



Woolgarden farm buildings, St Clether, Cornwall

Historic building record



Historic Environment Projects

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The Project Manager was Nigel Thomas.

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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.

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Cover illustration

Woolgarden farmstead, looking north, with Barn 1 to the left and the farmhouse to the right.

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Abbreviations

CRO	Cornwall County Record Office
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
HE	Historic Environment, Cornwall Council
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
RIC	Royal Institution of Cornwall
SLR	Single lens reflex (camera)

1 Summary

Planning consent was granted to redevelop and convert a group of redundant farm buildings at Woolgarden, St Clether to residential use. The buildings lie within the curtilage of a listed 17th century farmhouse. These proposals prompted an historic building record to be carried out in advance of the works.

The subject group of farm buildings comprises two ranges of buildings within the context of a 17th century farmhouse and three other traditional farm buildings.

Barn 1 is an early 19th century principal two-storey threshing barn. The original building is a very interesting design that contains a mix of farming functions including a cow-house, loose-box and probable goose-house or pigsty on its ground floor and threshing floor and lofts above. Significant features include a number of keeping places, adzed cross beams and some reused ship's timbers. A large rectangular horse-engine house was added to the original building in the mid 19th century, to mechanise the previously labour-intensive threshing process. Gearing from the horse-engine would have transmitted drive to threshing and winnowing equipment housed inside the lofts. The horse-engine house was originally an open-sided building with its principal beam carried from the rear wall of the barn to a bearing wall opposite. The side walls were later built-up with stone walling except for two doorways plus a small window opening that was later altered to become a doorway. At this time the horse-engine appears to have been replaced by an oil engine situated in a lean-to and the horse-engine house itself converted to become additional animal accommodation. After c1907 the barn was extended southwards to contain an additional cow-house with a loft above. This later cow-house was subsequently converted to an open animal house. Its loft is subdivided between front and rear, the rear area containing a freestanding cast-iron Bentall mill.

Barn 2 comprises a linear range containing a small early 19th century barn (probably the oldest building in the subject group) that has been reduced in height, a probably late 19th century cart-shed/implement-shed with integral stable/loose-box, and a small early 20th century lean-to implement shed. Despite alteration the earliest part of Barn 2 retains some interesting vernacular features including three triangular ventilators in its rear wall. The adjoining open-fronted building has a keeping place in its NE wall. The significance of the buildings can be presented on a number of levels including their context relating to a 17th century or earlier farmhouse, the vernacular character of the subject buildings and the degree of innovation that they contain. Overall, the buildings are rare in their context and in the range and complexity of their functions and represent a good example of an evolved group of traditional farm buildings.

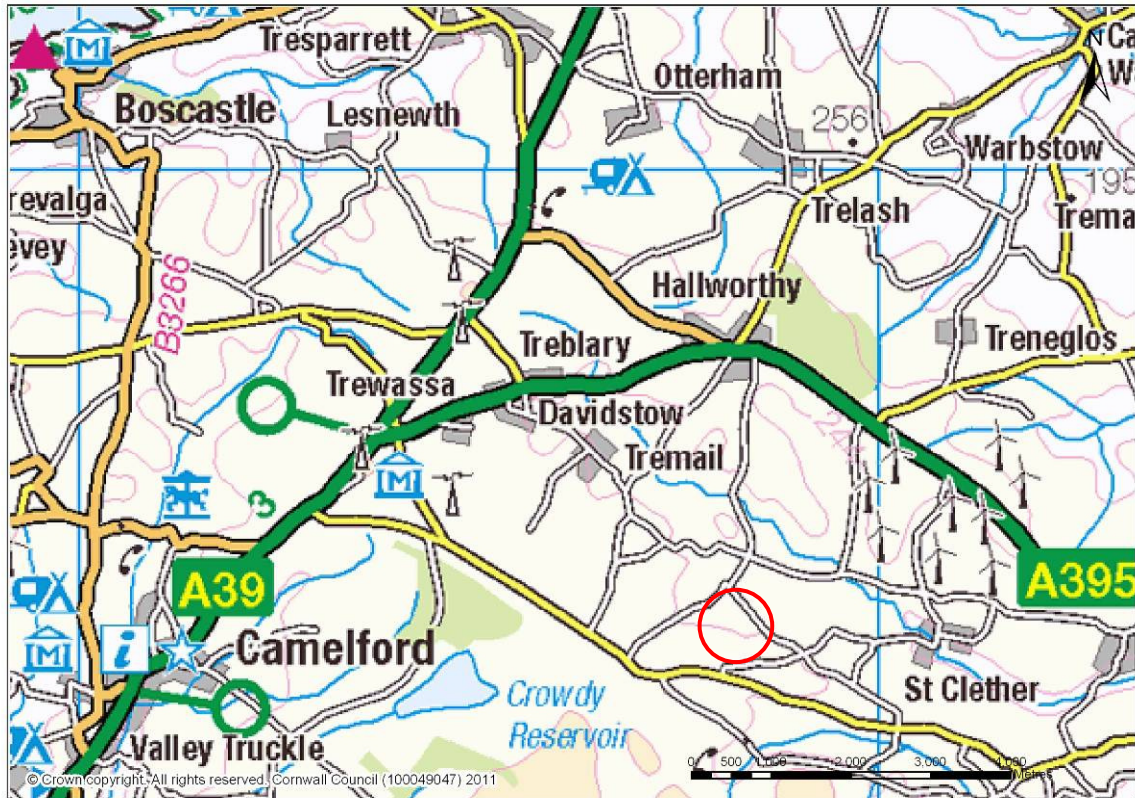


Fig 1 Location map

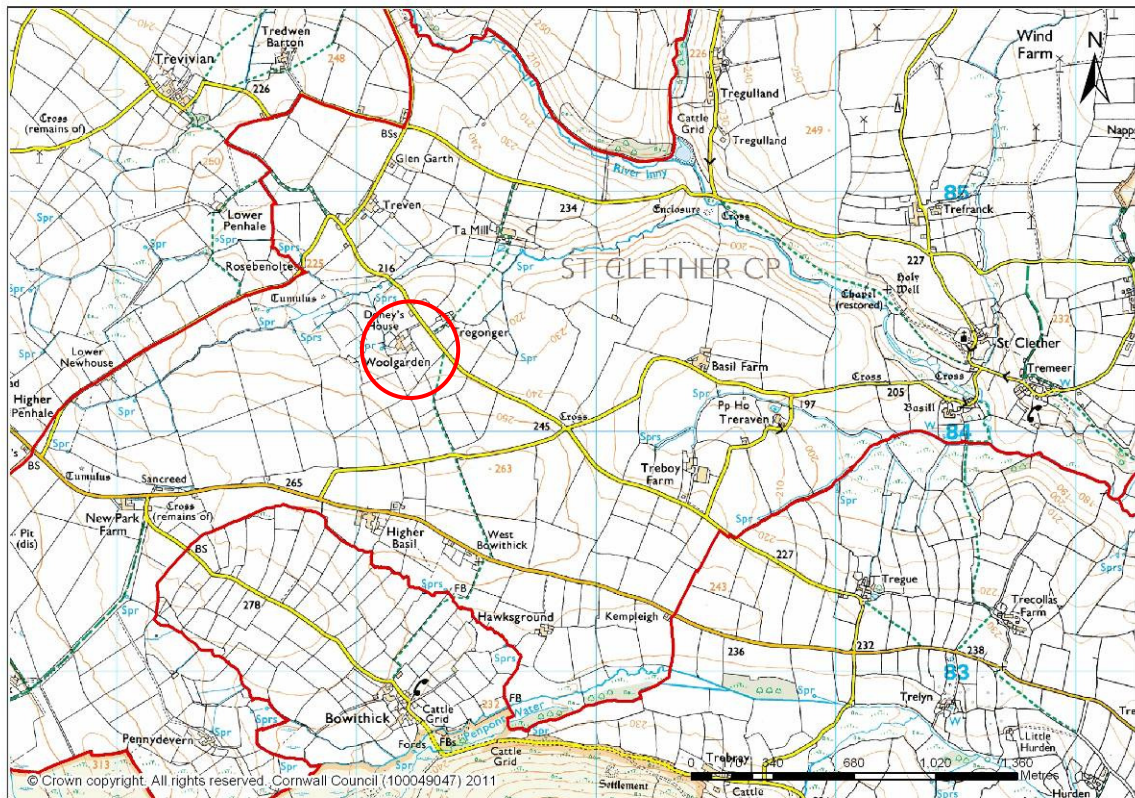


Fig 2 Woolgarden, shown within the parish boundaries of St Clether

2 Introduction

2.1 Project background

Planning consent was granted by Cornwall Council to convert a group of farm buildings at Woolgarden farm, St Clether to residential use (planning ref PA10/04973) (Figs 1 and 2). These buildings have been disused for many years and the western range is currently in poor condition. Planning conditions have been imposed on the consent and Condition 11 relates to the historic environment (see Appendix 1). Although the local planners did not supply a brief, a Written Scheme of Investigation (WSI) was prepared by Archaeological and Planning Solutions, on behalf of Peter Wonnacott Planning. Phil Copleston, the Historic Environment Planning Advice Officer has approved this WSI.

Peter Wonnacott Planning approached Historic Environment Projects with a view to satisfying the planning condition. A method statement (see Appendix 2) was provided and following agreement of a schedule of costs the project was commenced.

2.2 Aims

The principal aim of the work is to gain an understanding of the origins and historic development of the buildings. The objectives are to provide a lasting record of the structures in advance of their conversion. This is in the form of a Level 2 historic building record, as defined by English Heritage (2006).

2.3 Methods

The detail of the working methods is set out in Appendices 1 and 2. Three stages of work were undertaken comprising desk-based research, a site visit and archiving and presentation of the results.

2.3.1 Desk-based assessment

Rapid desk-based research was carried out to inform the fieldwork stage. The main sources of information consulted were as follows:

- Cornwall HER, including place-name evidence.
- Web searches.
- Early maps (1809 One Inch OS mapping, 1841 Tithe Survey, First and Second Editions of the OS 25 Inch Survey of c1880 and c1907).
- Modern mapping.
- Air photographs (held by the HER, CC and Google Earth).

2.3.2 Fieldwork

A site visit was carried out in August 2013. The buildings were photographed using an Olympus 35mm SLR film camera and an interchangeable-lens Olympus digital camera (with a resolution of 16 million pixels). Descriptive information was added to copies of measured plans and elevations provided by Peter Wonnacott Planning. Some measured detail was also added to these drawings. Vernacular building description forms were filled in to record additional details of the structures.

2.3.3 Post-fieldwork

Following the fieldwork the results were processed and the materials suitably archived. A professional laboratory processed the film photographs and these were subsequently stored according to Historic Environment standards. The digital photographs were downloaded onto Cornwall Council's computer network and edited where necessary using Adobe Photoshop software. A selection of these appears in this report. Drawings were annotated and finalised using AutoCAD software. This report was compiled to summarise the results.

3 Location and setting

Woolgarden is situated in the parish of St Clether, one of the parishes adjoining the north side of Bodmin Moor (Figs 1 and 2). The farmstead is located on the 230m contour within a shallow valley containing a stream which runs north-eastwards to join the River Inny (Figs 7 and 9). The grid reference for the farmstead is centred at approximately SX 1820 8434.

In terms of historic landscape character the farm is in Anciently Enclosed Land (land enclosed in prehistory through to the medieval period). Geologically Woolgarden lies on undifferentiated Upper Devonian mudstone, siltstone and sandstone. Locally quarried stone is predominant in the walls of the vernacular buildings at Woolgarden, with granite also occasionally used for jambstones, quoins and other more specialised use.

The two subject ranges of farm buildings (named in this study as Barn 1 and Barn 2), lie on the southern side of the farmstead and are situated upslope from the farmhouse (Fig 2) beyond an informal yard. There are at least three other older buildings or remains of buildings within the farmstead, plus a later 20th century pole barn to the west.

4 Designations

4.1 National

No national conservation designations appear to apply to Woolgarden.

4.2 Regional/county

Woolgarden lies within an Area of Great Landscape Value.

4.3 Local

No local conservation designations appear to apply to Woolgarden.

5 Site history

The place-name of Woolgarden is first recorded in 1284 when it was spelt 'Wulgaveren' (Gover 1948). The name is Cornish and probably contains the element **gol** meaning 'feast', 'fair' and a saint's name, possibly St Keverne (Padel 1985).

The Grade II listed farmhouse has probable 17th century or earlier origins (see Appendix 3 for description). 'Wilgarden' is shown as a hamlet on Thomas Martyn's 1748 survey and the First Edition OS One Inch Map (c1809) intriguingly shows another building named Trevaglers immediately south west of Woolgarden (Fig 3). Trevaglers had disappeared before the Tithe Map was surveyed in 1841 (Fig 4) although the irregularity of the field boundaries in this area serve as a reminder of its former existence.

The 1809 map does not appear to show the subject farm buildings but footprints of all the buildings (each with a simpler plan) are depicted on the Tithe Map. The western building range was extended westwards before c1880 and the southern L-shaped wing was added to this range after 1907. The historic OS mapping reveals that the eastern building range was extended into its present plan between c1880 and c1907 (Figs 5 and 6).

6 Building survey results

The building recording consisted of recording the two ranges of farm buildings, Barn 1, located to the south of the farmhouse and Building range 2 located to the southeast (Figs 8 and 10). The results of the recording are described below.

6.1 Barn 1

6.1.1 Plan and plan development

Barn 1 is a four-phase building plus evidence for a further fifth phase for which there is only weathering evidence at the rear of the phase 1 building (Figs 46-52).

Phase 1 is a 2-storey threshing barn that has a cow-house in most of its ground floor area plus a square-plan loose box at the SSE end and a narrow-plan goose-house (or possible pigsty) at the NNW end. The cow-house was probably originally generally accessed by a central doorway with standings located to either side and feeding passages at either end. However, at some time since the addition of a horse-engine house the feeding passage was located in the centre and the other doorways used for cleaning-out. The upper floor has a threshing floor slightly off-centre to the NNW and there is evidence that the NNW end was the original granary area. A flight of external steps located to the SSE end of the ENE front provides access to the upper floor of the barn and also to the later cow-house loft.

Phase 2 is a horse-engine house that was added to the rear of the barn sometime in the mid 19th century (between the dates of the Tithe Map and the First Edition OS large scale map). A new doorway was cut at ground-floor level to connect the horse-engine house with the cow-house and a further opening was cut through the upper wall of the barn to enable drive from the horse-engine house to be transmitted into the loft. The original horse-engine house probably had only a bearing wall at the WSW end and was otherwise open to the sides and the wall-plates were probably carried on granite monoliths.

A small single-storey building constructed at an angle to the NE corner of the Barn 1 was also built in the mid 19th century. This building (which is not part of the subject structures) has mostly been removed but its SE gable and parts of its side walls are still extant. Its original purpose has not been established.

Phase 3 is the infilling of the sides of the horse-engine house when it was later adapted to become accommodation for animals.

Phase 4 is the post-1907 addition of a possible cow-house with loft above, built partly on the site of an older smaller extension to the barn as shown on the c1880 and c1907 maps. The building retains its original floor and roof structures. The ground-floor was later used as a loose box and the upper floor subdivided and the rear part fitted with a 1920s free-standing belt-powered Bentall cast-iron mill. The firm of EH Bentall (in its various guises) has a long history in the manufacture of farm machinery (information from website).

Phase 5 only comprises evidence for an addition to the barn in the form of a weathering line of a corrugated roof adjoining the rear wall of the barn as well as cement render to part of the wall beneath. A lean-to was probably added to the rear of the barn to house an oil engine. This new power source effectively replaced the horse-engine, and was connected by belt drive to a clutch mechanism housed in the former horse-engine house. Drive was then transmitted into the barn.

6.1.2 Materials

The walls of the phase 1 barn are constructed from finely-bedded slate rubble in lime mortar plus some use of granite in the jamb masonry and there are dressed granite quoins. Where original lintels survive these are timber and many if not all of these are reused ship's timbers evidenced by random-spaced tree-nail holes in some of the

lintels. Part of the rear elevation was later slate hung and some of this survives to either side of the horse-engine house. As the slate-hanging pre-dates the addition of the horse-engine house it must therefore have been used to weatherproof the rear wall at first-floor level. The whole roof was originally hipped at either end but the SSE hip was absorbed into a ridge line when the building was extended southwards with a cross roof to the front. Rag slate covers the original roof slopes. Originally the roof ridge is likely to have had clay ridge tiles but they have more recently been replaced with a grey tar or mortar strip.

The horse-engine house has slate-stone rubble walls bedded in lime mortar, timber lintels over the openings, and a rag slate roof with clay ridge tiles.

The post-1907 SSE extension to the barn is built from slate-stone with cement pointing. There are bricks with rounded corners to the principal (N) corner and similar bricks to the jambs of the original openings that are spanned by segmental brick arches. The roof is laid with large slates of uniform size, with clay tiles on the ridge.

6.1.3 Elevations

The original barn has an ENE front (Fig 21) with an irregular disposition of openings related to the function of the various parts of the building. At far left is a straight flight of stone steps built against the front wall and leading up to a loading/access doorway to the loft. Immediately right of the steps on the ground floor is a pair of doorways. The left-hand doorway provides access to the loose box; the other doorway was designed as access to a feeding passage. Right of centre to the front is a slightly wider doorway that was designed for animal access to the central aisle between rows of stalls. Above this doorway and wider to its left is the wide front doorway of the threshing floor. Towards the right of the front is a further narrow doorway that was designed to give access to another feeding passage at the northern end of the cow-house. At first-floor level at far right is a loading doorway with original planked and ledged door, the doorway designed for loading sacks of grain into or from the granary part of the loft. Much of the masonry near the right-hand corner of the building has no pointing mortar. Masonry above this has later pointing. The walling in this general area has been the subject of some structural movement and the difference in the character of the wall surfaces is probably as a result of attempts to rectify or stabilise the movement. Under the eaves is a series of pigeon holes.

The NNE end elevation (Figs 10 and 24) faces the farmhouse. There is a central slit ventilator under the eaves and a series of pigeon holes to either side. The only other opening is a wide central ground-floor doorway opening (Fig 25) with a low level timber lintel over. The opening has a pair of very old planked doors with old iron door furniture. The right-hand part of the door-frame has internally a series of mortise slots from its original use as the stile of a field gate.

The SSE end elevation of the phase 1 barn is now the party wall to its post-1907 extension.

The rear elevation (Fig 24) has only one original opening, the wide threshing-floor doorway that is located directly opposite to the threshing-floor doorway of the front elevation. Built in front of the lower part of the doorway and to the right almost to the original right-hand corner of the rear of the barn is a horse-engine house built at right angles with the ridge-line of its gable-ended roof rising partly into the roof of the barn. The rear doorway (Fig 27) was partly in-filled probably when the horse-engine house was added. A reused window casement has been inserted to the top left-hand corner of the former doorway. The lintel above the doorway has failed and the masonry below the eave slumped. There are remains of slatehanging to either side of where the horse-engine house adjoins the rear of the barn. At far left some walling of a former single-storey building (Fig 26) survives adjoining the barn at an angle. This structure is not part of the subject group.

The horse-engine house has three external elevations. The original beam-bearing wall survives central to the WSW elevation (Fig 24) and retains its central beam socket. At either side of the bearing wall, and partly above, the original open sided part of the elevation has been in-filled with solid masonry except for a blocked former vent or window opening high up on the left.

The NNW elevation of the horse-engine house (Figs 22 and 24) has a blocked doorway at far left and another doorway at far right with a failed timber lintel above, each doorway relating to phase 2 of the horse-engine house.

The SSE elevation (generally phase 2 of the horse-engine house) (Fig 23) has a central doorway that is the result of some alteration. It has an internally-splayed jamb to the right (possibly originally relating to a window opening and a rebuilt jamb to the left). A probable reused timber spans the opening and there is an internal timber at a higher level that suggests a former opening of slightly different width.

The post-1907 extension at the SSE end of the original barn has four elevations as a result of it projecting forward from the line of the front wall of the phase 1 barn. This extension has raised pointing in cement mortar.

The NNW part elevation (Fig 10) faces the farmhouse. The barn steps located to the right of this walling have been reused to also give access to a loading/access doorway into the upper floor of the extension. Left of the steps and adjoining the left-hand corner of the building is a doorway spanned by a brick segmental arch. This doorway gives access to the ground floor of the extension from the farmyard.

The ENE elevation (Fig 21) has two openings towards the right: a loading doorway at first-floor level and an original window opening at ground-floor level. Each opening is spanned by a segmental brick arch. The window is original and has a 6-pane top-light and adjustable wooden louvers below. The masonry of the left-hand corner of the extension is chamfered, most likely associated with a gateway close to the building.

The SSE elevation (Fig 23) has no original openings but there are five holes cut into the wall, perhaps as intended ventilation holes but never finished. A cement infill to the left-hand corner may be the repair of a socket cut for a former extension. The corner is built from brick lower down and slate-rubble above. The right-hand corner is chamfered.

The WSW elevation (Fig 23) has three original openings. Left of centre is a modern doorway (converted from a window) with another window above. Left of the doorway is a small vent. Except for where the original granite corner of the barn forms the jamb of the small window the openings are framed by brick jambs with rounded corners. The doorway is spanned by a segmental brick arch. Left of the small window the extension adjoins the original south corner of the barn that has granite quoins at ground-floor level and these are covered by slatehanging at first-floor level.

6.1.4 Interior

The interior of the original barn is divided into three cells at ground-floor level.

The central part is the cow-house (Figs 29 and 30) that was remodelled either when the horse-engine house was added to its rear, or sometime later. There are keeping-places at each end of the cow-house relating to when there were end feeding passages and there are two similar keeping-places in the front wall. The overall room space has two adze-finished cross beams and there are joists running axially above. This structure supported the original threshing floor above. A doorway was cut into the rear wall when the horse-engine house was added and at some time the feeding and access passage functions were reversed. A later feed trough has been added left of the main passage.

SSE of the cow-house is a loose-box (Fig 31) that has a hay rack to its SSE wall and a through-wall keeping-place to its opposite wall.

The pigsty or goose-house (Fig 32) has only a shallow doorway opening. There is an old stone trough near the doorway and a keeping-place in the front wall. The function of the space is uncertain; there is no evidence of an exterior pen for a pigsty so a goose-house (where the animals would roam freely in the yard) seems possible.

The barn loft is now one large space but may have once been partially subdivided with wooden partitions (Figs 35-38). The loft was inaccessible at the time of inspection (due to rotten/collapsing wooden floors) except for what could be observed from the cow-house and loose box below, and from a gap over the door at the top of the steps. The loft has its original 6-bay roof structure with A-frame trusses with the joints fastened with iron bolts. At the NNW end the walls are partly plastered probably for former use as a granary.

The interior of the horse-engine house (Figs 39-43) has many features of interest. Central to the WSW end is the original bearing wall and beam socket for a former top beam that has its opposing beam remnant next to the rear wall of the barn. This wall had many alterations to accommodate the machinery of the horse-engine house, some remnants of which remain. A granite melior (bearing-stone) central to the building is still extant. A doorway was cut through the barn wall at first-floor level to enable a bearing socket to be constructed and for the transmission of power from the horse-engine into the barn loft. At ground-floor level a further doorway was cut to enable communication between the central aisle of the cow-house and the horse-engine house.

The end wall of the horse-engine house indicates that it was originally designed as an open-sided structure. Its roof (which bears no trace of later alteration) was most likely originally supported on piers of masonry or, more likely, granite monoliths.

At some time the horse-engine house was altered from an open-sided building to greater enclosure by adding solid side walling. A later stone-built feed-trough to the WSW of these features is evidence for later use as a general-purpose animal house. Next to the rear wall of the barn are located the remains of later belt-drive pulleys that were probably driven by an oil engine within an adjoining lean-to.

The interior of the later cow-house (Figs 33 and 34) has lost conclusive evidence of its original design as an old hay rack has been inserted along its SSE wall. Under the floor joists there is a top rail and one remaining post from a probable former stall arrangement. Its single original doorway implies that animals could only enter from the farmyard.

6.2 Barn 2

6.2.1 Plan and plan development

Barn 2 is an overall rectangular structure that was built in three phases, the later additions of deeper plan than the original structure (Figs 44 and 45).

Phase 1 is an early 19th century low-walled probable cow-house or calf house that had fodder storage facilities mostly in the roof space that was accessed by a loading doorway in the NE gable end. This building has a NW front with a doorway off-centre towards the north-east and two very small window openings. There are three ventilator openings in the rear wall. The SW end wall has been mostly rebuilt to accommodate a modern doorway.

Phase 2 comprises an early 20th century addition that projects farther to the rear than the phase 1 barn. The phase 2 building is in two parts. The larger part to the north-east is an open-fronted probable cartshed or implement shed divided into three bays at the NW front. A square-plan cell at the SW end is a probable stable or loose box, internally divided into two plan areas.

Phase 3 is an early 20th century lean-to cartshed added to the NE end of the main cartshed and with an open bay at the NW end and two bays to the NE.

6.2.2 Materials

The phase 1 building is constructed from carefully-laid small-size slatestone masonry plus occasional quartz blocks at the rear and some granite grounders and some other granite jamb and quoin blocks at the front, all bedded in lime mortar. A concrete lintel replaces a timber lintel over the front doorway. Part of the SW gable end has been rebuilt with stone rubble bedded in concrete mortar. The original double-pitched roof, probably originally laid with rag slate has been replaced with corrugated iron since the walls have been modified to convert the roof to a single shallow-pitch sloping down towards the rear.

The walls of the phase 2 building are entirely constructed from granite. The solid walls are constructed from granite rubble bedded in lime mortar plus some later cement-mortar pointing and with granite dressings. The open bays are supported on rough-hewn granite monolith posts, some or all of which are probably reused. One of these has wedge-splitting marks that indicate a pre-1800 origin. Timber lintels span the openings, the lintels also functioning as wall-plates. The double-pitch gable-ended roof is laid with rag slate. A Cornish hedge abuts the rear wall NE of centre.

The phase 3 building has a roughly-built slatestone rubble wall to its SE side. Otherwise the roof is supported on three roughly-hewn granite monoliths. Between the granite posts to the NE side of the building are the remains of a low wall constructed from large upright slates. The low-pitched roof has the remains of corrugated-iron covering.

6.2.3 Elevations

The NW (front) elevation (Figs 11 and 12) is divided into three phase elements. At far left there is the narrow open end of a phase 3 lean-to. Phase 2 right of this is the 3-bay open front of a cartshed plus a stable/loose-box front with a doorway to its left. At far right is the original probable cow-house. This has a doorway left of centre plus a small window opening towards the left that has been reduced in size and a smaller window opening central between the doorway and the right-hand corner. The wall has been underpinned for much of its length following slight lowering of the yard level possibly caused by tractor-powered yard cleaning. Adjoining the west corner of the building is a granite monolith gate-pier, one of two relating to a gateway into the farmyard, the other post adjoining the SE corner of the early 20th century 2-storey extension to Building range 2.

The original NE gable end (Fig 18) retains a central loading doorway and is now the party wall with the phase 2 stable/loose box.

The SW end (Fig 12) has been substantially rebuilt to insert a doorway located towards the left. The former gable end has been reduced to accommodate a low-pitched lean-to roof that slopes down to the right.

The rear (SE) elevation of the phase 1 building (Fig 13) has been reduced in height when the roof was altered. The only openings are three triangular ventilators formed with slatestone.

The rear wall of the later phases has no openings.

The implement shed at the NE end of the overall building (Fig 17) has a 1-bay open front. The NE side is carried on three granite monoliths (2 bays) with a low wall of slate monoliths between the granite posts. A timber wall-plate carries the edge of the roof.

6.2.4 Interior

The phase 1 building interior (Figs 15 and 19) has a cobbled floor with evidence for a trough base against the rear wall and a drain parallel to the front wall. There are rough-hewn timbers that formerly carried some sort of loft floor. A large probable beam socket (Fig 20) in the front wall has no similar beam socket opposite in the rear wall. Three triangular vents in the rear wall are each constructed from three pieces of slatestone (Fig 16).

The phase 2 stables/loose box has a low slate-slab partition between the front and rear parts of the building and an old hay rack built over a stone base to its SW wall within the front part. There is a hay or straw-storage loft above with rough boards supported on pole joists that run along the length of the building. An original loading doorway belonging to the phase-1 part of the building (Fig 18) is visible between the floors. The original 2-bay roof structure with A-frame trusses survives above.

The phase 2 cartshed (Fig 14) has a keeping place in its NE wall near the front. A rough opening high up in the SW wall enabled communication with the adjoining loft above the stable-loose box. A modern timber-framed structure with horizontal boarding has been built set-back from the original granite posts of the open front. The original 4-bay roof structure survives, the collars and apices fastened with iron bolts.

The phase 3 cartshed (Fig 17) has the remains of a rough-timbered roof comprising principal timbers and purlins.

7 Chronology/dating evidence

The principal dating evidence includes the historic maps that show that the two original barns had already been built before the Tithe Map was surveyed in 1841. The horse-engine house was built at some time between the date of the Tithe Map and the c1880 map as was the now ruined single-storey building adjoining the NW corner of the larger barn. The cart-shed/implement-shed was built between c1880 and c1907. The southern extension of the larger range was built after c1907. This was built partly on the site of a much smaller extension, probably a lean-to, of the original barn.

The wall fabric, method of construction and carpentry detail together present an important part of the dating evidence. The earlier buildings are built mostly from finely-bedded slatestone, the smaller barn containing little granite and possibly the oldest building of the group. The triangular rear vents are also likely to be an early feature.

The way that the granite is split is often an important dating clue. However, the dressed granite quoins and jamb-stones used in the larger barn display no clear evidence of how they were split. One of the granite monoliths used in the cart-shed has wedge-splitting evidence indicating a pre-1800 origin for its first use so proves that it has been reused. Quoinstones in the remainder of this building have drill marks, which is indicative of 19th century quarrying (and matches the dating indicated by historic mapping).

Timber lintels used in the larger barn, many of which appear to be oak and some of which display evidence of original use as ship's timbers are an interesting survival as the site is some 14km inland from the coast and considerable distance from any navigable river access.

The date of the farmstead is much older. The present farmhouse is possibly late 16th century or early 17th century based on its 4-centred arched moulded granite doorway. A round-arched chamfered granite doorway with the head of the doorway made out of one piece of granite is more difficult to date but must be 17th century or earlier. A well-house (Fig 28) in the forecourt of the farmhouse is evidence for the siting of the farmstead next to a good fresh water supply.

8 Significance

Woolgarden is a very interesting evolved farmstead. The survival of an early farmhouse with high quality features, together with a covered well, are evidence for historical importance and for long continuous habitation and farming practice. The small barn and other smaller buildings are simple in their construction but are rich in vernacular quality. The principal barn displays innovative design and high quality of construction. The barn has discrete design elements that show a high level of design fit for purpose,

a multi-purpose barn that must have been a bespoke building fit for the particular farming practice at Woolgarden.

Barn 1 is clearly the main building of the group but the smaller, possibly older, Barn 2 has vernacular qualities that are important in their own right. For example, the use of triangular ventilators (also used in the wagon house not included in the survey) is not common in Cornwall.

The horse-engine house has some unusual features including its phase of construction and later enclosure.

The early 20th century extension to the barn was clearly an attempt to bring the farmstead up-to-date and has some quality design features including the use of shaped bricks and a window with built-in adjustable ventilation.

Overall, the study of the buildings at Woolgarden that is made up of an assemblage of unique component functional and character elements that exemplify the rich story of adapting farming practice during the 19th century and into the early 20th century.

9 Conclusions/discussion

The examination of the traditional farm buildings at Woolgarden recognises the value of recording our rich heritage of farmsteads prior to their conversion and inevitable associated alteration. Many of the features and particularly much of the timber fabric is likely not to survive the exercise of conversion and much of the evidence of the story of its evolved function will be lost to posterity except for the unrepeatable record of its character and interest.

The farmstead at Woolgarden never became a 'model farm' (with planned regular ranges of buildings set around yards) but instead has a multi-phase collection of buildings which were added to and altered in a more organic fashion to keep pace with changing farming needs.

10 References

10.1 Primary sources

Gover, JEB, 1948. *Place-Names of Cornwall* (manuscript at RCM, Truro)

Martyn, Thomas, 1748. *Map of Cornwall at One Inch Scale* (microfiche copy at HE)

Ordnance Survey, c1809-13. 1 Inch Map First Edition (digital copy on CC mapping)

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

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

Ordnance Survey, 2011. *MasterMap Digital Mapping*

Tithe Map and Apportionment, 1841. *Parish of St Clether* (digital copy at CRO)

10.2 Publications

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

Margary, H, 1977. *The Old Series Ordnance Survey Maps, Vol II: Devon, Cornwall and West Somerset* Lympne (Reproduction of OS 1st Series 1 Inch Map, 1813)

Padel, OJ, 1985. *Cornish Place-Name Elements*, English Place-name Society, Nottingham

10.3 Websites

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

<http://www.itsaboutmaldon.co.uk/bentall/> History of EH Bentall and Company

11 Project archive

The HE project number is **146295**

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. Electronic drawings stored in the directory R:\Historic Environment (CAD)\CAD Archive\Sites W\Woolgarden farm buildings HBR
3. Black and white photographs archived under the following index numbers: GBP 2315 and GBP 2316
4. Digital photographs stored in the directory R:\Historic Environment (Images)\SITES.U-Z\Woolgarden farm buildings HBR
5. English Heritage/ADS OASIS online reference: cornwall2-159067

This report text is held in digital form as:

..\Historic Environment\Projects\Sites\Sites W\Woolgarden farm buildings HBR\Report\Woolgarden farm buildings report.doc



Fig 3 Extract from the OS First Edition One Inch Map c1813

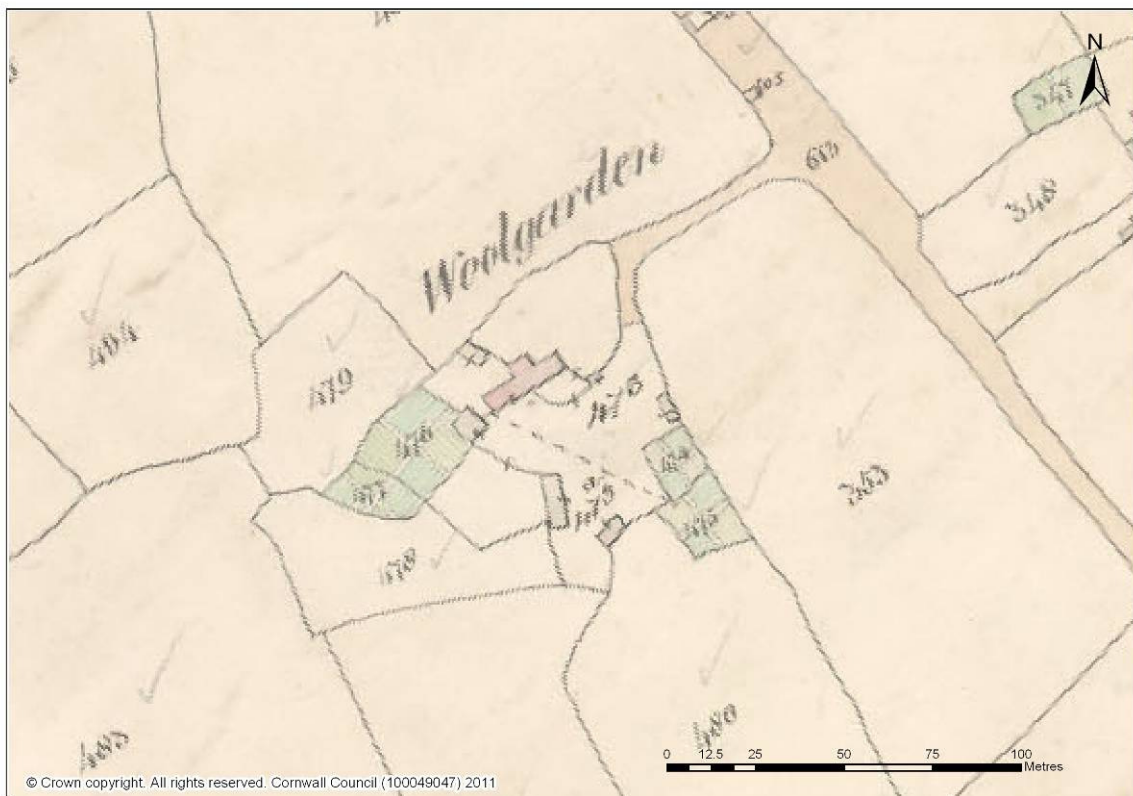


Fig 4 Extract from St Clether parish Tithing Map, 1841

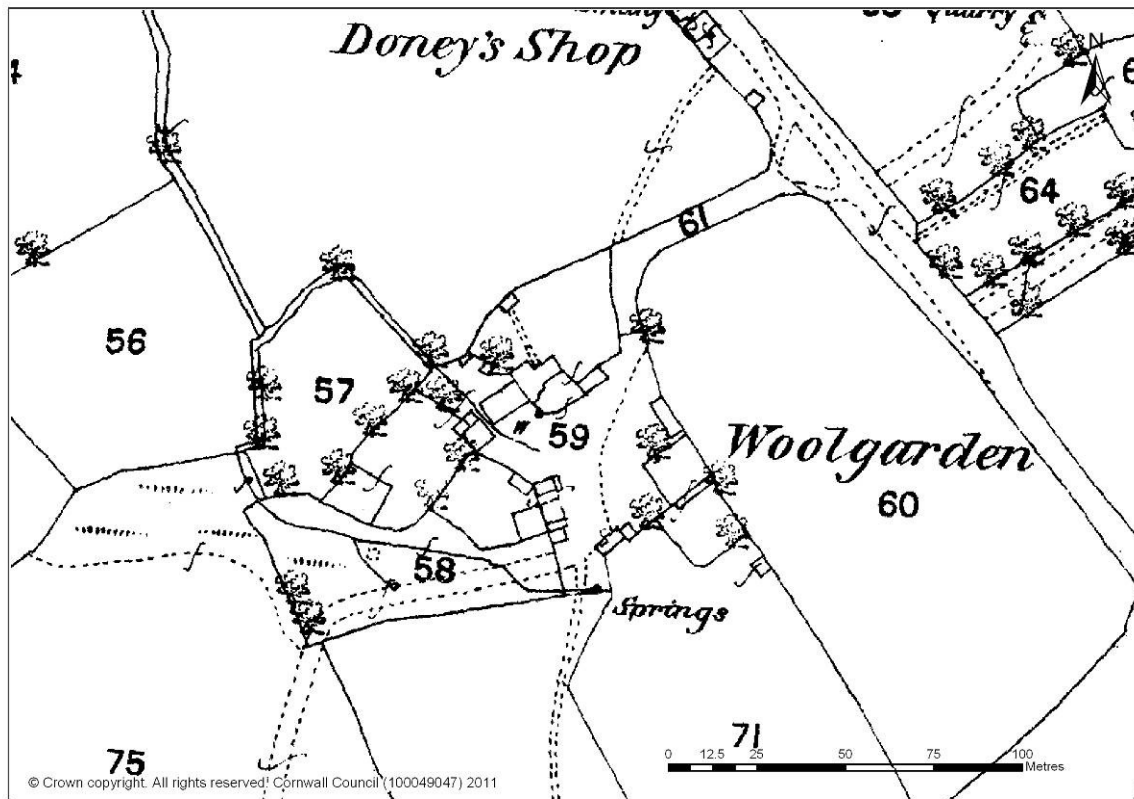


Fig 5 First Edition of the Ordnance Survey 25 Inch Map, c1880

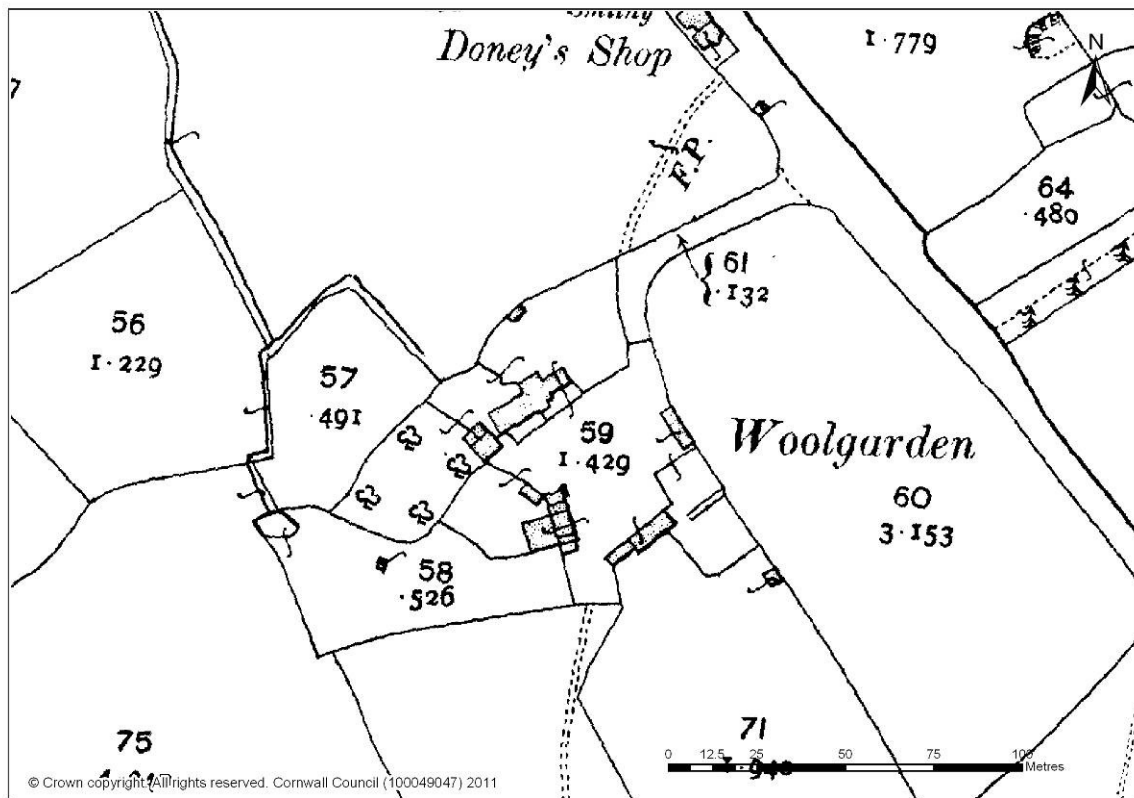


Fig 6 Second Edition of the Ordnance Survey 25 Inch Map, c1907

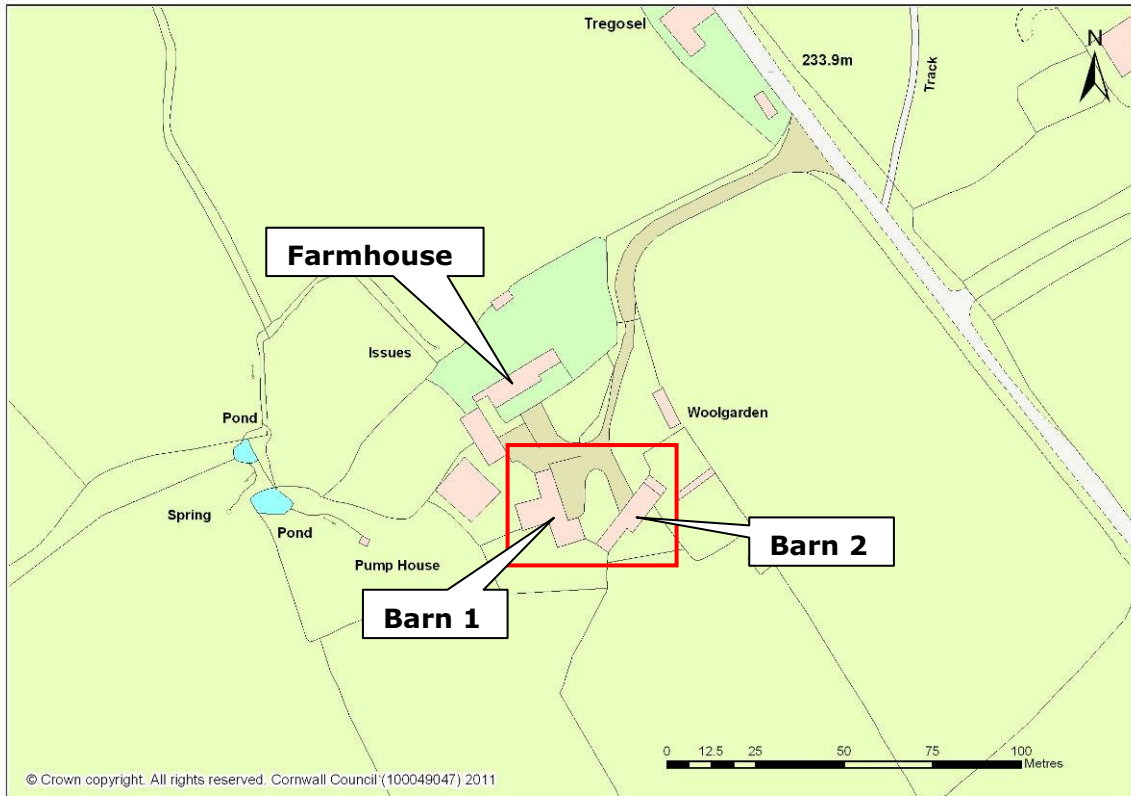


Fig 7 Woolgarden, as shown on the current OS MasterMap edition (2013)



Fig 8 Air photo dated 2005



Fig 9 Context: the 17th century Woolgarden farmhouse and 19th century outbuilding



Fig 10 Subject buildings from NW: Barn 1 (right) and Barn 2 (left)



Fig 11 Barn 2: early 20th century cartshed (left) and early 19th century barn (right)



Fig 12 Barn 2 (originally gable-ended) from west, including gateway into farmyard



Fig 13 Barn 2 from south



Fig 17 Lean-to from NE



Fig 14 Cartshed interior from SW

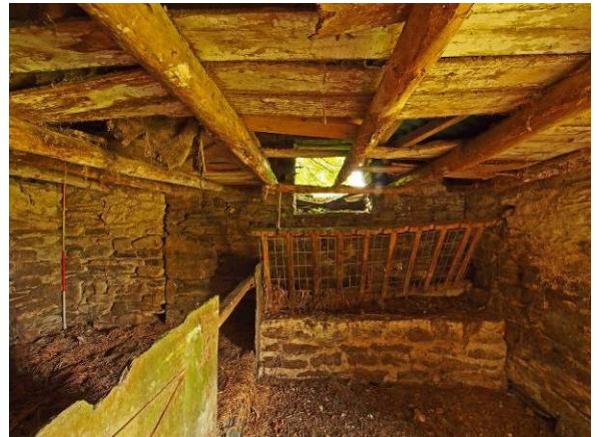


Fig 18 Early 20th century stable interior



Fig 15 Barn 2 interior from SW



Fig 19 Barn 2 interior from N



Fig 16 Barn 2: triangular vent



Fig 20 Barn 2: beam socket in front wall



Fig 21 Barn 1, extended to the left in the early 20th century



Fig 22 Barn 1 NNW end with goose-house doorway, and horse-engine house on right



Fig 23 Horse-engine house (left) and extension to Barn 1 (right) from SW



Fig 24 Barn 1 and adjoining horse-engine house from NW



Fig 25 Goose-house doorway



Fig 27 Former threshing-floor doorway, blocked by addition of horse-engine house roof



Fig 26 Remaining walling of former mid C19 building close to Barn 2, from W

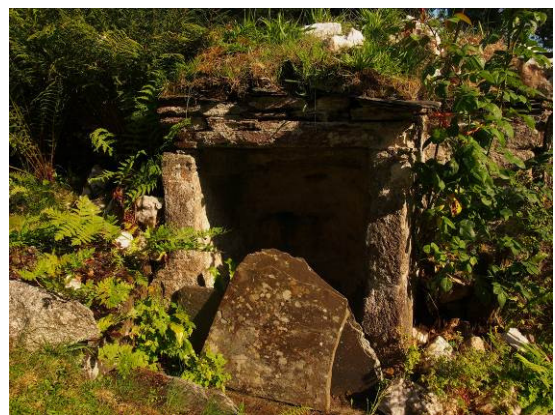


Fig 28 Well-house in forecourt of farmhouse



Fig 29 Cow-house interior from ENE

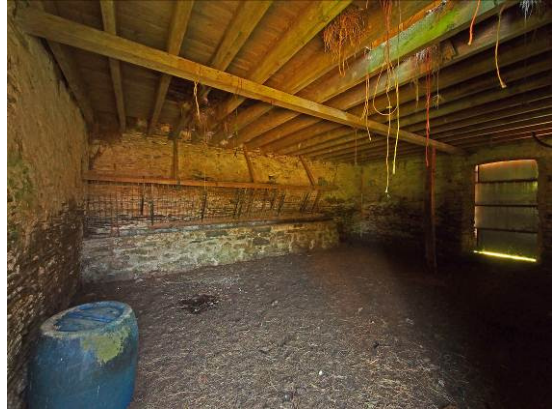


Fig 33 Later cow-house interior from N



Fig 30 Cow-house interior from NNW



Fig 34 Later cow-house interior from SE



Fig 31 Loose-box interior from SSE



Fig 35 Later loft from NE



Fig 32 Goose-house from W



Fig 36 Barn 1 loft from SE



Fig 37 Barn 1 loft from SSE



Fig 38 Barn 1 roof from cow-house



Fig 39 Horse-engine house from WSW



Fig 40 Barn 2 rear wall adapted when horse-engine house added



Fig 41 Horse-engine house from ENE.

The beam socket for the original horse-engine is visible in the centre of the far wall. The melior (bearing) stone is in the centre of the floor in front of a later trough

Horse-engine houses needed considerable ventilation when in use and were normally open-sided. This example seems to have been later enclosed by walling to convert it to animal accommodation



Fig 42 Horse-engine house from SSE

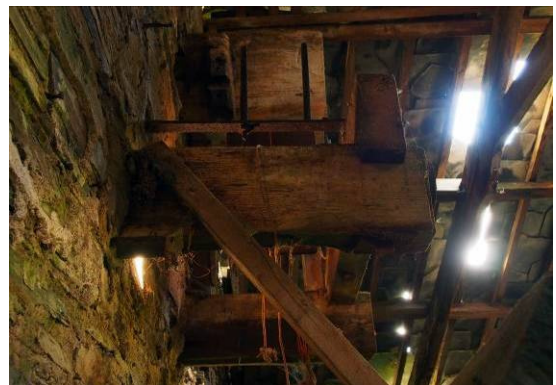


Fig 43 Belt-drive clutch remains attached to barn wall within horse-engine house

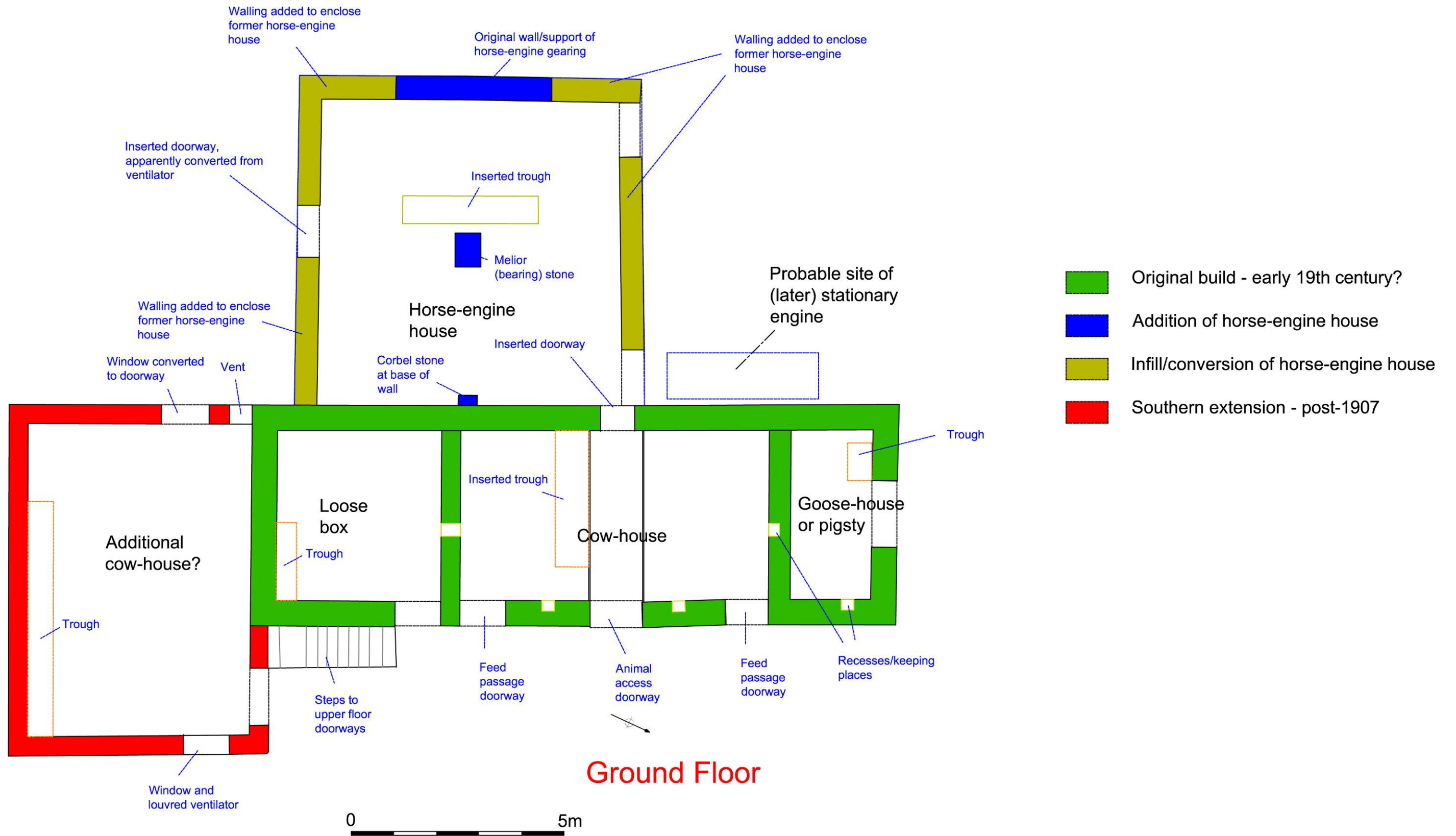


Fig 44 Barn 1 ground floor plan

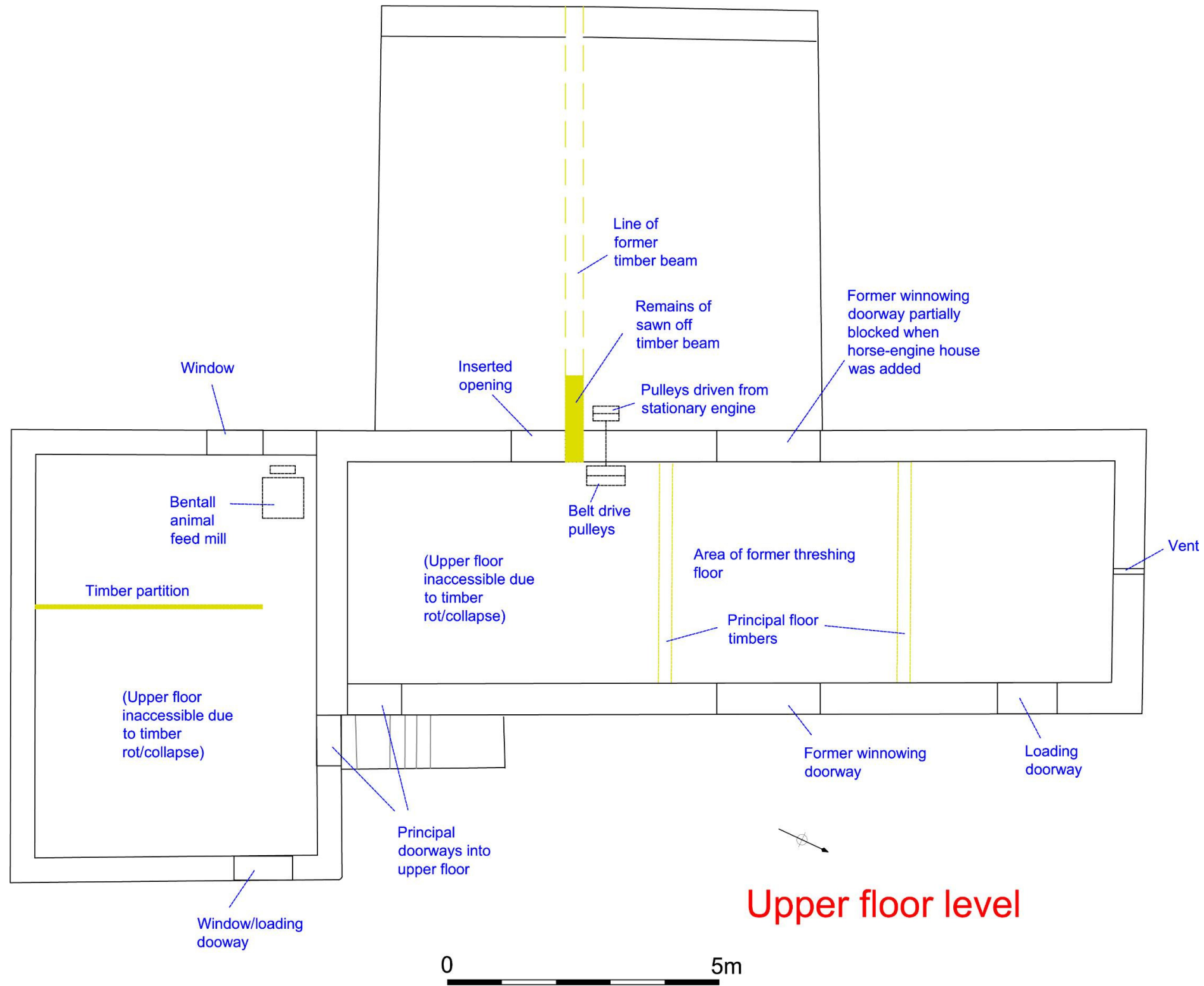


Fig 45 Barn 1 upper floor plan

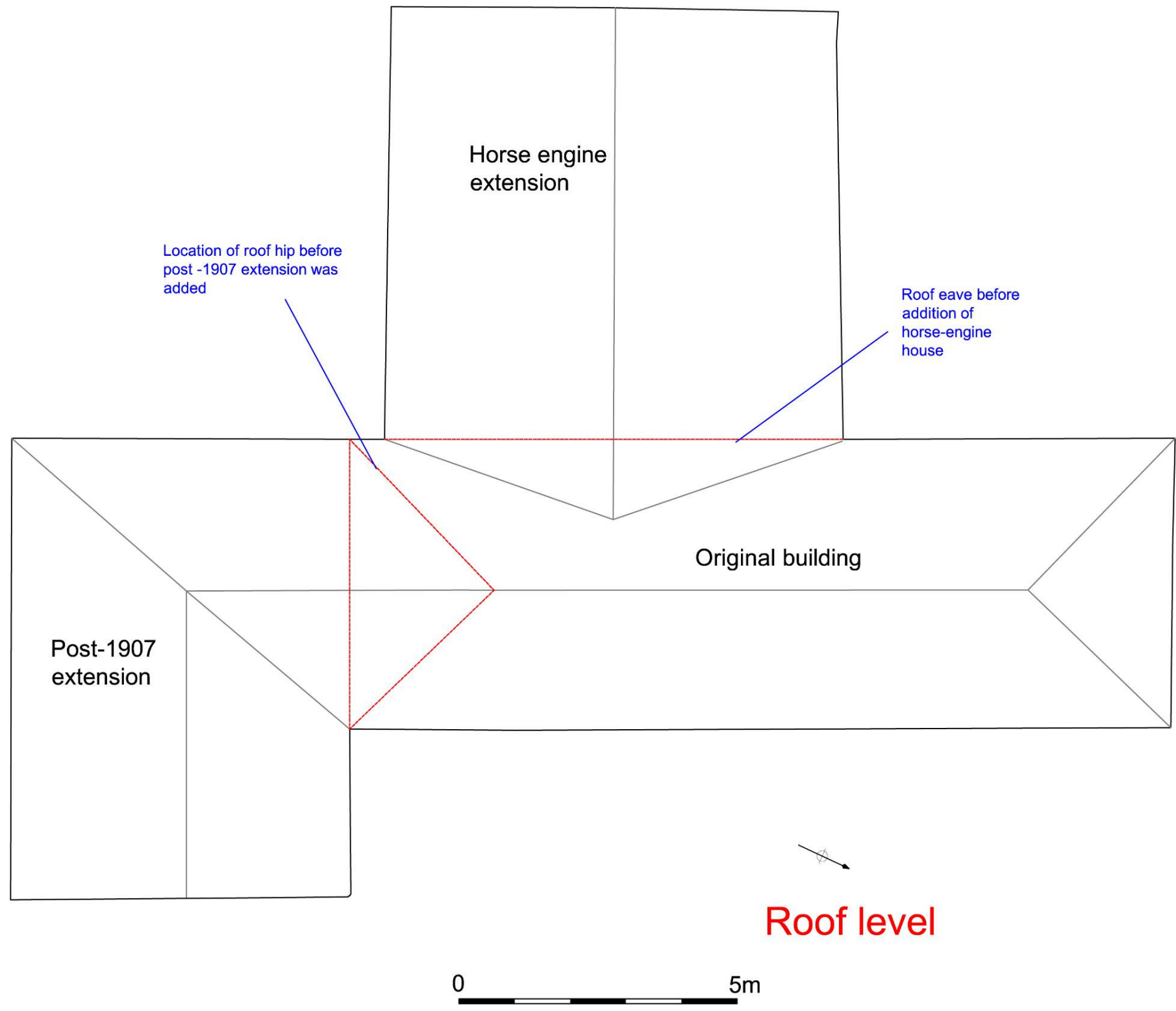


Fig 46 Barn 1 roof plan

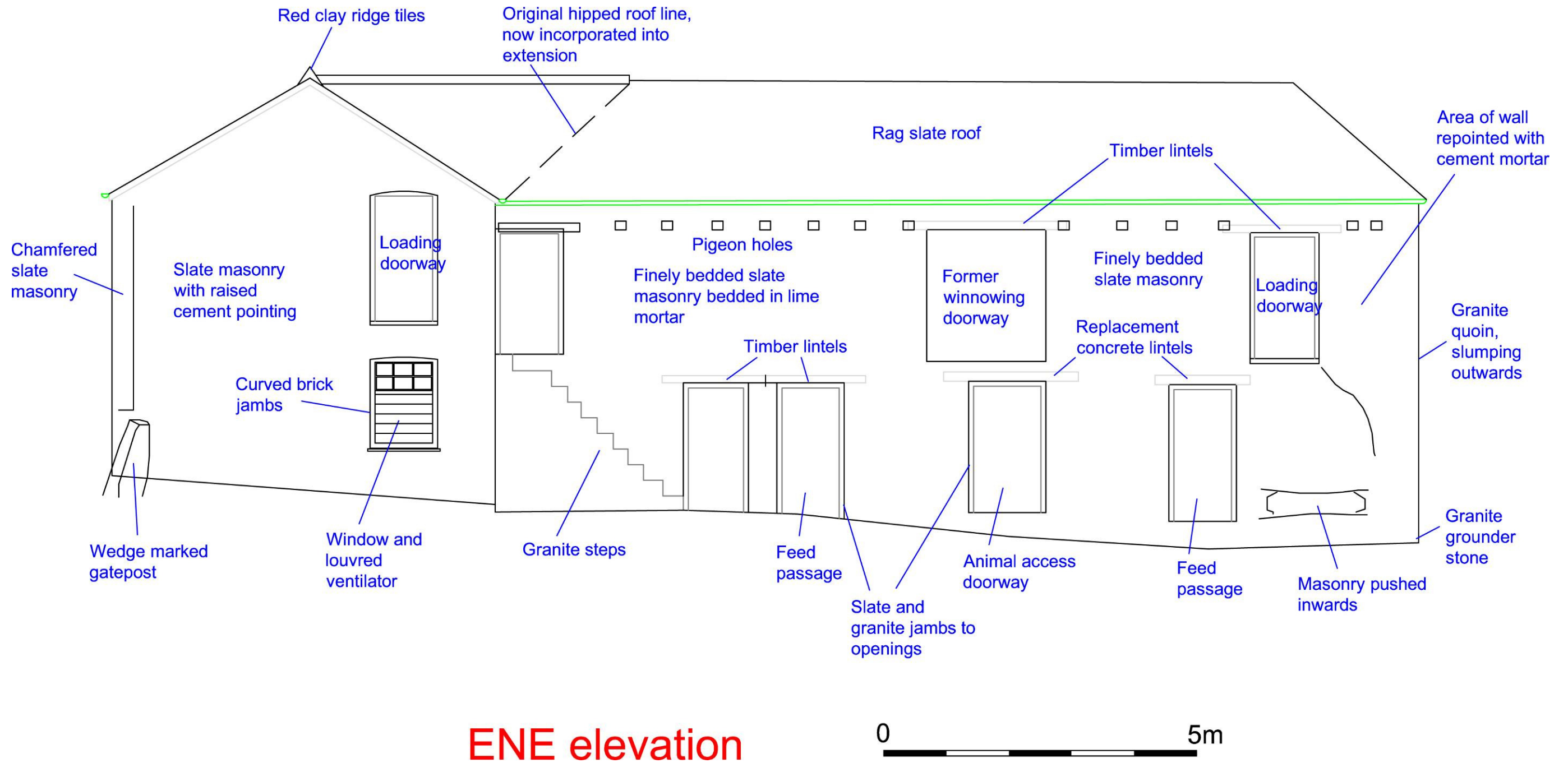


Fig 47 Barn 1 ENE (front) elevation

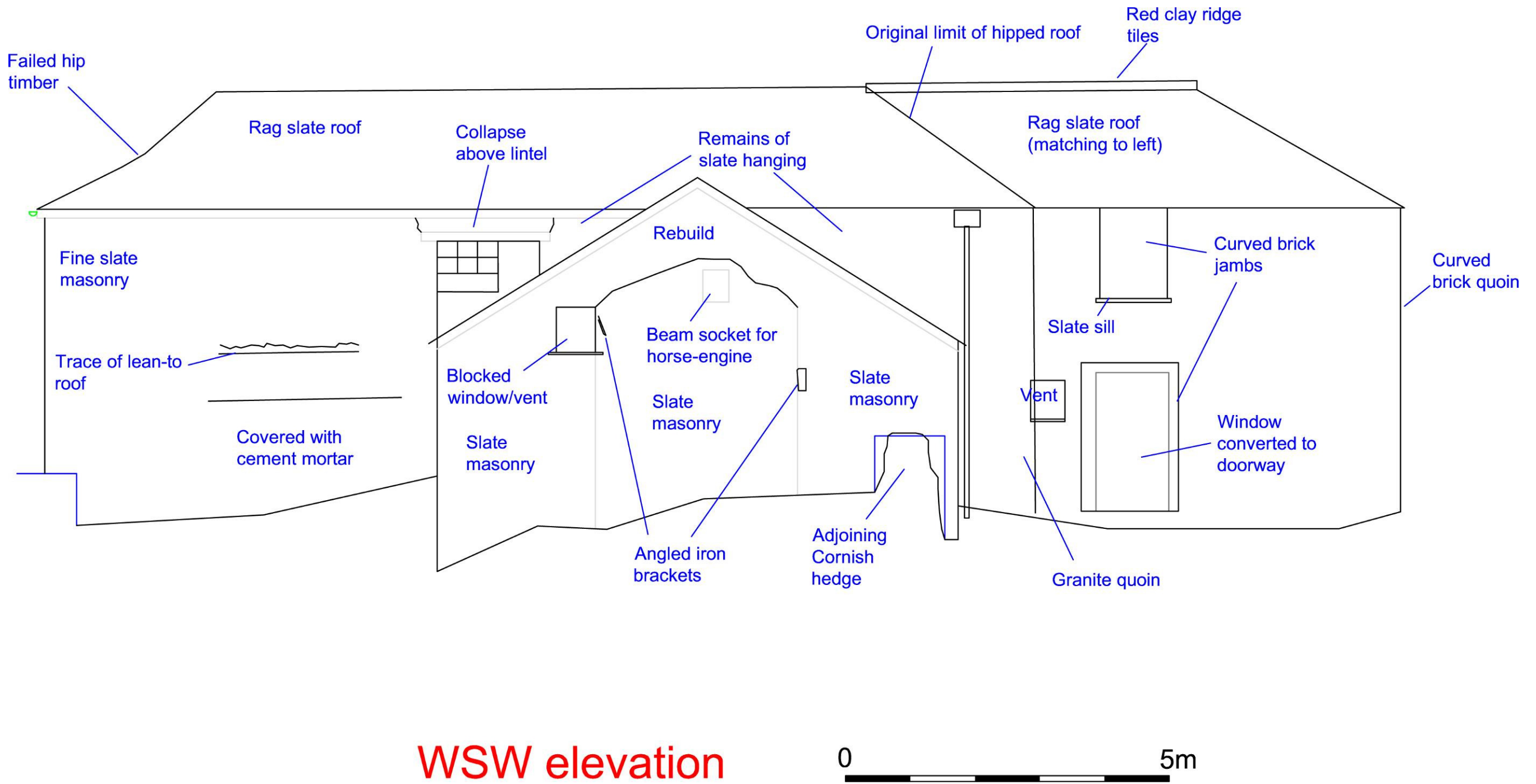
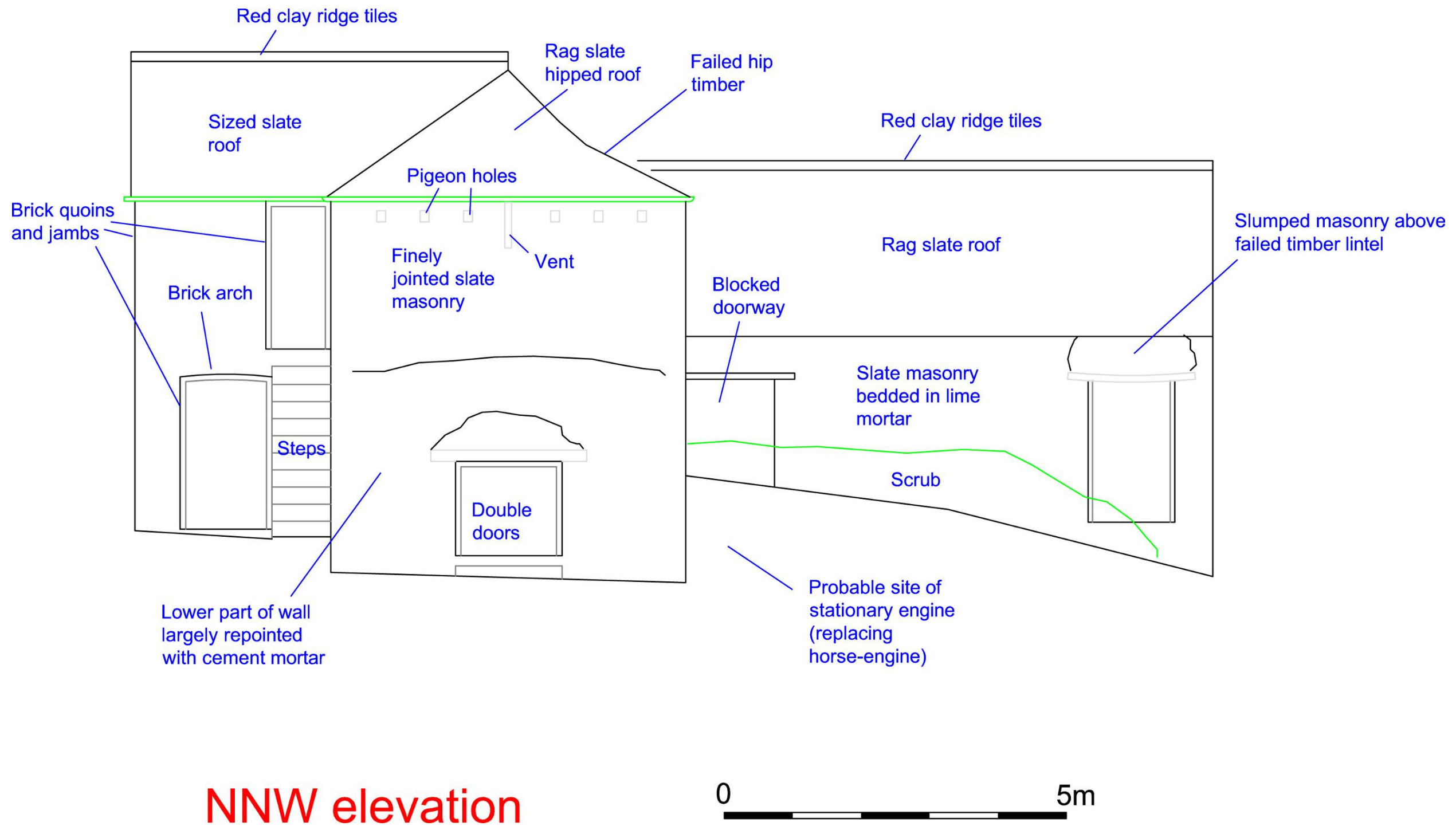
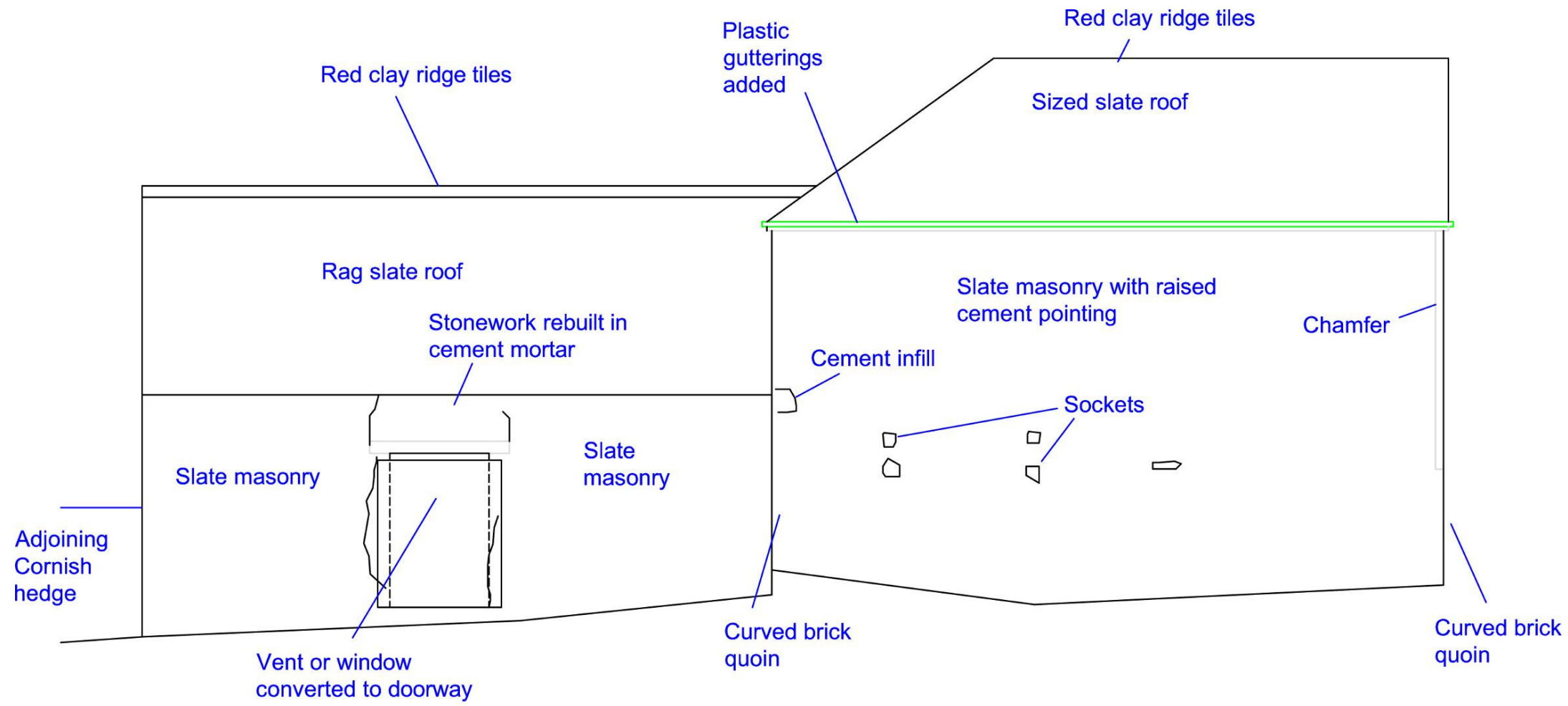


Fig 48 Barn 1 WSW (rear) elevation



NNW elevation

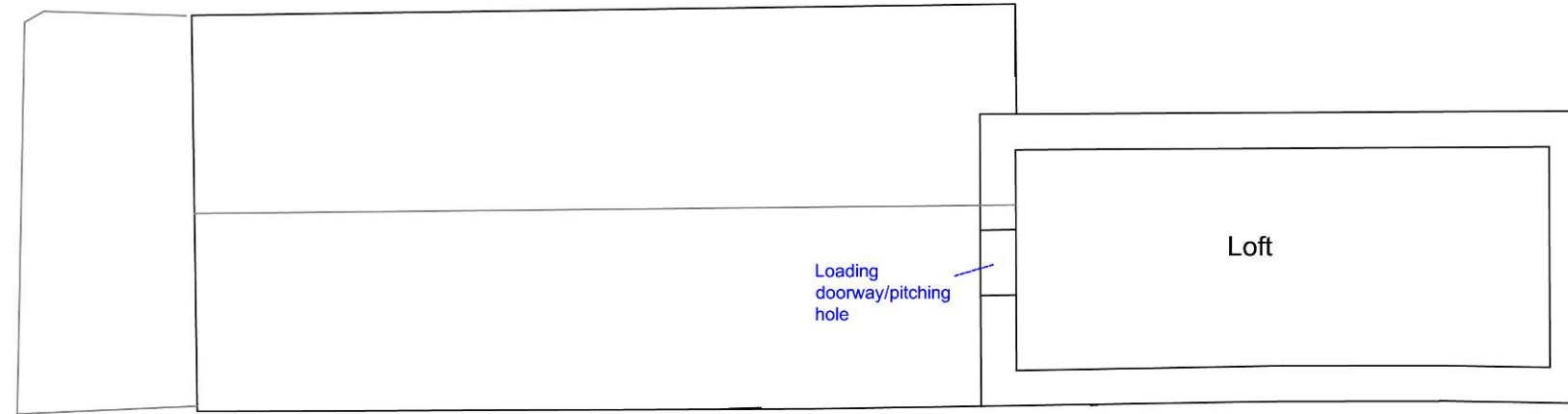
Fig 49 Barn 1 NNW elevation



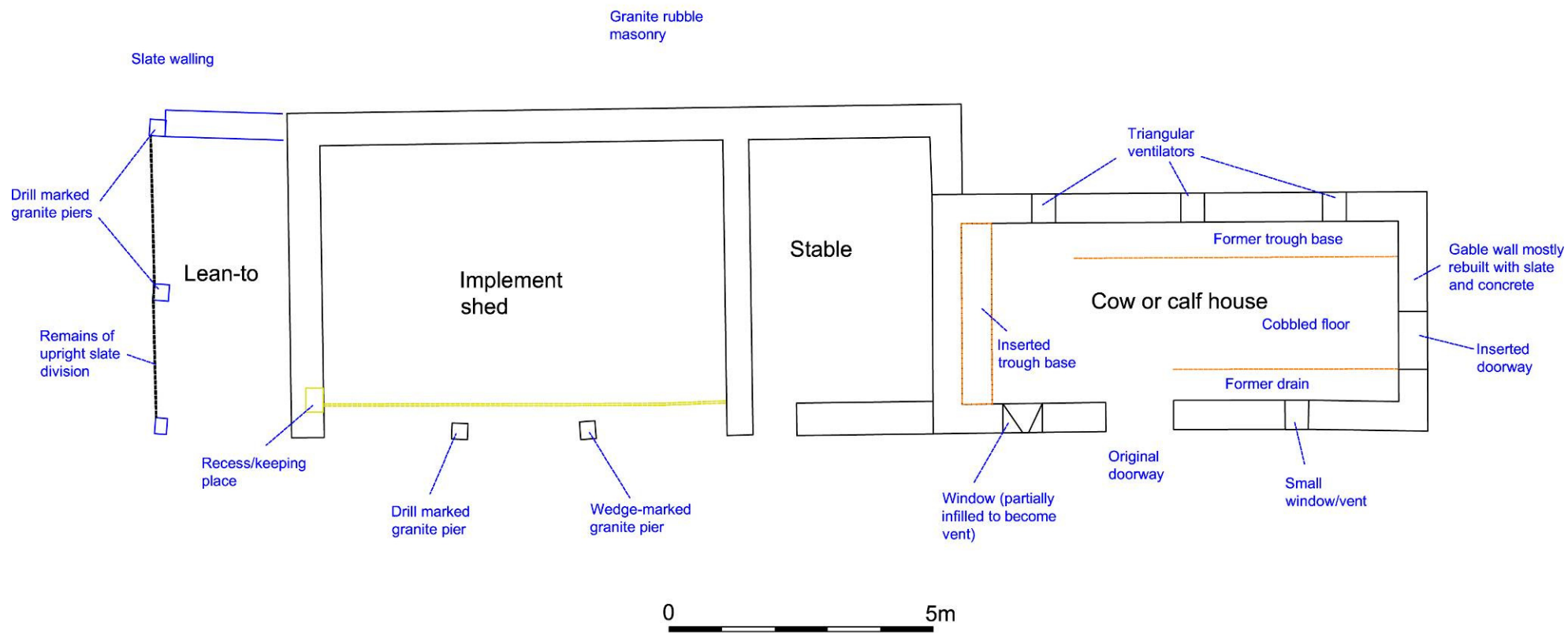
SSE elevation



Fig 50 Barn 1 SSE elevation

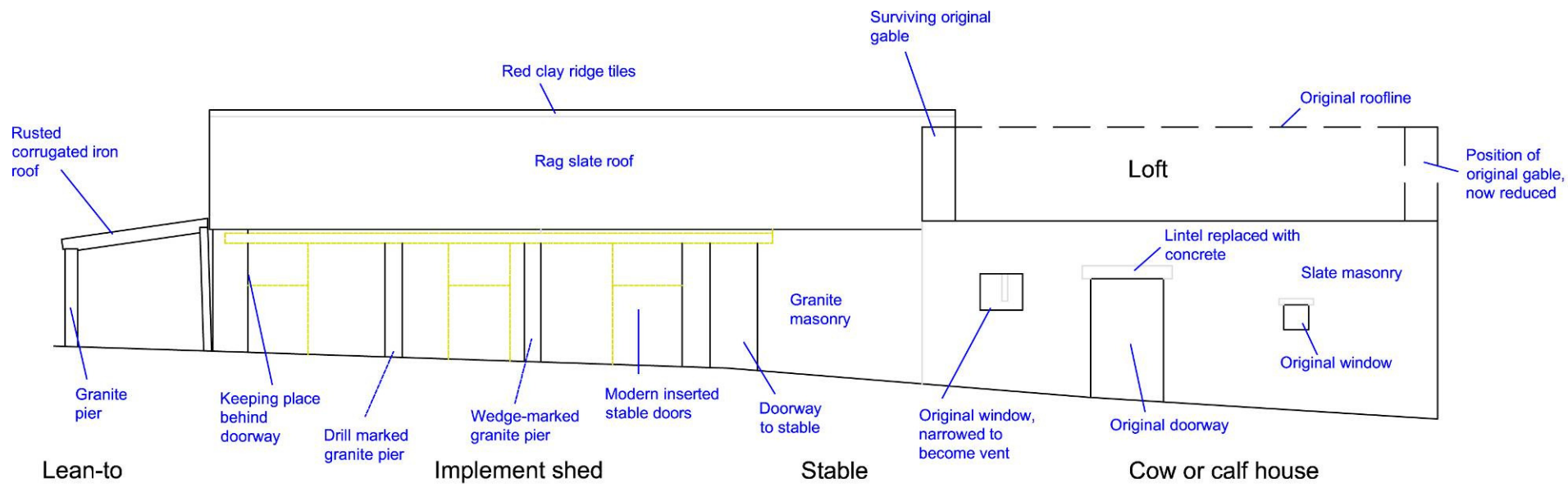


Roof and upper floor

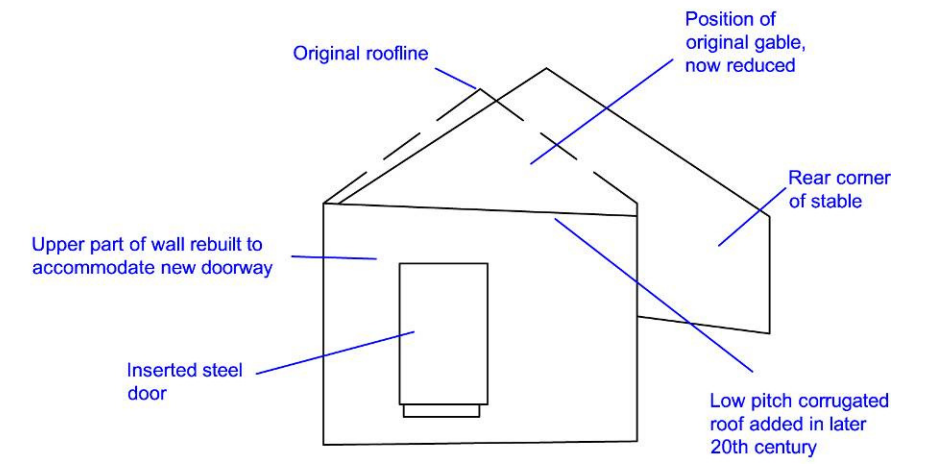


Ground Floor

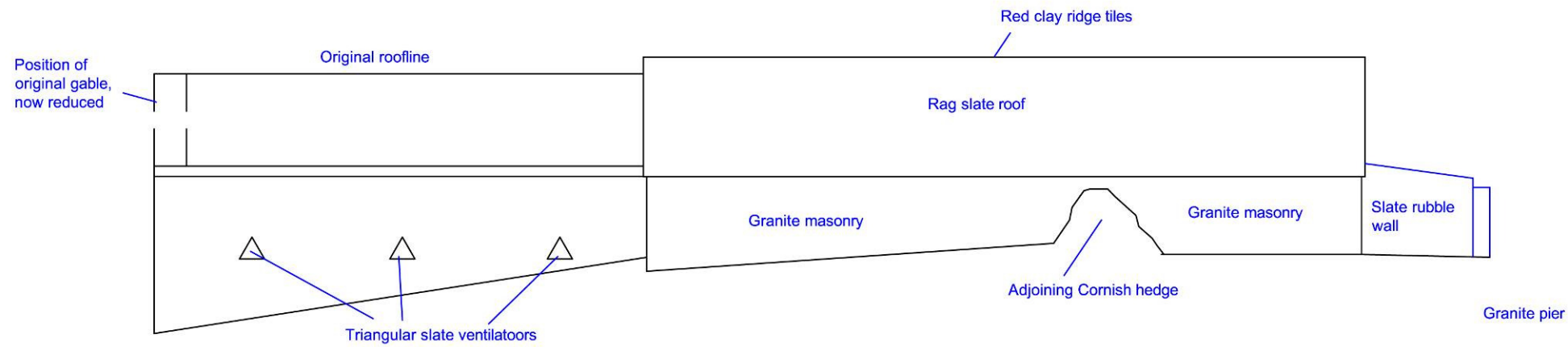
Fig 51 Barn 2 plans



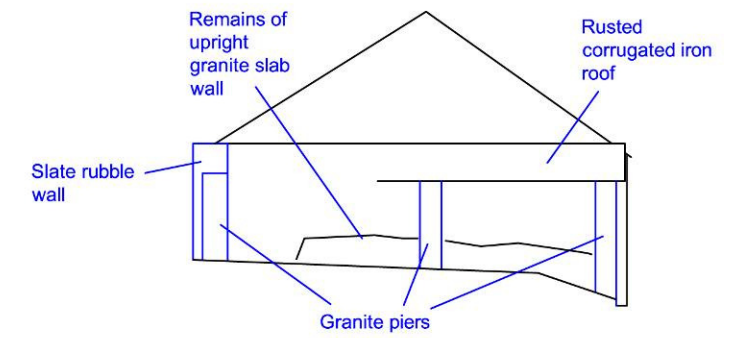
NW elevation



SW elevation



SE elevation



NE elevation

Fig 52 Barn 2 elevations

Appendix 1: Written Scheme of Investigation

1 Introduction

- 1.1 This Written Scheme of Investigation (WSI) for a programme of building recording has been prepared by Archaeology & Planning Solutions, acting on behalf of Peter Wonnacott Planning.
- 1.2 It follows a request by the Historic Environment Service of Cornwall Council for a programme of building recording to be completed in advance of the residential conversion of two adjacent stone-built barns at Woolgarden Farm, St. Clether, Launceston in Cornwall. This programme of building recording is required as a condition of planning permission (application no. PA10/04973).
- 1.3 No pre-determination architectural investigations or surveys have been carried out. However, the barns are located directly to the south of the Grade II listed Woolgarden Farmhouse which has early 17th century origins with 19th century alterations. Following the grant of planning permission, condition 8 was attached requiring a programme of archaeological mitigation. This condition states that:

"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."
- 1.4 Following discussion with the Historic Environment Service it was established that the conditioned archaeological work will take the form of building recording to comprise a photographic record together with annotated architects drawings resulting in a short written report to include documentary research and map regression.
- 1.5 This WSI therefore presents a detailed methodology for the building recording required to address condition 8 of the planning permission. Nevertheless, it will be augmented with a Method Statement which is to be supplied to the Historic Environment Service by the appointed fieldwork contractor prior to commencement on site. This Method Statement will identify the appointed contractor and the key staff involved in the on-site building recording and consequent report production.

2 Site Location and Description

- 2.1 The site to which this WSI refers consists of two stone-built single storey barns directly south of the Grade II listed Woolgarden Farm centred on National Grid Reference SX 1820 8434 (see Figure 1). No pre-determination surveys have been carried out.

3 Guidelines and Building Recording Methodology

- 3.1 The project will be carried out in accordance with the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* issued by the Institute for Archaeologists (revised 1999). It will also be carried out in accordance with guidelines in *Understanding Historic Buildings, a guide to good recording practice* issued by English Heritage (2006).
- 3.2 Prior to commencing the survey the contractor will consult historic cartographic and any documentary records held by the Cornwall Record Office.
- 3.3 The building recording survey will be conducted in advance of any building works by a buildings archaeologist or architectural historian familiar with local architectural traditions. The on-site survey will include the following:
- a photographic survey of both barns recording all external and internal elevations together with general photographs recording the barns relationship to each other and Woolgarden Farm. This photographic record will be a comprehensive record to archive standard. The photographs will be taken with black and white/colour 35mm film and/or digital photography as appropriate. For both general and specific photographs a photographic scale will be included. The photographic record will be accompanied by an appropriate photographic register; and
 - an analysis and description of the following: site layout and organisation; the function of the buildings; materials and method of construction; fenestration and entrances; internal arrangements; original and subsequent fixtures and fittings; evidence of use and status; and the date/period of the initial build and later alterations.
- 3.4 All site plans will be tied to the National Grid.

4 Reporting

- 4.1 The report will contain:
- a concise non-technical summary of the project results;
 - details of the aims and methods adopted in the course of the investigation;
 - a brief history of the site utilising cartographic/documentary records and the results of the on-site survey;
 - a location map, copies of any plans/drawings and photographs with appropriate annotation;
 - a discussion of the project results; and
 - a copy of the brief and approved written scheme of investigation (WSI) as an appendix.
- 4.2 The full report (along with a digital version on CD) will be submitted within six months to the Cornwall Council Historic Environment Service and the Cornwall Records Office.

4.3 The archaeological contractor will upload the report onto the on-line OASIS database.

4.4 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.

5 Archiving

5.1 An ordered and integrated site archive will be prepared in accordance with the *Management of Research Projects in the Historic Environment* (English Heritage, 2006) upon completion of the project. The requirements for archive storage will be agreed with the Cornwall Record Office.

5.2 The archive including a copy of the written report will be deposited with the Cornwall Record Office within two months of the completion of the full report and this will be confirmed in writing with the Cornwall Council Historic Environment Service.

5.3 A copy of the report will be supplied to the National Monuments Record.

6 Monitoring

6.1 The Cornwall Council Historic Environment Service will monitor the work and should be kept regularly informed of progress.

6.2 Notification of the start of work will be given in writing to the Cornwall Council Historic Environment Service at least one week in advance of its commencement.

6.3 Any variations to the WSI will be agreed with the Cornwall Council Historic Environment Service in writing prior to them being carried out.

6.4 If significant detail is discovered and if appropriate a meeting will be convened with the client and the Cornwall Council Historic Environment Service in order to discuss the most appropriate way forward.

7 Requirements of Archaeological Contractor

7.1 The archaeological contractor will provide a Method Statement for undertaking the building recording survey which will be compatible with the requirements of the Historic Environment Service. This will include all on and off site work including archiving.

7.2 It will include a brief method statement, resourcing levels, risk assessment and programme/schedule for the works. The contractor will also provide a brief career profile of the surveyor which demonstrates his/her suitability for undertaking the work.

- 7.3 A full cost estimate for the research, survey and reporting should be provided to the client. This estimate should include costs pro-rata using day rates.

Appendix 2: Method statement

Historic Environment Projects, Cornwall Council



Method statement for historic building record at Woolgarden farm buildings, St Clether

Planning ref: PA10/04973

Aims and objectives

The principal aim of the study is to gain a better understanding of the functions and historic development of the farm buildings. The objectives are to obtain a record of the site prior to its conversion to residential use.

The equivalent of a Level 2 building survey (as defined by English Heritage) will be produced.

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

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

- Cornwall Historic Environment Record
- Readily available published sources
- Historic maps, including
 - 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

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

Fieldwork: description

Analysis of the building 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. Colour photographs taken with a digital camera (with a resolution of 8MP or higher).

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
- 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
- Site history
- Building survey 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 Historic Environment Record. 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 August 2013.

The archive report will be completed before Monday 16th September. 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, Cornwall Council. 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:

- Completion of fieldwork
- Completion of archive report
- Deposition of the archive

Project resources

The project budget is itemised in a separate spreadsheet. In summary it is:

Preliminaries
Desk-based research
Building survey
Project archive
Archive report
Project management



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 120 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 Trerice for the National Trust. Project team leader for the Lostwithiel Town Characterisation Study. Member of the IfA Buildings and Graphic Archaeology Groups. Expertise includes archaeological use of CAD software and survey methodology.

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.

Copyright

Copyright of all material gathered as a result of the project will be reserved to Historic Environment Projects, 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, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £5m.

Nigel Thomas

Senior Archaeologist

15th August 2013

Historic Environment Projects

Environment Directorate, Cornwall Council

Appendix 3: Listed Building description for Woolgarden farmhouse

ST CLEATHER

SX 18 SE

3/180 Woolgarden Farmhouse

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Farmhouse. Probably early C17 origins partly altered in the late C19. Rendered stone rubble, partly slate hung above ground floor on front right. Rag slate roof with gable ends and lower slate roof with gable end on right. Brick shaft to rear lateral stack on left, projecting stone rubble front lateral stack and stone rubble and brick shaft to end stack on right.

Plan: The original plan of the house is uncertain and the house was divided into two in the C19 with the main farmhouse on left and cottage on right, reverting back to a single dwelling in the C20. Together the house and cottage have a 3-room plan with cross passage to left of central room and originally through passage to right of central room. The house comprises the left hand room, heated by a rear lateral stack, the existing entrance and cross passage and the large central room (probably originally the hall) which is heated by a large front lateral stack. The cottage on right contains a through passage on left (the front entrance now blocked) and the right hand room which is heated by an end stack. There is a straight joint between the house and cottage on the front elevation and a corresponding thick cross wall inside. The evidence for a straight joint on the rear is less obvious.

Exterior: Two storeys. Asymmetrical 4:2 window front with higher roof to left hand range and right hand range, which is slate hung above ground floor, set slightly back. To left, the main farmhouse has a circa C17 4-centred ovolo-moulded granite arch with C19 door flanked by 2 P.V.C. windows to left and large projecting front lateral stack and 2 P.V.C. window to right. Four P.V.C. windows on first floor. Set back to right, rounded hollow-chamfered granite arch which has been partly blocked with a window inserted and 16-pane horned sash to right with two 4-pane sashes on first floor.

Interior: Ceiling beams replaced in circa late c19. C20 grate to hall fireplace and Rayburn stove blocking left hand fireplace. First floor and roof structure not inspected.

(source: Heritage Gateway website)