



Roseland Parc, Penlee House walled garden, Tregony, Cornwall

Archaeological Assessment



Historic Environment Projects

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Archaeological Assessment

Client	Tetlow King Planning
Report Number	2013R014
Date	March 2013
Status	Final
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Acknowledgements

This study was commissioned by Rosie Rogers on behalf of Tetlow King Planning and carried out by Historic Environment Projects, Cornwall Council.

The Project Manager was Andy Jones.

The views and recommendations expressed in this report are those of Historic Environment Projects and are presented in good faith on the basis of professional judgement and on information currently available.

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Cover illustration

North wall of Penlee House walled garden (site 6).

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Abbreviations

HER	Cornwall and the Isles of Scilly Historic Environment Record
HE	Historic Environment, Cornwall Council
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey

1 Summary

The proposed development at Penlee House (Roseland Parc) lies on the east side of Tregony immediately east of Penlee House (now Penlee Nursing Home) at NGR SW 9277 4498 (Figs 1 and 2). The area comprises a 19th century walled garden and part of an ornamental garden within the grounds of Penlee House and covers an area of approximately 0.2 hectares. Historic Environment Projects, Cornwall Council were commissioned by Rosie Rogers on behalf of Tetlow King Planning to carry out an archaeological assessment to support a future planning application for the proposed development.

A total of 18 archaeological sites were identified during the desk-based assessment within and in close proximity to the development area. The whole development area lies within the Conservation Area of Tregony and Penlee House itself (**site 2**) is a Grade II listed building. One of the identified sites was classed as a site of National Importance (**site 1**), three sites were classed as sites of Regional Importance (**sites 4, 6 and 8**) and 11 sites were classed as sites of Local Importance (**sites 3, 5, 7, 10, 12, 13, 14, 15, 16, 17 and 18**).

The sites include mainly 19th century features associated with the walled and ornamental gardens of Penlee House although a medieval boundary is also included.

Romano-British sites exist to the immediate south of the proposed development and within the wider landscape. This indicates that there is potential for the presence of below-ground remains associated with Romano-British activity within the assessment area. Below-ground evidence of medieval and post-medieval activity may also survive.

Because the assessment area is set within a 19th century walled garden and ornamental garden, remains of features associated with these are considered likely to be present below ground.

The recommendations in this report set out further work likely to be required to mitigate for the archaeological impact should the development proceed. This includes a vegetation clearance followed by measured survey to locate all the surviving garden features. It is also recommended that an English Heritage Level 2/3 historic building survey is undertaken to record standing structures prior to alterations/demolition. Following the measured survey and historic building survey it is recommended that the area is subject to a controlled topsoil strip to allow appropriate recording of any buried remains.

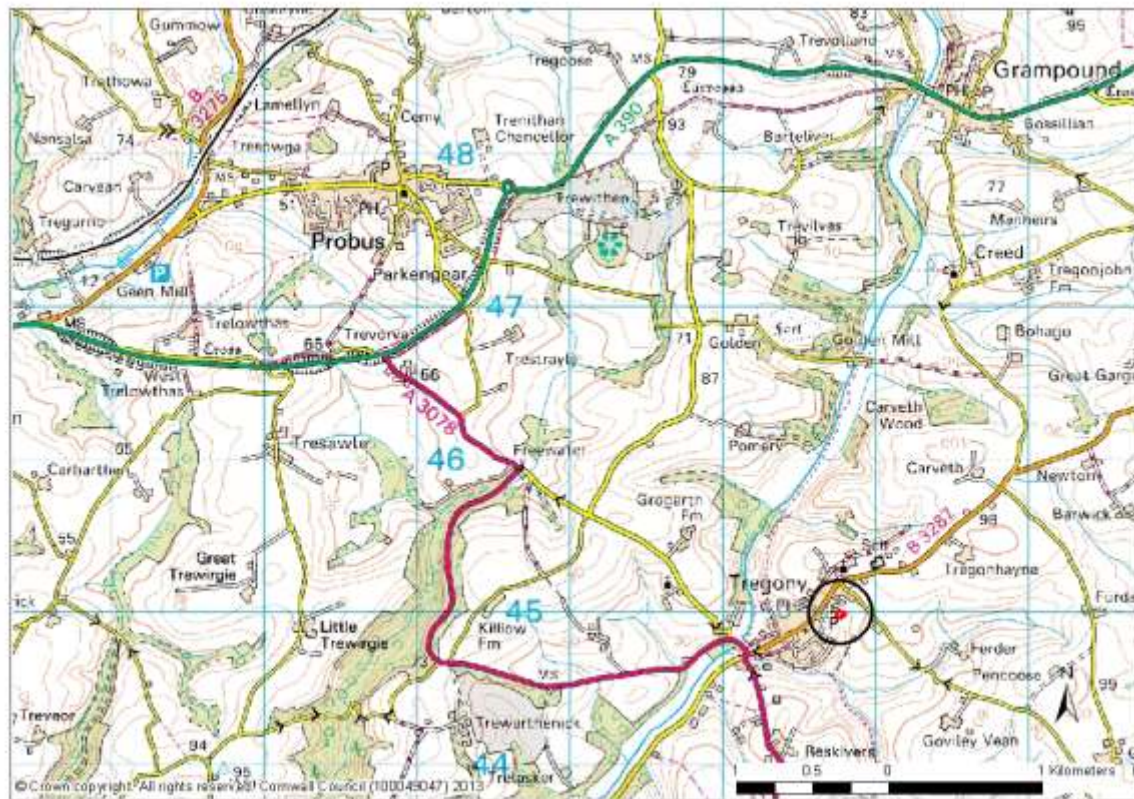


Fig 1 Location map



Fig 2 Assessment area extent (shown in red)

2 Introduction

2.1 Project background

Historic Environment Projects, Cornwall Council were commissioned by Rosie Rogers on behalf of Tetlow King Planning to carry out an archaeological assessment to support the planning application for a proposed development on land to the rear of Penlee Nursing Home, Roseland Parc, Tregony (Figs 1 and 2). The proposal is currently in the pre-application stage and includes the construction of six new dwellings within and just outside of the 19th century walled garden to the rear of Penlee House.

Following agreement of costs, a Written Scheme of Investigation (WSI) was prepared by Andy Jones in agreement with Dan Ratcliffe (Historic Environment Planning Advice Officer, Cornwall Council). After the approval of the WSI the archaeological assessment was carried out. This report presents the results of the work.

2.2 Aims

The aims of the assessment were to:

- Draw together and update the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- To identify and describe the archaeological resource within the development area.
- Produce 'statements of significance' for all designated historic assets that were identified as potentially impacted on by the current proposals. Where currently undesignated assets were identified their likely significance was indicated, i.e. 'national', 'regional' or 'local'.
- Inform whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains would be required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains would be required.

2.2.1.1 Key objectives are:

- To locate and identify potential areas of buried prehistoric, Romano-British and medieval archaeological features within the area of the proposed development.
- To identify features associated with the walled garden.

2.3 Methods

The archaeological programme followed three stages: desk-based assessment, fieldwork and reporting.

2.3.1 Desk-based assessment

This involved the inspection of the following sources, the plotting of archaeological and historic information onto base maps, and the initial preparation of gazetteers:

- Historic Buildings, Sites and Monuments Record (including secondary sources in HE library).
- Historic Mapping including the 1809 1 inch OS map, the 1840 Tithe Map and the 1880 and 1907 OS maps.

- The Structure Plan and Local Plan were consulted for historic designations, for example World Heritage Site, Conservation Areas, Areas of Great Historic Value, etc.
- Previous archaeological reporting on the site was reviewed (assessment, geophysical survey and excavation reporting).

2.3.2 3.2 Walk-over survey

Archaeological fieldwork comprised a walk-over survey of the site using a composite base map derived from the desk-based study.

The site was visited to assess the appropriate archaeological recording of any extant remains and to note further archaeological mitigation that might be appropriate.

2.3.3 Post-fieldwork

During this phase the results of the walkover survey were collated for archiving and the results of the desk-based assessment and fieldwork were drawn together in this report.

3 Policies and Guidance

The following section brings together relevant policies and guidance for the Historic Environment.

3.1 National Planning Policy Framework 2012

The following paragraphs within the above document frame planning policy relating to the Historic Environment:

128 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

133. *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to*

achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

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

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.2 2004 Cornwall Structure Plan

The following paragraphs within the above document relate to the Historic Environment:

Policy 1

Development should be compatible with:

- The conservation and enhancement of Cornwall's character and distinctiveness;
- The prudent use of resources and the conservation of natural and historic assets;
- A reduction in the need to travel, whilst optimising the choice of modes, particularly opportunities for walking, cycling and the use of public transport;

Through developing the principles of Policy 1 it is intended to integrate environmental values with land use and transport policies, achieving patterns of development that reflect strong environmental protection and stewardship of resources.

Policy 2

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.
- 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.

3.3 Carrick District Wide Local Plan April 1998

The following paragraphs within the above document frame planning policy relating to the Historic Environment:

Carrick Policy 3A states: The District Planning Authority will enhance and protect the countryside by refusing planning permission for development which would have a significant adverse impact upon its biodiversity, its beauty, diversity of landscape, the character and setting of settlements, the wealth of its natural resources, its nature conservation and agricultural, historic and recreational value.

Carrick Policy 4S states: Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development, there will be a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains.

Carrick Policy 4T states: Where proposed development is likely to significantly affect sites of local archaeological importance, they should be protected in situ, unless the significance of the remains is not sufficient, when weighed against the need for development, to justify their physical preservation. Where retention of remains is not possible, the District Planning Authority may impose conditions or seek planning obligations to ensure that adequate archaeological records are prepared before development commences.

Carrick Policy 4U states: Planning permission will be granted for proposals which through management and interpretation encourage and develop the cultural, recreation, educational and tourist potential of archaeological and historic sites and monuments, subject to all of the following criteria being met:-

- (i) no adverse impact upon the character or setting of the site;
- (ii) a safe means of access can be provided and the approach roads can reasonably accommodate the additional traffic;
- (iii) parking can be provided in accordance with approved standards as set out in Policy 5EA.

Carrick Policy 4X states: Proposals for development affecting the Historic Gardens and Parks listed by English Heritage below will not be approved unless all of the following criteria can be satisfied:-

- (i) that the important historic and architectural features, layout and ornamentation of the garden are preserved;
- (ii) that the character of the parkland setting is preserved or enhanced, and
- (iii) that the trees and woodland that contribute towards the character of the historic garden are retained;
 - (a) Carclew (SW 787382)
 - (b) Chyverton (SW 802508)
 - (c) Tregothnan (SW 855416)
 - (d) Trelissick (SW 837395)
 - (e) Trewarthenick (SW 915477)

Carrick Policy 4XA states: Proposals for development affecting other Historic Gardens and Parklands not listed by English Heritage, will not be approved unless:-

- (i) there is no significant adverse impact upon the historic features, architectural structures, layout or ornamentation of the garden/parkland;
- (ii) there is no significant adverse impact upon the character of the Historic Park setting;
- (iii) the trees and woodland that contribute towards the historic character of the garden or parkland are retained; or

List of Gardens/Parkland

- (a) Burncoose (SW 741390)
- (b) Killiganoon (SW 807405)
- (c) Killiow (SW 804421)
- (d) Pencalenick (SW 856453)
- (e) Pengreep (SW 747387)
- (f) Trevince (SW 736402)
- (g) Porthgwidden (SW 821379)

Carrick Policy 4Y states: In considering proposals for development in Areas of Great Historic Value, high priority will be attached to the need to avoid disturbance to features of archaeological or historic significance, and to the need to conserve the particular character of the area. Proposals which would have a significant adverse affect upon the archaeological or historic character of the area will not be approved.

Carrick Local Development Framework

Policy 1 (Sustainable Development Principles) notes that: *The use of land will be assessed against the areas housing, economic and social requirements, protection and enhancement of the built and natural environment and the minimisation of energy consumption and the need to travel, and adds that proposals which include, historic and cultural features of acknowledged importance.*

Policy 3 (Protection of the Countryside) notes that: *The District Planning Authority will enhance and protect the countryside by refusing planning permission for development which would have a significant adverse impact upon its biodiversity, its beauty, diversity of landscape, the character and setting of settlements, the wealth of its natural resources, its nature conservation and agricultural, historic and recreational value.*

4 Description of the resource:

The site lies on the eastern side of Tregony immediately east of Penlee Nursing Home, a Grade II listed building (Penlee House) at NGR SW 9277 4498 (Figs 1 and 2). It is within a Conservation Area and occupies land classified as Recently Enclosed (Countryside Commission 1996). The underlying geology comprises Middle Devonian mudstone, siltstone and sandstone and it occupies an east facing slope at a height of 47m OD sloping down to 40m OD just above the stream at the base of the valley to the east.

The area comprises a 19th century walled garden with associated structures and part of an ornamental garden associated with Penlee House. It covers an area of approximately 0.2 hectares and lies on the eastern edge of the medieval village core of Tregony (MCO26145) and within an area of former medieval burgage plots or strip fields.

The land to the south of the site was developed in recent years following a programme of archaeological work. The archaeological recording uncovered Romano-British remains including a funerary enclosure and Late Roman/early medieval corn dryers (ovens for drying grain), suggesting the presence of a Romano-British and Post-Roman settlement in close proximity (Taylor forthcoming).

Further archaeological sites in the area dating to the Romano-British period are also demonstrative of settlement activity in the wider vicinity. They are recorded on the Cornwall HER and include a sub-rectangular bivallate enclosure (MCO21865) 400m to the south-east, an alleged fogou (MCO6893) 400m to the south-west and three Roman coins found in a field 300m to the north-east (MCO39920). See Figure 7 for locations.

4.1 Site history

Few prehistoric sites in and around Tregony have been documented to date. This may be due to the lack of archaeological work undertaken in the area. However, one prehistoric site is recorded on the Cornwall HER, this is a find-spot located 300m to the north-east of the study area where a small undated flint scatter was recovered (MCO39920).

Tregony appears to have been the focus for settlement activity during the Romano-British period and according to John Marius Wilson's *Imperial Gazetteer of England and Wales* of 1870-72 it was the site of a Roman inland port and trading centre documented as either *Cenio* or *Voluba* (Wilson 1870-72). Romano-British archaeological sites in the area indicate that there was a settlement here at this date and that formal burial activity was taking place (Taylor forthcoming). However, the exact location and extent of this settlement remain unknown.

Settlement appears to have continued through the early medieval period as suggested by the presence of a 6th or 7th century inscribed stone set in the west wall of St Cuby's church. The settlement and manor of Tregony is first recorded in 1049 when it was spelt 'tref Hrigoni'. The name is Cornish and contains the element *tre* meaning 'dwelling' plus an unknown personal name (Padel 1988, 166). Tregony is believed to have been established as a borough in 1197 (Beresford 1967, 411) and local tradition suggests that the settlement before the establishment of the borough was located in meadows near the present site of St James's church before it was moved to the east gate of the Pomeroy's castle (Sheppard 1980).

The main known medieval sites within Tregony include the 12th to 13th century castle, the 15th century chapel of St Anne, the 12th century priory, St Cuby's holy well, St James's church, the original town quay, Reskivers bridge, Tregony mills, alms houses and prison and a market site (Lawson Jones 2004). The development area lies on the eastern side of the medieval settlement, possibly within former medieval burgage plots.

The study area appears to have remained substantially undeveloped from the medieval period through to the beginning of the 19th century. The c1809 OS drawing (Fig 3) is not detailed but shows the site before the construction of Penlee House in c1820.

In the 1820s Penlee House was built by Richard Gurney, the rector of St Cuby (Pett 1998, 140). The house was constructed within an area of former burgage plots set back from the road frontage. The Tithe map of 1841 (Fig 4) shows the area after Penlee House had been built and shows that the walled garden had also been constructed by this date. It seems likely that the gardens to the rear of the house (including the walled garden) were also laid out in the 1820s since they are shown on the Tithe map of 1841 (Fig 4).

In 1871 John Simpson Tyerman, the retired curator of the Botanic Gardens in Liverpool, moved to Penlee House. Previously having worked at Kew, Tyerman is known to have continued propagating plants at Tregony after his retirement. In 1889 Tyerman died, leaving behind a reputation as a shell collector and naturalist who specialised in ferns and mosses. The ornamental sunken path/channel adjoining the stream immediately to the east of the study area may have formed part of a fernery constructed by Tyerman. The house and gardens were later occupied by Dr K.O. Parsons (a celebrated horologist) who opened the gardens to the public.

The assessment area lies at the rear of former medieval burgage plots running back from Fore Street. Houses are shown fronting Fore Street here, both on the c1809 OS drawing (Fig 3) and the 1841 Tithe Map (Fig 4). By 1880 the houses on the frontage had been demolished and the area subsumed within the ornamental landscape of Penlee House.

The Tithe Apportionments lists details about Penlee House in 1841. These details relate to numbered plots shown on the Tithe map (Fig 4), and are listed below.

Owned by Richard Bamfield

Leased by Rev. F.L. Lugger (from F.A. Gordon Esquire)

Plot 46	House and Pleasure Ground (i.e. Penlee House, the coach house and stables and the front garden/forecourt).
Plot 54	Higher Garden
Plot 55	Lower Garden

Both the Higher and Lower gardens listed in the Apportionment lie within the proposed development area. The c1880 and c1907 OS maps (Figs 5 and 6) indicate that few changes had occurred within the study area since the gardens were laid out in the early 19th century. However, the layout of the gardens is shown in detail on the c1880 map (Fig 5) with the walled garden split into quadrants by crossing pathways and scattered with fruit trees. A path is shown along the north side of the walled garden leading from the house all the way along the northern property boundary to the stream at the eastern end of the garden and other paths are shown along the eastern, southern and western edges of the walled garden. A glasshouse is also shown on the c1880 map in the north-west quadrant of the walled garden which still remains *in situ* although with a modern upper frame (**site 8**) (Fig 14). This sunken (pit) glasshouse was designed to retain heat efficiently through subsurface construction of its lower portion. Pit glasshouses such as this were originally used to grow tropical fruits such as pineapples and other plants that grow in warmer climates. The c1880 OS map also shows a formal laid out garden to the east of the walled garden with a series of regular gridded paths and trees. A part of this garden lies within the assessment area. At the north-east corner of the lower garden a spring is marked (**site 5**) (Fig 10).

Between c1880 and c1907 very few changes occurred within the study area except that a lean-to glasshouse/ vine house (**site 7**) was built up against the south wall of the walled garden. This is shown on the c1907 OS map (Fig 6) along with the pit glasshouse within the north-east part of the walled garden and the path running along the northern boundary. To the east of the study area a well (site 5) is marked at the spot on the c1880 map that shows a spring.

At some point during the second half of the 20th century a greenhouse (**site 11**) was constructed to the south of the pit glasshouse (**site 8**). In recent years the walled garden and lower garden have been abandoned. The walling of the walled garden (**site 6**) has collapsed in several areas, the glasshouses are dilapidated and overgrown, the beds (**site 10**) within the walled garden are overgrown and the lower garden (**site 4**) within the study area has been lost to brambles.

4.2 Historic Landscape Character (HLC)

During 1994, the Cornwall Archaeological Unit carried out a map-based historic landscape characterisation across the whole of Cornwall, using existing field patterns and early map and place-name evidence among other systematic sources to characterise the landscape at a scale of 1:10000 on reduced 1:24000 maps (Cornwall County Council 1996). This overview characterisation reflects the historic processes that have shaped the Cornish landscape and involved dividing the county into a series of HLC types.

The assessment area has been characterised as post-medieval farmland but is more properly described as ornamental.

The HLC type 'ornamental' relates to deliberately and carefully manipulated landscapes, parklands and gardens surrounding large country houses, normally of 18th and 19th century origin.

4.3 Identified sites

Full descriptions of each of the sites which may be affected by the proposed scheme can be found in the site gazetteer (**Section 7**) alongside individual recommendations for further work.

A total of 18 sites were identified within and close to the assessment area during the desk-based assessment (see Fig 8).

In outline the principal archaeological sites identified can be summarised as:

Medieval sites: **sites 1** (settlement) and **15** (field boundary).

19th century sites: **sites 2** (house), **3, 4, 5, 6, 7, 8, 10, 12, 13, 14, 16, 17 and 18** (garden features).

20th century sites: **sites 9 and 11** (garden features).

4.4 Other archaeological potential

Although there are no identified prehistoric or Romano-British sites within the development area the proximity of several surrounding Romano-British sites indicates reasonable potential for remains of this date being located here. During the development of Roseland Parc to the south of the study area a few years ago, Romano-British remains were uncovered including a funerary enclosure and corn dryers (ovens for drying grain) suggesting the presence of a Romano-British settlement in close proximity. Other Romano-British sites are recorded on the Cornwall HER (see Fig 7 for locations) and include a sub-rectangular bivallate enclosure (MCO21865) 400m to the south-east, an alleged fogou (MCO6893) 400m to the south-west and three Romano-British coins found in a field 300m to the north-east (MCO39920).

In addition to the potential for the survival of below-ground prehistoric or Romano-British sites, there is also potential for medieval and post-medieval remains to survive within the area as well as buried 19th century garden features.

5 Assessment of importance

5.1 Designations of the project area and surroundings

The proposed development area lies within the Conservation Area of Tregony and on the eastern edge of the designated Historic Settlement. There are no listed buildings or Scheduled Monuments within the development area but it is part of the gardens associated with Penlee House (now Penlee Nursing Home) which lies immediately to the west and is a Grade II listed building.

Approximately 100m to the north of the site is the holy well of St Cuby (a medieval well house) which is a Scheduled Monument.

5.2 Significance of identified sites

Of the sites which have been identified in this report the most significant of those located within or immediately adjacent to the development area are the sites related to the 19th century gardens of Penlee House.

Sites which are listed buildings: **Site 2**

Sites which are of National importance (A) are: **Site 1**

Sites which are of Regional importance (B) are: **Sites 4, 6, 8,**

Sites which are of Local importance (C) are: **Sites 3, 5, 7, 10, 12, 13, 14, 15, 16, 17, 18**

Sites which are not archaeologically significant (D) are: **Sites 9 and 11**

5.3 Potential for other archaeological sites in the study area

The presence of Romano-British sites in the vicinity of the development area is of particular significance and may indicate the presence other related activity nearby and possibly within the assessment area itself.

Within the assessment area there is potential for the presence of remains associated with Romano-British and possibly prehistoric sites. There is also the potential for the survival of medieval and post-medieval landscape features and settlement features.

Because the assessment area is set within a 19th century walled garden and ornamental garden, the remains of historic garden features may survive below-ground.

The walkover survey did not detect evidence for major landscaping activities which might have removed earlier buried archaeological remains. Disturbed areas may therefore be limited to impacts created by the construction of the pit glasshouse and associated slate tank (**site 8**) and garden wall (**site 6**).

6 Recommendations for mitigation

See also inventory **Section 7** (below) for individual site specific recommendations.

6.1 Measured survey and historic building record

The requirements for a measured survey of the area and historic building record would be set out in a brief from Cornwall Council's Historic Environment Advice Team. This work would provide for preservation by record of all the existing features associated with the 19th century ornamental and walled gardens.

Prior to the measured survey and building record taking place vegetation clearance would be necessary to include clearing ivy from the walls of the walled garden, clearing brambles from the greenhouses and lower garden and carrying out a vegetation strip of ground cover across the whole walled garden area. Following vegetation clearance an English Heritage level 2/3 historic building survey would include the creation of a detailed plan of the gardens, elevation drawings of the walled garden and analysis of the historic fabric.

6.2 Preservation and consolidation

It is recommended that retained sections of the wall of the walled garden are cleared of ivy and consolidated using like for like lime mortar as a bonding material and like for like stone rubble to rebuild damaged sections. It is also recommended that ornamental trees associated with the 19th century gardens should remain undamaged by the development and that historic features wherever possible should be left *in situ*.

6.3 Controlled soil stripping/ archaeological watching brief

The requirements for a Controlled soil stripping (direction by an archaeologist of mechanical topsoil and subsoil stripping) stage would be set out in a brief from Cornwall Council's Historic Environment Advice Team. It is possible that this would be recommended across the whole development area. This would provide for preservation by record of buried archaeological features or artefacts, and would also allow identification of any further recording or other needs such as wider excavation or sampling.

6.4 Excavation

In the event that the controlled stripping leads to the identification of significant archaeological features, a formal stage of excavation may be appropriate in advance of any ground disturbance. This would need to be agreed with Cornwall Council's Historic Environment Advice Team.

6.5 Analysis and presentation of findings

The results of the mitigating archaeological recording outlined above should be compiled and analysed, and significant findings should be presented as required, with publication to professional standards.

7 Site inventory

A total of 18 sites were identified during the desk-based assessment and walkover (see Fig 8 for site locations).

All buried and extant sites have been graded according to significance. The grading categories are used in the Cornwall HER and have been used to guide this report. The grades are listed below. Each site has been ascribed a grade at the start of its description.

- S Scheduled Monument (none identified within the project area)
- L Listed Building
- A Site of National Importance
- B Site of Regional Importance
- C Site of Local Importance
- D Natural feature or not archaeologically significant

- 1. Tregony Manor and settlement** SW 92 44
Grade A MCO26145

The settlement and manor of Tregony is first recorded in 1049 when it was spelt 'tref Hrigoni'. The name *tref* implies a settlement of early medieval origin, which was located on the eastern side of the River Fal. The Domesday entry shows Tregony to have land for five ploughs, five slaves, three villagers and six smallholders, twelve acres of woodland and one hundred acres of pasture. The name is Cornish and contains the element *tre* meaning 'dwelling' plus an unknown personal name (Padel 1988, 166). The borough of Tregony is believed to have been established in 1197 (Beresford 1967, 411). It was represented by its own jury in 1201. There is no known charter but there is a reference to burghal status in 1294, and from 1306 it was taxed as a borough (Sheppard 1980, 27).

Local tradition suggests that the settlement was originally located in meadows near the present site of St James's church before it was moved to the east gate of the Pomeroy's castle (Beresford, 1967 and Sheppard, 1980). The original church of St James was abandoned due to riverine silting. Twelfth century stonework in the south porch of the present day St Cuby's Church is thought to have come from St James's church. The historic bounds of Tregony are contained within the Conservation Area.

Recommendations

None.

- 2. Penlee House** SW 92714 45012
Grade II Listed Building - L Listing No. 2/102

A two storey house, dating to about 1820 and constructed from slate rubble and granite quoins, with a hipped slate roof and brick chimneys. The majority of the windows are original wooden sashes. There is a cast iron scrolled mid 19th century verandah and a probably contemporary cast iron porch. The remains of a Victorian conservatory running along the eastern side of the house can be seen.

The listed building description states that the interior retains many of its original features and fittings, including original stairs, doors, panelled reveals and moulded plaster ceiling cornices.

Recommendations

None.

3. East-west garden boundary

SW 92696 44983 to 92794 44953

Grade C

Running along the southern side of Penlee House and deepening as it moves east is a clearly stepped boundary separating Penlee house and its gardens from the open fields and valley to the south and east. At the eastern end, close to the junction between the main field and the north-eastern field this step had a 1.2m depth.

It is possible that this boundary was once a ha-ha since the southern field is clearly identified as part of the ornamental landscape on the 1880 OS map, and on the 1841 Tithe map it is shown as a broken line. This boundary is now defined by a slight bank.

Recommendations

Include as part of a measured survey of the development area. Record any surviving remains as part of an archaeological controlled topsoil strip.

4. Lower garden

SW 92788 44977

Grade B

The lower garden (Fig 9), as referred to in the Tithe Apportionment, drops down from the retained walled garden towards the spring-fed stream running along the eastern boundary of the garden. It has dense cover of rhododendrons and ornamental fir trees to the east and a dense overgrown area of brambles to the west. Adjoining the stream is a 12m long, 8m wide north-south aligned ornamental garden/water feature (site 17), comprising a curvilinear sunken path or ditch. The stone-faced sides of this feature appear to have been designed for planting (perhaps ferns). The remains of a beehive, crushed by a huge fallen branch, also survives in this area. Broken stoneware in the area suggests that ground levels here may have been raised by dumping of domestic waste. Former paths in the garden are no longer visible

Recommendations

Clear away brambles and areas of collapsed garden wall. Leave ornamental planting *in situ* but control rhododendron growth. Include the garden as part of a measured survey of the development area. Record as part of an archaeological controlled topsoil strip.

5. Well/spring

SW 92815 44991

Grade C

MCO7071

St Cuby holy well is referred to in a rental dated to 1643 and was a bound mark of the Borough of Tregony. This site may have been mistaken in the past for the medieval Holy well since a surviving medieval well house also named St Cuby holy well is located 300m to the north-east. The Tithe Apportionment records this feature as standing within Well Meadow. Short sections of retaining wall were noted during the walkover at the junction where the spring fed stream enters the lower garden from the north-east, but a well house or remains of one was not visible (Fig 10). The walling is probably 19th century alterations associated with the ornamental design of the Lower garden. The site is marked 'Spring' on the c1880 OS map and 'Well' on the c1907 OS map. The extant St Cuby holy well is located to the north of the assessment area, close to St Cuby church.

Recommendations

Include as part of a measured survey of the development area.

6. Wall of Walled Garden

SW 92743 44999

Grade B

Described in the Tithe Apportionment as the Upper Garden the structure predates 1841 and is likely to have been built at the same time as the house in c1820. The walled garden forms a parallelogram in plan and measures 40m north-south by 32m east-west (Figs 11 and 12). The slate rubble built walls measure up to 3.5m high and are 0.5m wide. They are bonded with lime mortar and have vertically laid slate rubble coping. Much of the walling survives, although in places it has been damaged or collapsed. The majority of the northern half of the east wall is now missing. Each of the four walls has an approximately centrally set entrance and to the west there is a wide original opening allowing views into the garden from the house. Inside the garden there is an original sunken, pit glasshouse (site 8 which is shown on the c1880 OS map). Other original features include terraced (raised and sunken) beds and footpaths (site 10). A late 19th century lean-to glasshouse also adjoins the south wall (site 7). The whole area is completely overgrown with Winter Heliotrope which is likely to be concealing other garden features.

Running west from the north-western external corner of the walled garden is an adjoining wall running to the similarly aligned former coach house and stable block.

Recommendations

The development proposal indicates that the majority of the garden wall will be retained. Exceptions are the western end of the south wall and what remains of the northern half of the east wall. It is recommended that the rest of the wall is cleared of ivy and consolidated using like for like lime mortar as a bonding material. Following vegetation clearance the wall should be included as part of a measured survey of the development area and included in an historic building record.

7. Glasshouse/vine house

SW 92742 44970

Grade C

A long, south-facing, slate rubble constructed lean-to glasshouse or vine house located along the south wall of the walled garden (Fig 13). It measures 12m long by 3m wide. The roof is a modern plastic replacement and the interior is completely overgrown. South facing openings/windows run along its southern face, as does an external raised bed suggesting use as a vine house.

Recommendations

This structure is proposed for demolition. Clear away vegetation. Include the structure as part of a measured survey of the development area and create an historic building record.

8. Pit Glasshouse

SW 92758 45000

Grade B

An original sunken, pit glasshouse is shown on the c1880 OS map, although it now has a modern upper frame (Fig 14). This sunken (pit) glasshouse was designed to retain heat efficiently through subsurface construction of its lower portion. Pit glasshouses like this were originally used to grow tropical fruits such as pineapples and other plants that grow in warmer climates. It measures 5m long by 3m wide and is completely overgrown with brambles. At its northern end there are two original sunken water tanks, one of which is constructed from slate slabs (Fig 15), the other is cement rendered.

Recommendations

This structure is proposed for demolition. Clear out vegetation. Include the structure as part of a measured survey of the development area and create an historic building record.

9. Raised beds

SW 92766 45005

Grade D

Concrete block-built raised beds for cold frames. One measures 5m long by 1m wide, the other measures 1m².

Recommendations

Include the structures as part of a measured survey of the development area.

10. Walled garden layout

SW 92768 44984

Grade C

The layout of the internal space within the walled garden is shown on the c1880 map (Fig 5) with the area split into quadrants by crossing pathways and scattered with fruit trees. The layout of other beds within the garden is just discernable beneath the thick covering of Winter Heliotrope (Fig 12).

Recommendations

Strip ground covering vegetation. Include the plan of the internal layout of the garden as part of a measured survey of the development area. An archaeological controlled topsoil strip of the area is recommended.

11. Greenhouse

SW 92752 44983

Grade D

At some point during the second half of the 20th century this greenhouse was constructed to the south of the pit glasshouse within the walled garden. The base is concrete block-built and it has an aluminium and glass frame. The interior is overgrown with brambles.

Recommendations

Clear vegetation. Include the structure as part of a measured survey of the development area. An archaeological controlled topsoil strip of the area is recommended.

12. Ornamental firs

SW 92752 45004

Grade C

These two large ornamental fir trees lie within the opening in the eastern wall and are part of the original garden design.

Recommendations

Care should be taken to leave the trees undamaged during the development. Include the trees as part of a measured survey of the development area.

13. Path

SW 92742 44981

Grade C

This sunken path appears to be an original garden feature. It gives access to a door opening in the east garden wall (gardeners'/servants' access). There are low slate rubble lined retaining walls either side approximately 0.5m high.

Recommendations

This feature should be left *in situ* if possible. Include the structure as part of a measured survey of the development area.

14. Path

SW 92767 45008

Grade C

This path is an original garden feature (Fig 16). It gives access from the service wing of the house all the way along the northern boundary of the site to the stream at the eastern end. There is also access for servants/gardeners into the walled garden from this path.

Recommendations

This feature should be left *in situ* where possible. Include as part of a measured survey of the development area.

15. Property boundary

SW 92775 45005

Grade C

This boundary is likely to be medieval in origin and defines the northern extent of a medieval burgage plot. It is a Cornish hedge (stone-faced earth bank) with replacement 19th century slate rubble stone facing laid in herring bone courses. It measures 1.1m high by 1.5m wide and has mature trees growing from the top.

Recommendations

This feature should be left *in situ*. Include as part of a measured survey of the development area.

16. Water tank

SW 92769 45004

Grade C

Cement rendered stone water tank with original brass tap located just outside the walled garden door opening in the north wall (Fig 17).

Recommendations

This structure should be left *in situ* if possible. Include the structure as part of a measured survey of the development area and create an historic building record.

17. Ornamental garden feature

SW 92795 44965

Grade C

Adjoining the stream at the eastern end of the lower garden (site 4) is a 12m long, 8m wide north-south aligned ornamental garden/water feature comprising a curvilinear sunken path or ditch. The slate rubble-faced sides of this feature appear to have been designed for planting, perhaps with ferns (Fig 18). This feature may have formed part of a fernery constructed by John Simpson Tyerman the retired curator of the Botanic Gardens in Liverpool who specialised in ferns and moved to Penlee House in 1871. In this area, the remains of a stone-built beehive, crushed by a fallen branch are also found.

Recommendations

These structures are important parts of the ornamental garden and should be left *in situ*. Include the structures as part of a measured survey of the development area.

18. Flagstone surface

SW 92756 45010

Grade C

In the north-west corner of the walled garden a couple of slate flagstones are visible on the ground surface but mostly buried under vegetation and topsoil. These may form a larger surface associated with a former lean-to structure in this corner or may be the covering of a sunken tank.

Recommendations

This feature should be uncovered and recorded during a controlled topsoil strip. Include the feature as part of a measured survey of the development area.

8 References

8.1 Primary sources

Ordnance Survey, c1809. *1 Inch Map* (licensed digital copy at HE)

Ordnance Survey, c1880. *25 Inch Map* First Edition (licensed digital copy at HE)

Ordnance Survey, c1907. *25 Inch Map* Second Edition (licensed digital copy at HE)

Ordnance Survey, 2007. *Mastermap Digital Mapping*

Tithe Map and Apportionment, c1840. *Parish of Tregony* (digital copy at HE)

8.2 Publications

Cornwall County Council, 1996. *Cornwall Landscape Assessment*, Truro

Lawson Jones, A, 2004, *Penlee House, Tregony, Cornwall: Archaeological Assessment*, HE Report 2004R078

Padel O.J. 1988. *Cornish Place-Names*, Alison Hodge

Pett D.E. 1998. *The Parks and Gardens of Cornwall*. Alison Hodge

Sheppard P.A. 1968. Parochial Check-Lists of Antiquities. Cuby with Tregoney St. James, *Cornish Archaeology* **7**

Taylor, S R, forthcoming. Excavations of a Roman and post-Roman site at Penlee House, Tregony: a cremation burial and other burning issues, *Cornish Archaeology* **51**

Wilson, J M, 1870-72. *Imperial Gazetteer of England and Wales* London

8.3 Websites

<http://www.heritagegateway.org.uk/gateway/> English Heritage's online database of Sites and Monuments Records, and Listed Buildings

9 Project archive

The HE project number is **146191**

The project's documentary, photographic and drawn archive is housed at the offices of Historic Environment, Cornwall Council, Kennall Building, Old County Hall, Station Road, Truro, TR1 3AY. The contents of this archive are as listed below:

1. A project file containing site records and notes, project correspondence and administration.
2. Electronic drawings stored in the directory ..\CAD ARCHIVE\Sites T\Tregony Penlee House assessment 2012
3. Digital photographs stored in the directory ..\Images\Sites Q-T\ Tregony Penlee House assessment 2012
4. English Heritage/ADS OASIS online reference: cornwall2-145217

This report text is held in digital form as: ..\HE Projects\Sites T\Tregony Penlee House assessment 2012\report 2013



Fig 3 Extract from the OS First Edition One Inch Map c1809



Fig 4 Tithe Map, c1840

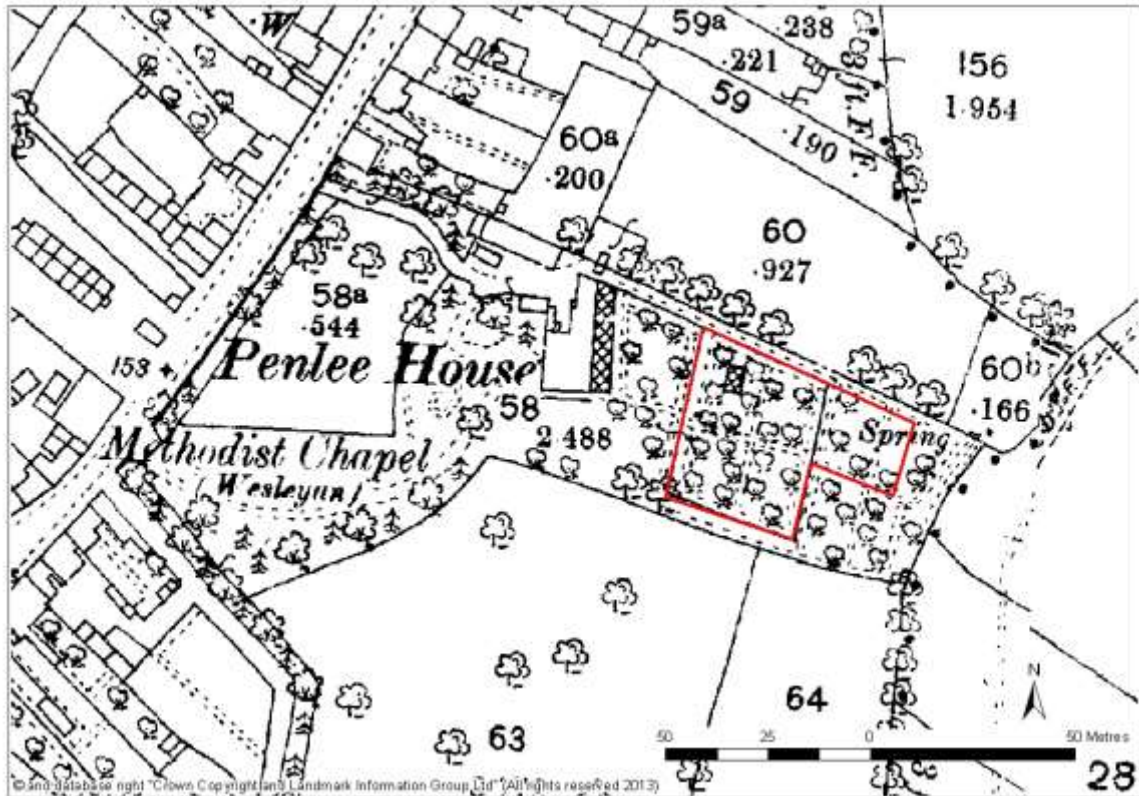


Fig 5 First Edition of the Ordnance Survey 25 Inch Map, c1880

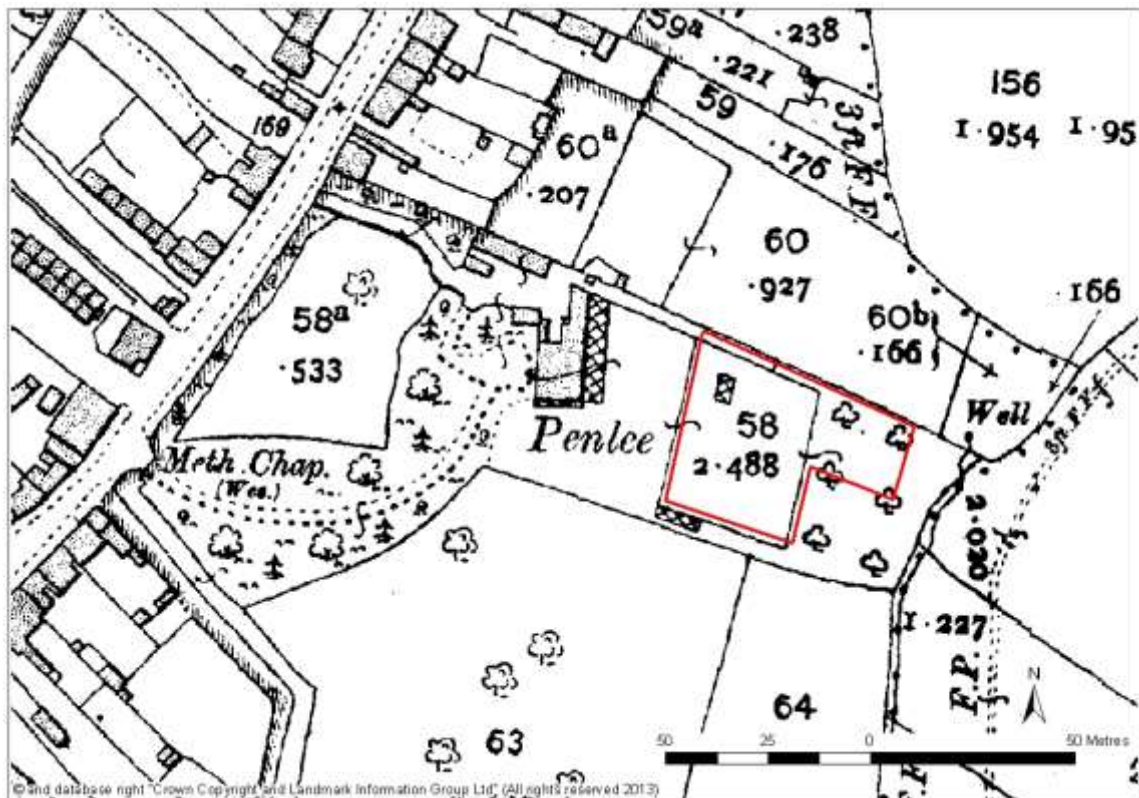


Fig 6 Second Edition of the Ordnance Survey 25 Inch Map, c1907



Fig 7 Ordnance Survey digital mapping showing locations of Romano-British sites in the area.

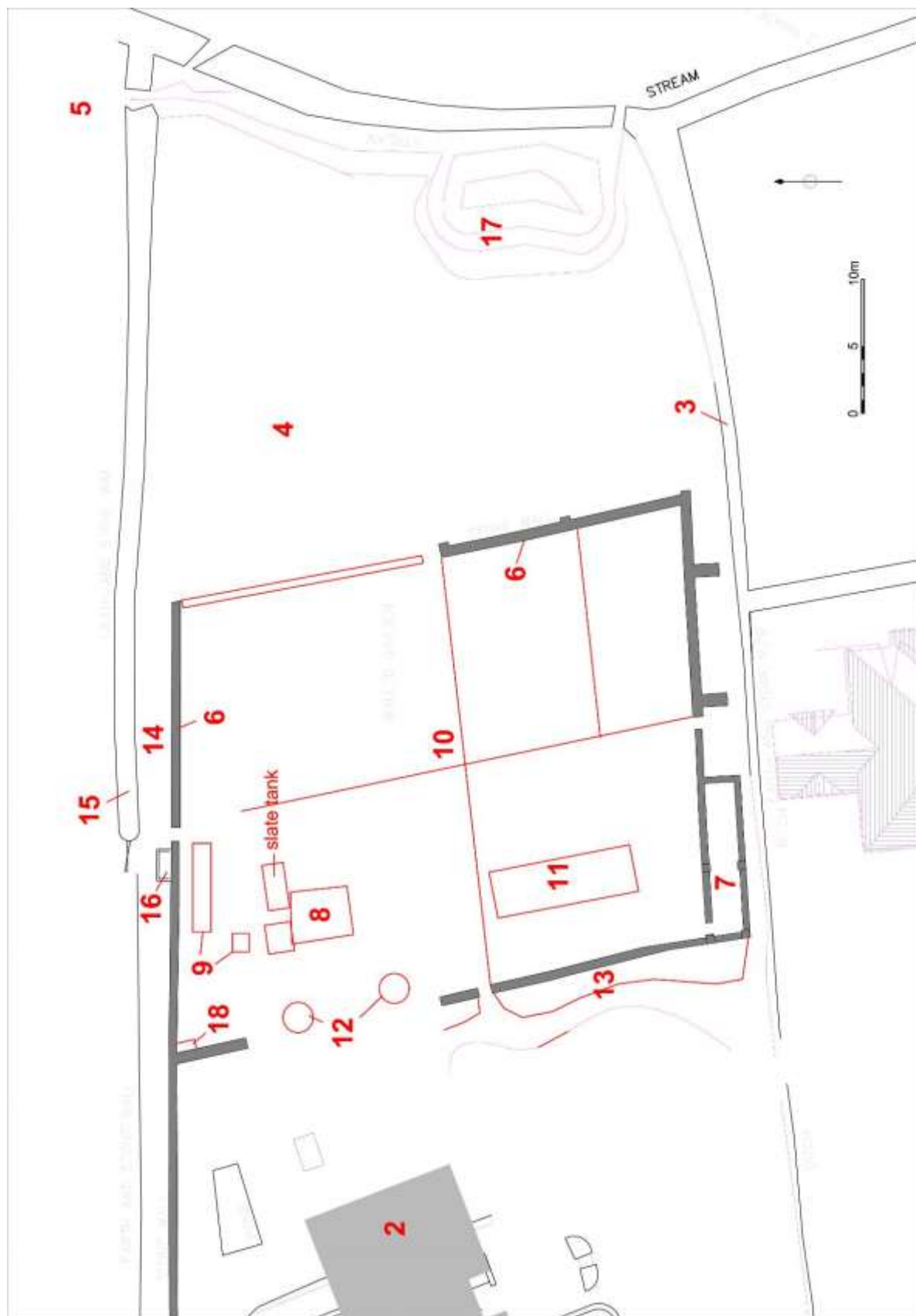


Fig 8 Site inventory map



Fig 9 West part of lower garden (site 4) looking south



Fig 10 Walling at well/spring (site 5) looking east



Fig 11 North wall of walled garden (site 6) looking north



Fig 12 Walled garden (sites 6 and 10) looking south



Fig 13 Lean-to glasshouse/ vine house interior (site 7) looking east



Fig 14 Glasshouse (site 8) looking south



Fig 15 Slate water tank at north end of glasshouse (site 8) looking west



Fig 16 Path (site 14) and boundary (site 15) looking west



Fig 17 Water tank (site 16) and garden wall (site 6) looking east



Fig 18 Ornamental sunken path/ditch (site 17) looking east

Appendix 1: Written Scheme of Investigation

1. BACKGROUND

1.1 Introduction

HE Projects has been requested by Rosie Rogers on behalf of Tetlow King Planning, to provide a project design and an estimate for an archaeological assessment of a proposed development at Penlee House, Tregony. Previous archaeological assessment and excavation at Penlee House by HE Projects in 2004-5 (Lawson-Jones 2004; Taylor forthcoming) revealed a large number of archaeological features, including an enclosure and cremation of Romano-British date.

The proposed development will cover an area of approximately 0.2 HA and lies within a walled garden which is of nineteenth century date. Penlee House is a Grade II Listed building and lies within a Conservation Area.

Dan Ratcliffe (Historic Environment Advice Team Leader, Cornwall Council) has considered the proposed development and has recommended that the scheme is the subject of an archaeological assessment, to establish whether further archaeological work is required. His comments have guided this project design.

1.2 Historical background

Landscape

The proposed development lies within an example of what has been termed "Ornamental Landscapes" (Countryside Commission, 1996). These are carefully manipulated parklands and gardens which surround country houses and are normally of eighteenth or nineteenth century date. Families made wealthy by local copper and tin mines produced many of the eighteenth and nineteenth century Cornish Ornamental Landscapes. Such designed landscapes can include carefully planted clumps and alignments of trees and hahas, etc. In the nineteenth century, meticulously planned and laid out gardens often with specimen trees and shrubs became popular. Walled gardens too were a popular, functional and attractive element to many such designs. Key surviving elements of the ornamental landscape at Tregony include the Walled Garden.

The Garden

In 1871 John Simpson Tyerman, the retired curator of the Botanic Gardens in Liverpool, moved to Penlee House. The former Victorian conservatory located along the back of the house, and shown on the 1880 and 1907 OS maps, may well date to his ownership and development of the garden at Penlee (Pett 1998, 140-141). Previously having worked at Kew, Tyerman is known to have continued propagating plants at Tregony after his retirement. In 1889 Tyerman died, leaving behind a reputation as a shell collector and naturalist who specialised in ferns and mosses. The house and gardens were later occupied by Dr K.O. Parsons (a celebrated horologist) who opened the gardens to the public.

Known archaeological sites

The development is situated within and adjoining the historic settlement of Tregony and has the potential for the survival of medieval remains in particular.

- The place name Tregony is a Cornish name, *Tre* means "farmstead", the second element is derived from an unknown personal name. The settlement is of early medieval date and was first mentioned in 1049. The borough of Tregony is believed to have been established in 1197. There is no known charter but there is a reference to burghal status in 1294, and from 1306 it was taxed. Three distinct zones of development can be identified, namely: that of the river, quay and church; the castle and market area (probably replacing the earlier settlement); and a sausage-shaped extension to the northeast stretching to St Cuby's church.

- Excavations in 2005 revealed evidence for Romano-British funerary activity and for early medieval corn dryers to the south of the proposed development area (MCO56254).
- The medieval Holy well of St Cuby (MCO7071) lies on the north eastern edge of the project area.
- The walled garden is associated with Penlee House, a 19th Grade II Listed Building.

Potential sites

There is scope for the survival of unrecorded buried archaeological remains and artefacts of all periods.

2. Aims and objectives

The aims of the assessment will be:

- Draw together and update the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- To identify and describe the archaeological resource within the development area.
- Produce 'statements of significance' for all designated historic assets that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated, i.e. 'national', 'regional' or 'local'.
- 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.

Key objectives are:

- To locate and identify buried prehistoric, Romano-British and medieval archaeological features within the area of the proposed development.
- To identify features associated with the walled garden.

3. Methodology

The assessment will consist of the following:

- Desk top study; walkover of the area; production of an assessment report.

3.1 Desk-top study

This will involve the inspection of the following sources, the plotting of archaeological and historic information onto base maps, and the initial preparation of gazetteers:

- Historic Buildings, Sites and Monuments Record (including secondary sources in HE library) be consulted.
- Historic Mapping will be consulted. This will include the 1809 First Edition OS map, the 1840 Tithe Map and the 1880 OS map.
- The Structure Plan and Local Plan will be consulted for historic designations, for example World Heritage site, Conservation Areas, Areas of Great Historic Value, etc.
- Previous archaeological reporting on the site will be reviewed (assessment,

geophysical survey and excavation reporting).

3.2 Walk-over survey

Archaeological fieldwork will comprise a walk-over survey of the site to be assessed using a composite base map derived from the desk based study.

Preparation for the walk-over will include:

- Preparation of base maps with known sites.
- Liaison to arrange access to the site.
- Risk assessment (to be carried out with project manager).

The walk-over survey will achieve the following:

- Description of the site.
- Identify areas that would benefit from further stages of archaeological investigation.

3.3 Assessment report

The results from the walk-over survey and the desktop assessment will be presented in a concise report which is focussed upon establishing the significance of identified heritage assets, the potential for further assets to survive in the project area and outline recommendations for further recording. Copies of the report will be distributed to the Client, the County Archaeologist and the local and main archaeological record libraries. A PDF copy of the report will be produced.

The report will have the following contents:

- **Summary:**
 - Description of resource, importance, initial recommendations.
- **Introduction:**
 - Background; objectives; methods; the area.
- **Description of the resource:**
 - General description of the resource.
 - Other archaeological potential.
 - Identification of areas with the potential to contain buried archaeology.
- **Assessment of importance:**
 - Designations of the project area and the adjoining landscapes.
 - Statements of significance for all designated historic assets that are identified within the project area. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- **Recommendations**
 - Further archaeological recording (eg, further building recording, etc).
 - Outline proposals for archaeological recording (eg, watching brief or archaeological excavation).
- HE Archive
- References
- Appendices: Gazetteer of Sites

Illustrations:

- General Location map
- Detailed map showing location of sites and adjacent features.
- Historic mapping as appropriate
- A copy of the brief and the approved WSI.

6. Health and safety during the fieldwork

6.1 Health and safety statement

Historic Environment is within the Environment, Planning and Economy Directorate of Cornwall Council. The HE projects team follows Cornwall Council's *Statement of Safety Policy*.

Prior to carrying out any fieldwork HE will carry out a risk assessment

7. Insurance

As part of Cornwall Council, HE Projects is covered by Public Liability and Employers Liability Insurance.

8. Standards

The HE follows the Institute for Archaeologists' Standards and Code of Conduct and is a Registered Archaeological Organization.

As part of Environment, Planning and Economy Directorate of Cornwall Council, the HE projects team has certification in BS9001 (Quality Management), BS14001 (Environmental Management), OHSAS18001 (Health, Safety and Welfare), Investors in People and Charter Mark.

9. Copyright

Copyright of all material gathered as a result of the project will be reserved to the Environment, Planning and Economy Directorate of Cornwall Council. Existing copyrights of external sources will be acknowledged where required.

Use of the material will be granted to the client.

10. Freedom of Information

All information gathered during the implementation of the project will be subject to the rules and regulations of the Freedom of Information Act 2000.

11. Contract

The HE projects team is part of the Historic Environment, within Environment and Heritage, Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

12. Historic Environment - Project Staff

The project will be managed by Andrew Jones, a member of staff who is a Member of the Institute for Archaeologists, he will:

- Discuss the objectives and programme of the assessment with project staff, including arrangements for Health and Safety.
- Monitor progress and results for each stage.
- Edit the project report.

An experienced member of HE Projects staff will undertake the desk-based work, the archaeological fieldwork and produce the assessment report.

10/9/12

Dr Andy Jones

Historic Environment Projects

Kennall Building

Old County Hall

Station Road

Truro

TR1 3AY