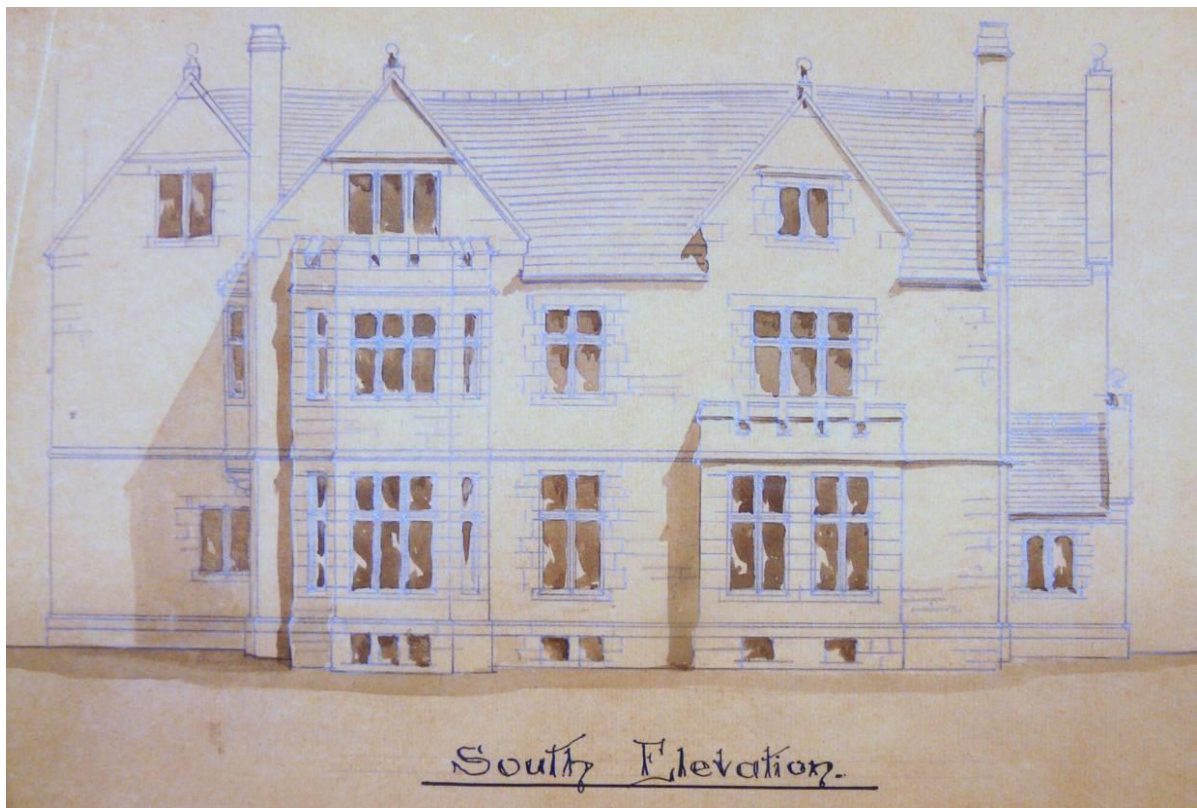




# **Penmadow House, St Germans, Cornwall**

## **Historic building record**



**Cornwall Archaeological Unit**



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## **Historic building record**

<b>Client</b>	Mr Jon Elwell
<b>Report Number</b>	2015R013
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The Project Manager was Nigel Thomas.

Scaled CAD drawings of the house (Figs 10-20) have been produced for Planning by Barry Chugg Architecture and Surveying Consultancy; these are based on the original architect's drawings stored at Cornwall Record Office. The copies reproduced in this report have been modified and annotated by CAU to show the building fabric that survives.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

## **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.



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Cover illustration:

South elevation of Penmadow House (original architect's drawing c1904).

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## **Abbreviations**

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office, Truro
EH	English Heritage
GIS	Geographical information system (electronic mapping and database)
HER	Cornwall and the Isles of Scilly Historic Environment Record
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



## **1 Summary**

Penmadow House is a small country house built in the Gothic style to the design of John Samson in 1905. During an air raid in 1941 the house was hit by an enemy incendiary bomb and it was gutted by fire so that for the most part only the walled shell survives. It was built for the agent of the Port Eliot Estate and has been part of its ownership until recently acquired by the present owners. It is their intention to refurbish the house and to restore it as much as possible to its original appearance. One of the conditions of the planning consent to achieve this is the requirement for an archaeological record of the building prior to its restoration.

The findings of the recording plus access to original plans and elevations show that sufficient survives of the building to enable a surprisingly high level of understanding of the original design and the way that it functioned.

A particular aspect of the design of the building is the extent to which it incorporates innovative construction techniques and technology of its period.

Architecturally, the house displays the Gothic style an inventive way. Unlike so many Gothic style houses of the period Penmadow does not have symmetrical elevations clothed in Gothic style features, but its design is truly inspired by historic domestic Gothic buildings that have irregularly disposed features that reflect the inner functions of the building.

The proposed repair and re-use of Penmadow House is an important initiative that seeks to rescue a significant building of its period.

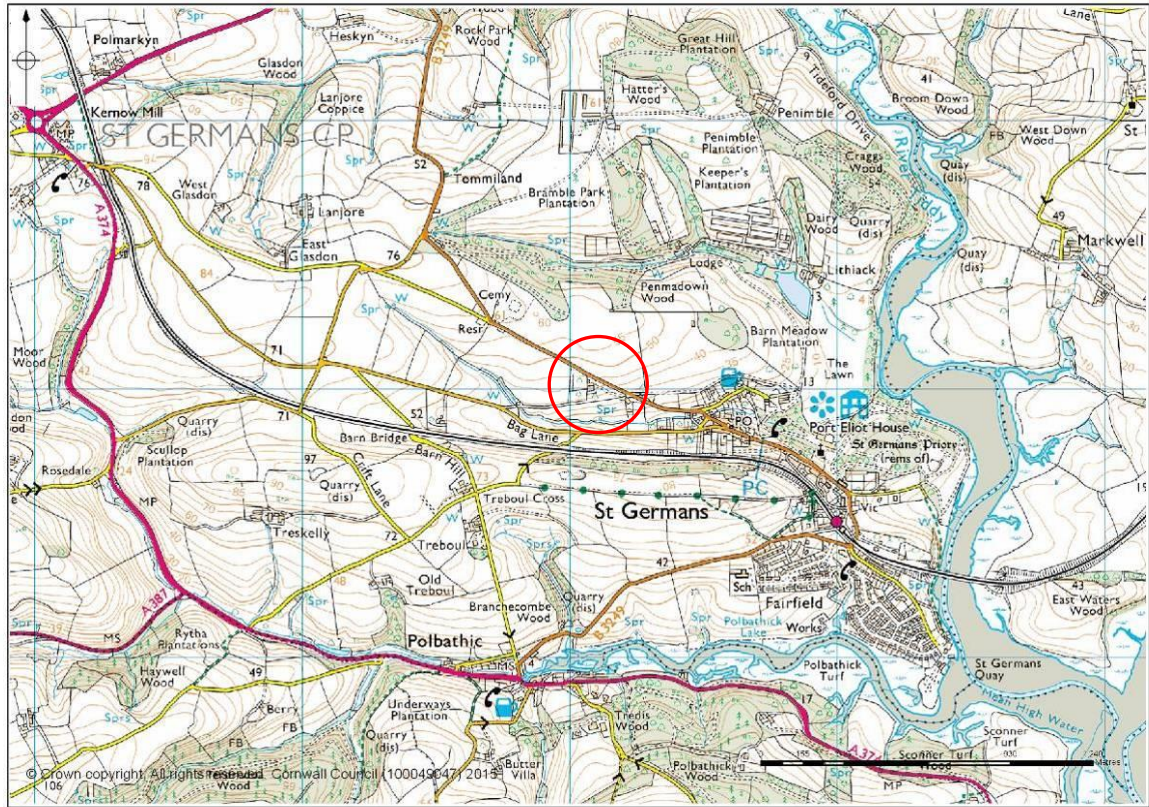


Fig 1 Location map

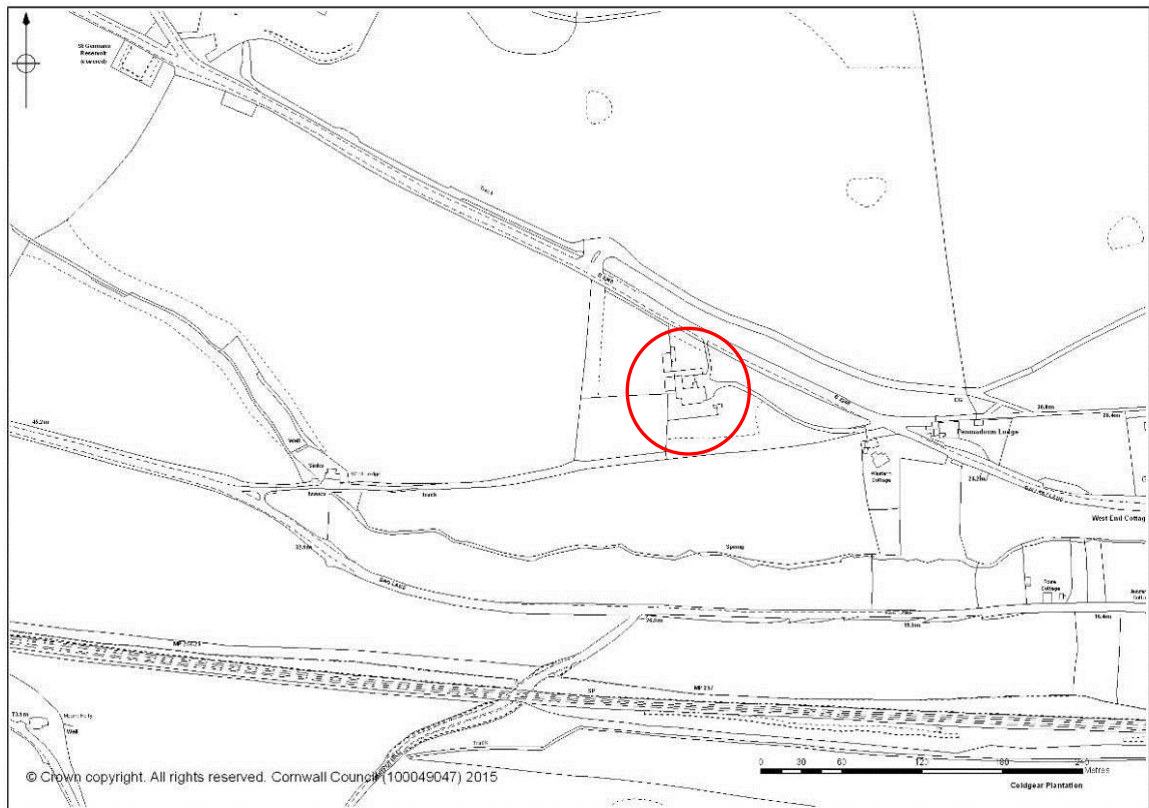


Fig 2 Site extent

## 2 Introduction

### 2.1 Project background

A planning application (ref PA14/08031) submitted to Cornwall Council on 22<sup>nd</sup> August 2014 was for 'Reinstatement of derelict house to a dwelling'. This application was approved on 13<sup>th</sup> November 2014 subject to conditions. Condition 4 states:

None of the development hereby approved shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the Council's Archaeological Advisor.

Reason: To ensure archaeological assessment and photographic recording of a period building untouched by later developments and considered increasingly rare in the countryside, in accordance with the aims and intentions of the National Planning Policy Framework 2012, Section 12, paragraph 141.

Cornwall Archaeological Unit was approached by Mr Jon Elwell, the property owner, with a view to satisfying and obtaining a discharge of Condition 4. After agreement of a schedule of costs, a Written Scheme of Investigation was prepared (see Appendix 1). This report sets out the results of the study.

### 2.2 Aims

The principal aim of the study was to gain a better understanding of the historic house. The objectives were to obtain an archaeological record of the site prior to the commencement of renovation works.

### 2.3 Methods

The study was based upon the standards and requirements of a Level 2-3 historic building record, as defined by English Heritage (2006). This includes use of archive material, as well as fieldwork to obtain quality photographic, drawn and descriptive records. The working methods are set out in more detail in the WSI. A site visit to record the building was undertaken on 8<sup>th</sup> January 2015.

## 3 Location and setting

Penmadow is situated on the western outskirts of St Germans village at NGR SX 35080 57997 (Figs 1 and 2). It has a fairly isolated location on a south facing hillside overlooking a shallow valley. The southernmost parts of the house, including its basement, lies on the 36m contour and the rear wing of the building plus its former outhouses are on the 40m line. The house is situated in what was, prior to 1905, gently sloping agricultural land. Construction of the house involved creation of terraced gardens (Figs 34 and 74) and levelled areas (including a tennis court to the south and probable half-size croquet lawn to the south west, Fig 75).

Geologically the site lies on undifferentiated Upper Devonian mudstone, siltstone and sandstone. Most of the stone used in the rubble masonry of the house and grounds is likely to have been quarried very local to the site; there are numerous small quarries visible on historic maps around the Port Eliot Estate. Local soils are classified as Denbigh (loam over shale). The higher gardens and northernmost part of the paddock at Penmadow are within an area of Powys soils (shallow well drained loamy soils over rock).

## **4 Designations**

### **4.1 National**

No national conservation designations apply to Penmadow.

### **4.2 Regional/county**

The house and grounds are included within the St Germans village Conservation Area. Penmadow lies close to the western boundary of the Tamar Valley Area of Outstanding Natural Beauty. The estate grounds to the north of Gallery Lane are within an Area of Great Scientific Value.

### **4.3 Local**

No local designations appear to apply to Penmadow.

## **5 Site history**

Before Penmadow House was established its land area was used as a pair of small fields covering an area of 3.64 acres (1.47 ha). A carriage drive had been developed from the west part of the Port Eliot Estate to link with the public road at Bag Lane before the 1840s (Fig 3). This drive runs along the southern limit of the Penmadow property. Western Lodge, situated at the end of this drive, was also recorded on the Tithe Map. By the later 19<sup>th</sup> century Western Cottage had been constructed and Penmadow Lodge was built where the estate drive crosses Gallery Lane (Fig 4).

Penmadow House was originally intended as a land agent's house, built to the design of John Samson FRIBA, an architect from Liskeard, on behalf of the Port Eliot Estate. A series of proposed plans, elevations and detailed drawings were made and these documents are now retained at CRO (ref EL/465). The drawings show the evolution of the design to that which was eventually built. The earliest design shows a house with a longer front elevation with three principal gables. Proposed service rooms to the rear were to be ranged around a yard with the principal and service yard entrances facing west. This is reversed when compared with the 'as built' house, which has east entrances. Slightly later drawings show the plan evolving with a less ambitious layout of rooms but still with a 'reversed' yard scheme. Drawings that emerged before the final versions show the plan significantly revised with the east entrances included and with smaller plan areas for the dining room and principal bedroom above. The plans are labelled with the functions of all the original rooms and also show the divisions between the family rooms and service spaces (Fig 7).

Construction of the house was commenced in 1905 and its origin is commemorated by an elaborately carved date plaque over the principal entrance porch (Figs 9 and 31). The building of this large house is likely to have taken a few years and the house is partly shown as an outline (i.e. under construction) when the area was mapped at large scale by the OS c1907 (Fig 5).

Around the time the house was built a shelter belt of pine trees was planted on the western side of the property. This was established in a narrow fenced plot. An old boundary between the two former field enclosures was adapted as a division between gardens and the north part of the division was replaced by a tall coped masonry wall. The house was approached by a (still extant) curving drive from a gateway and entrance close to Western Cottage.

The property was valued for General Rates in 1909 and following protracted negotiations over the valuation, the house was then occupied (correspondence at CRO ref EL/393). Penmadow was designed as an agent's dwelling (for the agent at the time, Mr C I L Allix). Mr Allix married in 1906 and his eldest daughter was born at Penmadow in September 1911. Another daughter was born almost two years later but the place of her birth is not recorded.



Pet dogs were buried at Penmadow in the 1920s and the graves marked with memorial stones (Fig 70).

Penmadow later became the estate's dower house (and indeed this function may have been foreseen in its original design). The building was mothballed in 1934 following the death of the dowager and the entire house contents were sold by the Estate (West Devon Record Office document ref 307/569).

St Germans village was unfortunately the victim of a few enemy incendiary bombs during an air raid in 1941 and one of these hit Penmadow. The house was almost entirely burnt out but the masonry shell of the building remained. Although a war compensation claim was apparently made by the Estate (M J Thomas, pers comm) Penmadow was never rebuilt and became an ivy-clad ruin (Figs 6, 8-9) until the present day.

Parts of the ruined house were reused for keeping pigs for a few years during the post-war period. In the 1970s parts of the grounds and (added) corrugated sheds were used to garage racing stock cars.

## **6 Building description**

### **6.1 Building type**

Penmadow House is a small country house designed in the domestic Gothic style. It is built to specifications that were innovative and advanced for its time with cavity walls, concrete floors to some parts of the house, steel joists instead of wooden lintels, running water from collection tanks, electricity, piped central heating from a boiler in the basement to a few rooms, and foul and surface water drainage systems.

### **6.2 Date**

Construction of the house was commenced in 1905. Given its short span of use the building the house demonstrates a single occupation phase with very little alteration. Parts of the house were reused for keeping pigs during the post-war period and brick/concrete troughs were built into the hall and some of the outbuildings in the north range.

### **6.3 Materials**

The external waling relating to the principal areas of the house is built from local fair faced rubble stone with dressed granite quoins, plinth copings, doorways, mullioned windows, mid-floor string, kneeler stones (two levels), gable copings and chimney-cap dressings. Mortars used as bedding for stone masonry appear to be lime-based but pointing mortar is of grey Portland cement. The internal walls (behind a cavity) are a single skin of red brick. The roof was destroyed in the fire but was originally probably dry-laid Delabole slate laid to uniform courses.

### **6.4 Plan and interior spaces when occupied**

Penmadow House is built to a bespoke plan that combines 'upstairs-downstairs' requirements with efficient layout that comprises the essential room spaces appropriate for a house of its social status of its time. It has an overall U-plan (Figs 7, 10-13) ranged around a service court or 'yard' with a double gateway to the east. The principal entrance porch is also to the east side.

On the south side the house looks onto a terraced garden above a lawn and levelled rectangular area, most likely a tennis court.

The following descriptive notes explain the plan form as it was before the fire (ie 1905 to 1941) and ignores the existing situation where there are no floors except for steel beam and concrete floors above the northern part of the basement area.

The front (south) range of the house is a double-depth plan that exploits the slope of the land to provide a basement plus ground-floor, first floor and attic rooms. The

northern part of the south range and the west range are two storeys high, and the north range is a single-storey wing.

The front part of the south range projects forward and has bay windows facing south, a canted bay in front of the west rooms and a rectangular bay in front of the east rooms (Figs 14 and 21). At ground-floor level this range contains a dining room on the left (west) and a drawing room on the right.

The west end of the south range has a west fireplace to each floor including the attic and basement, plus front window bays to basement, ground floor and first floor. The attic floor utilises the bay as a balcony.

A fireplace is situated in the rear wall of the central attic.

The east end of the south range has an east fireplace to ground and first floors plus attic. The window bay relates to the basement and ground floors and there is a balcony in front of the second-floor room (above the window bay projection below).

On the first floor immediately above the dining room is a principal bedroom with a heated dressing room to its east and there is a similar plan arrangement for heated servants' rooms to the attic floor above. Above the drawing room there is a principal bedroom on the first floor and a servant's bedroom at the attic level.

The west basement is labelled a 'smoking room' on the original plan. This room was lit by a high south bay window and two small windows in the west wall. On the archive plan the unheated east basement is labelled 'lumber room' and this room was lit only by a south bay window. Between the main basement rooms are cellars: a beer cellar (west) and wine cellar (east). At some time the doorway between the smoking room and the beer cellar has been bricked up. The basement extends to the rear of the front range behind the cellars. There is coal store and former boiler room fed by loading chutes at 2 levels from the courtyard and there is a flight of steps down to the cellars from the courtyard, the steps including a barrel ramp for loading the beer cellar.

The rear part of the front-range at ground floor level contains from west to east: a back-stair hall; a butler's pantry and china store; a passage 'corridor' in front of these leading to an open-well principal stair hall, and at far right is a large reception 'hall'. On the original plans water head tanks are shown in the attic above the butler's pantry.

A notable feature relating to the first-floor east-west corridor is a squint window that projects south-west as a shallow granite-framed oriel into the angle between the south and west ranges.

In the angle between the hall and the drawing room is the main entrance porch that leads into the hall. On the first floor above the hall is a bedroom with two doorways: one from the main landing and another from the bedroom over the drawing room.

Projecting at the rear of the stair hall is a single-storey rear entrance wing that contains traces of a WC and wash-room (named 'lavatory' on original plan) plus, to the east of this a rear entrance lobby with a doorway external to the service 'yard'.

The west range is set back and projects west of the front-range. At its south end is the back-stair hall. Right of the back stairs are passages to the east (already described), and to the north, providing access to a store room (with bathroom above), then a servants hall or 'sitting room' (with bedroom above), and then to a full-width kitchen (with large bedroom above). The north end of the kitchen is dominated by a large recessed hearth that formerly held a cast-iron cooking range.

Beyond the kitchen is a single-storey wing that contains a heated scullery. An almost complete cast-iron cooking range is still extant (Fig 72).

Adjoining east of the scullery is a single-storey service range fronted by a 'covered way', effectively a verandah (or loggia) with three open bays divided by slender wooden posts with granite bases. The 1941 fire did not reach this range and the woodwork still survives.

Behind the covered way from west to east are: a larder; a dairy, and a lamp-cleaning room. Right of this is a water closet, then a full-depth wash-house, and finally a 'coal store' with large original double doorway to its south side and window in its east wall.

Although labelled a 'coal store' on the original drawings, this space has lime-washed walls and was used as a garage.

Set between the wall east of the covered way and the rear porch wing is a double gateway between square gate-piers. This gateway secures the yard.

Behind the north range is a path with revetment walling to its north side and with steps going up to the higher level north of the wash-house and with a rainwater tank to the east of the steps. The rainwater was presumably used in the nearby wash-house.

The house had electrical fittings (lights, service bells etc) but was constructed many decades before St Germans village had mains electricity. Therefore an engine-powered generator must have been installed somewhere on the property. The site of this was not discovered during the investigation but it seems probable that the generator was installed in the garden building, a few metres upslope northwest of the service wing.

## **6.5 Exterior (principal elevations)**

### **6.5.1 South elevation**

The south (garden-front) elevation (Figs 21 and 25) is divided into three unequal two-storey plus attic over basement bays. The left-hand and right-hand bays are surmounted by remains of coped gables.

The left-hand bay is fronted by a two-storey over basement canted bay with 3-light mullioned windows to the front of the bay, the ground and first floors with sidelights and transomed windows. The bay is surmounted by an embattled parapet that functions as a balcony to the attic-floor bedroom.

The central bay has 2-light mullioned windows, those above the basement with transoms.

The right-hand bay is square-sided and has paired 2-light mullioned and transomed windows to the ground floor plus sidelights. The basement has two small single-light windows. Above the ground floor the walling rises to an embattled parapet that functions as a balcony to the first-floor bedroom.

Set back on the right is the south wall of the principal entrance porch. This wall has a central 2-light mullioned window with arched lights.

Set back on the left is the 2-storeys plus attic coped gable end of the west range. At ground-floor level is a 2-light mullioned window that lights the passage ('corridor') east of the back-stair well. The window has a square hood-mould that continues as a string course across the west gable end of the south-range. At far right to the first floor is the most interesting window of the whole building. This is a single-light transomed squint window that is oriented to the south-west. The window is carried on oversailing granite corbels and there is a stepped granite roof (Fig 63). The attic gable has a 2-light mullioned window with a string course above.

### **6.5.2 East elevation**

The east (entrance front) elevation (Fig 22) is two storeys. There are two tall coped surviving gable ends; the right-hand gable end is built forward and its mid-floor string course steps up in accord with the higher ground level on which it stands.

In the angle between the two is the coped gable end of a single-storey porch. The porch has a basket-arched doorway and above the doorway is a moulded panel that contains a 1905 date and Port Eliot/St Germans insignia within a cut granite border (Figs 9 and 31). There is a flight of three exterior granite steps up to the level of the porch threshold.

The left-hand gable end (drawing room, principal bedroom and attic bedroom) has a single-light transomed window to ground and first floors at far left and there is smaller single-light window on the right-hand side of the gable. Surmounting the gable is a complete chimney stack with moulded top. The stack contains three flues and is one of the best preserved stacks at Penmadow. Two clay chimney pots were extant on this stack in 1988 (Fig 8) but have subsequently fallen.

The right-hand gable end fronts the hall and bedroom above. There is a 3-light transomed mullioned window to each floor. There is a square hoodmould over the first-floor window and there is a slit loft ventilator central to the gable.

Set back on the right is the east wall of the north (rear) porch, this side lit by a 2-light granite mullioned window.

### **6.5.3 West elevation**

The 2-storey part of the west elevation (Figs 16 and 26) has an irregular disposition of windows.

On the left (hidden behind a modern shed) is a 2-light mullioned and transomed kitchen window. Above this is a wider 3-light mullioned and transomed window (Fig 66) that lights the kitchen chamber. Right of these windows are 2-light mullioned and transomed windows to each floor (bedroom over servants' 'sitting room'). Right of these are single-light windows to each floor (housemaid's room over store room). Positioned above one another at far right, at mid-floor level, are two 2-light mullioned windows that light the back-stair well.

At far left of the west elevation there is a single-storey scullery lit by the remains of a probable former 2-light mullioned window.

Set back at far right is the west gable end of the south-range. This end has two narrow windows to light the basement; there is a string course at mid-floor level but the gable, including the chimney, has fallen. An oriel window in the angle between the west-range and the west wall is described as part of the south elevation (see section 6.4.1). Also at ground level in the angle an iron grille that protects access to a presumed rainwater sump and culvert that wraps around the south-range. The sump is fed by cast-iron downpipes from the former gutters.

### **6.5.4 Courtyard north-facing elevation**

This irregular elevation (Figs 19 and 27) is the back wall of the south-range (facing the 'yard') plus a projecting flat-roofed porch (Fig 67) on the left with plan parapet with parapet string. The porch has a doorway on the left still with its original panelled door and boot scraper to the right of the doorway. The right-hand return (west) wall of the porch has two small windows, the right-hand window with remains of its transomed frame. The left-hand return wall is described with the east elevation.

A tripartite lintelled window with narrow sidelights (set back above the porch) lights the main stair hall. Under the same lintel right of the stair window is a narrow single-light that lights a WC. Beneath this slightly to the right is another similar window that lights the china closet. At lower level to the left of this and adjoining the porch wing is a low doorway that provides access to the cellar from the yard. Right of this doorway is a coal-cellar chute. At first-floor level towards the right of the elevation are two narrow single-light windows. The left-hand window lights a bathroom; the other window lights a linen cupboard. Below these windows at ground-floor level is a wider window that lights the butler's pantry. Projecting at far right in the angle between this wall and the west range is the side wall of a small lean-to porch that protects a service doorway that accesses the kitchen and servants hall/ 'sitting room' in the West range.

The lintelled window openings of this elevation originally contained timber framed windows most with transoms, the principal or wider windows also with mullions.

### **6.5.5 Courtyard east-facing elevation**

This is the yard elevation of the west range (Figs 20 and 29). At far left is a lean-to porch that fronts a doorway. Above this is a lintelled window opening that lights the first-floor 'corridor'. At ground-floor towards the right is a lintelled window opening with a relieving arch above, the only relieving arch at Penmadow. Directly above this is an area of tumbled masonry as if a window has been lost from here. However no window is shown in this location on the original architect's plan (indeed this was clearly a family bedroom and the view from an opening here would have been over the service yard). The bedroom would have been adequately lit its 3-light window on the west side.

The lintelled window openings of this elevation originally contained timber windows with transoms, the principal windows with also with mullions.

### **6.5.6 Courtyard south-facing elevation**

This elevation (Figs 18 and 28) fronts the single-storey north service range.

Facing the yard are the remains of a 3-bay open-fronted 'covered way'. This is a timber structure with remains of arch-bracing between the posts and the head-rail. The posts are supported on square granite bases. Behind this structure are a narrow larder window on the left and two doorways accessing a dairy (left) and lamp-cleaning room to its right.

Right of the covered way is the north gate-pier of the yard gateway. Farther to the right is a window opening relating to the wash-house. At far right there is a pair of original ledged and braced doors relating to the garage/'coal store'.

The return (gable end) of the garage/'coal store' retains its original wooden 2-light mullioned and transomed window (Fig 51). This is one of the best wooden windows at Penmadow to survive the fire (there is another in the rear lobby) and it shows the high quality joinery that originally filled many of the openings in the house.

### **6.5.7 North (service range) elevation**

This elevation (Figs 17 and 24) faces a revetment wall supporting higher ground to the north. There is a series of window openings (varying in width according to the room spaces that they serve) from left to right: wash-house, WC, lamp-cleaning room, dairy, larder and scullery. All of these window openings were originally fitted with timber framed windows. There is also a (recently blocked) doorway to the right-hand side of the wash-house which once provided access to the nearby rainwater tank and steps leading to a laundry drying garden to the north.

### **6.5.8 Chimneys**

There are four complete, or nearly complete, chimneys with shaped granite tops: east end of the south range (Figs 22 and 32); rear wall of the south range, and over the cross walls of the west range.

There is also a smaller chimney over the north wall of the wash-house (Fig 17).

Four chimneys were lost following the fire and subsequent decades: the 4-flue west chimney of the south-range; the 2-flue north chimney of the hall wing, the 3-flue north chimney over the kitchen and scullery, and a 3-flue chimney over the north wall of the south-range (from the boiler room, butler's pantry and bathroom).

### **6.5.9 Terrace walls**

An important feature of Penmadow is the stone terrace wall of the garden to the south of the house. Another walled terrace is extant to the south-west of the house. These terraces are retained by battered stone rubble walling with wide panels of vertically-bedded rubble alternating with narrow 'piers' of horizontally-bedded stone (Figs 34 and 74).

## **6.6 Interior**

Although most of the floors and roof structure were destroyed by the fire in 1941 it is possible to identify significant features within most of the room spaces. Evidence such as plaster survival and joist sockets are distributed widely in the building and are not specified with the room notes unless of particular interest. Due to the fact that the house was only safely accessible at ground level, the photographic record was, of necessity, carried out either from ground-floor level or from basement level: the principal features are noted with named rooms arranged according to the original architect's plan (Fig 7).

### **6.6.1 East porch**

- Moulded arched door frames with diagnostic features (Figs 35 and 58).

### **6.6.2 Hall and hall chamber**

- North wall fireplace openings (Fig 38)
- North wall flue-vent (Fig 36)
- South wall radiator recess and doorways
- East window opening with pig trough added under ground-floor window (Fig 37)
- West wall doorways

### **6.6.3 Drawing room, chambers above and east basement**

- East wall: remains of 3 fireplaces (Fig 45)
- Remains of service bells and electrical conduit (ground and first floors)
- South wall (Fig 43)
  - Bay windows and remains of iron lintels
  - North wall: doorways to other rooms or passages
  - West side of basement: brick cross wall dividing lumber room from wine cellar

### **6.6.4 Dining room, chambers above and west basement**

- West wall (Figs 46 and 73): remains of 4 fireplaces
- Remains of service bells and electrical conduit (basement, ground and first floors)
- Cast-iron flue vent (dining room)
- South wall (Fig 44)
  - Bay windows and remains of iron lintels
- North wall:
  - Doorways to passages
  - Remains of first-floor dressing room fireplace
  - Remains of attic fireplace to servant's bedroom

### **6.6.5 Principal stair hall**

- Evidence for former staircase location (Fig 40)
- Doorways relating to upper floor rooms and passage (Fig 39)
- North wall: stair window and doorways
- East and west sides: arched doorways to ground floor (Fig 58)

### **6.6.6 East-west corridors**

- Squint window (Figs 63 exterior and 64 interior)
- Doorways between bedrooms and corridors
- Remains of (heavily charred) oak herringbone parquet floor (ground floor) (Fig 61)

### **6.6.7 Back (west) stair hall**

- Radiator recess
- Cavity wall evidence (Fig 59)
- Basement staircase (Figs 41 and 42)

### **6.6.8 Butler's pantry and rooms above (laundry room and bathroom)**

(Fig 50)

- Fireplace openings Butler's pantry and bathroom above right (east)
- Evidence for suspended floor (butler's pantry) (Fig 62)

### **6.6.9 China closet and former WC above**

(No features extant other than some walls and window openings)

**6.6.10 Coal cellar/boiler room**

- Double coal chute
- Evidence for former boiler
- Steel and concrete floor above

**6.6.11 Cellar passage**

- Back (west) stairs, constructed from concrete and with iron balustrade
- Former gun safe (beneath stairs)
- Steel and concrete floor above

**6.6.12 Cellar steps from yard**

- Concrete steps with central part in-filled to create barrel ramp
- Steel and concrete floor above

**6.6.13 North porch wing (lobby, WC and 'lavatory')**

- Patterned tiled floor (lobby) (Fig 57)
- Concrete and steel roof above

**6.6.14 West range store room and housemaid's closet above**

- Suspended floor evidence (store room)

**6.6.15 West range servants' hall and bedroom above**

- Evidence for suspended wooden floor (Fig 49)
- Fireplace openings

**6.6.16 West range passages**

- Tiled floor (ground floor)

**6.6.17 West range kitchen and bedroom above**

- North wall (Fig 47):
- Large kitchen fireplace opening with oven
- Smoke vent above kitchen fireplace
- Hearth in front of bedroom fireplace
- Tiled floor
- Bedroom fireplace

**6.6.18 North range scullery**

- Tiled floor
- South wall:
- Fireplace fitted with complete C19 cast-iron range (Fig 72 left)
- Evidence for roof weathering in gable end (Fig 48)
- Evidence for location of sink/drain and extant water tap
- Examples of cement pointing

**6.6.19 North-range larder**

- Tiled floor
- Inserted animal trough

**6.6.20 North-range dairy**

- Tiled floor (Fig 54)

**6.6.21 North-range lamps and cleaning room**

- Inserted animal trough

**6.6.22 North-range covered way**

Floor (Fig 28)

### 6.6.23 North range wash-house

- Tiled floor (Fig 52)
- Good plaster details

### 6.6.24 North range garage / 'coal store'

- East window (Fig 51)

## 7 Significance

Penmadow House is an important house of its period that well represents the requirements of middle to upper class English society. It is also a good example of a house with 'upstairs-downstairs' social divisions that was built towards the end of an era that changed forever with the advent of World War I. It was also a very modern house of its period with advanced facilities and structural elements that were to become more widespread into the inter-war period. The facilities include bathrooms and WCs with running water, an electricity supply and central heating to some rooms. The structural elements include cavity walls, steel floor beams and lintels, and reinforcement to concrete floors over some of the basement area. It is also notable for its use of the Gothic style with external features designed to relate to the internal room functions. The resultant irregular disposition of features is clearly inspired by genuine historic domestic Gothic.

## 8 References

### 8.1 Primary sources

CRO documents ref EL/393, EL/465

Geology and Soils information layers on Cornwall Council's GIS

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

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

Ordnance Survey, 2015. *Mastermap Digital Mapping*

Tithe Map and Apportionment, 1843. *Parish of St Germans* (licensed digital copy at CRO)

### 8.2 Websites

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

<https://histfam.familysearch.org//getperson.php?personID=I128856&tree=Nixon> Allix family history

## 9 Project archive

The CAU project number is **146455**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit, Cornwall Council, Fal Building, County Hall, Treyew Road, Truro, TR1 3AY.

English Heritage/ADS OASIS online reference: [cornwall2-203382](https://www.english-heritage.org.uk/record/1019000/cornwall2-203382)



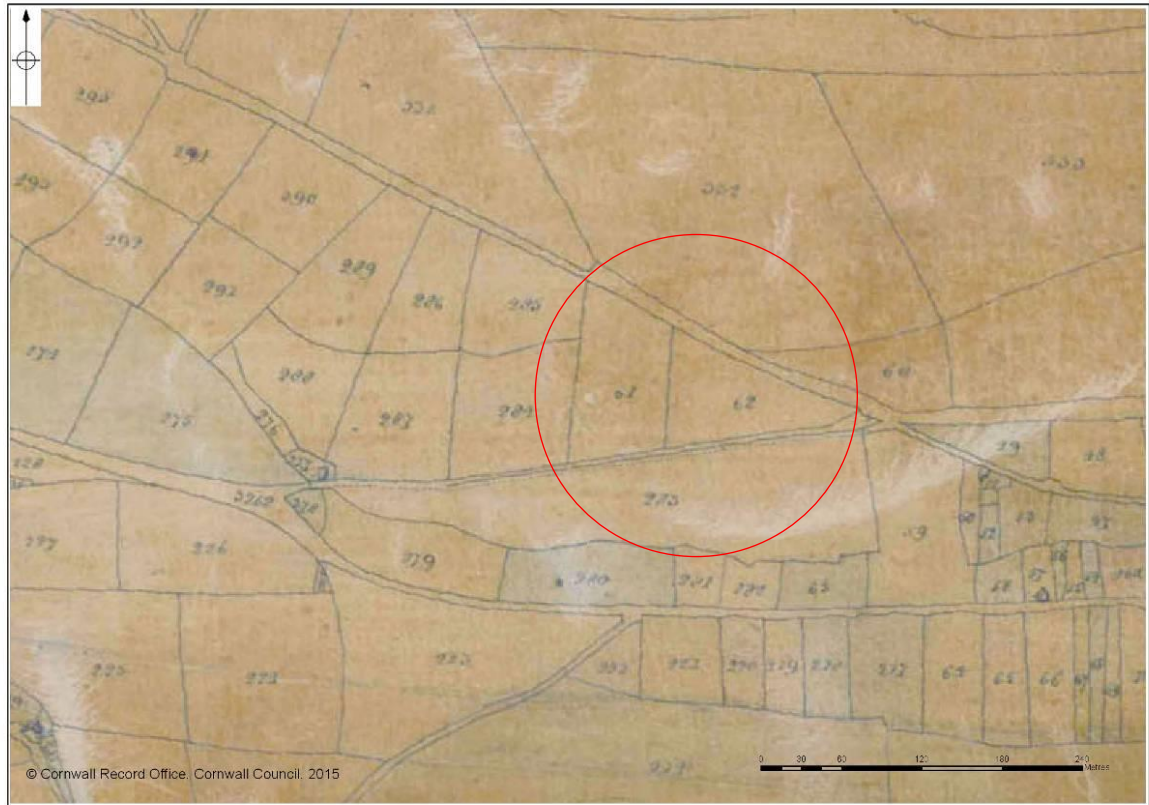


Fig 3 Extract from St Germans parish Tithe Map, surveyed 1843.

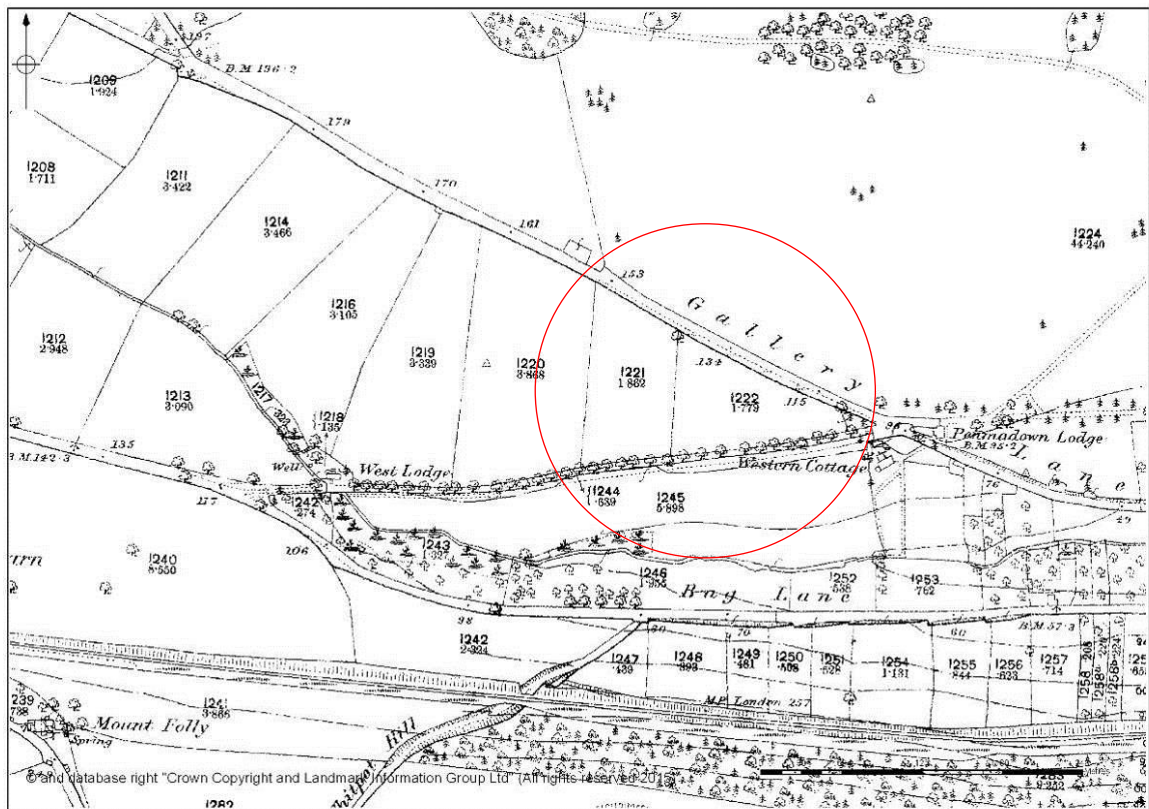


Fig 4 First Edition of the Ordnance Survey 25 Inch Map, published c1880.



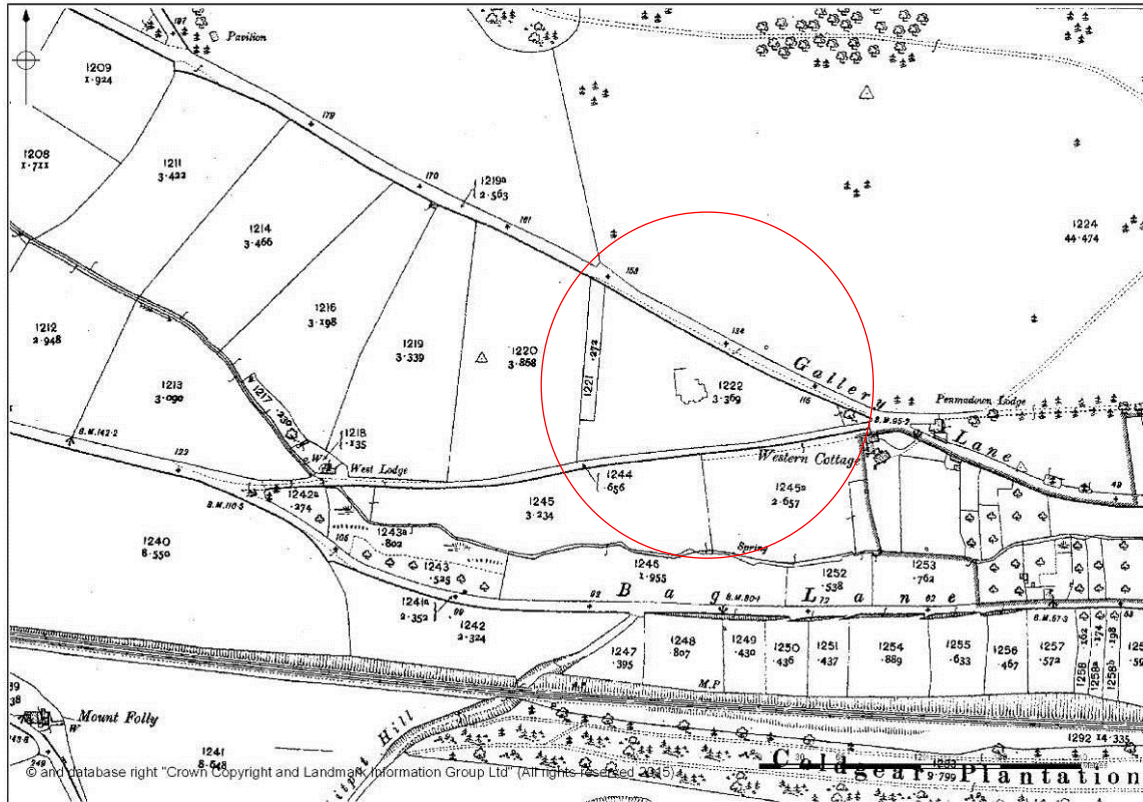


Fig 5 Second Edition of the Ordnance Survey 25 Inch Map, published c1907.  
Construction of Penmadow House had started by this time.



Fig 6 Air photo showing the abandoned ruins of Penmadow House, 2005.

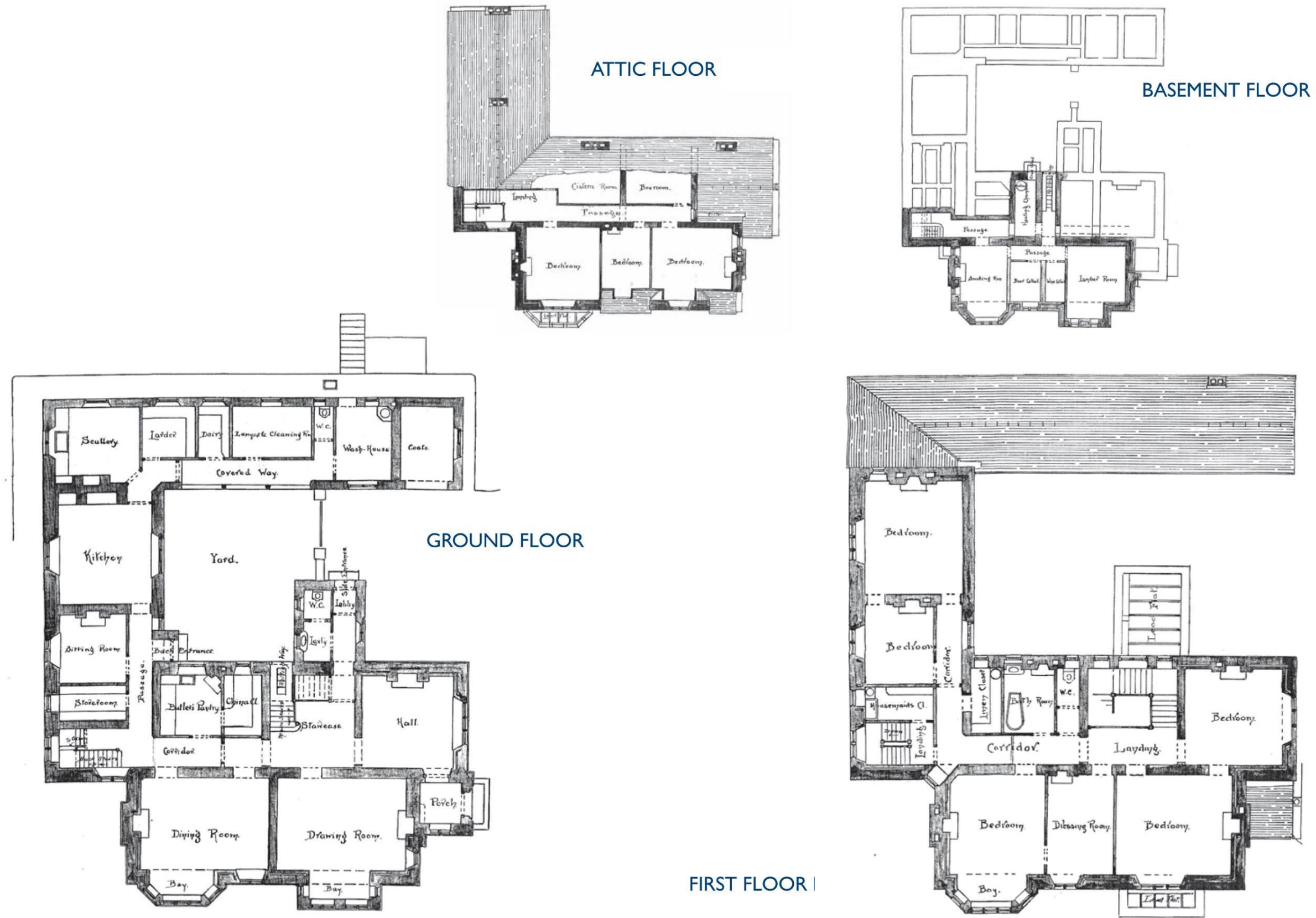


Fig 7 As built plans, c1905.

(Not to scale)





*Fig 8 Two views of the ruined house at Penmadown c1988 from east (top) and south east (bottom).*

*Reproduced by kind permission of M J Thomas.*





*Fig 9 Overgrown entrance porch (still with extant original wooden door) at Penmadow c1988.*

*Reproduced by kind permission of M J Thomas.*

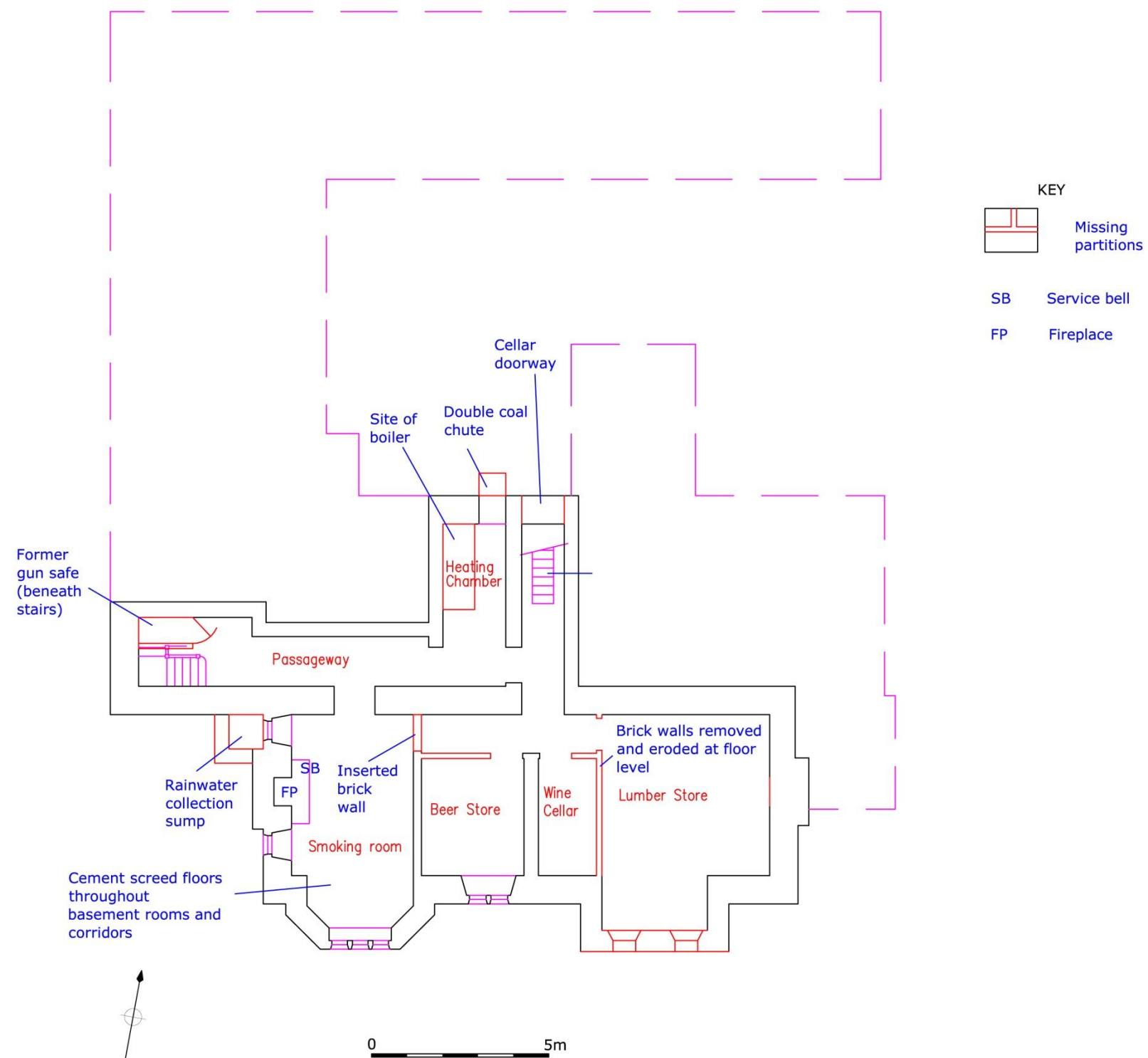


Fig 10 Basement plan.



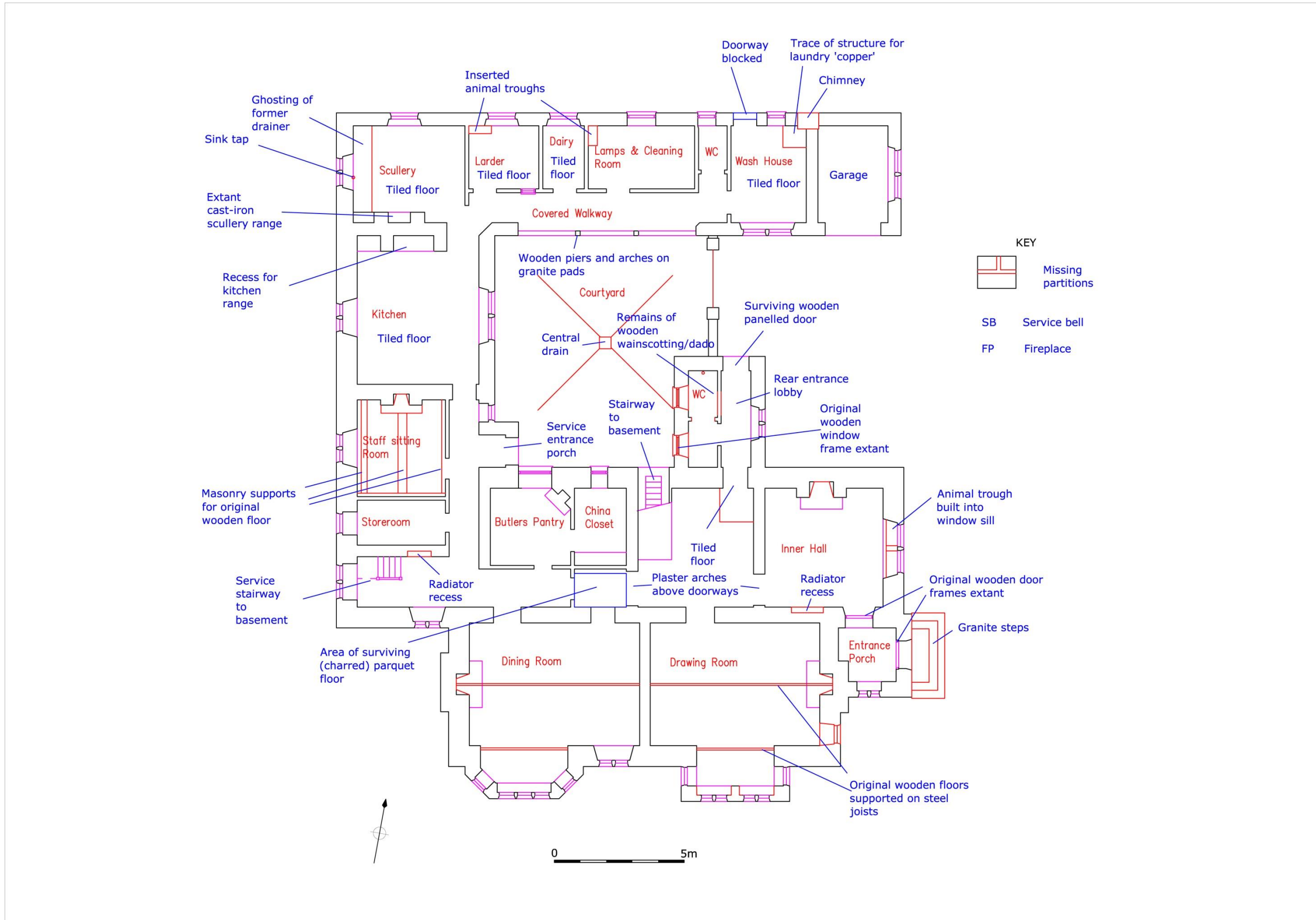


Fig 11 Ground-floor plan.

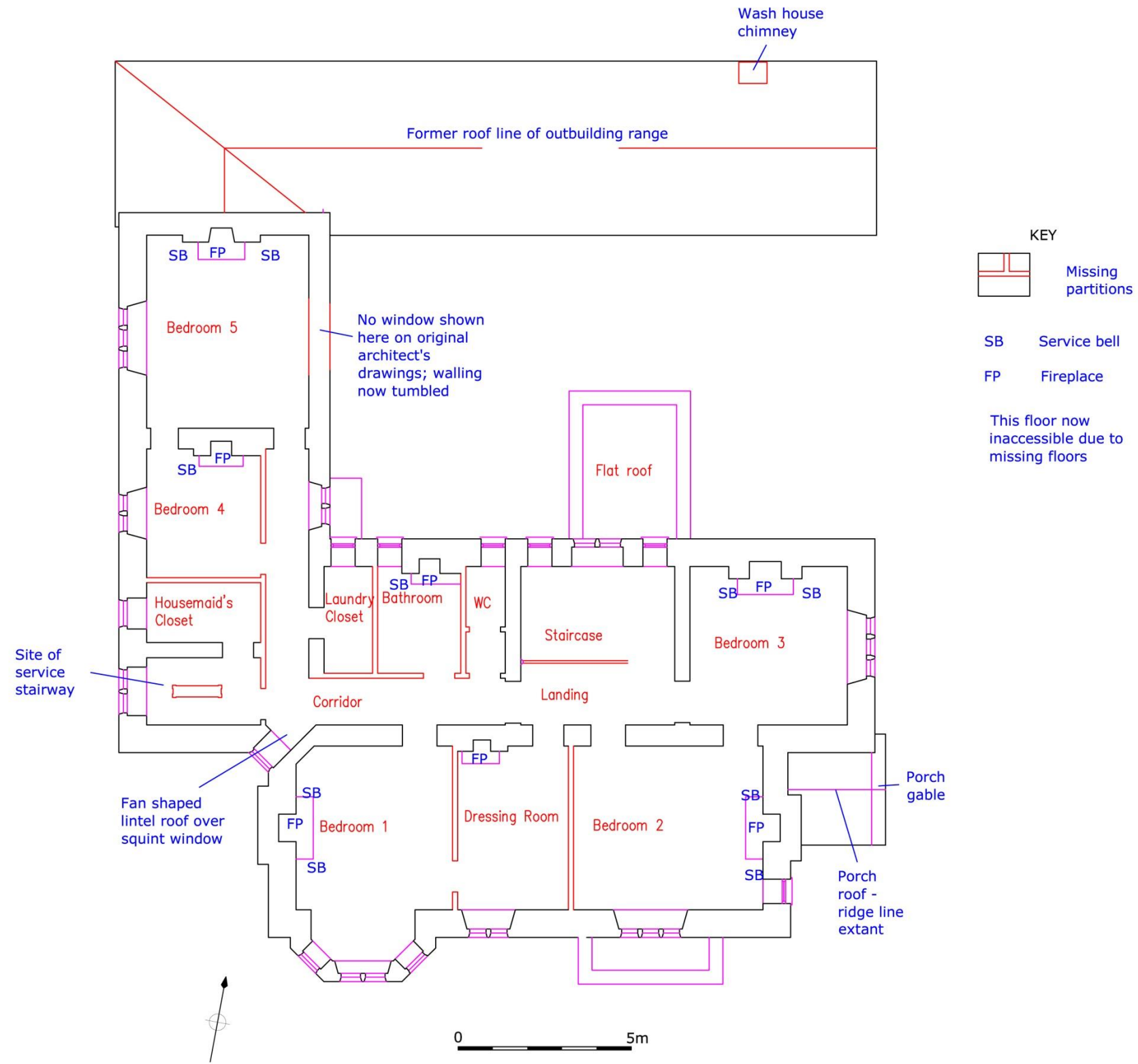


Fig 12 First-floor plan.



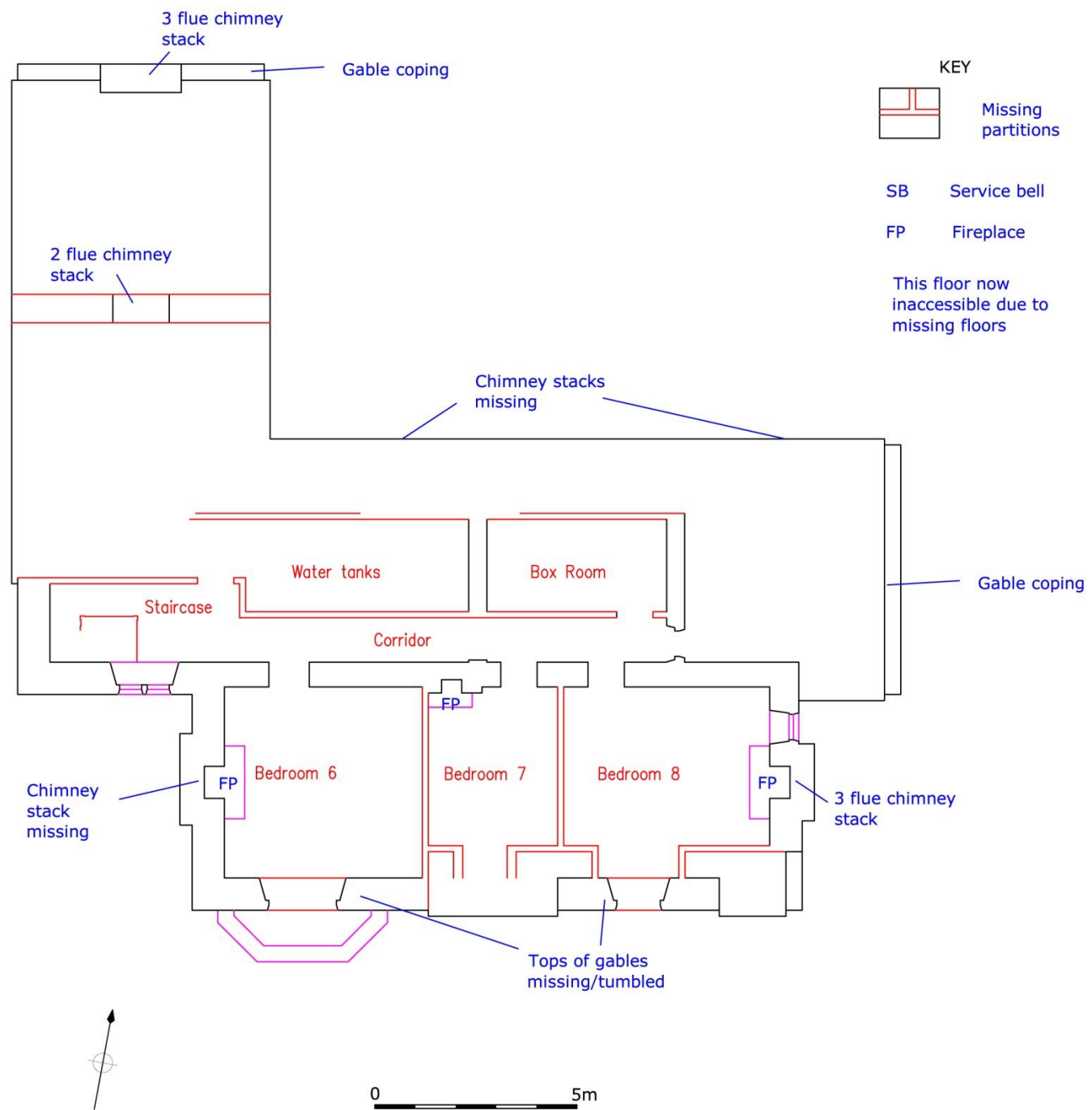


Fig 13 Attic plan.



Fig 14 South elevation.

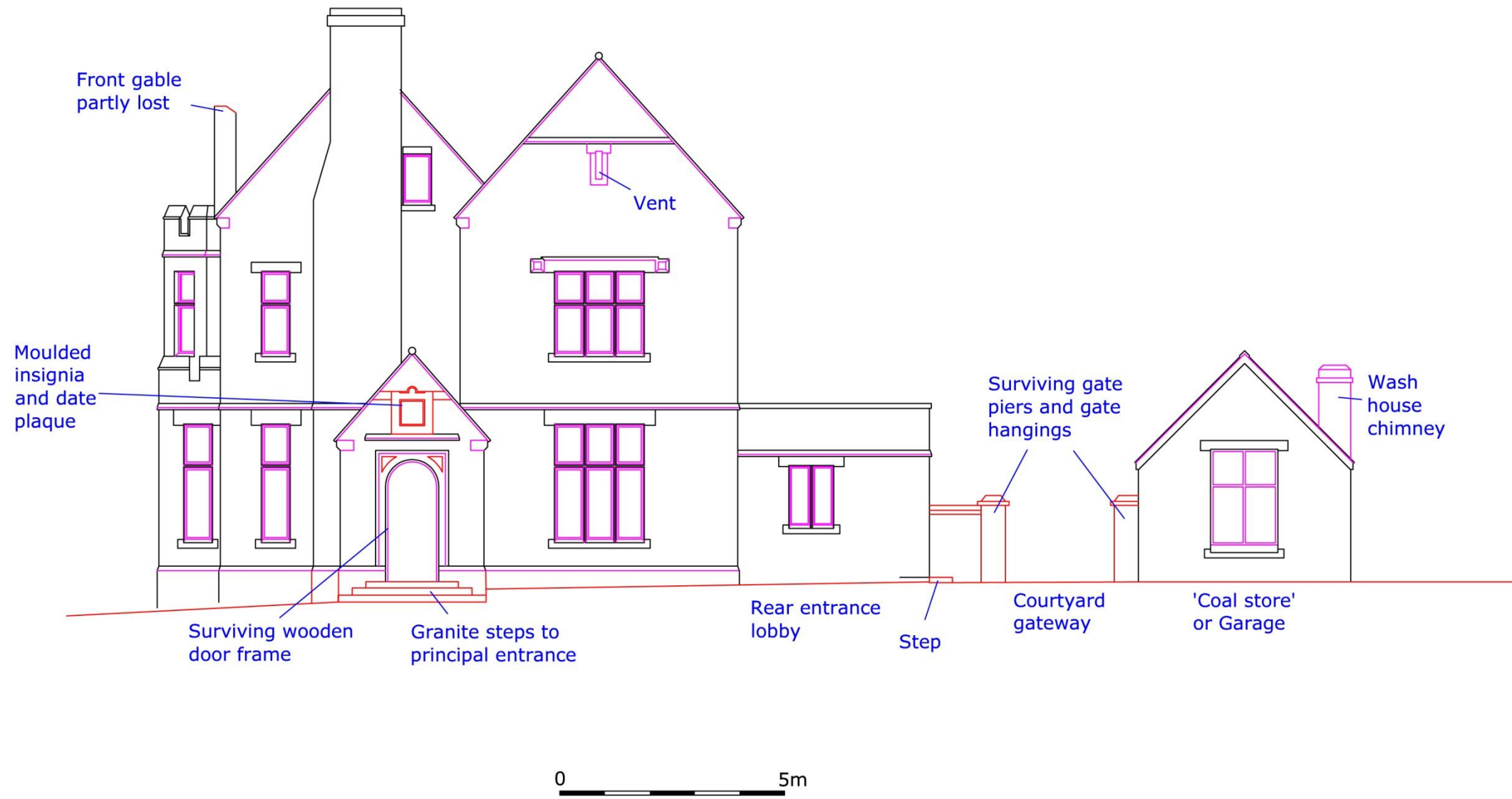


Fig 15 East elevation.

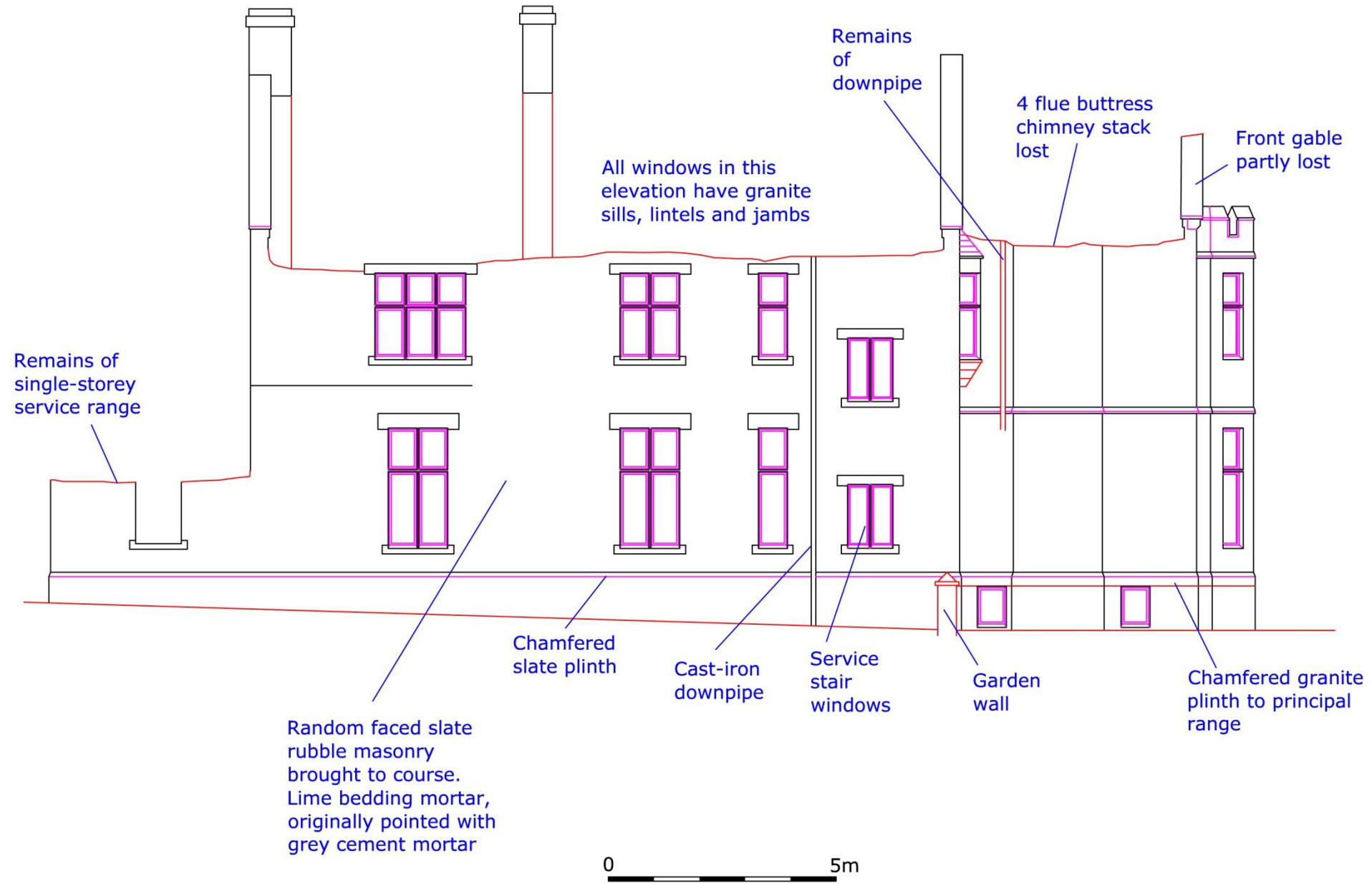


Fig 16 West elevation.

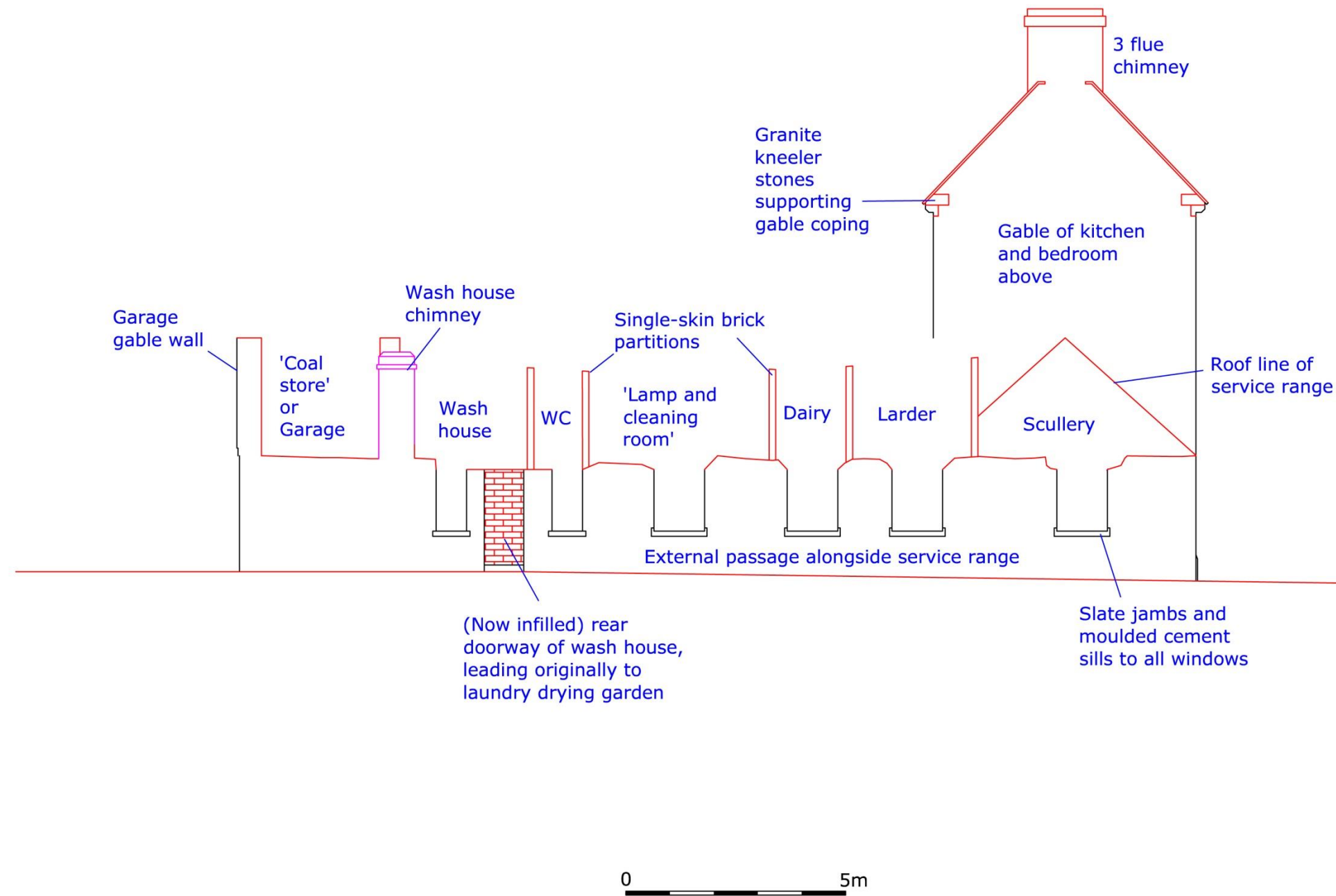


Fig 17 North elevation.

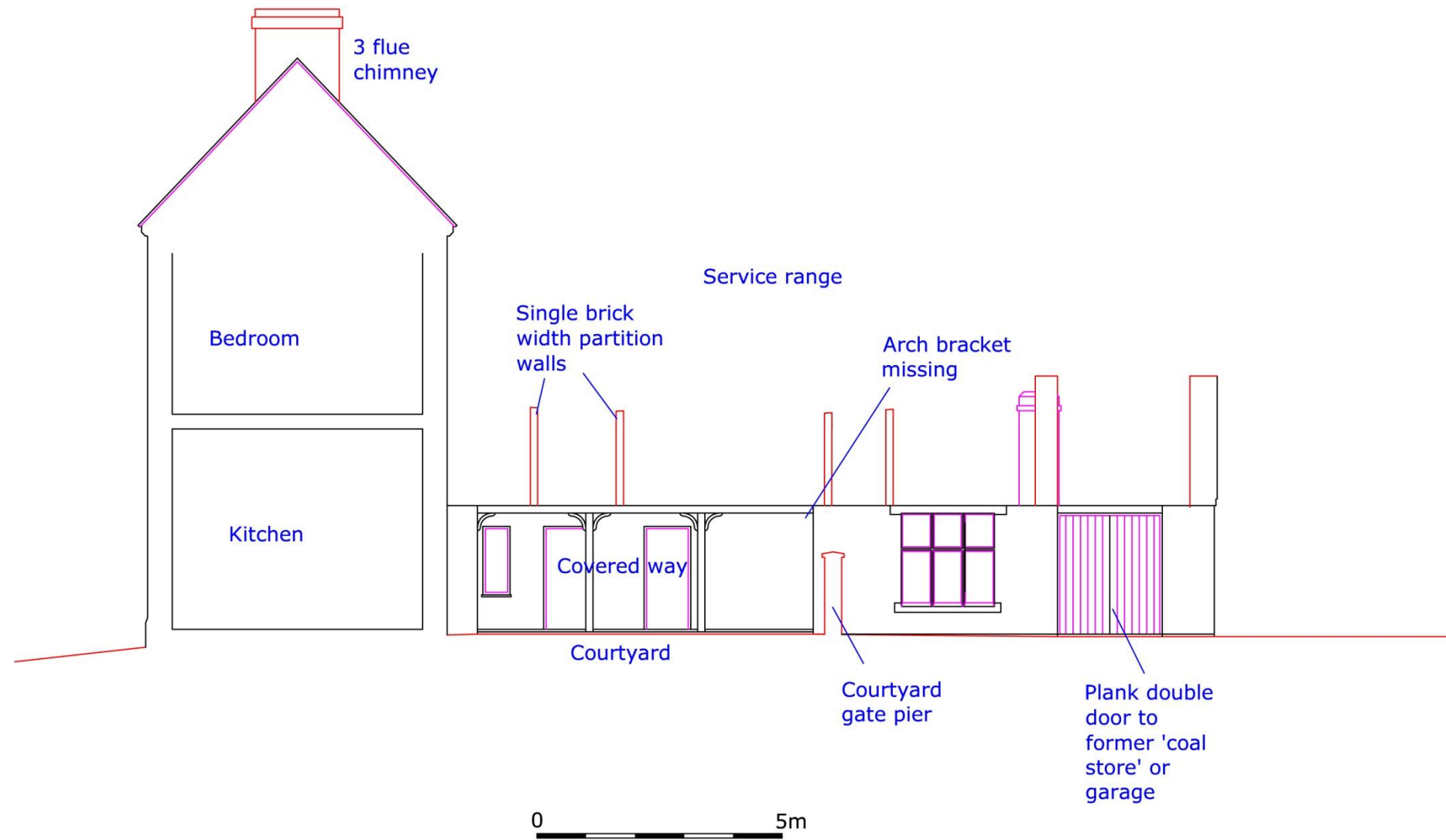


Fig 18 Courtyard north elevation.

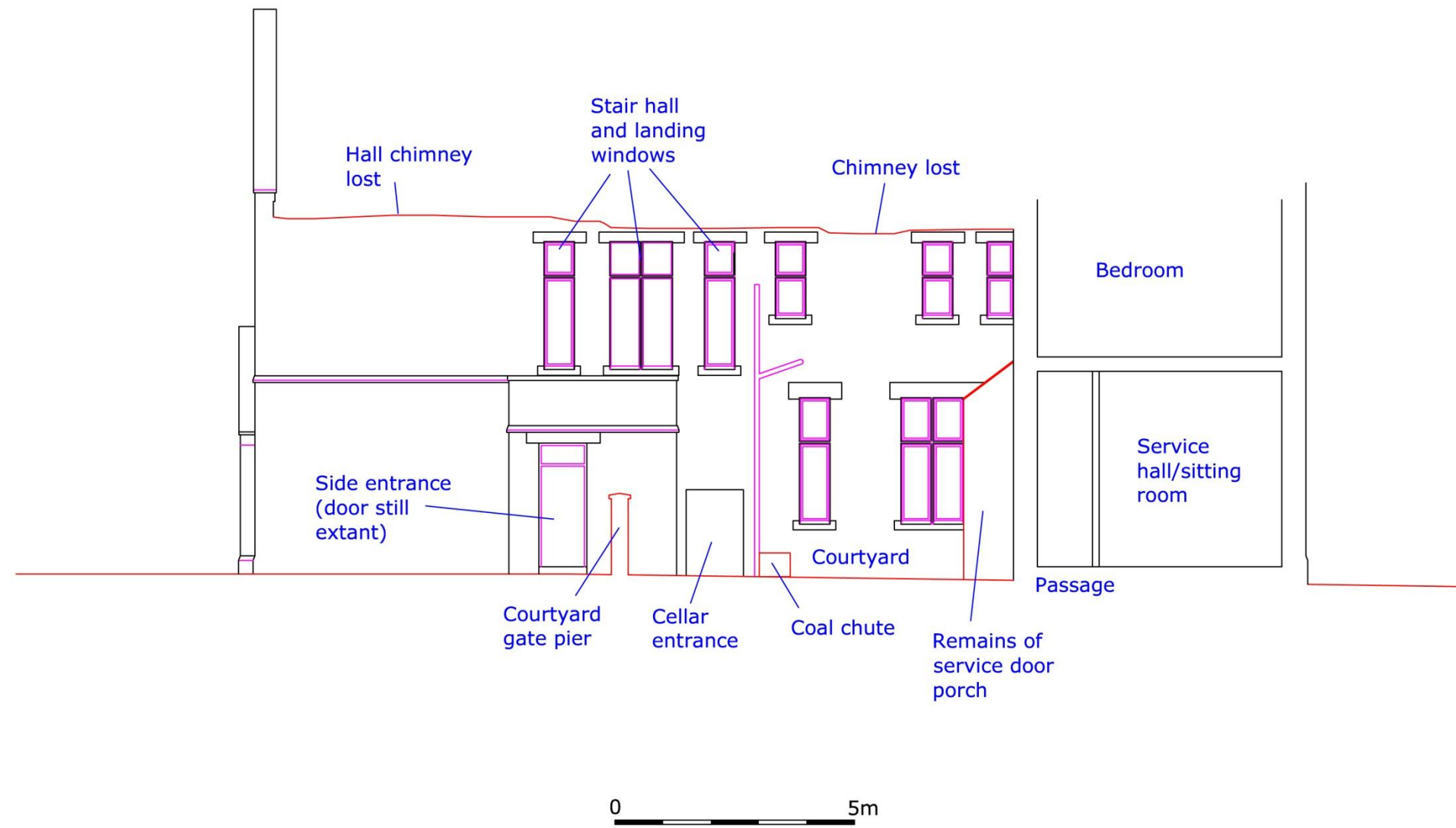


Fig 19 Courtyard south elevation.

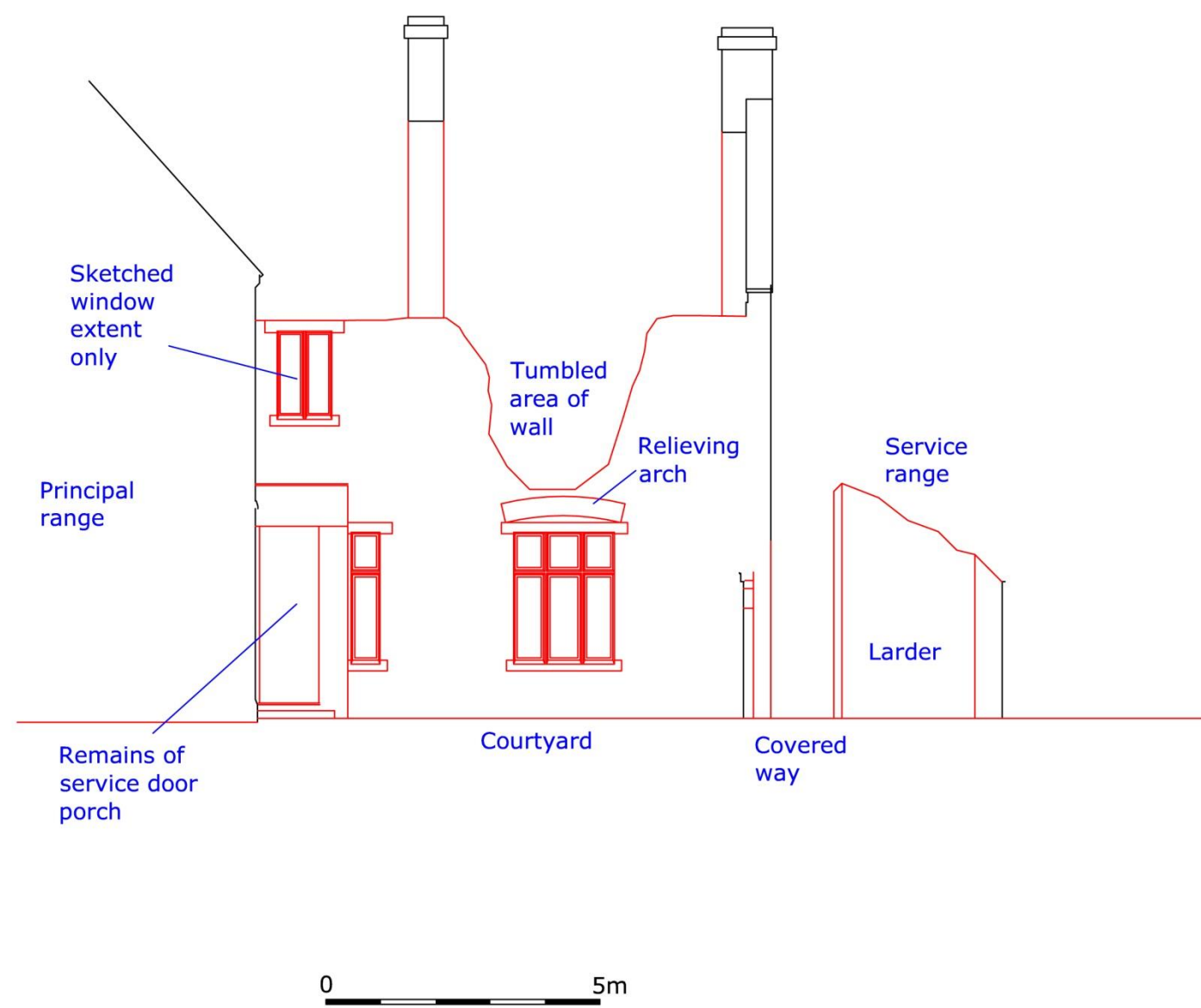


Fig 20 Courtyard west elevation.





*Fig 21 South front, facing garden.*



*Fig 22 East front and principal entrance.*





Fig 23 House from SE.



Fig 24 House from NE.



Fig 25 House from SW.

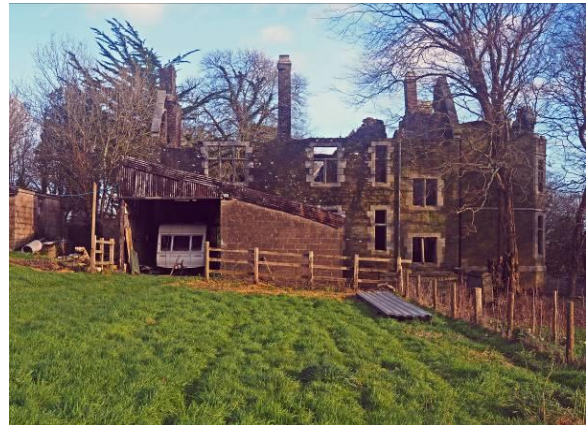


Fig 26 W elevation.



Fig 27 House rear from service yard.



Fig 28 Covered way linking N wing service rooms.



Fig 29 Kitchen wing from E.



Fig 30 Towards service yard from E.





Fig 31 Date plaque above porch doorway.



Fig 32 E stack beyond attic gable.



Fig 33 W basement window (iron frame remains).



Fig 34 Terrace wall parallel to S elevation.



Fig 35 E porch doorways.



Fig 36 Hall chimney (adjustable flue vent).





Fig 37 Hall and hall chamber from W.



Fig 38 Hall and hall chamber from S.



Fig 39 Stair hall from N.

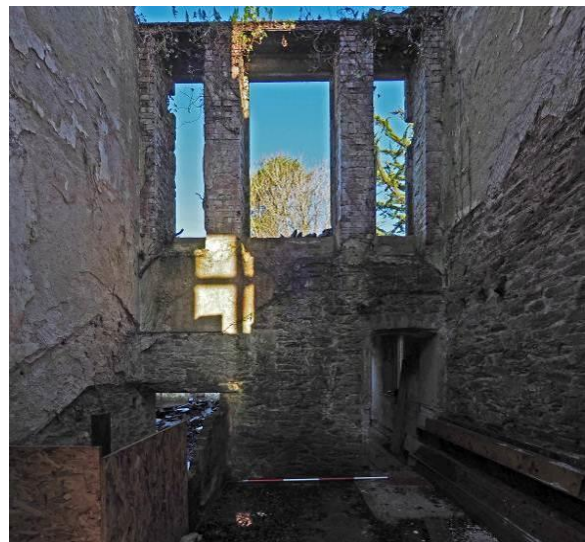


Fig 40 Stair hall from S.



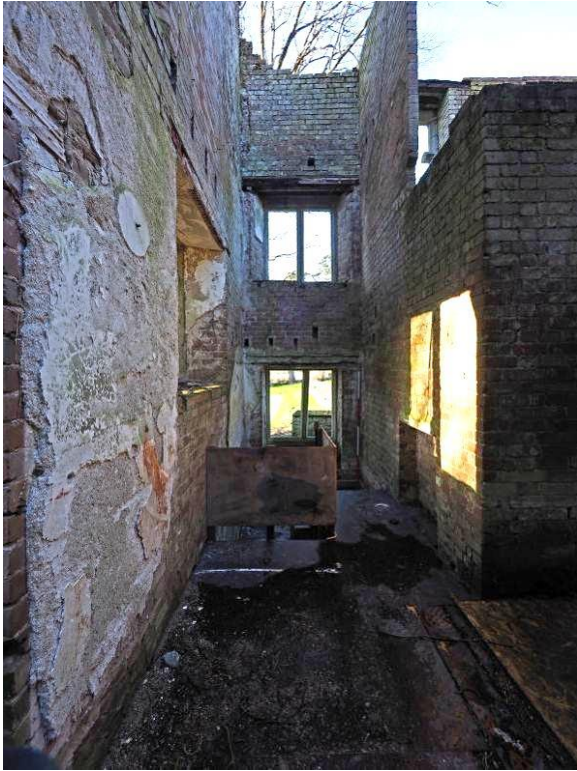


Fig 41 Stair hall towards back stair.

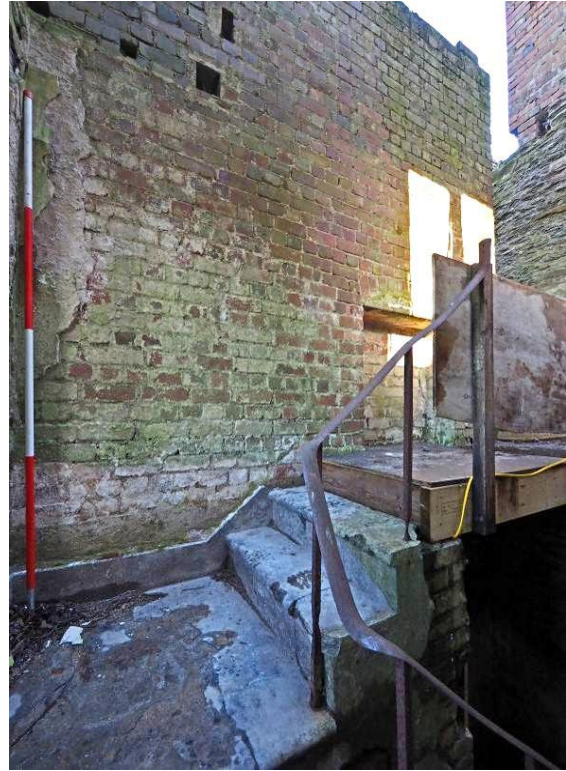


Fig 42 Back stairs from SW.

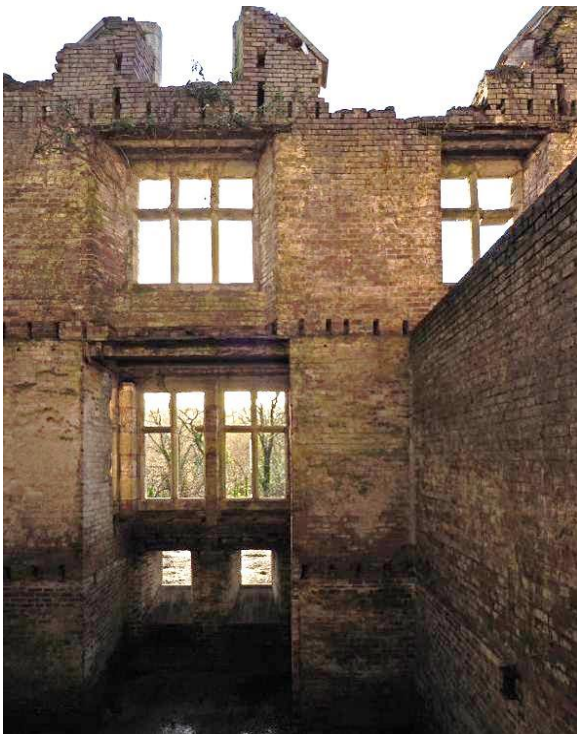


Fig 43 Drawing room, chambers + basement to S.



Fig 44 Dining room, chambers + basement to S.



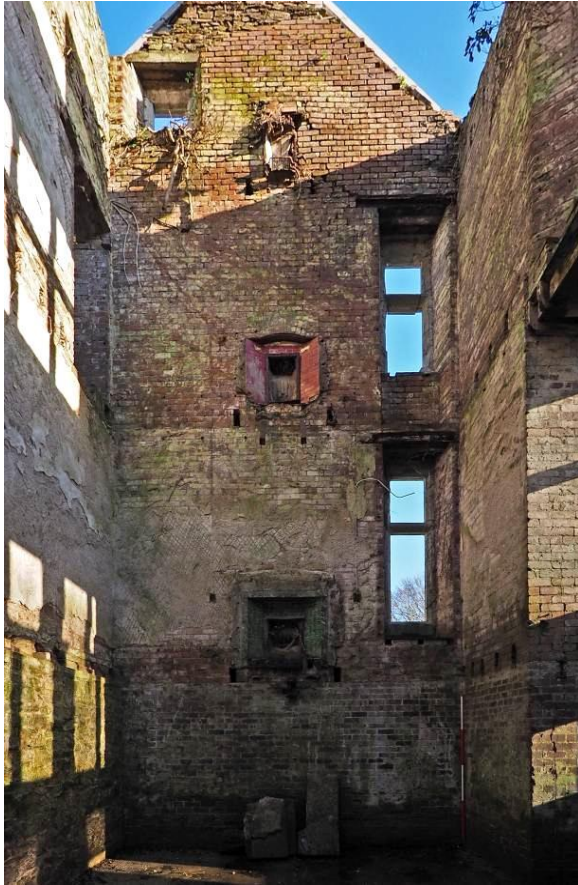


Fig 45 E wall with fireplaces to 3 floors.

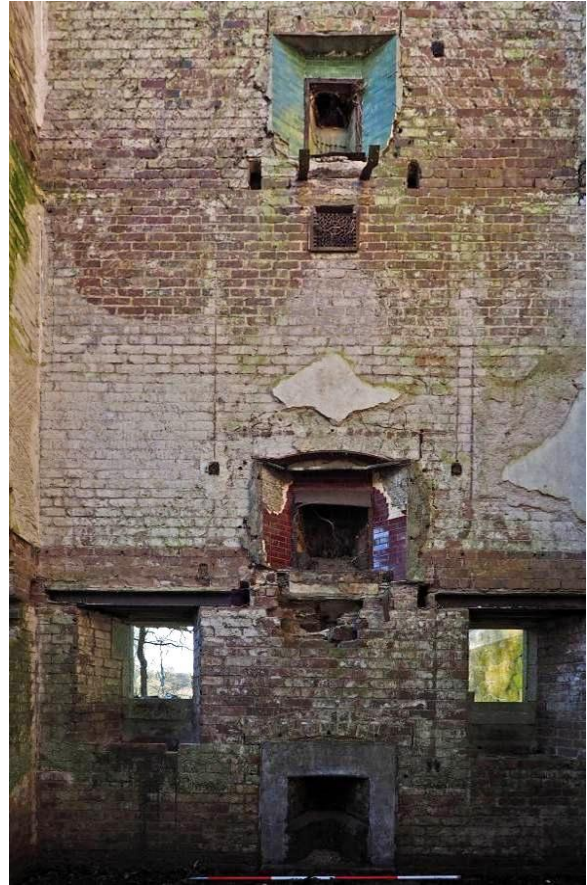


Fig 46 W wall with fireplace to 4 floors.

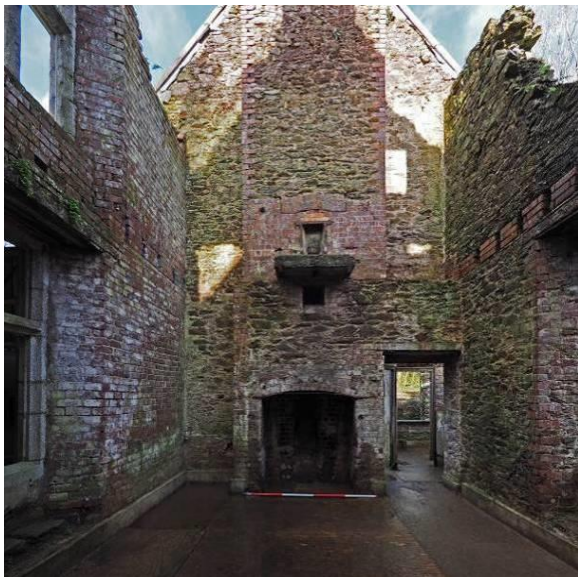


Fig 47 Kitchen and chamber above from S.



Fig 48 Scullery from N.





Fig 49 Servants' hall/'sitting room' and chamber above from SE.

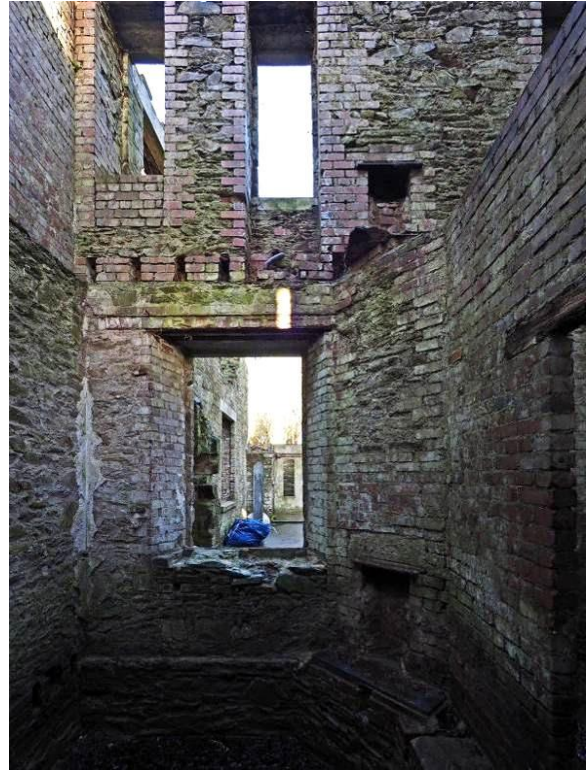


Fig 50 Butler's pantry from S.



Fig 51 'Coal store' or garage E window.



Fig 52 Wash-house from S.



Fig 53 Dairy from S.



Fig 54 Dairy floor from S.





Fig 55 Coal cellar with 2 hatch levels.

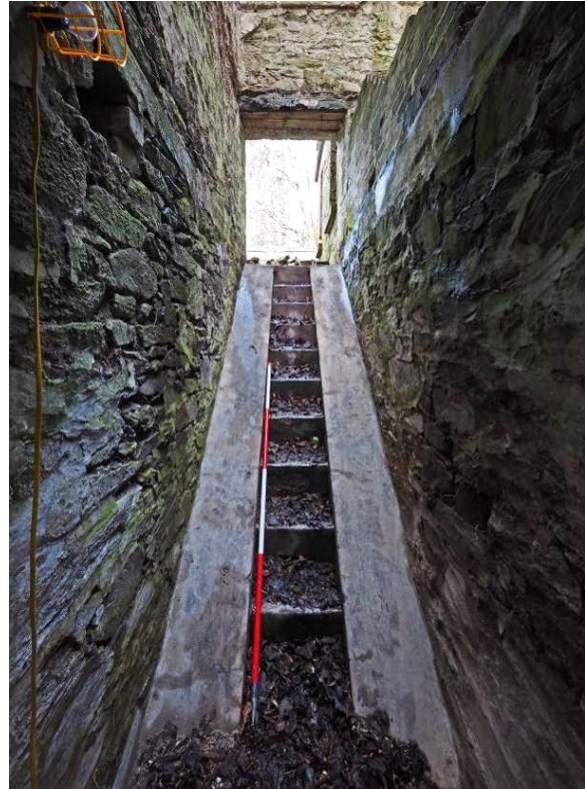


Fig 56 Basement stairs/barrel ramp.



Fig 57 Lobby floor.



Fig 58 Stair hall E doorway arched head.



Fig 59 Back stair window and cavity wall.



Fig 60 Diamond-pattern tile floor detail.





Fig 61 E-W corridor, remains of charred herringbone parquet floor.



Fig 62 Butler's pantry suspended floor remains.



Fig 63 Squint window in SW corner.

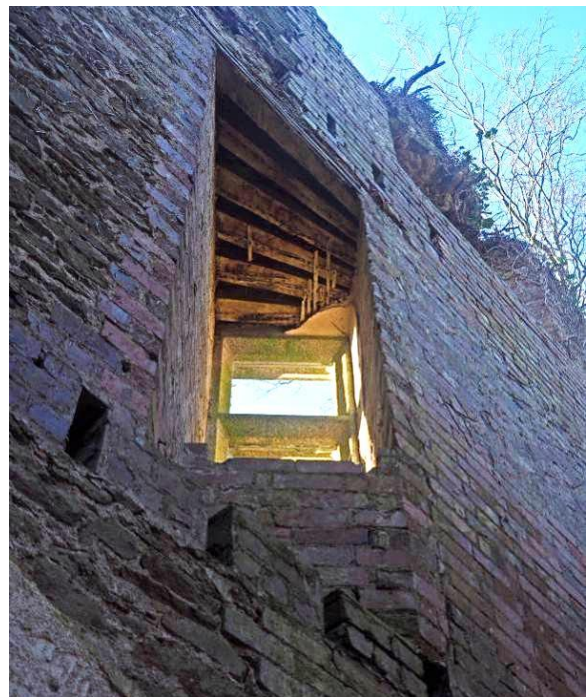


Fig 64 Squint window from E-W corridor.



Fig 65 House from W.



Fig 66 Kitchen chamber W window.





Fig 67 N porch.



Fig 68 Boot scraper by N porch.



Fig 69 Servants' hall and chamber stack.



Fig 70 Dog graves SE of house.



Fig 71 Rainwater tank and steps to rear laundry drying garden.





Fig 72 Cast-iron fireplaces.

(left) in situ cooking range within scullery and (right) displaced bedroom fire surround.



Fig 73 Fireplace within principal bedroom on first floor.

As well as green glazed tiles this fireplace has faux marble decoration. The edge and fixings for the missing mantle/surround can still be seen. The concrete hearth has since dropped away. Note the remains of the electric service bells on each side of the fireplace.





*Fig 74 Terrace wall and steps SE of house.*



*Fig 75 View of Penmadown House from the SW.*

*The levelled grassed foreground once contained a half-size croquet lawn. A tennis court was also provided below the front of the house.*



## Appendix 1: Written Scheme of Investigation

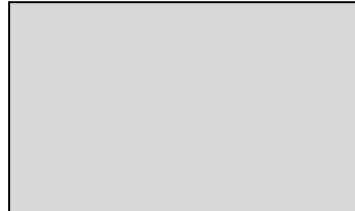
### Penmadow House, St Germans: Written Scheme of Investigation for historic building record

Client:

Client contact:

Client tel:

Client email:



#### Site history

Until recent times Penmadow House was part of the extensive Port Eliot Estate, property of the Earls of St Germans. The house was built in 1905 on the western outskirts of St Germans village. It was designed as an agent's house and the original architect's drawings survive, now stored at Cornwall Record Office. The house was incomplete (and is depicted as a partial unroofed shell) when the area was surveyed by the OS c1907.

After use as an agent's house the property was reused for a short time as a dower house prior to 1939. The property was hit by a (possibly) stray Luftwaffe incendiary bomb during 1941 and the house was completely burnt out, although the masonry walls remained. There were no recorded casualties as the house was unoccupied by this time.

After the war the house was never rebuilt by the estate and its walls became progressively overgrown. Surprisingly most of the external masonry has survived. The house together with its surrounding grounds was eventually sold by the Port Eliot Estate with a view to its renovation.

#### Project background

Planning application ref PA14/08031 was submitted to Cornwall Council on 22 August 2014 and was for 'Reinstatement of derelict house to a dwelling'. This application was approved on 13<sup>th</sup> November 2014 subject to conditions. Condition 4 states:

None of the development hereby approved shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the Council's Archaeological Advisor.

Reason: To ensure archaeological assessment and photographic recording of a period building untouched by later developments and considered increasingly rare in the countryside, in accordance with the aims and intentions of the National Planning Policy Framework 2012, Section 12, paragraph 141.

Cornwall Archaeological Unit was approached by the new property owner, with a view to satisfying Condition 4. After agreement of a schedule of costs, this Written Scheme of Investigation was prepared to set out CAU's approach and working methods. The content of the WSI has been guided by an exchange of emails between the owner and Phil Copleston, the Council's Senior Development Officer (Historic Environment).

## **Project extent**

The site includes all the standing walls and interior spaces of the former historic property. The immediate surroundings of the house will also be assessed, in order to provide functional and historic context.

## **Aims and objectives**

The principal aim of the study is to gain a better understanding of the historic house. The objectives are to obtain an archaeological record of the site prior to its renovation.

The study will be based upon the standards and requirements of a Level 2-3 historic building record, as defined by English Heritage (2006).

## **Working methods**

All recording work will be undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. Staff will follow the CIfA *Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

### **Desk-based assessment**

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

- Historic maps, including 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)
- Copies of the original architect's drawings
- Modern maps
- Modern survey drawings

### **Fieldwork: survey**

Archaeological recording will include annotation of existing architectural drawings with any pertinent historic detail. Measured information and detail, as appropriate, will be added to copies of existing architectural drawings (supplied to CAU 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**

Photographic recording will include colour photography using a digital SLR camera (with a resolution of 8MP or higher).

CAU follows English Heritage guidance on digital image capture and file storage (2014).

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:

- Digital colour photographs (stored according to EH 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
- Archaeological results
- Chronology/dating evidence
- Significance
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs
- A copy of this WSI will be included as an appendix

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 CAU 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. The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Cornwall Record Office.
4. Digital data will be stored on the Cornwall Council network which is regularly and frequently backed up.

CAU uses the following file formats for stored digital data:

- DOCX Word processed documents
- XLSX Spreadsheets
- PDF Exports of completed documents/reports/graphics
- JPG Site graphics and scanned information
- DNG or TIF Digital photographs
- DWG AutoCAD drawings, measured surveys
- MXD ArcView GIS (electronic mapping) data
- AI Adobe Illustrator graphics

## **Timetable**

The study is anticipated to be commenced during January 2015.

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

## **Monitoring and Signing Off Condition**

Monitoring of the project will be carried out by the Senior Development Officer (Historic Environment). Where the Senior Development Officer (Historic Environment) is satisfied with the archive report and the deposition of the archive written discharge of the planning condition will be expected.

Monitoring points during the study will include:

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



## Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs some 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU 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



CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

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

## Terms and conditions

### Contract

CAU is part of 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 CAU 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 CAU field staff, with assistance from qualified specialists and sub-contractors where appropriate. The project team is expected to include:

*Nigel Thomas BA MCIFA*

Senior Archaeologist who has worked with CAU and its predecessor organisations since 1987. 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. 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 CIFA's Buildings Group and Graphic Archaeology Group. An experienced user of AutoCAD and is responsible for CAU's 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 and beyond. Eric formerly worked as a Conservation Officer for Carrick DC and has served on the committee of the Cornish Buildings Group for many years.

### **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 Cornwall Archaeological Unit, 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.

CAU 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 CAU may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

### **Health and safety statement**

CAU follows Cornwall Council's *Statement of Safety Policy*.

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

## **Insurance**

CAU is covered by Cornwall Council's Public and Employers Liability Insurance, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £10m.

*Nigel Thomas*

*Senior Archaeologist*

*5<sup>th</sup> January 2015*

***Cornwall Archaeological Unit***

*Cornwall Council*

## **References**

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