



Codda, Bolventor, Cornwall

Historic building record



Historic Environment Projects

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The Project Manager was Nigel Thomas.

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

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Cover illustration

Codda farmhouse, April 2014

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Abbreviations

CRO	Cornwall County Record Office
HER	Cornwall and the Isles of Scilly Historic Environment Record
HE	Historic Environment, Cornwall Council
NGR	National Grid Reference
OS	Ordnance Survey
MCO	Monument number in Cornwall HER

1 Summary

Listed building consent was granted to rebuild and re-roof the lower end of the farmhouse at Codda, on Bodmin Moor and to restore and convert associated outbuildings to residential use. The farmhouse, for many years recognised as a longhouse of probable medieval origin, has been in decline since the farmstead ceased to be an active farm in the late 1980s, and the lower end of the building had been roofless for over a decade.

Due to its rarity and condition, the property has been on English Heritage's Buildings and Heritage at Risk Registers for many years. The farmstead was the subject of a measured and descriptive survey in the late 1990s (Herring and Thomas 2000). A further photographic study, as well as an archaeological watching brief on below-ground elements, was required as part of a planning condition for renovation of the house. The new study of the house provided opportunity to update information from the previous survey and to observe further architectural features, some of which were not previously apparent or visible.

The study has revealed further information regarding the structural development of the house, including phases of change in the 18th century and earlier 19th century, before the house was enlarged and re-developed in the mid-19th century. The lower end of the house was partially and sensitively rebuilt before being re-roofed in 2013. Renovation of the outbuildings is likely to follow in due course and will be the subject of a separate report.

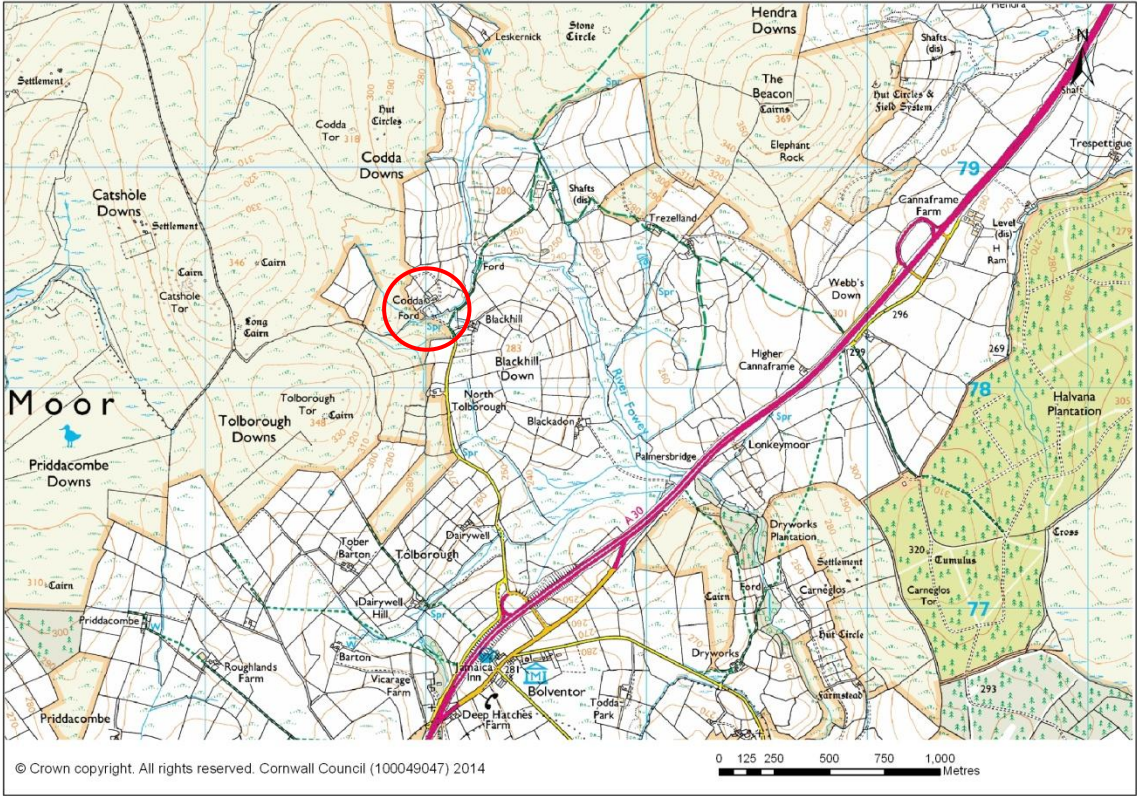


Fig 1 Location map.



Fig 2 Extract from Altarnun Tithe Map, surveyed in 1843.

2 Introduction

Codda farmhouse is a Grade II* listed building situated at the end of a lane/minor road north of Bolventor village, on Bodmin Moor (Figs 1 and 5). The farmhouse has an early post-medieval core, most likely developed from a medieval longhouse. In the 19th century the dwelling or upper end of the house was heightened to resemble a typical two-storey double-fronted house and a two-storey wing was added to the rear. A lean-to was added to the rear of the lower end of the longhouse, as well as a separate cow-house with loft, were constructed at about the same time.

The lower end or cow-house part of the longhouse in 2011 was partially collapsed (being derelict since the 1990s). It is perhaps the most significant surviving part of the early building, containing indirect evidence of the longhouse in its lower status use as an agricultural building, and in drainage provision for animals stalled within it. Within Cornwall (and beyond) it is a rare survival of such a building, being relatively undisturbed by later adaptations.

2.1 Previous archaeological work

A rapid plan and two measured sketch external elevation drawings (southwest and southeast) were made in the early 1980s when the cow-house was still relatively intact, and a number of photographs were also taken at that time (see Figs 6 and 10-12).

In the 1990s the cow-house roof collapsed and was replaced by a temporary scaffold structure. In 1999, CAU undertook a comprehensive survey of the farmstead and buildings, culminating in a report (Herring and Thomas 2000). The then owners intended to replace the fallen roof but unfortunately this was not undertaken and the farmhouse has remained on English Heritage's Buildings at Risk register for many years.

Following a change of ownership in 2007, a small watching brief was undertaken by HE Projects on the granite paving in front of the house. No early remains were found here, the granitic subsoil found almost directly beneath the paving. In 2008 Dave Tyler (a stonemason working for the present owners) carried out some recording works while undertaking grouting and strengthening works on parts of the house walls.

2.2 Project background

Planning application PA10/03640 was submitted on the 25 May 2010 and was for Listed Building Consent for repairs to the existing longhouse, repairs and alterations to extensions of longhouse to form domestic spaces, repairs to existing outbuilding (former piggery) and repairs, alterations and conversion of a two-storey barn to a one-bedroom holiday let and annex to main dwelling. (A similar planning application PA10/03636 for repairs only was received on the same date.) This application was approved subject to 13 conditions. Condition 2 states:

No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that the existing character of the listed building is retained.

A brief outlining the required recording works was prepared by Phil Copleston, Historic Environment Planning Advice Officer (see Appendix 1). Historic Environment Projects was subsequently contacted by the owners and an estimate of costs was prepared and agreed. A Written Scheme of Investigation (WSI) was prepared, to set out the intended works, the methodology employed and the arrangements for project monitoring. As the building programme was planned to be undertaken in a series of stages, with priority given to renovation of the lower (cow-house) end of the longhouse, the WSI set out stages of recording work and proposed working methods (see Appendix 2).

The initial site visits were made in 2011 and an interim report then compiled. The lower end of the longhouse was re-roofed in 2013 and a further visit was carried out in April 2014, this time to record areas previously not accessible, including the floor area of the northern lean-to. This work has now completed the building recording in Stage 1 (as outlined in the WSI). The Stage 2 work to record the separate outbuilding (containing a cow-house and loft) will be a more long-term venture and is likely now to be the subject of a separate project and report.

2.3 Aims

The principal aim of the study was to gain further understanding of the historic development of Codda. The primary objective was to obtain a detailed archaeological record of the site prior to alterations.

3 Location and setting

3.1 Topography, geology and soils

Codda farmstead lies between Codda Downs, Tolborough Tor and Blackhill Down in Altarnun parish (at NGR SX 18004 78387, see Fig 1). The site is carefully positioned on a southeast facing side of a sheltered side valley of the River Fowey, about 265m above sea level.

Codda is near the centre of Bodmin Moor, towards the western end of Altarnun parish and just over a mile north of Jamaica Inn and Bolventor. A spur road from the A30 (formerly the Bodmin to Launceston turnpike road and prior to that a medieval and possibly prehistoric routeway over the Moor) ends c100m short of the farmstead. From there a rough track curves to Codda, fording the stream on its way, and having a short-cut footpath (over a now-lost footbridge and with stepping stones through the damp streamside meadow) attached to it.

The local geology is Bodmin Intrusion granite and soils are poor (Hexworthy 651b peat to loam over granite) but the land of the stream valley and the western side of the Fowey (to its north-east) have been used as farmland since the later medieval period (see historic background, below). Present land use of this farmland is as an area of semi-improved grassland remote from the farmer's home farm (to the north of Bodmin Moor). Most of the fields have a mix of grass and patches of furze and bracken while the ground beyond supports coarse grass, heather and bog.

3.2 Designations

3.2.1 National

Codda is a Grade II* Listed building, which received its listed status in November 1988. The list description reads:

Farmhouse and attached shippon and outbuildings. Probably C17 or earlier, the farmhouse partly rebuilt in the C19. Stone rubble, the farmhouse with large granite quoins and the shippon constructed of large blocks of moorland granite and granite rubble. Rag slate roofs with gable ends. Stone rubble end stack on left and axial stack backing onto shippon. PLAN: the exact original arrangement of the plan is uncertain. The house and shippon are built down a slope with the house on the higher left-hand side. The house is of overall 'L' shaped plan and has been remodelled on the exterior and raised in the C19. Externally the house appears to have a simple front range of two-room and through passage plan with one-room plan wing to rear left, all heated by end stacks. However, internally, the entrance appears to open directly into the much larger right hand room and the left hand room, which is a dairy, is considerably smaller. On the lower right hand side of the house the shippon has opposing front and rear doors directly below the house and a second entrance in the lower right hand gable end. Despite the distinct straight joint between the house and shippon, the plan indicates

considerable similarities to that of a long house with a 3-room and through passage plan. The original entrance (now divided from the house, on the higher left hand side of the shippon) leading into a through passage with no partition on the lower right hand side, between the passage and shippon and with a thick cross wall on the higher left-hand side containing the hall flue. There is a blocked circa arch in this cross wall, which is dressed on the lower face and would have been the entrance to the passage into the hall. The larger right hand room of the existing house was therefore originally the hall and the smaller left hand room the inner room. The central entrance to the house is probably a later insertion, possibly of the C19. The roof structure in the shippon has also been replaced in the C18 and C19 and therefore it is uncertain whether this long house has medieval origins.

EXTERIOR: 2 storeys. Almost symmetrical front elevation to house on left with lower shippon attached on right. The house has an entrance slightly to right of centre with C19 stone rubble porch and small outshut attached on left hand side of porch. C20 2-light casement to right and small one-light window ventilating the dairy to left. Three C20 2-light casements on first floor. On the lower right hand side of the house the shippon has a later circa C18 or C19 entrance porch and outshut built across the front. The entrance is on the left through an open-fronted porch with plank inner door. The granite lintel and jambs to the entrance appear roughly chamfered. To the left of the entrance is a small window which would have provided some light for the passage. Attached to front right of the shippon is a small single storey rendered outbuilding which projects the front right and there is a lean-to outshut across the rear. In the lower right hand gable end is a chamfered 4-centred granite arch with pyramid stops and a loft door above with roughly cut granite jambs, lintel and sill. The yard to front of the shippon and on lower right is constructed of huge granite setts with drainage channels corresponding with drain holes through the walls of the shippon. INTERIOR: the house was probably partly remodelled in the nineteenth century with nineteenth century floor joists. The hall fireplace has a probably chamfered granite surround with nineteenth century mantleshelf. The dairy in the left hand room is complete. The interior was not accessible and it is possible that there are further interesting features. The through passage in the shippon has a solid cross wall on the higher side which is blackened, possibly as a result of a leaky hall flue and there is a cloam oven projection. The blocked entrance between the passage and hall has a probable hollow-chamfered granite 4-centred arch which is dressed on the lower face. The shippon is open to the roof above the passage and left hand side and is floored on the right hand side. There is a flight of internal stone rubble and granite steps, leading from near the passage to the loft. The floor joists are constructed of roughly cut tree trunks and roof structure was replaced in the C18 and C19.

Due to dereliction and collapse of parts of the building, the house has appeared on English Heritage's Buildings at Risk/Heritage at Risk registers for many years. The entry for 2010 reads:

Farmhouse. C17 or earlier. Partly collapsed. Although some repairs to the habitable part of the house have been undertaken, the shippon and ancillary buildings are in poor condition. The temporary roof has recently been renewed and listed building consent granted for repair of the collapsing gable end.

3.2.2 Regional/county

The following county designations relate to Codda and its immediate environs:

- Area of Outstanding Natural Beauty
- Area of Great Scientific Value
- County Wildlife Site

- Cornwall Nature Conservation Site

The farmhouse is recorded in the Cornwall and Scilly Historic Environment Record as MCO 3260.10. Its entry (with slight edits) reads:

The settlement of Codda appears on various maps: Martyn, 1748; OS 1813; and the Tithe Award. The census returns of 1851 show one Richard Bray here, farming 2,500 acres and employing two men and one boy. Codda is still occupied. In 1984, Jacky Nowakowski made plans and notes on the farmhouse, which is of pre-1800 date. Codda's buildings present an amalgam of styles. Much of it may be dated to the C17, especially the chamfered stonework and arched doors, but it may incorporate the remains of a longhouse. The northern half has suspiciously thick walls (1.0m across, whereas those of most post-medieval houses are 0.6m to 0.7m). An east wing was added in the C18 or C19.

4 Historical background

(from Herring and Thomas 2000, with minor edits)

Codda is a medieval farming settlement whose earliest surviving documentary reference dates to 1239 (Johnson and Rose 1994, map ii) although its origins may date back a century or two before that as it is situated in a good sheltered position and may have been one of the first re-colonising settlements of the turn of the second millennium AD. The archaeological remains of at least two longhouses in the settlement and surviving relict strip fields containing the ridge and furrow of spade-dug lazy beds at the northern end of the extensive field system indicate that by the later medieval period (13th and 14th centuries) it was a typical small hamlet of cooperating households. (It is possible that there were four households, see 1721 Rental, below. Cornish medieval hamlets typically had from two to eight households; Herring 1986.)

The settlement was referred to as Stumcodda in an Assize Roll in 1280 (Gover 1948). In 1362, as Stuncodda, it along with 33 other messuages (homesteads), including Brown Willy and Slades, a mile or two to the north-west, was claimed by Stephen and Joan Rogger from Walter Polit and William Kena, chaplain (Rowe 1914, 382). The Inquisition Post-Mortem of William Fitzwauter who died in May 1385 showed that at his death he held 'two parcels of land' in Stymkodda and Brownwalyng (Brown Willy) of the manor of Fawyton (Fawton) (Maclean 1873, 380). Fawton was one of Bodmin Moor's most extensive and important estates, stretching from south of the demesne farm (to the west of St Neot churchtown) right up to Brown Willy and Codda. These were remote outposts of settlement within an area of open moorland, the heart of Fawymore, on the western side of the Fowey River which was otherwise uninhabited as far south as Dryworks (near St Lukes chapel 2km to the SE) in the valley and Brown Gelly (5.5km south) on the downs (see Herring 1986 and Johnson and Rose 1994, map ii).

In c1540 the Rent Roll of Roscarrock Manor included a bounding statement for Trewynt Moor (a block of rough ground south of Brown Willy and Codda extending through Pridacoombe, Tober and Black Hill) which included reference to Stynnecodde (Henderson 1926, 65). One half of Fawton manor was sold, among several others, to Reignolde Mohun of Boconnoc in 1591; this land included Brownwellye and 'Stevendon Codda' (Henderson Calendar 18, p24, Courtney Library, RCM).

Although remote, Codda seems to have been a substantial and fairly wealthy farm in the early post-medieval period. In 1671 there were still two households at 'Codda', the old prefix having now been dropped, as the record of a 'Rate... for repairing and maintaining the church' of Altarnun included payments of 6d each from Jane Dennie, widow, and Nicholas Speare, both of Codda (Henderson 1924, 12a). Forty-six people gave money, of whom only five gave more than the 6d given by each of the two Codda households, indicating that Codda was probably towards the top of the Altarnun social

pile in the later 17th century. The quality of the shaped granite (probably 17th century) surviving in the farmhouse reinforces this impression.

In 1721 a part of Codda was still within the old Fawton manor (by then combined with the manor of Trenay). A Rental of 'the Manner of Trenay Fawton' of that year included one quarter of 'Tolborough, Codda and Trewint Moor'. This may be used to suggest that later medieval Codda had four distinct parts, probably developed from four households and thus four longhouses and four shares in the strip fields.

Codda is shown (as a single farmhouse called 'Coaddah') on Thomas Martyn's excellent map of 1748. Neighbouring farms then included Trescaddick, Trezelland, Lonkamoor, Carneglos and Dryworks, all to the east and south. In c1830 Codda together with one half of Tolborough were bought from Lord St Germans and a Mrs West by Francis Hearle Rodd of Trebartha, North Hill (Henderson Calendar, Courtney Library, RCM) who at that time was busy acquiring land in the centre of the Moor on which to set up his new parish of Bolventor.

Francis Hearle Rodd died in 1836 to be succeeded by Francis Rodd. In 1843, when the Altarnun Tithe Apportionment Map was prepared (Fig 2), Codda was owned by him and occupied by a Richard Vosper. The Atlas of the Rodd estate prepared in 1843 recorded that Codda contained 413 acres of which 351 was downland (leaving 62 in fields). By 1851 Mr Vosper had gone and Codda was occupied by Richard Bray who farmed no less than 2500 acres (much of it 'Moor Runs', presumably rough ground), and employed 2 men and a boy (Altarnun Census Returns).

The history of ownership and occupancy of Codda through the remainder of the 19th and the 20th centuries has not yet been studied (materials would include the later Census returns and records like *Kelly's Postal Directory*). It is known that the Jasper family occupied Codda from 1969 to at least 1981 (when the house and farm buildings were sketched by Jacky Nowakowski and Peter Herring). The house had been abandoned for a number of years before the lower end partially collapsed in 1989 (further photographs taken then by Peter Herring and Cathy Parkes). Mr and Mrs J Bagshawe bought the house and most of the farm buildings in the 1990s, reselling it to the present owners in 2007.

5 Building description

This description incorporates text written by Herring and Thomas 2000, updated with present results. The suggested chronology of the house is shown in Fig 39, and annotated elevations are presented as Figs 40-42.

Codda farmhouse is built to a single-celled through-passage plan and has four rooms along its principal axis (Fig 39). The building is oriented northwest-southeast and, in common with longhouses and other through-passage plan houses, runs across the contours. This moorland farmhouse occupies a slight hollow, which offers considerable protection from the prevailing wind.

Upslope from the through-passage, the house has at some time been re-developed as a two-storey building, with a rear eastern wing added in the mid 19th century. The house is built entirely of granite and has a Delabole rag slate roof (diminishing courses).

5.1 Period 1: Longhouse (medieval)

Codda bears the hallmarks of origins as a longhouse, a building type where animals and humans lived under a single roof and had shared access, their accommodation separated by a through-passage and (usually) wooden screens.

Codda has for some time been suggested as a possible longhouse (Listing description 1979; Herring and Nowakowski 1994) but the identification in this survey of the stone mangers along the west wall, apparently associated with the 1m wide walling (of probably medieval date by analogy with other excavated sites in Devon and Cornwall;

Herring 1986, vol 2, 93), provides clear confirmation. It can be placed alongside Stonaford, Halbathick, Mennabroom and Cullacott as an occupied house with longhouse origins.

The principal features at Codda which indicate origins as a medieval or very early post-medieval longhouse are as follows:

- A through-passage plan, running across the contour.
- A drain running out from the lower end of the building, indicating presence of a cow-house (Fig 23).
- Evidence of a manger (stone floored and edged) within the lower room of the building, along the west wall (i.e. parallel with the line of the building). Other stone mangers have been excavated at Garrow (Dudley and Minter 1962-3, 275-6), Trewortha Marsh (Baring-Gould 1891, plate II), and Bunnings Park (Austin *et al* 1988).
- Granite boulders protruding from the base of the walls in the lower room may be remains of medieval foundations which would have been c1m thick (but the walls have been rebuilt above these boulders, probably in the 17th century, see Period 2 below).

The upper limit of the medieval house is likely to have been the thick wall (1.2m wide) which now separates the kitchen and dairy. This wall only survives at ground floor level and was never raised when this part of the house was converted to two-storeys. The evidence therefore points to the medieval dwelling being single-storey; absence of a gable suggests the roof was hipped at its upper end. In common with other longhouses in Cornwall and Devon, it probably had a thatched roof (Herring 1986, vol 2, 94).

Overall internal dimensions for the medieval longhouse are 15.85m by 4.4m, giving an area of 68.2m², larger than the average (53.3m²) calculated from a survey of excavated and surveyed longhouses on the Moor (Herring 1986, vol 2, 92). The cow-house (31.68m²) is larger than average (19.3m²) and the number of cattle that could be accommodated (ten, see below) is also relatively high. Only two other longhouses (at Tresellern, North Hill and Carneglos, Altarnun) had larger capacities (*ibid*, vol 3, 127).

The upper end, above the through-passage was 7.81m long, giving an area of 34.36m², higher than the average total living space calculated for medieval longhouses on Bodmin Moor of 30.2m² (*ibid*, Vol 2, 92).

Using a formula generated from excavated longhouses (Herring 1986), it is possible to calculate that there would have been 10 cattle stalled in the cow-house, two rows of five with their heads to the wall and tails over a central drain (traces of the west side of which may survive as a row of large stones). It is likely that the medieval through-passage was considerably narrower than that which survives today (of 17th and 18th century origin) and possible that the domestic, uphill end was subdivided to create an inner room (although no physical traces survive). Medieval longhouses often had penthouses attached to side and end walls but again no physical remains survive at surface at Codda.

It is possible that below-ground remains from the medieval period survive throughout the building as there is little sign of significant post-17th century re-levelling of floors.

A detailed discussion of medieval longhouses on Bodmin Moor has been produced by Peter Herring (1986), and this has been summarised in Johnson and Rose (1994). See Herring and Berry (1997) and Thomas (1996) for detail of the other known standing Bodmin Moor longhouses; Stonaford in North Hill and Mennabroom in St Neot. All the known standing longhouses are relatively recent discoveries and it is likely that close examinations such as here at Codda will reveal others in the county.

5.2 Period 2: Rebuilt through-passage house, 17th century

The principal evidence for an episode of rebuilding of the house at Codda is the use of moulded granite masonry for windows (including mullions, chamfered lintels and sills, and arched doorways decorated with chamfers and stops). Blue slate fragments have also been used as levelling pieces in the walls. Slate is unlikely to have been utilised on site during the medieval period, unless the roof of the thatched longhouse was at some time upgraded with a more durable material. It is more plausible that when the house was rebuilt in the early post-medieval period and intended to have a slate roof at this stage, scrap slate was also bought from the quarry and used in the masonry to level up the irregular granite pieces.

A rough plinth of large granite stones supports the upper masonry on the north side of the lower end. This is visible within the northern lean-to (see Fig 38). This may be a part of the 17th century rebuild (used where subsoil foundations may have been judged to have been poor) or might possibly represent a fragment of the medieval masonry.

A projecting granite eave-stone is visible on the remaining portion of the lower gable end wall. This is the only place where such a stone survives, as the wall has collapsed on the other side and the roofline at the higher end of the house was raised in the 19th century. The eave-stone therefore represents the height of the 17th century roof.

When the house was rebuilt, it was extended at its upper end to create an extra relatively narrow room (this space later became the dairy and still contains its slate flagstone shelves supported on granite uprights). The exterior face of the upper end wall indicates that it was a gable (at one-and-a-half storeys high) and included a chimney. When the house was later converted to two full storeys (see Period 5 below) the gable height was raised and the chimney flue within it extended. Similar evidence for a one-and-a-half storey upper end with a second chimney is also visible in the gable wall dividing what is now the kitchen from the through-passage.

The unusually wide through-passage (now more of an entry hall, Figs 17-19) was lit by two small granite framed single-light windows. One of these windows in the southwest wall remains; the other has been partially obscured; a blocked window reveal and sill stone is visible on the inside (Fig 19) but there is no trace of the window frame on the exterior. The reveal was in-filled and the window frame partly removed when the jamb of the rear through-passage doorway was rebuilt.

The through-passage area has a paved and relatively level floor of large worn granite slabs (Fig 29). The level of the paving is considerably higher than the sloping floor of the adjacent cow-house. Although it is possible that that this paving was added at the time of the 17th century rebuild it appears to be associated with the dividing wall between the through-passage and cow-house, and would therefore seem to be later, most likely 18th century. Similar external paving (forming the domestic courtyard) is probably contemporary.

There are vertical anomalies in the masonry of the long walls between the through-passage doorways and the dividing wall separating the cow-house. These are possibly repairs following weaknesses in the walls but a more likely interpretation is that they are traces of a wooden screen forming the original division between the through-passage and cow-house. This would in turn suggest that the through-passage area was originally narrower, with a correspondingly longer cow-house.

The dividing wall between the kitchen and the through-passage contains a large fireplace. This backs onto the passage, a typical feature of through-passage houses (Brunskill 1992, 48-57) and is frequently seen in examples of longhouses in Devon (Beacham 1990, 49-53). A window in the southwest wall, in the kitchen, may be an enlarged fire window, a feature commonly found in through-passage houses (Brunskill 1992, 49). This opening was enlarged to incorporate a larger casement window frame, most likely an 18th century modification. A granite arched doorway with plain chamfers and stops on its jambs provided access to the main room from the through-passage. In

the lower part of the house, a similarly moulded arched doorway was available in the gable end wall, giving animals separate access to the cow-house (Figs 12, 14, 15, 22-24).

The presence of the door implies that the cow-house was still in use, with animals now entering and leaving by the new door (i.e. they now had separate access from the through-passage and human living quarters, meaning that this was no longer a longhouse in the strictest sense). The lower room has a small ventilator slit beside the door and also within the room are a pair of recesses or keeping places in the east wall. The elaborate nature of the doorway may be an indication of status; this doorway can clearly be seen when approaching Codda by the lane from the south. A longhouse at West Combe, North Bovey, Devon has a doorway in a similar location at the end of the cow-house. Another Dartmoor longhouse at Sanders, Lettaford (Beacham 1990, 51, 55) has granite ashlar built into the cow-house, in a position where this decorative masonry can be seen when approaching the farm. Many Devon longhouses had haylofts above their cow-houses and Codda also had this feature. A photo from 1981 (see Fig 12) shows a granite framed opening in the lower gable above the arched doorway, probably a pitching hole into a hayloft. Although the sill, left hand jamb and lintel of the opening are clearly rougher quarried granite replacements, examination of this photo and the surviving masonry indicates that the right hand jamb-stone in the picture, as well as the surviving built jamb of the interior, indicate that the opening is contemporary with the 17th century build of the house. Nevertheless, the opening was widened later on, necessitating replacement of most of the frame.

The double-flue chimney stack visible in the upper end wall suggests that the ground floor room which later became the dairy once contained a fireplace. This indication of a heated space suggests this was a parlour or small, more private room for the inhabitants. There is now no visible evidence of a fireplace in this room but this may be masked by later rebuild and covered with abundant layers of lime-wash. A chamfered granite window lintel still *in situ* in the east wall of the kitchen and sill fragments reused in the cow-house indicates that in this period the living quarters had moulded window frames.

5.3 Period 3: Minor alterations and additions (18th century?)

A porch built in front of the entrance to the through-passage on the southwest side of the house appears to represent an addition to the rebuilt longhouse. It was presumably built while this was still the main entrance to the house (that is, before Period 4).

The porch has a cobbled floor comprising worn 'fist' size stones, probably gathered from the stream in the valley below the farmstead (Fig 17).

Only one jamb-stone of the porch survives; this granite orthostat bears a rebate for an inward opening door. A small amount of finely bedded masonry, part of the wall, is extant on the upright. The remainder of the walling, along with the opposite jamb, has been lost in a later rebuild to create a slightly wider lean-to building.

The main doorway of the house, into the through-passage, has original chamfered and stopped granite jambs. The lintel supported on these jambs has a relatively shallow chamfer and there are traces in the masonry above the door that a significant portion of the wall has been rebuilt. It is likely that the single lintel is a replacement for a shallow arched door head, rather like the blocked example in the through-passage and the one in the lower end gable wall

Within the cow-house, a fragment of 17th century window sill was reused to support the wooden uprights of a manger. The later manger was created across the width of the building in the lower room, backing onto a wall dividing the cow-house from the through-passage area. The rather thin cross wall is not tied in to the main walls of the longhouse, so is evidently later. It incorporates a flight of granite steps from the through-passage leading to a first floor doorway into a hayloft above the cow-house.

Although possibly earlier, it appears that the granite paving in the through-passage (as well as that in the domestic courtyard to the front of the house) belong to this period.

A window in the northeast facing wall of the kitchen appears to be a late 18th century or early 19th century small pane casement design. This was inserted to replace a similar sized 17th century granite framed window. Similarly part of the southwest wall of the kitchen was altered at some time, most likely to insert a larger window. This alteration seems to pre-date the addition of the present front doorway porch, the footprint of which is shown on the Altarnun Tithe Map (1843).

A single-storey rectangular building with a hipped Delabole slate roof was added to the southwest side of the lower end of the longhouse. The southwest end of this structure was rebuilt in blockwork in the late 20th century. By 1999, part of its roof had tumbled and the building was inaccessible. Recent clearance has revealed the lines of a manger and a drain, indicating this was likely to have been a calves' house.

The date of this building is unclear but definitely pre-dates 1843 as it can be clearly seen on the Tithe Map.

5.4 Period 4: Early 19th century, pre-Tithe Map alterations

Several minor features and alterations at Codda appear to date to the early 19th century. The small lean-to front porch of the present house is shown in plan on the Altarnun Tithe Map (Fig 2) so pre-dates 1843. It also appears to post-date alteration of the wall of the kitchen, suggested to be an 18th century change.

Just north of the exterior of the through-passage is an upright stone of a former dog kennel; this appears to have been added to the adjacent porch.

The through-passage porch was altered with a wider wall of a lean-to, so that the original porch door jamb-stone now stands slightly separated from its wall. This lean-to wall contains another opening, apparently a short doorway, now blocked. It appears likely, from the position and the presence of the shallow doorway, that this lean-to was once a pigsty, perhaps pre-dating or supplementing another on the opposite side of the domestic courtyard.

Both jambs of the rear through-passage doorway have been reconstructed with built masonry. It is likely that the exterior of the doorway was originally framed with granite jamb-stones and an arch, with the door itself hung within a rebate. The granite threshold stone survives, containing a hinge socket cut into the northern side, and also a stump of a granite jamb remains in place at the base (Fig 18). Masonry above this has entirely been rebuilt with a chamfered stone now reincorporated higher up. As elsewhere in the building, the interior of this opening had built jambs; a few courses of original interior jamb seem to survive on the south side, with all the masonry above replaced. On the opposite side of the door the rebuilding of the jamb resulted in the partial removal and blocking of an adjacent small window. All of these changes appear to have occurred before the large lean-to was added to the rear of the lower end of the longhouse after 1843.

The cross wall separating the through-passage from the cow-house appears to have been modified with addition of a narrow granite orthostat framed doorway at one end. When the cross wall was originally introduced it had a manger running parallel to it and running the full width of the building. The doorway therefore seems to be later than the manger, unless it was included to allow access as a feeding way.

5.5 Period 5: Conversion to two-storey house and extensions (mid to late 19th century)

A radical change occurred at Codda when the part above the line of the through-passage was raised to two full storeys. This involved abandonment of the through-passage area - at least for human occupation - and the arched doorway connecting the through-passage and the kitchen was blocked. It is likely that the through-passage was

relegated to become part of a farm outbuilding range. A cloam oven was added to the fireplace, its round buttress-like projection backs onto the through-passage.

The main entrance into the dwelling was now in roughly the centre of the two-storey part. The gable ends and chimneys were raised in height - leaving traces of the former roofline in place - and the occupied part of the house was designed to resemble a double fronted house, a building type prevalent from the late 18th century onwards. The upper floor originally had three bedrooms; the central one was converted to a bathroom in the later 20th century.

A two-storey rear wing was added to the farmhouse in the middle years of the 19th century. It is first shown on the OS First Edition 25 Inch Map, surveyed in 1881 (Fig 3) but was not there in 1843 (Tithe Map, Fig 2). The rag slate roofs of the house and extension are joined together at the same height and look continuous. Masonry in the upper walls of the two-storey section contains some quarried granite rather than weathered moor-stone, which provides further evidence of a 19th century date for the conversion to two-storeys.

Space in the newer wing includes a living room with a bedroom above. Some masonry was evidently reused; a dressed granite jamb, probably from a former doorway, was incorporated into a fireplace of the living room. A fine slate flagstone floor in the kitchen was probably also added in the 19th century.

Map evidence also indicates that a lean-to outbuilding, with a loft above, was added to the lower end of the building (on the northeast side) before 1881. The jambs of this lean-to incorporate reused masonry including a couple of chamfered stones. Examination of the floor following clearance of collapsed debris revealed a footing for a stall division or partition, as well as a drain leading towards the lower doorway (Fig 37). A narrow doorway was constructed on the upper floor to connect the hayloft over the cow-house with the loft of the newer lean-to.

5.6 Period 6: Changes in the 20th and 21st centuries

Few changes seem to have been made to the farmhouse between 1880 and 1908 (Fig 4). Later twentieth century additions to the exterior included a brick extension to the kitchen chimney stack, presumably built to improve the draught of a stove, and corrugated iron cladding, added where the kitchen and gable rises above the lower roofline of the through-passage and the lower end of the house (Fig 7).

The principal change within the late 20th century is the regrettable loss of the lower end slate roof, as well as the roofs of the porch and rear lean-to, which occurred after Codda ceased to be a working farmstead in the late 1980s (see Figs 6–8).

Within the time of the present ownership the brick chimney extension has been removed and the corrugated iron cladding on the gable replaced with slate hanging. The front windows have also been replaced with more appropriate wooden small pane casement designs (Fig 9).

The lower end of the house was partially and sensitively rebuilt and was provided with its new roof in 2013 (see Figs 20-26).

6 Significance

The Grade II* listing of Codda farmhouse reflects its national importance as a rare Cornish survival of an early post-medieval longhouse. The 1999 survey confirmed this status and is supported by the present study. Within the house, the following features were identified in the 1999 survey as being of particular importance, and should not be disturbed during any repairs:

- Below-ground remains throughout.
- Remains of stone mangers in the cow-house.

- 17th century window north of western door to through-passage.
- Blocked 17th century window splay north of eastern door to through-passage.
- Granite boulders at bases of walls in cow-house.
- Drain crossing lane south of longhouse.
- All 17th century and earlier walling and all openings.
- Both 17th century chimney stacks.
- Paving within through-passage.
- Steps up to hayloft over cow-house.

The 18th, 19th and 20th century additions and repairs also contribute much to the house's character and should also be retained where possible.

7 Conclusions

The present study has added considerable understanding of the historic development of Codda. Archaeological and historic building recording has also provided information to assist the sensitive reconstruction of the house. The replacement roof on the lower end of the house should provide security of this important historic building for many years to come.

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<http://risk.english-heritage.org.uk/2010.aspx?id=1025&rt=0&pn=1&st=a&ctype=all&crit=coda>

Heritage At Risk entry

9 Project archive

The HE project number is **2011039**

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

1. A project file containing site records and notes, project correspondence and administration.
2. Black and white photographs archived under the following index numbers: GBP 2204
3. Digital photographs stored in the directory R:\Historic Environment (Images)\SITES.A-D\Codda, Bolventor\April 2011
4. Electronic drawings stored in the directory R:\Historic Environment (CAD)\CAD Archive\Sites C\Codda farmstead 2011039
5. English Heritage/ADS OASIS online reference: cornwall2-110400

This report text is held in digital form as: G:\Historic Environment (Documents)\HE Projects\Sites\Sites C\Codda survey and WB 2011039\report\Codda building survey 2011.doc

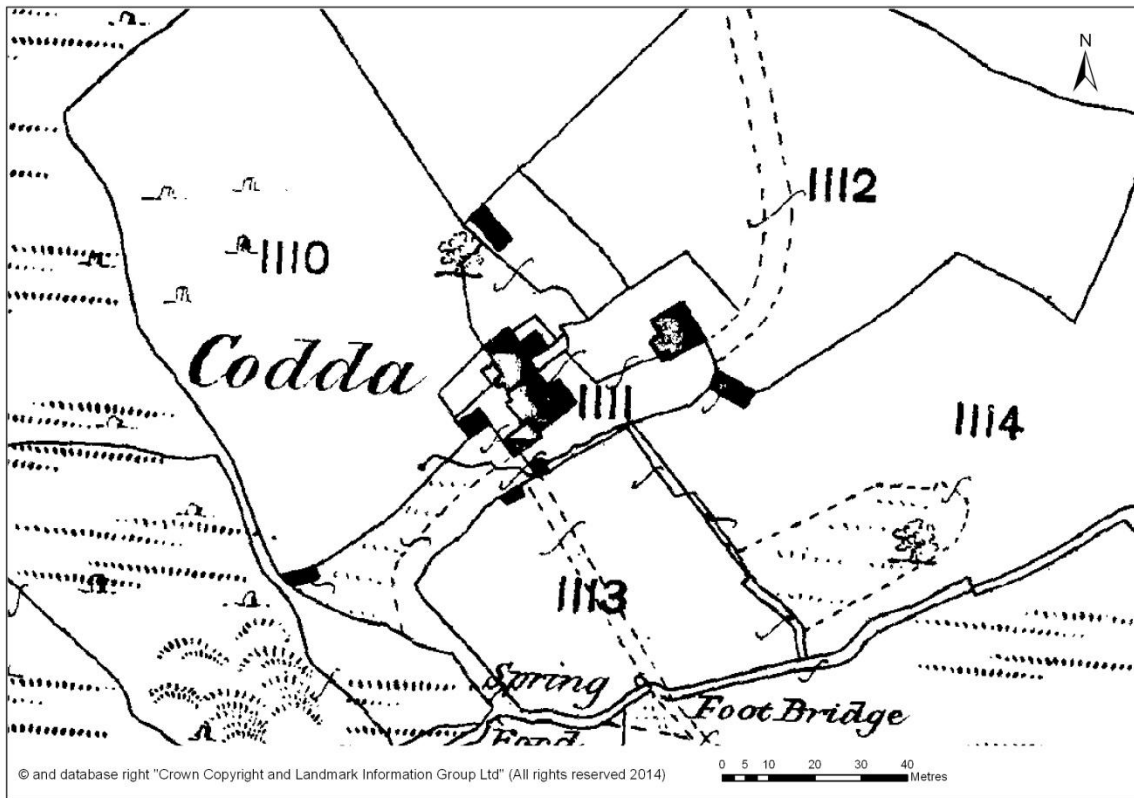


Fig 3 First Edition of the Ordnance Survey 25 Inch Map, c1880.

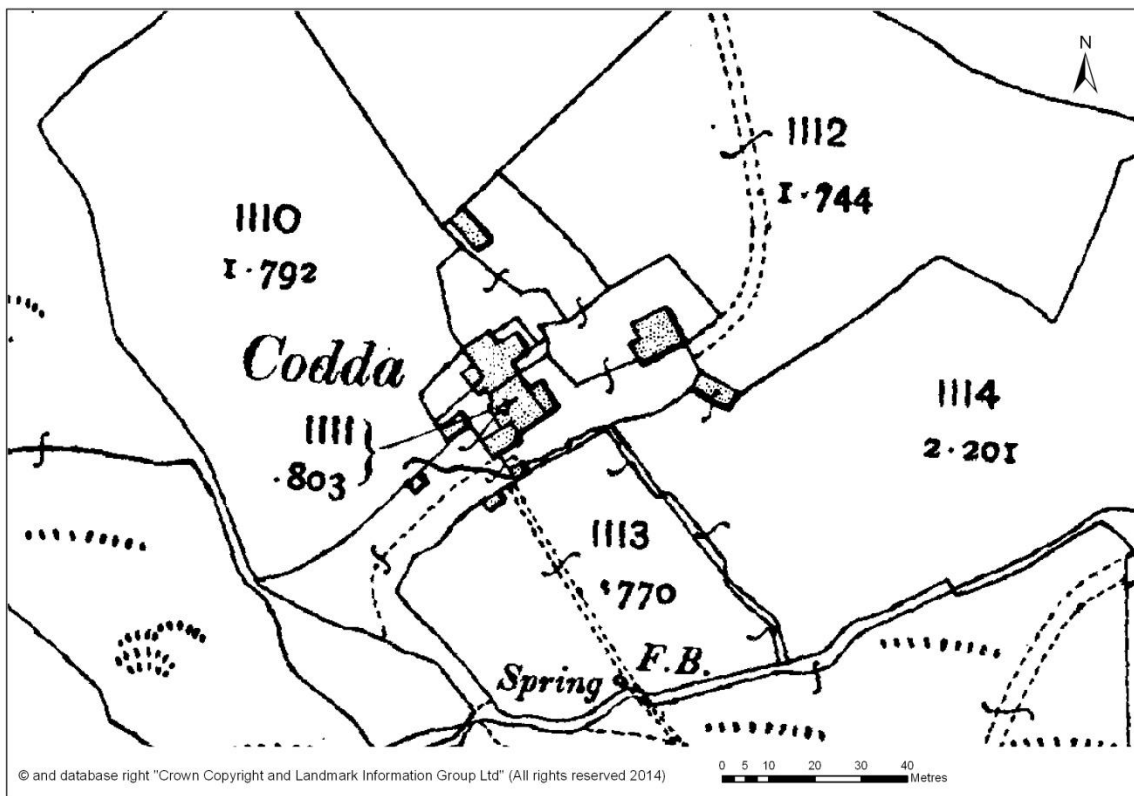


Fig 4 Second Edition of the Ordnance Survey 25 Inch Map, c1907.

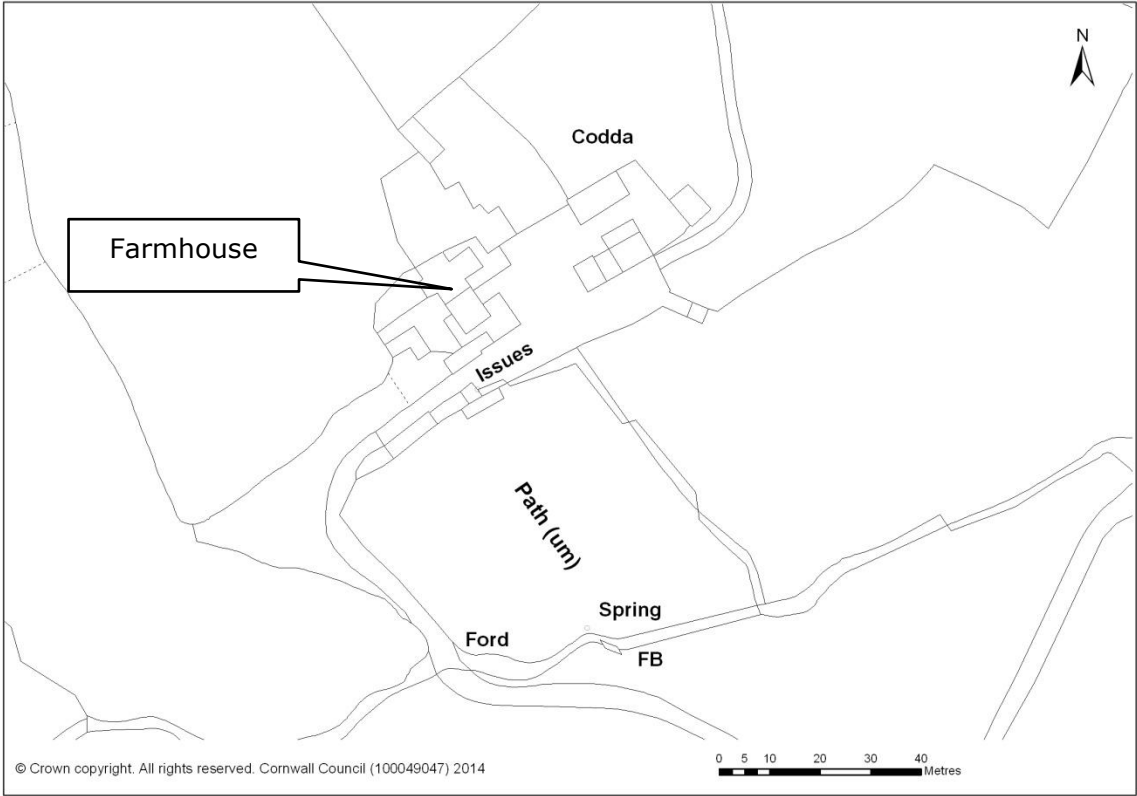


Fig 5 Ordnance Survey digital mapping showing the site and its environs (2014).



Fig 6 Codda Farm in 1981.

(Photograph, copied from a slide, kindly supplied by Jacky Nowakowski).



Fig 7 Codda in 1999, by which time the old roof on the lower end had fallen in, and had been replaced by temporary boarding.



Fig 8 Codda in 2007.



Fig 9 Codda in 2011.



*Fig 10 Surviving porch roof in 1981.
(Photograph kindly supplied by Peter Herring)*



Fig 11 Rear view of the farmstead in 1981, when the roof of the lower end and lean-to were decaying but relatively intact.

Fig (Photograph kindly supplied by Peter Herring)



Fig 12 Detail of the lower end arched doorway and upper floor opening in 1981 (Photograph, copied from a slide, kindly supplied by Jacky Nowakowski).

The sill, LH jamb and lintel of the upper opening are roughly dressed and clearly not original, probably representing widening of the opening. Slight slumped masonry left of the jamb appears to be part of the associated rebuild.



Fig 13 The remains of the lower end gable in 2011.

Arch stones from the doorway lie in the centre foreground. The concave line of the upper masonry is the 'shadow' left by the loss of the stone jamb of the former opening. All masonry surviving here appears to be original to the construction of the longhouse. Note also the projecting eave-stone, indicating the line of the 17th century roof.



*Fig 14 Detail of the present remains of the doorway.
Note the remains of the timber inner lintel.*



Fig 15 Inside view of the lower end openings.

The LH inner jamb masonry of the upper opening shows no sign of alteration so is clearly part of the building of the longhouse.



Fig 16 The later 19th century lean-to, showing chamfered stones reused in the jamb masonry (arrowed).



Fig 17 The front entrance to the through-passage

The jamb stones are part of the 17th century building. The single lintel stone, which has a shallow chamfer, may be a replacement for an arch-headed entrance. The masonry above the lintel includes two reused chamfered stones just below the wall plate (arrowed).



Fig 18 The rear doorway to the through-passage.

Masonry to the right and above the doorway has been replaced, with a chamfered stone, possibly one of the original outer jambs, reincorporated below the lintel. A stump of the original jamb (arrowed), together with the threshold, are extant.



Fig 19 The interior of the through-passage, looking towards the rear doorway.

Both interior door jambs have been rebuilt but three courses of 17th century masonry appear to survive in the lower right hand jamb. Rebuilding of the left hand jamb has resulted in the blocking of a small 17th century window, whose jamb-stone and sill are still extant. The wall height has also been raised above the truss feet, presumably to help seal out the weather. Note that the masonry partition wall separating the through-passage from the cow-house (to the right) is not tied in, and appears to be substantially later.



Fig 20 Front view of Codda in 2014, showing new roof on lower end.



Fig 21 Rear view of Codda in 2014.



Fig 22 Overall view of the rebuilt lower end in 2014.



Fig 23 Drain from lower end.



Fig 24 Detail of the rebuilt lower end openings, April 2014.



Fig 25 Re-roofed front porch, 2014.



Fig 26 Re-roofed front lean-to, 2014.



Fig 27 Rear through-passage doorway, 2014.



Fig 28 Rear through-passage doorway (right) and re-opened doorway into lean-to (left).



Fig 29 Granite paving in through-passage.



Fig 30 New roof structure above through-passage, showing earlier roof truss (in foreground) and strengthening steel purlin at apex.



Fig 31 Secondary dividing wall between through-passage (in background) and lower end.



Fig 32 View of interior within rebuilt lower end, 2014.



Fig 33 Rebuilt doorway into loft above northern lean-to.



Fig 34 Floor of southern lean-to/former piggery.



Fig 35 Interior of northern lean-to, looking SE.



Fig 36 Interior of northern lean-to, looking NW.



Fig 37 Floor of northern lean-to, showing stall division and part of a drain towards the lower doorway.



Fig 38 Plinth masonry at base of lower end wall.



Fig 39 Conjectural phase plan of Codda farmhouse (Based on CAU 1999 survey, with sketch additions).

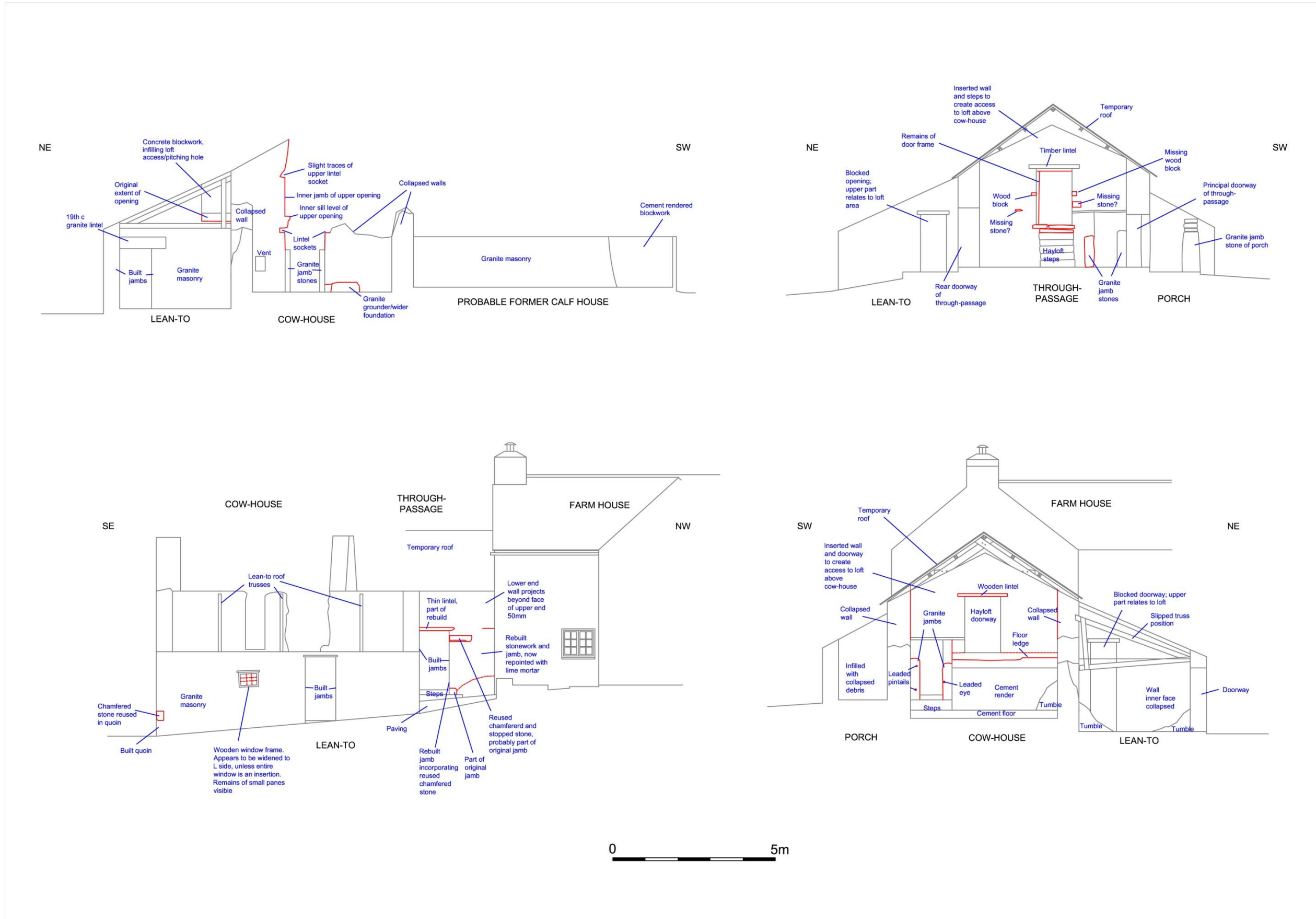


Fig 40 Annotated drawings (based on measured survey supplied by PDP Green Consulting Ltd).

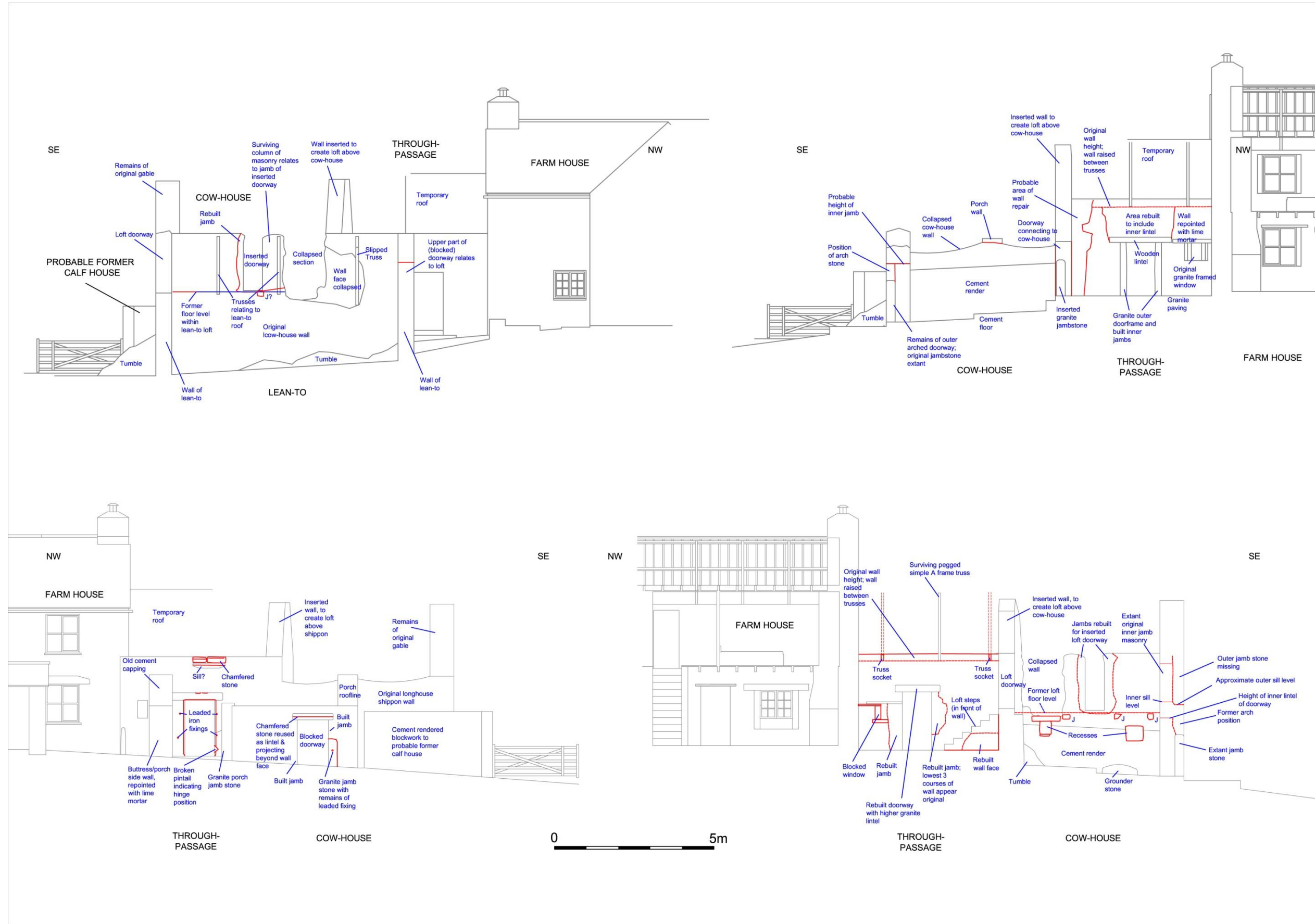


Fig 41 Annotated drawings (based on measured survey supplied by PDP Green Consulting Ltd).

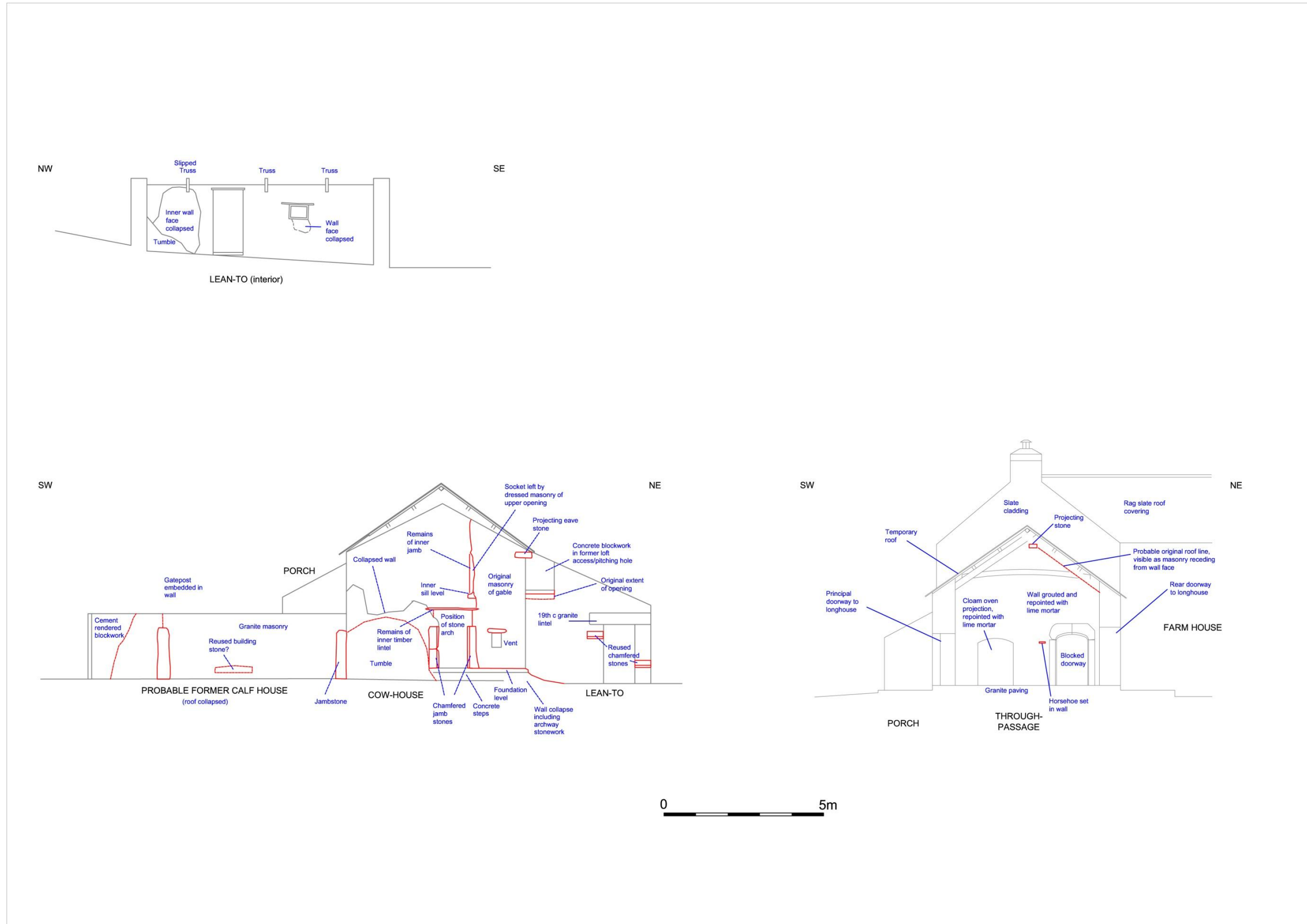




Fig 42 Annotated drawings (based on measured survey supplied by PDP Green Consulting Ltd).

Appendix 1: Planning brief

Cornwall Council – Historic Environment Service

BRIEF FOR HISTORIC BUILDING & ARCHAEOLOGICAL RECORDING

Date: 04 March 2011
Address: Codda, Bolventor, Cornwall, PL15 7TJ
Applicant: 
Agent: 

Historic Environment Planning Advice Officer: Phil Copleston, Historic Environment Service, Cornwall Council, Room 82, Luxstowe House, Liskeard, Cornwall, PL14 3DZ Tel. 01579 341406, Email: pcopleston@cornwall.gov.uk

Local Planning Authority Officer: Richard White, Planning Officer, Cornwall Council, 3-5 Barn Lane, Bodmin, Cornwall, PL31 1LZ

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. Any written scheme of investigation (WSI) resulting from this brief shall only be considered for the same period. The contractor is strongly advised to visit the site before completing their WSI as there may be implications for accurately costing the project. This brief has been prepared following close liaison with the HEPAO, the Conservation Officer, and English Heritage.

Non-technical Summary

This aim of work is, a) to provide a permanent public record of the structural and archaeological evidence at Codda, b) to enrich academic understanding, and c) to inform the planning of development works and how they should be undertaken. The archaeological contractor / architectural historian should be on the site team to ensure that his/her understanding is reflected in how the development works are planned and undertaken. This may entail close liaison between the owners, the HEPAO, and English Heritage, especially at the outset during the early stages of the recording and development works.

Contractors Written Scheme of Investigation (WSI)

No ground works are to be undertaken until the HEPAO and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1 Introduction

This brief has been written by the HEPAO and sets out the minimum requirements for archaeological recording at Codda, Bolventor to discharge condition 2 of planning application PA10/03640. The structures are recorded on the Ordnance Survey Map of 1880 and 1907. Vernacular and agricultural remains are becoming increasingly rare and are worthy of recording prior to development.

2 Site Location and Description

The site is located high on Bodmin Moor, south of Codda Tor, off an unclassified road, 1.5km north of Jamaica Inn. The buildings are centred on Ordnance Survey grid reference SX 18004 78387.

3 Planning Background

Planning application PA10/03640 was submitted on the 25 May 2010 and was for Listed Building Consent for repairs to existing longhouse, repairs and alterations to extensions of longhouse to form domestic spaces, repairs to existing outbuilding

(former piggery) and repairs, alterations and conversion of two-storey barn to a one-bedroom holiday let and annex to main dwelling. (A similar planning application PA10/03636 for repairs only was received on the same date.) This application has been approved subject to 13 conditions. Condition 2 states:

No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that the existing character of the listed building is retained.

4 Historic Building Background

The settlement of Codda is first recorded in 1239 and appears on various maps: Martyn 1748; OS 1813; and the Tithe Award. The census returns of 1851 show one Richard Bray here, farming 2,500 acres and employing two men and one boy. The house was left uninhabited for a number of years, since the late 1980s, and suffered some loss of roof and collapsed walling, but is now occupied again. It is possible that the modern farmhouse incorporates the remains of a longhouse.

Codda farmhouse, attached shippon, wall and pigsty are Listed Grade II*, and by curtilage this Listing includes the adjacent barn. The English Heritage Listing Description describes Codda thus:

"Farmhouse and attached shippon. Probably C17 or earlier, the farmhouse partly rebuilt in the C19. Stone rubble, the farmhouse with large granite quoins and the shippon constructed of large blocks of moorland granite and granite rubble. Rag slate roofs with gable ends. Stone rubble end stack on left and axial stack backing onto shippon. Plan: The exact original arrangement of the plan is uncertain. The house and shippon are built down a slope with the house on the higher left-hand side. The house is of overall L-shaped plan and has been remodelled on the exterior and raised in the C19. Externally the house appears to have a simple front range of two rooms and cross passage plan with one-room plan wing to rear left, all heated by end stacks. However, internally, the entrance appears to open directly into the much larger right hand room and the left hand room, which is a dairy, is considerably smaller. On the lower right hand side of the house the shippon has opposing front and rear doors directly below the house and a second entrance in the lower right hand gable end. Despite the distinct straight joint between the house and shippon, the plan indicates considerable similarities to that of a longhouse with a 3-room and through passage plan. The original entrance (now divided from the house, on the higher left hand side of the shippon) leading into a through passage with no partition on the lower right hand side, between the passage and shippon and with a thick cross wall on the higher left-hand side containing the hall flue. There is a blocked circa C17 arch in this cross wall, which is dressed on the lower face and would have been the entrance from the passage into the hall. The larger right hand room of the existing house was therefore originally the hall and the smaller left hand room the inner room. The central entrance to the house is probably a later insertion, possibly of the C19. The interior of the house was not accessible at time of inspection (1988) although the floor joists appear to have been replaced in the C19 and the eaves have probably been raised. The roof structure in the shippon has also been replaced in the C18 and C19 and therefore it is uncertain whether this longhouse has medieval origins. Exterior: Two storeys. Almost symmetrical front elevation to house on left with lower shippon attached on right. The house has an entrance slightly to right of centre with C19 stone rubble porch and small outshut attached on left hand side of porch. C20 2-light casement to right and small one-light window ventilating the dairy to left. Three C20 2-light casements on first floor. On the lower right hand side of the house the shippon has a later circa C18 or C19 entrance porch and outshut built across the front. The entrance is on the left through an open-fronted

porch with plank inner door. The granite lintel and jambs to the entrance appear roughly chamfered. To the left of the entrance is a small window which would have provided some light for the passage. Attached to front right of the shippon is a small single storey rendered outbuilding which projects to front right and there is a lean-to outshut across the rear. In the lower right hand gable end is a chamfered 4-centred granite arch with pyramid stops and a loft door above with roughly cut granite jambs, lintel and cill. The yard to front of the shippon and on lower right is constructed of huge granite setts with drainage channels corresponding with drain holes through the walls of the shippon. Interior: The house was probably partly remodelled in the C19 with C19 floor joists. The hall fireplace has a probably chamfered granite surround with C19 mantle shelf. The dairy in the left hand room is complete. The interior was not accessible and it is possible that there are further interesting features. The through passage in the shippon has a solid cross wall on the higher side which is blackened, possibly as a result of a leaky hall flue and there is a cloam oven projection. The blocked entrance between the passage and hall has a probable hollow-chamfered granite 4-centred arch which is dressed on the lower face. The shippon is open to the roof above the passage and left hand side and is floored on the right hand side. There is a flight of internal stone rubble and granite steps, leading from near the passage to the loft. The floor joists are constructed of roughly cut tree-trunks and the roof structure was replaced in the C18 and C19."

5 Archaeological Background

Four archaeological investigations have been undertaken in recent years:

1. 1994: 'Post-medieval buildings and settlements (to c 1800)' by Peter Herring & Jacqueline Nowakowski as Chapter 5, pp.98-100, in 'Bodmin Moor: An Archaeological Survey. Volume 1: The Human Landscape to c.1800', Johnson, N & Rose, P (English Heritage Report No.24 / RCHME Supplementary Series No.11). (Copy in CC HES library as report 1994R034.) This incorporated selective notes and plans on the farmhouse made in 1984 by Jacky Nowakowski as part of a BA dissertation. This identified the farmhouse as of pre-1800 date which, together with the other buildings present, are in an amalgam of styles. Much of it may be dated to the C17, especially the chamfered stonework and arched doors of the farmhouse, but it may incorporate the remains of a longhouse. The northern half has suspiciously thick walls (1.0m across, whereas those of most post-medieval houses are 0.6m to 0.7m). An east wing was added in the C18 or C19.
2. 2000: 'Codda, Altarnun, Cornwall: Historic Building and Farmstead Survey' (CCC CAU report 2000R055). In 2000, Peter Herring and Nigel Thomas undertook a comprehensive survey of the buildings, culminating in a report.
3. 2007: 'Codda, Bolventor, Altarnun: watching brief in courtyard' (CCC HES Projects short report, 2007). In 2007 Nigel Thomas of CCC HES Projects undertook a watching brief, culminating in a brief report.
4. 2008: 'Codda, Altarnun, Cornwall' a recording and brief report made in 2008 by the current owner's then builder and archaeologist, Dave Tyler, who undertook the work on behalf of Sarah Cawrse, Conservation Officer. This is essentially a report on the grouting and repair work undertaken by Dave Tyler.

In addition, useful background information on vernacular and agricultural buildings of Bodmin Moor can be found in 'Chapter 9: Agriculture' by Peter Herring and Colum Giles in Bodmin Moor: An Archaeological Survey, Vol. 2 : The Industrial and Post Medieval Landscapes (Peter Herring, Adam Sharpe, John R Smith and Colum Giles, EH 2008), pp139-162.

6 Requirement for Work

6.1 **Building Recording:** The present proposals will culminate in the potential destruction of material remains of the outbuildings at Codda. It is therefore important that these buildings are recorded to an appropriate level and that the results are made available to interested parties. In this particular instance an archive standard photographic record will be made, together with annotated elevation and plan drawings where appropriate, and culminating in a brief report. This recording should be conducted by a building archaeologist or architectural historian who will be able to 'read' the structure and record the important details, and to ensure that a genuine understanding of the historic vernacular construction is evidenced. This will inform the planned development works. The recorder needs to consider:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

6.2 **Archaeological Recording:** Ground works or structural works associated with the development may disturb buried or upstanding archaeological remains. This may provide valuable information on the constructional methods and structural development of the site. It is therefore important that a suitably qualified archaeologist(s) is/are present during these works in order to identify and record any features of interest.

The site specific aims are to:

- Establish the presence/absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered
- To establish the nature of the activity on the site
- To identify any artefacts relating to the occupation or use of the site
- To provide further information on the constructional methods, structural development, and archaeology of Codda from any remains encountered

7 General Methodology

7.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).

7.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).

7.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.

7.4 All of the latest Health and Safety guidelines shall be followed on site.

7.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.

7.6 Terminology will be consistent with the English Heritage Thesaurus.

8 Building Recording Methodology

8.1 Prior to the commencement of on-site works the historic building contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment Record (HER), the Cornwall records Office at Truro and the Cornwall Centre at Redruth, where appropriate.

8.2 Details of how all buildings and structures are surveyed and recorded shall be provided. The site plan will be tied to the national grid.

8.3 The photographic record shall be a comprehensive record to archive standard of the existing buildings and structures. This should include both external and internal coverage with black and white prints and negatives. Colour photography may be utilised for general shots and where it is appropriate for detail shots (negatives and where appropriate CD shall be included in the archive). For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

8.4 The drawn record may utilise existing plans where available, if of sufficient quality, to record details of construction and repair phases, mortaring and different materials. Where necessary, supplementary drawings and sketches may be prepared to better illustrate structural relationships. The drawn record shall be accompanied by a drawing register detailing as a minimum, the scale, location and elevation of each structure thus recorded.

9 Archaeological Recording Methodology

9.1 Prior to the commencement of on-site works the archaeological contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment record (HER), the Cornwall Records Office at Truro and the Cornwall Centre at Redruth, where appropriate.

9.2 An archaeologist shall be present during early phases of ground works associated with the development, unless circumstances dictate a different approach.

9.3 Any surviving remains which will be disturbed or destroyed by the development shall be archaeologically excavated or recorded as appropriate, such as exposed below ground remains or where alterations to upstanding walls reveals structural, dating or phasing evidence.

9.4 Details of how all archaeological contexts and artefacts will be excavated, surveyed, recovered and recorded shall be provided. The site will be tied into the national grid.

9.5 Details of the site planning policy shall be given in the WSI. The normal preferred policy for the scale of archaeological site plans is 1:20 and sections 1:10, unless circumstances indicate that other scales would be more appropriate. The scale of any building drawings will be dictated by available existing drawings, or if supplementary drawing are made these should be to an appropriate scale.

9.6 The photographic record shall consist of prints in both black and white and colour together with the negatives. Digital photography may be used for report illustration. For both general and specific photographs, a photographic scale shall be included. In the case of detailed photographs it may be appropriate to include a north arrow. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

- 9.7 If significant constructional or buried archaeological deposits or upstanding structural remains are exposed, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forwards.

10 Finds

- 10.1 All finds, where appropriate, will be retained from each archaeological context excavated.
- 10.2 All finds, where appropriate, shall be washed.
- 10.3 All pottery, and other finds, where appropriate, shall be marked with the site code and context number.
- 10.4 The WSI shall include an agreed list of specialist consultants, who may be required to conserve and/or report on finds, and advise or report on other aspects of the work including environmental sampling.
- 10.5 The requirements for conservation and storage shall be agreed with the appropriate museum prior to the start of work, and confirmed in writing to the HEPAO.
- 10.6 Finds work should be to accepted professional standards and adhere to the Institute for Archaeologists *Guidelines for Finds Work*.
- 10.7 Environmental sampling should be guided by *Environmental Archaeology* (English Heritage Centre for Archaeological Guidelines. 2001/02).
- 10.8 Further English Heritage guidance that may be helpful includes *Geoarchaeology* (2004) and *Archaeometallurgy* (2001).
- 10.9 The English Heritage Advisor for Archaeological Science will be able to provide archaeological science advice if required (Vanessa Straker 0117 975 0689).

11 Human Remains

- 11.1 Any human remains which are encountered must initially be left in situ and reported to the HEPAO and the appropriate authorities (the Coroner), where appropriate. If removal is necessary this must comply with the relevant Government regulations. If burials are encountered their legal status must be ascertained and recording and/or removal must comply with the legal guidelines.
- 11.2 If human remains are not to be removed their physical security must be ensured, preferably by back filling as soon as possible after recording.
- 11.3 If human remains are to be removed this must be done with due reverence and in accordance to current best practice and legal requirements. The site must be adequately screened from public view. Once excavated, human remains must not be exposed to public view.

12 Results Building Recording

- 12.1 The full report including any specialist assessments shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Royal Cornwall Museum/Cornwall Record Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.

- 12.2 The archaeological contractor will undertake the English Heritage/ADS on-line access to the index of archaeological investigations (OASIS).
- 12.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 12.4 The report must contain:
- A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - A discussion of the constructional and archaeological findings in terms of both the site specific aims and the desk based research.
 - A location map, a drawing showing those areas examined as part of the recording. All plans shall be tied to the national grid.
 - Any specialist reports and assessments.
 - A summary of the archive contents and date of deposition.
 - A copy of the brief and the approved WSI will be included as an appendix.
- 12.5 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of receipt of the report.

13 Results Archaeological Recording

- 13.1 The full report including all specialist assessments of artefact assemblages shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Royal Cornwall Museum/Cornwall Record Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 13.2 This report will be held by the Cornwall and Scilly Historic Environment Record and made available for public consultation.
- 13.3 The report must contain:
- A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - A discussion of the constructional and archaeological findings in terms of both the site specific aims and the desk based research.
 - A location map, a drawing showing those areas examined as part of the archaeological recording, and copies of any archaeological plans and sections. All plans shall be tied to the national grid.
 - All specialist reports and assessments.
 - A summary of the archive contents and date of deposition.
 - A context register with brief descriptions shall be included as an appendix.
 - A copy of the brief and the approved WSI will be included as an appendix.
- 13.4 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of the receipt of the report.

14 Archive Deposition

- 14.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English*

Heritage 2006 upon completion of the project. The requirements for archive storage shall be agreed with the Royal Cornwall Museum/Cornwall Record Office.

- 14.2 If the finds are to remain with the landowner a full copy of the documentary archive shall be housed with the Cornwall Record Office and with the Courtney Library of the Royal Institution of Cornwall.
- 14.3 The archive including a copy of the written report shall be deposited with the Royal Cornwall Museum/Cornwall Record Office within two months of the completion of the full report and confirmed in writing with the HEPAO.
- 14.4 Where there is only a documentary archive this will be deposited with the Cornwall Record Office as well as the Courtney Library of the Royal Institution of Cornwall.
- 14.5 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 14.5 A summary of the contents of the archive shall be supplied to the HEPAO.
- 14.6 Only on completion of 14.1 to 14.5 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

15 Monitoring

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

Appendix 2: Written Scheme of Investigation

Historic Environment Projects, Cornwall Council



Codda farmhouse: Written Scheme of Investigation for historic building recording

Client:
Client contact:
Client tel:
Client email:



Site history

Codda farmhouse is a Grade II* listed building situated at the end of a lane/minor road north of Bolventor village, on Bodmin Moor. The site lies on a valley side (at NGR SX 18004 78387) between Codda Downs, Tolborough Tor and Blackhill Down in Altarnun parish.

The farmhouse has an early post-medieval core, developed from a longhouse. In the 19th century the upper (dwelling) end of the farmhouse was heightened to resemble a typical two-storey double-fronted house and a two-storey extension was added to the east. A separate shippon and barn was constructed about the same time. The downhill shippon end of the longhouse, which has partially collapsed, is perhaps the most significant surviving part of the early building, containing indirect evidence of the longhouse in its lower status use as an agricultural building, and in drainage provision for animals stalled within it. It is a rare survival of such a building, being relatively undisturbed by later adaptations.

A rapid plan and two measured sketch external elevation drawings (SW and SE) were made in the early 1980s when the shippon was still largely intact (see Herring and Nowakowski 1994, fig 64), and a number of colour photographs were also taken at that time.

In the 1990s the shippon roof collapsed and was replaced by a temporary scaffold structure. In 1999, Peter Herring and the author undertook a comprehensive survey of the farmstead and buildings, culminating in a report: 'Codda, Altarnun, Cornwall: Historic Building and Farmstead Survey' (CCC CAU report 2000R055). The then owners intended to replace the shippon roof but unfortunately this was not undertaken and the building has remained on English Heritage's Buildings at Risk register for many years.

Following a change of ownership in 2007, a small watching brief was undertaken by HE Projects on the granite paving in front of the house. No early remains were found here. In 2008 Dave Tyler carried out some recording works while undertaking grouting and strengthening works on parts of the house walls.

Project background

Planning application PA10/03640 was submitted on the 25 May 2010 and was for Listed Building Consent for repairs to existing longhouse, repairs and alterations to extensions of longhouse to form domestic spaces, repairs to existing outbuilding (former piggery)

and repairs, alterations and conversion of two-storey barn to a one-bedroom holiday let and annex to main dwelling. (A similar planning application PA10/03636 for repairs only was received on the same date.) This application has been approved subject to 13 conditions. Condition 2 states:

No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that the existing character of the listed building is retained.

A brief outlining the required recording works was prepared by Phil Copleston, Historic Environment Planning Advice Officer (HEPAO), on behalf of the County Archaeologist. This brief stated:

The present proposals will culminate in the potential destruction of material remains of the outbuildings at Codda. It is therefore important that these buildings are recorded to an appropriate level and that the results are made available to interested parties. In this particular instance an archive standard photographic record will be made, together with annotated elevation and plan drawings where appropriate, and culminating in a brief report. This recording should be conducted by a building archaeologist or architectural historian who will be able to 'read' the structure and record the important details, and to ensure that a genuine understanding of the historic vernacular construction is evidenced. This will inform the planned development works. The recorder needs to consider:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

The conversion works will also entail some below-ground disturbance and the brief also refers to the following regarding archaeological recording:

Ground works or structural works associated with the development may disturb buried or upstanding archaeological remains. This may provide valuable information on the constructional methods and structural development of the site. It is therefore important that a suitably qualified archaeologist(s) is/are present during these works in order to identify and record any features of interest.

The site specific aims are to:

- Establish the presence/absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered
- To establish the nature of the activity on the site
- To identify any artefacts relating to the occupation or use of the site
- To provide further information on the constructional methods, structural development, and archaeology of Codda from any remains encountered

Historic Environment Projects was subsequently contacted by the owners and an estimate of costs was prepared and agreed. This Written Scheme of Investigation (WSI) sets out the intended works, the methodology employed and the arrangements for project monitoring.

The building programme will be undertaken in a series of stages, with the work on the lower end of the house taking priority, and scheduled to take place in the summer months of 2011. Restoration, re-roofing and conversion of the separate barn and other outbuildings are programmed to occur in 2012. This WSI therefore sets out stages of recording work.

Aims and objectives

The principal aim of the study is to gain a better understanding of the historic development of Codda. The objectives are to obtain an archaeological record of the site prior to alterations.

Working methods

All recording work will be undertaken according to the relevant Institute for Archaeologists *Standards* documents. Staff will follow the *IfA Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Institute for Archaeologists is the professional body for archaeologists working in the UK.

Stage 1: Building recording

Scope/extent

To comprise the through passage and lower (shippon) end of the longhouse, plus related outbuildings (lean-tos) etc.

Methods

Fieldwork will be undertaken to be equivalent to a English Heritage Level 2 survey (see English Heritage 2006). It will principally be a photographic study to update the information obtained in 1999, comprising:

1. Black and white photographs using a 35mm camera on fine grain archive quality film.
2. Supporting colour photographs taken with a digital camera (8MP or higher)

The photo record will comprise:

- general views
- principal exterior and interior elevations (where accessible)
- examples of structural and architectural detail.

Methodology for the archive standard photography is set out as follows:

- Photographs of details will be taken with lenses of appropriate focal length.
- A tripod will be used to take advantage of natural light and slower exposures.
- Difficulties of back-lighting will be dealt with where necessary by balancing the lighting by the use of flash.
- A metric scale will be included in all views, except where health and safety considerations make this impractical.

Fieldwork: description

- Brief analysis of the building fabric will be undertaken on site (recorded as notes on vernacular building record forms).

- Existing architect's drawings or archaeological surveys will be annotated with appropriate historic detail.

Creation of site archive

Will include:

- Archiving of black and white photographs to HER standards.
- Digital colour photographs (stored according to HER guidelines and copies of images made available to the client).
- Vernacular building records.

Interim report

At the completion of Stage 1 fieldwork and archiving, an interim report will be submitted to the owners and HEPAO. This will be in a digital format (with the information to be incorporated in the final report at the end of Stage 2). The interim report will include the following information:

- Project background
- Aims and objectives
- Methodology
- Brief building descriptions
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, selected photographs

Stage 2: archaeological recording

Scope/extent

To record all outbuildings and the separate shippon/barn that are part of the current planning/LB consent.

Methods

An archaeologist will be present on site during works that involve ground disturbance. Any historic remains which will be disturbed or destroyed shall be archaeologically excavated and recorded.

Recording methodology - general

- Site drawings (plans, sections, locations of finds) will be made by pencil (4H) on drafting film; all plans will be linked to the Ordnance Survey landline map; all drawings will include standard information: site details, personnel, date, scale, north-point.
- Plans and sections will be made of significant features, at an appropriate scale (preferably 1:20 or 1:10).
- All trench areas will be accurately located on a site location plan at an appropriate scale.
- All finds from significant stratified contexts will be accurately located on the location plan at an appropriate scale.

- All archaeological contexts will be described to a standard format linked to a continuous numbering sequence. All contexts recorded will be recorded via the medium of HE pro-forma context recording sheets.
- Registers of drawings, photographs, finds, samples and contexts will be maintained during the fieldwork.
- The excavated spoil will be carefully inspected for finds.
- Measured information and detail, as appropriate, will be added to copies of existing architectural drawings, where appropriate.

Note: If significant archaeological deposits are exposed, works will be temporarily halted and a meeting will be convened with the client and the HEPAO to discuss the most appropriate way forward.

Photographic record

- Scaled monochrome photography (prints and negatives) will be used as a primary record medium, with colour digital images also used to supplement this record and for illustrative purposes.
- Photography will include both general and feature specific photographs, a photographic scale (including north arrow) will be included in the case of detailed photographs.
- The photographic record shall be accompanied by a photographic register detailing as a minimum feature number, location, and direction of shot.
- Photographs of details will be taken with lenses of appropriate focal length.
- A tripod will be used to take advantage of slower exposures.
- Difficulties of back-lighting will be dealt with where necessary by balancing the lighting by the use of flash.

Finds

- All finds will be retained from each archaeological context excavated.
- All finds, where appropriate, shall be washed.
- All pottery, and other finds where appropriate, shall be marked with the site code and context number.
- Finds work will be to accepted professional standards and adhere to the Institute of Field Archaeologists' Guidelines (IFA 2001a).

Sampling

- The English Heritage Advisor for Archaeological Science will be consulted before the project commences (Vanessa Straker 0117 975 0689).
- The archaeologist undertaking the watching brief will assess the potential for environmental sampling.
- Environmental sampling will be guided by Environmental Archaeology (English Heritage 2001/02)
- Other English Heritage guidance such as Geoarchaeology (2004) and Archaeometallurgy (2001) will be consulted prior to the commencement of the project. All retained finds will be returned to English Heritage.

Stage 3: archiving and reporting

Requirements for archiving and reporting will be reviewed in the light of the fieldwork results.

Creation of site archive

The primary site archive will be held by Historic Environment Projects. Archiving will include:

- Archiving of black and white photographs
- Digital colour photographs.
- Processing and analysis of artefacts and environmental samples, if appropriate
- Collation of site records
- Preparation of finished drawings

Archive deposition

An index to the site archive will be created and the archive contents prepared for long term storage, in accordance with HE standards.

The archiving will comprise the following:

1. All correspondence relating to the project, the WSI, a single paper copy of the report together with an electronic copy on CD, stored in an archive standard (acid-free) documentation box
2. Archive standard negative holders and archive print holders, to be stored in the HE system until transferred to the Royal Cornwall Museum.
3. The project archive will be deposited initially at Pound and Company, Penryn and in due course (when space permits) at Cornwall Record Office.

Archive report

A written report (to combine the results from Stages 1 and 2) will include:

- Contents list
- Summary
- Site description - location, ownership, designations, layout of report, context of the project, recording scope, aims and methods, main historic interest / periods
- A synthesis of development
- A short statement of archaeological significance
- Results of building recording
- Results of watching brief including reports on artefacts
- Site plans and sections/ elevations
- Phased plans if appropriate
- Site location plan, historic maps, plans, illustrations and selected photographs
- Acknowledgements
- Bibliography/references
- Archive contents

A paper copy and a digital (PDF) copy of the report, illustrations and any other files will be held in the Cornwall HER. Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

Timetable

The study is anticipated to be commenced during April 2011.

The archive report will be completed within 3 months of the end of the fieldwork. The deposition of the archive will be completed within 3 months of the completion of the archive report.

Monitoring and Signing Off Condition

Monitoring of the project will be carried out by Phil Copleston, Historic Environment Planning Advice Officer. Where the Historic Environment Planning Advice Officer is satisfied with the archive report and the deposition of the archive written discharge of the planning condition will be expected from the local planning authority (LPA).

Monitoring points during the study will include:

- Approval of the WSI
- Completion of fieldwork
- Completion of archive report and summary note
- Deposition of the archive

Historic Environment Projects

Historic Environment Projects is the contracting arm of Historic Environment, Cornwall Council (HE). HE employs some 20 project staff with a broad range of expertise, undertaking around 100 projects each year.

HE is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

Standards



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

As part of Cornwall Council, HE has certification in BS9001 (Quality Management), BS14001 (Environmental Management), OHSAS18001 (Health, Safety and Welfare), Investors in People and Charter Mark.

Terms and conditions

Contract

HE Projects is part of Historic Environment, Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

The views and recommendations expressed will be those of the Historic Environment projects team and will be presented in good faith on the basis of professional judgement and on information currently available.

Project staff

The project will be managed by a nominated Senior Archaeologist who will:

- Discuss and agree the detailed objectives and programme of each stage of the project with the client and the field officers, including arrangements for health and safety.
- Monitor progress and results for each stage.
- Edit the project report.
- Liaise with the client regarding the budget and related issues.

Work will be carried out by HE field staff, with assistance from qualified specialists and sub-contractors where appropriate. The project team is expected to include:

Nigel Thomas BA MIFA

Senior Archaeologist responsible for management of projects relating to historic building recording and surveys of historic landscapes. Past work has included recording and structural analysis at Launceston and Restormel Castles, medieval chapels at Rame, Bodmin and Hall (Bodinnick), as well as landscape surveys at Lanhydrock park and Godolphin gardens. Project manager for historic building analyses at Tintagel Old Post Office, Cotehele House, St Michael's Mount summit complex and Trevice for the National Trust. Project team leader for the Lostwithiel Town Characterisation Study. Member of the IfA Buildings Group and Survey and Illustration Group.

Joanna Sturgess BA

Archaeologist with HE, with a wide range of experience in recording historic buildings, landscapes, excavation and post-excavation. Past historic building works have included Cutmadoc Farmhouse, Lanhydrock; City Wharf, Truro; Harvey's Foundry, Hayle; Boswednack Serpentine works, Porthmeor farm and various mining sites. Other projects include Gwithian's past excavations, Lemon Quay excavation, Goonhilly Earth Station survey, Lower Boscaswell and Trevesa in West Penwith landscape surveys. Expertise includes archaeological use of CAD software and survey.

Eric Berry

A freelance Historic Buildings Consultant, with extensive experience of Listing reviews for English Heritage and has surveyed and photographed numerous early buildings in Cornwall. Eric formerly worked as a Conservation Officer for Carrick DC and serves on the committee of the Cornish Buildings Group.

Report distribution

Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

A digital copy of the report, illustrations and any other files will be held in the Cornwall HER and also supplied to the client on CD or other suitable media.

Copyright

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

Use of the material will be granted to the client.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

HE will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received HE may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

Health and safety statement

HE follows the Council's *Statement of Safety Policy*. For more specific policy and guidelines HE uses the manual *Health and Safety in Field Archaeology* (2002) endorsed by the Standing Conference of Archaeological Unit Managers.

Prior to carrying out on-site work HE will carry out a Risk Assessment.

Insurance

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

References

English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage, Swindon

Nigel Thomas

Senior Archaeologist

31st March 2011

Historic Environment Projects

Cornwall Council