



The Baulking House, Treloyhan, St Ives, Cornwall

Archaeological Assessment



Cornwall Archaeological Unit

The Baulking House, Treloyhan, St Ives, Cornwall

Archaeological Assessment

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The project was undertaken by the author and the Project Manager was Nigel Thomas.

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.

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Cover illustration

The baulking house, Hain's Walk and the view north towards St Ives, note the blocked window on the upper storey.

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Abbreviations

CAU	Cornwall Archaeological Unit
CRO	Cornwall County Record Office
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey

1 Summary

Cornwall Archaeological Unit was commissioned to provide an archaeological assessment of the baulking house on land adjacent to a proposed housing development at Treloyhan Manor, St Ives. The development area is currently wooded whilst the baulking house survives almost completely and is a Grade II Listed Building. The scheme has a resolution to grant outline planning permission and this report will ascertain the likely archaeological implications of the development.

The baulking house is located on a coastal headland with good views of St Ives Bay. It is a rare survival of a huer's hut and is a tangible link to the former pilchard fishing industry that sustained St Ives to a large extent for centuries. The baulking house will not be physically impacted by the proposed development though setting and visual impacts have been identified.



Figure 1: The location of Porthminster Point and St Ives on the north Cornish coast.

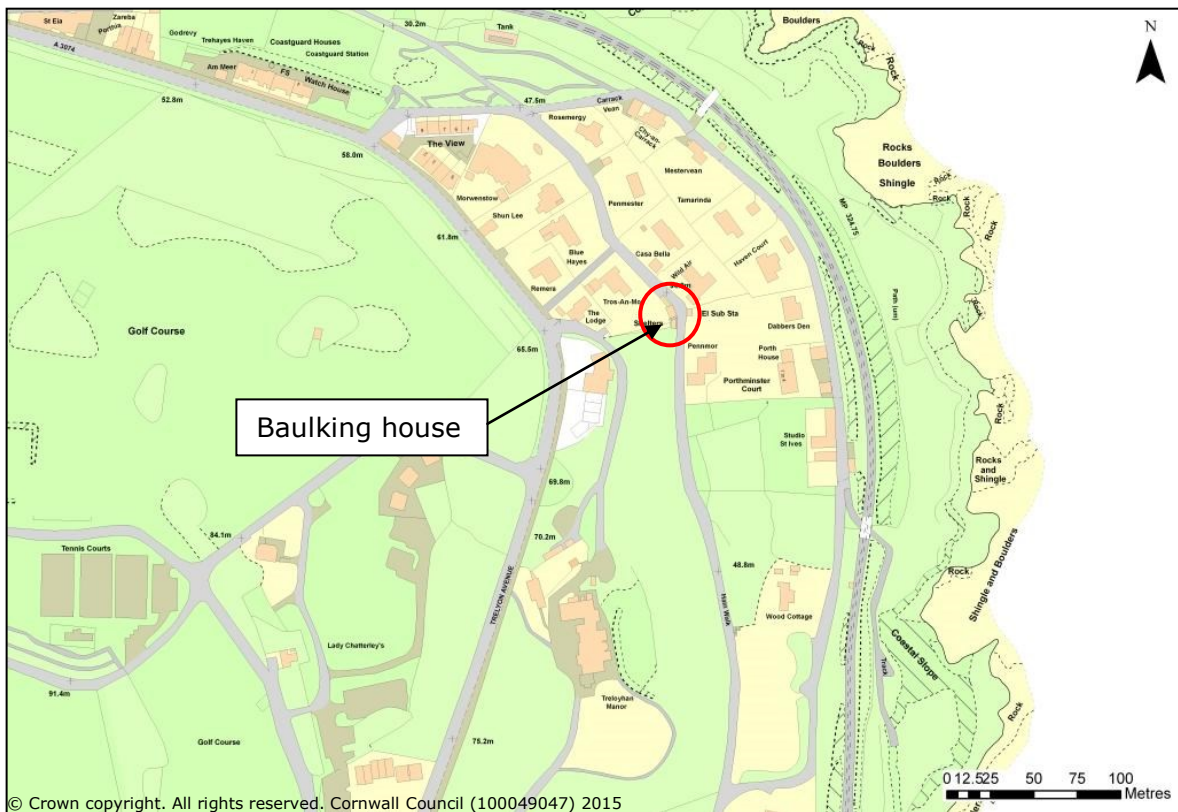


Figure 2: The location of baulking house on Porthminster Point.

2 Introduction

2.1 Project background

Cornwall Archaeological Unit was commissioned by Poynton Bradbury Wynter Cole Architects Ltd to provide an archaeological assessment of the baulking house adjacent to the site of a proposed housing development at Treloyhan Manor, St Ives (Figure 1 and 2). The development area is currently wooded. The scheme has a resolution to grant outline planning permission (PA12/00811) and the archaeological assessment is being undertaken to ascertain the likely archaeological implications of the development.

2.2 Aims

The aim of the project was to gain a better understanding of the upstanding archaeology and the potential impacts to the site.

The site specific aims were:

- To research historic maps, records and other reports pertaining to the site.
- Where possible determine the extent, condition, nature, character, date and significance of the baulking house and any other archaeological and historic assets that are identified as part of the historic study.
- Identify key views to and from the baulking house which may be affected by the proposed development scheme
- To highlight archaeological and historic assets likely to be affected by the scheme, identify the potential impacts and their severity and make recommendations for their mitigation where appropriate.
- To disseminate the results appropriately.

Given the rarity of huer's huts and the topographical setting of the development area, it has the potential to retain important archaeological features. The key objective of the archaeological assessment was to provide an opportunity to better understand the building by highlighting key features and potential impacts that may arise from the adjacent development.

2.3 Methods

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

2.3.1 Desk-based assessment

Historical databases and archives were consulted in order to obtain information about the history of the site and its surroundings, and the structures and features recorded within the site boundaries. The main sources consulted were as follows:

- Published sources available in the Cornwall and Scilly HER.
- Historic maps including:
 - Norden's Map of Cornwall (printed in 1728 but mapped *circa* 1600)
 - Joel Gascoyne's map of Cornwall (1699)
 - Thomas Martyn's map of Cornwall (1748)
 - OS 1 inch survey (*circa* 1803)
 - Phillack Tithe Map (*circa* 1840)
 - 1st and 2nd Editions of the OS 25 inch maps (*circa* 1880 and *circa* 1907).

- Modern maps.
- National Mapping Programme transcripts from aerial photographs.
- Other aerial photographs in the Cornwall and Scilly HER.
- Historic Landscape Characterisation mapping.
- Cornwall and Scilly Historic Environment Record.
- Information held as GIS themes as part of the Cornwall and Scilly HER.

The historical and landscape context of the site was also considered during this stage of the assessment in order to establish the nature of the heritage assets which are located within the area surrounding the proposed wind turbine.

2.3.2 Creation of site archive and report

This included:

- A detailed site description (from desk-based resources).
- Completion of the English Heritage/ADS OASIS online archive index.
- Collation of paperwork pertaining to the project.
- An archive report outlining the project results (this report).

3 Location and setting

The baulking house is located at approximately 55m OD at OS grid reference SW 52374 39742. It is located immediately adjacent to the northern boundary of Treloyhan Manor within the grounds of which the development plots are located. Treloyhan Manor is situated 0.5km to the southeast of the centre of St Ives on the north coast of Cornwall approximately 30km west of Truro (Figure 1 and 2). Topographically the baulking house is on a steep north facing slope which has been artificially terraced for housing. Modern development, including a road immediately in front of the baulking house, completely surrounds the wider area around the building. Historic Landscape Characterisation designates the site as within Settlement; older core (pre-1907), which are settled areas derived from larger farming settlements. The baulking house also borders an Ornamental character area which is described as the parklands and gardens surrounding country houses of the 18th and 19th centuries.

4 Designations and Statements of Significance

4.1 National

The baulking house is a Grade II Listed Building. Grade II Listing means that the baulking house is 'nationally important and of special interest' (English Heritage website). The listing citation describes the building as:

Probably early C19. Painted rubble stone walled building with brick front, gabled roof with scantle slating. Two storeys. Two horizontal sliding - sashes on ground floor with loft door above. Situated high up overlooking the bay, it was a huer's lookout from which watch was kept for pilchard shoals and the seine boats were directed.

There are no other nationally designated heritage assets within the development site.

4.2 Regional/county

There are no regionally designated heritage assets within the development site. Tree Preservation Orders apply to multiple trees within the grounds of Treloyhan Manor. There are no other conservation designations which apply to this site or its immediate environs.

4.3 Local

There are no conservation designations which apply to this site or its immediate environs.

5 Historical background

The earliest evidence for human activity around the study area consists of Mesolithic and Neolithic flint scatters at Tregenna and a Neolithic quarry in the vicinity of Porthminster Point. Further inland are the probable sites of Bronze Age barrows at Corva and Bahavella and later prehistoric rounds or enclosures near Tregenna, Trelyon and Corva.

The medieval landscape was characterised by dispersed small farming settlements with many probably also engaged in some form of fishing. Of those closest to the study area, Treloyhan is first recorded in 1359 as 'Trelughlon' and Porthminster is first recorded in 1301. St Ives is first recorded in 1284 with its church consecrated in 1428, suggesting the settlement had a sizeable population.

It is impossible to determine when the pilchard fishing industry began in any recognisable form; it is likely to have been in the medieval period though the basic seining technique is likely to have existed in prehistoric societies. The Borough of Truro has pilchards on its seal of 1589 whilst the earliest known surviving account is Richard Carew's 1602 *Survey of Cornwall* (Noall 1972, 13). Pilchard fishing was undertaken along the coasts of Devon and Cornwall between August and December when the shoals moved into shallower water. In west Cornwall each fishing concern would employ one or two shore-based look-outs, or huers, to identify the shoals and direct the boats to where best to shoot their nets. They would communicate using speaking trumpets and a kind of semaphore signalling using 'bushes'. These originally would have been branches of furze but developed into wooden racquet shaped objects covered in white cloth. Many more people would be employed on shore with the men operating the capstans to close the nets and carrying the fish to the cellars for the women to dry, press and pack ready for export. Pilchard exports most commonly went to Italy, where they were popular during Lent when the Catholic Church banned the consumption of meat, though they were also occasionally sent to France and the West Indies. However the most valuable commodity from the industry was 'train oil' that was pressed from the fish. Until the 1830s the south coast was the dominant fishery but rapidly declined until it was almost extinct by the 1870s. The north coast fishery continued with extremes of success and failure until the early 20th century. The demise of the industry is blamed on many factors including a lack of fish, mechanisation and increasing dominance of the rival drift fishery and a diminishing export market (Bray 1994; Noall 1972; Murt 1994).

St Ives was one of the major pilchard centres on the north coast and its fortunes largely mirrored the trends of the wider industry. In the boom years, such as in the 1880s, up to 300 boats could be pulled up on Porthminster beach and 250 nets kept at St Ives (Bray 1992, 36; Murt 1994, 80). The last enclosure of pilchards at St Ives appears to have been in August 1908 although the seiners were put in pay for many more seasons afterwards. The Western Echo newspaper recorded a request by the local council for the decaying boats to be removed from Porthminster beach in April 1921 as they were an eyesore. In 1923 no seiners were put in pay and the industry died out completely (Murt 1992, 78-80).

Only a few capstan posts at Porthminster and Poll, much converted pilchard cellars in St Ives and the baulking house on Porthminster Point survive as remnants of local pilchard fishing (Noall 1972, 106). From the baulking house all the fishing areas, or stems, from Carn Crowse to Carrack Gladden could be observed. Various descriptions of it exist in local records and histories: Bray (1992, 36-37) describes it as a whitewashed shelter, open fronted and abutting a building for storage, whilst a Daily

Mail extract of September 1922 quoted by Murt (1994, 79-80) romantically describes it as a 'tiny snow white cottage.' Noall (1972, 100) gives the most detailed description which gives an indication of the elements which no longer survive:

It consists of a simple two-storeyed cottage flanked on each side by a covered lookout with cobbled floors. At the top of the sloping field in front was placed a pole with gallows on which to hang the coloured time balls, indicating when boats might shoot their nets. The date of the building is unknown, but it was clearly already in existence in 1841.

The dating of the hut is problematic, as Noall indicates. Bray (1992, 37) refers to a legal case in the early 17th century regarding the land owner Mr Tregosse trying, and failing, to ban huers from his land on Porthminster Hill. There is no mention of a hut or shelter but this clearly attests to huers working in this location. The earliest known mapping of a building in the approximate location is the 1841 Tithe Map, though it is on the opposite side of the road to later and present representations (Figure 3). The Tithe Apportionment makes no direct reference to the baulking house though it is on land described as 'arable and granite', part of the cliff and lane on Porthminster Cliff and Ground. This land was owned by Henry Lewis Stephens and occupied by George Worsely. Noall (1972, 100) cites the Cornish Telegraph of May 1870 with an extraordinary story of a ball being held in the upper part of the cottage, with the band playing on the ground floor indicating that at least the cottage was in place. A small building, seemingly of two parts, is depicted on the 1880 OS map at the end of a path or road (Figure 4). Apart from the railway, built in 1877 on the lower slopes of the headland the hillslope was simply open farmland. The shelter was enlarged in 1904 to make it more comfortable for the huers, paid for by Sir Edward Hain, the adjacent landowner (Noall 1972, 100). This is reflected in the 1906 OS map which shows a longer building adjacent to a formal road on its eastern side, now known as Hain's Walk, which replaced the former trackway and altered its route slightly further to the east, probably as a result of the formalising of Treloyhan Manor gardens (Figure 5). The map also illustrates the development of individual housing plots and Edward Hain's Treloyhan Manor, now a hotel and an undesignated heritage asset. Hain, who was a shipping magnate, leading Methodist, and donor to what is now known as the Edward Hain Community Hospital in St Ives, built Treloyhan Manor c1900, complete with lodge and stables to a design by Silvanus Trevail and surrounded by ornamental parkland (Bray 1992, 60).

After the decline of the pilchard industry the baulking house appears to have been abandoned. It was briefly occupied by squatters in the mid 20th century but was blocked up and made uninhabitable following their ejection. Today it provides a resting point for passers-by. The surrounding area has been subject to much modern development with the foreshore featuring many World War II battery, searchlight and pillbox installations and the upper slopes of the headland infilled with piecemeal housing developments (Figure 6).

6 Results of fieldwork

The fieldwork was undertaken on 9th February 2015 in mild sunny conditions. It included a site walk-over with the architect managing the proposed development scheme at Treloyhan Manor, written observations, map annotation and a brief photographic survey of the baulking house and its environs.

The Treloyhan Manor development area is currently wooded with a mixture of tree types, lower level shrubs with pathways weaving downslope and rubble walls along the boundaries. Some recent storm damage to the trees was evident. No archaeological features were discernible from the surface within this area.

The baulking house consists of a one and two storey linear building of three ranges, curving slightly and abutting the road known as Hain's Walk to the east (Figure 7). With

a few exceptions the building is constructed of slate rubble and painted white, with wooden details painted black. It attracts quite a high level of interest from the considerable number of walkers using Hain's Walk.

The first and third ranges, at the north and south ends of the building, are single storey, three-sided structures with the open side facing the sea (Figure 8). The roofs are mono- or skillion, pitched supported by two equidistant metal poles on the eastern edge and covered with modern asphalt. There is evidence on the roof of the northern range of a recent, aesthetically poor repair. The interior of each is accessed via two granite steps located approximately centrally through a low wall abutting the road. The interior ground surface is cobbled though the stones are beginning to be covered by moss, weeds, debris and broken glass. The rear wall supported a wooden bench and back-rest on which there was the occasional occurrence of graffiti.

The central range is two storeys with closed sides and granite quoining on the corners (Figure 7). On the eastern, front elevation the building is accessed by a modern door which had been broken at the base just above the granite step. A second rectangular fragment of granite, similar to the threshold step at the door, protruded from the approximate centre of this elevation. The lower storey has two windows blocked by large wooden shutters that may be historical in origin. They had been relatively recently painted though there is evidence of rotting and a missing handle. These windows had relatively new wooden sills. A wooden lintel above the door and windows stretched the width of the elevation. On the upper storey of this elevation is a single central window, also with a wooden shutter. Above the lower storey window sills, the elevation is constructed of apparently modern brickwork. The upper storey of the southern elevation also has a single, central, window blocked with stone and painted white (Figure 11). No access to the interior was possible and the western, rear elevation was obscured by vegetation and only accessible via the adjoining private property and so was not inspected.

The setting of the baulking house includes modern amenities, housing and the coastal maritime environment. The primary view from the baulking house out to sea has been largely preserved with a wide ranging view of the majority of the bay (Figure 9). Views to and from the baulking house include the houses, of varying designs having been built on individual plots, and their gardens, many of which have large features such as decorative fences or tall trees. The baulking house is most prominently viewed from approaches on Hain's Walk where its bright white appearance contrasts with the road and modern neutral coloured housing or trees that form the backdrop. From within Treloyhan Manor the baulking house is not perceived until the viewer is immediately adjacent to it due to the density of vegetation and the steeply sloping topography (Figure 13). This approach leads the viewer to the plain southern elevation. Similarly there are no views of the Manor itself from the baulking house.

7 Impact Assessment

Assessments of impact consider the range of physical, cumulative, setting, visual and noise actions or changes that may occur as a result of the proposed development. The severity of any such impacts, the degree of change from the existing conditions and the significance of the impacts in relation to the importance of the heritage asset are also taken into account. Whilst physical impacts refer to direct changes to the heritage asset itself, assessments of setting refer to the heritage significance and the nature of the landscape surrounding the historic asset (English Heritage 2011). Individuals' perceptions of setting, the associated aesthetics and their appreciation of them and their perception of the impact of the development will vary. The magnitude of impacts is described using the following scale and descriptors (DMRB Vol.11; 2/1-5):

Magnitude of Impact rating	Typical Descriptors
Major	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
Moderate	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
No Change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 1: Magnitude of Impact Rating descriptors

As a well-preserved Grade II Listed Building the baulking house achieves a sensitivity rating of 'high'. This means it can be described as having high importance and rarity on a national scale with limited potential for substitution (DMRB Vol.11; 2/1-5). Such a rating also gives the baulking house a potentially high degree of vulnerability to impacts such as those arising from nearby development.

The proposed development is located to the south and southwest of the baulking house and does not share a boundary with it. No works to the baulking house are planned or considered likely as a result of the development. There will not, therefore, be any direct physical impacts as a result of the proposed development.

Cumulative impacts arising from multiple similar types of development are often an important consideration to prevent developments detracting from the setting of heritage assets. However the setting of the baulking house has changed from maritime and coastal to one including a modern environment. As it is already almost completely surrounded by modern housing there will be no clearly perceivable cumulative alteration to its setting.

Other potential impacts are more likely to occur at specific stages of development, these are: construction phase, operational phase (when the buildings are in use) and end of life phase.

Construction Phase

Visual and noise impacts from machinery are the most likely impacts during the construction phase. Although the surroundings largely consist of modern housing and the machines will be behind a buffer of trees, their large scale and repeated movement will distract from the smaller historic baulking house to a varying degree, depending on the scale of works and the viewpoint. Many people approach the baulking house along Hain's Walk, directly passing the construction area from the south with a slight view of the baulking house, or from the north with a possible view of construction behind the baulking house resulting in noticeable but minimal distraction (Figure 10 and 11). Others use the benches in the shelters as a quiet rest stop from which to admire the view out to sea (Figure 9). Whilst the construction site will not be visible from viewpoints within the shelters, the noise from machinery is likely to be audible above the sea bird calls, minimal road noise and occasional noise of a passing train downslope of the site. However these noise and visual impacts are considered temporary and reversible as they will only exist for a limited period of time. Construction phase impacts will therefore be negative but negligible.

Operational Phase

When in use, setting impacts will arise from the contrast of modern buildings occurring within the same environment as the historic baulking house. The baulking house has two clear settings, the more historic maritime and coastal setting and the modern housing setting.

As the proposed development is inland from the baulking house, appreciation of its maritime setting from the baulking house itself will not be greatly impacted as the view out to sea across the whole bay remains with minimal intrusion from the roofs of houses (Figure 9). However the maritime setting, as a result of the interaction between the huers and seine fishermen, also includes the view from sea to land. Although important, this view is now rarely accessed as a result of the demise of maritime industries and strong tides largely preventing leisure activities in the bay. In addition, the baulking house is almost completely surrounded by modern housing and views of it from the sea would include the house only as an already very small component of the modern setting. The proposed development is unlikely to significantly change this view and will not further obscure the baulking house as it will appear above and to the side of it. From Porthminster beach, another component of the maritime setting, the baulking house is already invisible as a result of modern housing and there will be no further perceivable impact to the setting from this viewpoint (Figure 12).

The tall trees of Treloyhan Manor are part of the modern setting; it seems to have been open farmland converted to predominantly open parkland following the building of the house, probably with some ornamental trees being established at this time, though these are difficult to identify. Whilst the removal of some of these trees will alter the modern setting, the proposals include retention of trees around the perimeter which will help to obscure the development and minimise any impacts to the setting. This wooded part of the setting is most intimately perceived in conjunction with the baulking house along Hain's Walk where the visual and setting impacts are likely to be similar to those of the construction phase detailed above (Figure 10 and 11). Although the use of the development is considered long-term and over an individual's lifetime the impact may be perceived as permanent rather than temporary, the changes to the landscape are potentially reversible, although this is unlikely.

In a worst case scenario where only a few trees are retained and seasonal changes mean an adequate screen is not maintained a negative minor impact may be experienced. As there is likely to be only minimal change to the attributes of the settings perceivable from some viewpoints, the impact during the operational phase is considered to be negative but negligible.

End of Use Phase

Impacts from this stage are considered to be broadly similar to those of the construction phase. They are likely to be visual and noise impacts from machinery to remove or replace the buildings and will therefore be temporary and reversible. Any large-scale changes are likely to require planning permission and specific impacts would need to be reassessed at that point.

In summary, the worst case impacts are to the setting due to the potential longevity of the impacts and higher range of potential viewpoints from which they can be perceived. Overall the likely significance of effect of the development impacts on the baulking house is considered adverse but slight. This means that the adverse effects are local factors that, although unlikely to be critical in the decision-making process, are important in enhancing the subsequent design of the proposed development (DMRB Vol.11; 2/1-5).

8 Recommendations

Given the sensitivity of the baulking house, it is recommended that:

- The design and appearance of the proposed development should be particularly sensitive to the scale and aesthetics of the baulking house, particularly when viewed from Hain's Walk and from out to sea, and to respect key viewpoints in both the modern and maritime settings.

9 Conclusion

The baulking house is a rare survival of a once large-scale industry that regularly draws interest and is still used and appreciated, albeit in a different manner from its original use. The original maritime setting is much altered and the baulking house now has a very modern setting also. Although the proposed development is in close proximity, no direct physical impacts are anticipated and those to the setting are indirect, negative but at worst minor. Overall the significance of the impacts is considered to be adverse and slight. Sensitive design of the development has the potential to minimise impacts to the setting.

10 References

10.1 Primary sources

Joel Gascoyne's 1699 Map of Cornwall

Martyn's 1748 Map of Cornwall

Ordnance Survey, 1809. 1 inch mapping First Edition (licensed digital copy at HE)

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10.3 Websites

<http://www.english-heritage.org.uk/caring/listing/> English Heritage designation information

<http://www.english-heritage.org.uk/publications> English Heritage guidance

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

11 Project archive

The CAU project number is **146470**

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: cornwall2-204130

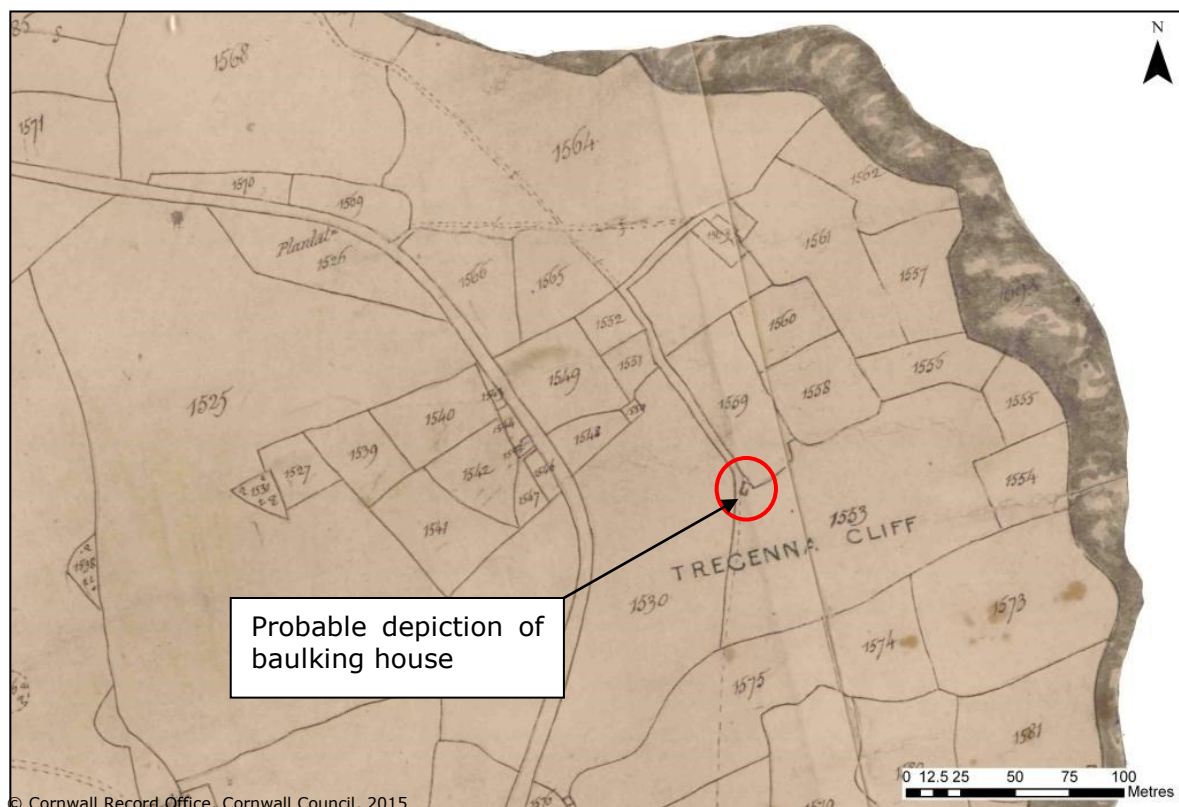


Figure 3: The 1840 Tithe Map for St Ives parish showing Porthminster Point, then named Tregenna Cliff, with a small rectangular building approximately in the location of the baulking house and surrounded by fields.

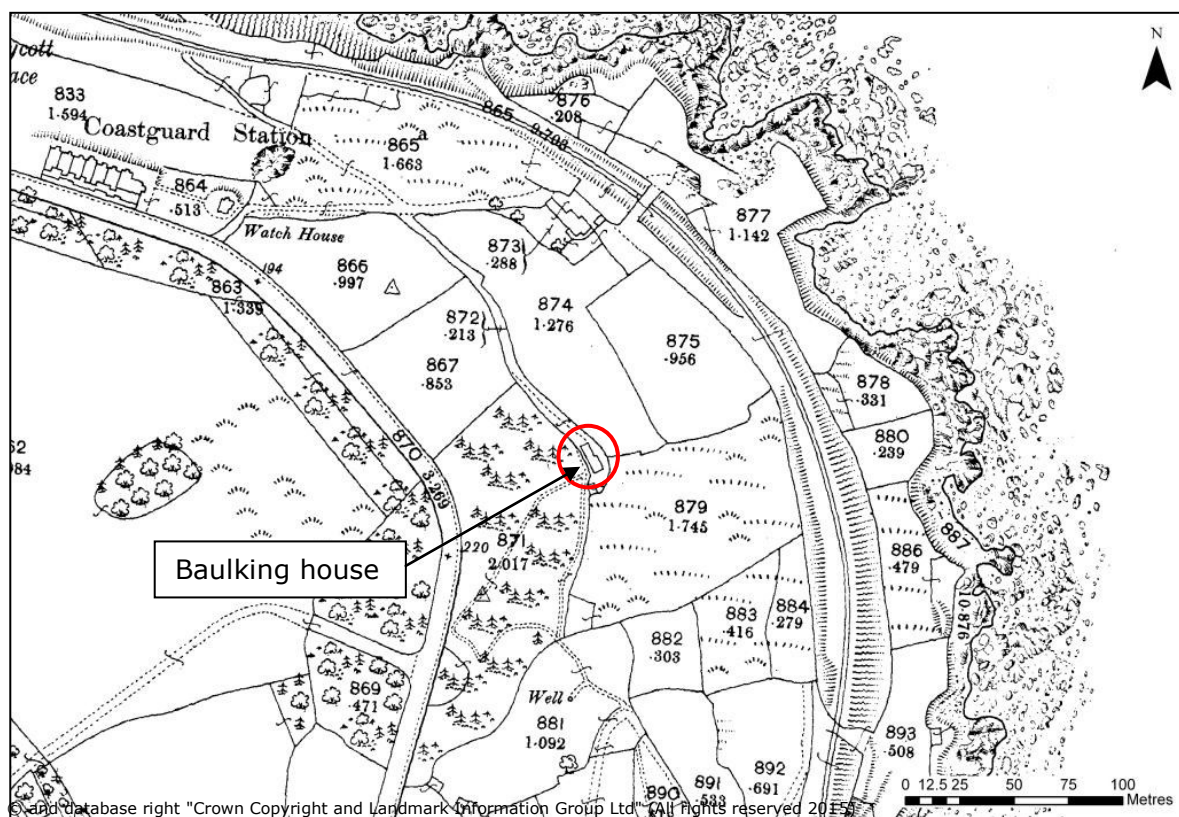


Figure 4: The 1880 OS map highlighting the rural landscape and elements of development, in particular the railway.

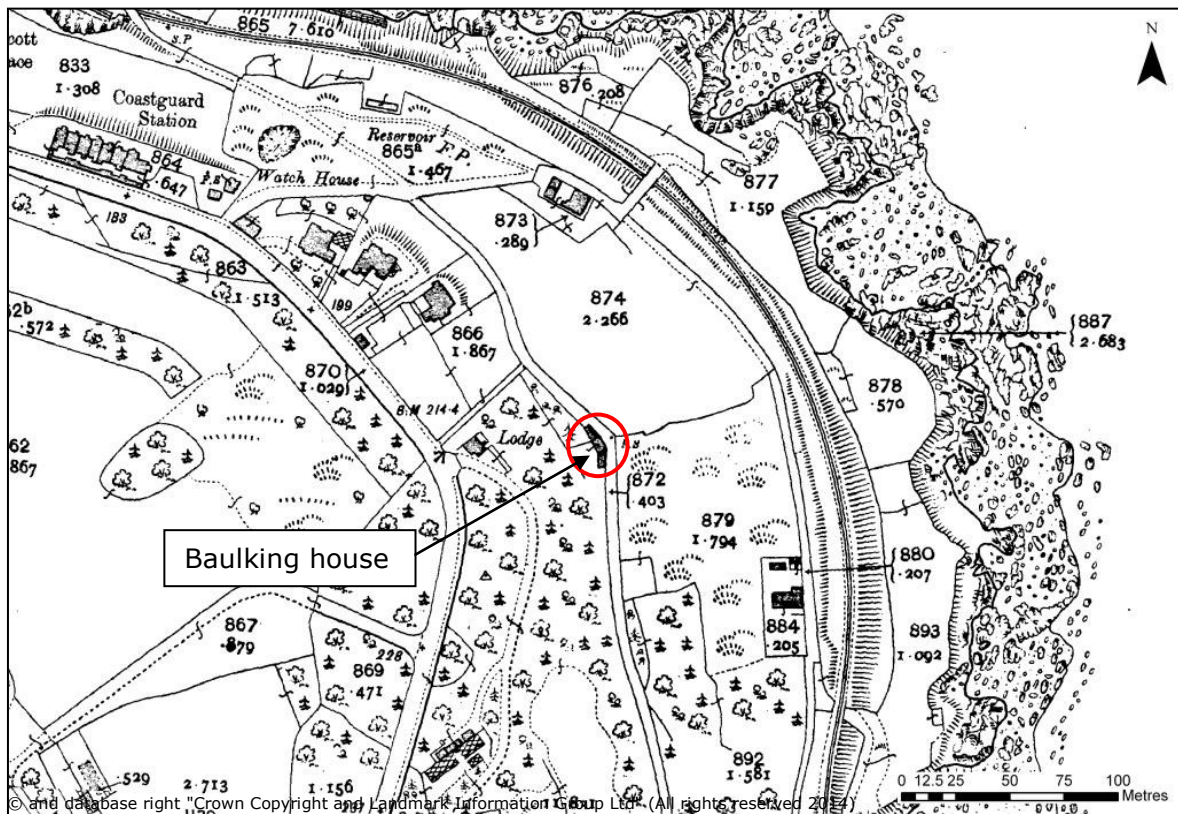


Figure 5: The 1907 OS map which shows the isolated developments of a few houses to the north and Treloyhan Manor to the south. Note that the baulking house appears to have been extended to the south.

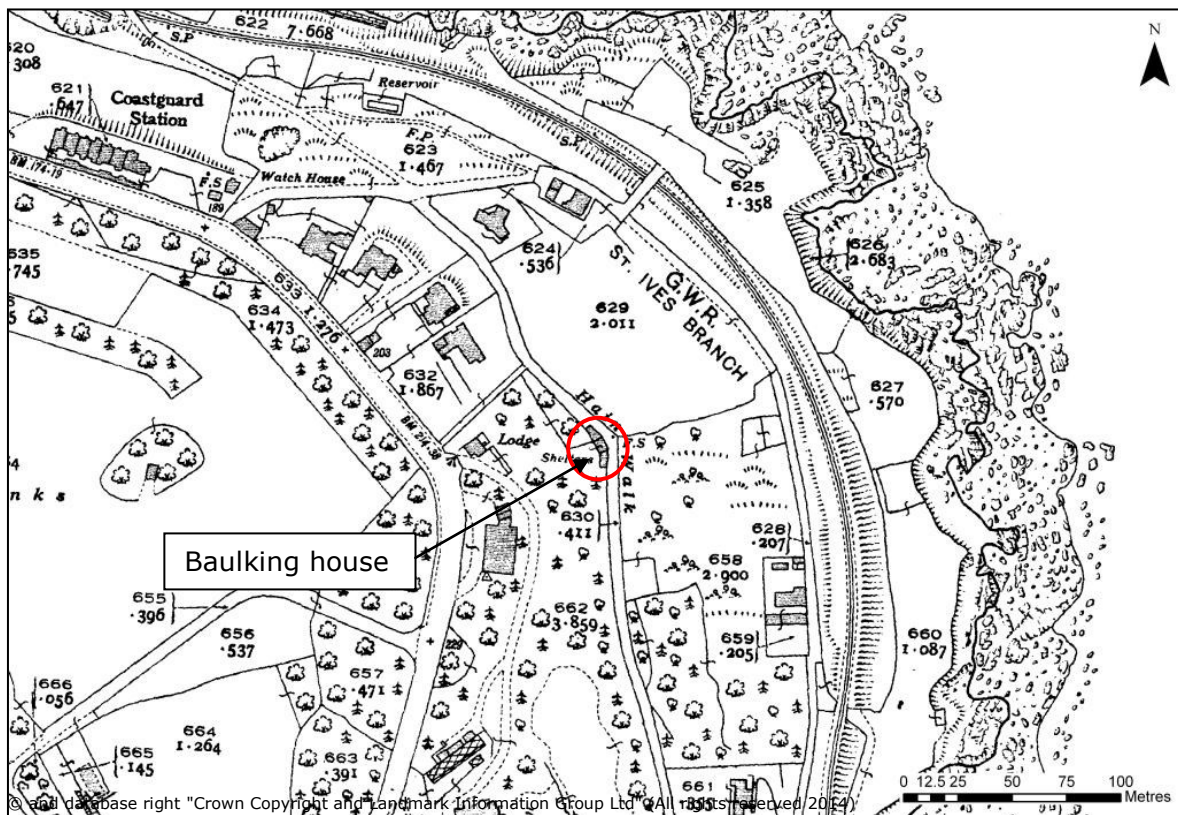


Figure 6: The 1932 OS map showing a still relatively rural landscape but with further development of houses and to Treloyhan Manor.



Figure 7: The central two storey cottage part of the baulking house. Note the wooden shutters, modern door and brick work across the elevation.



Figure 8: The northern range open shelter with granite steps and benches. The graffiti on the bench and poor roof repair are just visible.



Figure 9: The view northeast across St Ives Bay to Godrevy lighthouse from the southern shelter of the baulking house now includes modern roofs and amenities.



Figure 10: The view approaching the baulking house from the north along Hain's Walk. The proposed development would be right of centre within the trees and is likely to be visible from this viewpoint.



Figure 11: The view approaching the baulking house from the south along Hain's Walk. The proposed development would be out of shot behind the vegetation on the left of the image. It is possible that the proposed development would be visible from this viewpoint, depending on the density of the vegetation.



Figure 12: Porthminster Point from Porthminster beach. The baulking house is within the cluster of buildings on the slope of the point but is not distinguishable from this viewpoint.



Figure 13: The pathway within Treloyhan Manor grounds adjacent to the closest proposed development to the baulking house, which is barely visible beyond the trees in the background to this image. The development plans do not indicate the removal of the trees visible in this image.