely that the sycamore alignment at Fir Hill represents secondary planting to form a fashionable avenue by flanking existing historic hedgerows. The estate is considered to be of regional significance because of its connections to the Hoblyns and Nanswhyden, its unusual design, cumulative and extensive setting which includes substantial vegetation as a result of the neglect arising from the inheritance issues, and the potential associations with William White. Greater certainty over the role of White and the design, layout and function of the

majority of buildings may imbue a greater significance. The precarious structural remains are considered to be of medium sensitivity.

## **9 Impacts**

The impacts of the proposals are broken down into three phases; construction, operational and end of use. A visual impact and limited auditory impact throughout each phase, particularly from people and machinery, is present in some degree for all the sites.

Possible impacts identified are:

### **Removal of Vegetation from Upstanding Structures**

Many of the walls are in a considerably dilapidated state and may be dependent on the vegetation for stability. Removal of vegetation may lead to further collapse or significant destabilisation which may then require invasive remedial work. The undergrowth on the buildings and structures at Fir Hill have arguably become part of their setting lending a feeling of personal interaction and discovery as well as serving as an evocative reminder of the curious inheritance story so well publicised. The removal of vegetation should be carefully balanced against structural integrity, development requirements and enabling appreciation of the site.

### **Removal of Sections of Upstanding Structures**

Removal of sections of walling or field boundaries could result in further destabilisation or collapse and may alter the layout or perceived layout of the building or that area of the Estate. Removal may also expose or destroy items or areas of archaeological significance.

### **Total Removal of an Upstanding Structure**

This would change the ability to interpret the former layout and function of the Estate and may expose and destroy significant archaeology. Features of local significance likely to contribute to our experience of the wider estate form an integral part of the setting of the Fir Hill. Alteration of such features should be considered in the context of the wider estate landscape.

### **Change to route of paths or trackways or addition of new routes**

This would change the ability to interpret the former layout and function of the Estate and may expose and destroy significant archaeology.

### **Subsurface Works**

Subsurface works have the potential to expose and destroy archaeological deposits, particularly those relating to the function of the Estate or historical activities within the area.

### **General Vegetation Clearance and Deforestation**

The removal of large areas of vegetation or trees would change the character of the Estate grounds and may remove species or plants original to the Estate. The shelter belts and exotics form an essential part of the Fir Hill Estate

landscape and possibly incorporate elements of Repton's earlier landscape design, elements of the setting of the respective houses, their framed views and approaches. Any large scale impacts to mature planting should be considered in this light. Clearance may expose archaeology not previously identified or visible in the dense understory.

### **Stabilisation or Consolidation Works to Upstanding Structures**

This could result in the removal or destruction of original fabric which may be pertinent to the history or function of the structure. Modern materials or areas of new fabric added as part of any such works have the potential to change the character or perception of the structure and therefore detract focus from the original parts.

### **New Buildings**

During their operational phase new buildings have the potential to conceal or detract from the existing structures either visibly or stylistically.

### **Additional Use**

Parts of the Estate are already used by walkers and horse-riders and this is generally restricted to existing pathways but additional visitors as a result of this proposal may cause damage to existing structures and accelerate their decline due to exposure and erosion.

## **10 Summary Impacts**

During the construction phase short term impacts will be visual and audible as a result of machinery used, deliveries and personnel access. The remoteness of the site and the visual and auditory effects of the dense woodland will minimise this impact. The slight increase in traffic may impact the surface of the Nanswhyden drive (Sites 32 and 71). Improvements to the drainage and surfacing of the access will have impacts of their own that are best considered once plans have been drawn up (see recommendations section below). Any alterations to extant structures and subsurface works have the potential for exposing and damaging archaeological deposits. The level of dissemination of the archaeological findings should seek to suitably offset any unavoidable slight negative impacts of the build. Given the sensitive design of any new buildings and the adoption of the recommendations set out below, the negative impact of the operational phase should be heavily outweighed by the increased visibility of the Estate and its better and wider appreciation by the public, which is considered to be a large positive impact in line with the following statement (Highways Agency, 2008; Table 2.2):

*Major: Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).*

No deconstruction phase is planned or anticipated.

## 11 Recommendations

The following recommendations should maximise the positive impacts of the proposal upon recognised and likely archaeological sites in the study area.

Subsurface works are defined as any excavation into soils, rubble or other deposits below the leaf litter or grass.

### Phase 1: Building 5 Farmhouse and Glamping Field:

- Level 2 survey (EH, 2006, p14) of Building 5 in advance of any alteration works.
- Watching brief on the removal of debris from within Building 5 and associated subsurface works. Removal should be undertaken in quadrants if possible and the sections subject to archaeological recording.
- Maximise the retention and conservation of original fabric and incorporation of the original layout and elevations into the design proposals, prioritising external walls, gable walls, fireplaces and first floor cobb walling where practical.
- If a faithful restoration of the original building is not practical for the required usage, a clear distinction should be made between old and new build. The materials, form and scale of the new build should seek to complement the original build rather than detract from it.
- Watching brief on all substantial subsurface works, including service trenches, foundations and associated works within or directly associated with Building 5.

### Priorities in the wider estate:

- Make safe all mine workings including the capping of shafts using a conical metal frame or similar as advised by an appropriate contractor (AC can advise if required). If more substantial works are required to the mines additional documentary research into Wheal Aaron is likely to add to our understanding of ochre production at Fir Hill.
- Preliminary structural survey by a qualified contractor of all buildings identified in the gazetteer above to advise on structural integrity, hazards and priorities (AC can advise on contractors if required).

### General Recommendations:

In the short and intermediate term the following generalised recommendations should guide possible development at The Fir Hill Estate:

#### Estate Grounds:

- Considered selective removal of undergrowth and young trees to facilitate access and appreciation of historic trackways, paths and new planting schemes, enhancing historic views, buildings and structures.

- Preservation of mature trees which are likely to represent important parts of Repton or later landscapes designed to accentuate key aspects of the Estate and be important ecologically.
- Photographic recording or controlled topsoil strip, as appropriate, in advance of any substantial alterations, subsurface works, mature tree felling, hard landscaping or vegetation clearance.
- Archaeological recording of any substantive works in close proximity to the features identified in the gazetteer.
- Pollen analysis and potentially seed and charcoal identification from key areas of the Estate may provide information relating to the planting schemes of the Nanswhyden or Fir Hill Estates. In many areas it is likely to be difficult to differentiate between the planting of the two estates and many of the exotics may be difficult to identify. Similar analysis should be considered where suitable material is associated with significant, primary Medieval or earlier deposits.

#### Buildings:

- Careful consideration of the retention or removal of foliage, balancing structural integrity, ecology and setting. The key aspects of setting are the tranquil naturalised woodland landscape, the Hoblyn Family inheritance issues and the consequential decline of the Estate.
- Sympathetic but distinguishable stabilisation of the upstanding buildings and setting whilst retaining as much of the original fabric as possible. Typically lime mortar with a slightly different colour to the original is a convenient way to unobtrusively distinguish reconstruction from extant fabric (more guidance is provided by English Heritage in Drury and McPherson, 2008).
- Level 3 survey of the Glass House, The Fir Hill House and Wing, Stable Block, probable ochre works Building and Settling Tank area (Sites, 2, 3, 3a, 4, 5, 60, 60e) and Level 2 survey (English Heritage, 2006) for the remaining buildings in advance of conservation or conversion works. Artefactual evidence in the key structures is likely to give a detailed indication of their function at the time of their abandonment and potentially earlier. Planting tags in the Glass House for example may record not only plants grown exclusively within the Glass House but young plants cultivated for later planting out. This potentially gives an indication of the planting schemes in the wider Estate.
- Watching brief on any removal of interior debris, removal by quadrants where possible and archaeological recording as appropriate. This should indicate previous decorative schemes and finishes.
- Archaeological recording of any subsurface works associated with conservation or substantive conversion works.

Longer term works on the estate should seek to stabilise the principle buildings of the Estate, involving the careful management of the woodland, the understory and potentially structural work as advised above. The selective restoration of key buildings identified in the gazetteer would include The Fir Hill House, Stable Block, Glass House and Ochre Works Buildings (Buildings 2, 3, 3a, 4, 60, 60e). This would be informed by further research and historic photographs to substantially facilitate the appreciation of the significance of the Estate. Further research into the Hoblyn Family records and the creation of the Fir Hill Estate in particular would improve knowledge and understanding of the Estate's history if appropriate documentary evidence comes to light.

Even limited restoration work is likely to be a very considerable draw for visitors if it is done with suitable attention to detail and its significance is adequately explained.

## 12 Conclusion

Prehistoric activity is well documented in the area around Fir Hill, with settlement and associated field-systems likely to have been widespread at least by the later prehistoric period. No evidence for pre-industrial archaeology was identified within the study area, though substantive post-medieval activity, thick undergrowth and woodland are likely to have diminished or masked evidence of earlier activity. The thick undergrowth and woodland significantly mask the extent of the surviving archaeology and are likely to conceal numerous and more subtle additional features which were not identified in this study.

The principal post-medieval remains include a seemingly complete range of regionally important ochre mining and processing structures- a rare survival for Cornwall. These are likely to date to the late 18<sup>th</sup> century or 19<sup>th</sup> century and may relate to the decoration of either the Nanswhyden or the Fir Hill Estate buildings.

The documented Hoblyn Family association with the Eddyvean Canal in the late 18<sup>th</sup> Century, its scale and ultimately its failure lend considerable significance to this relatively monumental structure. The very substantial investment it represents demonstrates both the affluence of the late 18<sup>th</sup> century Hoblyn Family and the importance of increased agricultural productivity to feed the burgeoning Cornish population in the industrial revolution.

The study identified parts of a landscape setting associated with the Nanswhyden Estate, including the southern access track or ride and associated planting, both of which may be associated with Humphrey Repton, arguably one of the last great English Landscape architects of the late 18<sup>th</sup> century.

The majority of the identified features relate to the 19<sup>th</sup> and early 20<sup>th</sup> century Fir Hill Estate buildings and associated landscape.

Identified estate buildings include The Fir Hill House, Stable Block, Farm House, Cottage, Glasshouse and ancillary buildings, which can be associated with the inhabitants documented in the census returns. Historic photos show the gothic revival form of the buildings which may be associated with William White, one of the leading British gothic revival architects in the second half of

the 19<sup>th</sup> century. There is considerable potential for furthering our understanding of the layout, function and detail of the remaining areas of the estate. Long-term neglect has significantly eroded and concealed much of the estate. Additional archaeological deposits and structures are likely to survive subsurface and beneath the vegetation.

Despite and perhaps partly because of the long-term neglect and erosion of the Estate, the remains are considered to be of very considerable importance, with many elements considered of regional significance.

The phased development of the Estate should have a correspondingly phased programme of archaeological recording to cover each area or upstanding structure as affected. The selective retention of parts of the substantive undergrowth as well as mature landscape elements is an important setting consideration for the Estate structures and buildings.

The small potentially negative impacts identified in association with construction and stabilisation works should be appropriately mitigated by sensitive restoration, archaeological recording and the appropriate dissemination of the findings. The dissemination is especially important given the recent popular interest in the Hoblyn inheritance story, the general rarity of such neglected and unmodernised country houses and the paucity of detailed archaeological, architectural and historical information about the Fir Hill.

Given the adoption of the recommendations for the archaeological programme, the selective restoration proposal is likely to have a significantly positive archaeological impact.

## **13 The Archive**

The AC Ltd project number is AC12006E.

The project's archive is housed temporarily at the offices of Archaeological Consultancy Ltd, Goodagrane, Halvasso, Penryn, Cornwall, TR10 9BX before transferral to the Cornwall Record Office, Old County Hall, Station Road, Truro, Cornwall. The archive is documentary in nature in A3 and A4 format. It includes: site notes, research notes as well as copies of the brief, WSI and site report.

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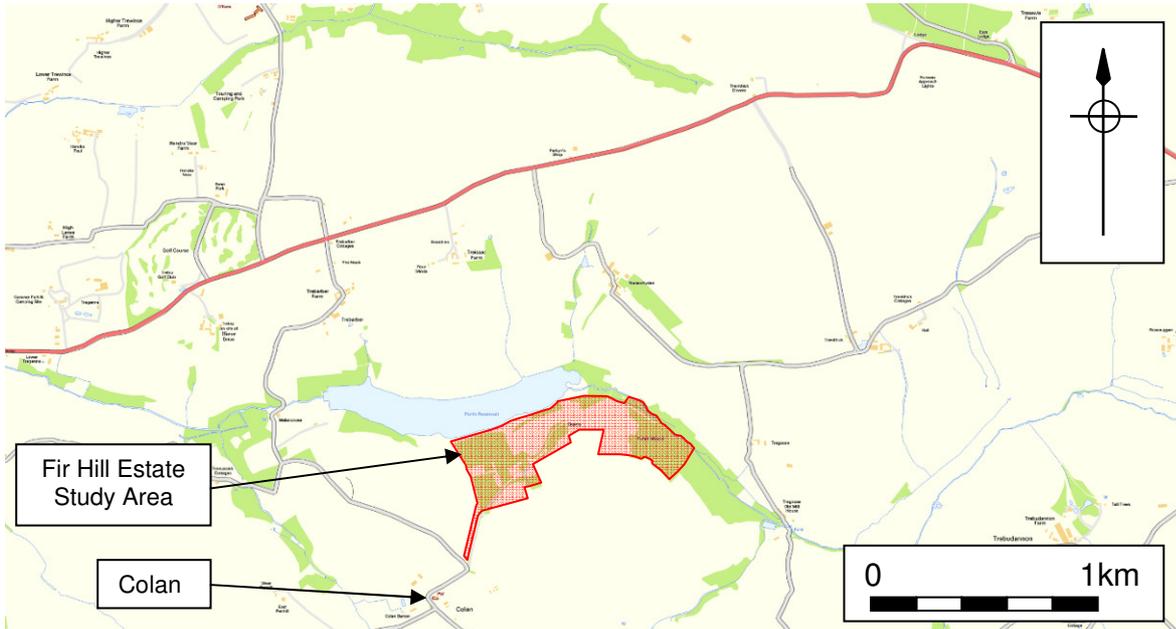


Figure 1 Site Location Map. Contains Ordnance Survey data © Crown copyright and database right [2012].

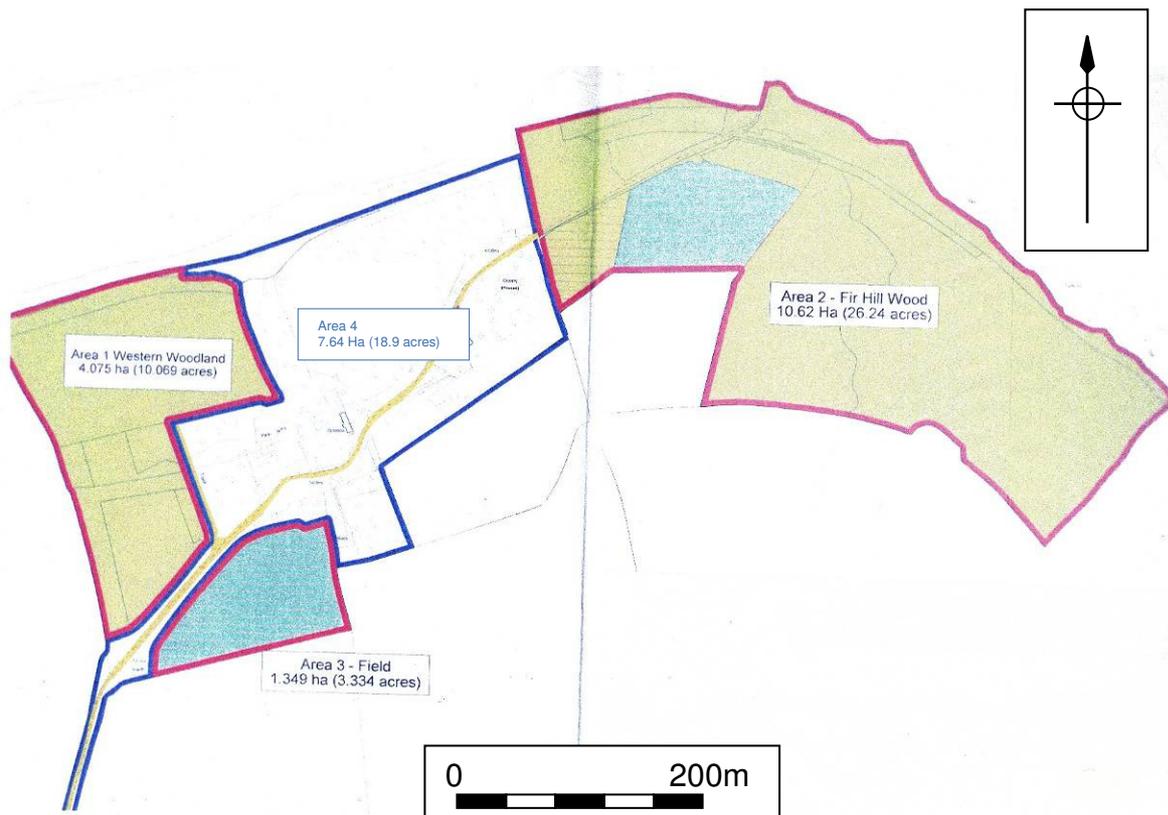


Figure 2 Map of Fir Hill Estate study area. Courtesy of Charles Hoblyn.

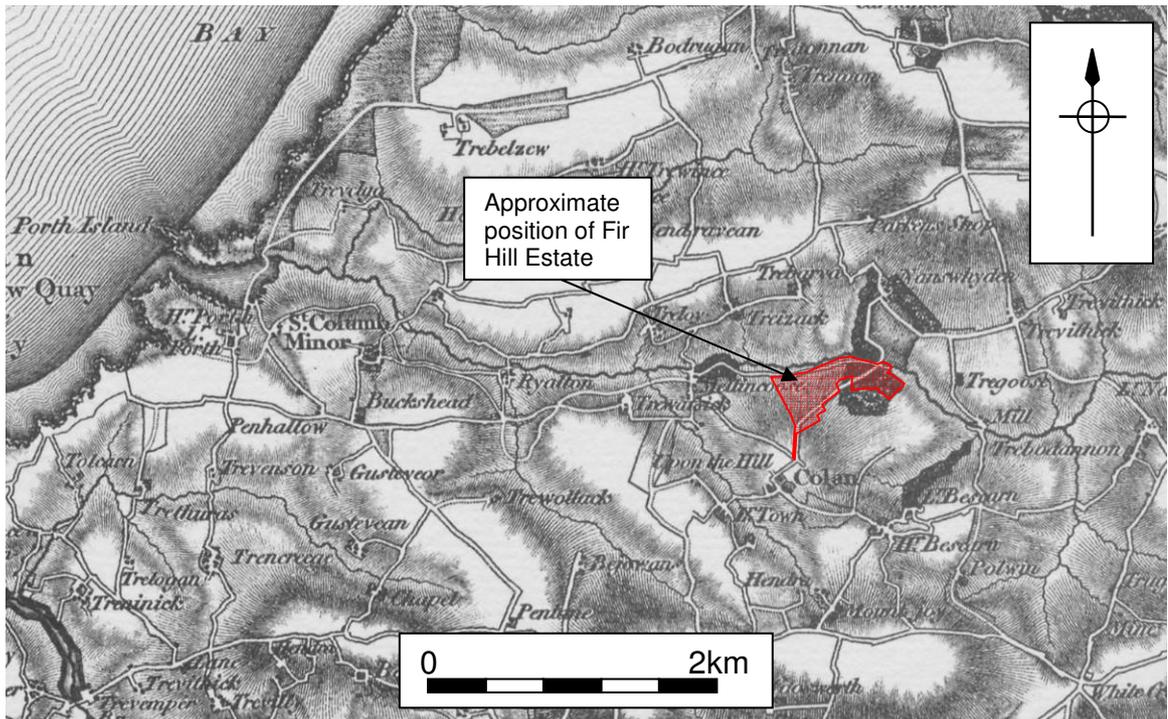


Figure 3 c.1813 Ordnance Survey 1 inch map.

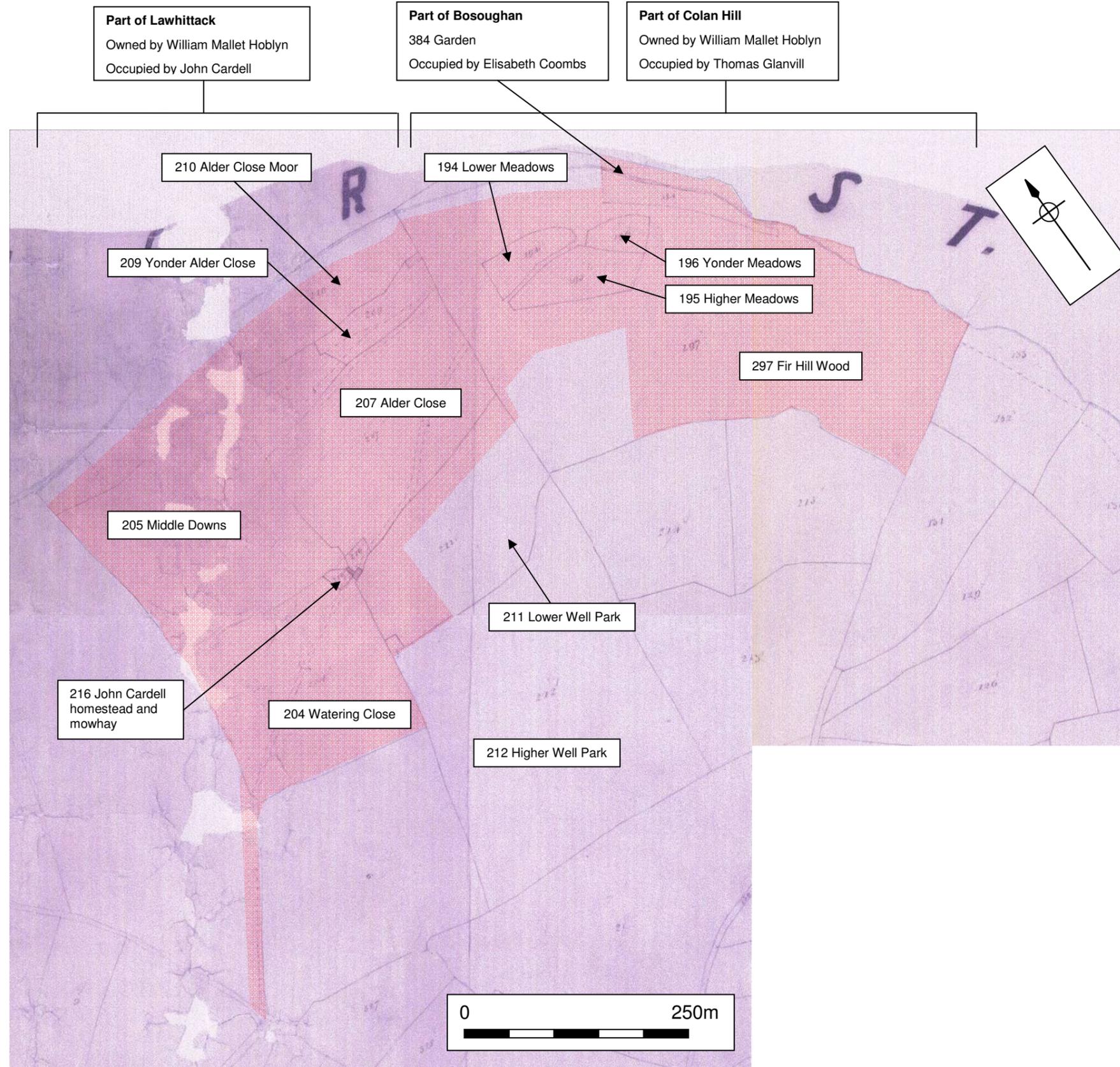


Figure 4 Tithe Map 1841 for Colan Parish

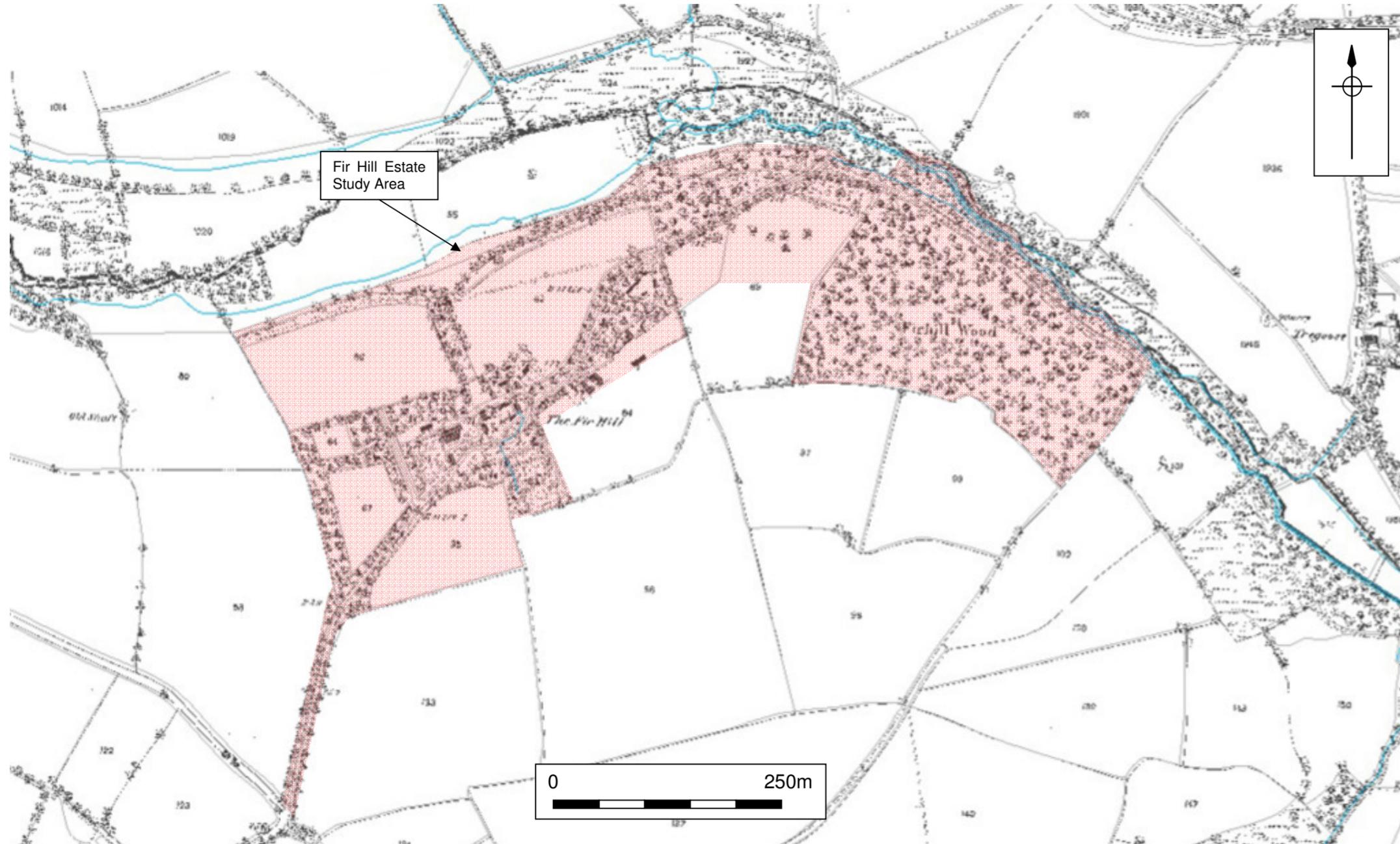


Figure 5 Part of c.1875 Ordnance Survey 1<sup>st</sup> edition 25 inch map

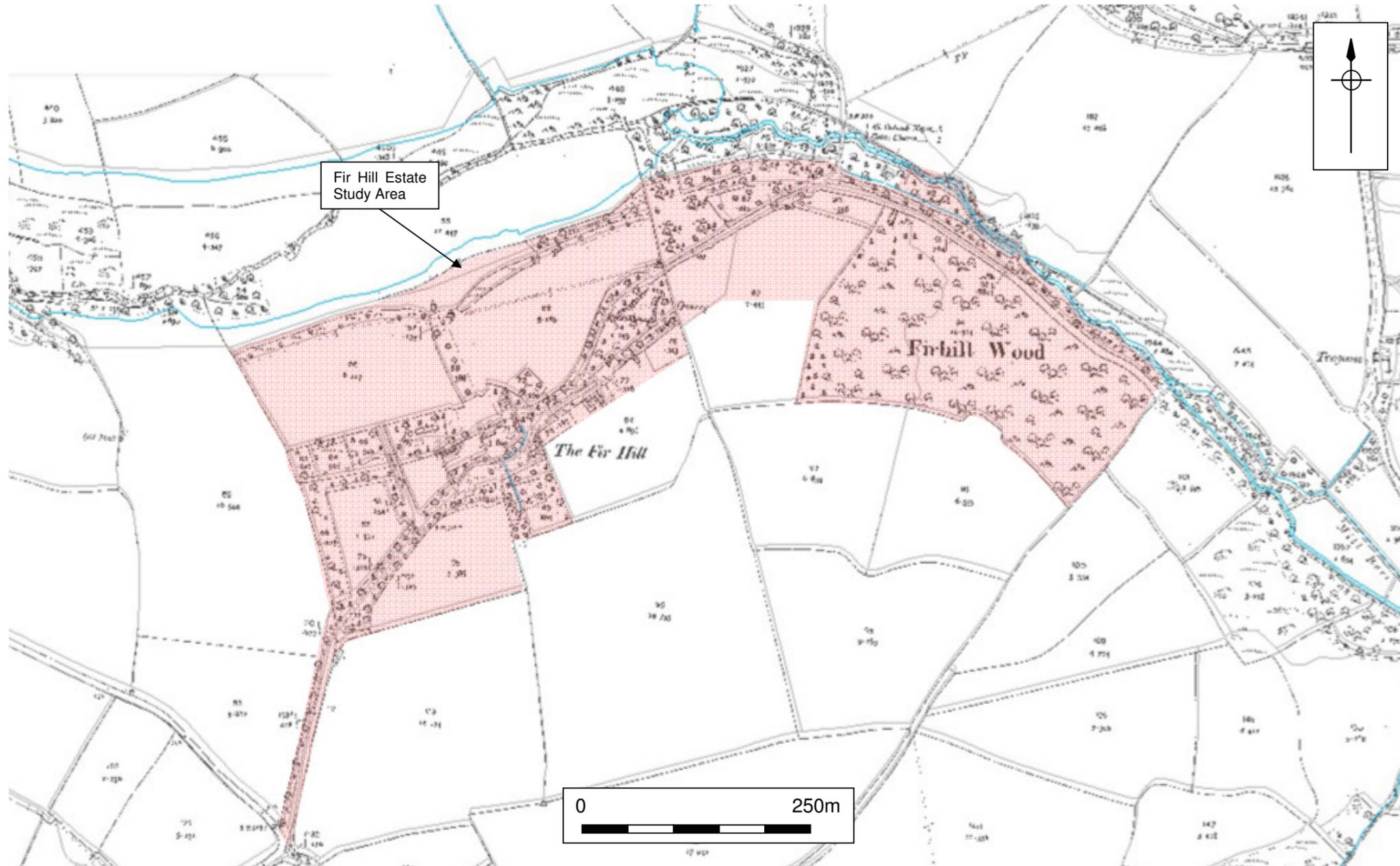


Figure 6 Part of the c.1907 Ordnance Survey 2<sup>nd</sup> edition 25 inch map

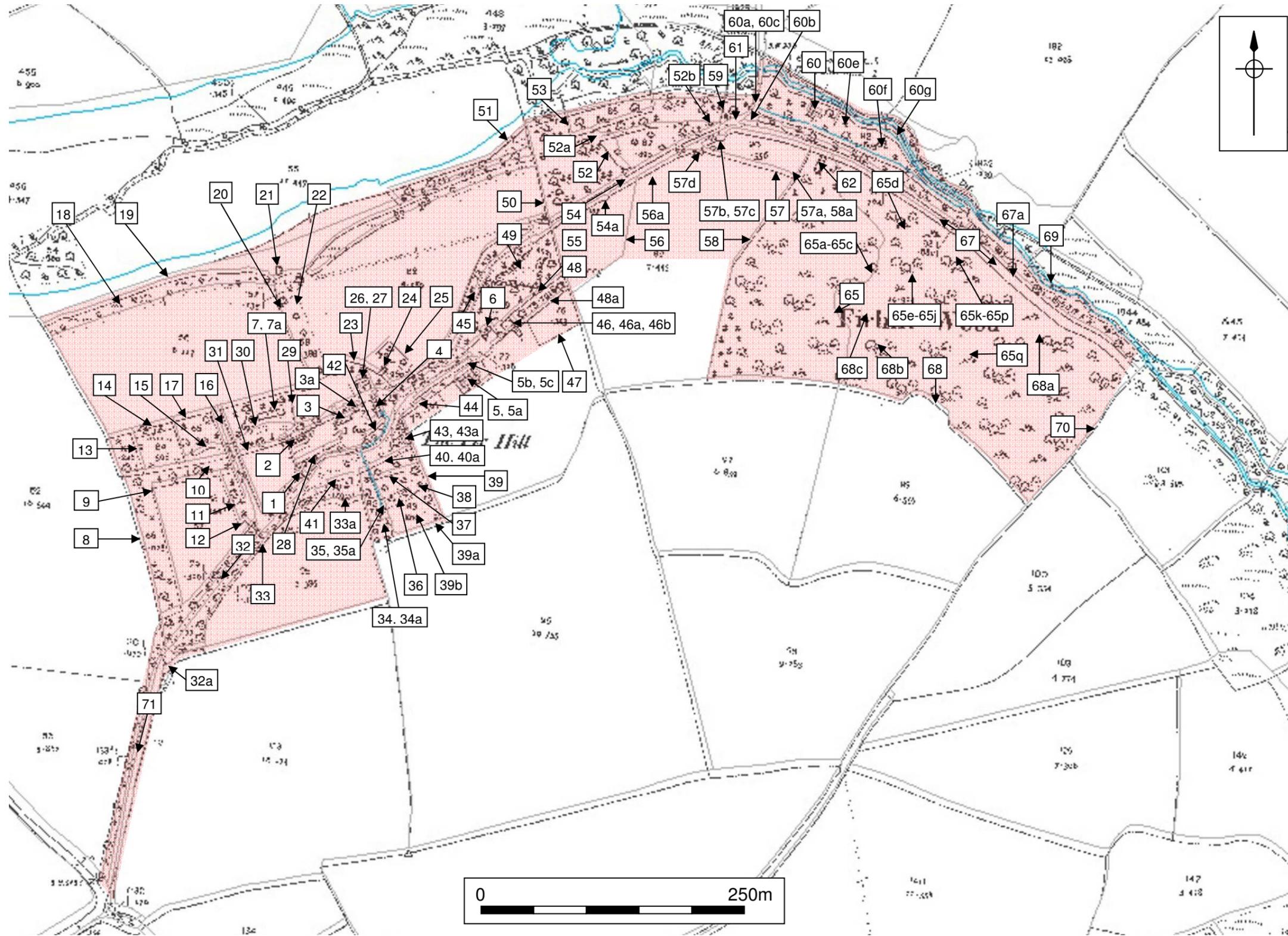
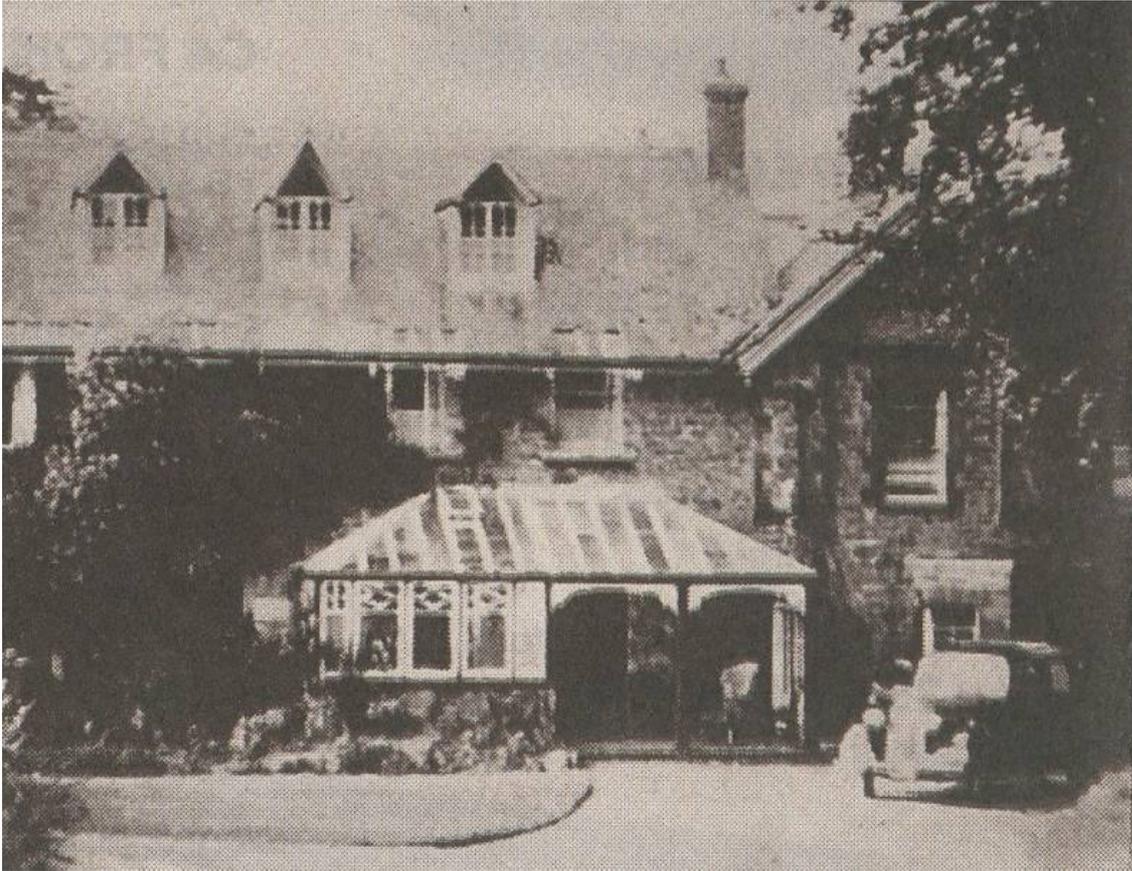
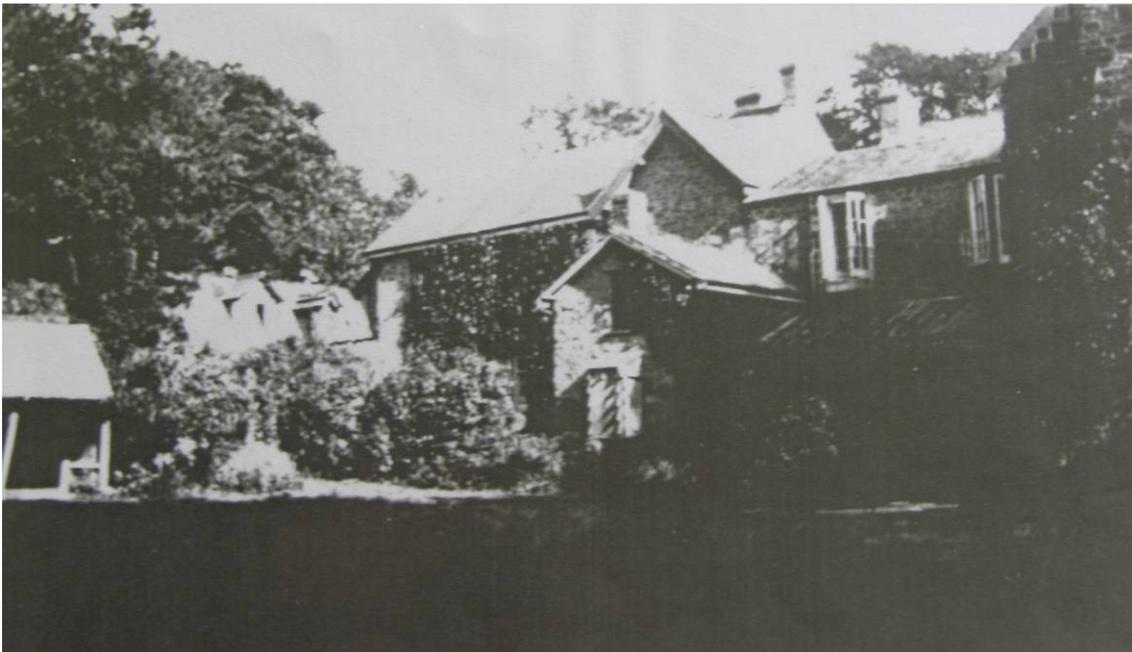


Figure 7 Locations of gazetteer sites overlaid on to 1907 Ordnance Survey map. Map courtesy of Cornwall Council.



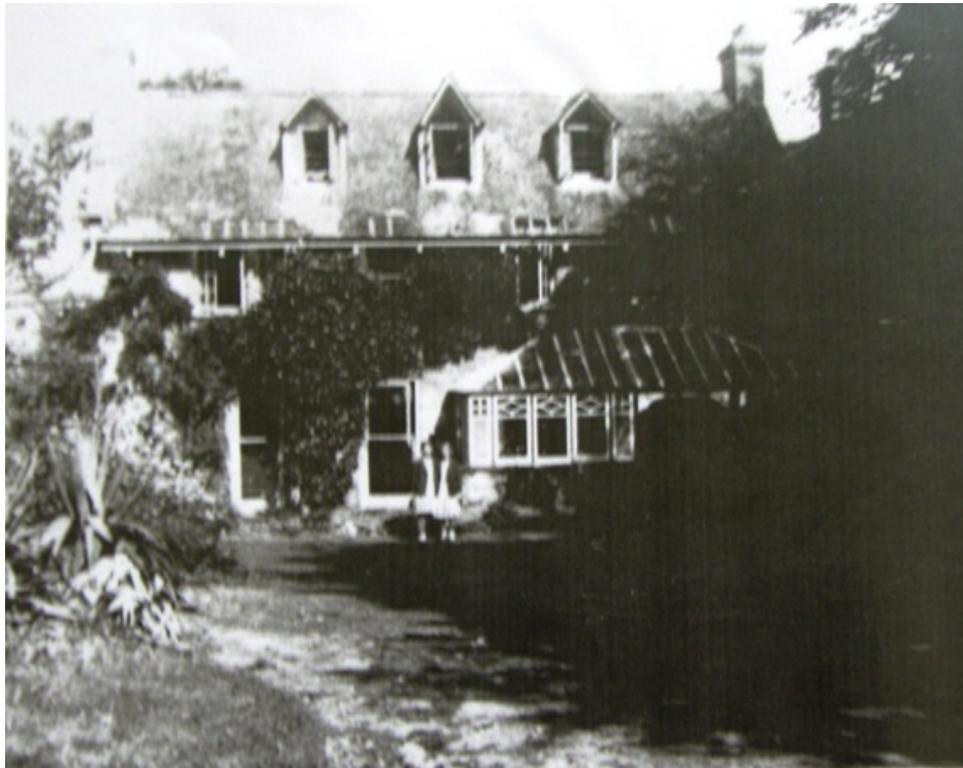
*Plate 1 The Fir Hill House (Building 3) south elevation with glazed veranda and car, probably taken c1940. (Image from The Times newspaper. Bannerman, 2007; 25. Courtesy of Newquay Old Cornwall Society Archive.)*



*Plate 2 The Fir Hill House (Building 3) north elevation, probably taken c1940. Courtesy of Newquay Old Cornwall Society Archive.*



*Plate 3 Modern image of the Fir Hill House (Building 3) tower, looking southeast.*



*Plate 4 The Fir Hill House (Building 3) south elevation with two girls outside in matching dresses and cardigans/blazers, c1940. Courtesy of Newquay Old Cornwall Society Archive.*



*Plate 5 The Fir Hill House (Building 3) south elevation, probably taken c1935. Courtesy of Newquay Old Cornwall Society Archive.*



*Plate 6 The Stable Block (Building 4) with central probable clock tower, probably taken c1940. Courtesy of Newquay Old Cornwall Society Archive.*



*Plate 7 The Stable Block (Building 4) with roof stripped of its tiles/slates, taken 26<sup>th</sup> May 1974. Courtesy of Newquay Old Cornwall Society Archive.*



*Plate 8 The Cottage (Building 1) north and west walls, looking north.*



*Plate 11 The Fir Hill House (Building 3). Looking northwest.*



*Plate 9 Internal space of Building 2, formerly the Glass House, note the furnace on the left and irrigation pipes. Looking east.*



*Plate 12 Internal face of doorway through Stable Block (Building 4). Looking east.*



*Plate 10 Concrete buttresses on The Fir Hill House (Building 3), a 20th century addition. Looking northeast.*



*Plate 13 External north gable end of Stable Block (Building 4). Looking south.*



*Plate 14 Graffiti on north wall of the Stable Block (Building 4). Looking northeast.*



*Plate 15 Fir Hill Farm House (Building 5), showing porch (left) and gable wall. Looking south.*



*Plate 16 Fir Hill Farm House (Building 5) internal west wall, detail of decorative brick and dressed stone arched fire surround and first floor cob wall. Looking southwest.*



*Plate 17 Building 6, external north and west elevations. Looking southeast.*



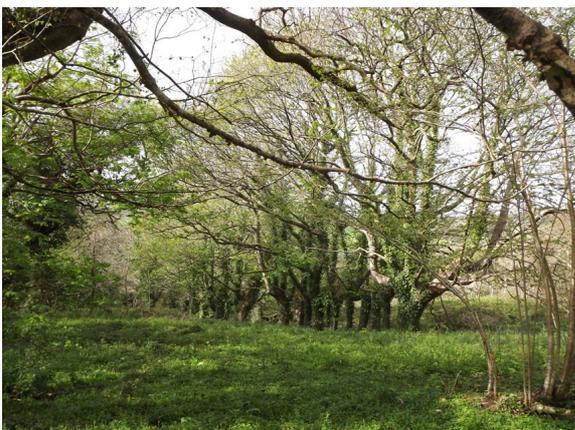
*Plate 20 East wall of Building 27 showing scorch marks and first floor doorway in cob walling. Looking northeast.*



*Plate 18 Trackway (Site 16). Looking south.*



*Plate 21 Water Tank (Site 35a) connected to the Spring 34a to the south. The tank provided a head of pressure for a piped water supply to Fir Hill House down slope. Looking north.*



*Plate 19 The Sycamore Avenue (Site 22) frames the view to and from the tower of the main house to Treisaac. Looking northeast.*



*Plate 22 Bobby's gravestone, (Site 40), looking northwest.*



*Plate 23 Building 46 with sheep dip. Looking east.*



*Plate 24 Crop mark probably indicating position of Boundary 47. Looking southwest.*



*Plate 25 Tree stump of former Field Boundary (Site 56) divides the pasture (left), from the modern plantation (right). Looking south.*



*Plate 26 Chimney, part of Building 60. Looking north.*



*Plate 27 Causeway/Bridge (Site 60a). Looking east.*



*Plate 28 Causeway/Bridge (Site 60a). Looking north.*

*The decorative but functionless cut-water on the far side of the river, emulating medieval bridge design, would have typically provided for a refuge above. The cut waters do not appear to have ever served more than a decorative purpose and seem likely to be associated with the gothic revival buildings of the Fir Hill, though a crossing is shown here on the c1813 OS map, providing for the southern approach to Nanshyden.*



*Plate 30 Finger dump from mine workings (Site 65a). Looking east.*



*Plate 31 Mine (Site 65c). Looking south.*



*Plate 29 Ochre settling tank, (Site 60e). Looking northeast.*



*Plate 32 Inadequate fencing around shaft (Site 65f). Looking northeast.*



*Plate 33 Openwork (Site 65m).  
Looking south.*



*Plate 36 Modern break into mine  
working/adit (Site 68c). Looking  
north.*



*Plate 34 Eddyvean Canal (Site  
67). Looking west.*



*Plate 35 Eddyvean Canal cut into  
the hillside (Site 67) with swing.  
Looking west.*



*Plate 37 substantial oak on  
Boundary edge (Site 70). Looking  
southeast.*



*Plate 38 Mature woodland beside the southern Track (Site 71).*



*Plate 40 Trackway 71 and Platform 32a, looking southeast. The track is shown on the c1813 OS map and may originally have been part of Repton's landscaped approach to Nanswhyden House. The cypress tree (trunk visible to the left) may relate to this or the Fir Hill Estate.*



*Plate 39 Southern access track (Site 71) to Nanswhyden, showing Scott's pine and deciduous trees flanking the track with the laurels of the Fir Hill Estate planting scheme in the distance. Looking northeast.*

## **Appendix 1 Brief**

### **BRIEF FOR ARCHAEOLOGICAL ASSESSMENT**

**Date:** 27/02/12

**Site:** Fir Hill Estate, Assessment Area

**Address:** Colan CP, Cornwall

**Application Number:**

**Historic Environment Planning Advice Officer:** Dan Ratcliffe

**Planning Case Officer:**

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. The contractor is strongly advised to visit the site as there may be implications for accurately costing the project.

#### **1 Introduction**

This brief has been written by the HEPAO and sets out the advisory requirements for an archaeological assessment of the site of the Fir Hill Estate, Colan. An archaeological assessment will be required to provide information on the significance and potential of the historic environment of the site.

#### **2 Site Location and Description**

Fir Hill Estate lies within Colan civil parish, approximately 5 km due east of Newquay. It consists of an overgrown ornamental landscape around a derelict country house and home farm. The estate is approached along an overgrown avenue leading north east from Colan village. The wider landscape situation of the estate is the north facing slopes of a valley, impounded during the 20<sup>th</sup> century as Porth Reservoir. To the south of the estate core lies enclosed farmland. Geologically the landscape is characterised by Meadfoot group slates supporting shallow well drained loamy soils.

#### **3 Planning Background**

HES Advice has been approached for general advice as to the selective restoration and reuse of parts of the estate for 'glamping'. HES Advice has recommended that any such proposals, which may constitute an 'enabling development' as set out at PPS5 HE11, would need in the first instance to be informed by an understanding of its significance.<sup>1</sup> This assessment will gather desk based data from archival, documentary and topographic sources (including historic maps and aerial photographs), and augment them with information from a walkover photographic survey in order to produce a detailed account of the estate's development, archaeological potential and overall heritage significance. The

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<sup>1</sup> See English Heritage *Conservation Principles* (2008) and *Enabling Development* (2008) for further guidance.

assessment should be capable of informing the development of a conservation management plan as a next step.

#### 4 Archaeological Background

The Cornwall and Scilly Historic Environment Record notes:

**HER Number:** 166317

**Name:** FIR HILL - Post Medieval country house

Full description:

The Hoblyn family had their seat at Nanswhyden in 1740, but moved to this new house at Fir Hill, Colan, after a disastrous fire which destroyed the older mansion in 1802 (b2). The new mansion was built in 1855 by William Paget Hoblyn, businessman, landowner and magistrate. W P Hoblyn died in 1903, and his son William (an alcoholic) died childless soon afterwards. The estate was then administered by trustees until 1972, when the Official Solicitor took over (WMN, 15/03/2003, 21). Recorded on the 1st and 2nd Edition OS 1:2500 maps, the grounds at Fir Hill were extensive although the house itself was relatively small for a country estate. The house was deserted sometime after WWI, and was last used to house a girl's school during the 1940s (b1). The site now comprises the overgrown and ruinous remains of the house and outbuildings, together with the garden enclosures (h1). A field visit in summer 2003 found the site to have extensive remains of several buildings, with the layout of the gardens and grounds intact, but all now very overgrown. The approach drive is part of a public right-of-way. A cottage on the west is roofless but three walls survive to full height. Below this to the north are the extensive remains of a terraced and walled garden, with the ruins of a large heated greenhouse, incorporating an iron flue and collapsed brick chimney. The main house survives in plan, most of the walls having collapsed but with one gable standing to full height. Concrete buttresses on the south elevation would seem to indicate structural problems in the C20. On the east at 90 deg to the house is a range which may have been stables, now represented by one full-height wall, a bell-tower (?), and a gable-end incorporating a local white-brick chimney stack. Map evidence would suggest that the house was substantially re-modelled in the 1890s or 1900s, and the surviving fabric confirms this, with late C19 bricks and floor tiles much in evidence. Some C20 concrete additions may represent a late attempt to consolidate the buildings (h2).

Site history:

1: 1995. JRS/CAU

2: 2003. JRS/CAU

Sources / Further Reading:

[1] SCO2714 - Bibliographic reference: Acton, RS. 1990. Around Newquay. 26

[2] SCO4210 - Bibliographic reference: Rabey, I. 1979. Book of St Columb and St

Mawgan. 46

**HER  
Number:** 166318

**Name:** FIR HILL - Post Medieval farmhouse

**Summary:**

A farmhouse and outbuildings, part of the Fir Hill estate, once the seat of the Hoblyn family.

**Grid Reference:** SW 8730 6193

**Full description:**

A farmhouse and outbuildings, part of the Fir Hill estate, once the seat of the Hoblyn family (166317) (b1, b2). Now very ruinous and overgrown (h1).

Site history: 1: 1995. JRS/CAU

**Sources / Further Reading:**

- [1] SCO2714 - Bibliographic reference: Acton, RS. 1990. Around Newquay. 26
- [2] SCO4210 - Bibliographic reference: Rabey, I. 1979. Book of St Columb and St Mawgan. 46

## **5 Requirement for Work**

Development of the estate will affect the management of its historic assets. In order to understand the site and its potential for recording and better revealing the significance of its historic assets, an assessment is required. This would involve a desk based assessment including a map regression plus a walk over survey of the extant remains of the site. This would provide evidence for any recommendations for archaeological recording.

The site specific aims are to:

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.
- Produce a gazetteer of historic assets around the site. Where currently undesignated assets are identified their likely significance should be quantified with reference to the Evidential, Historical, Aesthetic and Communal 'heritage values' as set out in *Conservation*

*Principles.* Contractors may find it useful to adopt an area (polygon) based rather than point based methodology for this.

## **6 General Guidance**

- 6.1 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).
- 6.2 All of the latest Health and Safety guidelines shall be followed on site.
- 6.3 Terminology will be consistent with the English Heritage Thesaurus.
- 6.4 The contractor will as a minimum be expected to visit / gather relevant information from a) The Cornwall and Scilly Historic Environment Record; b) The Cornwall Record Office; The Cornish Studies Library, Redruth; and The Courtney Library, RIC, Truro. All available historic maps, including the OS, Tithe and any available Estate or other archive plans showing the site should be consulted.

## **7 Results**

- 7.1 The full report including all specialist assessments of artefact assemblages shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Cornwall Record Office or Royal Cornwall Museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 7.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 7.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 7.4 The report must contain:
  - A concise non-technical summary of the project results.
  - The aims and methods adopted in the course of the investigation.
  - A discussion of the archaeological findings in terms of both the site specific aims and the desk based research.
  - A Gazetteer of Heritage Assets identified.
  - A location map, a drawing showing those areas examined as part of the archaeological recording, and copies of historic maps and plans consulted and any archaeological plans and sections. All plans shall be tied to the national grid.
  - All specialist reports and assessments.
  - A summary of the archive contents and date of deposition.
  - A copy of the brief and the approved WSI will be included as an appendix.

## **8 Archive Deposition**

- 8.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project. The requirements for archive storage shall be agreed with the Royal Cornwall Museum. Please check the accessioning and deposition information on the Royal Cornwall Museum website and fill in the 'Notification of Fieldwork' form. Once this has been accepted an accession number will be provided by the museum.

<http://www.royalcornwallmuseum.org.uk/policies/>

- 8.2 Where there is only a documentary archive this will be deposited with the Cornwall Record Office as well as the Courtenay Library of the Royal Institution of Cornwall.
- 8.3 A copy of the report will be supplied to the National Monuments Record (NMR) Swindon.
- 8.4 A summary of the contents of the archive shall be supplied to the HEPAO.
- 8.6 Only on completion of 8.1 to 8.5 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

## **9 Monitoring**

- 9.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 9.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.
- 9.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.

# Appendix 2 Written Scheme of Investigation Fir Hill Estate, Colan, Cornwall.

## Archaeological Assessment: Written Scheme of Investigation.

**Author:** Hayley Goacher BA (Hons) PlfA and  
Matt Mossop MA (Hons) MGSDip MIAI MlfA

**Report Date:** 30.03.2012

**Client:** Charles Hoblyn

**Project No:** AC12006E

**Planning Reference:** Pre-planning

**Statutory Protection:** None

**Proposal:** Selective restoration and reuse for  
glamping

**Civil Parish:** Colan

**District:** Central 2

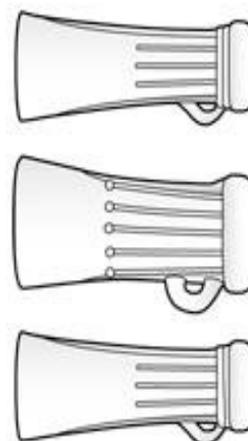
**County:** Cornwall

**Country:** England

**National Grid Reference:** SW 87296 61911

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England and Wales Registered Company No. 5784610

**Archaeological**  
Consultancy Ltd.



## **1 Summary**

Archaeological Consultancy Limited (AC) have been commissioned by Charles Hoblyn, to undertake an archaeological assessment of the Fir Hill Estate (NGR SW 87296 61911), in accordance with a brief provided by Daniel Ratcliffe, Historic Environment Advisor (Archaeology). This will assess the significance of the estate, to facilitate appropriate planning decisions for a proposed selective restoration and reuse for glamping.

## **2 Site location**

### **2.1 Location**

Fir Hill Estate lies within Colan civil parish, approximately 5 km due east of Newquay

### **2.2 Topography**

The wider landscape of the estate is on the north facing slopes of a valley, impounded during the 20<sup>th</sup> century as Porth Reservoir. To the south of the estate core lies enclosed farmland.

### **2.3 Geology**

Geologically the landscape is characterised by Meadfoot group interbedded slate and sandstone; a sedimentary bedrock formed approximately 391 to 412 million years ago in the Devonian Period. It supports shallow well drained loamy soils (Ratcliffe, D. 2012; [www.bgs.ac.uk/geologyviewer](http://www.bgs.ac.uk/geologyviewer)).

## **3 Project background**

### **3.1 Development background**

Following a request for general advice as to the selective restoration and reuse of parts of the estate for 'glamping,' HES Advice has recommended that any such proposals, which may constitute an 'enabling development' as set out at PPS5 HE11, would need in the first instance to be informed by an understanding of its significance. AC has been commissioned to undertake an archaeological assessment to provide information on the significance of relevant parts of the estate.

A brief for archaeological assessment was provided by Ratcliffe (2012).

### **3.2 Archaeological and Historical background**

The HER entry includes:

HER No. 166317: The Hoblyn family had their seat at Nanswhyden in 1740, but moved to this new house at Fir Hill, Colan, after a disastrous fire which destroyed the older mansion in 1802 (b2). The new mansion was built in 1855 by William Paget Hoblyn, businessman, landowner and magistrate. W P Hoblyn died in 1903, and his son William (an alcoholic) died childless soon afterwards. The estate was then administered by trustees until 1972, when the Official Solicitor took over (WMN, 15/03/2003, 21). Recorded on the 1st and 2nd Edition OS 1:2500 maps,

the grounds at Fir Hill were extensive although the house itself was relatively small for a country estate. The house was deserted sometime after WWI, and was last used to house a girl's school during the 1940s (b1). The site now comprises the overgrown and ruinous remains of the house and outbuildings, together with the garden enclosures (h1). A field visit in summer 2003 found the site to have extensive remains of several buildings, with the layout of the gardens and grounds intact, but all now very overgrown. The approach drive is part of a public right-of-way. A cottage on the west is roofless but three walls survive to full height. Below this to the north are the extensive remains of a terraced and walled garden, with the ruins of a large heated greenhouse, incorporating an iron flue and collapsed brick chimney. The main house survives in plan, most of the walls having collapsed but with one gable standing to full height. Concrete buttresses on the south elevation would seem to indicate structural problems in the C20. On the east at 90 deg to the house is a range which may have been stables, now represented by one full-height wall, a bell-tower (?), and a gable-end incorporating a local white-brick chimney stack. Map evidence would suggest that the house was substantially re-modelled in the 1890s or 1900s, and the surviving fabric confirms this, with late C19 bricks and floor tiles much in evidence. Some C20 concrete additions may represent a late attempt to consolidate the buildings.

The estate also includes a farmhouse and outbuildings:

HER No. 166318: A farmhouse and outbuildings, part of the Fir Hill estate, once the seat of the Hoblyn family (166317) (b1, b2). Now very ruinous and overgrown.

## **4 Project aims and objectives**

The principal aims will be to:

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.

To achieve these aims the report will:

- Produce a gazetteer of historic assets around the site. Where currently undesignated assets are identified their likely significance will be quantified with reference to the Evidential, Historical, Aesthetic and Communal 'heritage values' as set out in *Conservation Principles*.

- Characterise and draw together the historical and archaeological information about the site and its environs.
- Include a site map showing all identified sites.

## **5 Method statement**

### **5.1 General methodology**

AC complies with the guidelines set out in the IfA's Standards and Guidance and follows the IfA code of conduct. Terminology will be consistent with the English Heritage Thesaurus.

### **5.2 Desk-based assessment (DBA) and walk over survey**

An initial DBA will concentrate on Sites and Monuments Records (SMR), records held at the Cornwall Records Office, Cornwall Studies Library and Courtney Library as appropriate, existing photographic records provided by the client, and a map regression exercise. This will include a search for the location of a family archive and quantification of any such records. Further research will be undertaken as necessitated by the findings.

A walk over survey will record any extant visible remains on the site. The site is currently wooded with dense laurel undergrowth restricting visibility. Following an initial site visit, the vegetation will be carefully removed from the farmhouse (Phase 1 of the proposed works) by hand in advance of archaeological assessment. Buildings and sites identified by the desk-based assessment will be targeted by the walk-over assessment. In the remaining wooded areas transects will be undertaken at approximately 20m intervals (dense under-storey) or 50m intervals (minimal under-storey) where the topography will allow and standard walk-over assessment for more open areas.

Identified sites and features will be located using GPS or measured survey as appropriate.

Existing plans will be annotated with archaeological detail typically at 1:1000 or 1:2,500 with additional details as required. Scaled digital photographic survey will document identified sites as appropriate. A photographic register detailing as a minimum, site number, location and direction of shot will be included in the archive. Where necessary the shots will be located on existing base maps.

### **5.3 Report**

A single archive report will be prepared to describe the results of the archaeological work. A digital version will also be supplied on CD-ROM which will also include the brief and WSI. The final report will contain: summary, aims and methods, gazetteer of sites, discussion, conclusions, location and other relevant plans tied in to the OS grid and an archive index including intended date of deposition. Appropriate sections of the brief and WSI will be incorporated into the report.

Copies of the archive report will be submitted to: the client; the County Historic Environment Record (HER); Cornwall Record Office; National Monuments Record (NMR) in Swindon and all significant contributors where (with the

exception of the client's and contributors' copies) they will be available for public consultation.

#### **5.4 Archive**

The site archive will be prepared in line with the brief.

The archive is likely to be of a documentary nature and will be deposited in a suitable form with the Cornwall Record Office, within six months of the completion of the final report and confirmed in writing with the HEAA.

#### **5.5 Web-based publications**

The online OASIS record will be completed when the report is submitted.

## **6 Project management and structure**

### **6.1 Staff**

The project will be managed by Matt Mossop (AC). The desk-based assessment, walk-over survey and compilation of the report will be undertaken by Hayley Goacher and Matt Mossop.

#### **Matt Mossop MA (Hons) MGS Dip MIAI MIFA Project Manager**

Matt has extensive archaeological experience in England, France and Ireland from 1992 onwards, becoming a licensed director in Ireland (2001). He has directed numerous excavations and presented papers for the World Archaeological Congress, Royal Society of Antiquaries of Ireland, universities and local groups in Ireland and the UK.

#### **Hayley Goacher BA (Hons) PIFA Project Officer**

Hayley completed her BA in archaeology at The University of Durham in 2009 and has archaeological experience, from 2004 onwards, of both excavation and post-excavation, principally with contractual archaeological firms. She joined AC in July 2010 and has since undertaken a number of assessments, walkover, photographic and historic building surveys, watching briefs, evaluations and excavations, most recently including Trewarthenick and Gwel An Mor.

Whilst we endeavour to avoid changes to senior project staff, AC reserves the right to change the nominated personnel if necessary.

### **6.2 Project facilities and infrastructure**

The project will be based at the AC office in Halvasso, Penryn. AC has a computer network running Windows XP Professional and Vista. Report texts are generated in Word 2007.

### **6.3 Timetable**

The work is anticipated to commence as soon as we have written approval from the Historic Environment Planning Advice Officer. The fieldwork stage of the project is expected to take one day.

An archive report will be completed within 6 months of the end of the fieldwork. If the site proves complex or specialist reports are required, an interim

statement will be produced in the same time-frame. The deposition of the archive following completion of the report will be within a timescale agreed with the relevant repository. AC has appropriate interim storage.

#### **6.4 Health and safety**

AC complies with all relevant health and safety guidelines and legislation. A risk assessment will be prepared for the site work and all staff will be briefed on the contents of the final version. PPE will be issued and used as required.

#### **6.5 Insurance**

AC has adequate insurance for employer's liability, public liability and professional indemnity. Further details are available on request.

## Appendix 3 Census Data

### 1841 Census Hundred of Pydar:

Nansweden, 1, Jane Combs, 65, Gardener, In county,

Jane Combs, 30, In county,

Eliza Combs, 25, In county,

Mark Brewer, 40, Male Servant, In county,

Thomas Harris, 15, Male Servant, In county,

Nansweden, 1, Edward Truscott, 35, Farmer, In county,

Mary Truscott, 35, In county,

Elizabeth Truscott, 15, In county,

William Truscott, 10, In county,

Caroline Truscott, 9, In county,

Thomas Truscott, 8, In county,

Peggy Truscott, 5, In county,

Martha Martyn, 25, Female Servant, In county,

John Jolly, 25, Male Servant, In county,

Henry Bennets, 20, Male Servant, In county,

*James Baulk*, 15, Male Servant, In county,

### 1861 Census:

42, Fir Hill Gentleman's Residence, 1, Willhelmina Jane Hoblyn, Dau, 4, Colan Cornwall, Head of the family & wife both absent

Elizabeth Schultz, Sislaw, U, 41, Landed House Proprietor, France Brit Subj Overseas Brit. Subj.

Elizabeth Fradd, Servnt, U, 19, House Servant, St Mawgan In Pydar Cornwall

*James* -, Servnt, M, 69, Farm Servant, St Ween Cornwall

### 1861 Census for Denzle, St. Columb:

Hoblyn, William P. Head, Married, Male, 47, Landowner, MA Oxford, Farmer, Somerset, Whitley, 600 acres, employs 8 labourers and 2 boys

Hoblyn, Jane. Wife, Married, Female, 39, Overseas France, British Subject

Hoblyn, William E.P. Son, Unmarried, Male, 3, Cornwall, Colan

Hoblyn, Rosalind A. Daughter, Unmarried, Female, 1, Cornwall, Colan

Carne, Anna Maria. Servant, Unmarried, Female, 30, Nursery Maid, Cornwall, St. Columb Minor

Ball, Jane. Servant, Unmarried, Female, 21, Cook, Cornwall, St. Columb Minor  
Stephens, Joseph. Servant, Unmarried, Male, 16, Ploughman, Cornwall, Roche

**1871 Census:**

36, Fir Hill, 1, John Jenkin, Head, M, 37, Farm Bailiff, St Columb Minor Cornwall  
Elizabeth J Jenkin, Wife, M, 37, Wife, St Stephens Cornwall  
James Jenkin, Son, 11, Scholar, St Columb Minor Cornwall

37, Fir Hill, 1, William Paget Hoblyn, Head, M, 57, Landowner & Farmer 130  
Acres, Whatley Somerset, Employes 14 men 2 boys. M A Oxford

Jane Hoblyn, Wife, M, 50, France Brit Subj Overseas Brit. Subj

Wilhelmina Jane Hoblyn, Dau, U, 14, Scholar, Colan Cornwall

William E P Hoblyn, Son, 18, Student Scholar, Unk Cornwall

Rosalind Anne Hoblyn, Dau, 11, Scholar, Unk Cornwall

Eve Elizabeth Hoblyn, Dau, 9, Scholar, Mawgan Cornwall

Louisa Frances Mary Hoblyn, Dau, 7, Scholar, Mawgan Cornwall

Mary Jane Hepworth, Gvrnss, U, 23, Governess, Batley Yorkshire

Albertin Vonmuschgay, Gvrnss, U, 23, Governess, Witemburg Tlarba Overseas  
Foreign

Maria Rogers, Servnt, U, 20, Domestic Servant, Callington Cornwall

Margertta Bennetts, Servnt, U, 23, Domestic Servant, Ervan Cornwall

Mary Ann Pheer, Servnt, U, 20, Domestic Servant, Tavistock Devon

John Hocking, Servnt, 11, Servant Indoor, St Columb Minor Cornwall

**1881 Census:**

33, The Fir Hill, 1, John Jones, Head, M, 23, Groom, Illogan Cornwall

Margaret J. Jones, Wife, M, 24, Sithney Cornwall

John R. Jones, Son, 3, Mawgan Cornwall

Philip H. Jones, Son, 2, Mawgan Cornwall

William Jones, Son, 11m, Colan Cornwall

34, The Fir Hill, 1, Thomas Lobb, Head, M, 40, Farm Lab, Egloshayle Cornwall

Annie Lobb, Wife, M, 35, St Dennis Cornwall

Jno. Henry Lobb, Son, 13, Farm Lab, Egloshayle Cornwall

William C. Lobb, Son, 12, Scholar, Egloshayle Cornwall

Thomas Lobb, Son, 10, Scholar, St Kew Cornwall

Emily Lobb, Dau, 7, Scholar, Egloshayle Cornwall

Frank Lobb, Son, 5, Scholar, Colan Cornwall

Elizabeth A. Lobb, Dau, 3, Scholar, Colan Cornwall

Fanny J. Lobb, Dau, 1, Colan Cornwall

35, The Fir Hill, 1, William P. Hoblyn, Head, M, 67, Justice Of Peace, Whatley Somerset

Rosalind A. Hoblyn, Dau, S, 21, Colan Cornwall

Louis James Harrison, Visitr, S, 23, Ag Student, Devonport Devon

Emily K. Hobb, Servnt, S, 18, Domestic Serv, Mawgan Cornwall

Mary H. Stephens, Servnt, S, 19, Domestic Serv, St Columb Major Cornwall

**1891 Census:**

19, The Fir Hill House, 1, William Paget Hoblyn, Head, M, 76, Living On Own Means Jp, Employer, Whatley Somerset

Jane Hoblyn, Wife, M, 70, France Brit Subj Overseas Brit. Subj.

Wilhelmina Jane Hoblyn, Dau, S, 34, Colan Cornwall

William Ernest Paget Hoblyn, Son, S, 33, Capt 4th Royal Fusiliers, Colan Cornwall

Zoe Elizabeth Hoblyn, Dau, S, 29, Mawgan Cornwall

Susan Francis Mary Hoblyn, Dau, S, 27, Mawgan Cornwall

Bessie Grigg, Servnt, S, 30, Cook Dom Servant, Employed, St Columb Minor Cornwall

Elizabeth Ann Lobb, Servnt, S, 13, Housemaid Servant, Employed, Colan Cornwall

Frank Lobb, Servnt, S, 15, Gardening Boy, Employed, Colan Cornwall

20, The Fir Hill Farm House, 1, Arundell Ralph, Head, M, 51, Farmer, Employer, St Martin Cornwall

Mary Ann Ralph, Wife, M, 49, Constantine Cornwall

Elizabeth Ralph, Dau, S, 22, St Keverne Cornwall

Arundell Ralph, Son, S, 19, Farmers Son, Employed, St Keverne Cornwall

Mary Ann Ralph, Dau, S, 14, St Keverne Cornwall

John Henry Ralph, Son, S, 13, Farmers Son, Employed, St Keverne Cornwall

Amelia Rosmund Ralph, Dau, S, 12, St Keverne Cornwall

Sarah Jane Ralph, Dau, 5, Colan Cornwall

21, The Fir Hill Cottage, 1, Ann Bennett, Head, W, 62, Cottager, St Dennis  
Cornwall

John Bennett, Son, S, 24, Groom Gardener, Employed, Colan Cornwall

Thomas Joshua Bennett, Son, S, 20, Ag Lab, Employed, Colan Cornwall