



Reeve Barns, Week St Mary, Cornwall

Historic building record



Historic Environment Projects

Reeve Barns, Week St Mary, Cornwall

Historic building record

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Acknowledgements

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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.

Freedom of Information Act

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Cover illustration

Buildings 1, 3 and 5 from south

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Abbreviations

CRO	Cornwall County Record Office
HES	Historic Environment Service, Cornwall County Council
NGR	National Grid Reference
OS	Ordnance Survey

1 Summary

Reeve Farm is a late 19th century farmstead built on the edge of former downland in the eastern part of Week St Mary parish (Figs 1 and 2). The traditional farm buildings have been redundant from farm use for many years and some of these now have planning consent to be converted for residential use. One of the conditions of the consent is the requirement for the buildings to be recorded prior to commencement of building works. The recording and analysis has shown that the farm buildings were constructed in a number of phases as part of an evolved suite of buildings based on model farm lines. The overall group is ranged around three sides of a farmyard but the study group forms an L-plan part of this group. Most of the buildings had been constructed by the time of the c1880 map but based on their design and architectural detail appears to have been recently constructed at that time. At some time between c1880 and c1907 the group was slightly extended and part was remodelled. Reeve is a good example of farm buildings designed and adapted to cope with changing agricultural requirements in the late 19th century and into the 20th century. A particularly interesting building is the stone-built hay-barn that was added soon after the first phase of construction.

2 Introduction

2.1 Project and planning background

Planning application 2009/01746 was submitted on 10 December 2009 and was for an amended scheme for the change of use of the barns to two dwellings following demolition of the attached modern farm building and partial demolition of part of the barns (previously approved under decision 2009/00413). This application was approved subject to eleven conditions. Condition 8 states:

No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning [now PPS5: Policy 12].

Historic Environment Projects, Cornwall Council was subsequently contacted by Peter Wonnacott of Drawfun Ltd on behalf of the owner, with a view to commissioning works to satisfy this Condition. An estimate of costs was prepared by HE Projects and agreed with the client. A Written scheme of Investigation (Appendix 1) was then prepared by HE Projects in line with a brief earlier submitted by Phil Copleston (Appendix 1).

2.2 Project extent

The site includes the farm building group subject to the planning proposal (see Fig 69).

2.3 Aims and objectives

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

2.4 Working methods

Before site work commenced a rapid analysis of readily available historic maps was undertaken, including early OS editions.

All recording work was undertaken according to the Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. 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.

2.4.1 Desk-based assessment

A desk-based assessment was carried out to inform the fieldwork stage. This comprised:

- Published sources...
- Historic maps, including
 - Parish Tithe maps (c1840),
 - 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)

2.4.2 Fieldwork: survey

The fieldwork was undertaken on 20/4/12. Archaeological recording including architectural features and detail, as appropriate, was added to copies of existing contractors drawings (supplied to HE Projects by the client).

The principal requirement set out in the brief was a photographic survey. This was carried out to archive standard and includes black and white photographs taken with a 35mm SLR camera loaded with fine grain archive quality film. Supporting colour photographs were taken with a digital SLR camera (with a resolution of 12 megapixels).

All photographs were taken with a single-lens reflex camera supported on a heavy tripod, and most using available natural light. Flash-light was used to balance the lighting where there was heavy back-light. The buildings were photographed externally and internally. Within the buildings all accessible room spaces were photographed, the larger room spaces from a number of directions designed to present the design and character of the room spaces. A metric scale was included in all views, except where health and safety considerations made this impractical.

Other on-site recording included annotation of supplied architect's plans of each floor of the buildings, to identify features and past processes.

3 Location and setting

The farm buildings are arranged around a yard to the north-west of Reeve House which lies to the south-west of Week St Mary village at NGR SX 2404 9680 (Fig 1). The farm settlement lies immediately north of the road from Week St Mary to West Curry and is surrounded by fields (Figs 2 and 3). The farmstead is of middle to late 19th century date and is first shown on the c1880 OS map. It lies at the top of a hill at a height of 165m OD. The underlying bedrock is part of the Holsworthy group and comprises mudstone, siltstone and sandstone (CC GIS mapping).

4 Designations

None of the buildings within the farmstead are listed buildings but they do all lie within an Area of Great Landscape Value (AGLV).

5 Brief history

Reeve farmstead is located in Week St Mary parish at grid ref SX 2403 9679. A single small rectangular building is shown at this location on the Tithe map of c1840 (Fig 4). The house and barns are first recorded on the Ordnance Survey First Edition 25 Inch map of c1880 (Fig 5). The present farmstead at Reeve Farm (Fig 14) is likely to have first been built in the 1870s. The farm buildings were added to between c1880 and c1907 (Figs 5 and 6). Buildings 1 and 3, and part of Building 5 are part of the original planned group of buildings.

6 Building descriptions

For ease of identification the buildings have been named 1-5. Also, within the 2-storey Buildings 1 and 2 the room spaces have been numbered 1-7 (see Fig 69 for layout). Due to the removal of a floor above room 1 in Building 1 the space is now shared with the loft above that is room 6. The building numbers are not related to phase sequence but Building 5 in its present form is part of the last construction phase.

6.1 Building types

The farm buildings that are the subject of this study relate to the keeping of cattle and also stabling. Buildings 1 and 3, and part of Building 5 are part of the original planned group of buildings. Building 1 comprises a 2-storey threshing barn and a stable with a hay-loft above. The threshing barn probably originally was used as a shippon (cow-house) to its ground-floor but this was later divided with brick walls into loose boxes and two of these were fitted with machinery at a later date, a vestige of which survives in room 1. Next to (north-east of) the stable barn is a rare stone-built hay-barn of the same height as the stable barn and threshing barn but without a dividing floor. Building 4 has been partly demolished but its remaining end was built as a probable cart house relating to probable dung storage and distribution. Building 3 was clearly built as a shippon and Building 5 was enlarged and altered to become a shippon.

6.2 Materials

All the subject farm buildings at Reeve Farm are constructed from roughly-coursed local slatestone rubble bedded in earth mortar and pointed with lime mortar, much of which has been re-pointed in the 20th century with cement mortar. There is rag slate-hang to the upper part of the north-west gable end of Building 2 (hay-barn). Three of the doorways have dressed elvan threshold stones. Internal wall surfaces are lime-washed. Red brick is used for much of the jamb-work, for segmental arches over many of the openings, for upper parts of some internal gabled partitions, for later wall heightening, and for later partitions to the ground floor of Building 1.

All roofs are laid with uniform-sized dry-laid Delabole slate except where the roof covering of the north-west roof slope of Building 5 has been replaced with standard corrugated asbestos-cement sheeting. All the roofs are capped with red clay ridge tiles.

6.3 Plan/plan development

Map evidence and construction detail including phase joints provide much evidence for the phase sequence of the buildings. The traditional buildings at Reeve Farm form an overall U-plan group ranged around a farmyard. The buildings fronting onto the farmyard, including the former original phase of Building 5, are a planned group of probably the same date.

Building 1 is two storeys; Building 2 is of the same height as Building 1 but designed as a full-height internal space. The other buildings are single-storey. The original part of Building 5 and Building 3 form the north-west side of the farmyard. The south-west arm of the overall U-plan group is a long partly open-fronted building that is not part of the study group.

The farmhouse, of similar date to the first phase of farm buildings, is a detached building to the south-east of the farmyard.

Building 1 (threshing barn and stable barn) forms the north-east side of the farmyard. Other buildings relating to the yard are single-storey. The south-east end of Building 1 was designed as a threshing barn with a probable shippon to the ground floor. This area was later subdivided into three cells, probably used as loose boxes at first, the two cells to the south-east then fitted with machinery. The north-west end of Building 1 is designed as purpose-built stables with a loft above for hay and bedding storage.

Building 2 (hay-barn) was added to the north-west of Building 1 (stable/hayloft and threshing barn) at some time between c1880 and c1907. A stone-built hay-barn was a very advanced building type for its date, providing convenient and dry storage that was a

great improvement over the previous practice of keeping hay in open ricks. At the same time building 5 was extended along the south-west side of the hay-barn to become a shippon, the hay-barn then supplying both the stables and the new shippon with fodder and probably bedding as well.

Building 3 has a symmetrical plan as originally designed. The layout of original cobbled flooring proves that Building 3 was designed to function as a shippon with a wide central through-passage, a split feeding passage to its south-east side, and a split open drain running along its north-west side. The rear (north-west) wall of Building 3 is the partition wall with Building 5. As well as its central wide doorway (reduced in width at some time) there are four other regularly-spaced doorways, one of which has been fitted with a brick arch in relatively recent times. All of these doorways (now within a party wall shared with Building 4) must relate to dung removal.

Within Building 4 a combination of partial demolition and original floors covered in concrete now makes interpretation very difficult. However, according to map evidence, Building 4 (adjoining north-west of Building 3) is pre-1880 like the main group. There is strong evidence that it was added to Building 3. Its original function appears to have been to provide under-cover dung storage, removable by cart through a wide doorway at its south-west end, or via the wide through-passage within Building 3 at suitable times for distribution in the fields. If this interpretation is correct this is a very advanced building type for its date but was a great improvement over the usual practice of having an open dung pit within the farmyard.

It is likely that there were originally no doorways in the north-west wall of Building 4, much of which has now been demolished. In the mid-late 20th century a dairy housing a bulk milk tank was added to the rear of the north-east end. A doorway in the north-east wall was cut through when Building 5 was extended, probably also related to dung removal and storage.

Building 5 was originally built as a small probable stables or loose boxes. The original plan form of this single-storey building and the way that it relates to the stable barn to the north-east suggests that is part of the original planned courtyard of buildings. It was later rebuilt and extended at the rear (north-west) to become a shippon. To achieve this extension the front wall was probably rebuilt, the roof level was probably raised, a parallel roof of similar depth was added directly behind, plus a roof of lesser depth at the rear where the building adjoins an old field boundary.

6.4 Building 1 (threshing barn and stables)

Building 1 (Fig 7 and 15-17) has original openings to its north-east, south-east and south-west elevations, all the original openings spanned by segmental brick arches.

The south-west elevation fronts the farmyard. At ground-floor level there is a series of four doorways with first-floor openings directly above, all window openings except for a loading/threshing doorway towards the right. There is also a small window opening between the central ground-floor doorways, blocked with hand-made concrete blocks probably when its original function became redundant with subdivision of the interior. There is an original 2-light shuttered window in the first-floor opening second from left. The ground-floor doorway at far right is blocked with machine-made concrete blocks. The left-hand doorway gives access to the stables. The other three ground-floor doorways probably relate to original use of the ground floor as a shippon, both for human and cow access and exit and for mucking out. The window opening is located to light the building off-centre due to the position of the first-floor loading doorway. This off-centre position is balanced by an off-centre window in the rear (north-east) elevation that is deliberately off-centre towards the south-east due to the large threshing doorway to this elevation. There are old ledged doors to the doorway openings still in use.

The south-east gable end is dominated by a large central first-floor loading doorway fitted with old planked doors. Evidence for the original construction method of the wall is demonstrated by the survival of four putlog holes at first-floor level. This is very late use for the use of putlogs for supporting scaffolding in original construction. A straight joint

to ground-floor left is evidence for a former probable machinery opening that was cut through the wall at some time and later blocked in.

The north-west elevation adjoins the later hay barn (Building 2) to the right (north-west). The original elevation of Building 1 comprises the threshing barn to the left and the stables to the right.

The threshing barn is the wider elevation and has a central first-floor loading/threshing doorway fitted with its original 3-door arrangement that is characteristic of this building type designed to maximise flexibility with ventilation to the threshing floor. The door-frame is rebated into the jambs to maximise its usable width. The threshing-barn elevation is symmetrical except for the existence of a small original ground-floor window opening located to the left of the threshing doorway, its design location unavoidable due to the position of the doorway but balanced with respect to lighting the interior as it is staggered with respect to a small window opening in the opposite (south-west) wall. There are four further window openings, two to each floor and located directly above one another at left and right. The first-floor window openings are taller and wider and fitted with their original 2-light shuttered windows. The ground-floor window openings have had their sills raised at some time. A later drive-bearing recess visible to the interior located between the ground-floor windows towards the left is not visible in the external wall face. Four small blocked openings under the eaves are remnant inserted timber sockets from the former modern farm building that was recently demolished.

The north-east elevation of the stables has four small regularly-disposed window openings to the ground floor, all of which have had their sills raised at some time. There is a first-floor loading doorway with old planked door located centrally above the two left-hand ground-floor windows and a first-floor window opening directly above (but wider than) the ground-floor window third from the left.

Interior features within Building 1 (Figs 26-39 and 40-47) include the original roof structures with collar trusses fastened with iron bolts at the collar and apex joints. There is a 4-bay roof to the threshing barn and a 3-bay roof over the stable loft.

Within the threshing barn the original floor with cross joists has been removed. Its later replacement above rooms 2 and 3 only has its joists oriented axially along the building so that they are carried on inserted brick partitions that now divide the ground floor into three cells. Room 1 has no floor above and this space is now open to the roof. Concrete floors conceal evidence of original use of the building. A cast-iron bearing for former line shafting survives in the north-east wall of room 1. A socket in the wall below this probably once held a related bearing and there is a belt-drive slot through the later brick partition between rooms 1 and 2. An old wooden hopper in the loft and an old belt-drive machine survives from the last use of machinery within the building.

There is an original communicating doorway between the threshing barn loft and the stables loft.

The interior of the stables has many features of interest including an original cobbled floor designed to drain towards the north-west end of the building. Iron stanchions with integral brackets for holding the former boarded partitions divide the stalls. There are two original cast-iron hay-racks. An original straight-flight staircase survives in the south corner of the stables giving access to the hayloft above. Within the north-west wall by the west corner a tall (now blocked) doorway that rises partly into the first floor appears to have been cut through when the hay-barn was added. A hatch in the floor relating to this opening has been in-filled. Similarly, a doorway in the north corner of the loft was cut through at the same time. The floor over the stables is original and it is supported by cross joists.

6.5 Building 2 (hay barn)

Building 2 (Figs 8 and 18-21) is 2-storeys high but relating to a full-height internal space.

The north-east elevation is dominated by a very large central loading doorway that has been reduced in height from the bottom at some time. The only other opening is an original ground-floor doorway at far left fitted with its original planked door. The door

threshold is a dressed elvan stone slab with stooling for the door jambs (similar to the threshold stones of Building 5).

The north-west gable end has no openings. The upper part of this wall is clad in rag slate-hanging, probably added later to protect the wall from water penetration.

The south-west elevation of building 2 is within Building 5, the last phase of which as a shippon is probably coeval with the hay-barn and functionally related to it. There is only one doorway in this elevation clearly designed to take hay from the hay-barn into the feeding passage of the shippon.

The interior of the hay-barn (Fig 39) has its original 3-bay roof structure, the principal trusses of slightly larger scantling than those within Building 1 but otherwise of similar design. Two openings within the party wall between Building 1 and Building 2 appear to have been inserted when the hay-barn was constructed.

6.6 Building 3 (shippon)

Building 3 (Figs 9, 10 and 22)) appears to be coeval with buildings 1 and 4 and the earlier part of Building 5. It is also coeval with the single-storey building to the south-west side of the farmyard that is not included in this study.

The south-east elevation is the only external elevation with any openings. It faces the farmyard and has a symmetrical arrangement of wide doorway flanked by two small squat window openings. These are fitted with original pivoting lights designed to light the feeding passage and to ventilate the interior.

The south-west elevation is the road frontage elevation that is continuous with Building 4, and also the building not included in the study.

The interior of Building 3 (Figs 48-61) retains much of its original character and interest. The original 5-bay (including hipped bays to the hipped return at the south-west end) roof structure has collar trusses fastened with iron bolts at the collar and apex joints. The cobbled floor is almost complete and it is designed for pairs of cow-stalls on either side of a central wide through-passage. There is evidence for a feeding passage to either side of the through-passage and drainage to a series of drain holes through the rear wall. Slate feeder bases survive to the north-east end of the building but most of the evidence for these is buried under later concrete feeders at the south-west end. The rear wall has a wide doorway, later partly blocked, relating to the through passage, and four narrower doorways (all later blocked), and two doorways at either side of the wide doorway. The second doorway from the south-west has been remodelled in the later 20th century by adding a semi-circular brick arch bedded in cement mortar. At the north-east end of the building near the north corner is some rebuilt masonry, probably relating to a former drain through the wall.

6.7 Building 4 (cartshed and probable former dung-store)

Building 4 (Figs 10-12 and 62-64) is likely to be of similar date to Building 3 but clearly added later. It was added probably very soon after the construction of the main planned group to provide a cartshed and probable tool/equipment storage. Unfortunately, much of Building 4 had been demolished at the time of inspection so that much evidence needed for confident interpretation may have been lost.

The south-west end of the building survives. This has a wide cart or wagon doorway at its south-west end, probably the only original opening of its original construction. The original roof structure has collar trusses fastened with iron bolts at the collar and apex joints. Removed trusses from the demolished part of the building were stored on site at the time of inspection.

6.8 Building 5 (shippon)

Building 5 (Fig 11 and 64-68) is an evolved structure. Its south-east end (as a plan site) is probably part of the original planned group. It is likely to have originally been designed as stables or loose boxes. Probably at the same time as when the hay-barn was added to the group Building 5 was extended to the north-west and converted to a shippon.

The south-east front was rebuilt when the building was extended. The front has a doorway at left and right, the left-hand doorway is the entrance doorway, the right-hand doorway is for access to the feeding passage. The left-hand planked door has slit ventilation to the upper half; the other door is simply planked. Both doorways have dressed elvan stone threshold slabs with stooling for the door jambs (similar to the threshold stones of Building 2 and further evidence for a coeval date).

The interior has 8 pairs of stalls. The stalls are divided by iron stanchions and thick slate monolith partitions. The feeders have large slate slabs dividing them from the feeding passage along the north-east side of the building. The feeding passage is served via a doorway from the adjoining and coeval hay-barn. There are three parallel roofs over the shippon. These roofs have collar trusses fastened with iron bolts at the collar and apex joints. The roof over the north-west end of the shippon is of lesser width and has been partly demolished.

7 Conclusions

The original traditional farm buildings at Reeve Farm are a very interesting planned group of buildings designed on model farm lines. It is arguably the way that the original buildings have been added to that makes the group particularly significant. The rare stone-built hay barn combined with the addition of greater shippon capacity makes for a particularly interesting functional group that demonstrate important advances in farming practice at the date of their construction in the later nineteenth century.

8 References

8.1 Primary sources

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

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

Ordnance Survey, 2007. *Mastermap Digital Mapping*

Tithe Map and Apportionment, c1840. *Parish of Week St Mary* (digital copy at CRO)

9 Project Archive

The HE project number is 146142

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

1. A project file containing site records and notes, project correspondence and administration
2. Black and white photographs archived under the following index numbers: GBP 2244, 2245
3. Digital photographs stored in the directory R:\Historic Environment (Images)\SITES.U-Z\Week St Mary Reeve House barns 2012
4. Digital drawings stored in the directory R:\Historic Environment (CAD)\CAD Archive\Sites W\Week St Mary Reeve House barns 2012
5. English Heritage/ADS OASIS online reference: cornwall2-127937
6. This report text is held in digital form as: G:\TWE\Waste & Env\Strat Waste & Land\Historic Environment\Projects\Sites\Sites W\Week St Mary Reeve House barns HBR 2012\Report

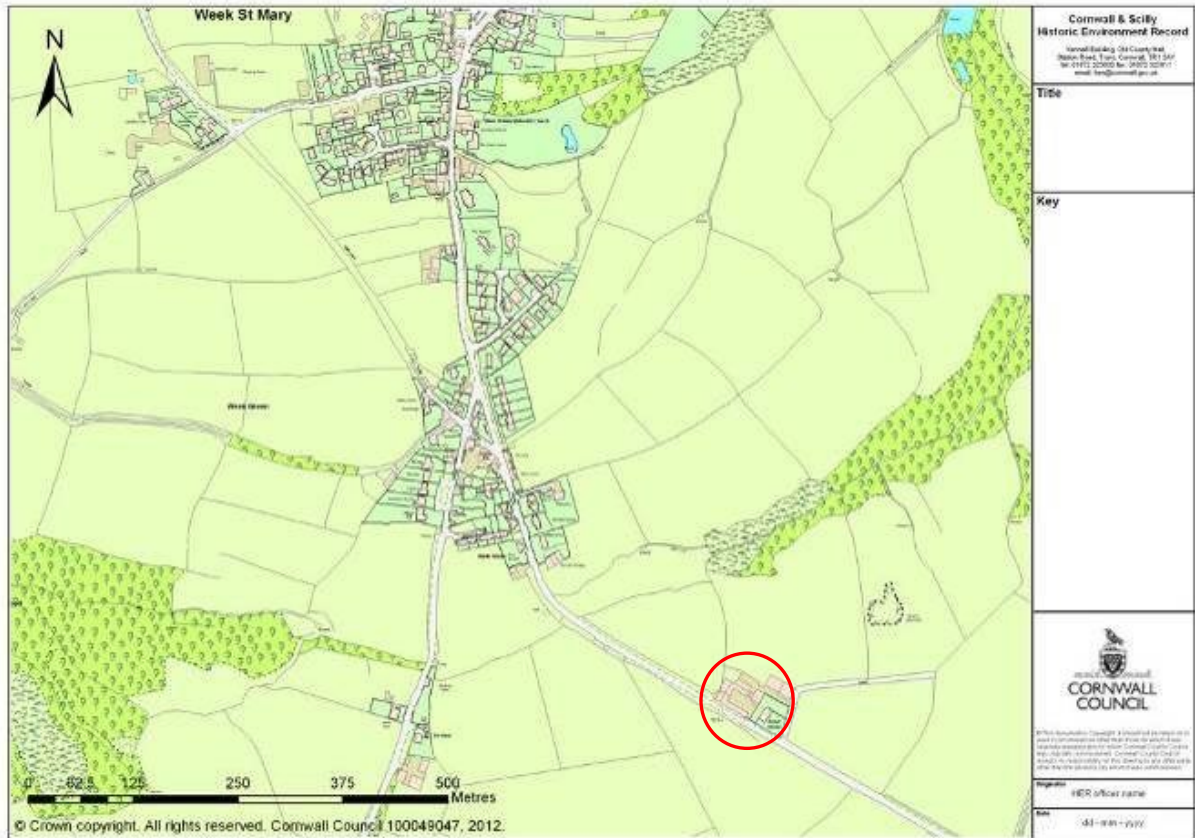


Fig 1 Location map

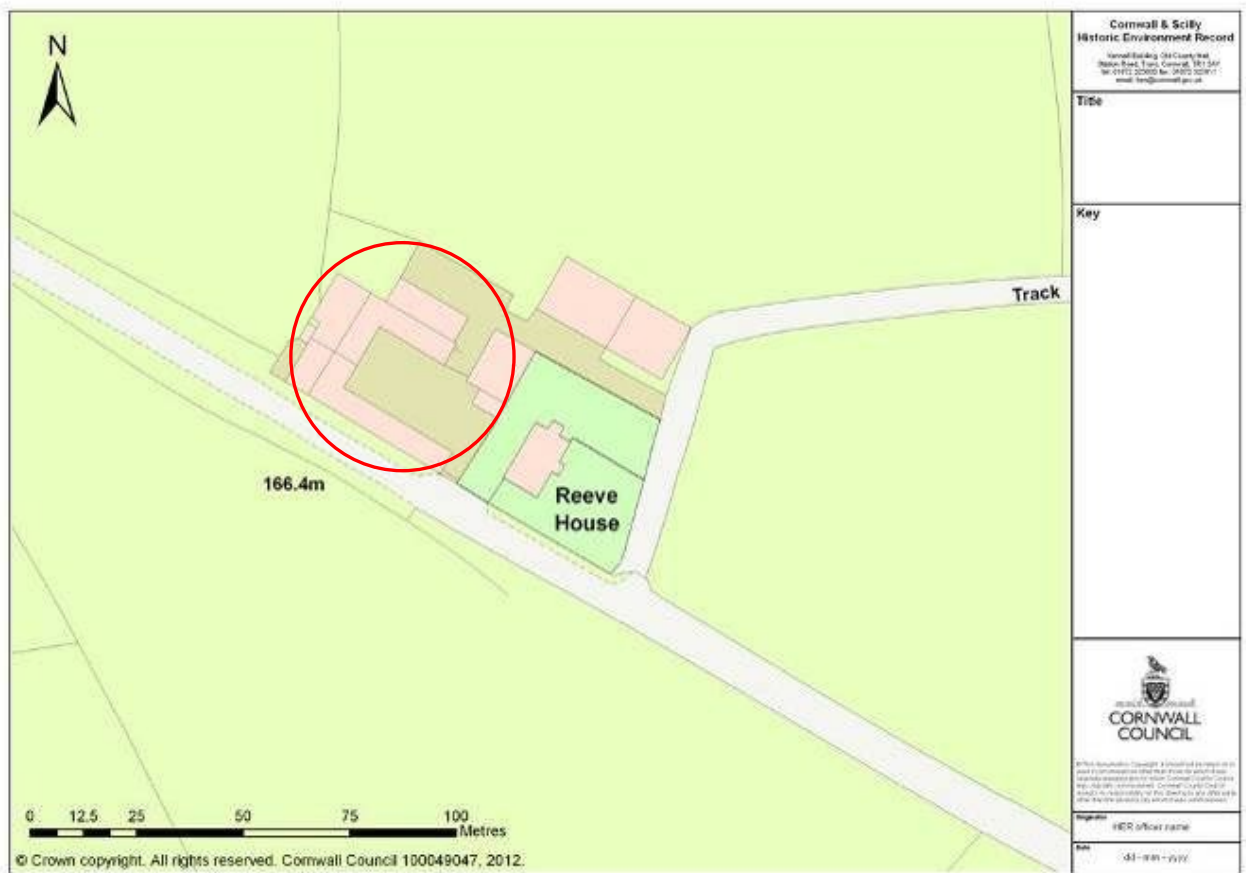


Fig 2 Location map 2



Fig 3 Aerial photograph, 2005



Fig 4 c1840 Tithe Map (approx location of present farmstead circled)

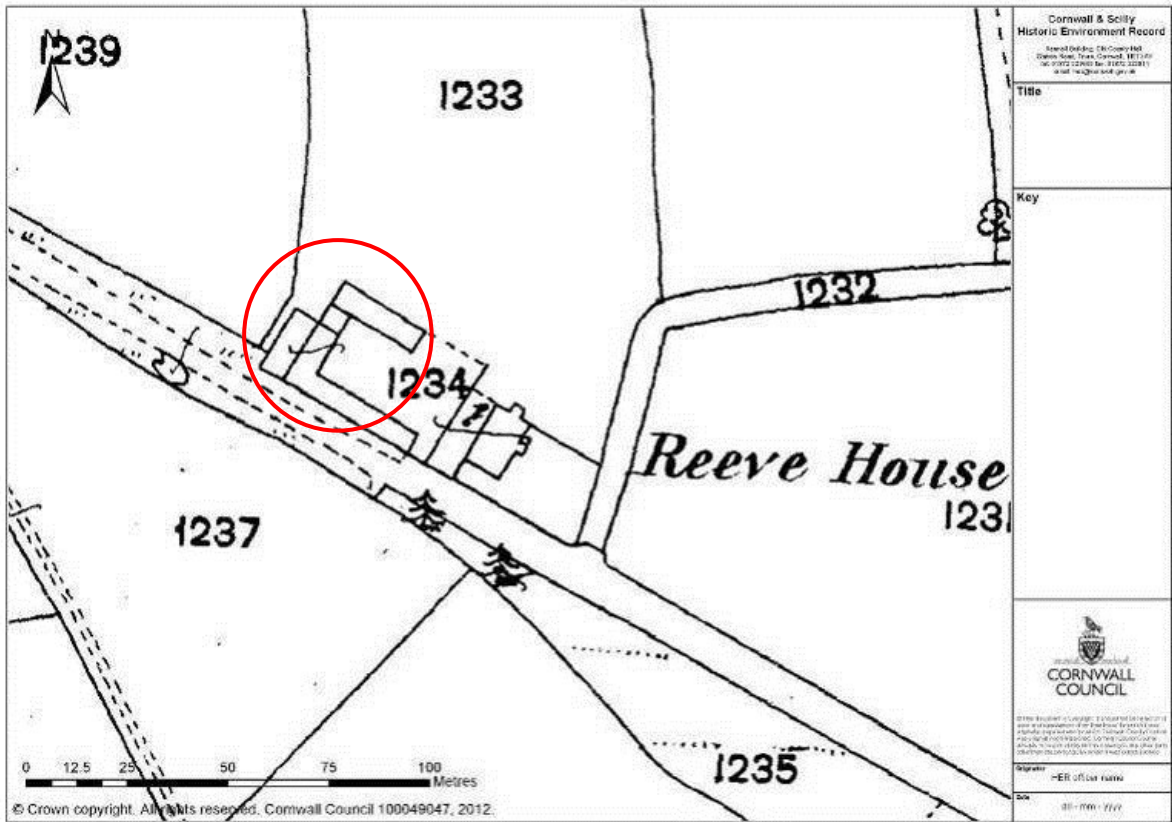


Fig 5 First Edition OS 25 Inch map, published c1880

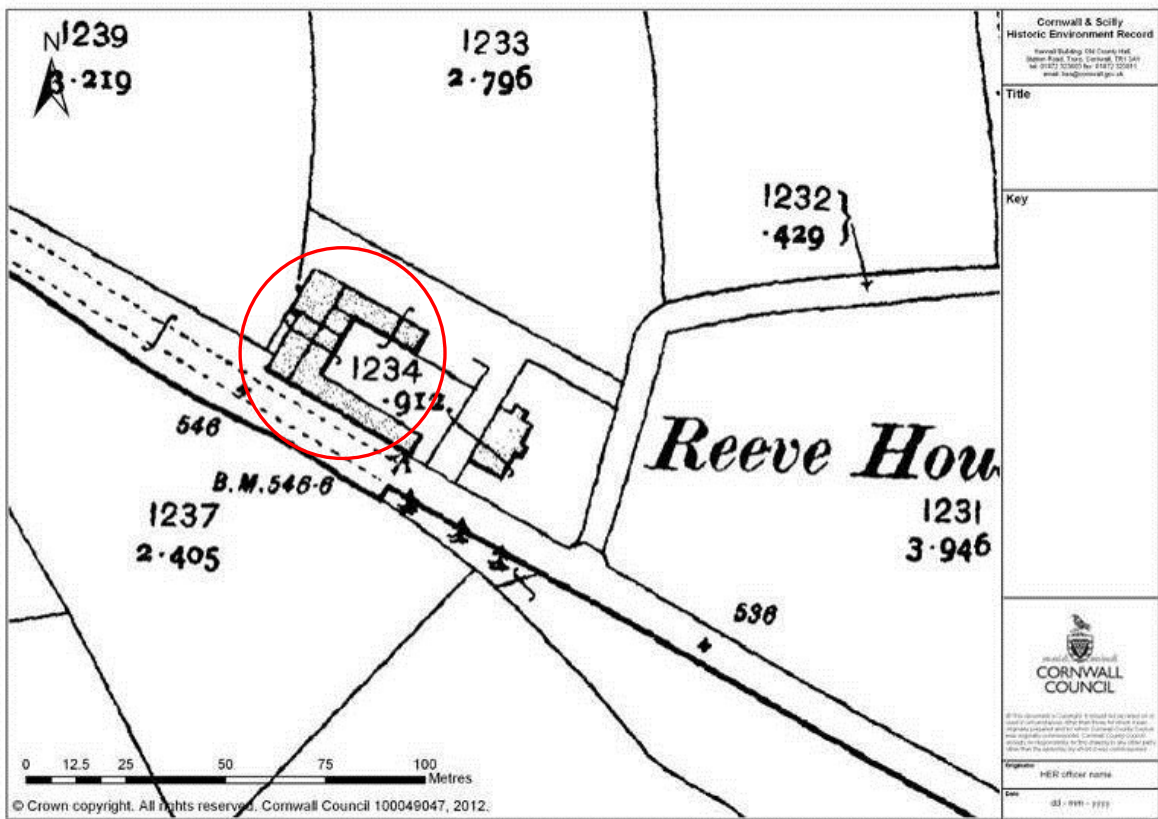


Fig 6 Second Edition OS 25 Inch map, published c1907



Fig 7 Building 1 from NW (threshing barn and stables)



Fig 8 Buildings 1 and 2 from SE (threshing barn and stable barn, and later hay-barn)



Fig 9 Building 3 (shippon- left) and the yard front of Building 5 (probably originally stables but later enlarged as a shippon- right)



Fig 10 Building 3 (shippon) and partly demolished Building 4 (cartshed and probable dung store) from north



Fig 11 Building 5 (shippon); demolition remains of Building 4 in the foreground



Fig 12 Reeve farm buildings from west (building 4)



Fig 13 Reeve farm buildings from south-east



Fig 14 Reeve Farmhouse from NW



Fig 15 Building 1 from SE



Fig 16 Building 1 (threshing-barn) from NE



Fig 17 Building 1 (stables and loft) from NE



Fig 18 Building 2 (hay-barn) from NE



Fig 19 Building 2 (hay-barn) from NW



Fig 20 Building 2 Hay-barn NE loading doorway (reduced)

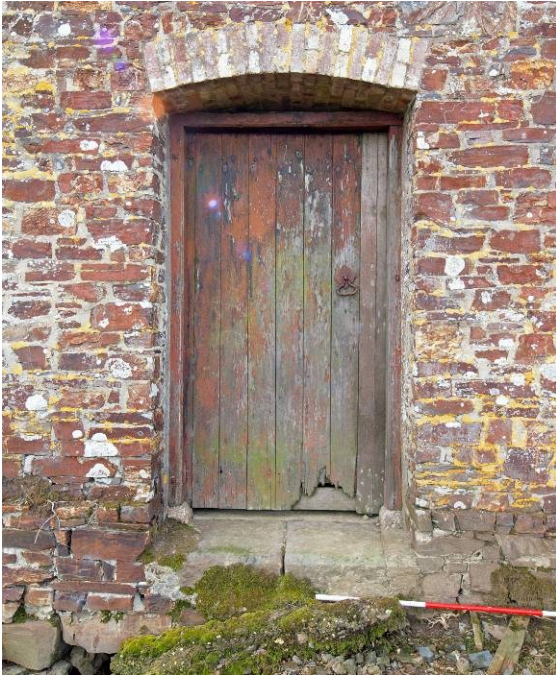


Fig 21 Building 2 Hay barn NE doorway



Fig 24 Building 5 (SE doorway)



Fig 22 Building 3 (shippon) from SE



Fig 25 Building 1 (threshing barn) SE end



Fig 23 Building 5 (shippon) from SE



Fig 26 Building 1 E corner (remains of machinery)



Fig 27 Building 1 room 2 from NE



Fig 31 Building 1 room 2 from SE



Fig 28 Building 1 room 2 from NW



Fig 32 Building 1 room 4 (stables) from south



Fig 29 Building 1 room 3 from NE



Fig 33 Building 1 room 4 (Stables) from east



Fig 30 Building 1 room 3 from NW



Fig 34 Building 1 room 4 (Stables) from north



Fig 35 Building 1 room 4 (Stables) stall stanchion detail from NE



Fig 36 Building 1 room 4 (Stables) doorway cut through to later hay-barn and later blocked



Fig 37 Building 1 room 4 Stable hay racks; window openings reduced



Fig 38 Building 1 room 4 Stable floor



Fig 39 Building 2 room 5 (hay-barn)



Fig 40 Building 1 room 6 (threshing floor) from NE



Fig 41 Building 1 room 6 Threshing floor NE doorway



Fig 42 Building 1 room 6 Threshing floor from NE



Fig 46 Building 1 room 7 Stable loft from west



Fig 43 Building 1 room 6 NW end from NE



Fig 47 Building 1 room 7 Stable loft (inserted openings to later hay-barn (room 5))



Fig 44 Building 1 room 6 NW end from SW



Fig 48 Building 3 (shippon), SE wall (left)



Fig 45 Building 1 room 7 (stable loft) from east



Fig 49 Building 3 (shippon), SE wall (centre)



Fig 50 Building 3 (shippon), SE wall (right)

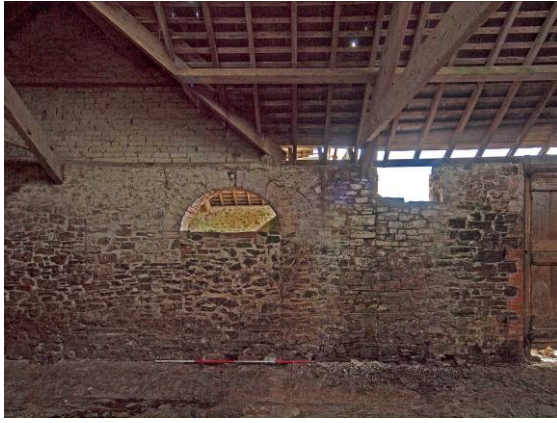


Fig 54 Building 3 (shippon), NW wall (left)



Fig 51 Building 3 (shippon), SW wall



Fig 55 Building 3 (shippon), NW wall (centre)



Fig 52 Building 3 (shippon) from SW



Fig 56 Building 3 (shippon) NW wall (right)



Fig 53 Building 3 (shippon) from SE



Fig 57 Building 3 (shippon), NE wall



Fig 58 Building 3 (shippon) from NE



Fig 62 Building 4, cart-shed/implement store remains



Fig 59 Building 3 (shippon), floor detail



Fig 63 Building 3 (shippon) with evidence for former adjoining Building 4



Fig 60 Building 3 (shippon), floor detail



Fig 64 Building 4 site remains, also former bulk-tank room plus gables of Building 5 (shippon)



Fig 61 Building 3 (shippon), floor detail



Fig 65 Building 5 (shippon), NW end from SW

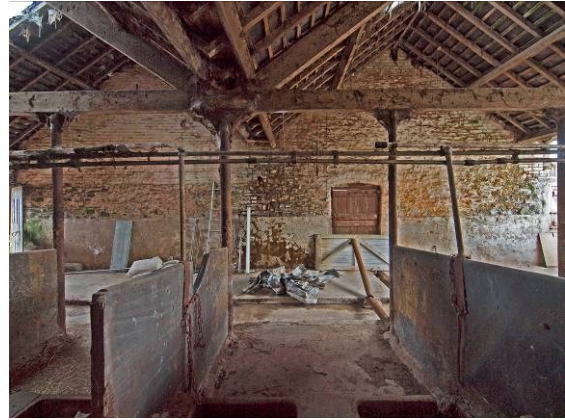


Fig 68 Building 5 (shippon) from NE



Fig 66 Building 5 (shippon) from west



Fig 67 Building 5 (shippon) from south

10 Appendix 1: Brief

Cornwall Council – Historic Environment Service

BRIEF FOR HISTORIC BUILDING PHOTOGRAPHIC RECORDING

Date: 17 February 2012

Address: Barns at Reeve House, Week St Mary, Bude, Cornwall, EX22 6UT

Applicant: Mr T Colwill, Reeve House, Week St Mary, Bude, Cornwall, EX22 6UT

Agent: Mr Peter Wonnacott, Drawfun Ltd., Rodds Bridge Farm, Lower Upton, Bude, Cornwall, EX23 0LS

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: Steve Bacon, Planning & Regeneration, 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.

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 of the barns at Reeve House to discharge condition 8 of planning application 2009/01746. 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 barns are located northwest of Reeve House, on the north side of the Week St Mary to West Curry minor road. The barns are centred on Ordnance Survey grid reference SX 24030 96798.

3 Planning Background

Planning application 2009/01746 was submitted on 10 December 2009 and was for an amended scheme for the change of use of the barns to two dwellings following demolition of the attached modern farm building and partial demolition

of part of the barns (previously approved under decision 2009/00413). This application has been approved subject to eleven conditions. Condition 8 states:

No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning [now PPS5: Policy 12].

4 Historic Building Background

The Cornwall & Isles of Scilly Historic Environment Record does not record the barns, but Reeve House is recorded as: "MCO10905 Reeve House - Post Medieval house. Reeve house is first recorded in 1607, as 'ryve house'. It is marked on the 1888 OS map, and is still occupied." Neither Reeve House or the barns are Listed.

As far as is known, neither Reeve House or the barns have previously been subject to archaeological investigation or building recording.

5 Requirement for Work

The present proposals will culminate in the potential destruction of material remains of the barns at Reeve House. It is therefore important that the barns 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 a brief report. This recording needs to be conducted by a building archaeologist or architectural historian that will be able to 'read' the structure and record the important details. 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 General Methodology

- 6.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).
- 6.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).
- 6.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.

- 6.4 All of the latest Health and Safety guidelines shall be followed on site.
- 6.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.
- 6.6 Terminology will be consistent with the English Heritage Thesaurus.

7 Site Recording Methodology

- 7.1 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.
- 7.2 Details of how all buildings and structures are surveyed and recorded shall be provided. The site plan will be tied to the national grid.
- 7.3 The photographic record shall be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The photographs will be taken with black and white 35mm or medium format film producing archive quality prints and negatives. Colour photography may be utilised for general shots and where it is appropriate for detail shots (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 Results

- 8.1 The full report shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the historic building contractor, Cornwall Council Historic Environment Service and the Cornwall Records Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 8.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 8.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 8.4 The report must contain:
- A brief history of the site.
 - A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - A location map, copies of any plans/drawings and photographs with appropriate annotation.
 - A copy of the brief and approved written scheme of investigation (WSI) will be included as an appendix.

9 Archive Deposition

- 9.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. The requirements for archive storage shall be agreed with the Cornwall Record Office. Please check the information on the Cornwall Record Office website <http://www.cornwall.gov.uk/default.aspx?page=24656>
- 9.2 The archive including a copy of the written report shall be deposited with the appropriate organisation within two months of the completion of the full report and confirmed in writing with the HEPAO.
- 9.3 Where there is only a documentary archive this will be deposited with the Cornwall Record Office and a copy of the report deposited with the Courtney Library of the Royal Institution of Cornwall.
- 9.4 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 9.5 A summary of the contents of the archive shall be supplied to the HEPAO.
- 9.6 Only on completion of 9.1 to 9.4 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

10 Monitoring

- 10.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 10.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.
- 10.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.
- 10.4 If significant detail is discovered, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forward.

11 Appendix 2: Written Scheme of Investigation

Barns at Reeve House, Week St Mary: Written Scheme of Investigation for historic building recording

Client: Mr T Colwill
Client contact: Peter Wonnacott
Client tel: TBA
Client email: pwplanning@btconnect.com

Site history

Reeve farmstead is located in Week St Mary parish at grid ref SX 2403 9679. The house and barns are first recorded on the Ordnance Survey First Edition 25 Inch map (c1880).

Project background

Planning application 2009/01746 was submitted on 10 December 2009 and was for an amended scheme for the change of use of the barns to two dwellings following demolition of the attached modern farm building and partial demolition of part of the barns (previously approved under decision 2009/00413). This application has been approved subject to eleven conditions. Condition 8 states:

No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority in consultation with the County Archaeologist. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning [now PPS5: Policy 12].

Historic Environment Projects was subsequently contacted by Peter Wonnacott of Drawfun Ltd on behalf of the owner, with a view to commissioning works to satisfy this Condition. An estimate of costs was prepared by HE Projects and agreed with the client.

This Written Scheme of Investigation (WSI) sets out the intended recording works, the methodology employed and the arrangements for project monitoring.

Project extent

The site includes the farm building group subject to the planning proposal.

Aims and objectives

The principal aim of the study is to gain a better understanding of the historic development of the farmstead and subject buildings. 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 Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. 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.

Desk-based assessment

A desk-based assessment will be carried out to inform the fieldwork stage. This will comprise:

- Published sources...
- Historic maps, including
 - Joel Gascoyne's map of Cornwall (1699)
 - Thomas Martyn's map of Cornwall (1748),
 - OS 1 inch survey (c1810)
 - parish Tithe maps (c1840),
 - 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)
- Modern maps

Fieldwork: survey

Archaeological recording will include architectural features and details of sub-surface elements. Measured information and detail, as appropriate, will be added to copies of existing contractors drawings (to be supplied to HE by the client).

Fieldwork: description

Analysis of the fabric will be undertaken on site (recorded as notes) to allow a description to be written up at the archive stage.

Fieldwork: photographic recording

To include:

1. Black and white photographs using a 35mm camera on fine grain archive quality film.
2. Supporting colour photographs taken with a digital camera (with a resolution of 5MP or higher), to be used to illustrate the report and for possible presentation purposes.

The photo record will comprise:

- general views
- 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

Creation of site archive

To include:

- Archiving of black and white photographs to HER standards. All monochrome photographs will be archived using the HE photo database
- Digital colour photographs (stored according to HER guidelines and copies of images made available to the client)
- A detailed site/building description
- Preparation of finished drawings
- Completion of the English Heritage/ADS OASIS online archive index

Archive report

A written report will include:

- Summary
- Project background
- Aims and objectives
- Methodology
- Location and setting
- Designations
- Brief site history
- Archaeological results
- Chronology/dating evidence
- Significance
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs

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.

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. A2 drawn archive storage (plastic wallets for the annotated record drawings)
3. Archive standard negative holders and archive print holders, to be stored in the HES system until transferred to the Royal Cornwall Museum.
4. The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Cornwall Record Office.

Timetable

The study is anticipated to be commenced during April 2012. The archive report will be completed within a month of the end of the fieldwork. The deposition of the archive will be completed within 2 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
- 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 is a Registered Organisation with the Institute for Archaeologists and follows their Standards and Code of Conduct.

As part of Cornwall Council, the HES 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 HE 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 Trecerice for the National Trust. Has recorded numerous industrial structures including Harveys Foundry, Loggans Mill (Hayle), Town Mills at St Columb Major, and china-clay area features including the waterwheel at Virginia CC Works, Greensplat engine house and Carrancarrow chapel. Project team leader for the Lostwithiel Town Characterisation Study. Member of the IfA Buildings Group and Graphic Archaeology Group. An experienced user of AutoCAD and is responsible for HEP's survey methodology.

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 Boscawell 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 the 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 and also the Council for British Archaeology's Handbook No. 6 *Safety in Archaeological Field Work* (1989).

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.

Nigel Thomas

Senior Archaeologist

5th April 2012

Historic Environment Projects

Cornwall Council, Cober Building, Old County Hall, Station Road, Truro, Cornwall. TR1 3AY

Tel: 01872 322360 Mobile: 07968 892156 Email: nthomas@cornwall.gov.uk