



Higher Bochym and Carn Kennack buildings, Lizard, Cornwall
Photographic recording

Cornwall Archaeological Unit

Report No: 2016R058

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Report Name

Higher Bochym and Carn Kennack
buildings, Lizard, Cornwall

Report Author

Anna Lawson-Jones

Event Type

Photographic
recording

Rapid desk-based
assessment

Client Organisation

Natural England

Client Contact

Steve Townsend

Monuments (MonUID)

-

Fieldwork dates (From)

14/09/2016

(To)

14/09/2016

(Created By)

Anna Lawson-
Jones

(Create Date)

13/09/2016

Location (postal address; or general location and parish)

Higher Bochym, Cury Cross Lanes, Helston.
Carn Kennack, near Ruan Minor.

(Town – for urban sites)

-

(Postcode)

-

(Easting) X co-ord

SW 70418

(Northing) Y co-ord

20126

SW 73598

16697



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Fig 8 Higher Bochym, top – looking west at north-western corner of building A; middle - looking south along external western wall of building a showing buttress?; bottom – looking north at internal northern gable end of building A showing remnant fire place with ceramic cream tiles and fallen chimney stack beyond.

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Fig 10 Ordnance Survey digital mapping showing the Carn Kennack structure (2015), with some additional annotation.

Fig 11 Carn Kennack, top - looking south-east along the public footpath towards the building; middle - looking down and north-west across the site; bottom – looking east-south-east at the north-western corner of the building.

Fig 12 Carn Kennack, top – looking in to the internal south-eastern corner showing a low doorway and a large upper floor window; right – looking north-east in to the building. Note the rotted out timber lintel, upper window and heap of external wall tumble.

Fig 13 Carn Kennack, top – showing the internal south-eastern half of the building; middle – showing the internal north-western half of the building, note the impressions shown in the render; bottom – overlooking the whole building from the north-west, note the gridded well cover in the foreground.

Fig 14 Carn Kennack, top – looking south-west through the building showing the brick extension to the left; middle – alterations visible in the walling above the brick extension; bottom – close-up of the external north-western corner of the building showing a very large cut stone with drill marks.

1 Project background

In September 2016, Natural England (NE) Lizard National Nature Reserve Manager Steve Townsend requested Cornwall Archaeological Unit (CAU) to undertake a rapid desk-based assessment and photographic record of two cottages at Higher Bocym and Carn Kennack (email dated 05/09/2016). Both buildings partially retained first floor walling and in the case of Higher Bochym remnant collapsed roofing. The location for each is shown on Figure 1.

Both cottages were unstable, overgrown and dangerous at the time of recording. Given their proximity to open access land, both posed a potential threat to the general public. Both lie within the Lizard National Nature Reserve, and Carn Kennack lies adjacent to a number of public footpaths.

This rapid desk-based assessment and photographic record follows recommendations made in the project brief by the Senior Archaeologist (Countryside Advice), Cornwall Council (included in an email sent by Steve Townsend 08/09/2016 to CAU). The following text is a copy of that brief:

The options available for these two structures would be:

- 1. Repair/rebuild and reuse*
- 2. Consolidate as ruins in their current state*
- 3. Demolish, either to ground level or to an acceptable safe height (usually around 1.2 metres).*

... Option three seems to be the most realistic, on the understanding that the upstanding walls will be pushed in on themselves. This would result in an intact foundation plan of the buildings, part protected by the ensuing rubble mound. This option must be preceded by a photographic record of all surviving elevations and of the general setting of the structures prior to demolition. The photos should be presented in the format of a short report, also briefly outlining the known historical context of the two sites and the reason that the works have come about. This should be entered on to OASIS, so a copy of the record will be held by the Cornwall and Isles of Scilly Historic Environment Record.

2 Aims

This project had the following aims:

- To produce a rapid photographic record of the internal and external elevations for each building and their immediate surroundings.
- To produce a rapid desk-based assessment for each building.

3 Working methods

Desk-based assessment

The desk-based assessment involved a search through all CAU held digital historic maps (Figs 2 and 3), including the c 1840 Tithe maps and associated apportionment listings, the 1809, 1880 and 1907 Ordnance Survey maps, plus current modern mapping and any relevant layers, including designations and access.

Photographic record -

The photographic record involved digital colour photography of all visible and/or accessible internal and external walling (plus any additional details) – Figs 5 to 9 and 11 to 14), plus the hand annotation of a large scale map for each structure, detailing additional descriptive detail (Figs 4 and 10).

4 Results

4.1 Higher Bochym

4.1.1 Rapid desk-based assessment

The Cottage at Higher Bochym is located at SW 70418 20126 (Fig 4). It lies at 82m above sea level and is within the parish of Cury. The Cury / Mullion parish boundary lies on the immediate southern edge of the building, marking an area currently used as an animal movement corridor or driveway. The southern wall of the building faces this, and has no doors or windows opening from it.

The site lies within land designated as an Area of Natural Beauty (AONB), and an Area of Great Scientific Value (AGSV) and is right on the north-western edge of an Area of Great Historic Value (AGHV). The building itself is not designated. It also lies within land classified as Industrial: Working by Historic Landscape Classification (HLC), and lies within the Lizard National Nature Reserve (close to the Natural England office). Land to the immediate east is Open Country Access.

The place-name is recorded as *Bochim* on both the 1699 Gascoyne Map of Cornwall and on Martyn's Maps of 1748, although in neither case is a building shown on the site. The 1840 Tithe Apportion lists record the cottage and immediate surrounding ground as waste (no. 689), within a slightly larger enclosure (688) referred to as plantation. The landowner was Stephen Davey Esquire, and the occupier was James Bosustow.

The Higher Bochym building is believed to have been abandoned in about the 1960s and since the 1980s has gone in to a rapid decline. At the time of recording (September 2016) it was clearly an unstable and dangerous structure.

Historic mapping (Fig 2) shows that there has been a structure on this site since before 1840. Since then it has undergone a series of substantial alterations. Today it consists of three differently dated elements, (labelled A, B and C on Fig 4).

Central building A is the earliest surviving part of the cottage. It is shown as the north-south wing of what was an 'L' shaped structure shown on the 1840 Cury parish Tithe Map (Fig 2, top). Originally it had an east-west aligned arm extending east from the northern end of building A. This was removed before 1880 (see OS mapping Fig 2, middle), but its northern side may still partially survive as part of an east-west running wall visible in the undergrowth (and broadly mirrored by a modern barbed wire fence).

By 1880 only building A was in use. By 1907 a new east-west aligned arm (building B) had been added to the south eastern corner of building A. The 1907 OS map records the site as a Laundry (see Fig 2, bottom). It is uncertain whether this function applied to part or all of the building. It could refer to other buildings located to the immediate north (see the 1880 and the 1907 OS maps). Since 1907 a breeze-block lean-to extension (building C) has been added to the western side of building A. At the time of recording much of the entire building was covered with ivy.

4.1.2 Field recording and photography

Building A was a neat stone built structure with cut granite lintels above most of the visible doors and windows. There are in addition occasional fallen cut granite stones, including a particularly large, complete, fallen granite post in excess of 1.5m long at the north-western external junction between buildings A and B.

Externally a single, angular stone wall was recorded (Fig 8, middle), which probably acted as a buttress to support the western side of the building. It appeared to be a later build than the main western wall, and given its short length and angle is most unlikely to represent a remnant, un-mapped lean-to extension.

Building A had at least one internal wall subdivision, just visible above the 1.5m plus height of fallen roof and wall rubble. The internal wall had a single entrance connecting the smaller southern room to the larger northern room.

Located centrally within this larger ground floor rooms northern wall was the remains of a small cream coloured, ceramic, tiled fire place (Fig 8, bottom). The chimney had collapsed north and was visible as a heap of over grown rubble beyond the building footprint. Both rooms were full of collapsed roofing timbers and many complete slates. One large chunk of the fallen roof still had its slates in place (see Fig 8, top).

The southern gable end of building A retained much of its original first floor height, although it shows very marked bulging on its external face at ground floor level (partly visible in Fig 7, middle). The upper half of this gable end wall was shrouded in vegetation and little of the internal wall surface was visible, with the exception of an upper floor window (Fig 7, bottom). Running around the internal face of the southern and southern half of the western wall the remains of the first floor floor-level could be seen (marked by occasional small put-log holes and slightly differential patches of rendering. No *in situ* flooring at all remained.

Building B was largely extant at the time of recording. It was a tall extension, which still retained approximately three quarters of its red ridge tiled roof (Fig 5, upper), plus timber door and window lintels (Fig 6 top left and bottom). There was no associated chimney or fireplace. The internal wall faces did not show any clear evidence for a first floor, despite the presence of a small high window (in excess of 2m above ground level) visible in the fully extant eastern gable end. The internal eastern corner of the gable wall showed remnant timber, probable shelf, fittings (Fig 5, bottom right). The upper external part of this gable wall included some red brick build, while external and internal walls showed remnant white coloured paint and/or render.

The western gable end had largely fallen (Fig 6, bottom), probably as a result of instability caused by the fall of building A. Although much of the internal ground floor was clear of rubble, substantial burrowing and a lack of visible floor stone or concrete, might suggest an original earthen or timbered floor. It would seem unlikely that stone slabs had been lifted and removed since so much other good quality stone is still available on site.

Along both long sides, close to the roof level, were three approximate 15cm diameter air holes formed by ceramic piping, which served as aeration for the structure. These were visible internally and externally – Figure 5, bottom left, and left hand side of the front cover photograph. These, the lack of obvious first floor flooring and the presence of two rope pulleys visible on the main horizontal roof timbers (see Fig 6, top right) might indicate that this building was constructed and used as a drying room associated with the 1907 mapped use as a laundry.

Building C was the latest phase of building at Higher Bochym. It was a breeze-block lean-to construction (Fig 9, bottom left and right), running along the western side of building A (separate from the buttress-like walling mentioned above, and positioned to its north – see Fig 4). The floor was concrete, and at the time of recording a pile of asbestos roof sheeting was piled in the north-western corner of the building.

The collapse of building A had resulted in much of the eastern side of this building being open to piled rubble and daylight (Fig 9, top right). Daylight, for example was clearly visible through the large double-doored cupboard in the north-eastern internal corner of building C. Figure 9 (top left) looks through building C in to overgrown building A.

4.2 Carn Kennack

4.2.1 Rapid desk-based assessment

The structure at Carn Kennack is located at SW 73598 16697 (Fig 10). It lies at just 14m above sea level and is within the parish of Grade. It lies within land designated as an Area of Natural Beauty (AONB), an Area of Great Scientific Value (AGSV) and an Area of Great Historic Value (AGHV). The building itself is not designated.

The building lies within deciduous woodland, in land classified as Plantations and Scrub by Historic Landscape Classification (HLC), is within the Lizard National Nature Reserve, and is almost surrounded by Open Country Access land. It has a well-used footpath to its immediate south and at the time of recording was clearly a dangerously ruinous site; open to easy public access despite the presence of a surrounding timber fence and warnings (Fig 11, top and 13, bottom).

The settlement of Carn Kennack is first recorded in 1504. The name is Cornish and contains the element *car* 'tor, rock pile' and an adjective of *keun* meaning 'place of reeds or rushes' (Padel 1985, 55).

In 1840 the Grade Tithe map (Fig 3, top) shows the immediate area as blank, predating even the enclosure of this steeply sloping west facing valley edge. The wider area is recorded as being down to furze. By 1880, the Ordnance Survey map (Fig 3, middle) shows a number of small field enclosures, plus at least three separate buildings, the south-western one of which is the building recorded here. By 1907 OS mapping shows the building to the immediate north to have been removed, and the building upslope to the east has been significantly added to.

Today, the imprint of the northern building exists as a stone faced northern and eastern revetment wall cut in to the natural slope of the valley, with a central entrance in the remnant low eastern wall. A probable rectangular rock-cut well is located to the near immediate east of the entrance (see Fig 10 and Fig 13, bottom). The potential well, at the time of survey, was covered by a small metal grid, adjacent to which lay part of the previous circular covering. An approximate 3m height was visible as open, above a mound of rubble infill. The up-slope building complex to the east is visible today as vegetation covered low lying stone wall foundations. A photograph showing this building in the distance is shown in Newton (1987, photograph number 88).

The Carn Kennack building is first shown in 1880, and appears unchanged on both the 1907 OS and modern mapping (Fig 3 and 10). It stands within an interesting but poorly understood series of terraces cut in to the slope, forming two or three small enclosures within larger mapped fields. A fuller survey could usefully further identify the character and use of these in relation to the Carn Kennack buildings.

A short report for English Nature (Carter 1992) lists the Carn Kennack building as Building 18. It states that the roof and floors had been lost within the previous five years and that the building had an unknown use, possibly associated with agriculture or seine net fishing.

4.2.2 Field recording and photography

This structure had a simple squat rectangular footprint. The northern half of the building had walls only surviving to an average 1.2m height. The northern wall and north-western corner was flanked by internal and external rubble heaps. The southern half of the building stood to a greater height, while the southern wall appeared to stand to near full original height. The extreme top of the southern wall was not visible due to heavy ivy growth. As a result the original roof design is unclear.

The northern wall showed the position of several former internal features which appeared to represent wall fixtures – possibly for machinery? (Fig 13, middle). The 0.15 and 0.3m wide, 0.025m deep marks were defined by thick white render. As the photograph shows, the ground floor level was not visible, and it is possible that further associated detail exists below ground. The remains of a window sill were visible from outside at the top of the wall. It showed small drill marks typical of the late 19th century. None of the upper floor remained.

The western wall increased in height from north to south. The highest part survived because of the more massive stonework associated with an upper floor window over a ground floor large window or small door. This lower opening had a 1.25m height, but the base of it appeared close (within 0.3m) to the internal ground surface (Fig 12, bottom – note the rotted out external timber lintel, Fig 13, top, right side). Figure 11

(bottom) shows the whole building from just beyond its north-western external corner, and clearly shows the window and door frame positions as dark, vertically running insets. At the lower north-western corner, a very large cut stone block supported the corner of the wall. It had two closely spaced drill holes (Fig 14, bottom). A further loose stone nearby also had a drill mark. As with the window sill referred to above, the narrow drill marks imply a late 19th century date.

The eastern wall of the building was visible externally only because an up to 1.6m depth of hillside had been dug away to form a corridor running along the eastern external side of the building. This cut-away area allowed for the construction of a small brick-built extension, plus the positioning of a further large window or small door to the south of the extension. A potentially taller door (Fig 14, top) in the northern part of the wall was recorded, although its base was not clearly visible due to fallen internal rubble, and the top was missing. This may well represent the original entrance in to the building.

Between the ground floor door and large window, was an externally attached brick-built extension. The roof and door were missing and there was no internally visible plumbing or fixtures. However, a horizontally positioned slate built in to the main east wall could be seen (Fig 14, middle). This did not show internally and appeared un-related to roofing associated with the extension. This small extension may have functioned as a small store as opposed to an outside loo (which is what it initially looked like).

The southern wall had been cut in to the hillside, with the result that the ground floor was in effect a revetment wall (invisible from the outside), topped by a free-standing stone-built wall with an upper floor window. Figures 12 and 13 (top) clearly shows the window, plus the first floor floor-level. Adjoining the first floor floor-level and extending up vertically, just to the internal right of the window were two narrow fixture points of uncertain use. One of these is clearly visible in the photograph. Figure 12 (top), also clearly shows the patchy coverage of internal walls with white paint and/or render.

Note: The function of this building was not domestic. There is no evidence for either a chimney or an internal fire place. The building could only ever have contained an internal upper and ground floor room of approximate 5m by 4m dimensions, and the windows are so large that they are door-like, and there is also no obvious evidence for a stairwell.

Interestingly the structure shown on 1880 mapping to the north-west of this building had a very similar, part sunken design, setting and scale, an apparently short-lived duration and again no obvious domestic character to its design. It's associated possible well is also odd. It looks in many ways more like a blocked adit, and since an open water course can be seen approximately 20m to the south-west, the effort involved in digging a well would seem superfluous. It is considered most likely that the larger group of buildings located upslope and to the east-north-east represents the residential part of the wider complex.

5 Concluding comment

Both the Higher Bochym and Carn Kennack buildings are of local interest.

Both (at the time of recording) were in a serious state of decay and likely to collapse further. Their locations, close to Open Country Access land and/or public footpaths mean that they are an ongoing risk to the general public.

This rapid record goes some way towards recording their general character, while their proposed future management as building mounds following the deliberate pulling in of all walling above an approximate 1.2m height (as suggested in the brief), will preserve their original ground floor footprints. Their preservation as rubble mounds will both preserve their locations and render the remains safe.

During the course of recording it was noted that some potentially valuable building materials, particularly the cut granite slabs at Higher Bochym might be worth rescuing for re-use prior to their being buried beneath rubble and overgrowth.

6 References

6.1 Primary sources

Gascoyne's map of Cornwall, 1699.

Martyn's map of Cornwall, 1748.

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

Ordnance Survey, c1809. 1" to 1 mile (licensed digital copy at CAU)

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, MasterMap Topography

6.2 Publications

Carter, JT. 1992. Camping in the Gwendreath Valley (Information prepared for English Nature).

Newton, J. 1987. *Bygone Helston and the Lizard*. Chichester.

Padel, JEB. 1985. Cornish Place-Name Elements, 55

6.3 Websites

<http://www.heritagegateway.org.uk/gateway/> Online database of Sites and Monuments Records, and Listed Buildings

7 Project archive

The CAU project number is **146618**

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.

Electronic data is stored in the following locations:

Project admin:

\\Mem-fst-cen-739\twe\$\Waste & Env\Strat Waste & Land\Historic Environment\Projects\Sites\Sites L\Lizard-Carn Kennack & Higher Bochym building photos-2016

Digital photographs:

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Historic England/ADS OASIS online reference:

cornwall2-263390

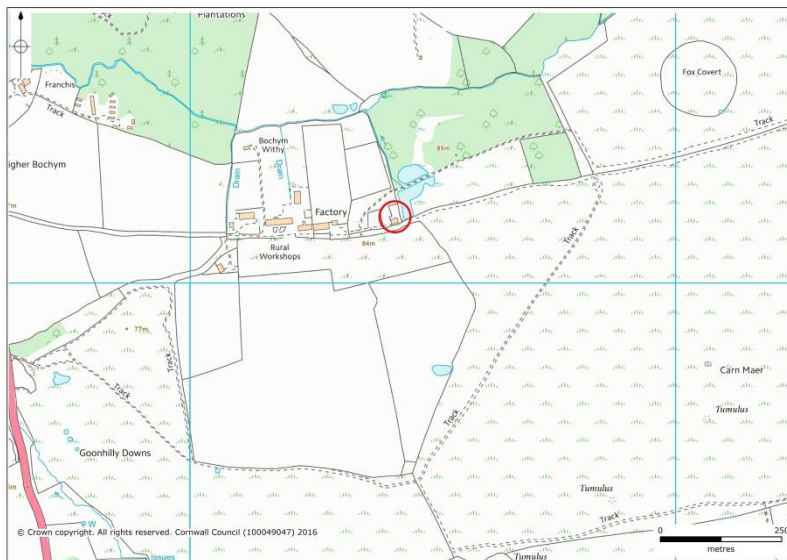
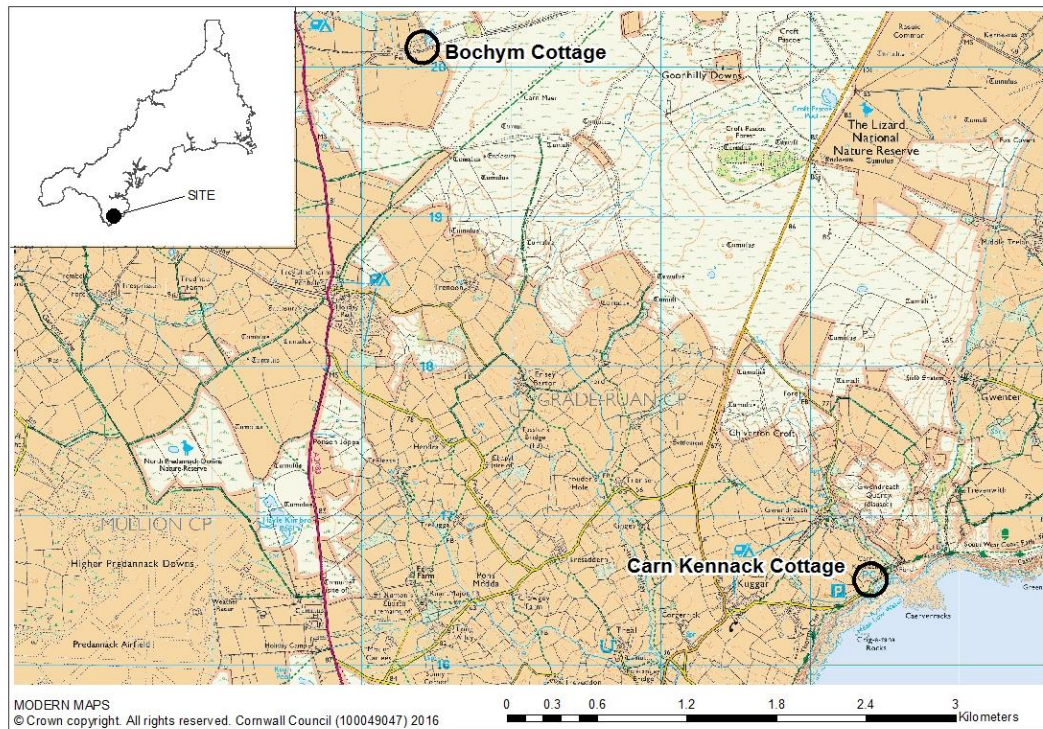


Fig 1 Top – Map showing the location of both sites; middle – modern mapping showing the current setting of Higher Bochym; bottom – modern mapping showing the current setting of Carn Kennack.

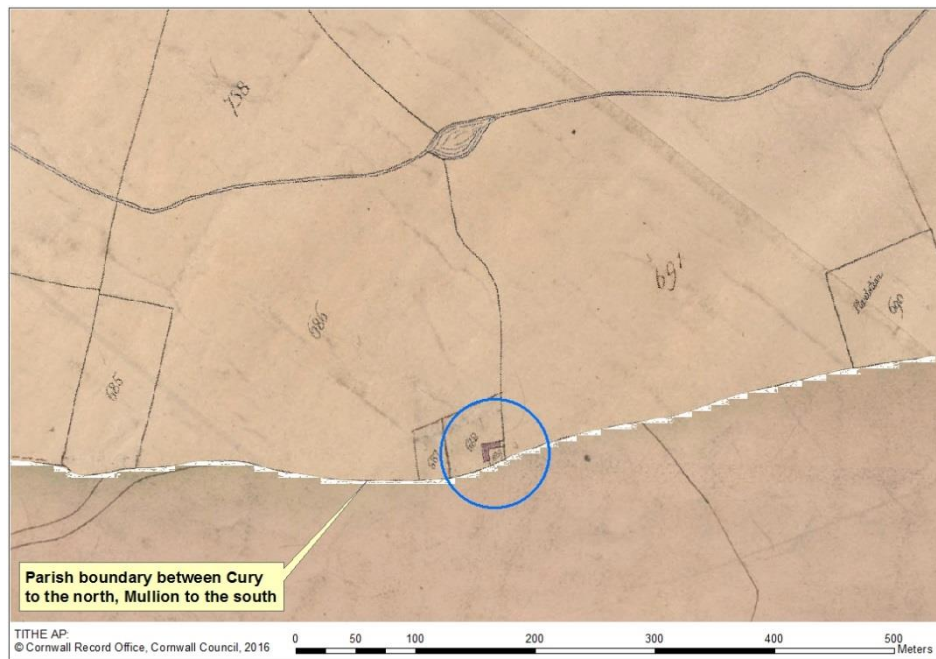
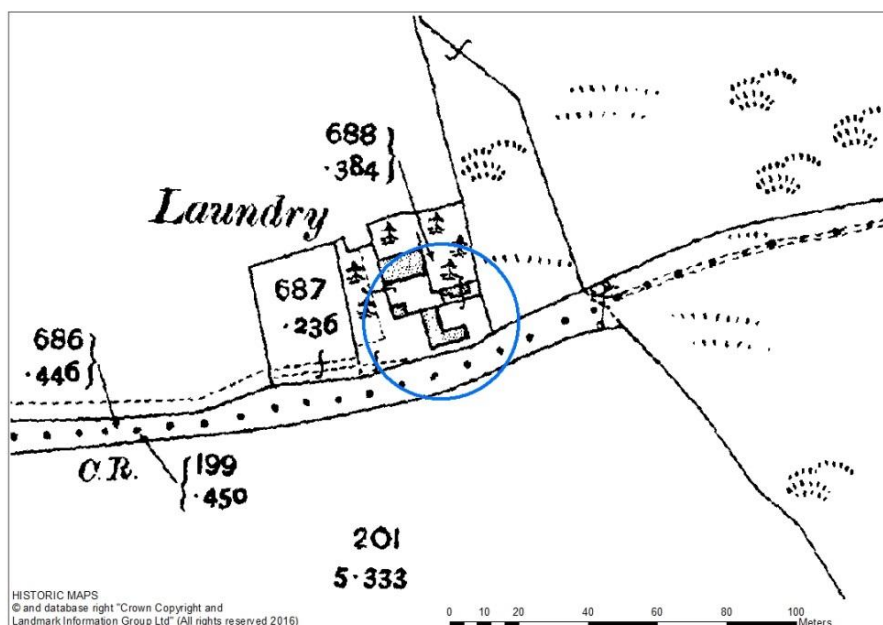
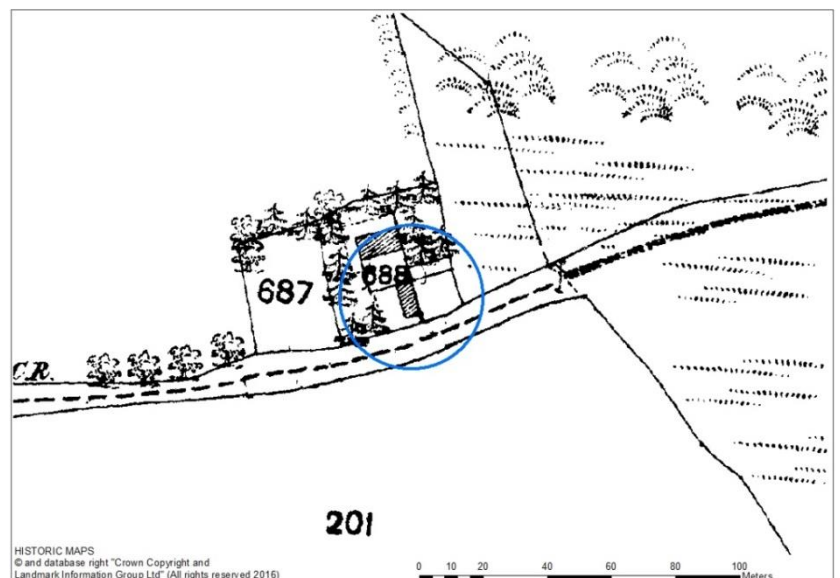


Fig 2 Historic mapping showing the Higher Bochym buildings. Top – 1840 Cury and Mullion parish Tithe map extracts; middle – c1880 First Edition Ordnance Survey extract; bottom – c1907 Second Edition Ordnance Survey map extract.



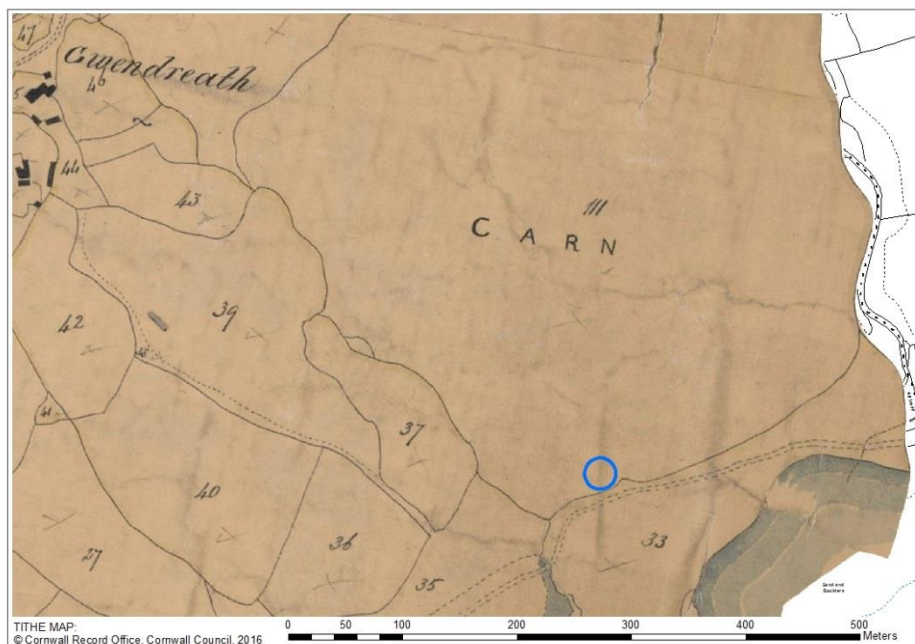
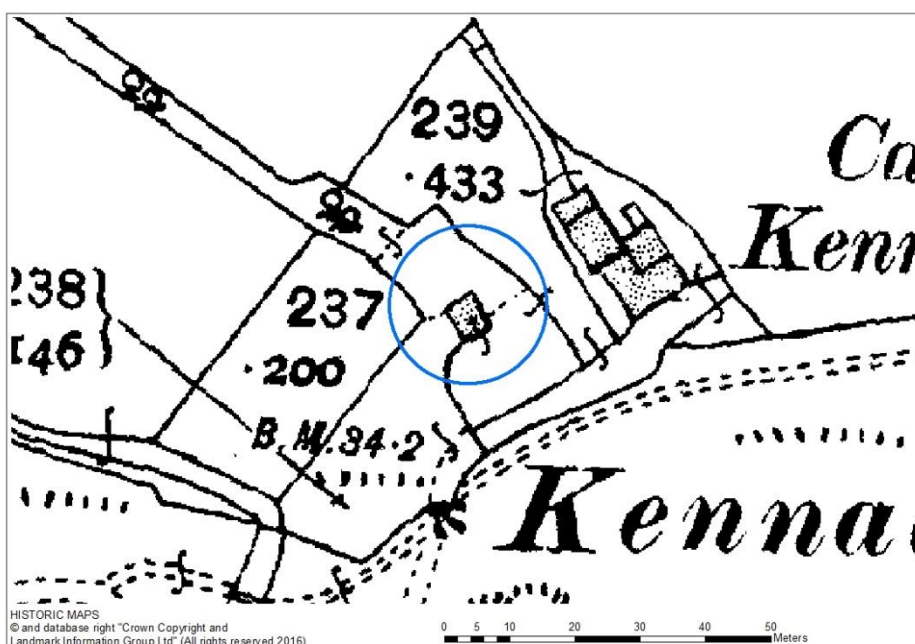
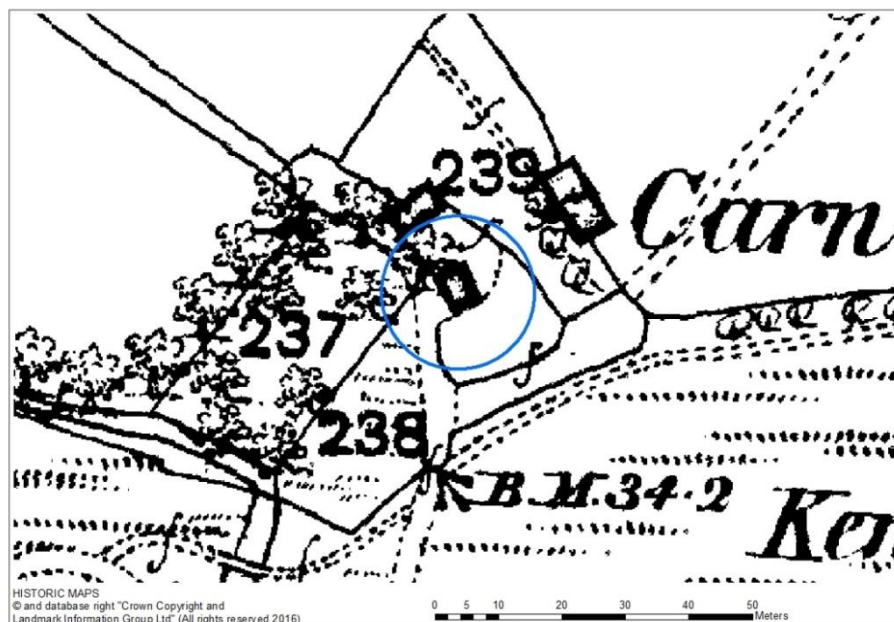


Fig 3 Historic mapping showing the Carn Kennack building. Top – 1840 Grade parish Tithe map extract (pre-dates the building); middle – c1880 Ordnance Survey extract; bottom – c1907 Ordnance Survey map extract. Note the changing pattern of surrounding buildings.



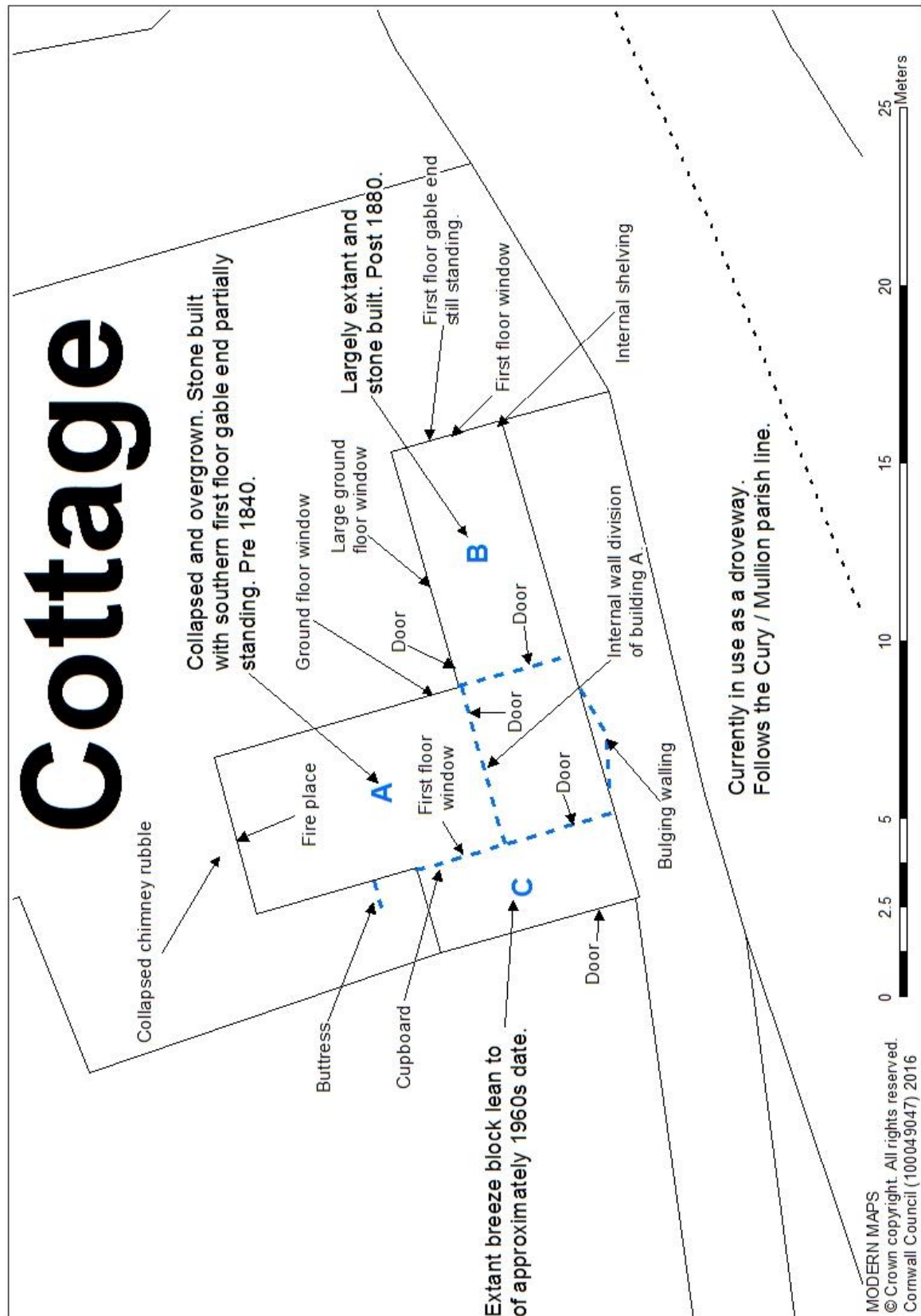


Fig 4 Ordnance Survey digital mapping showing Higher Bochym buildings (2015), with some additional annotation.



Fig 5 Higher Bochym, top – looking south at building B; middle left - looking west from inside building B showing remnant roof; bottom left – close up of one of the aeration holes; bottom right - the south-east corner showing remnant shelving in building B.



Fig 6 Higher Bochym, top left – internal north-west corner of building B showing doorway and building A outside; top right – remnant roofing with two surviving rope pulleys; bottom – looking west inside building B showing doorway blocked with collapsed building A.



Fig 7 Higher Bochym, top – looking south-east across collapsed building A towards building B; middle – looking west along the back of buildings B and A; bottom – looking west at eastern gable end of building B.



Fig 8 Higher Bochym, top – looking west at north-western corner of building A; middle - looking south along external western wall of building a showing buttress?; bottom – looking north at internal northern gable end of building A showing remnant fire place with ceramic cream tiles and fallen chimney stack beyond.



Fig 9 Higher Bochym, top left looking east through building C into building A's overgrown collapse (beyond furthest red and white scale); top right – looking at internal north-east corner of building C; bottom left – looking north along external western wall of building C; bottom right – looking north-east at external north-eastern corner of building C and back southern gable end of building A.



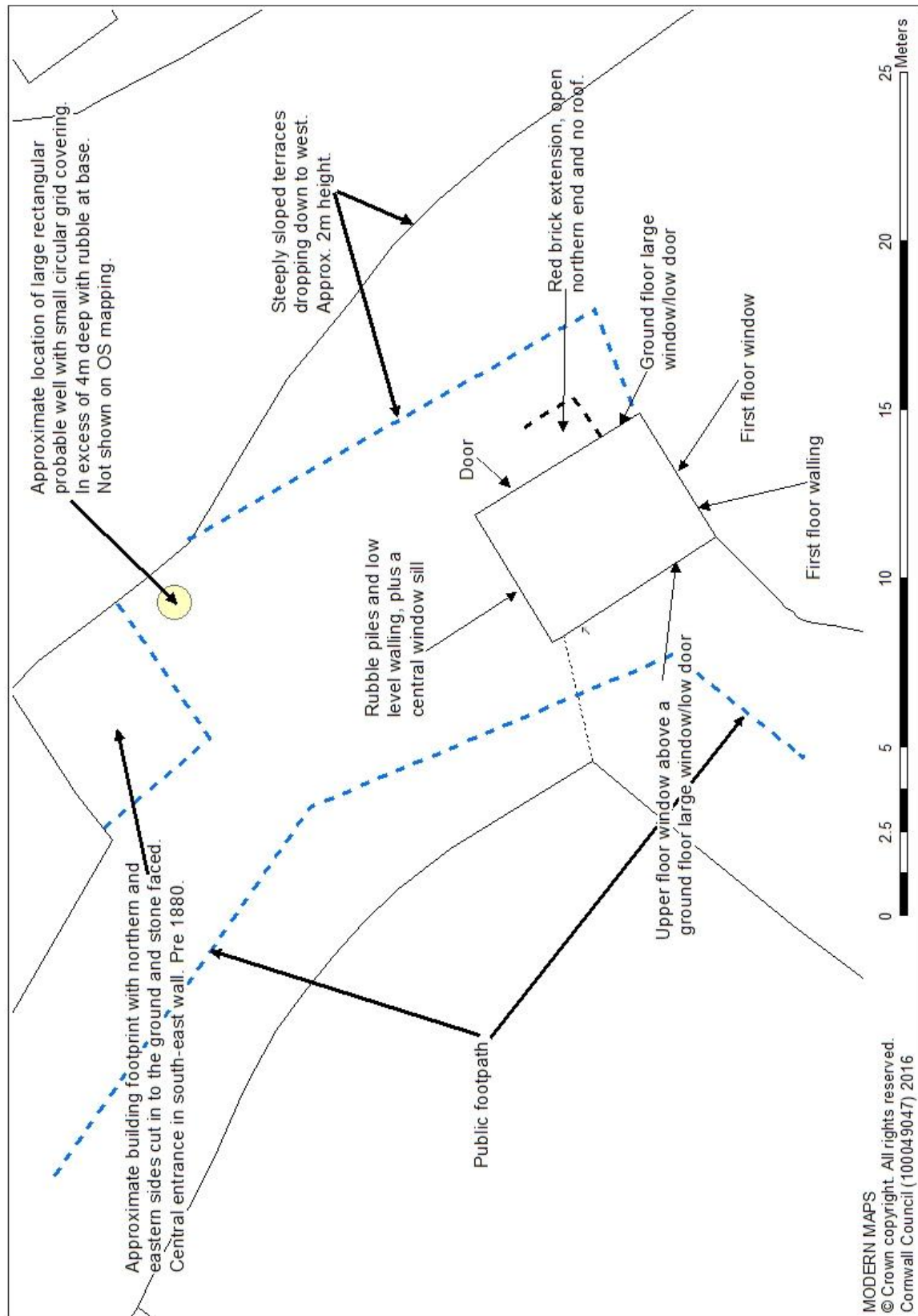


Fig 10 Ordnance Survey digital mapping showing the Carn Kennack structure (2015), with some additional annotation.

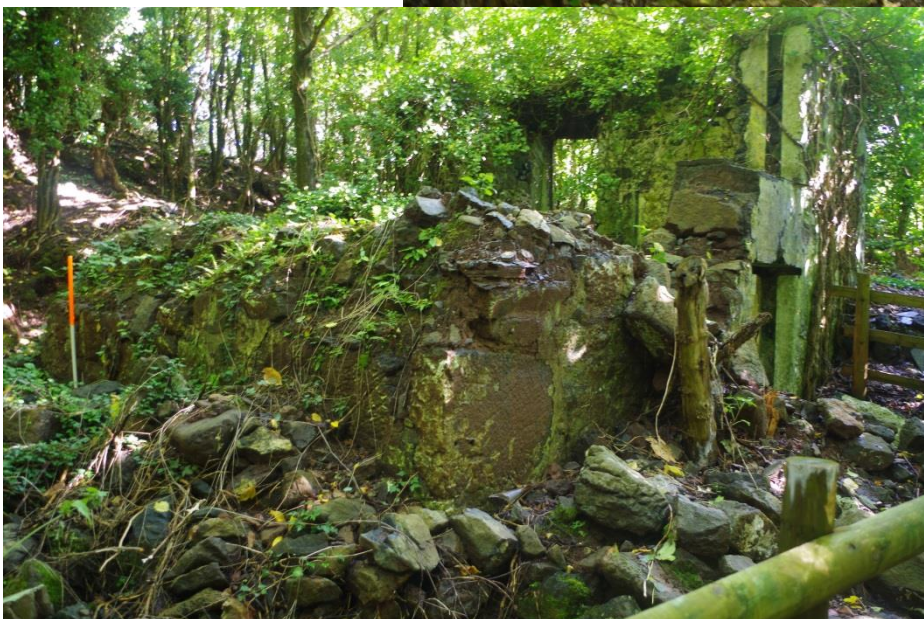
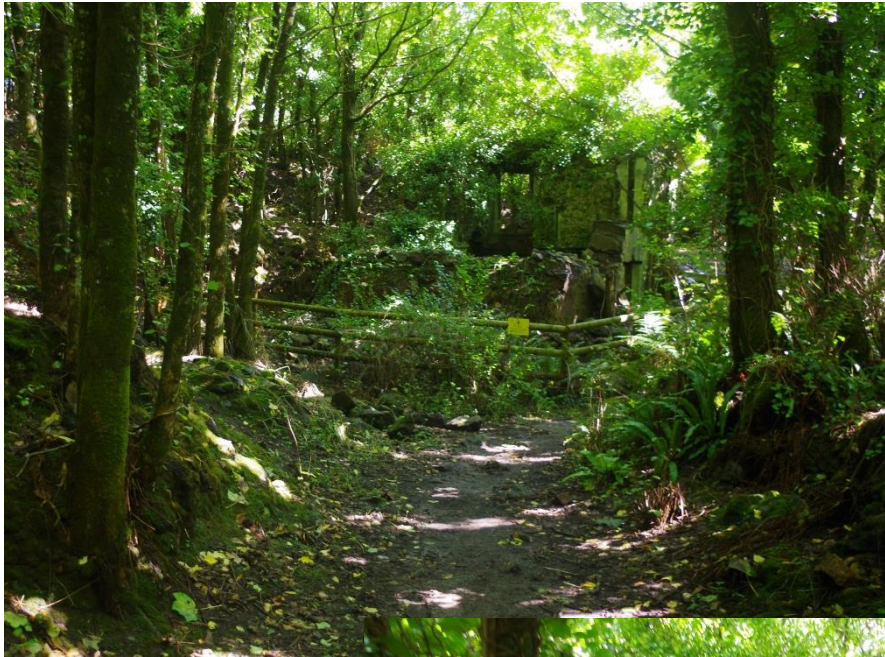


Fig 11 Carn Kennack, top - looking south-east along the public footpath towards the building; middle - looking down and north-west across the site; bottom - looking east-south-east at the north-western corner of the building.



Fig 12 Carn Kennack, top – looking in to the internal south-eastern corner showing a low doorway and a large upper floor window; right – looking north-east in to the building. Note the rotted out timber lintel, upper window and heap of external wall tumble.



Fig 13 Carn Kennack, top – showing the internal south-eastern half of the building; middle – showing the internal north-western half of the building, note the impressions shown in the render; bottom – overlooking the whole building from the north-west, note the gridded well cover in the foreground.



Fig 14 Carn Kennack, top – looking south-west through the building showing the brick extension to the left; middle – alterations visible in the walling above the brick extension; bottom – close-up of the external north-western corner of the building showing a very large cut stone with drill marks.

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