



Owlacombe Bridge Cottage Cultural Heritage Statement of Significance

National Grid Reference: SX 77095 73550

AB Heritage Project Number: 10180

Date: 12th July 2013

Owlacombe Bridge Cottage, Sigford, Devon
NGR SX 77095 73550
Cultural Heritage Statement of Significance

Commissioned by: Ian Nutt
AB Heritage Project Number: 10180
Compiled by: Philip Bethell
Reviewed & Approved by: Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	PB	AB	05/07/2013
2.0	DRAFT amended following client comments	PB	AB	11/07/2013
3.0	FINAL	PB	Client	12/07/2013

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Enquiries To:

AB Heritage Limited (West)
Equity House, Blackbrook Business Park, Taunton, Somerset. TA1 2PX
Email: info@abheritage.co.uk
Tel: 03333 440 206



Summary

AB Heritage Limited was commissioned by Mr. Ian Nutt to produce a Cultural Heritage Statement of Significance (SoS) for Owlacombe Bridge Cottage, Sigford, Devon. This Statement has been requested by the Dartmoor National Park Authority (DNPA) in response to a planning application to demolish Owlacombe Bridge Cottage and replace it with a new build dwelling. The cottage currently carries no designation as a heritage asset.

The cottage was built in the early 19th century, and can be shown on historic mapping to be in close proximity with tin mining works, which took place across the surrounding area. There is, however, no documentary evidence that has come to light which links the cottage to any specific activity/function related to the function of the mines. There is a connection to the Grose family, members of whom lived at the cottage from the early 20th century and one of whom worked at the local mines for 4 years.

In terms of architectural interest, the cottage is very plain, and has no surviving original fixtures or fittings. It has been altered over time, with the extension to the rear of the main house having been replaced on several occasions. Traces of former outbuildings and the plot boundary wall survive.

The cottage does not contribute visually to the historic landscape, as it lies in a valley-bottom setting completely obscured by surrounding woodland.

While the cottage is of interest to local mining studies groups and individuals, it does not have a strong communal value through use by the community. It is an isolated house. Its connection with the mining industry has been sporadic throughout its lifetime, as the mines have not been worked continuously, with long periods of disuse. A local cottage with much more securely documented links to the local mines was Owlacombe Mine Cottage, which was not considered worthy of preservation as recently as 1994.

By using industry standards of assessing heritage significance in a national context, the cottage is of negligible to local importance. While demolition would have a major adverse effect on any significance the building holds, the overall significance of the effect on the historic environment would be minor to moderate adverse.

Using English Heritage Conservation Principles guidance to explore the significance, the evidential, historical, aesthetic and communal values of the cottage are low – only the historical associations can be regarded as of any significance.

The historical associations evidenced by the historic mapping and the family links will not be lost by demolition. What significance the cottage does have can be retained by further work including recording the surviving historic fabric of the house and its outbuildings, refurbishing and repairing the plot boundaries, and summarising the known historical information about the house.

Owlacombe Bridge Cottage cannot be shown to fulfil the criteria for designation as a heritage asset at a national or local level.

CONTENTS

Introduction.....	1
Report Methodology.....	3
Planning, Legislative Framework and Guidance.....	7
Background Information.....	9
Assessment of Significance.....	18
Conclusions.....	20
References.....	21

FIGURES

Figure 1 Site Location

PLATES

Plate 1	Owlacombe Bridge Cottage front elevation, June 2013
Plate 2	Surviving boundary wall at south west corner of property
Plate 3	1808 Plan of the Common Adjacent and Belonging to Owlacombe Farm
Plate 4	Extract from Ashburton Tithe map, 1840
Plate 5	Extract from abandoned mine plan, c. 1886
Plate 6	Extract from 1887 OS 1 st edition 1:2500 map
Plate 7	Extract from 1905 OS 2 nd edition 1:2500 map

1. INTRODUCTION

1.1 Overview of Works

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) was commissioned by Mr. Ian Nutt to produce a Cultural Heritage Statement of Significance (SoS) for Owlacombe Bridge Cottage, Sigford, Devon.
- 1.1.2 The SoS was requested as part of a planning application [0098/13] by the Dartmoor National Park Authority (DNPA), for the demolition of Owlacombe Bridge Cottage and its replacement with a new build dwelling. In a response from DNPA Development Management (Jon Holmes to Jane Marchand in April 2013), the DNPA officer outlined a case for Owlacombe Bridge Cottage to be regarded as a local heritage asset. It was expressed in this letter that this recognition of local significance could be expected, not as a result of existing detailed research, but by association with the Owlacombe tin mining industry.
- 1.1.3 The architect of the new build, van Ellen and Sheryn, produced a Statement of Significance on 5th June 2013, but this was rejected by the planning authority as requiring further information. A response from the planning authority (James Aven to Andy Crabb, 9th June 2013) suggested some specific sources that could be consulted, in order to provide a more comprehensive summary of the building's significance. AB Heritage has prepared this report in the light of this correspondence.

1.2 Site Location/Description/Topography

- 1.2.1 The site is located approximately 200m west south west of Owlacombe Bridge, near Sigford, Devon (NGR SX 77095 73550). The cottage lies on the south side of the lane which runs south west from Sigford to Halsanger, the nearest town being Ashburton, 3.8km south west.
- 1.2.2 The cottage is in a small irregular-shaped plot adjoining the road, with trees around the perimeter on all sides (Plate 1). It lies in the bottom of a small valley, with a considerable amount of mature woodland surrounding the property. The cottage is at an elevation of approximately 110m AOD, and the land rises to the uplands of Dartmoor to the north. 3km to the north west of the site, Rippon Tor is at 480m. The property is very much on the lower fringe slopes of Dartmoor. To the south, the land rises again to Stormsdown, creating the valley setting. The surrounding land use is agricultural, and Owlacombe consists of a small number of isolated cottages, with the settlement focus some distance to the west of the cottage.
- 1.2.3 Owlacombe Bridge Cottage is at present abandoned and derelict. The cottage is a plain rectangular 2-storey structure, with a contemporary porch on the front, and extensions to the back. The original is of stone construction, with a rendered surface and pitched slate roof. The porch and extension are of concrete blockwork. There is an open-fronted block built garage at the north-east end of the property, and some evidence of other outbuildings that are no longer extant. In the centre of the property is a broken pit-chamber, built to help control the flow of water through the property, as proximity to the Langworthy Brook (on the other side of the road), and other watercourses running around the western and southern perimeters of the plot, made the property liable to flooding.



Plate 1: Owlacombe Bridge Cottage front elevation, June 2013

1.3 Proposed Development

- 1.3.1 The proposed development is for the demolition of Owlacombe Bridge Cottage, and its replacement with a new build two-storey dwelling. Other works will landscape the existing property surfaces and a new garage will also be built.
- 1.3.2 The development will also involve refurbishment of the services, resulting in substantial disruption to the surface, currently overgrown scrub and weeds. Boundaries and hedge lines will be preserved and reinstated.

1.4 Aims of the Statement of Significance

- 1.4.1 The aim of the Statement of Significance is to provide a review of the site's history, in order to arrive at an objective assessment of the value of the cottage as a heritage asset. This will feed into the decision making process regarding future design and development proposals associated with the structure.

2. REPORT METHODOLOGY

2.1 Methodology of Cultural Heritage Works

2.1.1 While there is no fixed standard for the preparation of a Statement of Significance, there has been a developing literature over the last 10 years on the nature of significance and the need to have some objective measures of heritage value and significance. The assessment has been carried out with reference to the Institute for Archaeologists' *Standard and Guidance for Stewardship of the Historic Environment* (Revised Feb. 2009), and the English Heritage *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

2.1.2 The English Heritage guidance uses the following terms to sort the various types of evidence:

- *Evidential value* - The physical evidence of the past, archaeology, standing structures, objects.
- *Historical value* - Illustrative or associative evidence that links a place to the past, such as maps, letters, drawings, poetry.
- *Aesthetic value* - Derives from the ways in which people draw sensory and intellectual stimulation from a place, and in the case of built heritage focus on the design and how this has altered over time.
- *Communal value* - Reflects the meanings of a place for people who draw part of their identity from it, or have an emotional link to it (e.g. personal experience, family ties).

2.1.3 Information to understand and assess these values in relation to Owlacombe Bridge Cottage has been drawn from the following sources:

- The Dartmoor National Park Historic Environment Record, searched for a radius of 500m around the cottage.
- Maps and written sources in the Devon Record Office.
- Consultation with Dr. P. Newman, local archaeological consultant with extensive knowledge of the Dartmoor mining history.
- Other publicly available sources, both published and unpublished, including on-line sources.
- A site visit made on 25th June 2013.

2.1.4 The scope of the report, given the purpose of the document, is not to provide a detailed history of the site, but to examine the known information and arrive at a reasonable assessment as to the heritage significance of the cottage. Sufficient information has been gathered to make a robust judgement on the heritage significance of the building.

2.2 Assessment of the Cultural Heritage Resource

- 2.2.1 There is currently no standard adopted statutory or government guidance for measuring the importance of a heritage asset, and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, but which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.2 By the criteria above, Owlacombe Bridge Cottage can be judged as having a significance on the borderline between Negligible and Local importance. It is currently protected by no statutory or local designation.
- 2.2.3 Within this context, a further scale of significance has been applied to the various value strands as outlined above. Based on professional judgement, this has used a very simple scale of High, Medium and Low to measure the relative importance of the evidence available to illustrate each value strand.

2.3 Impact Assessment Criteria

- 2.3.1 The magnitude of impact upon the heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

Table 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.3.2 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the Magnitude of Impact against the value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	ADVERSE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

- 2.3.3 It can be seen that by using these tables of criteria as applied on the national scale, demolishing the cottage will have a major adverse impact on the asset. However, the significance of this effect is a Minor to Moderate one. This will impact primarily on the Evidential Value of the asset.

2.4 Limitations

- 2.4.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Mr. Ian Nutt and associated parties he elects to share this information with.
- 2.4.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.4.3 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage Limited on current (July 2013) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage Limited does not accept responsibility for advising Mr. Nutt or associated parties of the facts or implications of any such changes in the future.
- 2.4.4 This report has been prepared utilising factual information obtained from third party sources. AB Heritage Limited takes no responsibility for the accuracy of such information. It should also be noted that this report represents an approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING, LEGISLATIVE, FRAMEWORK AND GUIDANCE

3.1 Statutory Protection for Heritage Assets

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.2 National Planning Policy Framework (NPPF)

- 3.2.1 On 27th March 2012, previous Planning Policy Statements and other guidance were superseded by the new NPPF. This document has retained the principles of PPS5 in its treatment of the historic environment within the planning process, but has a greater emphasis overall on sustainability.
- 3.2.2 On page 6 of the NPPF, the aim relating to the historic environment states there is a need to '...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

3.3 The Dartmoor National Park Local Plan 1995-2011

- 3.3.1 This plan is in the process of being replaced by a new Core Strategy and Development Management and Delivery DPD. The active policies relating to the historic environment straddle these various documents, and in relation to this development can be summarised as follows:

Policy DMD7: The quality and distinctiveness of the built environment

In relation to this site this policy states that development proposals should:

- (i) conserve and enhance the character of the local built environment including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character; and
- (iv) have particular regard to the quality, integrity, character and settings of heritage assets;

Policy DMD11: Demolition of a listed building or local heritage asset

Consent will only be granted for the demolition of a listed building or local heritage asset when:

- (i) it is required for safety reasons; or
- (ii) it has been demonstrated that there are substantial public benefits to be gained that override the significance of the building or asset; or
- (iii) partial removal is necessary to sustain the building or asset in its original use; or
- (iv) partial removal is necessary to conserve the building or asset through a use that is sustainable; and
- (v) conservation by grant-funding or some form of charitable or public ownership is not possible.

Structural deterioration will be disregarded as a factor in decision making where there is evidence of wilful neglect or damage. Where permission for full or partial demolition is granted, conditions will be imposed requiring a record of the building or asset to be made, the form that the record must take and where the record is to be deposited.

- 3.3.2 At present, there is no published set of criteria for what constitutes a local heritage asset, within the Dartmoor National Park planning policies and guidance. Decisions as to whether an asset is or is not worthy of local note are made using professional judgement, local knowledge, experience and precedent, and therefore contain an element of subjective assessment and personal opinion.

4. BACKGROUND INFORMATION

4.1 Description of the Cottage

- 4.1.1 Owlacombe Bridge Cottage is located close to the point at which the minor road from Owlacombe Cross to Sigford crosses the Langworthy Brook, approximately 3.8km north east of Ashburton.

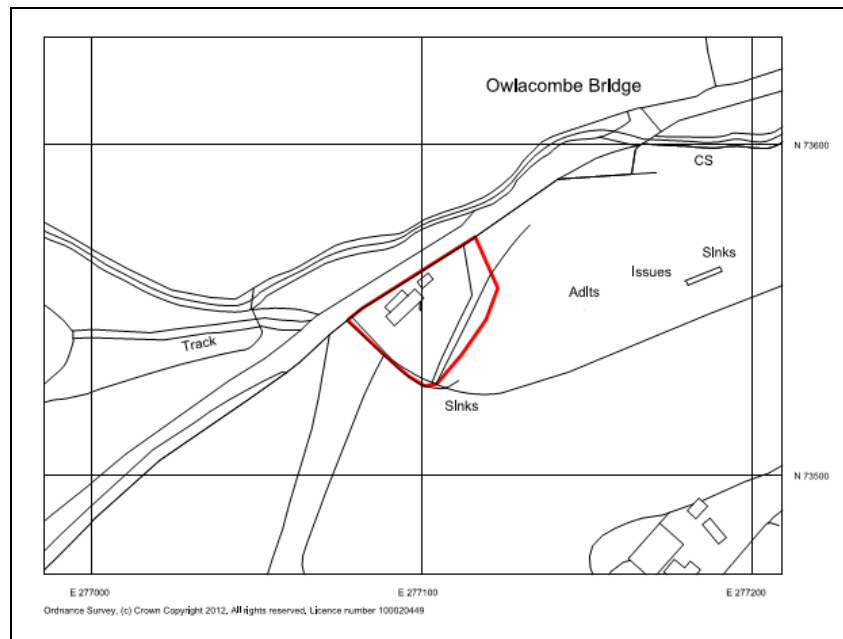


Figure 1: Location map of cottage (by permission of van Ellen & Sheryn)

- 4.1.2 The cottage lies in an irregular shaped plot with its longest side against the road, and oriented south west to north east. The south west boundary is curved (following the line of an earlier aqueduct) and along the eastern edge a curved drainage channel leads to a shorter boundary along the northern end of the plot. All the boundaries are planted with mature trees, with a dense growth of shrubs and weeds. At present the house is not visible from outside the boundary from any vantage point other than the road by the entrance gate.
- 4.1.3 The property boundary was at one time marked by a stone wall built of substantial blocks of granite(?), part of which survives *in-situ* (Plate 2). This can best be seen at the south eastern corner of the plot, where there is a gap indicating a former entrance. Beyond this wall the boundaries are marked by drainage channels.



Plate 2: Surviving boundary wall at south west corner of property

- 4.1.4 The cottage is a 2-storey, 4-bedroom dwelling, the core of which had a plain rectangular plan (as shown on the oldest observed mapping from 1840). It has been suggested (van Ellen and Sheryn, 2012) that subsequent additions to the cottage have included an extension to the main house (at the northern end). The 1840 map, and later 19th century/early 20th century Ordnance Survey mapping (see Section 5) indicate the ground plan of the main house is as originally built in the early 19th century. Various parallel extensions to the rear of the house are depicted on the maps, and these have been replaced with two smaller extensions built perpendicular to the main house. There is a porch at the front.
- 4.1.5 Traces of former outbuildings can be seen at both ends of the cottage, in the form of vestigial stone walling and flooring.
- 4.1.6 The older part of the property is constructed in solid stone/masonry, whilst the northern contemporary extension is built from concrete blockwork. The porch is of blocks/brick. The property is predominantly white painted or rendered. The roof to the original cottage is clad in artificial slates. The windows are an assortment of styles and appear to be contemporary.
- 4.1.7 The property also contains a garage, shed and a greenhouse (all modern) at the northern end. The surface of the plot is at present very uneven, with building rubble strewn around. A pit-chamber is now open in the centre of the plot, fed by 2 inflow conduits from the south west, and leading to an outflow conduit running to the north east. This was designed to control the flow of water across the property and act as a holding tank to alleviate flooding. By the gated entrance, a modern septic tank has been installed, with 4 metal manhole covers.
- 4.1.8 The interior of the cottage is largely stripped/bare, and is devoid of any decorative features. There are no objects (e.g. fittings, furniture) associated with the cottage. There is no evidence visible that the cottage has been used as anything other than a dwelling.
- 4.1.9 The cottage presents as being in a poor state of repair, with areas of roof missing, plant growth in the fabric, and some windows boarded up, and has clearly not been occupied for some time.

4.2 Historic Changes to the Property

- 4.2.1 It is thought that the cottage was originally built in the late 18th/early 19th century and that the extension to the main house was built sometime in the 19th century. The smaller rear extensions date from the 1970s. The extant peripheral buildings are also late 20th century.
- 4.2.2 The earliest mapping evidence for the cottage itself comes from the Ashburton Tithe map of 1840 (Plate 4), where it appears to be shown as a simple rectangular building, with a similar-sized rectangular structure a few metres to the east. There is no labelling of either structure on the map, but it is assumed from the approximate position that this depicts Owlacombe Bridge Cottage and an associated outbuilding.
- 4.2.3 A map of the disused mine workings made c. 1866 (Plate 5) shows the cottage as a simple rectangle, and as isolated from mine buildings lying some distance to the east.
- 4.2.4 On the 1887 1st edition Ordnance Survey 1:2500 map (Plate 6), the cottage is shown as a long rectangle, with a small square extension to the southern end of its north eastern side (the side nearest the road) and a small detached outbuilding just to the north of the cottage. The other building shown in the earlier Tithe map may be the structure shown beyond the property boundary to the south east. On the 1887 map, the boundaries of the plot in which the cottage now lies were not clearly depicted, although the watercourses, which run along the south west and south east edges are shown, with one stream running up to the cottage.
- 4.2.5 By the time of the 1905 Ordnance Survey 2nd edition 1:2500 mapping (Plate 7), the cottage is shown as before, but with a rear extension running most of the length of the house on the north west face. The separate small outbuilding to the north was still present. The shape of the extant plot was more clearly defined on this map, with an aqueduct (DNPA Historic Environment Record ref. MDV51808) running just beyond what is now the south west edge of the property, and then running eastwards towards various elements of the mining activity. The modern plot outline is completed by a small watercourse running north west from the aqueduct, the drainage ditch which can still be seen to form this boundary.
- 4.2.6 In summary, the mapping evidence shows that Owlacombe Bridge Cottage was constructed by at least 1840. The basic rectangular footprint of the building was established from this time, and has been retained to date. There have been various extensions to the face of the building closest to the road, which have been removed and replaced throughout the lifetime of the cottage.

4.3 The Owlacombe Mining Industry

- 4.3.1 The cottage is thought to be associated with the tin mining industry in the area (it is recorded in the DNPA Historic Environment Record (Ref. MDV104362), where the description reports only that it “appears to be associated with the mine”). There is currently no detailed summary of the historical development of the mining industry around Owlacombe (P. Newman, *pers. comm.*). It is, however, possible to provide an outline of this sector and the changes it went through over time.
- 4.3.2 The antiquity of the mining industry on the fringes of Dartmoor can be traced to the 12th century. This early industry recovered mainly tin by panning from material weathered from the upper slopes of the moor. This source eventually became exhausted and the focus of mining reverted to Cornwall. Silver and lead were mined in the 13th century at Combe Martin (Hamilton Jenkin, 2005).

- 4.3.3 It was not until the later 15th century that mining technology allowed the open-cast exploitation of the ore-bearing strata on the Dartmoor fringes. Ashburton reached a peak as one of the Stannary Towns¹ around this period, but fell into decline within a 100 years (Pilkington 1989).
- 4.3.4 The Owlacombe Mines is a general term applied to a number of setts (local term for the licence/legal arrangement relating to ownership of the mineral exploitation rights) developed over nearly a square mile of the area around where the cottage was built. The oldest known workings in the Owlacombe area date from the 17th century, and lie in a plantation bordering the north west side of the road from Owlacombe Cross to Sigford. These workings are referred to as Owlacombe Beams (on the 1887 Ordnance Survey map; Plate 6). This mine survives as a steep, tree-lined gorge, reflecting the nature of the tin exploitation as a hand-cut open working.
- 4.3.5 On the south side of the lane on which the cottage stands, the Union Mine was developed in the late 18th/early 19th century. Further east, the Beam Mine was opened in the 1840s, and more exploitation took place to the north, along Halsanger Wood (Hamilton Jenkin, 2005).
- 4.3.6 In 1857, the Ashburton United Company took over a number of former setts in the area, although this was not a successful venture, with work stopping in 1867. Apart from some small-scale exploitation in around 1887, no substantial activity took place before the early 20th century. In 1906, a company was formed to take over the Owlacombe sett, as well as another mine on Stormsdown to the south. The considerable investment at this time did not pay off, as work was abandoned in 1912 (Hamilton Jenkin, 2005).
- 4.3.7 Mining has not taken place continuously during this period, and there were several periods of idleness at the workings, until new investment and technology took over and revived the mines. For example, the early mines used water power to drive their machinery, which was later replaced by steam engines. The Owlacombe mines illustrate this very well, with peaks of activity in the 17th century; late 18th century to the mid 19th century. Later mining episodes in the second half of the 19th century and early years of the 20th were relatively short lived, with no more than 20 years of active mine working from 1857 until the mine closed in about 1912.

4.4 Physical Remains of the Tin Mining Industry

- 4.4.1 Very little remains of the mining buildings (Harris, 1992), but traces of the various activities are present (although no field survey has been undertaken as part of this study to verify this). A number of stages of processing took place in the area surrounding the cottage, including the mining itself, in underground shafts, and washing, crushing, and smelting. The great majority of the buildings associated with this industry have been demolished, and prominent features such as the large chimney on the calcining works were removed as late as post-1970s (P. Newman, *pers. comm.*)
- 4.4.2 Around the cottage, there are various adits and vertical shafts remaining in the woodland across a wide area, but these have few related above-ground features. The most prominent surviving features are related to the water management and transport regimes across the mining landscape. Of these, the aqueduct that runs partly beyond the cottage plot boundary is the closest (this is *not* within the curtilage of the property). This seems to have been constructed as part of the early 20th century revival of the works. Other smaller channels are

1 The Stannary Towns were established to control the mining industry, and ensure dues and taxes were collected for the crown.

also visible in the woodland. Traces of a tramway running from Owlacombe Bridge can apparently be seen (Hamilton Jenkin 2005).

- 4.4.3 One cottage that was historically associated with the mining industry survived up to the early 1990s. This is Owlacombe Mine Cottage (DNPA Historic Environment Record (HER) ref. MDV80000), which lay a few hundred metres to the south west of Owlacombe Bridge Cottage. The HER entry records that it was originally constructed as a miner's cottage, rather than a farmhouse. It was apparently labelled on an early 20th century plan as "change house" or "counting house", so demonstrably had other functions within the mine than simply as a dwelling. Part of this cottage's fabric survives incorporated in to a modern house.

4.5 Map Evidence of the Mining Industry around Owlacombe Bridge Cottage

- 4.5.1 A series of maps from 1808 onwards have been examined and the following noted:

An 1808 Plan of the Common Adjacent and Belonging to Owlacombe Farm

- 4.5.2 Shows the south eastern end of Owlacombe Beams, with a shaft on the north side of the road, and several other shafts on the south side of the road, to the west and south west of the cottage location (this is just beyond the map limit to the north east). No major buildings are shown related to the mine workings.

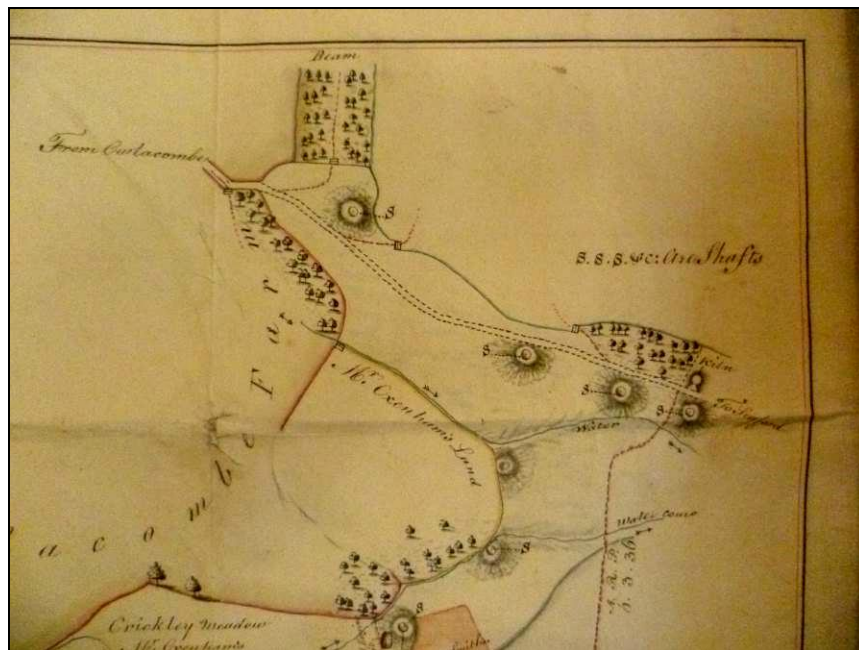


Plate 3: 1808 Plan of the Common Adjacent and Belonging to Owlacombe Farm

Tithe Map for Ashburton Parish, 1840

- 4.5.3 This map shows the concentration of mining buildings to the south east and east of the cottage. The cottage appears to be shown on this map, although the scale is not accurate – a rectangular building in the correct orientation and roughly the correct position is mapped, with another similar building close by. None of the buildings are labelled, but all are contained within a land parcel recorded as "Tin Mines" in the Tithe Apportionment.

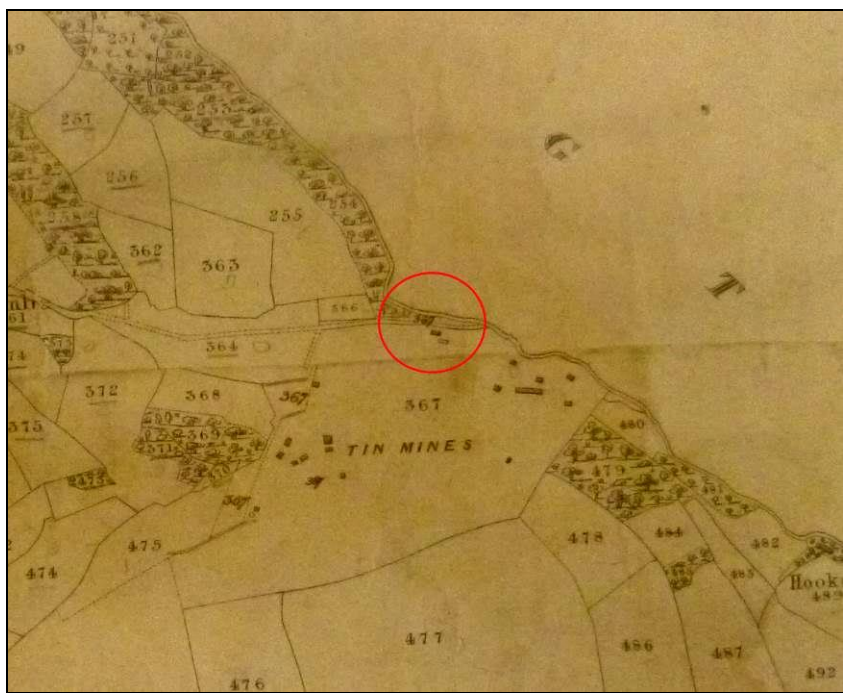


Plate 4: Extract from Ashburton Tithe map

Abandoned mine map of West Beam and Owlacombe, date uncertain, potentially c.1866

- 4.5.4 The cottage is shown as an isolated building, with the nearest mine buildings some distance to the east, closer to the Langworthy Brook. These buildings are labelled as Dressing Floors, and are associated with processing of ore. There are few surface features mapped (such as aqueducts) as the purpose of the mapping was to record the extent of the underground workings.

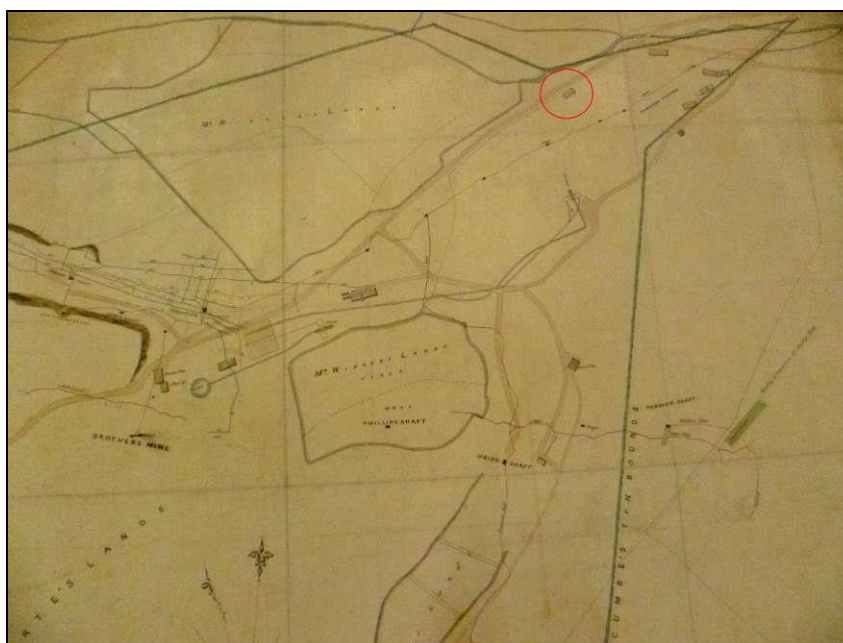


Plate 5: Extract from abandoned mine plan, c. 1886



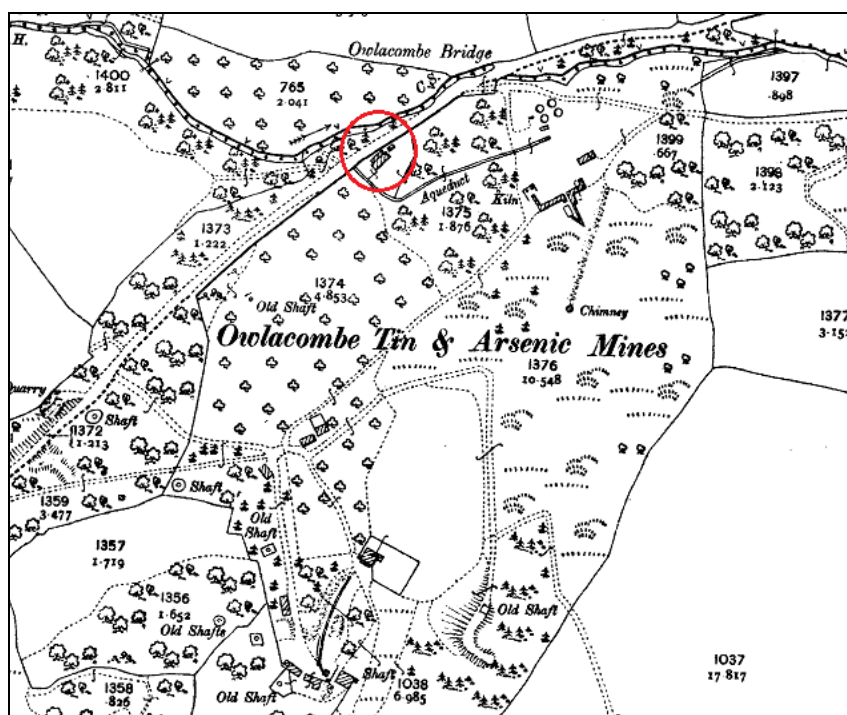


Plate 7: Extract from 1905 OS 2nd edition 1:2500 map

4.6 Historical Sources

- 4.6.1 In the absence of a single collated archive of the history of mining at Owlacombe (P. Newman, *pers. comm*), the historical sources are disparate. Documents such as the 'The Justin Brook Index' give a detailed summary of other sources, which list some of the activities and ownership of the various mine setts around Owlacombe. The main origin of the Brook Index references is The Mining Journal, which was more concerned with the production, viability and technical aspects of the mining. This lack of a coherent history of the mines around Owlacombe perhaps reflects its minor role in the wider history of mining in the South West of England. From 1857, only two periods of c. 10 years each saw mining activity, and it is this lack of continuity that makes a narrative history difficult to compile.
- 4.6.2 References to individual miners or families that worked at the mines, or may have lived in the cottage are rarer. There is biographical information about one specific family, the Grose family some members of which lived in Owlacombe from 1903. Greeves reports that Pharaoh Grose (1867 – c. 1965) lived at Owlacombe Bridge Cottage for about 50 years. Grose worked in many mines across Devon and Cornwall, and overseas for many years. He is known to have worked in the Owlacombe mines for about 4 years during the short-lived early 20th century activity. He also worked at a mine in Ilsington, a few miles away (I. Nutt, *pers comm.*, Greeves 2013, Hands & Webb 2004; Wills 2000).
- 4.6.3 It is not clear that Pharaoh Grose lived at Owlacombe Bridge Cottage while he worked at the Owlacombe Mines. Greeves (2013) reports that his wife Annie Grose lived at the cottage from about 1910, and that Pharaoh returned to retire there in about 1930. In the interim he worked mainly in India, with triennial leave. It is likely that all of Grose's time in residence at Owlacombe Bridge Cottage was spent after mining had ceased there, the bulk of it in retirement.

- 4.6.4 What is clear is that miners were forced to move regularly to find work, between Cornwall and Devon, and often overseas (Payton 1999). The exploitation of the mines around Owlacombe was an intermittent activity, with periods of intense exploitation interspersed with fallow periods, when little or no organised mining was taking place. The Groses were typical of the mining families who had to carry their portable skills to wherever there was work, and consequently had associations with several places during their careers.
- 4.6.5 Apart from the Grose family, no other connection between individual inhabitants of the cottage and the local mines has been made.

4.7 Relationship of Owlacombe Bridge Cottage to the Mining Industry

- 4.7.1 The mapping evidence clearly demonstrates that the cottage was built in close proximity to the mines that were active around Owlacombe from the early 19th century. By the early 20th century, the cottage was established in a clearly-defined plot, which was separated from the active mine buildings by several hundred metres. Greeves (2013) states that the cottage was “the 19th century tin-dresser’s cottage for Owlacombe tin mine”, and provides a map extract. The map extract he provides, however, is hard to interpret, and it is difficult to relate all of the features depicted to those shown on the other published maps (see above). The building labelled as Dressers Cottage on Greeves’ map is a different shape and on a different alignment to all the other mapped depictions of Owlacombe Bridge Cottage, and it is by no means certain that the two cottages are the same building (The original of this plan has not been viewed, as Greeves does not provide a reference).
- 4.7.2 There is no map labelling, or documentary evidence, which explicitly states that Owlacombe Bridge Cottage was owned by a mining company, or had a specific function relating to any of the mining processes. It is clear that the cottage was built as a dwelling, and has always been used as such. Greeves (2013) reports that at one time the cottage was known as Orchard Cottage, a strong indication that it was associated with a quite different local industry.
- 4.7.3 Only on the 1905 OS map (Plate 7) is a path shown that links the western boundary of the cottage to one of the trackways running towards the mine areas. This is reflective of the intermittent nature of the mining activity. Between c.1867 and c.1903/4 the mines were inactive, so whoever occupied the cottage could not have been involved in mining work in the locality.
- 4.7.4 Owlacombe Bridge Cottage is situated in close proximity to the Owlacombe mines, and may have been built as a home for workers involved in the mines in the first third of the 19th century. However, it has remained a dwelling, and has not relied on the mining activity to provide residents, with this activity having been intermittent over the lifetime of the cottage – only 20 years of mining activity are documented between 1857 and 1912.
- 4.7.5 The only direct links between the cottage, specific individuals, and the mines is reference to the Grose family. Pharaoh Grose is the only individual who is known to have lived at the cottage and worked in the Owlacombe mines, but not necessarily at the same time. He worked at the mines for a period of 4 years in the early 20th century, and was resident at the cottage from c. 1910 while he worked in India, and later in his retirement.
- 4.7.6 The historical and map sources only document a limited association between the cottage and the mining industry. The cottage has been peripheral to the mining activity, has not been dependent on it, and cannot be demonstrated as having played an integral part in the industry over an extended period of time.

5. ASSESSMENT OF SIGNIFICANCE

5.1 Evidential Values

- 5.1.1 The physical evidence consists of the cottage itself (Plate 1), some traces of older outbuildings, and the boundary wall of the plot in which it stands (Plate 2). The cottage is a very plain unadorned building, and is typical of the local vernacular style dating from the early 19th century. This evidence does not in itself present any other story than that of a dwelling that has been much altered but which retains some original fabric. The oldest elements of the cottage are approximately 200 years old, but the integrity of the original design has been much compromised by later additions.
- 5.1.2 No physical traces of industrial activities associated with the local mining industry survive within the property boundary. Apart from remains of an early 20th century aqueduct, no visible features of the mining industry survive in close proximity to the cottage.
- 5.1.3 No fixtures, fittings or other objects survive that can be associated with either the cottage or its history.
- 5.1.4 The cottage does not form a prominent part of the historic landscape. Shielded on all sides by trees, in a valley-bottom setting, it has no visual interaction with the surrounding landscape.
- 5.1.5 The significance of the evidential values of the cottage can therefore be regarded as low.

5.2 Historical Values

- 5.2.1 The cottage has an association with the historically interesting tin and arsenic mining industry of the surrounding area, largely through its proximity at various times in its history to areas of mining activity. This association is made through examination of historic mapping.
- 5.2.2 There is a documented association with the Grose family, several generations of which worked in the mining industry in Cornwall, Devon and beyond the UK. Their association with Owlacombe only began in the early 20th century, and Pharaoh Grose lived at the cottage for about 50 years, mostly in retirement. His work at Owlacombe mines lasted for about 4 years, most likely prior to his residence in the cottage, and the rest of his working life was spent elsewhere, including India.
- 5.2.3 No documentary sources were identified that explicitly state a link between the mining industry and the cottage, or assigned it any function other than as a dwelling. In addition, the mining industry has not been continuously active during the lifetime of the cottage, therefore the cottage cannot be shown to have an exclusive relationship with the mines and miners throughout its lifetime.
- 5.2.4 While the historical value of the local mining industry is as a part of the wider Devon and Cornwall metals and mineral mining industries, and part of the industrial history of Dartmoor, Owlacombe Bridge Cottage has not played a major role in this history.
- 5.2.5 The significance of the historical values of the cottage can be regarded as low to medium.

5.3 Aesthetic Values

- 5.3.1 The original design of the cottage is very utilitarian, and of typical Dartmoor vernacular style. It is unadorned externally and internally, and has no architectural distinction. It is isolated and not part of any group or set of buildings. As noted above, it also plays no part in the wider historic landscape, being in a valley-bottom situation shielded by trees.
- 5.3.2 The original design of the cottage can be seen to have been altered over its lifetime, with several alterations to the rear extension, and peripheral buildings.
- 5.3.3 There are no original fixtures or fittings surviving within the cottage, having been removed during the intervening years as the cottage has been refurbished.
- 5.3.4 The significance of the aesthetic values of the cottage can be regarded as low.

5.4 Communal Values

- 5.4.1 The cottage's communal values centre around its connection with the mining industry. It has value to a small number of mining history enthusiasts and scholars, as it can be demonstrated to have some connection with the local mining industry. It also has value as part of the "collection" of older vernacular buildings within the Dartmoor National Park.
- 5.4.2 Owlacombe Bridge Cottage may have personal association links/connections to current local families (not documented), but does not occupy a prominent position in the community. There is no sense that the building has ever been a focus for community attention, as it occupies an obscure and isolated location.
- 5.4.3 The cottage is not accessible to the local community, and its recognition as a heritage asset would not benefit the local community directly.
- 5.4.4 The only local cottage with much clearer documented links to the local mining industry, Owlacombe Mine Cottage, gathered no objection from the Local Authority to demolition in 1994 (Planning ref. 5/31/312/94/03). This indicates that there is not a strong local feeling for the retention of derelict dwellings in the area, even where their historical value has been demonstrated.
- 5.4.5 The significance of the communal values of the cottage can be regarded as low.

5.5 Summary of Significance

- 5.5.1 The overall significance of the heritage values of Owlacombe Bridge Cottage can be regarded as low. The only area in which there is a slightly greater significance is in the historical associations of the cottage with the tin mining industry, and the links with the Grose family.

6. Conclusions

6.1 Significance of the Resource

- 6.1.1 Owlacombe Bridge Cottage can be demonstrated to have a low heritage significance.
- 6.1.2 There is no compelling evidence to suggest that the cottage played a significant part in the functioning of the mines at any time in its life and, due to the intermittent nature of mining activity, association with the mines was sporadic.
- 6.1.3 The building is not designated either by inclusion in the National Heritage List for England, or as a locally designated heritage asset. Examination of its various levels and strands of significance indicate it would not fulfil the criteria required either for National or local designation.

6.2 Proposed Development

- 6.2.1 The development scheme as currently envisaged consists of the demolition of the cottage and its replacement by a new build.

6.3 Significance of Impact

- 6.3.1 The impact of demolition of the cottage would be a major adverse one, as it would be physically removed (see Table 2). By industry standard measures of significance of impact on a national scale, this would represent a minor to moderate adverse effect on the historic environment (see Table 3), even if the cottage were to be regarded as a locally important heritage asset (see Table 1).
- 6.3.2 The most significant aspects of the cottage's heritage are its limited associations with the local mining industry through historic mapping evidence which places it in the vicinity of mining works; and its link with the Grose family. These elements of its significance would not be affected by demolition.

6.4 Potential for Mitigation

- 6.4.1 The limited significance of the cottage, in heritage terms, could be preserved in the following ways prior to demolition:
 - By making a record of the property to capture any vestiges of the various phases of its development, through a photographic survey of the surviving fabric.
 - By collating all of the historic evidence of the cottage and its relationships to the mining industry into one document.

7. REFERENCES

7.1 Documentary Sources

Greeves, T. (2013) Letter to James Aven of DNPA, dated 28th June 2013, objecting to the proposed development.

Hamilton Jenkin, A.K. (2005) *Mines of Devon* Landmark Collector's Library. Hands, S. and Webb, P. (2004) *The Book of Ashburton - Pictorial History of a Dartmoor Stannary Town* Halsgrove Publishing

Harris, H. (1992) *The Industrial Archaeology of Dartmoor* Peninsula Press.

Payton, P. (1999) *The Cornish Overseas* Cornwall Editions

Pilkington, Francis (1989) *Ashburton – The Dartmoor Town* Devon Books.

WCSL Justin Brook Index, Ashburton.

Wills, R. (2000) *The Book of Islington – a Photographic History of the Parish* Halsgrove Publishing

7.2 Cartographic Sources

Plan of the Common Adjacent and Belonging to Owlacombe Farm, 1808 (DRO ref 1311/M/4/6).

Ashburton Tithe map, 1840.

Abandoned mine plan, for West Beam and Owlacombe Mines, c. 1886 (DRO ref R224A).

Ordnance Survey 1st edition 1:2500 map 1887.

Ordnance Survey 2nd edition 1:2500 map 1905.

7.3 Electronic References

DEFRA Magic <http://magic.defra.gov.uk/>

Dartmoor National Park Authority online planning portal.

7.4 Other Sources

Van Ellen and Sheryn Architects, February 2013, Design and Access Statement for Owlacombe Bridge Cottage.

Van Ellen and Sheryn Architects, June 2013, Statement of Significance for Owlacombe Bridge Cottage.

7.5 Personal Communication

Pers.Comm between Phil Bethell (AB Heritage) and Dr. Phil Newman) on 28th June and 2nd July 2013. Information provided by Dr. Philip Newman on references for the local mining industry.

Pers. Comm. between Phil Bethell (AB Heritage) and Ian Nutt on 1st and 4th July 2013
Information on the history of the Grose family.

**Owlacombe Bridge
Cottage, Ashburton,
Devon**

**Addendum to
Statement of
Significance**

Client: MR IAN NUTT

AB Heritage Project No:10180-02

Date:19/12/2013

Owlacombe Bridge Cottage, Ashburton, Devon

Addendum to the Statement of Significance

Client	Mr Ian Nutt
Project Number	10180-02
Prepared By	Philip Bethell
Illustrated By	Philip Bethell
Approved By	Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
2.0	Revision incorporating client comments	PB	AB	19-12-2013

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Main Office)
Lakeside House, Blackbrook Business Park,
Taunton, Somerset
TA1 2PX
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
2.	Review of evidence	4
2.1	Development of the mining bounds and construction of the cottage: additional evidence from plans and maps.....	4
2.2	Review of census data for the cottages in the vicinity of Owlacombe Mines.	8
2.3	Newspaper cuttings	10
2.4	Grose Family Biographies	11
3.	Summary conclusions	12

APPENDICES

Appendix 1	Census records 1841-1911.	14
Appendix 2	Newspaper Cuttings.....	20
Appendix 3	Grose family biographies and biography of E H Bayldon.....	43

EXECUTIVE SUMMARY

Owlacombe Bridge Cottage, Ashburton, Devon is a semi-derelict dwelling, which has been subject to a planning application for demolition and replacement with a new dwelling. Part of this planning application has been the preparation of a Statement of Significance analysing the heritage significance of the property.

The Dartmoor National Park Authority has rejected the application. One of the criteria for rejection has been that the Statement of Significance did not take into account information that was presented by a number of objectors, who have claimed that the cottage is a heritage asset of high significance. This high significance is based on the interpretation of the cottage as a unique example of a Tin Dresser's Cottage, purpose built for the mining industry, and containing traces of specific industrial activity within its curtilage.

As part of a new planning application, this report has been prepared to examine the available evidence and show that it is not possible to unequivocally interpret the cottage in the way presented by the objectors.

Map evidence, census information, and other documentary material has been examined to show that Owlacombe Bridge Cottage exhibits no specific features or fittings, or external structures that can definitively show it was a Tin Dresser's Cottage, or was built for mining purposes. The cottage and its neighbouring buildings housed people engaged in agriculture as well as mining, and it is clear that the mining activity was intermittent from the early 19th century, when the cottage was built.

It can also be shown that the Grose family, whose link with the cottage is regarded as so significant by the objectors, had a limited connection with the Owlacombe Mines as part of long mining careers which took them across the West Country and beyond to Canada, India and other global locations.

The purpose of this addendum is to demonstrate that the evidence cannot be used to unequivocally prove that Owlacombe Bridge Cottage was or was not of particular significance as part of the mining industry. The very clear assertions of the objectors regarding the significance of the cottage cannot be accepted without question, as the same evidence can be used to support an alternative interpretation.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 As part of the original planning application for Owlacombe Bridge Cottage (Dartmoor National Park Authority planning reference 0098/13), a Statement of Significance (SoS) was prepared by AB Heritage (AB Heritage 2013), in accordance with generally accepted practices. This SoS examined the heritage significance of the cottage and its relationship with the mining history of the surrounding landscape.
- 1.1.2 A number of objections were submitted which challenged the findings of the SoS. These were principally by Mrs F O'Connor and Dr T Greeves, and drew upon detailed information which had not been readily available, or was held in personal collections, during the preparation of the original SoS. The aim of the O'Connor and Greeves objections was to demonstrate that the cottage has a much higher significance than attributed to it by the original SoS. In particular, they asserted that Owlacombe Bridge Cottage was in fact *the* Tin Dresser's Cottage for the Owlacombe and Stormsdown mines, and therefore, potentially, a significant heritage asset. The importance of the various mine developments over time was also emphasised with reference to various maps and plans.
- 1.1.3 A summary of the objectors' points is contained in the Officer Report issued by James Aven of Dartmoor National Park Authority on 9th September 2013. The officers Report draws heavily on the material presented by the objectors without presenting any analysis of the evidence. The DNPA archaeologist states that he considers that the SoS needs reassessment, so that "the true impact of the proposed development is understood" in accordance with the NPPF and DNPA policies.
- 1.1.4 The mine plan produced by Dr Greeves shows that the cottage to be labelled as Dresser's Cottage. (date quoted as c. 1890, but not verified and not referenced). Mrs O'Connor also reproduced this plan.
- 1.1.5 There are many other dated and referenced plans and maps of the mined area, but this undated plan is the only one that has been produced on which the cottage was labelled as Dresser's Cottage. Based substantially on this single plan, the cottage is deemed by DNPA to be of great significance as it is claimed to be the only known example of a Dresser's Cottage to survive within a mining context in Devon.
- 1.1.6 Neither the objectors' materials nor the DNPA archaeologist provide any definition of what characterised the cottage as a Dresser's Cottage and thus what features would set it apart from a normal simple Dartmoor artisan or farming residence. No specific elements of the construction, layout or fittings are discussed which would be unique to a Dresser's Cottage, and would therefore serve to distinguish it from any other type of cottage and define it as a distinctive monument type.
- 1.1.7 On a number of other maps the cottage is either not labelled or simply labelled "cottage". While the house may well at some point have been inhabited by people working at the mine, the evidence submitted does not identify the cottage as belonging to a particular type which

proves its purpose-built nature as a Dresser's Cottage. It is, in reality, a very plain and unadorned building typical of many others on Dartmoor with no assigned function.

2. REVIEW OF EVIDENCE

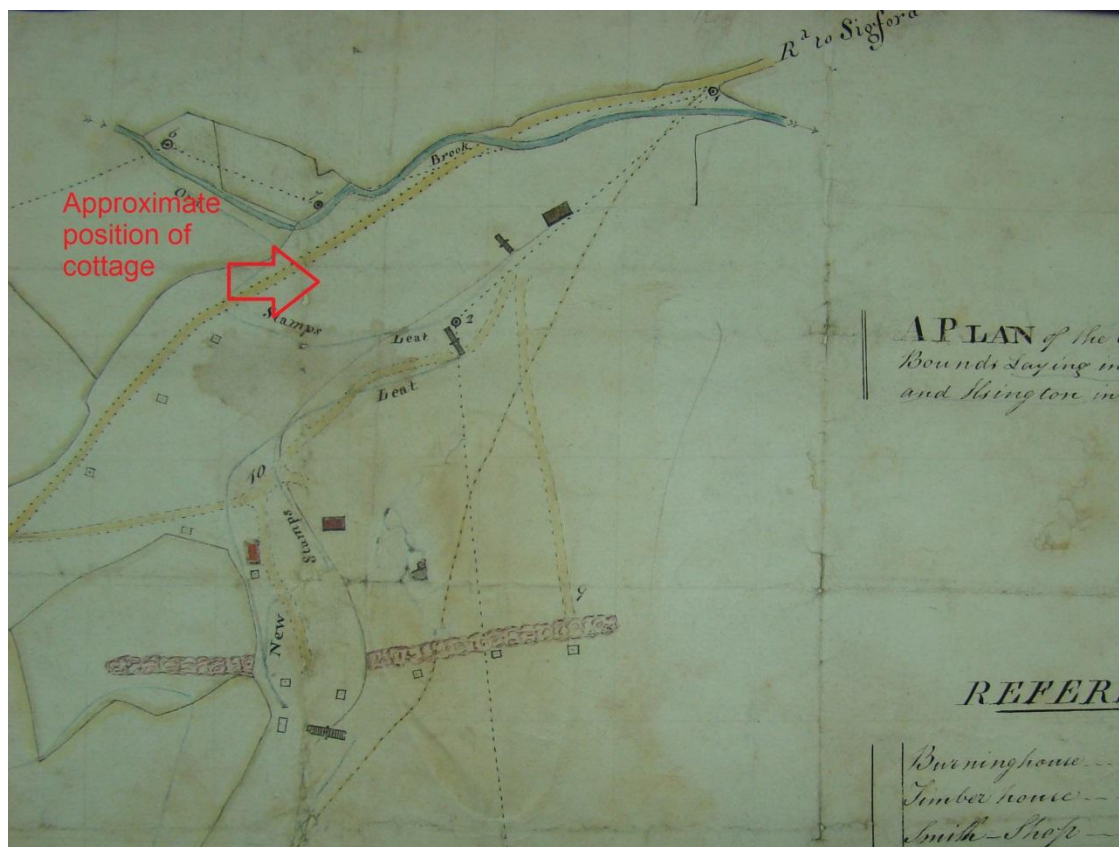
2.1 Development of the mining bounds and construction of the cottage: additional evidence from plans and maps.

- 2.1.1 Mrs O'Connor states that the cottage was built within the Earl of Mount Edgcumbe's tin bounds, indicating that it was purpose built to serve the mine. She also mentions that the tin bounds were extended to include the area containing the cottage, and there is therefore some confusion here over which came first. The cottage was not present on a map of 1808-09, although the tin bounds are depicted as having the same, or very similar, extent as the later mapping.



Extract from "Plan of Owlacombe Mine and Watercourses, 1808-09" DRO 1164B/7/21

- 2.1.2 Furthermore, a plan of the Owlacombe Tin Bounds from the Mount Edgcumbe records dated 1824, an extract of which is shown below, shows no building present at the location of the cottage at this time. Small scale mining activities are shown to be taking place at a number of points within the bounds and it is evident that an associated ore processing facility incorporating water-wheel driven stamps has been established.



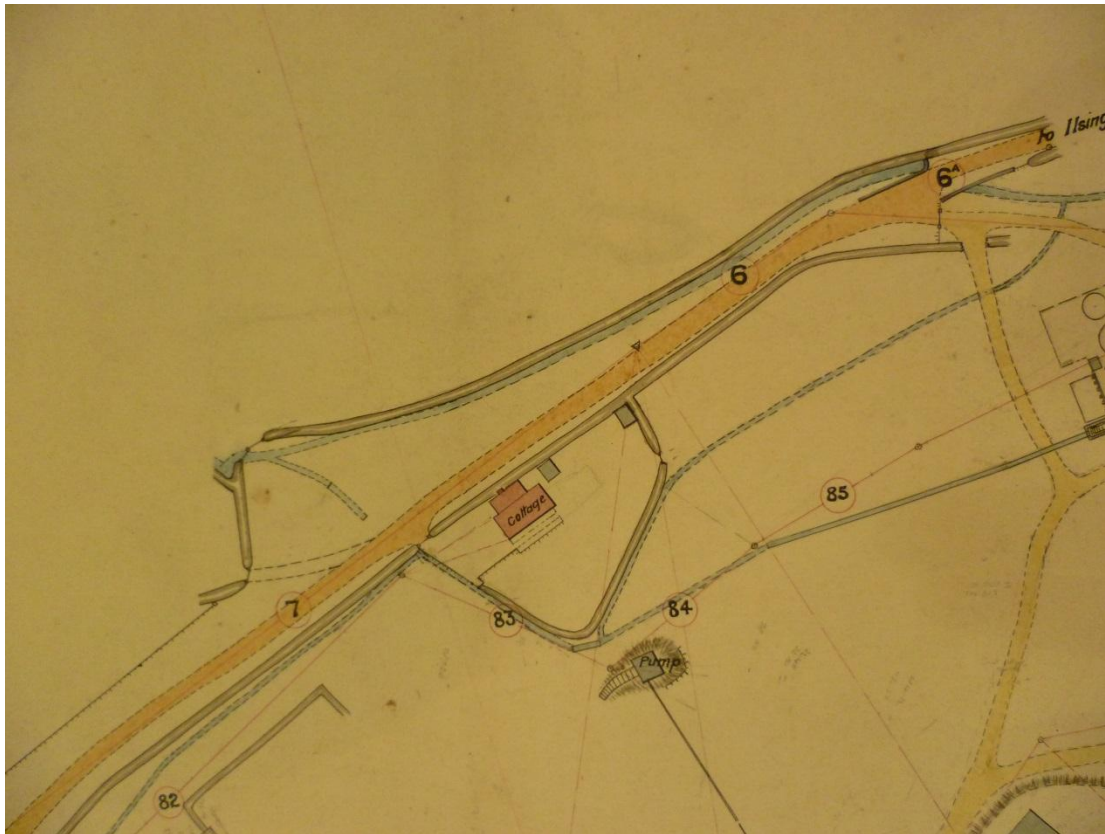
Map of tin bounds dated 1824 (Ref: CRO Truro. ME 2460)

- 2.1.3 It is thus clear that the bounds had been established prior to the cottage being constructed and the plan of 1824 shows the bounds of the sett to be as indicated in subsequent plans and drawings.
- 2.1.4 The cottage is present on the Ashburton Tithe map of 1840, suggesting it was built sometime between 1824 and the late 1830s when the tithe map was drawn up. The mines had been well established before the cottage was built, so it was not an important part of the original development of the mining works and ore processing over the area in the eastern part of the tin bounds.
- 2.1.5 A plan of the mining area dated 1866, an extract of which is shown below, shows the cottage to be in position. No specific function is attributed to the structure, and there are no additional buildings in the immediate vicinity of the cottage, other than a small outhouse, which suggest that the cottage has any function other than as a small residential unit for persons living and working in the local area. Certain areas of the land are shown to be owned by a Mr Widger and a Mr Shorte.



Extract from 1866 plan of mine (DRO ref: 4672A R224A)

- 2.1.6 A large scale and detailed plan of the mines completed around 1908 has also been examined. This is also supported by a detailed report on the Stormsdown and Owlacombe Mines written by Mr Ernest Terrell, AIMM, Mine Manager, for the then owner Mr E H Bayldon (Reference: CRO TL/104/55). The plan and the written report show the presence of two cottages on the land, one of which is located at the site of the Owlacombe Mine Cottage and the second at the site of the cottage now known as Owlacombe Bridge Cottage. Both cottages are shown to be provided with a small curtilage on the plan and are not distinguished with any form of description as to use or designation. In the report by Terrell, both cottages are described as being leasehold, complete with gardens, and in good condition. One is reported as being let at a rent of £7 per annum and the second is described as being occupied by the 'mine engineer' on a cost free basis. Extracts from the mine plan and report by Mr Terrell are shown below:



Extract from 1908 plan

and washing and lavatory accommodation.

The crushing and concentrating mill buildings, the arsenic refinery, calciners, arsenic store, coopers shop, and tin dressing house are all of strong masonry and have been erected during the last three years. The whole of the Plant on the Mine has been purchased and installed within the last four years, and with the exception of two of the calciners was quite new at that time.

The Two cottages are in good condition, one is let for £7 per annum, and the other is the Engineers residence and let to him free.

The whole of the equipment both underground and at surface is absolutely complete and there is no necessity to spend money on account of plant except to carry down the pumping system as the shaft is sunk.

During the installation of the new pumping plant the sinking of the shaft was necessarily suspended with the result that the ore reserves have been seriously depleted, and in order to keep the Mill running the product of the full stoping width has in many

Extract from Terrell report

- 2.1.7 It seems clear that the available information demonstrates that the cottage has been used as a simple accommodation unit and there is no indication of any one specific use over time, or of any associated structures which might be indicative of use as a dresser's cottage. It is clear from the 1908 plan, which as far as Owlacombe Bridge Cottage is concerned is a close representation of the actual situation on the ground today, that there are no buildings or structures within the curtilage of the cottage which can be definitely identified as having an industrial purpose.

2.2 Review of census data for the cottages in the vicinity of Owlacombe Mines.

- 2.2.1 The census information for the years 1841, 1851, 1861, 1871, 1881, 1891, 1901 and 1911, being the extent of publicly available data, covering the area of the mine and adjacent properties, has been reviewed in detail. This period covers in essence the whole of the period from the likely construction of the cottage through to the time by which mining activities at the site had ceased.
- 2.2.2 The data is presented in differing formats depending on the year of the census and the enumerators' methodology, so it is not always possible to identify with absolute precision which property is referred to in the census returns. For that reason the review has covered all the properties within the vicinity of the mine and it is therefore safe to assume that Owlacombe Bridge Cottage (as it is now known) is amongst those examined.
- 2.2.3 The name of Owlacombe Bridge Cottage does not feature in any of the returns, and it is concluded that this is a relatively recent name since more than one 'Owlacombe Cottage' is named in the returns. The distinction as Owlacombe Bridge Cottage is most likely employed to differentiate it from the other 'Owlacombe Cottage', which stands to this day on the opposite side of the lane to Owlacombe Farm. Indeed the DNPA mapping provided for the planning application refers to 'Owlacombe Bridge Cottage' as 'Owlacombe Cottage', so it is reasonable to assume that this is its historic name.
- 2.2.4 It is also important to note the existence of 'Owlacombe Mine Cottage', shown on the DNPA reference map as being central within the mined area (and also currently the address given by Mrs O'Connor, one of the objectors, as her place of residence), and some considerable distance away from 'Owlacombe Bridge Cottage'.
- 2.2.5 The location 'Owlacombe Mines' appears as an inhabited cottage in the census returns for 1841.
- 2.2.6 No cottage is called Dresser's Cottage in any of the censuses.
- 2.2.7 In 1841, 3 properties are recorded. "Allercombe Mines" and two properties called "Allercombe", presumably modern Owlacombe. Two of the properties were occupied by mine workers, Allercombe Mines by the Collins family of whom William Collins was a Tin Dresser. Andrew Knight, living in one of the Allercombes was recorded as a miner. The other cottage was occupied by an Agricultural Labourer.
- 2.2.8 In 1851, the Collins family is recorded as living at Owlacombe Mine Cottage, indicating that this was perhaps the "Tin Dresser's cottage" for the mines – although the Collins family are

simply recorded as tin miners. The other two cottages both named Owlacombe Cottage were occupied by agricultural labourers.

- 2.2.9 In the 1861 census, two of the properties recorded as Owlacombe were occupied by agricultural labourers, and Stormsdown Cottage housed a Tin Mine Agent and his family.
- 2.2.10 In 1871 the Roberts family lived in Stormsdown Cottage, two of whom were engaged in tin mining. The two "Owlacombe" properties housed agricultural labourers, and Mine Cottage was occupied by a thatcher, John Leasman. One of his sons did work as a tin miner, and he had a lodger who was a shoemaker. It is likely that Stormsdown cottage was located at the western edge of the mined area, close to the road leading towards Newton Abbot (this area is shown on historic maps as Stormsdown).
- 2.2.11 In 1881, Stormsdown Cottage was occupied by a farm servant, Owlacombe Cottage by a farm labourer. The other properties were unoccupied at the time of the census.
- 2.2.12 Occupation in Owlacombe at the time of the succeeding census in 1891 was exclusively by agricultural labourers, and it seems that the cottage now known as Owlacombe Bridge Cottage may have been unoccupied at this time.
- 2.2.13 At the turn of the 20th century Storms Down Cottage was inhabited by Mr. Partridge, a gamekeeper domestic, and no other properties are reported as occupied in 1901.
- 2.2.14 The final census to be considered here is that of 1911, when the Grose family under Pharaoh Grose who was recorded as "Blacksmith in tin mine", lived at Orchard Cottage, Storms Down – this is possibly what is now Owlacombe Bridge Cottage.
- 2.2.15 Mr Charles Gatrell, Mechanical and Electrical engineer at the tin and arsenic mines is recorded as living with his family and a niece at Stormsdown Cottage.
- 2.2.16 The census information shows that from 1841 to 1911 the majority of properties in Owlacombe were occupied by those engaged in occupations unrelated to mining, primarily in agriculture. In only three out of the eight censuses covering the period 1841 to 1911, can Owlacombe Bridge Cottage be identified as probably housing workers engaged in occupations related to mining, although none of these are referred to as tin dressers. The cottage was recorded as being occupied by agricultural workers, or not occupied at all, at other times during this period.
- 2.2.17 The turnover of occupants and their varied occupations implies that this was a cottage occupied by a population moving to find work, and that this work varied over time and was by no means exclusively related to tin mining. The cottage was a plain, simple rural dwelling used by whoever was required by the local industries, be that agriculture or mining.
- 2.2.18 The census information does not demonstrate that Owlacombe Bridge Cottage was dedicated accommodation for the mine workings, and no association specifically with tin dressing can be shown.
- 2.2.19 Only Owlacombe Mine Cottage is named as housing a tin dresser throughout the 70 year period covered by the census records studied. In general, over this period, a greater proportion of the Owlacombe population was engaged in agriculture than in mining, and there were periods where no mine workers lived there at all.

- 2.2.20 In this way, the importance of the mining industry to local employment can be assessed relative to the agricultural industry. While this is not a like-for-like comparison, it reflects the up and down nature of the local mining activity, while the underlying continuing major activity was agriculture.
- 2.2.21 It is clear from the census returns, and from information contained in the press cuttings submitted as evidence, that agriculture continued throughout the period covered by the census returns, and throughout the life of the cottage. For the most part agriculture and mining activities coexisted at the site, with the level of mining activity fluctuating markedly as the economics of mining changed. While Mr Aven states that workers accommodation formed a fundamental and important part of many 19th Century and early 20th Century industrial operations and landscapes, it could be argued from the census evidence that the cottage played a more significant role in the agricultural landscape than the mining landscape.
- 2.2.22 A full assessment of the significance of the tin mining industry around Owlacombe is not possible here within the scope of this document, but some counter to the objectors' assertion that it is of national significance can be made. Tin mining in the adjacent areas, including around the Owlacombe area, had a long history, dating back to the Medieval period, possibly earlier. Mining across Dartmoor was an established local industry possible as a result of the local geology, but it was not the centre of metal and mineral mining in the south west, as the main focus of this activity was further south west in Cornwall and West Devon. This is reflected in the designation of the mining landscapes and surviving structures as a World Heritage Site. The Dartmoor mining industry was not encompassed in that designation.

2.3 Newspaper cuttings

- 2.3.1 An extensive, though not exhaustive review of newspaper cuttings has been undertaken in order to present a picture of activities related to mining at Owlacombe, Ashburton United Mines, Stormsdown mines and other named entities active on this parcel of land. These are included as an appendix to this document.
- 2.3.2 Newspaper reports from 1836 to after 1912 document the rise and fall of mining activity at Owlacombe. This activity was characterised by periodic cycles of investment, tin working, and financial collapse. The implication of this is that mining around Owlacombe has not been sustainable in modern times (19th century onwards), and as such can be regarded as a peripheral part of the wider Dartmoor mining industry. While Greeves and O'Connor state that the extent, historical significance and upstanding remains and earthworks make the Owlacombe mine workings of national importance. While some elements of the workings, such as the West Beam cutting are of major significance, the intermittent nature of the workings has resulted in a cycle of construction and demolition of the mine structures. It is not clear what, of the modern structures (built since the 1830s) actually survive to underpin this significance. In *The Dartmoor Tin Industry – A Field Guide*, by Phil Newman, Chercombe Press 1998, Owlacombe is not mentioned as having visible remains which can be visited. As a result of this, the apparent evidence of national significance has not been fully demonstrated.

- 2.3.3 The cottage itself does not contain any apparently significant remains related to the mining industry – as it has not been the subject of a detailed historic building survey, any of the vestigial remains visible adjacent and around the cottage cannot be definitively assigned to a mining function. The interpretation of the yard area shown adjacent to the cottage on its west side as a Miner's Yard is not based on any direct evidence presented by the objectors, other than a personal interpretation. It is not labelled as such on any map that we are aware of.
- 2.3.4 Another plank of the objectors' case is the importance of the Grose family to the local mining industry, which they maintain is a great significance. Members of that family did live and work in the vicinity, and for three of them (Pharaoh Grose, Orlando J Grose and Sidney Grose) a connection can be demonstrated with the Owlacombe mines over a limited period between about 1903 and 1909, whilst the mine was being re-equipped by Mr E H Bayldon and during its brief period of operation thereafter. Pharaoh is the only member of the family to have a documented association with Owlacombe Bridge Cottage.

2.4 Grose Family Biographies

- 2.4.1 Biographies have been developed for the senior members of the Grose Family. These are included as appendices.
- 2.4.2 Their biographical information clearly shows that they were engaged in mining activity across a wide area of the South West, as well as extensively overseas. Information on William A Grose, who originally moved to the area from his native Cornwall to participate in mining around Haytor, and three of his sons – Ambrose, Pharaoh and Sidney – show that the family lived in Ilsington, and worked at times in the mines around there, and at Owlacombe during the early 20th century development funded by E H Bayldon. It is clear that the focus of the Grose family involvement with the mines at Owlacombe was in the few years (approximately 1905-1912) in which the Bayldon works were constructed and operated.
- 2.4.3 At other times in all of their careers, they worked in other parts of the South West of England, and abroad, particularly in the USA, where some members emigrated, and India. They worked extensively in India, Canada and elsewhere. The picture that emerges of their working lives is of a constant peripatetic employment, travelling wherever there was work. Their involvement at Owlacombe was one of these episodes, and although they were a local family, they cannot be said to have a hugely significant role in the Owlacombe mines in terms of the length of time they spent employed there within their working lives.

3. SUMMARY CONCLUSIONS

- 3.1.1 In summary, the assertions that Owlacombe Bridge Cottage was purpose built for the Owlacombe mines, and had a major role as a Tin Dresser's Cottage, have not been supported by unequivocal evidence. The cottage was built in the early 19th century, in an area in which agriculture was as important, or more important, than the mining industry. A Tin Dresser's Cottage has not been defined as a monument type, and no clarity over what this definition might mean in terms of the physical attributes of the cottage has been forthcoming. The cottage presents as a very plain, unadorned dwelling typical of the local vernacular, with no features that suggest any specific function other than as a dwelling. The census information from 1841 to 1911 implies that the cottage and its neighbouring houses were more frequently occupied by those engaged in agricultural pursuits, than those employed in the local mines.
- 3.1.2 The significance of mining in the immediate area, in terms of its national importance, has not been demonstrated. The mining activity at Owlacombe appears, in modern times when the cottage is potentially associated with this activity, to have been intermittent and can be shown to have a repeated cycle of renewed investment and failure. It would appear on this evidence to be a relatively minor contributor to mining within the Ashburton Stannary area since the early 19th century, when the cottage was built.
- 3.1.3 The Grose family does have a documented association with the Owlacombe area, and three members of the family worked at Owlacombe mines. In all cases, however, this was for a limited time in the early 20th century, and represented for the Groses a small part of their several long careers in the mining industry, which took them across the globe.
- 3.1.4 This additional appraisal of the evidence for the stated high significance of Owlacombe Bridge Cottage as a local heritage asset calls into question that some of the assertions made of this significance are not as yet supported by compelling evidence, and that the evidence that there is can be interpreted to suggest the cottage does not have any major heritage significance.

Appendices

Appendix 1 Census data 1841-1911

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
1911	Ashburton 04 - 272	4	4	Orchard Cottage, Storms Down, Ashburton (overwritten Mine Cottage)		Yes	5	Pharoah Grose	Head	43	Blacksmith in tin mine
								Annie Grose	Wife	34	
								Elsie Grose	daughter	11	
								Hubert Grose	son	9	
								Marjorie Grose	daughter	1	
			4	Stormsdown Cottage Ashburton Devon		Yes	4	Charles William Gatrell	Head	35	Mechanical and Electrical Engineer,
								May Gatrell	Wife	34	
								Enid May Gatrell	Daughter	8	
								Norah Marion Hanson	Niece	10	Scholar
1901	Newton Abbot	Ashburton	4	Farm Cottage	113	No					
			4	Storms Down Cottage	114	Yes	4	John Partridge	Head	33	Gamekeeper domestic
								Susannah Partridge	Wife	30	
								Albert Partridge	Son	8	
								Daniel Lusscombe	1st cousin	72	Living on own means

OWLACOMBE BRIDGE COTTAGE

ADDENDUM TO STATEMENT OF SIGNIFICANCE

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
1891	Newton Abbot	Ashburton	2	Owlacombe	49	Yes	1	James Wonacott	Head	24	Farm Labourer
					50	Yes	3	James Cornish	Head	48	Agricultural Labourer
								Elizabeth Cornish	Wife	44	
								William H Cornish	Son	23	Agricultural labourer
								Mary E Cornish	Daughter	18	
								James Cornish	Son	9	
					51	Yes	2	William Tancrick	Head	20	Farm Labourer
								Harriet Tancrick	Wife	24	
								John Tancrick	Son	3mo	
					Unnumbered	No					
				Storms Down	Unnumbered	No					
1881		Ashburton	2	Langworthy Brook Cottage	27	No					
				West Beam	28	No					
				Owlacombe Cottage	29	Yes		John Cornish	Head	38	Farm Labourer
								Elizabeth Cornish	Wife	34	
								Mary Cornish	Daughter	8	
								Elizabeth Cornish	Daughter	3	
								John Cornish	Son	5	
								Martha Cornish	Daughter	3	
								Gerard Cornish	Son	2	
				Stormsdown Cottage	30	Yes		Robert ???	Head	34	Farm Servant
								Sarah	Wife	32	
								William H	Son	12	

OWLACOMBE BRIDGE COTTAGE

ADDENDUM TO STATEMENT OF SIGNIFICANCE

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
								John	Son	4	
								Mary	Daughter	2	
1871		Ashburton	2	1 Owlacombe	50	Yes		James Redstone	Head	41	Agricultural Labourer
		RG10 piece 2080						Selina Redstone	Wife	39	
		Folio 17 page 12						Elizabeth Redstone	Daughter	16	
								Thomas Redstone	Son	11	Scholar
								Mary Redstone	Daughter	7	Scholar
								Sarah Redstone	Daughter	5	Scholar
								George Redstone	Son	3	
								Albert Redstone	Son	1	
				2 Owlacombe	51	Yes		Thomas Ford	Head	39	Agricultural Labourer
								Mary Ford	Wife	35	
								Maria Ford	Daughter	13	Scholar
								George Ford	Son	11	Scholar
								Thomas Ford	Son	9	Scholar
				Stormsdown Cottage	52	Yes		John Roberts	Head	53?	Tin Miner
								Elizabeth Roberts	Wife	51	
								Mathew Roberts	Son	15	Labourer in tin mine
				Mine Cottage	53	Yes		John Leasman	Head	62	Thatcher
								Harriet Leasman	Wife	50	
								Thomas Leasman	Son	19	Miner
								Elizabeth Leasman	Daughter	11	Scholar
								Haenry Leasman	Son	7	Scholar
								James Leasman	Lodger	21	Shoemaker
								Sarah Leasman	Wife/lodger	22	

OWLACOMBE BRIDGE COTTAGE

ADDENDUM TO STATEMENT OF SIGNIFICANCE

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
								Clara Leasman	Daughter	3mo	
1861	Newton Abbot	Ashburton	2	Owlacombe	67	Yes		James Langdon	Head	46	Agricultural labourer
		RG09 piece 1405						Charlotte	Wife	47	
		Folio 18 page 16						Mark? Langdon	Son	9	Scholar
								John Langdon	Son	5	Scholar
				Owlacombe	68	Yes		William ?	Head	47	Agricultural labourer
								Caroline	Wife	46	
								John	Son	23	
								Sarah	Daughter	18	
								Caroline	Daughter	5	Scholar
								Amelia	Daughter	2	
				Stormsdown Cottage	69	Yes		Elisha Harvey	Head	38	Tin Mine Agent
								Grace Harvey	Wife	36	
								Elisha Harvey	Son	15	Blacksmith Apprentice
								Ann Harvey	Daughter	13	Scholar
								Jane Harvey	Daughter	11	Scholar
								Jerimiah Harvey	Son	9	Scholar
								John Harvey	Son	6	Scholar
1851	Newton Abbot	Ashburton	5d	Owlacombe Mine Cottage	40	Yes		William Collins	Head	46	Tin miner
		HO 107/1871						Mary Collins	Wife	44	
		Folio 344 page 11						William Collins	Son	21	Tin miner
								John Collins	Son	20	Tin miner
								James Collins	Son	16	Tin miner
								Sarah collins	Daughter	18	

OWLACOMBE BRIDGE COTTAGE

ADDENDUM TO STATEMENT OF SIGNIFICANCE

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
								Elizabeth Collins	Daughter	9	Twins
								Joseph Collins	Son	9	Twins
				Owlacombe Cottage	41	Yes		Simon Brooks	Head	45	Agricultural Labourer
								Mary Brooks	Wife	40	
								James Brooks	Son	5	
								John Brooks	Son	1	
				Owlacombe Cottage	42	Yes		Edward Foster	Head	53	Agricultural Labourer
								Elizabeth Foster	Wife	51	
								Sarah Foster	Daughter	20	
								Mary Foster	Daughter	11	
1841	Newton Abbot	Ashburton	11	Allercombe Mines	None	Yes		William Collins	Head	35	Tin Dresser
		HO 107/253/4		(prob. Owlacombe Mines)				Mary Collins	Wife	30	
								William Collins	Son	11	
								John Collins	Son	10	
								Maria Collins	Daughter	8	
								James Collins	Son	6	
								Sarah Collins	Daughter	2	
								Richard Bracewell	Lodger	60	
				Allercombe	None	Yes		Edward Foster	Head	40	Agricultural Labourer
				(prob Owlacombe)				Elizabeth Foster	Wife	40	
								Elizabeth Foster	Daughter	12	
								Susan Foster	Daughter	10	
								Edward Foster	Son	5	

OWLACOMBE BRIDGE COTTAGE

ADDENDUM TO STATEMENT OF SIGNIFICANCE

Year	Registration District	Registration sub district	Enumeration area	Address of property	Property Number	Inhabited	Rooms in House	Name and surname	Status	Age	Occupation
								Mary Foster	Daughter	2	
				Allercombe	None	Yes		Andrew Knight	Head	35	Miner
				(prob Owlacombe)				Ann Knight	Wife	30	
								Martha Knight	Daughter	14	
								James Knight	Son	11	
								Mary Knight	Daughter	8	
								Thomas Knight	Son	5	
								William Knight	Son	3	

Appendix 2 Newspaper Cuttings

Owlacombe Mine Historical Newspaper Extracts				
News Paper Title	Date	Company Name	Content	Significance
Western Times	April 23rd 1836		The paper details the important case between landowners and the Owlacombe tin mine with regard to the ability of the tin miners to acquire water wherever they wished to support mining operations. In this case Owlacombe mine had proposed to divert part of the flow of the River Webber to the mine via leats cut across land owned by others. The land owners contested this right, which was claimed under ancient Stannary Law, and sought an injunction. The injunction was granted and in the subsequent court proceedings the validity of this injunction was upheld. As a consequence the mine was unable to operate as proposed because of shortage of water	

Owlacombe Mine Historical Newspaper Extracts				
Manchester Courier and Lancashire Genaral Advertiser	16th June 1838		Paper carried an advertisement for an offer for sale of £30,000 worth of shares in Ashburton United Tin and Copper Company. It was stated that the funds were needed following the loss of the law suit regarding the abstraction of water to reimburse expenses and to fund the construction of steam engines	
Woolmers Exeter and Plymouth Gazette	24th Oct 1840		Paper carried an invitation to tender for the supply of 90 doz miners candles to be delivered at a rate of 30 doz per month. Dated Ashburton United Mines Oct 17th 1840	

Owlacombe Mine Historical Newspaper Extracts				
Western Times Exeter	26th June 1841		Coronor inquest held at Quarry House Stokeinham on the 17th June heard that a miner, Philip Nicholls, aged 33, was killed when a board gave way and he fell 216 ft in a shaft at Owlacombe Mine	
Western Times	30th Oct 1841		Carries a report about a miner who had worked at Owlacombe, but who had emigrated to work in the USA at Mineral Point, Towa County, Wisconsin. He left Liverpool on 13th April, arrived in New York on May 16th and then found his way to Chicago, travelling on to work at a lead mine	
Exeter and Plymouth Gazette	23rd Mar 1844		Reports that Richard James was indicted for stealing a flannel shirt, the property of James Meterell, from the blacksmith's shop at West Beam Mine. The clothes were in the shop together with those of about 30 men. At trial found not guilty	
Western Times	22nd Nov 1845		Reported that several miners had been engaged for the Union Mines at Owlacombe which is about to be restarted	
Western Times	25th April 1846		It was reported that at West Beam 'large' quantities of tin have been taken up. At Owlacombe it was reported that the 'new company' was making great progress in	

Owlacombe Mine Historical Newspaper Extracts				
			the discovery of lodes	
Exeter Flying Post	29th Oct 1846		Reported an accident at the stamping mill at the mine whereby a Mr Hill, who was adjusting the stamps, had his arm dragged into the machine and smashed to atoms	
Woolmers Exeter and Plymouth Gazette	26th Feb 1848		A report stated that a valuable discovery of tin had been made at Widdon Mines and reported that a promising copper lode had been found at Ashburton United Mine	
Western Times	16th Sep 1848	Ashburton United Mines	An article on Ashburton United Mines reported that Captain Hernick has stated that the main shaft was being deepened and good ore is being drawn up. He stated that he expected a great many hands will be employed through the winter	
Western Times	9th Dec 1848		Reports that Captain Kernick of Owlacombe Mines fell 42ft when a rope on a bucket broke. He was not hurt and later walked to Ashburton	Story also in The Examiner dated 16th Dec 1848
Daily News London	13th Jan 1851		The paper carried a notice of the winding up of Ashburton United Mines held on 9th Jan	

Owlacombe Mine Historical Newspaper Extracts				
Royal Cornwall Gazette	26th Feb 1851		Reported that a winding up order had been issued against Ashburton United Mines	
London Daily News	May 20 1851	The Owlacombe Beam and Union Tin and Copper Mining Company	Issue of 12000 shares of £1 each without further liability. Call for capital is justified by a requirement to increase working power and offers 'the certainty of realising immediate profits'	
Western Times	5th April 1851	West Beam Mining Company	Reported that an allotment of shares took place last week	
The Examiner	10th May 1851		Reported that the Owlacombe Beam Tin and Copper Mining Company was offering 12000 shares at £1 each, all based on the cost book system	
Morning Post	25th Jun 1851		Reports a court case, Parkinson v Hanbury regarding the winding up of Ashburton United Mine to be held in the Vice Chancellors court, Lincolns Inn	
Exeter Flying Post	24th July 1851		Carried an article stating that the Owlacombe Tin Mines are going to be worked by a London Company and that up to 100 men are likely to be employed	
Western Times	9th Aug 1851		Reports' A powerful company has recently been commenced work on the old Owlacombe Mines and another company is about to be formed to work the adjoining West Beam Mine, with the advantage of a local committee of shareholders under whose control the mine will be worked. Mr A murray (jun), a	

Owlacombe Mine Historical Newspaper Extracts				
			well known mining expert speaks that the area will eventually become one of the most productive tin districts in the Empire	
Western Times	27th Dec 1851		Carried a report that a miner proceeding to work at Owlacombe along Roborough Street, in the company of several workmates, fell down and immediately died from a burst blood vessel	
Western Times and also in London Daily News	February 6 1852	The Owlacombe Beam and Union Tin and Copper Mining Company	Notice of a Special General Meeting to be held on 17th February at the offices No 75 Cornhill London to 'determine whether the undertaking should be further prosecuted or abandoned'	The mine was clearly not delivering the expected profits and presumably the issue of new shares advertised in May 1851 had not been successful
London Daily News	12th Mar 1852	West Beam Mine	Reports: 'at West Beam Mine the lode in the eastern end is now worth 8cwts of tin per 100 sacks: the lode in the wesrtern end is now worth 3cwts of tin per 100 sacks. The lode at the bottom of the shaft improves as the depth increases. The first sale of tin will take place at the end of the month'	

Owlacombe Mine Historical Newspaper Extracts				
Trewmans Exeter Flying Post	18th Mar 1852		Carried an advertisemant stating that the Owlacombe Beam and Union Tin and Copper Mines were to be sold by auction on March 23rd at the Auction Mart, Bartholemew Lane London	
Cornwall Gazette	19th Mar 1852		Carried an advertisement for the forthcoming sale at auction of the Owlacombe Beam and Union tin and copper mine	
London Daily News and also in Exeter and Plymouth Gazette	Mar 20th 1852	The Owlacombe Beam and Union Tin and Copper Mining Company	Advertisement of an auction to be held on site on March 23rd to dispose of the all the machinery and materials	The machinery includes 4 waterwheels, one of 40ft diameter, 2 of 20ft diameter and one of 16 ft diameter, plus a range of other mine related equipment. The person named as contact at the mine is a Mr William Collins (it is possible he was the Mine Captain at the time). It would seem that no steam powered plant was on site at this time
Exeter and Plymouth Gazette	13th Nov 1852		Advertisement for woodland and Farm at Owlacombe to be let, comprising 127 acres of orchard, arable land, meadow and pasture, yards and buildings	Confirmation that farming activities were progressed on the mine site

Owlacombe Mine Historical Newspaper Extracts				
Western Times	3rd Sept 1853	West Beam Mine	Reports ' A man named Humphries was committed to the County Sessions for stealing 2 boards from West Beam Mine	
Western Times	10th Sept 1853		Reports that Mr John Cornish, of Deveren Truro, who had been the Captain of Owlacombe Tin Mines for many years died on 1st September aged 54	
Western Times	17th sept 1853	West Beam Mine	Reported that the sawyer from West Beam Mine had been sentenced to 3 months with hard labour	
London Daily News	26th Sept 1853	West Beam Mine	Noted that a call of £1-5-0 per share had been made	
Royal Cornwall Gazette	30th Sept 1853	West Beam Mine	Reported that the mine showed a balance in favour of the mine of £674-11-7. A call of £1-5-0 per share was made	
Royal Cornwall Gazette	10th Nov 1854		Reported that Owlacombe sold 15cwt of tin for £50-8-11	
Western Times	22nd Mar 1856		Report that the whole of the machinery and materials at West Beam Tin Mine were sold at Auction on Tuesday. A large proportion was purchased for mines in full	

Owlacombe Mine Historical Newspaper Extracts				
			production in the neighbourhood	
Western Times	19th April 1856	Devon West Beam Mining Company	Notice to creditors published stating that all persons having claims against the mine or the Adventurers must furnish an account in writing within 1 month of the date of 14th April 1856. The assets of the company are to be appropriated and the Adventurers will not hold themselves liable after the period expires. Signed by J H Murchison, secretary, 117 Bishopgate Street London	
Exeter Flying Post	3 Sept 1857		Reported that Owlacome Tin Mines are about to be put to work	
Western Times	30th Jan 1858		Report that the Owlacombe tin mines have resumed working. 'This mine has for 20 years since returned a large quantity of tin and the new company seems sanguine already with the prospect that rich lodes will soon be discovered'	
Standard	19th April 1858		It was reported that expenditure at Ashburton United Mine to the end of February was £486 leaving a balance of £1513	

Owlacombe Mine Historical Newspaper Extracts				
Royal Cornwall Gazette	23rd April 1858		Reported that the bankers book showed that £2 deposit had been paid on more than the full number of shares (1000) and the overplus was returned by Mr Ennor	
Western Times	30th Oct 1858		Reported that a powerful steam engine is now in use daily at Owlacombe Tin Mines	
Trewmans Exeter Flying Post	28th Oct 1858		The paper carried a notice issued by Ashburton United Mines seeking tenders for the supply of coal, timber and iron to the head of the Newton Canal and for powder, rope hemp etc directly to the mine and	
Royal Cornwall Gazette	5th Nov 1858	Ashburton United Mines	A company meeting held at the Commercial Hotel in Newton abbot heard of losses and a call of £1 per share was made. It was noted that costs associated with a steam engine were £675	
Royal Cornwall Gazette	12th Nov 1858		It was reported that The Ashburton United Mines held an annual meeting at St Stephens Street on Oct 30th at which it was agreed that £250 be paid to Mr Ennor and Captain Hosking to reimburse expenses and to remunerate efforts previous to the formation of the Company, to be paid from the proceeds of the first sale of ore	Confirms that Mr Grose was not mine captain at this time

Owlacombe Mine Historical Newspaper Extracts				
Morning Chronicle	18th Jan 1859		A special meeting of shareholders of Ashburton United Mines was held in Bristol on Wednesday, at which an agreement for the resignation of Mr Nicholas Ennor was concluded. A call of £1 per share was also made	
Royal Cornwall Gazette	15th July 1859		Reported that a meeting of Ashburton United Mine held on 1st July had heard that the accounts showed a balance of £85-17-4. Arrears of calls were £64. A further call of 10s was made	
Daily News	11th Nov 1859		It was reported that the Ashburton United Mining Company had made its first sale of tin in March 1859. To Nov 1859 £3500 had been made in sales	
Western Times and also in Woolmers Exeter and Plymouth Gazette	23rd June 1860	Ashburton United Mines	It was reported that a miner, Charles Foale, fell 30ft down a shaft on Friday 22nd June and he was attended to by W S Gervis MD	
Royal Cornwall Gazette	5th Oct 1860		A meeting of Ashburton United Mine held on 21st September was advised that the accounts showed a credit balance of £1407-1-11 and that the forecast for the next two months showed a balance of £1327-1-2	

Owlacombe Mine Historical Newspaper Extracts				
Western Times Exeter	1st Dec 1860		A meeting was held in Ashburton to rouse support for the construction of educational facilities in Ashburton for miners. This was supported by Ashburton United Mine and the Devon New Copper Mining Company, both of which contributed 10 guineas. The Captain of Ashburton United Mine, Mr Browning was in attendance at the meeting	
South Devon Gazette	22nd Mar 1861		The paper carried a report that the boiler for the steam engine at Ashburton United Mine weighing 12 tons had been erected	
Royal Cornwall Gazette	11th Oct 1861		A detailed set of accounts for the mine were set out which shows that expenditure was far in excess of income from mineral sales. Despite further calls from shareholders the mine was forecast to be loss making over the next review period	(Details available separately)
Western Times	21st Dec 1861		Reports that two boys named Cox, working at Ashburton United Mine were buried when a mass of earth fell. One died and the other was injured	

Owlacombe Mine Historical Newspaper Extracts				
Royal Cornwall Gazette	11th April 1862		A meeting of Ashburton United Mine on 27th March heard that the accounts were in debit to a sum of £163-16-11. A call of £1 was made	
Royal Cornwall Gazette	18th July 1862	West Beam Mining Company	Reports that the first Annual Meeting of the Company was held on 3rd July and showed: Expenditure of £11,064-17-0: Liabilities of £2478-18-3:Assets of £789-0-6: capital not yet called of £10,625. A board of 7 directors was elected and and auditors were appointed for the year to come	
Manchester Courier and Lancashire General Advertiser	26th July 1862		Carried a notice stating that Owlacombe Mines Ltd winding up to be heard before Vice Chancellor Hall on 4th August	
Western Times, Exeter	30th Aug 1862		A report stated that Owlacombe (Ashburton United Mines) had been abandoned. The company was started some 5 years earlier by Mr Ennor, but have proved disastrous. Nearby, the West Beam, Sigford Consols, Smithswood and Atlas Mines are working. It was observed that over 80 years, only one mine has made a profit - Wheal Friendship - against expenditure in Devon over at least 1 million pounds	
Royal Cornwall Gazette	12th Sep 1862		Reported that at a meeting of Ashburton United Mines it was noted that the mine sett and machinery had been sold to the West Beam Company for £5000, 20% in cash and the remainder in bills at 3, 6 , 9	

Owlacombe Mine Historical Newspaper Extracts				
			and 12 months. Thuis shareholders will get back £5000 out of £15000 committed to the mine	
Western Times	31st Mar 1865		Advertisement of the sale of standing timber at Owlacombe Mine: 204 oak and 46 ash trees of good quality	
Western Times Exeter	15th June 1866		A fatal accident occurred at West Beam and Owlacombe Mine on Tuesday. A miner in a 'plat' was examining tin ore when a rock fell from the shaft, hitting him on the back of the head and knocking him to the foot of the level. The miner had only been at the mine for 2 days having left his family and wife in Redruth	
Morning Post	27th Sept 1866	West Beam Mine	Reports that 10 tons of copper ore was sold for £123-10-0	

Owlacombe Mine Historical Newspaper Extracts				
Perry's Bankrupt Weekly Gazette	Dec 29th 1866	West Beam Mining Co (Ltd)	Reports that West Beam Mining Co (Ltd) was wound up on Aug 1st 1866	
Exeter and Plymouth Gazette	April 5th 1867	West Beam Mine	Advertisement for an auction sale to dispose of all the 'valuable machinery and materials' on the site to be held on 11th April 1867. Auctioneers are messers Buckland and Rendell	The machinery includes one 56 inch cylinder steam pumping engine, and two boilers; one 40 inch cylinder steam pumping engine and one boiler (nearly new); one 24 inch cylinder rotary steam engine and boiler; one 30ft water wheel, stamps, pumps and a large amount of other equipment and materials. Significant persons noted are Mr Joseph Baker, Mine Captain and Mr W Matthews, Engineer. This grand disposal must signify that mining was ending and presumably had not been profitable in the time since the mine was re-equipped with steam power
1861 Census		Mr Joseph Baker		Mr Baker is shown as having been born in Ilsington, residing at Pinchaford Hamlet and being a 'miner'

Owlacombe Mine Historical Newspaper Extracts				
1871 Census		Mr William Matthews		Mr Matthews is shown as having been born in Cambourn, be living at Watt's Road Tavistock and to be a 'Civil Engineer'
Western Times	19th Mar 1869	Old Owlacombe Mines	Reported that the mines stopped because a depression in mining rendered them uneconomic. The article went on to note that the mine may start up again in the future	
Western Times	23rd Oct 1877		Mr William Grose, Captain of Haytor Vale Iron Mine, summoned by Richard Cantor, a miner, for payment of £3-10-6 balance of wages due to him. Court ordered wages to be paid	Confirms that Mr William Grose (senior) was working at Haytor Vale Iron Mine at this time . This aligns with Census findings
Cornishman	11th Jan 1880		Reports that a dog fell into a disused shaft at Owlacombe Mine on the Stormsdown Estate	

Owlacombe Mine Historical Newspaper Extracts				
Birmingham Daily Post	16th May 1881		Carried a notice reporting that formation of The Old Owlacombe Mines (Limited) Company with £100,000 capital in £1 shares. Company will acquire the mines known as Old Owlacombe. The deepest extent of the mine was stated to be 76 fathoms	
London Standard	16th May 1881		Carried details of the prospectus for Old Owlacombe Mines (Limited) which has recently been formed to develop tin copper and arsenic mines near ashburton. Capital of £100,000 in shares of £1 were proposed	
London Standard	17th May 1881		Carried details of a prospectus for Owlacombe Mines	
Morning Post	17th Aug 1881		Reported that fully paid £1 shares in Owlacombe Mines were trading at 5s	
Morning Post	19th Sep 1881		Reports that an Owlacombe Mines meeting will be held at the City Offices, Palmerston Building	
South Devon Gazette	23rd Dec 1881		Ashburton District Highways Board declined to meet the cost of carrying water under the road at Owlacombe Mine	
Tamworth Herald	7th Jan 1882		Report that at an auction at the Stock and Share Company in Old Broad Street London, Old Owlacombe Company £1 fully paid shares were sold for 7s	

Owlacombe Mine Historical Newspaper Extracts				
Cornishman	16th Mar 1882		Reported that Owlacombe to raise £6500 by means of a 10% debenture, subject to the vendor accepting £1500 in these debentures in lieu of his mortgage	
Manchester Courier and Lancashire General Advertiser	26th July 1882		The paper carried a report of a winding up petition for Old Owlacombe Mines Ltd which was to be heard before Vice Chancellor Hall on 4th August	
Western Times	20th Nov 1888		William Grose (junior), of Ilsington, fined for stealing apples from Orchard belonging to Mr Rowell on 20th October	Confirms census details and shows Grose Family were living near Ilsington at the time
Exeter and Plymouth Gazette	22nd Sep 1891		Reports that Mr Bayldon had been negotiating to buy the Hansand Paper Mills at Silverton, but had withdrawn his offer after conducting due diligence having been 'grossly deceived'	Confirms Mr Bayldon was active as an investor in businesses in the SW area
Exeter and Plymouth Gazette	15th Oct 1895		Report of theft of a lead tank from Oaklands, the property of EH Bayldon	Confirms EH Bayldon resident at that time
Western Times	14th Nov 1904		Reports that Mr EH Bayldon, of Oaklands, Dawlish, had been nominated to be Sheriff of Devonshire in 1905	
Western times	10th Feb 1905 and 17th feb 1905		Advertisements for letting of Hooks and Stormsdown Farms	Notes that the farms had been for a number of years in the occupation of Mr Tucker. Application to view to be

Owlacombe Mine Historical Newspaper Extracts				
				made via Captain Grose at Stormsdown Mine of Mr Quance at Hooks farm. This implies that agricultural activities had been in progress on the area of the mine for a number of years and shows clearly that agricultural activity took place at the mine site. There is reference to a range of farming activities including orchards
Western Times	21st Mar 1905		Report that the King had confirmed the appointment of Mr EH Bayldon as Sheriff for the year 1905	
Western Times	8th Sep 1905		Ashburton Council reviewed road manitenance expenditure and noted increased costs due to increased traction up Whixley Hill due to traffic going to Owlacombe Mine and because of several new houses being built in the area	
Western Times	28th July 1906		A further report of the explosion at Owlacombe mines was given. It was explained that the shafts were worked with teams of 5 and at the occasion of the accident the people involved were Thomas Radford from Bickington, who was uninjured; Alfred Warren from	

Owlacombe Mine Historical Newspaper Extracts				
			Buckfastleigh wh had his right arm amputated; Tom King and Edward Lee, both of Ashburton who were seriously injured and John Campion from Bickington who was killed. Bob Owens was 'Top Man' and the accident occurred at a depth of 35 fathoms	
Western Times	30th July 1906		Report on the death of John Campion notes that Sidney Grose, from Ilsington, was in charge of the working party	
Devon and Exeter Gazette	4th Aug 1906		Report of the death of John Campion at Owlacombe Mine on 26th July in an explosion states that a new shaft was being prepared for Mr EH Bayldon by a team including Sidney Grose, who was responsible for digging and blasting the shaft, who charged the hole; Norman Grose, a miner of Ilsington, who drilled the hole; Thomas Radford a miner from Bickington; Edward Low a labourer from ashburton and Ambrose John Grose who was the Underground Manager	
Western Times	4th Aug and 7th Aug 1906		The inquest on the death of John Campion was reported. The inquest concluded that mine regulations had been broken by Sidney and Norman Grose but returned a verdict of Accidental Death	

Owlacombe Mine Historical Newspaper Extracts				
Devon and Exeter Gazette	6th Aug 1906		Further report on the fatality which occurred at the mine, says that the mine is being developed along most modern lines and complete regulations laid down with regard to blasting. Nonetheless on this occasion explosives were carelessly handled	
Devon and Exeter Gazette	28th Sept 1906		A fire in a cottage at Trumpeter belonging to Mr Giles, who worked at Owlacombe Mines, cause by a poorly located lamp, set fir to rafters and thatch	
Western Times	5th Nov 1906		Ashburton Council Highways Committee recommended that 194 yards of stone be laid between Goodstone Gate and Owlacombe Mines on account of excessive traffic movements	
Western Times	16th Nov 1906		Reports that the 'mines are in full swing'	

Owlacombe Mine Historical Newspaper Extracts				
Western Times	16th Dec 1906		Sawdye and Sons advertisement for the sale of 5150 faggots of wood and a quantity of hardwood standing in ricks at Stormsdown Estate. Apply to Captain Grose at Stormsdown Mine	Confirms that Mr Grose (most probably Ambrose Grose from other records) was Captain at the mine
Western Times	7th June 1907		Mr EHBayldon requested permission from Ashburton Council to erect 6 cottages near Owlacombe Mine	These are almost certainly the row of mining cottages at Stormsdown
West Briton and Cornwall Advertiser	1st July 1907		Stormsdown and Owlacombe mine tin ticketing amounted to 3 and a half tons	
Western Times	9th July 1907		Ashburton District Council Highways Committee inspected the road to Owlacombe Mine and arrangements were made with regard to the expenditure required	
Cornishman	1st Aug 1907		Carried an article about the annual report of HM Inspector of Explosives. This stated that the explosion at the foot of the shaft at Owlacombe, whilst loose material was being removed with a hammer and drill, was likely because part of a charge had not detonated when fired	
West Briton and Cornwall Advertiser	12th Aug 1907		Stormsdown and Owlacombe tin ticketing amounted to 5 tons	Note that the total ticketed for Devon and Cornwall amounted to some 200 and a half tons so Owlacombe and Stormsdown accounted for about 2.5% of that mined

Owlacombe Mine Historical Newspaper Extracts				
West Briton and Cornwall Advertiser	21st Oct 1907		Stormsdown and Owlacombe mine tin ticketing amounted to 7 tons	
West Briton and Cornwall Advertiser	21st Nov 1907		Reported that Stormsdown and Owlacombe mine sold 5Tons of tin ore for £91-7-6	
West Briton and Cornwall Advertiser	16th Dec 1907		Stormsdown and Owlacombe mine tin ticketing amounted to 7 tons	
Cornishman	21st Nov 1907		Reports that Stormsdown and Owlacombe 1 sold 5 tons and Stormsdown and Owlacombe 2 sold 1 ton	
Cornishman	13th Feb 1908		Reports that tin ticketing for Stormsdown and Owlacombe was 5tons	
Cornishman	12th Mar 1908		Reported tin ticketing was 5 and a half tons at Stormsdown and Owlacombe 1, and one and a half tons at Stormsdown and Owlacobe 2	
Cornishman	9th April 1908		Reports that Stormsdown and Owlacombe 1 sold 6 and a half tons and that Stormsdown and Owlacombe 2 sold 1 ton	
Western Times	11th May 1908		Ashburton Council Highways Committee noted that repairs to Goodstone Hill cost £126 in the last year on account of Owlacombe Mines being in full work	

Owlacombe Mine Historical Newspaper Extracts				
Western Times	22nd May 1908		Report of a court case between EH Bayldon and Mr Vennings relating to the construction by Mr Bayldon of a concrete dam across the River Tavy near Hill Bridge to provide water to the Friendship Mine. Mr Bayldon lost the case and an injunction was granted	This confirms that Mr Bayldon was the proprietor of the Friendship Mine at this time
Cornishman	4th June 1908		Reports that Owlacombe and Stormsdown mine sold 9 tons from mine 1 and 1 ton from mine 2	
Cornishman	30th July 1908		Reported that Stormsdown and Owlacombe Mines sold 5 and a half tons of ore	
Cornishman	11th Feb 1909		Tin ticketing for Stormsdown and Owlacombe amounted to 7 and one quarter tons and realised £551-6-3	
Western Times	Mar 6th 1909		It was reported that the Ashburton UDC discussed the damage done to the road to Stormsdown Mine by the heavy traffic and noted that cast iron pipes had had to be laid across the road at Hooks Cross	This is no doubt related to the transport of equipment to the mine as it was being re-equipped by Mr Bayldon at this time
Cornishman	Mar 11th 1909		Reports that Stormsdown and Owlacombe 1 sold 6 and a half tons	

Owlacombe Mine Historical Newspaper Extracts				
Exeter and Plymouth Gazette	18th Sep 1909		Reports that Mr EH Bayldon, who had been ill for several months, was well enough to attend the Petty Sessions (he was a JP) 'yesterday'	Confirmation of circumstances
Exeter and Plymouth Gazette	19th Mar 1912		Reports that Mr EH Bayldon, just after returning from South Africa, donated 5 guineas for the relief of the poor	Confirmation of circumstances
Western Times	11th May 1912		It was reported that the Teign Conservators were of the view that that the mine at Owlacombe may restart operations, and that a letter of warning against poisoning the river be sent to the mine. The clerk reported that he had written to the mine advising them that they had to put fish into the river	
Plymouth and Exeter Gazette	12th Nov 1912		Carried a report on the Ashburton Carnival. The procession included a 'mining car', showing miners at work from Owlacombe Mine, driven by Mr E Hill	

Owlacombe Mine Historical Newspaper Extracts				
North Devon Journal	23rd Dec 1912		Reports that Mr EH Bayldon died at Oaklands last Thursday (19th December)	Confirmation of circumstances
Exeter and Plymouth Gazette	10th Jan 1913		reports that Mr EH Bayldon died on Dec 19th 1912 aged 58. Left estate provisionally valued at £100,000	Confirmation of circumstances £100,000 in 1912 would be worth £6.53 million today
Exeter and Plymouth Gazette	Dec 18th 1913			
Exeter and Plymouth Gazette	16th May 1913		Advertisement for sale by auction of 'Oaklands' in Dawlish, the home of the late Mr EH Bayldon. The sale was to be conducted by Walton and Lee at the estate saleroom, 20 Hanover Square, London. The property is described as having 4 reception rooms, 14 bedrooms, 3 bathrooms new garages and stabling, electric lighting, a Gardeners House, 2 Lodges, a cottage and farmery totaling 97 acres	Confirmation of status and residence of Mr Bayldon

Owlacombe Mine Historical Newspaper Extracts				
Western Times	27th June 1913		Advertisemant form Executors of the estate of Mr EH Bayldon seeking tenders for the sale of 55 acres of mowing grass at Oaklands	
Cornishman	Dec 18th 1913		There is an extended report of a conference that took place at the Cornish Institute of Mining, Mechanical and Metallurgical Engineers on Saturday to debate the merits of steam versus electricity. In the conference there was commentary from a Mr Tyrell who had been managed at Stormsdown in relation to the installation there of an electric winder	This report is interesting to the extent that it does not suggest that there were extensive tests on electric powered systems at Stormsdown, contrary to the assertions set out in Mrs O'Connors material and it would appear that the contribution of Stormsdown in this regard was no where near as comprehensive as implied in the objectors submissions
Exeter and Plymouth Gazette	2nd Sep 1913		Advertisement for sale of contents of Oaklands, by Knight Frank and Rutley on the premises on september 16th and following 2 days	Confirmation of Mr Bayldon's circumstances

Owlacombe Mine Historical Newspaper Extracts				
Western Times	13th Jan 1914		The paper carried a report on a leaving party for Mr Gatrell, Manager of Stormsdown and Owlacombe Mines, who was taking up an appointment in Spain. He was presented with a handsome silver cigarette case as a token of respect. Mr S Rosewarne presided and Mr J Cheguiden made the presentaion	See additional information on Mr Rosewarne and Mr Cheguiden
Devon and Exeter Gazette	20th Jan 1914		The owners of Owlacombe Mine wrote to the Teign Conservators in response to a claim that poisons from the mine had killed fish in the River Lemon and offered £15 towards restocking on the condition that no action was taken agaainst them by the Board. They also added that the mine would not be worked again and that the machinery would be sold. No action was taken, but it was reported (by Mr Vicary) that the pollution would continue even if the mine was not worked so long as the catch pits were not cleaned	
Western Times	5th June 1914		A further article relating to pollution of the River Lemon states that 'if' the mine were to continue working, some mechanical or chemical means of dealing with the effluent would be needed	

Owlacombe Mine Historical Newspaper Extracts				
Bath Chronicle and Weekly Gazette	24th April 1915		Funeral of Mrs Bayldon	Confirms link with Mr EH Bayldon and describes him as proprietor of Combe Down Water Company. This further confirms that Mr Bayldon had wide ranging business interests in the West Country
Western Times	21st April 1915		Reports the funeral of Mrs Anne Bayldon, late of Oaklands, and recently of Bolsowick, Falmouth, who died on April 16th aged 58	Confirmation of circumstances
Western Times	28th Apr 1916		Sidney Grose, Mine Forman at Haytor, fined £1 for storing nitro-gelignite without a licence	Confirms that Sidney Grose was not connected with Owlacombe at this time and was working in vicinity of Haytor
Western Times	7th May 1918		There wre reported complaints about the condition of the road from ways to Owlacombe because of heavy traction traffic. Also damage was reported on road between Ashburton and Stormsdown	It is likely this is a consequence of the dismantling and disposal of the mining equipment at Stormsdown and Owlacombe after the closure of the mines

Owlacombe Mine Historical Newspaper Extracts				
Western Morning News	3rd Mar 1923		Advertisement of an auction sale by Rendell and Sawdye on behalf of Mr S Campion, of Owlacombe Mine Cottage of 80 good laying hens	This shows that Owlacombe Bridge Cottage is NOT Owlacombe Mine Cottage (as suggested by Greeves) since we know that the family of Pharoah Grose were living in Owlacombe Bridge Cottage at this time
Western Times	19th Oct 1923		In an article it was noted that Mr Ernest Terrell, previously Engineer in Charge at Owlacombe Mines, left £9657 in his will	Census data shows that he lived at 8 Lockyer Road Plymouth
Western Morning News	20th Dec 1941		Notice advertising Owlacombe Fam of 63 acres plus 14 acres woods and old mine shafts etc to be let	

Appendix 3 Grose family Biographies, and biography of E H Bayldon.

Pharoah Grose (1867-1961)

Second son of William Grose, born in Trumpeter, a small hamlet just outside Ilsington in 1867

At age of 13, in 1880, he went to work at Haytor Iron Mines, which were managed by his father Captain William Grose. He worked for about 2 years in the blacksmith's shop sharpening rock drills. It is also reported that he carried a red flag in front of traction engines carrying ore down from the mine to Bovey Tracey.

The census of 1881 records him as living at his parental home, 1 Lewthorn in the parish of Ilsington along with his parents and 8 siblings. He is described as an 'Iron Miner', as is his elder brother, Ambrose J Grose. His father, William Grose is described as a 'Mining Agent' (Ref RG11/2162 Ilsington District 10)

In around 1882 he left the mine and went to Dartmouth to obtain work in shipbuilding. After a period in shipbuilding he returned to mining at the Bovey Lignite mines (Blue Waters) and later obtained work at a lead mine in Yorkshire.

In 1889, at the age of 22 he returned to work at the Atlas mine in Ilsington.

The census of 1891 records him still living at the parental home, Lewthorn Cottages, Ilsington, with his parents William and Emily Grose, 7 siblings and a grandson, Norman who was aged 4. His father William is shown as a 'Mining engineer', and Pharoah at age 22, is shown as a 'mining blacksmith' (Ref: RG12/1698 Ilsington District 10)

In 1892 Pharoah Grose, then aged 24 was a passenger registered on board the liner 'Majestic' departing Liverpool on 8th June en-route to New York. His occupation is recorded as being a 'Blacksmith'. The ticket number is hard to discern but is probably 18094

He emigrated to the USA and found work in Michigan, presumably to seek better paid employment, or because of a scarcity of work in mining in SW England, and it was there that he met and married Annie Jeffrey, who originated from Cornwall, in 1896. The climate and way of life in Michigan did not suit Annie, so they returned to the UK.

On his return it is believed Pharoah worked at the Sharkham iron mines in Brixham, where he was responsible for underground operations, for about 6 years.

The census of 1901 records Pharoah Grose living at Caster Road in Brixham. His occupation is given as 'Iron Miner', and it seems most probable he was employed at the Sharkham mine at this time. By this time he and his wife Annie have a 1 year old daughter, Elsie. At the time of the census, his brother Sidney is recorded as a visitor in the household (Ref:RG13/2066 Folio 22 page 1 Totnes Brixham)

After this he worked at Owlacombe for around 4 years assembling new plant installed by the owner Mr E H Bayldon. His census return of 1911 shows Pharoah Grose and family to be living at Stormsdown, Ashburton. This record is overwritten with the words 'Mine Cottage' in a different hand

and the Enumerator's record refers to the residence as 'Orchard Cottage' Stormsdown. Pharoah and his wife Annie have 3 recorded children: Elsie aged 11, Hubert aged 9 and Marjorie aged 1. Pharoah Grose is described as being a 'Blacksmith in Tin Mines'

When work dried up at Owlacombe, he emigrated to work in India at the Kolar gold fields, leaving his family at home. It is believed that his family resided at Owlacombe Bridge Cottage whilst he worked in India.

He worked in India for around 16 years, his wife remaining at Owlacombe. During this period he made several trips including:

On 5th May 1916, aged 49 he departed London for Bombay on board the ship 'Caledonia' of the P&OSN Co. He is described as a 'boilersmith and travelled 2nd Class

On 8th September 1922, aged 55 he departed London for Bombay on board the ship 'Delta' of the P&OSN Co. His address is given as Owlacombe, Ashburton and occupation 'boilersmith' Again he travelled 2nd class.

On 7th November 1925 Pharoah Orlando Grose is recorded as entering the country on board the ship Mooltan of the P&OSN Co. He arrived at Plymouth from Bombay and his address is given as 'Owlacombe', Ashburton Devon. His occupation is given as 'boilermaker'

In 1926 Pharoah Orlando Grose, then aged 58, of Owlacombe, Ashburton, is registered on board the liner 'Ranchi' of the P&OSN Co departing London on 19th February en-route to Bombay. He travelled 2nd Class and his occupation is given as 'Boilersmith'

On 5th June 1931 Orlando Grose is registered entering the country on board the ship 'Macedonia' of the P&OSN Co. He travelled first class from Bombay and disembarked at Plymouth. His address is given as Owlacombe, Bickington, Newton Abbot, Devon and his occupation is given as 'Boiler and Mill Engineer'

In 1931 Pharoah Grose, then aged 64, address given as 6 Queen Street Place, London E.C., is a passenger registered on board the liner 'Mooltan' of the P&OSH Co departing London on 18th September en-route Brisbane. Mr Grose is shown disembarking at Bombay. He travelled 2nd Class and his occupation is given as 'Boiler Smith'

On 28 June 1932 Pharoah Grose is recorded entering the country at Plymouth on board the ship 'Manela' of the British India Steam Navigation Co having travelled from Madras. His address is given as Owlacombe, Bickington, Newton Abbot and his occupation is given as 'boilersmith'

He returned regularly on furlough to the family home, finally returning to retire in the mid 1930's.

Pharoah Grose died in 1961 aged 93 and his wife Annie died in 1968 aged 92

Ambrose John Grose (1865-1951)

Ambrose Grose was the eldest son of William Grose of Roche, Cornwall. He was born in Constantine in 1865 and christened there on 11th February 1866. The first census record shows him living with his parents at Mine Cottage Haytor Vale, in the parish of Ilsington in 1871 (Ref RG 10/2081 Ilsington District 10)

In 1880 it is reported he started work for Holman's of Cambourn as a traction engine driver. It is not clear whether this was in Cornwall or at one of the sites in Devon where Holman's had a presence supporting mining activities. After this it appears he returned to his birth location to work in the newly developing Atlas mine

The 1881 census records him living at the family home with his parents and a total of 8 siblings. The family is living at 1 Lewthorn, one of a terrace of new cottages constructed for the nearby Atlas ironstone mine. By now he is 16, unmarried and described as an 'iron miner'. There seems little doubt that he was working at the nearby ironstone mine where it is believed his father William Grose was Mine Captain or Agent. (Ref RG11 /2162 Folio 17 page 7 Ilstington District 10)

By 1890 he had emigrated to Michigan, USA working for the Buffalo Mining Company and others, leaving his wife Jessica (nee Bunney) at home in St Stephens in Brannell. Their son William was born there in 1886. The census of 1891 shows Jessie Grose living at her parents home, 95 Churchtown, St Stephens aged 23, with son Willie A aged 4. It is clear that her husband Ambrose was not in the country on the day of the census in 1891. (Ref 1891 census RG12 /1825 St Stephens in Brannell, St Austell)

He moved from the USA to work in the Balghat Nundadrug Gold Fields, Mysore, India. After India he moved to the Gold Coast, becoming Captain of the Wassau Mine at Adjah Bippo. In 1898 he is recorded on the passenger list of the 'Bathurst' under Capt JA Windham sailing to Sierra Leone and the West Coast of Africa. The ship, a member of the British and African steam Navigation Co Ltd, left Liverpool on 30th April 1898. Ambrose Grose is travelling on a second class ticket to Axim.

After suffering 'fevers' he returned to the UK becoming Captain at the Hexworthy Mine, which had been acquired by Mr EH Bayldon, around 1899.

The census of 1901 shows Ambrose Grose, aged 35, to be living at Hens Roost Mine Lydford. He is described as the Mine Manager of Hexworthy Tin Mine. He is accompanied by his wife Jessie, aged 33, son William, aged 14, described as a scholar, son Alfred T, aged 2 and daughter Mona, aged 1

Around 1903, Ambrose Grose moved to Owlacombe Mine, which by then had also been acquired by Mr EH Bayldon and was in the process of being modernised. In 1905 an advertisement carried in the Western Times for the letting of the Hooks and Stormsdown farms (part of the land on which the mines were located) cites Captain Grose as the contact person for viewings

In 1906, an inquest into the death of John Campion in an explosion at Owlacombe Mine records that Ambrose John Grose was 'underground manager' at the mine at the time

An advertisement for the sale of 5150 faggots of wood at the Stormsdown estate carried in the western Times on 16th December 1906 identifies Captain Grose as the contact at Stormsdown Mine.

On 20th May 1910, Mr A J Grose departed for Bombay on board the ship 'Moldavia', of the P&OSN Co from London travelling on a second class ticket.

The census of 1911, it seems that Ambrose Grose was working overseas once again as his wife Jessie Grose is recorded as living with her mother, Francis Bunney aged 83 and widowed, at St Stephen in Brannell, Cornwall. She is accompanied by her son Alfred Truscott Grose aged 12, a scholar. (Ref R G 14, Piece 13794 Schedule 40, St Austell District 295)

On 29th May 1914, A J Grose is recorded as a passenger on the ship 'Mongolia' of the P&OSN Co as a second class passenger, departing London, due to disembark in Bombay.

On 12th May 1920, Mr A J Grose departed on board the ship 'Leicestershire' of the Bibby Line departing Liverpool destination Colombo, Ceylon and Rangoon Burma. Mr Grose travelled 1st Class and is described as a Mine Agent

Entry records show Mr Ambrose John Grose, disembarking from the ship 'Narkunda' at Plymouth on 17th September 1924, having departed from India. He is shown as a mine agent and has an address in Ashburton, South Devon

Like his brother Pharoah it seems that Ambrose had decided that his future lay in overseas mining activities.

Pharoah Grose died aged 85 in Q4 1951 and his death is recorded in Newton Abbot Vol 7A page 506. His wife Jessie died in Q2 1946 aged 78 and is recorded in Newton Abbot Vol5B page 198

Sidney Grose (1882 – 1943)

Sidney Grose was born in 1882, at Ilsington Devon. He was a son of William A Grose, 'mining engineer' born in Roche, Cornwall and his wife Emily, who was born in Constantine, Cornwall.

The census of 1891 shows him living at Lewthorn Cottages, Ilsington aged 9 years and a 'scholar' Ref:(R.G 12/1698)

In the 1901 census Sidney Grose, aged 18, is recorded as a 'visitor' on the return made by Pharoah Grose (an elder brother) who at that time was aged 32 and living in Brixham with his wife and family. Pharoah Grose is described as an Iron 'Miner' and it seems most likely he was working at the Sharkham Iron Mine (Ref Brixham District 2 RG 13/2066)

Sidney Grose is recorded on the 1901 census as being a 'Tin Miner': it is not clear whether he was simply visiting on the day of the census or whether he was seeking work in Brixham at the mine

Around the early 1900's Sidney Grose was employed at Owlacombe mines to prepare a new shaft for the new owner, Mr Bayldon who had recently purchased the mine and decided to re-open it with modern equipment. Mr Sidney Grose is reported as living in Ilsington at the time. On 26th July 1906 there was an explosion in the shaft which resulted in the death of Mr John Campion and serious injuries to two other members of a working party. Sidney Grose was described as being in charge of the working party and responsible for setting the explosive charge. Norman Grose, from Ilsington, was also working with Mr Sidney Grose on this task and Mr Ambrose John Grose (eldest brother) was the underground manager at the time.

The subsequent inquest found that Mr Sidney Grose has failed to comply with mine regulations for the handling of explosives, but a verdict of 'accidental death' was returned in the case of John Campion.

In 1907, Sidney Grose, then aged 25 is registered as a passenger on board the liner 'Kensington' departing Liverpool on 28th March en route to Portland USA His occupation is stated as 'Labourer'. His ticket number was 49785. It is possible he emigrated because work for which he had been engaged at Owlacombe Mine had finished, or because of the 'fall-out' from the fatal accident.

In 1910, Sydney Grose is registered as a passenger on the liner 'St Louis', a ship of the American Line departing from Southampton on 20th August en-route to New York. His ticket number was 38485 for a 3rd Class fare. His occupation is stated as 'Miner'

In 1910 he seems to have married Emily Horwell

In 1916, Sidney Grose, a mine foreman at Haytor was fined £1 for storing nitro-gelignite without a licence

In 1922, Sydney Grose, then aged 40, of Home View, Ilsington, Newton Abbot is registered as a passenger travelling 2nd Class on board the liner 'China' of the Peninsular and Oriental Steam Navigation Co departing London on 28th April en-route to Bombay. His occupation is stated as 'Timberman'

Mr Sidney Grose is recorded in the register of deaths as having died in 1943 aged 61 (Ref: Newton Abbot, Vol 5B page 233)

William Ambrose Grose (1838 – 1915)

The census of 1841 shows William Ambrose Grose to be the second recorded son of William and Mary Ann Grose living at Carriggan Downs, Roche, St Austell. He appears to have an elder brother, Pharoah aged 13. Both brothers were born in Roche. (Ref: HO 107 Piece 145 folio 9/59 page 6)

The census of 1851 shows the family to be still resident at the same address. William the head of the family is recoded as a 'tin streamer'. By now Pharoah is 23 and a 'tin miner': William is 12 and recorded as a 'tin streamer'

Sometime between 1865 and 1868 it seems that William Grose and the family moved from Constantine to the vicinity of Ilsington since in the census of 1871, William Ambrose Grose is living with his wife Emily, who was born in Constantine in 1838, at Haytor Vale Mine Cottage, Ilsington and is described as a 'Mine Agent'. He has four children at this time: Georgenia aged 7; Ambrose J. aged 5; Pharoah Orlando aged 3 and Joseph aged 1 (Ref: RG10/2081 Folio 48 page 14 Newton Abbot, Ilsington)

By 1881 the family has moved into one of a new row of cottages built by Alfred Lyon of Middlecot for Mine Captain William Grose and workers of the Atlas (also known as Albion) and Smallcome mines which are located between the villages of Haytor Vale and Ilsington. The family live at 1 Lewthorn and by this time comprises his wife Emily (aged 43 at the time) and 9 children: Georgina aged 19, born c1862 in Constantine; Ambrose J aged 16, born c1865 in Constantine; Pharoah O aged 13 born c1868 in Ilsington; Joseph T aged 11 born c1870 in Ilsington; Bessie aged 7 born c1874 in Ilsington; Willie S aged 6 born c1875 in Ilsington; Charles H aged 5 born c1876 in Ilsington; Amy aged 2 born c1879 in Ilsington and Emily aged 1 born c1880 in Ilsington. William Grose is described as a 'Mining Agent' and sons Ambrose (aged 16) and Pharoah (aged 13) are described as iron miners (this has been crossed out and 'ironstone' written in.) (Ref RG11 / 2162 Ilsington Distict 10)

This period of residence appears to be related to the commencement of mining activities at the Atlas mines just outside Ilsington

The census of 1891 shows the family still resident at the cottages in Lewthorn. William is now 52 and his occupation is shown as 'mining engineer' There are 8 children and 1 grandson living at the house:

Pharoah, now 22 is a 'mining blacksmith'; Joseph T now 20 is a 'tin miner', William S, aged 15 a 'tin miner', Charles H aged 13 a 'tin miner', whilst Amy, aged 12, Emily aged 11, Sidney aged 9; and Maud aged 7 are all scholars. Norman Grose, a grandson, aged 4 is also living with the family and is shown as a scholar (Ref RG12/1698 Folio 99 page 12 Ilstington District 10)

In 1901 the census returns show the family still in residence at Lewthorn. William Grose is now 62 and shown as a 'mining engineer'. Joseph T, aged 30 is an 'iron miner', Charles H aged 24 is also an 'iron miner'; Amy is aged 22 with no occupation shown; Emily aged 21 is shown as a 'dressmaker' and grandson Norman, aged 14 is still with the family. Also living at the house is Elizabeth Snow aged 85, mother-in-law. (Ref RG13/2054 Folio 51 Page 4. Ilstington District 10)

The census of 1911 shows the family still in residence at Lewthorn. William and Emily, husband and wife are now both aged 72. William is shown as a 'Mining agent' working for companies in tin mining.

Living at the house are widowed daughter Emily Rowe aged 31, a dressmaker, her son Herbert Stanley Rowe aged 1, and Gladys Grose aged 11, a granddaughter. (Ref RG14 / 12734 Ref RG14PN12734RG78PN272 SD4 ED10: Ilstington District 10)

It would appear that William Grose was Manager of Haytor granite quarries, Captain of Sharkham iron mine in Brixham and also active at mines in Lewthorne and Trumpeter (close to Ilstington)

William Grose was reported as being Captain of the Atlas iron mine.

William Grose lived at the cottages for over 30 years right up till the time of his death in 1915. His death is recorded at Newton Abbot in Q1 1915 Vol 5B page 209.

Edward Herbert Bayldon (1855-1912)

Born in 1855 at Hope Mansell, Herefordshire, the third son of John and Elizabeth Bayldon.

John Bayldon senior was a Master at a Grammar school in holy order.

The census of 1861 shows them resident in Graham Street Penrith (R.G.3900, Folio 58 page 28)

The census of 1871 shows that John Bayldon has died and that his wife Elizabeth is head of the family. The family is resident in Hackney, London, at 4 Eleanor Villas. Edward, aged 16 is shown to be a stock jobbers clerk at the London Stock Exchange. (R.G 10 321)

By 1881, E H Bayldon has married his wife Anne (nee Stevens) and has a 3 year old son Owen H. The family is resident at 2 Norland Place, Kensington. E H Bayldon is shown as a stockbroker. The household includes his wife's sister, 2 servants and a nursemaid (R.G 11/31)

In 1891, EH Bayldon and his wife are living at Oaklands, in Dawlish. They are classed as 'living off own means' and employ 4 servants (RG 12/1695)

In 1901. E H Bayldon and his wife are still resident at Oaklands. They now employ 5 servants and E H Bayldon describes himself as a 'Mine Owner' and employer (RG13/2049)

In 1911, the census return shows Edward and Anne Bayldon resident at Oaklands with 5 servants and a nurse. Occupation is shown as 'Private Means'. It is recorded elsewhere that Edward Bayldon

was in poor health and this would seem to be the reason for the presence of a resident nurse within their household.

E H Bayldon was also a JP and Deputy Lieutenant of Devonshire, having also been Sheriff in 1905. He was a prominent citizen in the area and a significant business man with numerous interests.

He is recorded as having extensive interests in mineral mining including the following:

Brixham 1897

Brixham (in partnership with Mr Struhen 1898-1899)

Brixham 1902-1912

Friendship 1907-1909

Hexworthy 1897

Stormsdown 1899-1912

Other interests included the Combe Down Water Company which served Bath, of which he was the principal proprietor and Chairman

E H Bayldon died on 19th December 1912 at Oaklands, leaving estate provisionally valued at £100,000. (In modern terms this would be well in excess of £6.5 million)

His death is registered in Newton Abbot, 1912 Vol 5B page 136

After his death, Oaklands and its contents were sold and his widow moved to Bolsowick, Falmouth, where she subsequently died in April 1915, also aged 58

It would appear that Mr Bayldon either employed or sought the services of a number of well respected technical and engineering persons to assist him in managing his portfolio of mines as a number of names appear in the records of several of the mines. Included amongst these are Mr Tyrell and Mr Gatrell, both of whom appear well known in contemporary mining circles.



AB Heritage Limited
Lakeside House, Blackbrook Business
Park, Taunton, Somerset TA1 2PX
Tel: 03333 440 206
e-mail: Info@abheritage.co.uk