

HISTORIC BUILDING RECORD

EGLOSERME FARM BUILDINGS

ST ERME, CORNWALL

SW 84549 49839



Cynthia Gaskell Brown

with

Simon Longworth-Riggs

May 2013

This Historic Building Record of Farm Buildings at Egloserme Farm, St Erme, Cornwall, TR4 9BW was commissioned by Mr M and Dr S Gray to comply with Condition 4 of Planning Consent no PA30/0917/10/R of Cornwall County Council. It was carried out by

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Historic mapping by permission of Cornwall Council Heritage Record

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Plans and elevations by Simon Longworth-Riggs

Help and hospitality was kindly given by the owners Mr and Dr Gray; the staff of Cornwall Council's Historic Environment Record; Cornwall Record Office; and Plymouth Reference Library

Project Reports and Archive

The Project Archive including a hard copy of the report, indexed black and white film, digital photographs and reference material on CD is deposited at the Cornwall Record Office, Truro.

Hard copies and digital records are also deposited with the Historic Environment Record, Cornwall Council; The Courtney Library, Royal Institution of Cornwall, Truro; National Monuments Record, Swindon

Cover photograph: Egloserme Barns from the south-east

CONTENTS

1	SUMMARY	5
2	INTRODUCTION	6
3	LOCATION & BACKGROUND	6
3.1	Yard and Cow House B (left) and Barn A (right) from south east	8
3.2	Cart Shed D and Barn A from north east	8
3.3	Barn A exterior of north face	9
3.4	Barn A Upper Floor looking west	9
3.5	Barn A Ground floor Cow Shed looking west	10
3.6	Cow Shed B looking south	10
4	BUILDING DESCRIPTIONS	11
4.1	Materials	11
4.2	Building A Cow House and Threshing Barn: Exterior	11
4.3	Building A Interior: Upper Floor-Threshing Barn	12
4.4	Building A Interior: Ground floor-Cow House	12
4.5	Building B: Cow House	13
4.6	C: Cart Shed	14
4.7	D: Lean to Shed	14
4.8	Items in the yards	14
5	CHRONOLOGY, DATING & SIGNIFICANCE	14
6	MAPS	16
6.1	1840 Tithe Map St Erme: Egloserme Farm House 406	16
6.2	1880 Ordnance Survey: Egloserme Farm 488	16
6.3	1907 Ordnance Survey: Egloserme 488	17
6.4	1942 Tenancy Agreement	17
7	PLANS & ELEVATIONS	18
7.1	General Plan with levels	18
7.2	Site Plan	19
7.3	Ground Floor	20
7.4	First Floor	21
7.5	First Floor Levels	22
7.6	Ground Floor Levels	22
7.7	South Elevation	23
7.8	East Elevation	23
7.9	North Elevation	24
7.10	West Elevation	24
8	PHOTOGRAPHS	25

8.1	Exterior views 1	25
8.2	Exterior Views 2	26
8.3	Exterior Views 3	27
8.4	Building A Interior first Floor Barn.	28
8.5	Building A interior ground floor Cow House 1	29
8.6	Building A ground floor Cow House 2	30
8.7	Building B Cow House 1	31
8.8	Building B Cow House 2	32
8.9	Building C Cart Shed and Doors interior details.....	33
9	FILMS: EGLOSERME BARNS Index to black & white negatives	34
10	SOURCES.....	36
10.1	Maps and Plans	36
10.2	Books, Articles and Websites	36
11	KEY to Historic Measurements.....	37
12	APPENDIX 1 1840 CRO TA/57 Tithe Apportionment St Erme.....	37
13	APPENDIX 2 EGLOSERME CENSUS EXTRACTS	38
14	APPENDIX 3 COUNTERPART AGREEMENT	39
14.1	Plan attached to 1942 Tenancy Agreement	40
15	APPENDIX 4 BRIEF FOR DESCRIPTIVE HISTORIC BUILDING RECORDING	41

1 SUMMARY

A written description, photographic record and survey of a small group of farm buildings at Egloserme Farm, St Erme, Truro , Cornwall (SW 84549 49839) was made in spring 2013 prior to their conversion to domestic use. The buildings are Listed Grade II group value. They adjoin Egloserme Farm House, a 17th – 19th century Grade II Listed building.

The farm was part of the church town of St Hermes and was owned from the 18th century until the mid 19th century by the Collins family of Truthan. For most of the later 19th century it was farmed by the Rickard family. Ownership passed to the Laity family who sold off most of the adjoining land for housing in the late 1970s. Tom Jefferies continued as tenant farmer until 1992. It was bought by the by the present owners in 1994.

The group consists of a two storey building, facing south, with a threshing barn on the upper floor and a cow house below. This was probably built in the early 19th century and certainly before 1840. A single storey cow-house facing east was added at right angles to the front of the barn between 1840 and 1880. By 1907 a cart shed had been added to the east end of the barn and a lean to shed to west end.

Constructed of local slate stone with granite quoins and cambered brick window heads the barn has a distinctive appearance. Inside the cow houses contained double cow stalls, metal water bowls, tethering poles and chains. Feeding troughs, partitions and floors with slurry channels made of concrete all date to the twentieth century use of the cow-houses which came to an end in 1992.

The buildings reflect mid twentieth century small scale Cornish farming when running less than two dozen dairy cows and a bull on 53 acres could provide a modest living.

2 INTRODUCTION

This report was prepared to provide a Historic Building Record of Farm Buildings at Egloserme Farm, St Erme, TR4 9BW, near Truro. This is to comply with Condition 4 of the Planning Consent no PA30/0917/10/R given by Cornwall County Council prior to renovation and change of use. It was commissioned by the owners Mr M & Dr S Gray of Egloserme Farm. The work was carried out by Cynthia Gaskell Brown and Simon Longworth-Riggs in March-May 2013.

The Planning Brief and Written Scheme of Investigation are provided below in Appendices 4 and 5. As required by the Brief this record consists of a short review of the historic context, a written description of the buildings; a photographic record using 35mm black and white film duplicated by colour digital photographs; and plans and elevations which are on the attached CD as pdf files. Plans and elevations have been modified in order to illustrate this report where they may not be true to scale.

3 LOCATION & BACKGROUND

The village of St Erme lies just off the A39 some four miles north of Truro, Cornwall and now consists largely of late 20th century housing built on former farmland. Egloserme Farm (SW 84549 49839) stands at just over 92 metres O.D. It lies slightly downhill and some seventy metres south west of the medieval church of St Hermes and faces south over open country. The “ eglos” name and Tithe Map evidence show that the farm was part of the ancient church-town settlement next to the church with the fields to south and east being glebe land.

The farm house, farm buildings and yards were sold to the present owners in 1994 after farming came to an end. The farm house and farm buildings were Listed Grade II in 1988.

From the 18th century until the mid 1900s more than half the parish of St Erme was owned by the Collins family of Truthan, Cornwall who also owned the mansion of Newton Ferrers in east Cornwall. In 1840 Egloserme Farm was owned by Edward Collins and consisted just over 50 acres of arable land. It was split into three holdings - a small cottage rented by Vincent Oliver; 26 acres farmed by Richard Rickard; and some 24 acres including Egloserme Farm House farmed by James Liverton.

Census returns show that Richard Rickard, his wife Amelia and his family farmed at Egloserme from 1841 until at least 1881.

A map and schedule of fields attached to a 1942 Tenancy Agreement show that when William Waters leased the farm that year it had not significantly changed in size. The agreement lists 53 acres which included the yard, homestead, garden and mowhay, an orchard and some marsh. About half the fields were arable and the rest permanent pasture.

It is understood that in the mid 20th century ownership passed to the Laity family who eventually sold much of it for housing. Egloserme however continued as a farm. Tom Jefferies pastured dairy cows and used the west end of the thatched farmhouse as the dairy until his death in the Cow House in 1992 (personal information from Mr & Dr Gray).



3.1 Yard and Cow House B (left) and Barn A (right) from the south east



3.2 Cart Shed D and Barn A from the north east



3.3 Barn A exterior of north face



3.4 Barn A Upper Floor looking west

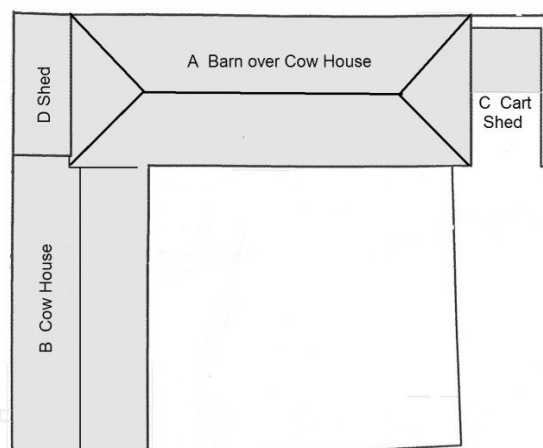


3.5 Barn A Ground floor Cow Shed looking west



3.6 Cow Shed B looking south

4 BUILDING DESCRIPTIONS



The farm buildings stand a short distance west of Egloserme Farm House and form an L- shape facing south across a concrete yard and a small garden beside the road.

The Buildings are lettered A- D for convenience

A. The primary building is of two storeys with a Cow House (or Shippon) on the ground floor and Threshing Barn and store above. It faces south.

B. A single storey Cow House was added at right angles overlapping the south west corner of building A. It faces east.

C. A single storey open fronted Cart Shed was added to the east wall of A.

D. A single storey shed was added to the west wall of A.

4.1 Materials

The buildings are built of random rubble killas - a local slate-sandstone.

The two storey building A has dressed granite quoins. Similar long and short granite stones are used as jambs for doors and windows which have cambered brick arches. Granite slabs are used for thresholds and window sills.

The much decayed roofs of A and C are slate with ridges of red tiles. The other buildings now have corrugated iron roofs which probably replaced slate in the later 20th century. There was no evidence of thatch.

4.2 Building A Cow House and Threshing Barn: Exterior.

The two storey Cow House and Barn faces south and has three doors at ground level (DG3, DG4,DG5) and a window and central door at first floor (WF1, DF10) on the south face. The wide ground floor door (DG3) at the left end was later altered to provide access to the single

storey Cow House B. The door at the right end has been partly blocked and adapted to take a metal framed window.

The east side of the building has a single ground floor window (WG3) now hidden by the Cart Shed. This still has its original wooden frame and shutters and has a failing brick arch. It is blocked on the inside.

The back (north) face of the barn had five ventilation and window openings at ground floor level which are all now completely or partially blocked. Two of these were vertical slits in the stone wall (O2 & O7). A wider square opening (O1) with a wooden frame, served as a window. A window opening with a brick head originally provided light into the west corner of the shippon. These were evidently blocked up when the interior was modernised and concrete facings were built against the inside of the north wall. A ceramic pipe ventilator (O6) was inserted later and is blocked with plastic sheeting.

The north face of the Barn has three doors at first floor level. The central door (DF3) is opposite the equivalent door (DF1) on the south side. These opposing doors indicate that this was originally designed as a threshing barn as they could have provided through draughts to separate the chaff from the grain.

It seems likely that the first floor was originally accessed by steps up to the door at the north east end (DF2). The present entry is up an ramp of soil. This is said to have recently replaced a mechanical elevator.

The upper floor is lit by a window at the south west end of the front wall (WF10).

4.3 Building A Interior: Upper Floor-Threshing Barn.

Roof. The hipped roof is of six bays with trusses halved and nailed to a ridge purlin. The trusses are set within the upper part of the wall and supported on small wedges. The collars are shaped, lapped and nailed onto the west side of the trusses. There are through purlins. The underside of laths are plastered in some places.

Doors. The doors are variants of ledge and plank with a range of hinges, wooden bars and latches set in wooden frames and with the exception of the main ground floor door are painted blue and remain virtually unaltered since 1992.

Floor. There is no access through the wooden floor to the cow house below.

4.4 Building A Interior: Ground floor-Cow House

This has a low wooden ceiling giving a height of around two metres above the concrete floor. This is typical of 19th century Cornish shippons with barns above. The cow house was modernised probably in the 1950s by creating concrete stalls and flooring within the original stone building. The walls are lime washed. It has six stalls along the north wall each designed to take two cows and has a potential capacity for twelve cows.

The cows would have entered from the south side of the building and been tethered by chains to metal poles known as *stiddles*. Paired concrete feeding troughs and automated water basins were provided in each stall against the north wall. There was no separate access on the north side to allow filling of the troughs.

Five patent metal partitions with adjustable tethering rods (with the maker's name of "King") remain *in situ*. Two home made metal stiddles were put up alongside the one concrete partition between stalls S4 and S5. Fragments of tethering chains survive with one complete example in stall S6.

A drain to take slurry runs the length of the building with three drainage channels into the yard to the south. Water pipes and electric wiring and lights are surface mounted.

4.5 Building B: Cow House

A single storey Cow House runs north-south and is attached at right angles to the west end of building A. It has a corrugated iron roof and two doors on the east face and one door on the back wall (DG1, DG2, DG8). The central door DG9 was originally a wide access door but this has been modified with concrete block-work to form a window and narrow door. Internally at the north end another door way (DG3), was made by partly altering the original opening into building A. All lintels are concrete replacements.

The building was ventilated by slots in the apex of the roof at the south end (O4, O5). Ventilation was improved by secondary insertion of two ceramic pipes in the upper part of the west wall (O8,O9).

This Shippon differs from that in Building A and originally was laid out as three bays, each with separate access. This, like the other cow house, had been modernised with concrete partitions and flooring and was lime washed.

Bay B1 at the south end originally contained four concrete feeding troughs against an east-west block work partition, now partly removed, which completely separated it from the next bay. It has tethering chains attached to the west wall and a slurry drain running east through the door into the central yard. It was accessed from the yard through door DG1.

Bay B2 in the centre of the building has the remnants of two troughs against the back wall with a water pipe and tethering chain. It is reported that this was the bull pen. The partition separating it from Bay 3 was removed after 1992. Access was from the larger doorway DG2 opening from the central yard (now modified to contain a window and door) and lit in the west wall by window WG4, now blocked.

Bay B3 has a row of narrow granite stones lying east-west which originally supported a partition and support for concrete feeding troughs. The scar from the partition can be seen in the west wall. This partition and the troughs were removed after 1992. The slurry drain runs out through the door in the rear wall (DG8).

This Cow House could have housed up to ten beasts. The separate bays may have had different functions. For example Bay 1 with four troughs may have been used for calves and the central Bay 2 adapted for the bull.

4.6 C: Cart Shed

An open fronted lean-to Cart Shed with stone walls and a ruinous slated roof has some remnants of plaster sealing between the rafters. It post-dates the main building A as it obscures the window in the east wall.

4.7 D: Lean to Shed

A stone walled single storey lean-to added to the north wall of the main barn is bonded into the back wall of the cow house B. It has two door openings, one blocked (DG6 and DG7)

4.8 Items in the yards.

A large concrete block-work trough in the angle between the buildings A and B is presumably a water tank. It has a small drain at ground level. A smaller block-work trough at the back of cow shed B collects rain water.

5 CHRONOLOGY, DATING & SIGNIFICANCE

The building sequence is indicated by the lettering A to D and is evidenced by straight joints.

Tithe Map evidence shows that the two storey Barn and Cow House, A, was in existence by 1840 and stylistically could have been built rather earlier in that century. Ordnance Survey map evidence shows that the single storey Cow House B was added between 1840 and 1880.

The Cart Shed D and the major Extension at right angles to the Farm House itself were added between 1880 and 1907. Actual construction dates have not been identified as this would mean tracing information in the Collins family papers which is beyond the remit of this report.

The main two storey Barn has some slight pretensions to grandeur with the use of heavy granite dressings not only as quoins but around window and door openings. These are let down however by the rather shallow and incongruous brick arches. The bricks appear to be 19th rather than 18th century in date.

A first floor threshing barn was not uncommon in Cornwall on small farms and low ceilinged cow houses are typical of small scale farming before the 20th century.

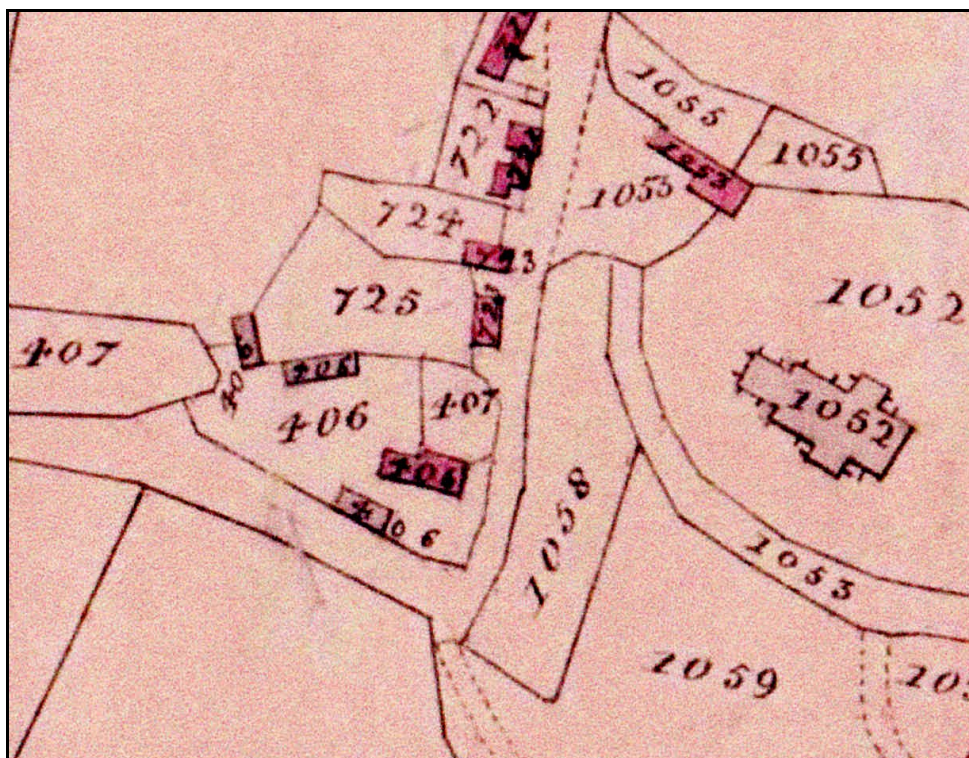
The original stone structure in both cow houses was modified in the twentieth century by lining the lower part of the walls with concrete, inserting metal partitions between some stalls and concrete partitions between others and creating concrete floors and slurry channels.

Ground floor windows and ventilators on the north and west sides of the two buildings were blocked to allow for this modernisation. The survival of granite edging slabs and door sills in both buildings indicate that originally the cow houses had a different flooring , probably cobbled, with stalls and drains defined by granite.

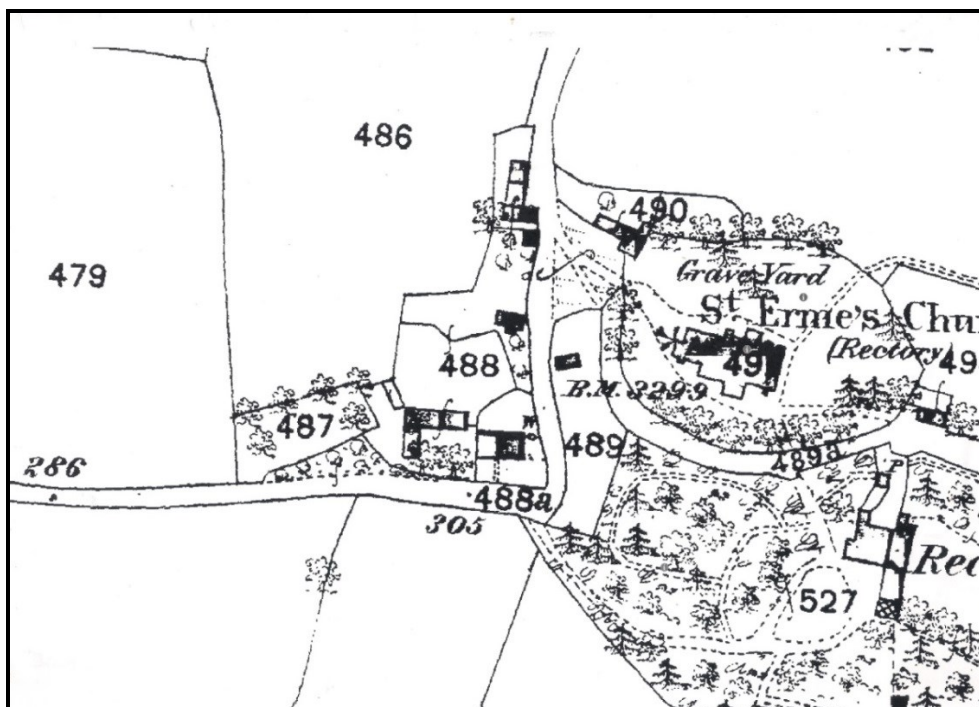
It seems that three main phases are represented, the first phase being the construction of the two storey combined threshing barn and cow house perhaps in the early 19th century. The single storey cow house was added between 1840 and 1880 causing modifications to the original barn. The cart shed and the lean-to shed were added later.

The final phase during which the present internal layout of the cow houses, their fittings, concrete floors and drains was created dates no later than 1992. The cow houses are buildings frozen in time and reflect mid- twentieth century traditional dairy farming when running less than two dozen cows and keeping a bull on only 53 acres could still provide a hard but modest living.

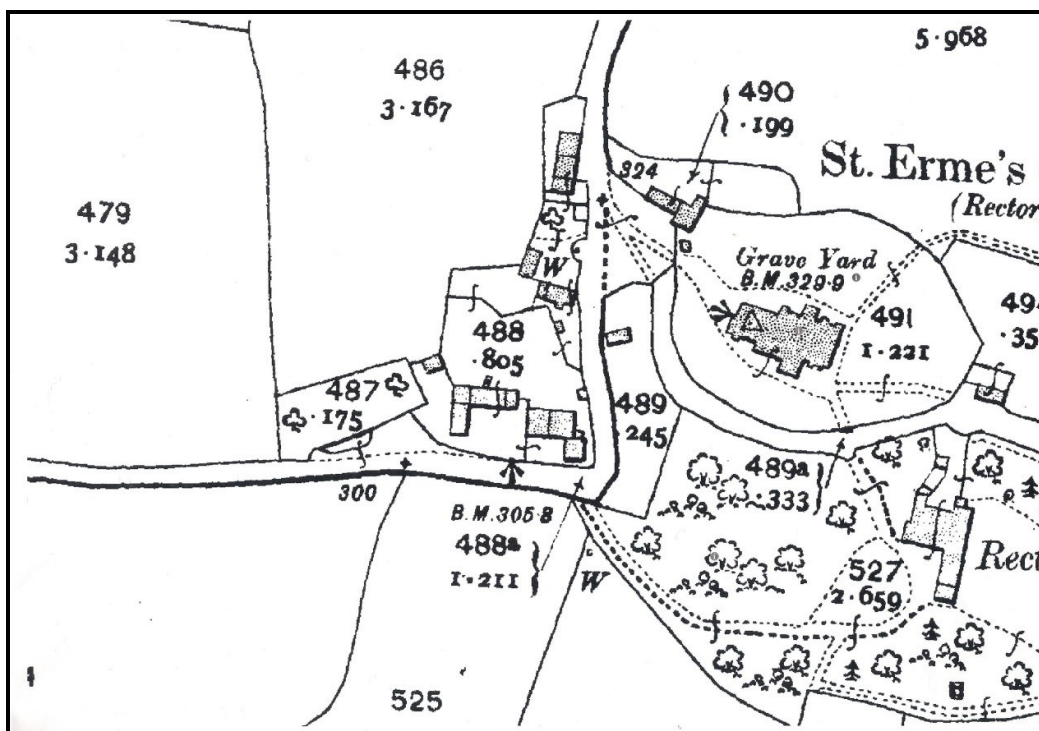
5 MAPS



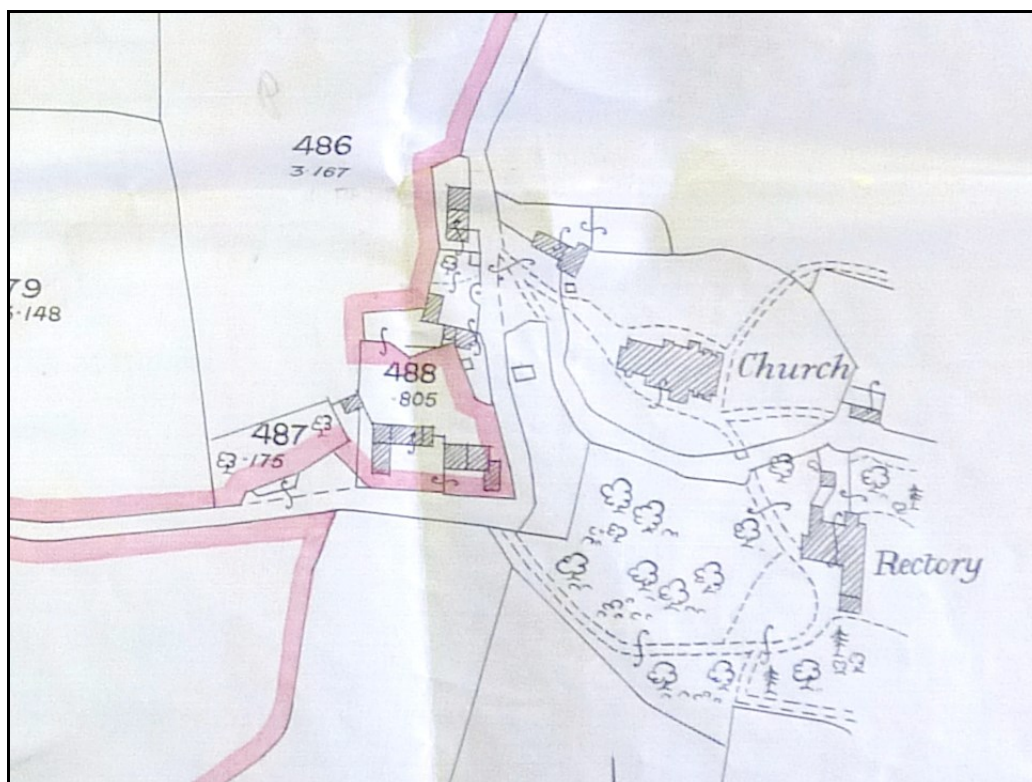
5.1 1840 Tithe Map St Erme: Egloserme Farm House 406



5.2 1880 Ordnance Survey: Egloserme Farm 488

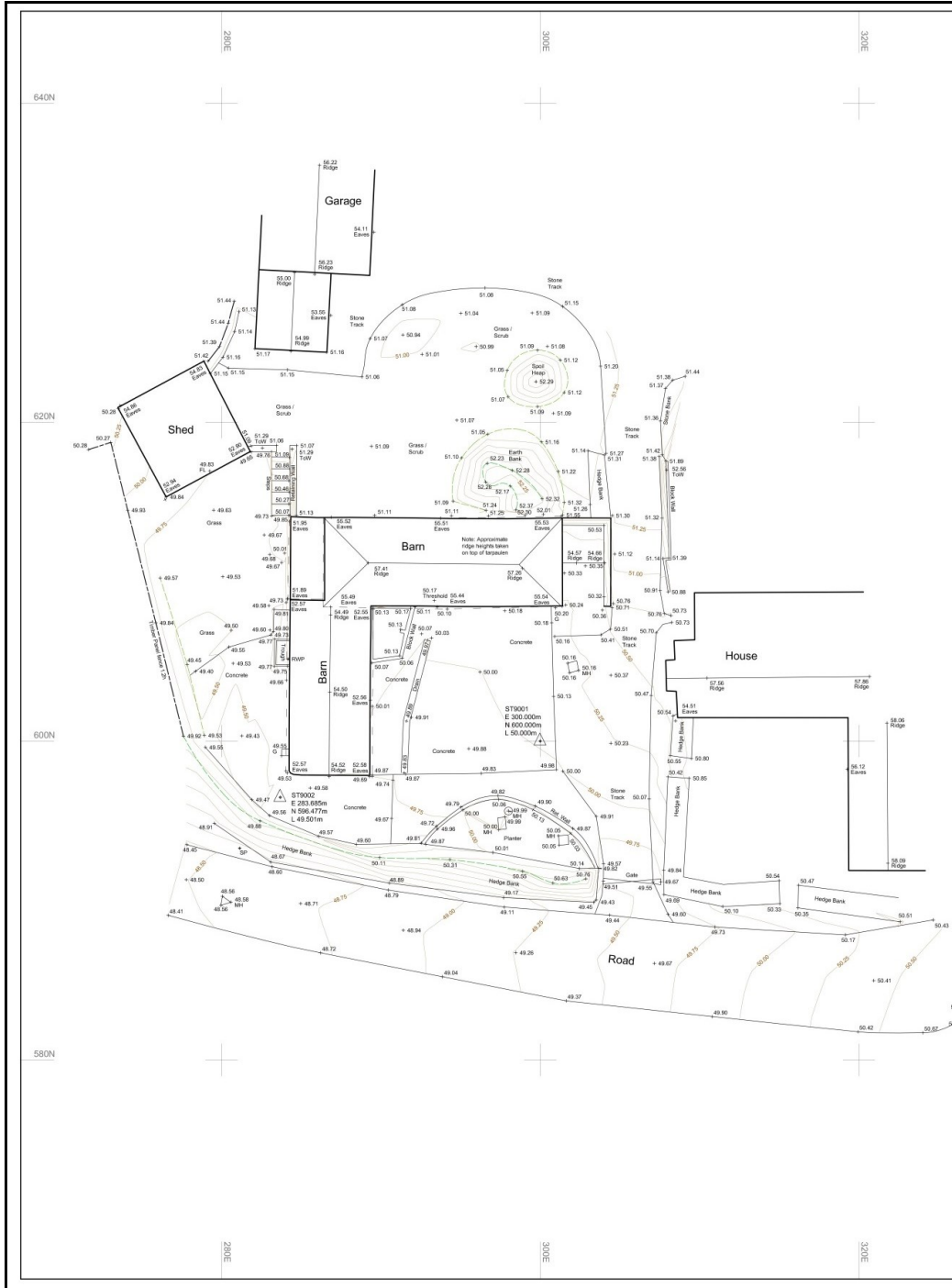


5.3 1907 Ordnance Survey: Egloserme 488



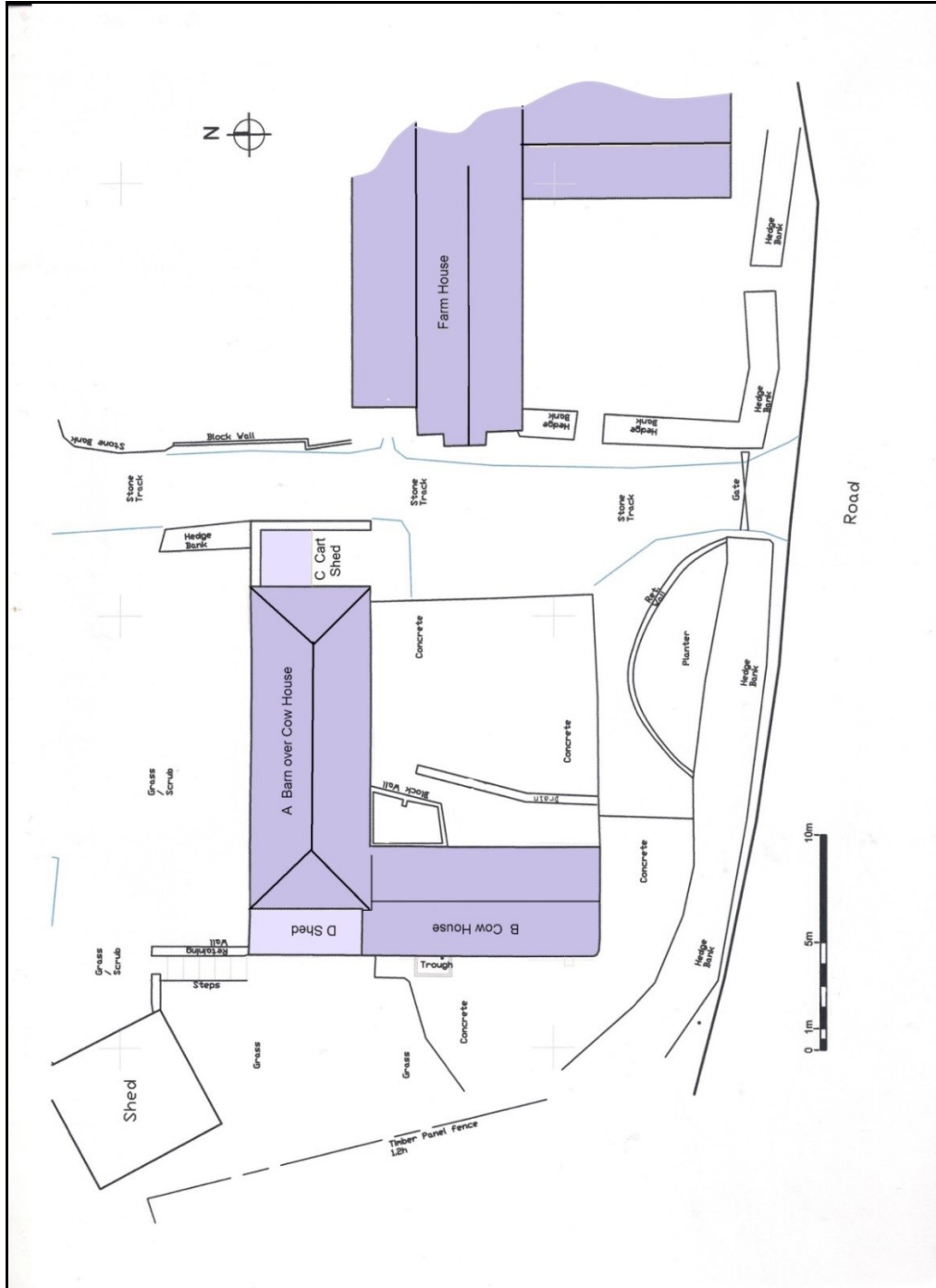
5.4 1942 Tenancy Agreement

6 PLANS & ELEVATIONS

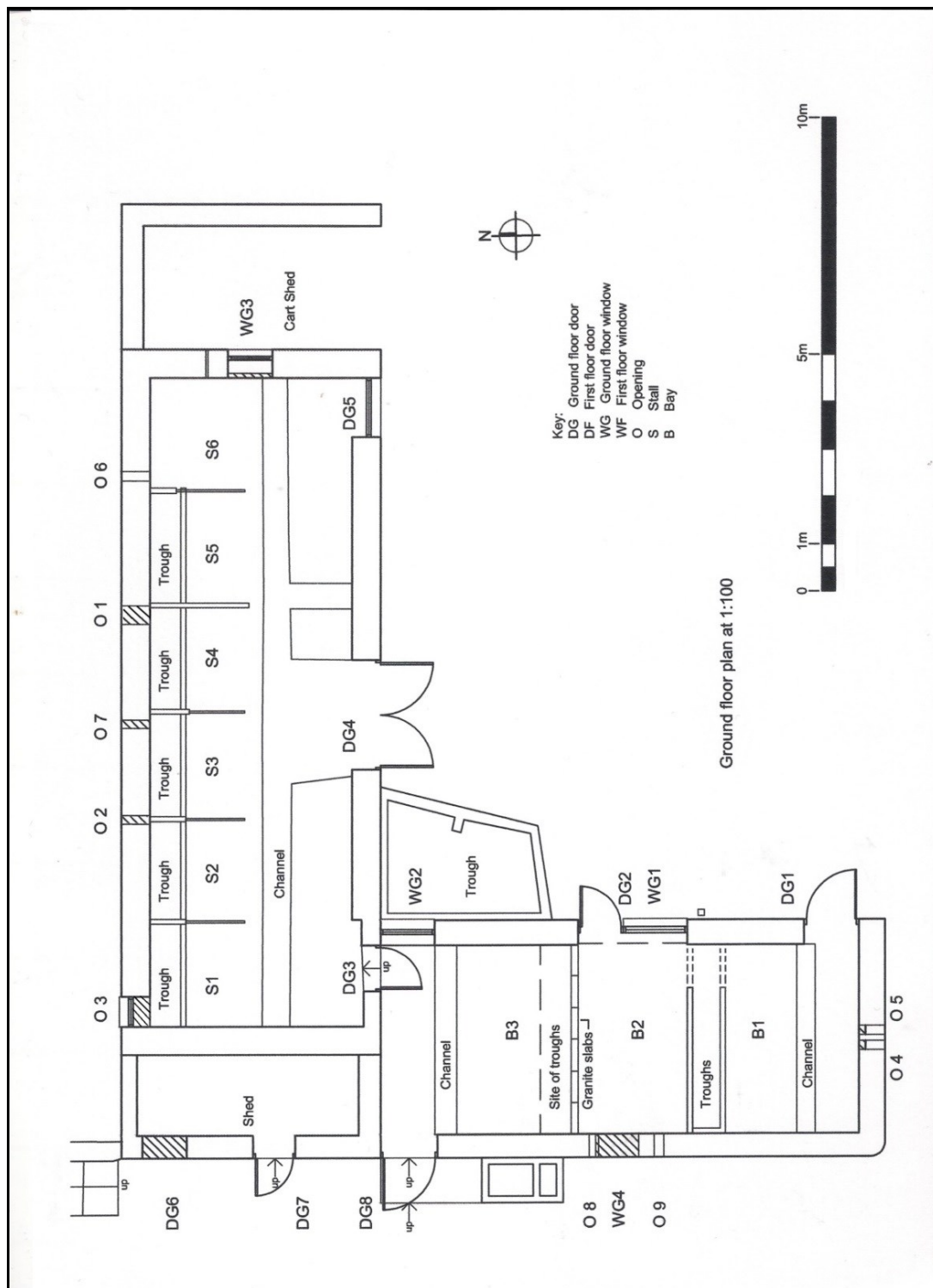


6.1 General Plan with levels

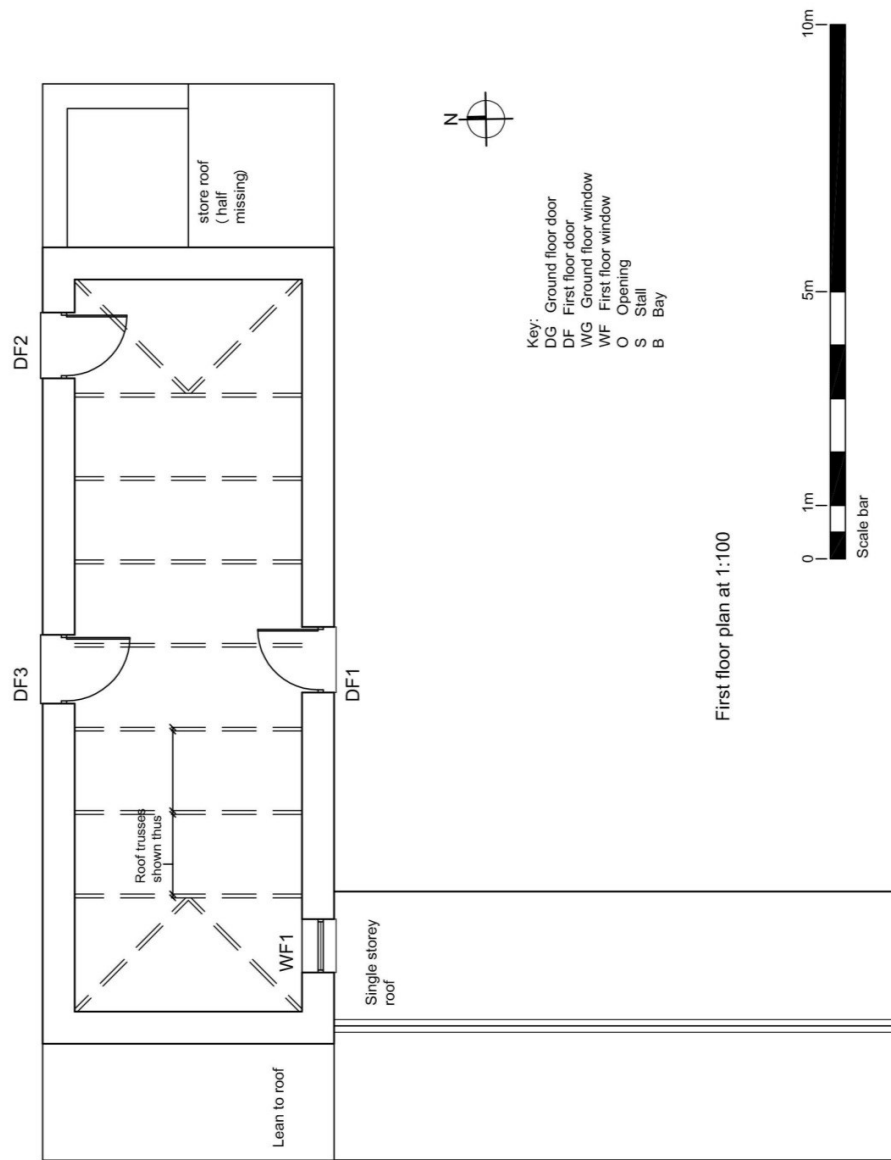
Included as indicator only. Available on CD as pdf file.



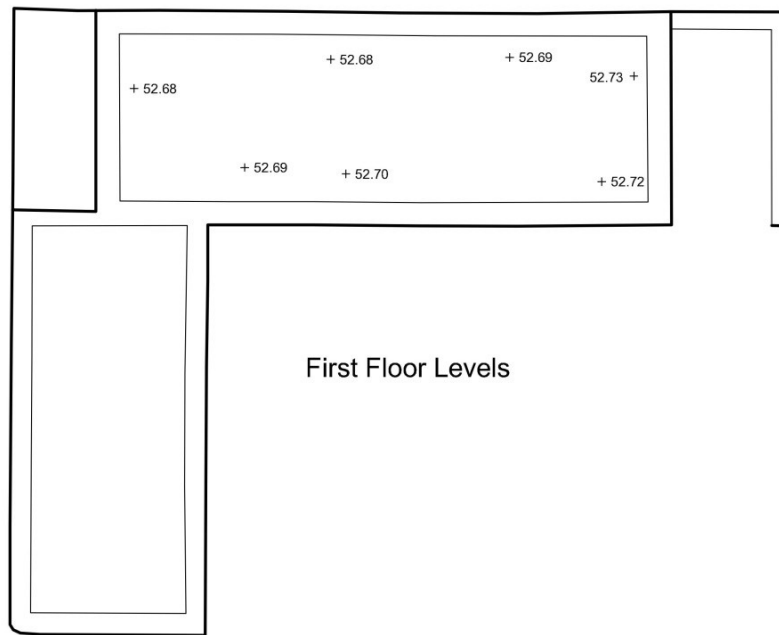
6.2 Site Plan



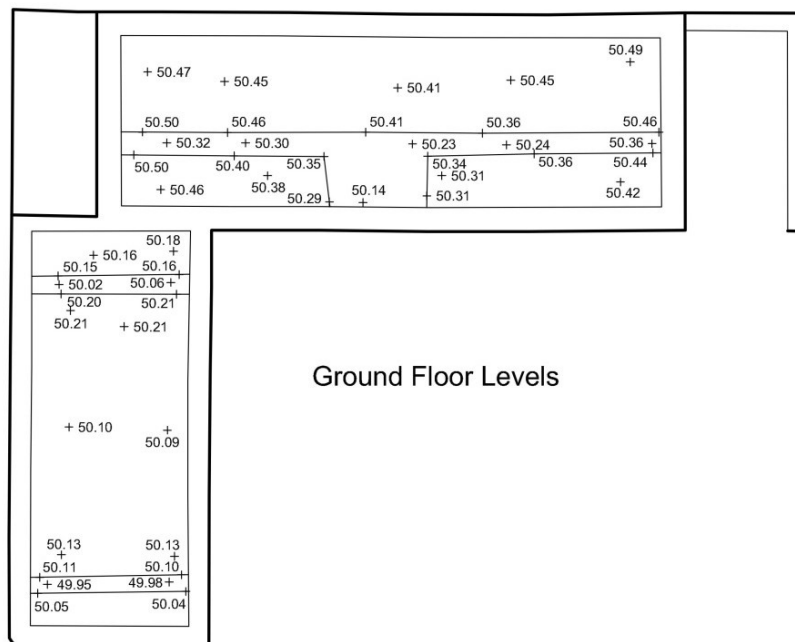
6.3 Ground Floor



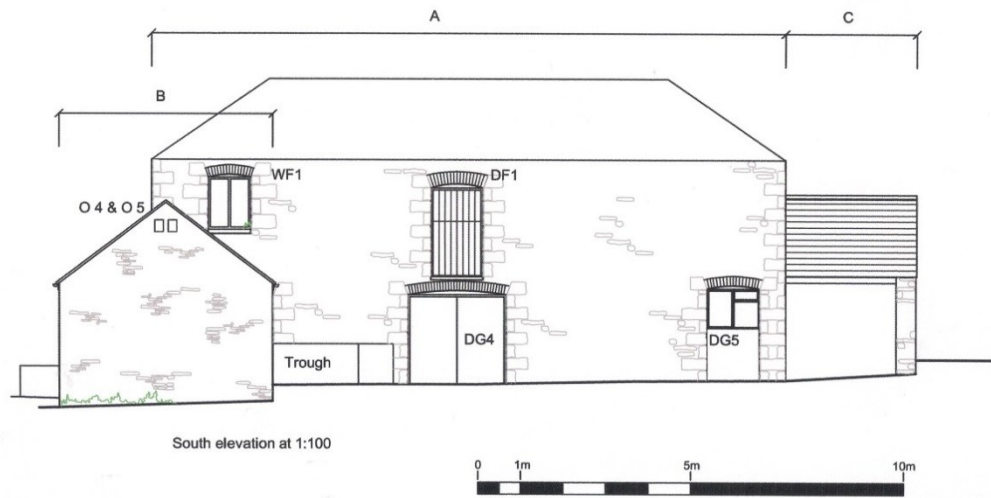
6.4 First Floor



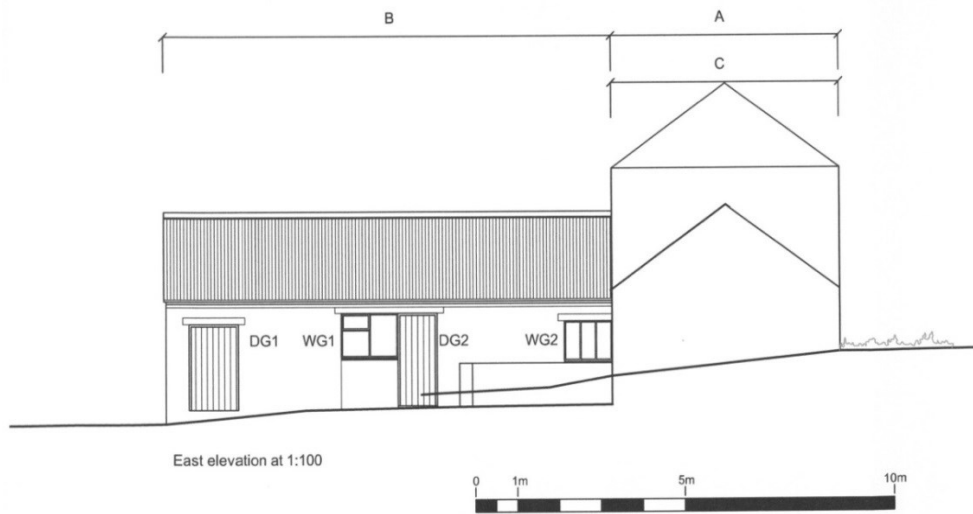
6.5 First Floor levels



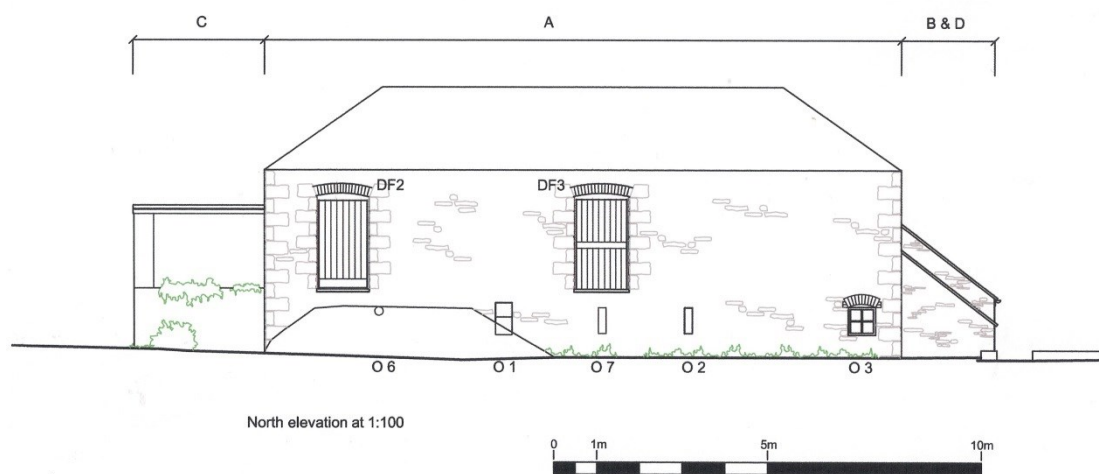
6.6 Ground Floor Levels



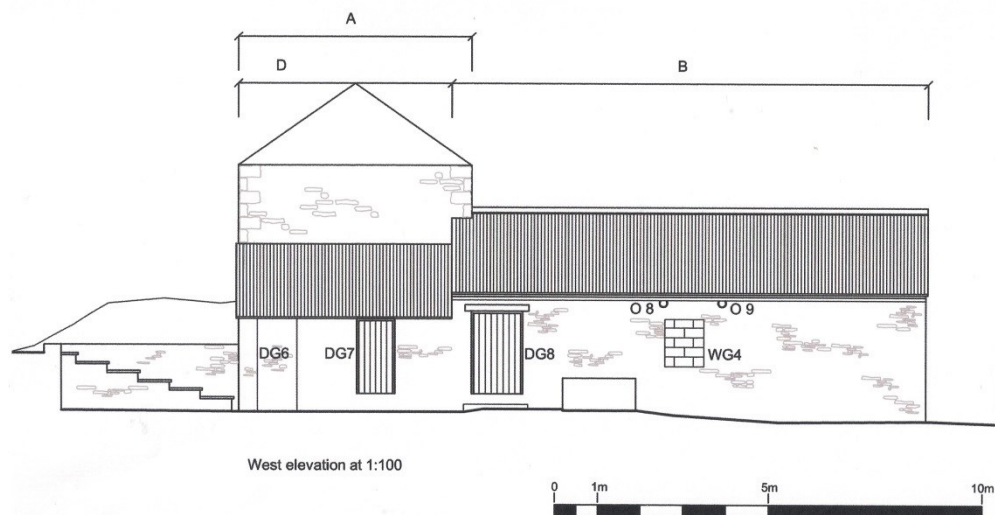
6.7 South Elevation



6.8 East Elevation



6.9 North Elevation



6.10 West Elevation

7 PHOTOGRAPHS



1 Egloserme Farm and Barns from the road



2 Egloserme Farm House south face



3 Egloserme A and B south east view



4 Egloserme A, B, C south east view



5 Egloserme A Cart Shed C south face



6 Egloserme A south elevation



7 Egloserme A south elevation



8 Egloserme A - Door DF1

7.1 Exterior views 1



9 Egloserme A - Door DG5 and Cart Shed



10 Egloserme A east face -Window WG3



11 Egloserme C Cart Shed & A east face



12 Egloserme A and Cart Shed C north face



13 Egloserme A - north elevation



14 Egloserme A -door DF2



15 Egloserme A - north elevation



16 Egloserme A OG1

7.2 Exterior Views 2



17 Egloserme A OG2



20 Egloserme A OG3



21 Egloserme D lean to doors DG6 and DG7



22 Egloserme B north side - DG8 and WG4



23 Egloserme D door DG7



24 Egloserme B trough



25 Egloserme B and yard from south east Window WF1 in Barn
A



26 Egloserme B- door DG1

7.3 Exterior Views 3



1 A Upper Floor Looking east (1)



2 A Upper Floor Looking east (2)



3 A Upper Floor Looking west



4 A Upper Floor north wall, roof, doors



5 A Upper Floor Roof looking east



6 A Upper Floor Roof looking north east



7 A Upper Floor Roof looking north west



8 A Upper Floor Roof looking west

7.4 Building A Interior first Floor Barn.



1 Egloserme A Cow House - looking north



2 Egloserme A Cow House stall S3



3 Egloserme A Cow House - stall S1



4 Egloserme A Cow House - stall S5 two feeding troughs



5 Egloserme A Cow House - stall S6 and chain



6 Egloserme A Cow House door DG5



7 Egloserme A Cow House- view towards west



8 Egloserme A Cow House slurry channel and door DG4

7.5 Building A interior ground floor Cow House 1



9 Egloserme A Cow House view west



10 Egloserme A Cow House- water feeder



11 Egloserme A Cow House- adjustable tethering rods



12 Egloserme A Cow House detail makers name



13 Egloserme A Cow House chain in S6



14 Egloserme A Cow House ceiling



15 Egloserme A Cow House tethering poles



16 Egloserme A Cow House tethering pole

7.6 Building A ground floor Cow House 2



01 Egloserme B Cow shed- view to south and roof



02 Egloserme B Cow shed view to north



03 Egloserme B Cow shed- roof trusses



04 Egloserme B Cow shed - bay 1



04 Egloserme B Cow shed - bay 2 chains



05 Egloserme B Cow shed - bay 2 west wall



06 Egloserme B Cow shed - bay 2



07 Egloserme B Cow shed - bay 3 to north east

7.7 Building B Cow House 1



08 Egloserme B Cow shed - door DG2



09 Egloserme B Cow shed- door DG8



10 Egloserme B Cow shed- north wall and blocking



11 Egloserme B Cow shed- north wall DG3 and blocking

7.8 Building B Cow House 2



29 Egloserme B south end



30 Egloserme B - vents near roof O4 and O5



Egloserme Cart shed C and west wall A (FILEminimizer)



Egloserme C Cart shed roof (FILEminimizer)



Egloserme C Cart shed roof detail (FILEminimizer)



01 Egloserme Door DF1 interior



02 Egloserme Door DF2 interior



03 Egloserme Door DF3 interior

7.9 Building C Cart Shed and Doors interior details

8 FILMS: EGLOSERME BARNES

Black and White Film: HP 400 35mm Index to negative numbers

Film 1

1. Buildings A & B From south-east
2. Building A & Cart Shed from south east
3. Junction of Buildings A & B; windows WG2, WF1, doors DG4, DF1
4. Building A & Cart Shed: door DG5
5. Building A from north
6. Building A from north east
7. Building A from north
8. Building A from north
9. Building A from east
10. Farm and Buildings view from road
11. Building A exterior: window WG3
12. Building B exterior : door DG1
13. Building B exterior: door and window WG1, DG2
14. Building B exterior: trough and window WG2
15. Building A exterior: door DG4
16. Building A exterior: doors DF1, DG4
17. Building A exterior: door DG5
18. Building A exterior: door DF2
19. Building A exterior: door DF3 and openings O1, O2
20. Building B exterior: doors DG6, DG7
21. Building B exterior: door DG8
22. Building B exterior: window WG4
23. Building B exterior: east face : vents O4, O5

Film 2

1. Building A interior upper floor: DF3
2. Building A interior upper floor: roof truss from east
3. Building A interior upper floor: roof truss detail from east
4. Building A interior upper floor: general view to east
5. Building A interior upper floor: general view to east
6. Building A interior upper floor: detail of tie beam from west
7. Building A interior upper floor: detail of tie beam from west
8. Building A interior upper floor: detail of tie beam from west
9. Building A interior upper floor: detail of hip roof
10. Building A interior upper floor: general view looking south-west

11. Building A interior upper floor: general view looking west, doors
12. Building A interior upper floor: roof trusses looking west
13. Building A interior upper floor: roof trusses looking west
14. Building A interior upper floor: general view looking west
15. Building A interior upper floor: general view looking west
16. Cart Shed C: roof interior from north
17. Cart Shed C: view from north
18. Building A exterior: west face oblique view
19. Farm House from west
20. Buildings exterior from south-east
21. Building A exterior from south-west
22. Buildings exterior general from south-east
23. Farm house from south
24. Farm and Buildings from road

Film 3

1. Building B Cow-shed: bay 2 west wall
2. Building B Cow-shed: detail tethering rings and chains
3. Building B Cow-shed: detail tethering rings and chains
4. Building B Cow-shed: view to north, floor, window WG2, door DG3
5. Building B Cow-shed: north wall with blocking above DG3
6. Building B Cow-shed: north wall
7. Building B Cow-shed: view to south east, roof structure bay 2, bay 1
8. Building B Cow-shed: view to south west, door DG2, window WG1
9. Building A Cow shed: water bowl
10. Building A Cow shed: water bowl
11. Building A Cow shed: view to south west
12. Building A Cow shed: detail tethering chain in S6
13. Building A Cow shed: view to north west
14. Building A Cow shed: view to north west
15. Building A Cow shed: detail stalls 6 and 5
16. Building A Cow shed: detail stall 6
17. Building A Cow shed: stall 6 looking north west
18. Building A Cow shed: Looking north west stalls 4, 5, 6
19. Building A Cow shed: Looking north west stall 4 tethering poles, concrete partition
20. Building A Cow shed: Detail metal partition with patent tethering rods
21. Building A Cow shed: detail metal partition between 5 and 4
22. Building A Cow shed: view along west wall metal partitions
23. Building A Cow shed: detail stall 1 looking west
24. Building A Cow shed: view along stall from south

9 SOURCES

9.1 Maps and Plans

1840 Tithe Map and Apportionment, St Erme.	Cornwall Record Office TA/57
1880 Ordnance Survey 25 inch map 1st edition.	Heritage & Environment Record
1907 Ordnance Survey 25 Inch Map 2nd Edition.	Heritage & Environment Record
1942 Plan attached to Tenancy Agreement	Cornwall Record Office AD 1345/5

9.2 Books, Articles and Websites

British Listed Buildings Online http://www.britishlistedbuildings.co.uk/
Brunskill, R W, 1970 Illustrated Handbook of Vernacular Architecture
Chesher, V M and FJ, 1968 The Cornishman's House
Historic Farmsteads: Preliminary Character Statement: South West Region http://archaeologydataservice.ac.uk/archives/view/farmsteads_eh_2006/ http://archaeologydataservice.ac.uk/archives/view/farmsteads_eh_2006/downloads.cfm
Lake, Jeremy, 1989 Historic Farm Buildings
North, David, 1992 "Some notes on the farm building terminology of Cornwall" in Journal of the Historic Farm Buildings Group http://www.hfbg.org.uk/downloads/notes_on_farm_building_terminology_cornwall_david_north.pdf
Online Parish Clerks Cornwall www.cornwall-opc.org/
Orme, Nicholas, 2002 The Saints of Cornwall, pp 117-118
Padel, O J, 1988 A popular Dictionary of Cornish Place Names
Pevsner, N, and Radcliffe, E 1970 Cornwall
St Erme Parish and Trispen Village Map, n.d. St Erme Parish Council
Vennings, James , 1901 Postal Directory of 20 Parishes in East Cornwall, pp 200-202, Newton Ferrers http://www.ebooksread.com/authors-eng/james-venning/an-illustrated-postal-directory-with-map-and-historical-notice-of-twenty-parishes-in-east-cornwall-nw.html

10 KEY to Historic Measurements

A.R.P Acres, Roods and Perches: the area measure of land. 1 acre = 4 roods; 1 rood = 40 perches. The measurements in this survey probably used the customary acre which varied in size but was often based on a 21-foot (7-yard) perch, giving an acre of approximately 1.6 statute acres (0.65 ha).

11 APPENDIX 1 1840 CRO TA/57 Tithe Apportionment St Erme

Landowner	Occupiers	Number on Plan	Lands & Premises	State of Cultivation	Quantities in Statute Measure			Amount of Rent Charge Apportioned & payable to the Rector £. s. p.
					A	R	P	
			Part of Egloserme					
Collins Edward, Esquire	Oliver Vincent	393	House & Court	Homestead	0	0	11	
		394	Garden	Arable	0	0	7	
					0	0	18	
			Egloserme					
Collins Edward, Esquire	Richard Rickard	395	Great Close	Arable	8	6	16	2. 16. 3
		396	Three Cornered	Arable	0	1	11	0. 2. 1
		397	Field	Arable	7	0	20	1. 17. 5
		398	Green close	Arable	7	1	14	1. 0. 6
		400	Higher Gallet	Arable	1	0	2	0. 6. 2
		401	Higher	Arable	1	2	7	0. 6. 1
			Lower					
					26	0	36	6. 8. 9
			Part of Egloserme					
Collins Edward, Esquire	James Liverton	406	Homestead	Homestead	0	1	17	
		406a	Lower Gallet	Arable	5	1	1	0. 14. 8
		407	Garden	Arable	0	0	28	0. 1. 2
		408	Mowhay Meadow	Arable	2	3	20	0. 17. 10
		409	Higher Splat	Arable	2	2	8	0. 15. 9
		410	Orchard Meadow	Arable	3	0	0	0. 18. 6
		411	Inner Church Close	Arable	4	3	25	1. 10. 6
		412	Higher Church Close	Arable	4	1	18	0. 16. 11
		413	Three cornered Close	Arable	1	1	1	0. 16. 4
					24	3	18	6. 11. 8

12 APPENDIX 2 EGLOSERME CENSUS EXTRACTS

<http://freepages.genealogy.rootsweb.ancestry.com/~kayhin/ukocp.html>

Note: These are extracts from the Cornwall Online Census. As they are modern transcripts they may contain errors (e.g. Egliserme?). I have not checked against the original Census Returns.

1841 *Hundred of Powder : Book 8 Folio 8 Pages 9 and 10*

Egloserme, 1,
Ann Oxford,, 25,Female Servant, In county,
Egloserme, 1,
Oliver Vincent,60,, Ag. Lab, In county,
Ann Vincent,,50,,In county,
Paul Vincent,15,,,In county,
George Vincent,14,,,In county,
Ann Vincent,,13,,In county,
Jane Vincent,,11,,In county,

1851 *Enumeration District 2a; Civil Parish of St. Erme, Eccl. District of - ; Folio 32 Page 1*

1,Egloserme,
Edward Rickard, Head, M, 36,,Farmer 60 Acres, St Erme Cornwall,,
Amelia Rickard, Wife,M,,30, Farmers Wife, Perranzabuloe Cornwall,,
Richard Rickard, Son,,8,, Scholar, St Erme Cornwall,,
George Rowe, Servnt,U,18,, Farm Labourer, St Columb Cornwall,,
William Cock, Servnt,U,18,, Farm Labourer, Kenwyn Cornwall,,

1861 *ED 1-4 St Allen, St Erme: Folio 37 Page 8*

45,Egliserme,1,
Edward Rickard,Head,M,49,,Farm 70ac Emp 1lab +2boys,St Erme Cornwall,,
Amelia Rickard,Wife,M,,38,Farmers Wife, Perranzabuloe Cornwall,,
Richard Rickard,Son,U,18,,Farmers Son Emp. Home, St Erme Cornwall,,
William Duff,Servnt,U,16,,Carter, St Erme Cornwall,,
William Searle,Servnt,U,12,,Cattle Boy, St Erme Cornwall,,

1871 *Enumeration District 3 : Civil Parish of St. Erme, Eccl. District of -: Folio 28 Page 5*

22,Egliserme,1,
Edward Rickard, Head,M,60,,Farmer 58a Emp 1 Man 2 Srvnt, St Erme Cornwall,, Also
employs boys
Amelia Rickard,Wife,M,,50,,Perranzabuloe Cornwall,,
Richard Searl,Servnt,U,16,,Farm Serv, Ladock Cornwall,,
Samuel Searl,Servnt,,12,,Farm Serv, St Erme Cornwall,,

1881 *Enumeration District 1 : Folio 35 Page 10*

62,Egliserme Farm,
1,Edward Rickard,Head,M,65,,Farmer Of 64 Acres, St Erme Cornwall,,
Amelia Rickard,Wife,M,,55,Farmer O f 64 Acres Wife, Perranzabuloe Cornwall,,
John Tregoning,Servnt,U,14,,Farm Servant (Indoors),St Clement Cornwall,,
William Oates,Servnt,U,18,,Farm Servant (Indoors),St Erme Cornwall,,

1891

No entries found in 1891 . **1901 and 1911 have not been transcribed by Cornwall Online Census**

13 APPENDIX 3 COUNTERPART AGREEMENT

for letting Egloserme Farm in the parish of St Erme, Cornwall 1 April 1942.

CRO AD1345/5

(1) *Josephus Reginald Elliot of Westgate Bodmin Road Truro, retired farmer*

(2) *Douglas Waters of Trehane in Probus, farmer*

(3) *William Waters of Trehane*

A plan of the farm is attached to the end of the document. Copy below.

Cover:-

Mr Josephus R Elliott, First Part and Mr Douglas Waters, Second Part and

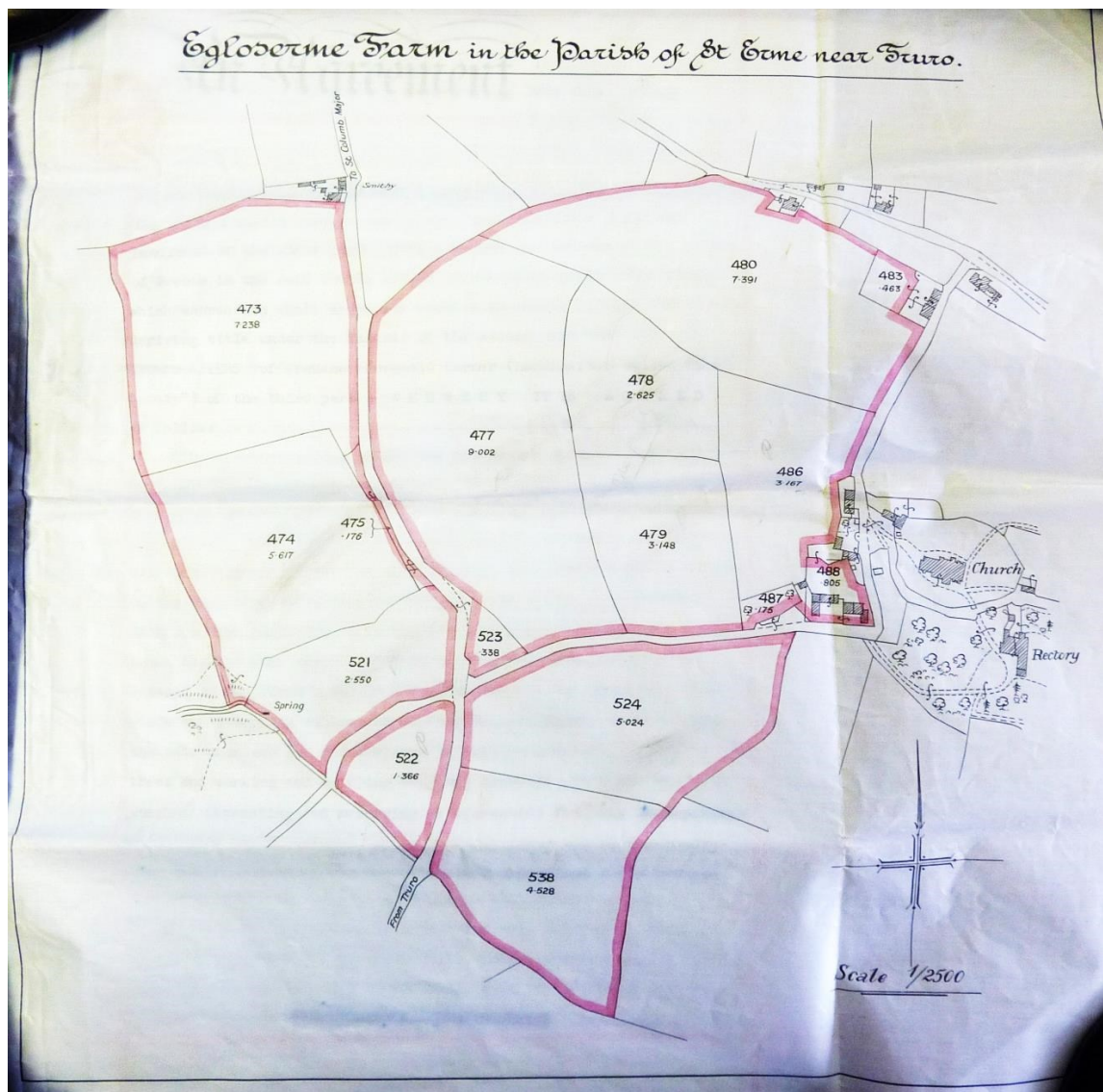
Mr William Thomas Waters Third Part

Tenancy: Yearly from Michaelmas 1942. Rent: £ .0.0. per annum. 5/- (added in pencil)

Signed Douglas Waters; William Waters

THE SCHEDULE

Ordnance Survey Number	Acreage	Description
473	7.236	Arable
474	5.617	Arable
475	0.176	Garden
477/ 523 (now one)	9.002 / 0.338	Permanent pasture
478/ 479 (now one)	2.625 / 3.148	Permanent pasture
483 part	0.270 approx.	Garden
486	3.167	Permanent pasture
487	0.175	Orchard
488 part	0.500	Yard, Homestead and Mowhay
521	2.55	Permanent pasture and Marsh
522	1.366	Permanent pasture
524	5.024	Arable
538	4.528	Arable
Total	53.115 acres	



13.1 Plan attached to 1942 Tenancy Agreement

14 APPENDIX 4 BRIEF FOR DESCRIPTIVE HISTORIC BUILDING RECORDING

Date: 28th Jan, 2010

Address: Egloserme Barns, St Erme, Truro

Applicant: Mr M & Dr S Gray

Agent:

Local Planning Authority Officer: Historic Environment Advisor (Archaeology): Dan Ratcliffe Cornwall Council, Historic Environment Service, Kennall Building, Old County Hall, Truro TR1 3AY. E-mail: dratcliffe@cornwall.gov.uk

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEAA) should be contacted. Any written scheme of investigation (WSI) resulting from this brief shall only be considered for the same period. The contractor is strongly advised to visit the site before completing their WSI as there may be implications for accurately costing the project.

Contractors Written Scheme of Investigation (WSI)

No works on site shall take place until the HEAA and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1 Introduction

This brief has been written by the HEA and sets out the minimum requirements for the production of a 'Level 2 descriptive record' as defined by English Heritage in *Understanding Historic Building: A guide to good recording practice* (2006). A Level 2 record provides an archive quality record of a building in its current state, an assessment of its significance and an indication of its potential for further research. It need provide only a basic analysis of the building concerned but should be capable of forming the basis of later more detailed analysis where required.

In this instance a Level 2 record is required in order to discharge condition 4 of planning consent PA30/0917/10/R

2 Site Location

The site is located at the above address.

3 Planning Background

PPS5 *Planning for the Historic Environment* (DCLG 2010) states that where the Local Planning Authority decides that a loss of significance is justified by the merits of a scheme requiring consent, then planning obligations should be imposed to *record and advance understanding of the heritage asset*. The LPA has therefore imposed the following condition-

"No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local

The applicant, their agents and any subcontractors should note that where there are other conditions requiring satisfaction in advance of the commencement of works on site; it is the responsibility of the applicant to liaise with the planning officer concerned to ensure that the timetabling of these works is managed .

4 Site Background

The buildings on this site are present on the 1880 OS mapping. Vernacular agricultural buildings of this period are of archaeological interest, representing an important source of information about traditional farming, building and social practices. Such information is vulnerable to loss and concealment resulting from conversion works, and this can represent a potential loss of archaeological significance.

5 Requirement for Work

Post medieval farm buildings have been identified by HES as a heritage assets for their archaeological, historic and architectural significance in addition to their contribution to the unique historic character of the county.

They provide information on building techniques, architectural styles and on the changing social and economic nature of Cornish life. The proposed changes may constitute a significant and irreversible change to the building's significance. A record is required in order to inform these changes; to advance our understanding of the building type and of this example in particular; and to add to the evidence base for future planning decisions.

Aim of the work.

To provide a basic, written, measured/drawn and photographic record of the building concerned at an appropriate scale and level of detail to permit a full proper understanding of its present state.

This recording needs to be directed by a specialist who will 'read' the structure and record the important details. This person will be expected to produce a basic survey or to adapt one produced by a capable building surveyor. As much of the building will be retained following these works, recording should be concentrated on what will be removed or changed. Nevertheless it is vital to convey the context for the parts in question to inform future understanding.

The report should briefly demonstrate an understanding of the building in its typological context. It is not intended be an exhaustive analysis of the building but to be optimised towards the recording of those features to be lost within the wider context of the building. The archive record should be produce evidence capable of later further analytical development.

6 General Methodology

- 6.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).
- 6.2 The archaeological or historic building contractor is expected to follow appropriate codes of practice – i.e. those of the Institute for Archaeologists (IfA) / Institute of Historic Building Conservation (IHBC).
- 6.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.
- 6.4 All of the latest Health and Safety guidelines shall be followed on site.
- 6.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.
- 6.6 Terminology will be consistent with the English Heritage Thesaurus.
- 6.7 Documentary research will be undertaken before the commencement of fieldwork and will establish the nature and extent of existing records and understanding of the assets involved. Research will include consultation of historic Ordnance Survey and Tithe mapping, the Cornwall and Scilly Historic Environment Record, the Cornwall Record Office, relevant Local Studies Libraries and other relevant collections.

7 Site Recording Methodology

7.1 The drawn record need not be comprehensive and act principally to support the photographic and written descriptive record but as a minimum should include

- measured plans of principal floors at 1:50 or 1:100 as appropriate
- a site plan at 1:500
- Measured elevations shall be required, only where these are necessary to an understanding of a building's design, development or function and are not more readily obtained by photography.
- a phased plan if the building's constructional complexity and the extent of proposed works warrants this, and
- a plan annotated to show the location, shot number and direction of all photographs.

In some cases it may be appropriate to use a diagrammatic sketch not necessarily to scale to demonstrate features not apparent on measured drawings or photography

Plans may be based on existing architectural survey data where this exists but these must be checked on site to ensure acceptable accuracy and detail and should be recast where necessary to standard EH conventions as illustrated in *Understanding Historic Buildings* as appropriate to Level 1 and 2 surveys. All plans must be tied to the OS grid, show a north point and be accompanied by suitable labelling and naming of parts.

7.2 The photographic record shall include

- A general view or views of the building in its wider setting or landscape
- The building's external appearance- a series of oblique views of all external elevations. Where individual elevations show complex stratigraphy views perpendicular to the elevational frame may be appropriate.
- The overall appearance of principal spaces .
- Any relevant details such as machinery, fittings, graffiti, ephemera and decorative or structural detail not apparent from wider shots

○

The photographs will be taken with black and white 35mm or medium format film producing archive quality prints and negatives. Colour photography may be utilised for general shots and where it is appropriate for detail shots. For both general and specific photographs, a photographic scale shall be included.

7.4 The written record shall include items 1-3 as set out in *Understanding Historic Buildings* section 4.5.2 and include a summary description. The following may act as a useful *aide memoire* to the details required.

- Building type and function
- Date of construction and any subsequent alteration
- Architect / style of design
- Materials, method of construction
- Plan form
- Façade treatment and fenestration
- Interiors, particularly fixtures and fittings and internal arrangements
- Subsidiary features such eg. machinery, ephemera. decoration
- Historical significance
- Source materials
- The setting of the building in the landscape / townscape
-

The account should briefly demonstrate an understanding of the building in its typological context. Conclusions should be drawn regarding the building's development and use but there

need not be detailed discussion of the evidence on which these conclusions are based. It is not intended be an exhaustive analysis of the building but to be optimised towards the recording of those features to be lost within the wider context of the building.

8 Results

- 8.1 The full report shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the historic building contractor, Cornwall County Council Historic Environment Service and the Cornwall Records Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 8.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 8.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 8.4 The report must contain:
 - A table of contents.
 - The building's precise location in National Grid and address form.
 - A brief history of the site.
 - A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - The date of the record, name of recorder(s) and the location and contents of the deposited archive.
 - A location map, copies of any plans/drawings and copies of such photographs as necessary to illustrate the written description with appropriate annotation.
 - A written description of the building and its structure, materials and layout.
 - A full bibliography where external sources have been used.
 - A copy of the brief and approved written scheme of investigation (WSI) will be included as an appendix.
 - A digital copy of all photographs (in .TIFF format) making up the archive record to be bound into the rear cover of the HER / HEAA copy of the report on CDR or DVDR.

9 Archive Deposition

- 9.1 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 appropriate organisation.
- 9.2 The archive including a copy of the written report, all drawn materials and all archive quality photographic prints and negatives shall be deposited with the appropriate organisation within two months of the completion of the full report and confirmed in writing with the HEAA.
- 9.3 Documentary archives will normally be deposited with the Cornwall Record Office. Photographic archives are normally deposited with the Cornwall Museum.
- 9.4 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 9.5 A summary of the contents of the archive shall be supplied to the HEAA.
- 9.6 Only on completion of 9.1 to 9.4 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

10 Monitoring

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

15 APPENDIX 5 WRITTEN SCHEME OF INVESTIGATION for Historic Building Recording at Egloserme Barns, Cornwall. 4 April 2013

Site: Egloserme Barns, St Erme, Truro, Cornwall, TR4 9BW

Planning Application No: PA30/0917/10/R

Historic Environment Advisor (Archaeology): Dan Ratcliffe, Cornwall Council, Historic Environment Service, Kennall Building, Old County Hall, Truro TR1 3AY. Email: dratcliffe@cornwall.gov.uk

Client / Applicant: Mr M & Dr S Gray

1. Introduction

1.1 This Written Scheme of Investigation (WSI) has been produced by Cynthia Gaskell Brown at the request of Mr M and Dr S Gray, Egloserme Farm, St Erme, TR4 9BW and Simon Longworth Riggs, D3 Architects, 2 St Aubyns Vean, Truro Cornwall TR1 2DX

The proposed programme of recording described below is based on the Planning Brief prepared by the Historic Environment Officer of Cornwall Council, Dan Ratcliffe, dated 28 January 2010.

This WSI sets out the proposed historic building recording required to comply with Condition 4 of the Planning Consent PA30/0917/10/R for the restoration and change of use of the buildings.

1.2 Egloserme Barns are part of Egloserme Farm, close to the church of St Hermes, St Erme. They are Listed Grade II, group value.

The Barns are probably of 19th century date and consist of a two storey building with a cow house below and grain storage/ threshing barn above. A single storey cow house is attached at right angles to the front of this two storey building. The cow houses contain the remains of cattle stalls, fittings and drainage channels. They face onto a straw yard with the farm house nearby to the east.

1.3 The principle objectives of the programme will be:-

- to prepare a documentary assessment which will inform the building recording work at Egloserme Barns
- to provide a basic written, drawn and photographic record of the buildings.
- to provide a simple analysis of the buildings' functions and typology.
- to provide a report and archive as required by the brief.

2. General Methodology (Planning Brief section 6)

This will be in accord with the items listed in the Planning brief including IFA Codes of Practice, provision of name and qualifications of the contractor and Health and Safety guidelines.

3. Documentary Assessment (Planning Brief section 6.7)

This will include a review of the County Sites and Monuments Register and Reports on barns deposited in their archives; 19th century map evidence; the 1840 Tithe Map and Tithe Apportionment and relevant documents in the County Record Office; online resources such as the English Heritage *Historic Farmsteads Preliminary Character Statement: South West Region* and the *Cornwall Online Parish Clerks* site; and standard publications such as Jeremy Lake's *Historic Farm Buildings*.

4. Building recording (Planning Brief section 7.1)

The record will conform broadly to English Heritage Level 1-2 as set out in *Understanding Buildings: A guide to Good Recording Practice* (English Heritage 2006).

The client's Architect will provide CAD based drawings to appropriate scales and adapted to English Heritage conventions. As required by the Brief these will include a location plan linked to O.S datum, a site plan, building plans, elevations and cross sections. These will be labelled and annotated with feature reference codes and linked to the photographic record. Analysis of the building fabric will be incorporated where appropriate in the drawings and the written description.

5. Photographic Record (Planning Brief section 7.2)

The photographic record will be made in black and white 35mm format to archival standards and complemented by digital photographs of 5MP or larger. Photographs will include scales and be catalogued appropriately.

6. Written Record (Planning Brief section 7.4)

This will conform to the requirement of the Planning Brief including a summary description and discussion of the building and its development in its typological context.

7. Report and Archive Deposition (Planning Brief sections 8 and 9)

Reports will follow the requirements set out in the Brief and will be submitted within six months of completion of the field work. A copy of the Brief for this work will be included in the report. The Report will be made available as paper copies and on CD. The CD will include the full digital photographic record, index to the black and white photographs and electronic drawings.

Copies of the report will be provided to the Owner, the Cornwall and Scilly Historic Environment Record and National Monuments Record, Swindon.

An Online Access to the Index of Archaeological Investigations (OASIS) form will be completed. The site Archive including the film negatives will be deposited with the Royal Cornwall Museum, and copies of the Report with the Cornwall Record Office and the Courtney Library of the Royal Institution of Cornwall as appropriate.

8. Project contractors

Heritage Consultant: **Cynthia Gaskell Brown**. A professional archaeologist, historian and museum curator. Formerly responsible for rescue archaeology with the Archaeological Survey of

Northern Ireland; subsequently Plymouth City Archaeologist and Keeper of Archaeology, Plymouth Museum. Extensive multi-period excavation and publication experience, knowledge of medieval and post-medieval finds, vernacular building surveys and industrial sites.

Mrs Cynthia Gaskell Brown, MA, AMA, FSA

1 Anderton House, Lower Anderton Road, Millbrook, Torpoint, Cornwall PL10 1DT

Telephone 01752 822828 E-mail cgbrown@cgb.eclipse.co.uk

Architect: Simon Longworth-Riggs contracted by the owners.

Simon Longworth-Riggs. D3 Architects, 2 St Aubyns Vean, Truro Cornwall, TR1 2DX

Telephone 01872 260421. E-mail simon@d3architects.co.uk

9. Monitoring (Planning Brief Section 10)

Monitoring arrangements will be as noted in the Brief. The Heritage Environment Advisor will be given at least one weeks notice of commencement of the fieldwork and will be informed of variations and progress.

10. Health and Safety

Health and Safety requirements will be observed at all times by any archaeological staff working on site. A Risk Assessment will be carried out in conjunction with the Client and their Architect. Personal safety briefings will be provided to volunteers and consultants where appropriate.