



Cross House, Padstow, Cornwall Heritage Impact Assessment



Cornwall Archaeological Unit

Cross House, Padstow, Cornwall

Heritage Impact Assessment

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Acknowledgements

This study was commissioned by Russ Whittaker on behalf of Jill Martin and carried out by Cornwall Archaeological Unit, Cornwall Council.

The Project Manager was Jo Sturgess.

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

Cross House: East (frontage) elevation (July 2015)

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
HER	Cornwall and the Isles of Scilly Historic Environment Record
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OS	Ordnance Survey

1 Site location and project background

Cross House is a Grade II listed building situated in the medieval core of Padstow on the north coast of Cornwall, at NGR SW 91696 75470 (Figs 1, 2, 8 and 9). Pre-planning application advice was given by Cornwall Council following outline proposals for alterations to the building both internally and externally and a change of use from hotel to single dwelling. The pre-application advice has resulted in a request from Mrs Jill Martin, the owner of the property, for a Heritage Impact Assessment to support the planning application.

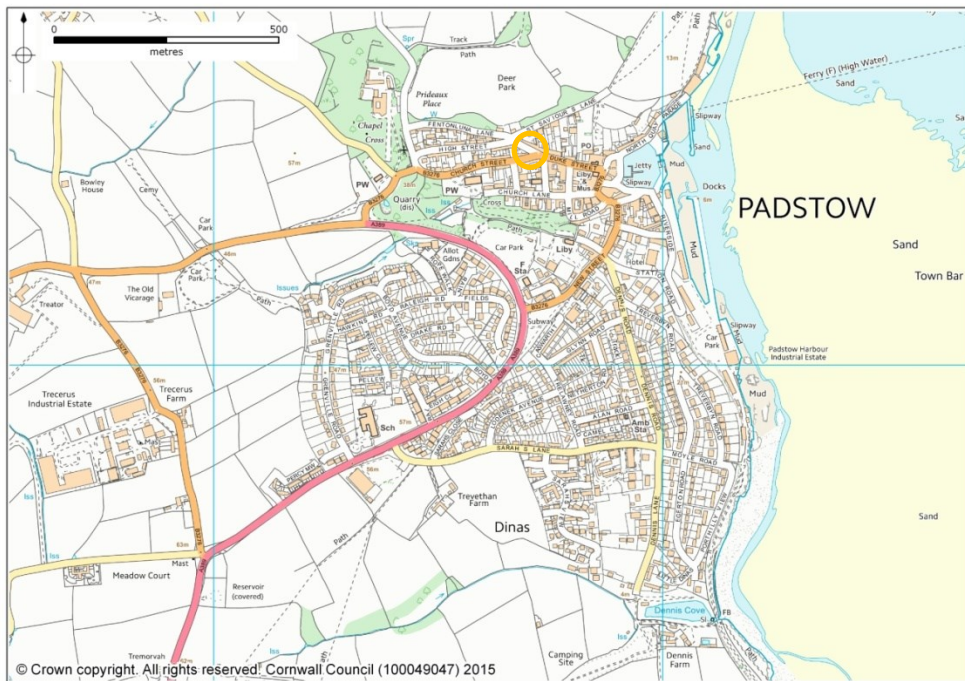


Fig 1 Location map.

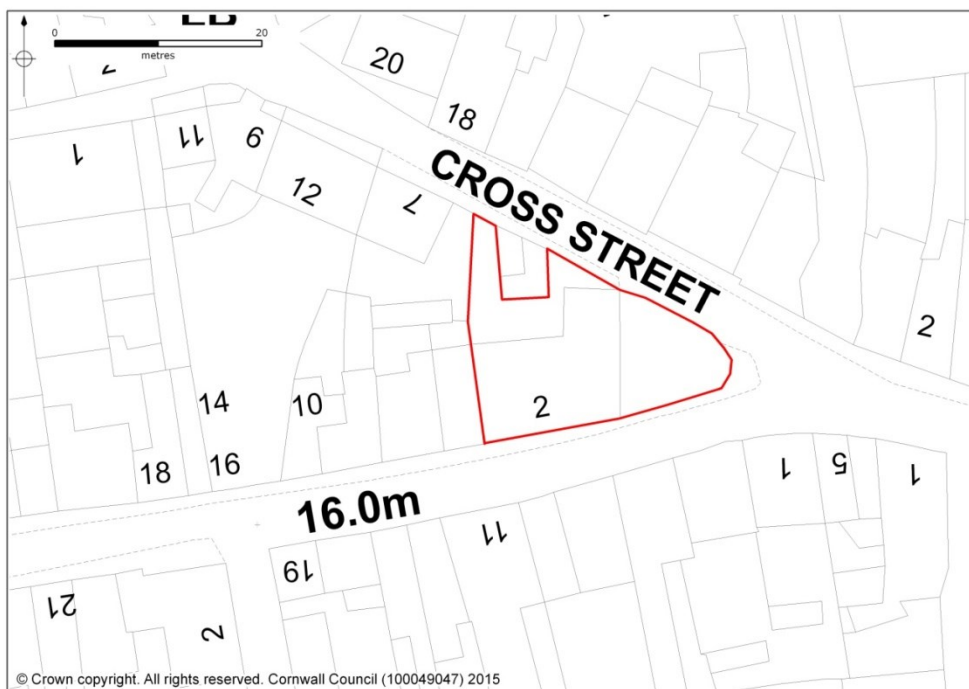


Fig 2 Site extent.

2 Designations

Cross House, together with its garden walls and curtilage, is a Grade II Listed Building (List Entry No. 1289952). The property lies at the junction of Church Street, Cross Street and Duke Street in a prominent position surrounded by other listed buildings to the north, south and west (Fig 10). It also lies within the Conservation Area of the designated Historic Settlement of Padstow.

The Listed Building description for Cross House is as follows:

House. Now converted to hotel and garden walls to front. Circa early C18. Rendered and painted probably stone rubble. The left hand side wall with asbestos slate hanging. Asbestos slate roof with gable ends. Plan: Original plan probably of 2-room arrangement; of single depth plan with central entrance and stair in projection to rear. The room to the rear left may be contemporary or alternatively an additional service room added in the mid to late C18. Exterior: 2-storeys. Symmetrical 5-window front with complete early C19 hornless 12-pane sashes. Circa early C20 glazed porch in centre flanked on either side by 2 sashes with five sashes above. Stair projection to rear, the stair lit by a C19 window with margin glazing bars. Interior: Not inspected. C19 stone rubble and slate capped garden wall enclosing triangular garden to front of Cross House. Pebbles in front arranged in pattern of Latin cross.

Approximately 70m to the north of the property lies a former deer park belonging to Prideaux Place. This land is now a designated site listed in the Register of Parks and Gardens.

Two Scheduled Monuments at St Petroc's Church, marking the site of a medieval cross and another cross shaft are located approximately 100m to the south-west of the property.

3 Historic Background

3.1 Padstow

Padstow, situated near the mouth of the Camel estuary, has long been recognised as a safe harbour along the notoriously treacherous north coast. It is likely that it has played an important role in maritime trade and communications since prehistory. Bronze Age burials (cremation burials contained in urns) were uncovered in the upper part of the town prior to 1860 (HER: MCO26410) and at Brea Hill, on the opposite side of the channel, there is a Bronze Age barrow cemetery of four extant barrows.

The sheltered location on the estuary is certain to have influenced early settlement at Padstow. By the 6th century a monastery dedicated to St Petroc had been established (possibly at the site of the present church). This religious foundation subsequently moved inland to Bodmin following Viking raids of c981 but the small settlement that had grown up around it remained. Archaeological excavation carried out in 2001 at Althea Library on High Street close to the present church uncovered an early medieval cemetery of 8th or 9th century date (Cornwall HER). The Domesday Book entry for the settlement refers to it as "Lanwenhoc" which was held by St Petroc's church and had "land for 4 ploughs, 8 villagers with 4 smallholders, pasture 24 acres". The name contains the element lann and means 'church site of Gwethenek' (Padel 1985). In 1201 Padstow was referred to as "Eldestow", meaning 'Old Stow' (Padel 1985).

In the 13th century the port of Padstow was already of some importance and by the 14th century it was a thriving seaport focusing on imports and exports as well as the local fishing industry. During the 14th century records show that the town was being taxed as a Borough and in the 16th century it was granted a charter as a free borough (Cornwall HER).

During the medieval and post-medieval periods there were thirteen chapels in Padstow, more than in any other Cornish parish, but many of these had already disappeared by the 18th century. Many were in the town, and only a few have known sites (Cornwall

HER). However, a chapel dedicated to St Wethenya was licenced in 1415 and is thought to have stood at the top of Barry's Lane close to a stone cross which once stood outside Cross House (Kinsmen 2006).

Trading from Padstow in various commodities continued up to the nineteenth century and shipbuilding and fishing became increasingly important industries in the town during the 18th and 19th centuries.

3.2 Cross House

Cross House is located in the core of the medieval town within a former medieval tenement plot. It is in an area which has retained its medieval street layout and many of its early burgage plot divisions. It seems likely that there have been buildings on this plot from the medieval period onwards.

The property is situated at the junction where two medieval routes converge and continue to lead down to the harbour (Fig 11). At this junction the road is significantly wider than the narrow streets elsewhere. This indicates that the area immediately east of Cross House may have provided a small market area in the town during the medieval/post-medieval period. The suggestion that a stone cross once stood here also lends weight to this argument. Alternatively, the widening of the street may indicate the former location of the medieval chapel of St Wethenya.

The results of the assessment suggest that surviving elements of Cross House are likely to predate a large scale remodelling that was undertaken in the 18th century. As part of this it appears that two separate properties (a cottage fronting Church Street and a building fronting the point where Church Street and Cross Street meet) were combined to create a single large dwelling.

The earliest map available is the OS First Edition One Inch Map of c1809 (Fig 3). This does not show any detail but clearly indicates that buildings were present on the site at this date and that the road layout has remained unchanged. An Admiralty chart of the harbour dated 1839 (Fig 4) also shows the buildings here but is not detailed enough to show property boundaries and clear extents. The first map to show any clear detail is the Tithe map for the parish of Padstow c1840 (Fig 5). The map shows that by this date the two separate buildings had already been combined to create a single large house. The building is shown as L-shaped, fronting both Church Street to the south and the point where Church Street and Cross Street meet to the east. The map also depicts two small extensions to the rear (the stair projection and a separate building occupying the south-west part of the present kitchen). The accompanying Apportionment describes the property as 'house and yard', the land owner as 'Executors of William Broad (deceased)' and the occupier was William Hugo. The First Edition OS 25 Inch scale map of c1880 (Fig 6) demonstrates that between c1840 and c1880 the house was extended to the rear covering the former external passage between the two earlier extensions and creating the area which is now the kitchen. It appears that a greenhouse was also added at this time up against the back wall of the main part of the house. Interestingly the c1880 OS map labels the property 'Cross House' showing it to be a house of some importance in the town. The Second Edition OS map of c1907 (Fig 7) indicates that at some point between c1880 and c1907 the front porch was added and the part of the house that fronts Church Street was divided off as a separate property again.

4 Property/building description

The building is made up of two separate properties with extensions to the rear (Figs 12-18). It has now been knocked through to form a single dwelling. The former cottage fronting Church Street is a three-storey building (present dining room, hallway to the east and bedrooms above) with a two-storey extension to the rear (present kitchen with bedroom over). The heights of the storeys in the former cottage are much lower and do not match floor levels in the main part of the house, although the roof levels are the same. The main part of the house fronting the meeting point of Church Street and Cross Street is a much larger and grander two-storey construction with high ceilings

and a full height stair projection to the rear as well as a later two-storey extension added to the north of this (present office and bedroom above).

The former cottage is constructed from randomly coursed slate rubble at ground floor level and is slate hung (probably over stone) at first and second floor level. It seems likely that this part of the house pre-dates the 18th century build or remodelling of the main part. The original rear wall of this cottage is now an internal feature, which has been breached to allow access from the main house and later extensions.

In the area of the former cottage (present dining room and hallway along its eastern edge) there are two blocked door openings in the north (rear) wall; one centrally set and the other (now a cupboard) adjoining the west party wall. The centrally set door appears to have been the original back door of the property which is likely to have led into a partitioned off hallway crossing the present dining room to an opposing front door. On the present kitchen side of this back door opening two truncated stubs of masonry wall survive which represent the early extensions shown on the c1840 Tithe map (Fig 5). It seems probable that the opening from the stair projection into the former cottage was created during the 18th century remodelling, but the partitioned off hallway at the east end of the former cottage together with the inserted door opening on Church Street are likely to be 19th or early 20th century insertions. The east wall of this hallway would originally have been the east wall of the cottage, and the recessed cupboard in this wall may have been inserted into a former fireplace.

The main part of the house is a gable ended building, aligned north-south, fronting the junction of Cross Street and Church Street. This is also constructed from randomly coursed slate rubble with slate hanging over it at first floor level on the two gables, whilst the rear wall is entirely slate rubble and the front wall appears to have been refaced or rebuilt in brick which sits on a few courses of slate rubble. The front brick wall is stylistically 18th century in date but it seems quite possible that this was added to an existing earlier building.

Without a full historic building survey of the house a clear development history is not possible. However, it can be said that two separate buildings have been combined which possibly predate the 18th century. It seems likely that during the 18th century the main part of the house fronting the junction of Cross Street and Church Street was remodelled to form the residential part of a gentrified town house and the adjoining cottage was converted for service use. The present stair projection to the rear probably already existed at the time of the remodel, but possibly as an outbuilding associated with the cottage since it has been built in alignment with the cottage rather than the main house. This would explain why the 18th century staircase is set to one side of the hallway since the interior was probably designed at this date to fit with the existing structures, reusing the former outhouse/extension to locate the stairs. To present a stylish exterior it was important for the openings in the front wall to be symmetrical with a centrally set doorway. This centrally set door opening did not align with the existing outbuilding which was remodelled at the same time as the stair projection.

The excessive width of the south gable wall of the main part of the building suggests the location of an earlier kitchen fireplace (predating the 18th century remodel) and the cupboard with inserted window opening at the west end of this wall indicates the location of a converted bread oven.

5 Statement of significance

Cross House is a Grade II Listed Building and it is also part of the Conservation Area within a designated Historic Settlement.

The medieval centre of Padstow extending from the harbour to St Petroc's Church is densely developed with historic buildings. The street pattern here dates from the medieval period although most of the buildings appear outwardly to date from the 18th or 19th centuries. Cross House is very much part of this setting and its overall presentation is that of a high status 18th century town house. However, it is grander and appears more important than other buildings in the immediate area, holding an

imposing position on the cross roads with views straight down Duke Street to the harbour and estuary beyond (Fig 11). Its 18th century brick façade can be seen for much of the length of Duke Street and was clearly designed at that time by wealthy owners as a house of importance within the town.

Being located within the medieval core of Padstow, the potential for the survival of early historic fabric both above and below ground at Cross House is high. The town has early medieval (i.e., pre-Norman Conquest) origins and although its exact extent has not been clarified it seems likely that the earliest settlement would have been located within the later medieval core of the town. In addition to this, there are also indications of Bronze Age settlement here.

It is clear that masonry and features dating to the 18th century and quite possibly earlier, survive within the property and successive remodelling and extending has altered earlier layouts. The former cottage fronting Church Street retains much of its historic fabric and layout with evidence for several phases of alterations, extensions and changes of use. The main part of the house was the focus of major remodelling and rebuilding in the 18th century, although earlier fabric may survive and a few later 19th and 20th century alterations have occurred.

6 Impact of development proposals

The proposed external alterations to the property will have little impact visually on the historic character of the area if efforts are made to retain historic features or replace them like with like.

Physically the proposed development will have a minimal degree of impact on external fabric but a greater degree of impact on internal historic fabric.

External alterations include:

- The proposal to replace the door opening on Church Street with a glazed door of suitable design. This door opening is an insertion but may have been cut through during the 19th century and can be read as part of the historic development of the house.
- A lean-to roof structure with roof lights is proposed to replace the existing 20th century flat roof over the passage that runs along the rear of the kitchen. The proposal will have little impact on historic fabric and little impact visually.

Internal alterations include:

- Re-siting of the kitchen to the existing dining room (former cottage). It is proposed that this will involve the removal of much of the rear wall of the original cottage (dividing wall between the kitchen and dining room). This proposal will have an impact on historic fabric and to some extent, the plan-form of the original cottage. As part of this re-siting it is also proposed that the lath and plaster hall partition wall at the east end of the dining room is removed. This removal would open the ground floor of the cottage to its original eastern extent but at the same time will remove a later historic alteration.
- Another proposal involves the removal of part of the stud wall between the stairs and the corridor leading to the kitchen which is probably part of the 18th century build.
- The proposed removal of window seats in the main part of the house would mean the loss of historic features which are part of the 18th century design.
- Other internal alterations that may have an impact on historic fabric include the insertion of a laundry and toilet in the present office and insertion of services elsewhere, which may impact on below-ground archaeological deposits/features, if ground disturbance for new services is required.
- The replacement of floorboards may impact on any surviving early floors.

7 Recommendations for mitigation

If ground disturbance is required for the introduction of services or for any other reason, these works may impact on buried deposits of high archaeological significance, and therefore it is advised that an archaeological watching brief is carried out during any groundworks.

It is also recommended that a watching brief is undertaken during removal of any walls on the ground floor of the house to record historic fabric before it is lost and assist with the understanding of the historic development of the property.

8 References

8.1 Primary sources

Ordnance Survey First Edition One Inch Map c1809

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, 2007. Mastermap Digital Mapping

Tithe Map and Apportionment, c1840. Parish of Padstow (licensed digital copy at CRO)

Admiralty chart of Padstow harbour, 1839 (CRO/AD/71/14)

8.2 Publications

Kinsmen, Revd. B, 2006, *Completed parish survey questionnaire for Padstow*

Padel, OJ, 1985, *Cornish Place-Name Elements*

8.3 Websites

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

www.EnglandsPastForEveryone.org.uk/Explore... Kinsmen, Revd. B, 2006, *Completed parish survey questionnaire for Padstow*

9 Project archive

The CAU project number is **146509**

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: [cornwall2-218483](#)



Fig 3 Extract from the OS First Edition One Inch Map c1809.



Fig 4 Admiralty chart of the harbour, 1839 (CRO/AD/71/14).



Fig 5 Tithe Map, c1840.



Fig 6 First Edition of the Ordnance Survey 25 Inch Map, c1880.

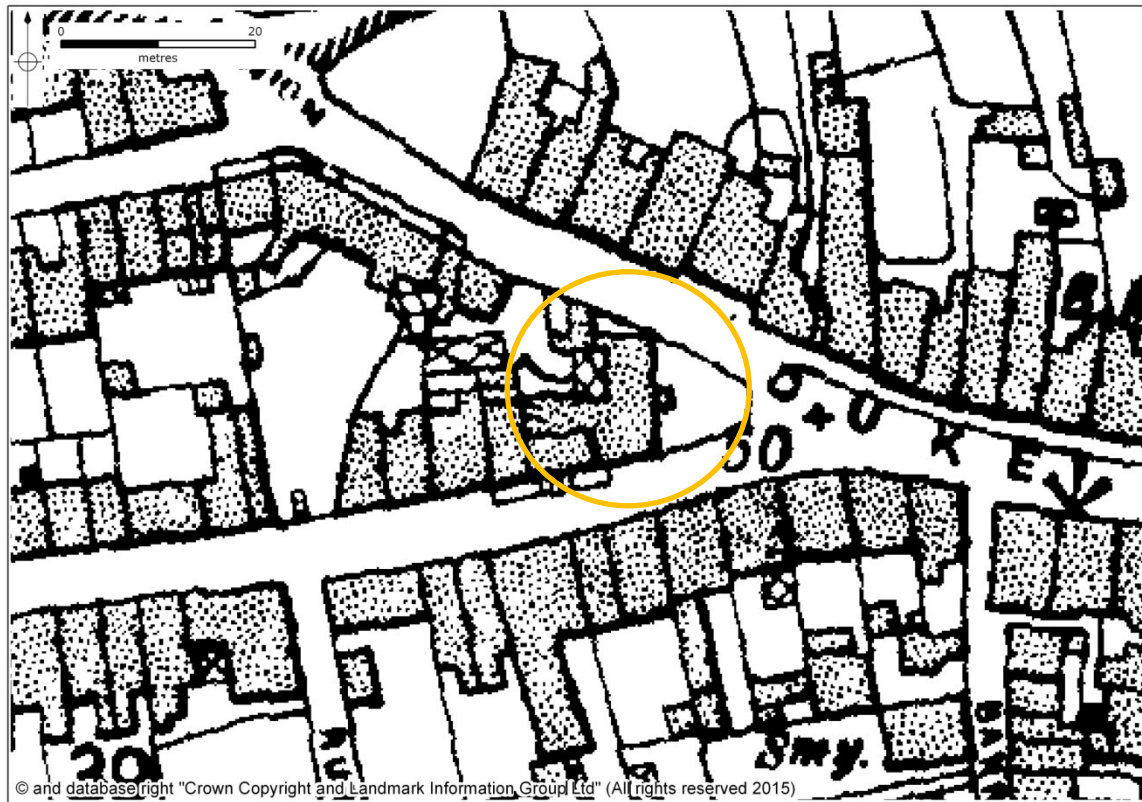


Fig 7 Second Edition of the Ordnance Survey 25 Inch Map, c1907.

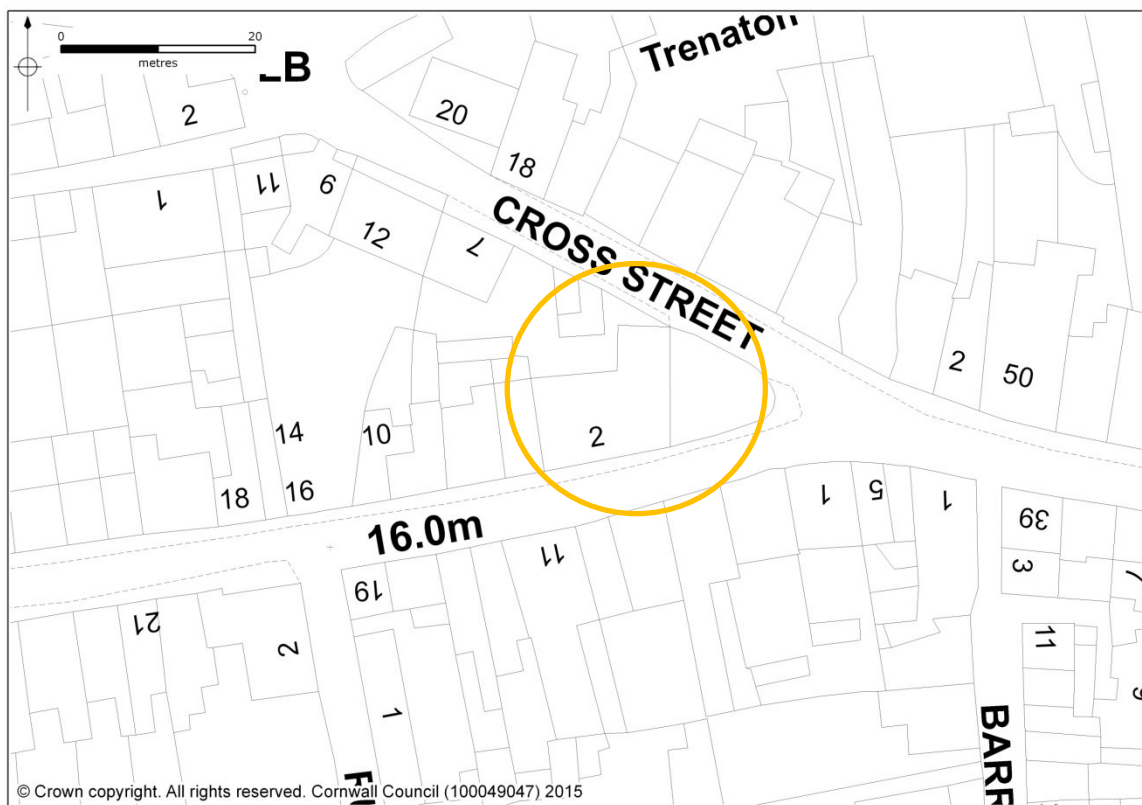


Fig 8 Ordnance Survey digital mapping showing the site and its environs (2014).



Fig 9 Aerial mapping showing the site and its environs (2014).

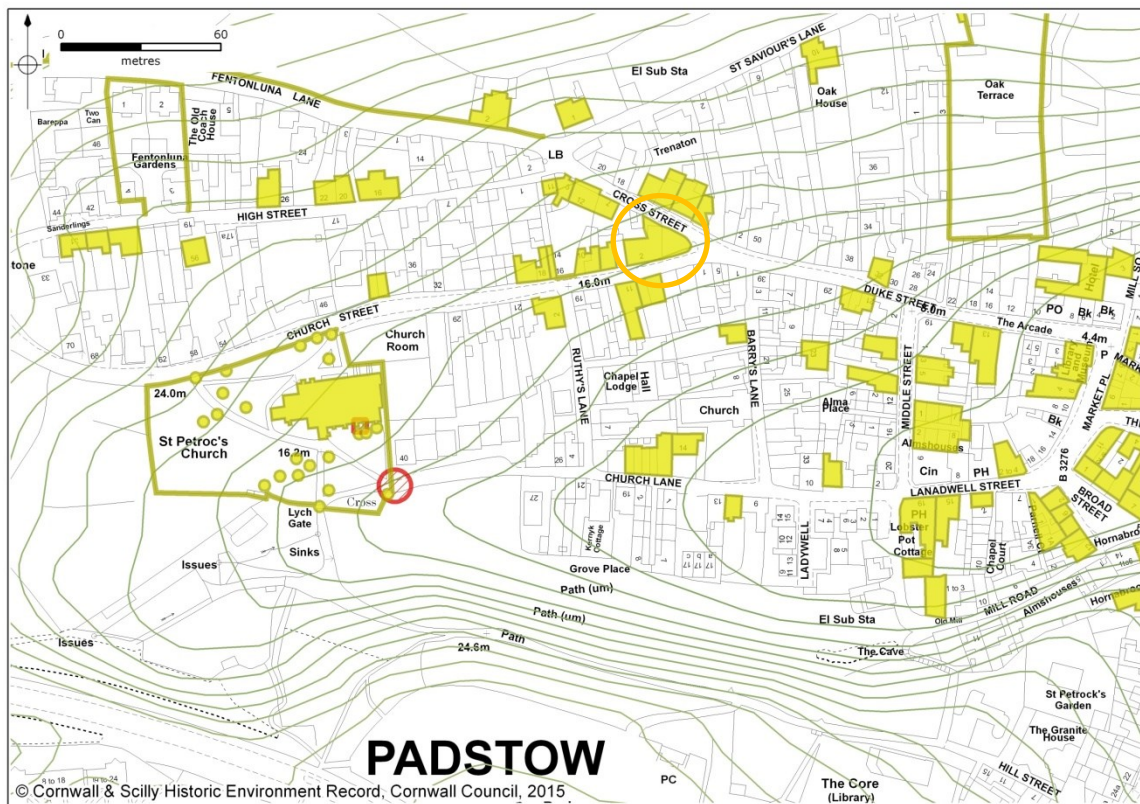


Fig 10 Mapping showing the distribution of Listed Buildings (yellow) and Scheduled Monuments (red) in the area.



Fig 11 View from first floor window looking down Duke Street to the estuary.



Fig 12 East (front) elevation.



Fig 13 South elevation on Church Street.



Fig 14 North and west elevations on Cross Street.



Fig 15 Staircase in projection to rear.



Fig 16 Hallway to east of dining room leading to door onto Church Street.



Fig 17 Kitchen looking south, showing rear wall of former cottage.

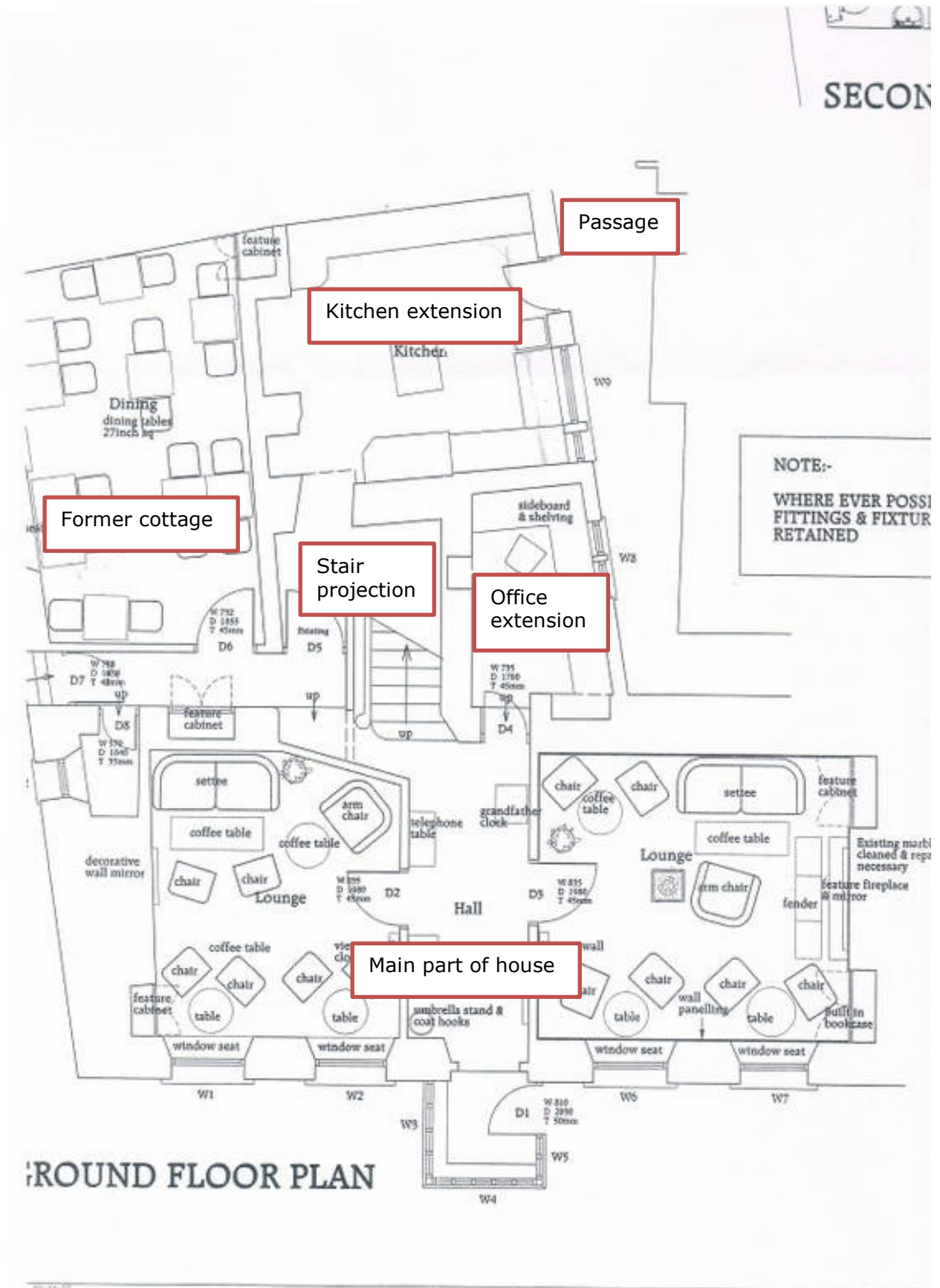


Fig 18 Ground floor plan as existing (not to scale), showing former cottage, main part of house, stair projection, kitchen extension and office extension.