



Tregada House, Lawhitton Rural, Cornwall
Heritage Statement and Impact Assessment
Cornwall Archaeological Unit

Report No: 2017R004

Tregada House, Lawhitton Rural, Cornwall

Heritage Statement and Impact Assessment

Client	Vince Welch on behalf of Mr. T Lovett
Report Number	2017R004
Date	17 January 2017
Status	Final
Report authors	Eric Berry and Adam Sharpe
Checked by	Adam Sharpe
Approved by	Dr Andy Jones

Cornwall Archaeological Unit

Cornwall Council

Fal Building, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

Tel: (01872) 323603

Email: enquiries@cau.org.uk Web: www.cau.org.uk

Acknowledgements

This study was commissioned by Mr Vince Welch on behalf of Mr Tony Lovett and was carried out by Eric Berry on behalf of Cornwall Archaeological Unit, Cornwall Council.

Help with the historical research was provided by Adam Sharpe and Mr Tony Lovett.

The Project Manager was Adam Sharpe.

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.



Cornwall Archaeological Unit is a Registered Organisation with the
Chartered Institute for Archaeologists

Cover illustration

Tregada House front elevation from the south

© Cornwall Council 2017

No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means without the prior permission of the publisher.

Contents

1	Summary	1
2	Introduction	3
2.1	Project background	3
2.2	Aims	3
2.3	Methods	3
2.3.1	Desk-based assessment	3
2.3.2	Fieldwork	3
2.3.3	Post-fieldwork	4
3	Location and setting	4
4	Designations	5
4.1	National	5
4.2	Regional/county/Local	6
5	Site history	6
6	Archaeological results	6
6.1	Building description	6
6.1.1	Building type	6
6.1.2	Date evidence	6
6.1.3	Materials	7
6.1.4	Plan and plan development	7
6.1.5	Exterior (Figs 8-13)	7
6.1.6	Interior	8
7	Chronology/dating evidence	11
7.1	HER	11
7.2	Architectural features	11
8	Significance	11
9	Impact Assessment	12
9.1	Appraisal of the rag slate roof tradition	12
9.2	Impacts of the proposed slate replacement	13
10	Recommendations	14
11	References	15
11.1	Primary sources	15
11.2	Websites	15
12	Project archive	15
13	Appendix 1: Written Scheme of Investigation	25

List of Figures

Fig 1. The location of Tregada House, Lawhitton, Cornwall.

Fig 2. The location of Tregada House within Tregada settlement.

Fig 3. Tregada settlement as shown on the circa 1807 1st Edition OS 1" to a mile mapping.

Fig 4. Tregada as shown on the circa 1840 Lawhitton Tithe Map.

Fig 5. Tregada as shown on the circa 1877 OS 1st Edition 25" to a mile mapping.

Fig 6. Tregada as shown on the circa 1907 OS 2nd Edition 25" to a mile mapping.

Fig 7. Tregada as shown on the modern OS MasterMap.

Fig 8. Tregada House from south-west

Fig 9. Tregada House rear elevation from north

Fig 10. Well immediately east of house

Fig 11. Rear entrance

Fig 12. Pantry lean-to

Fig 13. Rear entrance porch

Fig 14. C16 rear doorway

Fig 15. C16 oak (former stair) window

Fig 16. C17 studded oak front doorway

Fig 17. Doorframe mouldings and stop

Fig 18. Porch interior from W

Fig 19. C17 front door and drawbar slot

Fig 20. Passage from south

Fig 21. C16 doorways at rear of passage

Fig 22. Ground floor bathroom to passage

Fig 23. Kitchen top passage

Fig 24. Hall from east

Fig 25. Hall fireplace

Fig 26. Parlour from north west

Fig 27. Pantry from east

Fig 28. Stairs from south

Fig 29. Stairs from east

Fig 30. First floor rear bathroom to stairs

Fig 31. Landing above passage from south

Fig 32. Porch chamber from south

Fig 33. Hall chamber from east

Fig 34. Parlour chamber from west

Fig 35. Stair window from west

Fig 36. C16 roof over lower end and passage area

Fig 37. C17 roof over hall chamber

Fig 38. C17 roof over S porch and porch chamber

Fig 39. C17 roof over parlour chamber

Fig 40. Converted barns S and SE of house

Fig 41. Converted barn SE of house

Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
HE	Historic England
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

1 Summary

Tregada House is a Grade II Listed former farmhouse that based on its earliest surviving features dates from the 16th century. It is the subject of a listed building consent application to replace its current heavily bitumen covered rag slate roof with slate of uniform size and of a colour and texture that is argued to be similar to that of Cornish slate. Due to the proposed change of character to the Listed Building a Heritage Statement (HS) and Heritage Impact Assessment (HIA) is required to be submitted to the local planning authority (Cornwall Council). The resultant report sets out the date evidence, character, interest and significance of the building and its context. The report also describes the issues relating to the proposed changes of the roof covering. The results of the historic building appraisal show that the house has many rare and important period features, particularly to the interior, and is of considerable significance. The result of the HIA demonstrates that for many practical reasons there is unlikely to be a viable alternative choice of proposal.

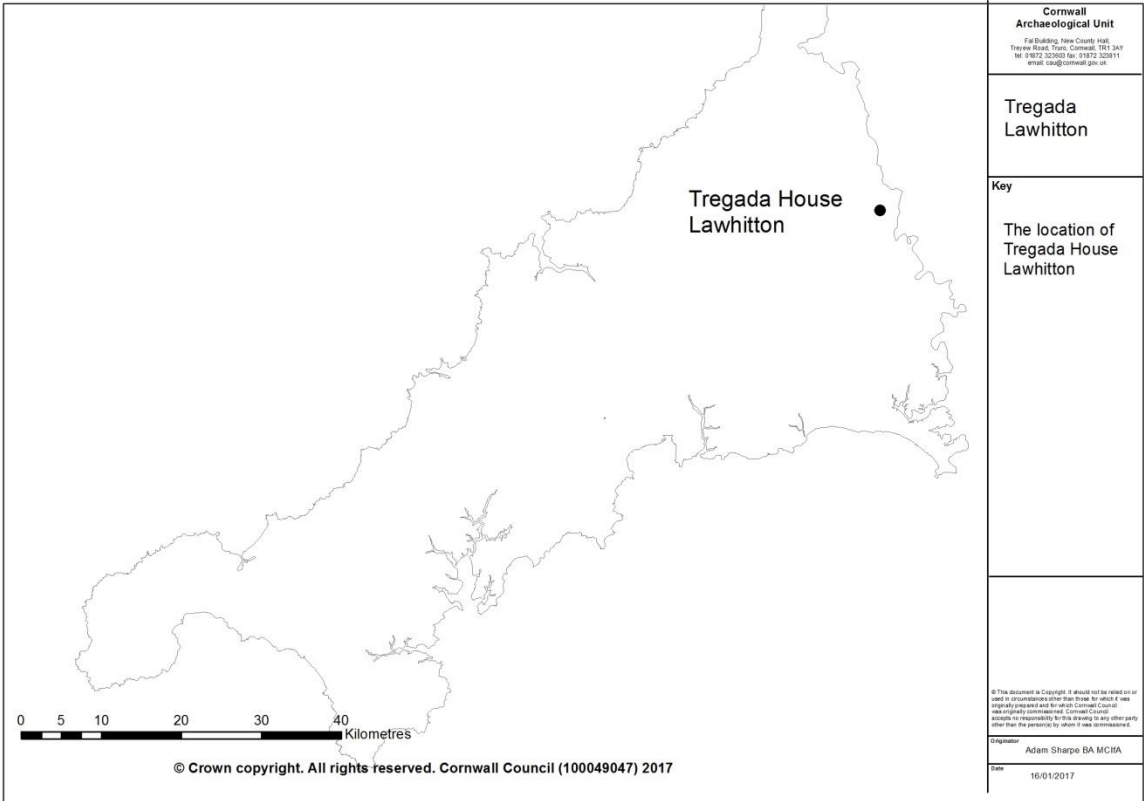


Fig 1. The location of Tregada House, Lawhitton, Cornwall.

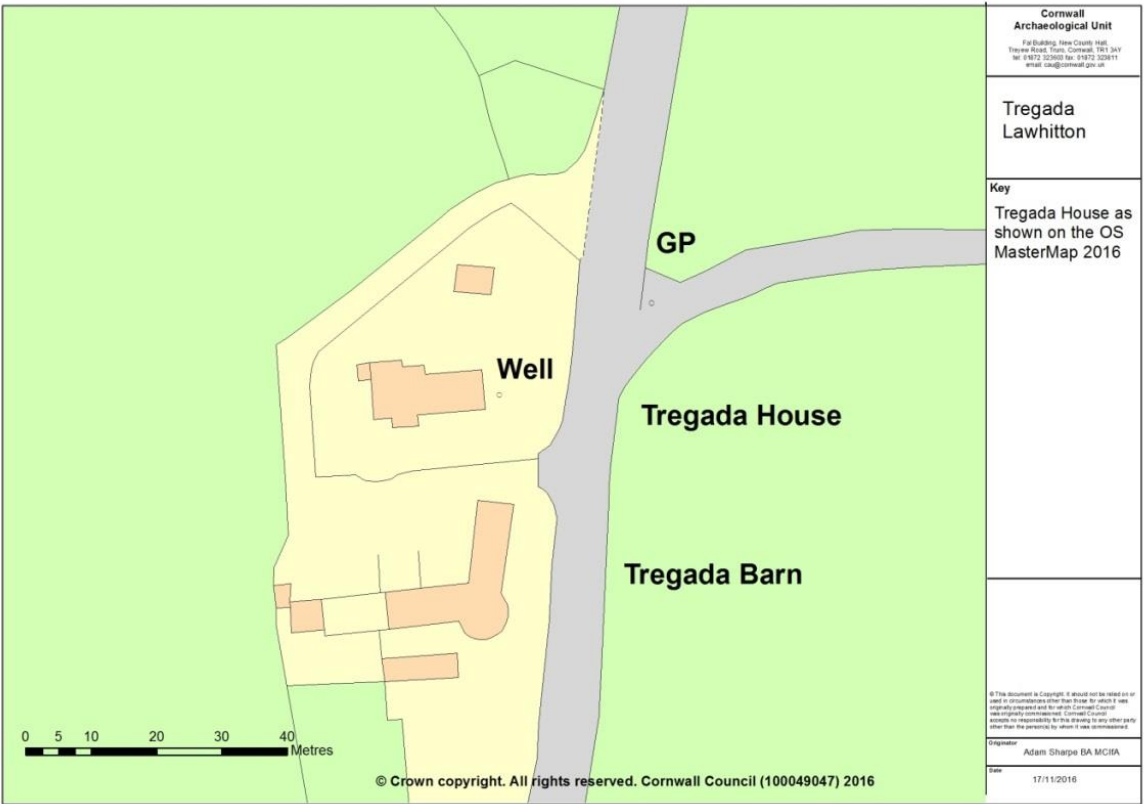


Fig 2. The location of Tregada House within Tregada settlement.

2 Introduction

2.1 Project background

Cornwall Archaeological Unit (CAU) was contacted by Mr. Vince Welch of Derrick J Welch building contractors by email on 31 August 2016 with a request for assistance in the production of a Heritage Impact Assessment for works to a Grade II Listed Building at Tregada House, Lawhitton near Launceston. The principal works proposed for the dwelling will consist of the replacement of the existing roof covering, which currently consist of slates which have been coated with pitch. A discussion between the client and Colin Sellars, Group Leader (Historic Environment Planning) identified a requirement for a Heritage Impact Assessment/Heritage Assessment prior to the development of the proposal and its submission for planning permission and Listed Building Consent. A written scheme of investigation covering the scope of the building recording was produced by Cornwall Archaeological Unit (Appendix 1), and this was agreed with the client and the local planning authority.

2.2 Aims

The intention is to produce a Heritage Statement/Heritage Impact Assessment (a brief assessment of historic assets focussing on the potential impacts of a proposed development), which can be incorporated into a Design and Access Statement for Planning purposes.

2.3 Methods

All recording work was 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.

2.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and the structures and features that were likely to survive. The main sources consulted were as follows:

- Cornwall HER;
- Images of England online listed buildings database;
- Early maps and photographs; A rapid desk-based assessment (DBA) was undertaken. The primary sources to be consulted during this stage of the work encompassed:
 - Research into local histories and other published sources;
 - Historic mapping including:
 - Early county maps of Cornwall produced by Gascoyne, Norden, Martyn, etc.;
 - The 1st Edition of the 1" to a mile Ordnance Survey mapping produced circa 1810;
 - The Lawhitton Tithe Map and its apportionment, dating to 1839;
 - The 1st and 2nd Editions of the Ordnance Survey 25" to a mile mapping dating to circa 1880 and 1908.
 - Modern digital mapping;
 - Graphical Information System (GIS) map sources;
 - Cornwall Council's Historic Environment Record (HER);
 - Historic England's online database of Listed Buildings.

2.3.2 Fieldwork

A site visit was undertaken to ascertain the following:

- The significance of the site and its detailing, particularly in relation to which aspects of the significance might potentially be affected by the development proposals;
- Potential recommendations for recording if the proposal is granted planning approval and/or Listed Building Consent;
 - In advance of proposed works;
 - During the development.
- The production of a digital photographic record site notes to support the observations.

Photographic recording comprised colour photography using a digital interchangeable lens camera with a resolution of 16 million pixels.

CAU follows Historic England's guidance on digital image capture and file storage (2014).

The photo record comprised:

- general views;
- examples of structural and architectural detail.

Methodology for the archive standard photography was as follows:

- Photographs of details were taken with lenses of appropriate focal length.
- A tripod was used where necessary to take advantage of natural light and slower exposures.
- Difficulties of back-lighting were dealt with where necessary by balancing the lighting by the use of flash.
- A metric scale was included in all views, except where health and safety considerations made this impractical.

Recording was kindly aided by Derrick J Welch (the agent) with further generous assistance from the occupier Mr Tony Lovett.

2.3.3 Post-fieldwork

Post fieldwork included editing all the photographs using Photoshop Elements software mostly to correct for straightness and to better balance lighting that on the day of the fieldwork was very contrasting. The heritage report includes historic information, descriptive text, and an assessment of the impact of the application. Views expressed are impartial and based on reasoned argument. Report compilation also included the insertion of selected historic maps and selected photographs (from a total of 170 images recorded).

3 Location and setting

Tregada House is located at NGR SX 34717 81490 to the west of Lawhitton immediately to the west of the A388 (Figs 1, 2 and 7). The building was constructed during the early 17th century though has later alterations and additions. The building is Listed Grade II (National reference number 1219220) and is recorded in the Cornwall and Scilly Historic Environment Record (as MCO38708) as part of a farmstead first recorded in 1302. The Historic Landscape Character of the surrounding farmland is Anciently Enclosed Land (Farmland Medieval), the farmstead being at the northern end of a tongue of medieval farmland stretching north into former downland which was subsequently enclosed to agriculture.

Tregada is sited at between 92m OD to 90m OD, the house being built into the slope. The underlying bedrock consists of the Late Devonian Teign Valley Group mudstones, siltstones and sandstones.

4 Designations

4.1 National

Tregada House is Listed Grade II. The list description is as follows:

Tregada House, Lawhitton, Launceston.

SX 34717 81490

Listed Grade II 1219220

First Listed 11/5/1989

LAWHITTON RURAL A.388 SX 38 SW (W) 3/11 Tregada House

GV II

Farmhouse, now house. Early C17 with later additions and alterations. Roughcast slate-stone; slate roof. 3-unit through-passage plan. 2 storeys with 2-storey gabled porch. Section to right of porch has 2 glazing bar sashes on each floor, upper right replaced by late C20 casement, 15-paned to upper left and 20-paned with horns on ground floor. Porch has 3-light C20 casement on first floor and C20 glazed double outer doors. Inner C17 nail-studded plank door with strap hinges in moulded wood surround. Small C18 casement with H-hinges directly below eaves to left of porch and C20 casement in position of infilled doorway on ground floor. Rubblestone ridge stack immediately to right of porch has slate drips and additional red brick shaft to front; integral end stack to right with red brick shaft. 2- storey lean-to to rear on left and single-storey lean-to former dairy to centre rear. Interior: C17 round-headed wooden doorway to rear of through-passage which has exposed timber frame in left wall. Similar doorway in angle to rear left leads to 2-storey lean-to which has exposed joists and tiny window looking into through- passage beyond inner rear doorway. Exposed joists also to front room to left of passage. Room to right is larger with chamfered cross beams and joists and granite fireplace to left. Room to right again has exposed joists and Victorian slate fire- place with cast-iron grate. Plank doors throughout including one to back wall of room to right of passage leading to wide spiral staircase. Some timber frame exposed to original back wall on first floor, Collar truss roof in 2 bays to left of ridge stack with 2 further bays to right. Light timber framed partition with long straight tension braces and cob infill exposed in roof space but extending to ground floor (separates 2 right ground-floor rooms) has C19/20 collar and tie beam roof in 3 bays to right.

Listing NGR: SX3471881491

The HER entry MCO 38708 reads:

Tregada House is in close context with a grade II listed converted barn. Associated barn and horse engine house MCO38710 to south – late C17 and C18 range of farm buildings Grade II Listed 1219233.

Its List description is as follows:

LAWHITTON RURAL A.388 SX 38 SW (W) 3/12 - L-shaped range of farm- buildings approx 20 m south of Tregada House

GV II

L-shaped range of farm buildings comprising 2 barns, eastern with horse-engine house to south

end. Late C17/early C18 and late C18 extended early C19; minor later alterations. South barn mainly coursed slate-stone rubble with cob to first floor and eaves raised in slate-stone; corrugated-iron roof to left part, slates to right, hipped to right end. East barn is roughly coursed slate-stone with granite quoins and dressings; slate roof, hipped to left. L-plan around south and east sides of farmyard, south range is earliest. Originally free-standing late C18 barn/coalhouse. on east side extended to north and south with horse-engine house to south end, now linked to south range. South barn has plank door to right with another on first floor immediately to left. Prominent lean-to with wide double doors to left. Rear has semi-circular staircase projection, formerly with slate cap. External lateral steps to left gable end lead up to horse-engine house at south end of east range. This is a bank barn with coalhouse below. 3 segmental-headed archways (wider to centre) with voussoirs and projecting keystones to ground floor have plank doors. Plank door at first-floor level to centre with similar entrance opposing to rear and small window directly below eaves to right. Straight joints to left and right, left section (former granary) with planks door immediately to left of joint and infilled doorway above to left. Partly open hexagonal horse-engine house attached to south end. Interior: South barn has part of a cider press to left of cross wall at point where corrugated iron turns to slate roof. Stone spiral staircase to rear projection and remains of granite over to front right corner. Continuous loft to right of cross wall supported on chamfered joists and loft to left part of section to left. C19 collar truss roof and similar roof to east range. Included for group value.

Listing NGR: SX3472681459

Higher Tregada to the south again is also Listed Grade II (Ref 1291572).

4.2 Regional/county/Local

Other than its Listed status no other designations apply. Tregada was formerly within an Area of Great Landscape Value (AGLV) within the now-superseded Cornwall Structure Plan.

5 Site history

The settlement of Tregada is of medieval origin, being first recorded in 1302 (Gover 1948). It was originally some distance to the west of the road upgraded after 1810 as the A338, probably as a result of the creation of one of the Launceston Turnpikes, originally being linked to it by a lane linking Tregada and Leburnick. The alignment of the A338 resulted in it running immediately to the east of Tregada.

6 Archaeological results

6.1 Building description

Tregada House has a generally very architecturally modest exterior that contains a surprisingly interesting interior with many rare and significant features.

6.1.1 Building type

Tregada house is a probable original yeoman status house that has some high status architectural features.

6.1.2 Date evidence

Date evidence includes the information in the HER record and on historic mapping (Figs 3-6), but more significantly in the survival of architectural features and structural fabric

that date from probably the late 16th century, also some early 17th century features that demonstrate some remodelling and addition, plus some 18th century features that prove 18th century remodelling at the higher end. In the 20th century the exterior wall faces were rendered obscuring all clear evidence of remodelling, and the rag slate roof covering was subjected to a glass fibre reinforced bitumen roof covering as a desperate attempt to make the roof wind and weatherproof.

6.1.3 Materials

The walls are built from local rubble stone, now except for the pantry and former earth closet covered in hard cement mortar render; bitumen covered rag slate roof; single flue stone rubble axial stack over lower end of hall plus later brick shaft added to front; double flue brick gable stack over parlour end.

6.1.4 Plan and plan development

The house plan measures 17.12m east-west and 6.12m north-south, being built into a west-facing slope. Its present plan comprises a 3-room front range with through passage between the lower end (west) and hall (centre) plus a rear pantry lean-to behind the hall plus a 2-storey outshut under a sprocketed roof that contains a stair turret behind the left-hand (western) side of the hall, the rear doorway, and a bathroom to each floor behind the lower end, the upper bathroom of wider plan spanning the rear entrance forming a porch. There is also a small former earth closet attached to the lower end at the rear.

When divided into phases the building has evolved in the following way:

Phase 1 (late 16th century):

Medieval house probably partly or totally rebuilt as a 2-storey hall house with higher and lower (western) ends divided by a through passage plus a rear winder stair turret serving higher end and lower end bed chambers.

Phase 2 (early-mid 17th century):

Parlour wing probably added; front porch added and front doorway and door replaced; possible front lateral stack replaced with present axial stack, and probable original plank and muntin screen to passage removed, and hall floor and roof structure replaced.

Phase 3 (late 17th century)

Lower end truncated and lower end rear stair turret remodelled and extended to create pantry including roof heightening to create bed chamber extended over rear entry.

Phase 4 (mid-late 18th century)

Parlour wing substantially remodelled and passage created at first-floor level to enable private access to all bed chambers, first-floor doors of front bed chambers dating from this phase; oven fitted to hall fireplace.

Phase 5 (19th century)

There was probably some window replacement plus an earth closet added to the lower end at the rear.

Phase 6 (mid-late 20th century)

Except for the rear pantry (behind the hall) all external wall surfaces were rendered and the roof was covered in glass-fibre reinforced bitumen.

6.1.5 Exterior (Figs 8-13)

South (front) elevation is a 4-window range. A 17th century 2-storey porch fronts the original through passage towards the left. The porch doorway has modern glazed doors. A wide 3-light mullioned window with 12-pane casements above the doorway is probably a late 20th century replacement of a possible former original window. At

ground-floor level the right-hand (east) side wall of the porch is thicker to the right. This may be the result of some remodelling following the removal of a former probable lateral stack. This alteration blocks a squint window opening in this wall. Fronting the lower end to the left (west) of the porch is a wide modern window in a widened former doorway opening. Above this is a 9-pane casement window. At about 2.5 metres right (east) of the porch lighting the hall is a 19th century 20-pane sash window. Above this is a 15-pane sash (with high meeting rail) of similar date. Towards the right (east), lighting the parlour is another 20-pane sash. Above this is a 20th century cross window with 4 over 4-pane lights.

North (rear) elevation has no windows to the parlour end on the left (east). Central to the rear elevation is a pantry lean-to. This is built into the higher ground adjoining to the north and there are no windows to the north elevation. There is a 4-pane light to each of the return elevations of the pantry.

Right (west) of the pantry there is a low 2-storey projection with its roof joining at a lower pitch the main roof part way up the main rear roof slope. This projection contains an original winder stair drum to the left (east). This originally gave access to the hall chamber but now contains the only stairs. This stair turret has a small window opening with a 4-pane light. The left-hand (east) return wall contains an original pointed (triangular) arched slit window made from a single piece of oak, now only visible within the stair turret and within the pantry, proving that the pantry is a later addition. Right (west) of the hall stair turret at first-floor level is 12-pane casement window. This now lights a bathroom but this part of the north wall was added in the 17th century between the hall stair turret and what was probably originally a further stair turret to the right (west) that originally gave access to the lower end chamber. This turret was extended to the right (west) probably in the 17th century to create a pantry. Set back between the stair turrets there is an original 16th century round-arched oak doorway. Within this recessed area there is a small window opening to each of the stair turrets. The west wall of the hall turret has an enlarged opening, presumably created as hatch access to the under-stair area probably used as fuel storage. The east wall of the other (former) stair turret has a very rare original pointed (triangular) arched slit window made from a single piece of oak like the one to the east wall of the hall stair turret. This feature, plus a doorway similar to the rear doorway set at an angle within the rear end of the through passage and the survival of a 17th century timber-framed partition in the former location of the upper doorway of the stairs, is strong evidence for a second winder stairs in this location. Right (west) of the first-floor window the walling projects slightly and there is an angled weathering between the floor levels. This anomaly is evidence for remodelling and heightening and further supports the interpretation that proposes the former existence of this projection as a winder stair turret similar to the hall turret. There is a small window at ground-floor level.

Right (west) of the projecting wing is the north side wall of a lean-to former earth closet and a doorway with a planked door.

East gable end has no openings.

West gable end is steeply pitched to the right (west) and is sprocketed lower down. It is lower pitched to the outshut on the left (east) where the roof of the rear range joins into the main roof. Under this rear slope is a first-floor 3-light window with 3-panes per light in an opening probably widened in the 20th century. At ground-floor level under the gable apex is a modern wide single-pane opening also in a probable widened opening.

6.1.6 Interior

The interior is described on a room by room basis with the principal features set out as note form bullet points:

Ground floor:

Front porch (Figs 16-18):

- Original early C17 ceiling joists.
- Original squint window opening to east wall, blocked since the wall was thickened externally.
- Rare early C17 moulded and stopped oak doorframe with original double-planked studded door.
- Slate flag floor.

Through passage (Figs 19-21):

- Rear side of front door with horizontal planks and clenched nails of studs.
- Old oak lintel above doorway.
- Very rare draw-bar slot to left (east) of doorway, fitted with modern oak bar.
- Plain probable C17 oak ceiling joists to main front part of passage.
- Rare original C16 round-arched oak doorway to rear of passage.
- Similar rare original C16 round-arched oak doorway set at an angle left (west) of the rear doorway, this doorway the probable original access to a winder stair turret serving the lower end bed chamber, the turret later enlarged to the west and now used as a bathroom.
- Recessed possible blocked doorway to east side of rear end of passage.
- Boarded wall surface to angled partition between rear of passage and kitchen.

Ground-floor bathroom (Fig 22):

- C17 ceiling joists with angled anomalous spacing at east end.
- Rear side of original C16 doorway from passage.

Lower end room (kitchen) (Fig 23):

- Probable C17 rough-hewn ceiling joists with nail evidence for former plaster ceiling.
- Probable C17 brick-nogged oak-frame partition to east side against passage.
- Doorway within oak-frame partition with over-panel.

Hall (main living room) (Figs 24-26):

- Probable original C16 oak beam and joist ceiling with chamfered and stopped central cross beam plus plain joists with nail evidence of former plastered ceiling between beams.
- C17 granite fireplace with rare original chamfered corbel over probable original chamfered jamb with added stonework to left-hand (south) side plus original chamfered lintel.
- C17 cross beam over fireplace.
- Small keeping place to left-hand side of fireplace.
- C18 oven added behind rebuilt jamb to right-hand side of fireplace.
- C18 rounded walling enclosing over to right of fireplace.
- Blocked probable lateral fireplace opening spanned by oak lintel to south wall towards the right-hand (west) end.
- Late C18 oak stud partition to east side of hall.
- Late C18 2-panel door to left-hand (north) side of east wall (to parlour).
- Stair doorway fitted with C19 4-panel door to left-hand (west) side of rear (north) wall.
- C19 pantry doorway with C19 4-panel door central to rear wall.
- Storage area under stairs to north west corner of hall.
- Probable C18 or C19 trimmer to left of fireplace, as support to later inserted hall chamber fireplace.

Parlour (east of hall) (Fig 26):

- Late C18 2-panel door from hall.
- Late C18 ceiling with plain joists.
- C19 chimneypiece (within presumed C18 opening) with shelf supported on large consoles central to east end of room.

- Trimmer directly above fireplace as hearth support to C18 fireplace in parlour chamber.
- Simple probable late C18 china cupboard to right of fireplace.
- Wide window opening to front (south) wall with pronounced splays fitted with shutters in the late C18, the opening presumed to be much older, possibly C16.

Pantry (mostly probably early C19) (Fig 27):

- Original oak roof timbers to 3-bay roof.
- Slate flag floor
- State shelves on rubble piers to north side and returned to rear part of west wall
- C16 part of west wall (former external wall of stair turret) has very rare original pointed-arched single-light oak window.

C16 winder stair turret (Figs 28, 29 and 35)

- Rounded plan to interior.
- Original C16 slit window opening with very rare original pointed-arched single-light oak window to east side of turret.
- Enlarged opening higher up to north side of turret.
- C17 chamfered oak doorway to west side of turret (leading to remodelled and extended probable original former C16 winder stair turret that originally gave access to lower-end chamber).

First floor:

Chamber rear of lower end (now bathroom) (Fig 30):

- C17 inner face of doorframe fitted with ledged door with wooden latch, accessed from three quarter stair landing.
- Visible feet of C17 roof structure.

Landing passage (Fig 31):

- C17 oak stud partition with pegged mortise and tenon joints to north side of passage west of stair turret (in location of spanning through passage and where original lower end stair would have landed).
- C18 passage partition fitted with C18 2-panel doors.
- Hall chamber door has slot (like a letterbox slot) possibly for use of this room as a pay office for workers on the farm.

Lower-end chamber:

- No visible historic features.

Porch and room over entry chamber (Figs 32 and 38):

- Cupboard recess to east wall.
- Visible feet of original C17 roof structure in roof space above.
- Inner ledged face of C18 door with original HL hinges.

Hall chamber (Figs 33 and 37):

- Inner ledged face of C18 door with communication slot (see landing passage).
- Visible feet of C17 roof structure in roof space above.
- Outer frame of blocked C18 fireplace at west end of room towards left.
- C18 single-panel cupboard at high level to left of fireplace.
- Straight joint to front (south) wall between wall of hall chamber and porch chamber wall (probable evidence from when part of C16 south wall dismantled to build porch then walling rebuilt as butt joint to C17 porch wall).
- High dado rail to north side of room (C18 partition with landing passage).

Parlour chamber (Figs 34 and 39):

- Inner face of C18 panelled door.
- C18 wooden chimneypiece with moulded entablature to east wall.

- C18 2-door cupboard to left of fireplace.
- C18 cupboard door to right of fireplace.
- C18 roof structure in roof space above parlour.

Lower end roof structure (above lower end and entry area) (Fig 36):

- Original (but truncated to west end) late C16 2-bay roof structure with lapped dovetail (or fishtail) joints to the cranked collar of the only surviving truss.

7 Chronology/dating evidence

7.1 HER

See Section 5.

7.2 Architectural features

A list of the most significant features dated by comparison to other buildings with good dating evidence is as follows:

- Situation beside a spring-fed well-head (usually relating to an early site);
- Plan form of a former hall house with clear higher and lower end divided by a through passage;
- A draw-bar slot relating to the front door;
- Two 16th century oak doorways;
- Two 16th century pointed arched slit windows (each window made from a single piece of oak);
- A 16th century stair turret and substantial remains of another (later extended to become a dormer pantry);
- Late 16th century roof structure over the lower end and entry area;
- 17th century 2-storey porch with original joists, roof structure and squint window opening to east wall (later blocked when wall thickened);
- 17th century hall fireplace with one surviving corbel plus later oven;
- 17th century ceiling joists;
- 17th century oak doorway to infill first-floor structure built between original 16th century stair turrets;
- Some 17th century timber framing as internal partitions;
- 18th century chimneypiece and other features of similar date within the parlour end;
- An 18th century first-floor door with a communication slot (possibly a pay slot).

8 Significance

Tregada House is a good example of a 16th century 2-storey (since the late 16th century) hall-house with through passage dividing its higher end from its lower end. Particularly interesting is the survival of a 16th century winder stair turret that gives access to the hall chamber and the room over the entry plus strong evidence for a second stair turret that probably gave access to its lower end. There are two rare 16th century oak doorways and two similarly rare 16th century oak slit windows. A draw-bar slot relating to the front doorway is an extremely rare feature in a domestic building. The doorway and door relating to this were replaced, probably in the early 17th century. Above the lower end and entry area is an original roof structure that has comparable examples that have been dated by dendrochronology to the late 16th century. When combined, all the historic features and fabric present a building of considerable local, regional and national significance which its present Grade II Listed status does not fully reflect.

Many of the historic features compare to those of a house called Lower Trekenner nearby.

9 Impact Assessment

9.1 Appraisal of the rag slate roof tradition

Rag slate and scantle slate are the two principal historic slate roofing traditions in Cornwall, each tradition resulting in beautiful roof finishes that give an enhanced sense of perspective and wonderful textures.

Rag slate is the dominant type used in north and east Cornwall whilst scantle slate was widely used in west Cornwall. Both types of slate were sourced from quarries in north Cornwall from which survive the Delabole Slate Quarry and the Trevilletts Slate Quarry (part of the Mill Hill Quarry group).

Both types of slate roofing involve laying the slate in random widths and diminishing courses. Scantle slate sizes start from about 14 inches long at the eaves diminishing to about 6 inches at the ridge and are capped with clay ridge tiles. Rag slate involves the use of larger sizes with very large slates at the eaves diminishing to slates about 14 inches long at the ridge (similar to the size of the eaves slates for scantle slate). Both types are fastened to rafters with iron nails or oak pegs. Scantle slate is traditionally laid on split laths fastened by iron nails to rafters. Where possible the slate is nailed directly over the rafter but most are fastened with small oak pegs hung from split laths. To stabilise this sort of roof and to prevent wind-driven rain the tradition was usually to apply earth or lime render underneath. Rag slate was usually stabilized by pointing (torching) the joints to the underside with lime mortar. Some historic roofs involved a mixed tradition using rag slate lower down the roof with the slate fastened directly to the rafters but with smaller slate used higher up the roof and laid on laths.

The roofs at Tregada House appear to be of typical rag slate construction with the slates fastened to the common rafters.

Much of the traditional slate roofing in Cornwall has now been replaced with slate of uniform size or asbestos cement roofing or its more recent replacement cement fibre roofing. To call the latter types of roof covering 'slate' is a commonly used misnomer.

The reasons for such widespread replacement are many, the main reasons being listed below:

- Slate slippage or loss through nail rusting (nail sickness);
- Similar slippage or loss due to peg rotting, distortion or failure;
- Decomposition of the underside of slates due to condensation to the underside then frosting causing successive delamination with the layers within the slate turning back to the powder of the sediment from which they were geologically formed (very common with modern lifestyle given moisture rising up through the building from kitchens and bathrooms to unheated loft spaces);
- Freak high winds;
- Conversion or upgrading of buildings to conform to mortgage company requirements, insurance issues and owners' preference for longevity and lower cost being a stronger consideration than aesthetics and the preservation of the local tradition;
- Increasing requirement by owners or authorities for energy-saving 'green' prerogatives to install insulation, particularly to the underside of roofs.

Much of the latter reason for replacement has been misguided, particularly during the period of change from traditional slate coverings to asbestos slate that is now becoming a burden on our economy - this relatively short lived material now being a considerable health and safety issue with disposal (controlled land-fill) necessarily carried out by specialists at very high cost due to the difficulties of safe handling.

An alternative to replacement in the past was often been to coat the existing roof in cement wash or bitumen. This method of stabilisation generally failed to cure leaks or address the underlying failure of slate fastenings, and makes subsequent repair very

difficult or impossible. These methods also resulted in a serious loss of aesthetic appearance of the traditional roof coverings.

This long period of replacement or covering of traditional types (mainly starting from about the mid-twentieth century) has had serious consequences for the survival and repair of rag slate or scantle slate roofs as follows:

- The cost of Cornish slate has risen dramatically and now is no longer competitive with imported slate and other inferior replacement coverings;
- Neither of the two remaining quarries now produce larger slate sizes in random widths and diminishing courses;
- Repair or construction of (particularly) rag slate roofing usually involves 'robbing Peter to pay Paul', the practice of stripping old roof coverings to provide for the new roofs or repaired traditional roofs.

9.2 Impacts of the proposed slate replacement

The preceding paragraph provides the main points of context for the currently bitumen-covered rag slate roofs at Tregada House. The table below sets out the main choices facing the owners of the building and the pros and cons of each option.

Options for repair or replacement of the roof of Tregada House	Arguments for	Arguments against
Careful removal, cleaning and re-laying existing slate.	Only feasible if the bitumen had not been added.	It is likely that very little if any of the slate would be reusable due to difficulty of cleaning or powdering of the slate due to frosting and other forms of deterioration, particularly since the roof has been bitumen coated preventing breathing.
Re-laying the roof with rag slate sourced from other buildings.	Would restore the roof to its historic appearance.	<ol style="list-style-type: none"> 1. Unsustainable practice resulting in loss of rag slate to other historic buildings. 2. The present historic roof structure would probable need strengthening resulting in loss of fabric, character and historic interest.
Partial reuse of existing slate for front roof slope or just for the porch.	Would restore some historic character.	<ol style="list-style-type: none"> 1. It is unlikely that there would be enough slate reusable except perhaps for the porch roof. 2. would greatly add to the cost of the project and may not be affordable by the owners. 3. Risk of the project not being carried out and the present roof continuing to

		deteriorate leading to the failure to protect the historic fabric and features underneath.
Replace with local slate of a large size that presents some of the character provided by rag slate.	This is a compromise option that still fails to maintain the historic tradition and sustains the use of local materials.	A very expensive and probably unaffordable option that fails to achieve a significantly better result than the proposed option.
Replace with imported slate of uniform size and of a colour and texture that is similar to local slate (the proposed option).	Would protect the building for the foreseeable future and is arguably an aesthetic improvement on the status quo where the rag slate is visible only as a slight texture.	<p>1. Probably the only realistic option for this particular building where much of its external character and interest is largely hidden by hard cement render anyway.</p> <p>2. This option would probably require little strengthening to the existing historic roof structure.</p> <p>3. There are many other more deserving historic buildings where the higher cost of rag slate is justifiable and affordable.</p> <p>4. There are no grants available to help with this project.</p>

10 Recommendations

Resulting from the options presented in the previous paragraph it is recommended that the application is approved subject to a number of appropriate safeguarding conditions. These should include a condition that ensures protection of the roof timbers and the interior of the building during the proposed works.

It is also recommended that if consent is given that when the slate roof covering of the lower end is removed that the roof structures should be photographed and evaluated and that the results of this should be presented as a Historic Building Record of this part of the building.

11 References

11.1 Primary sources

Ordnance Survey, c1807. One Inch Map First Edition (licenced 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

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

11.2 Websites

[http://www.heritagegateway.org.uk/gateway/Online database of Sites and Monuments Records, and Listed Buildings](http://www.heritagegateway.org.uk/gateway/Online%20database%20of%20Sites%20and%20Monuments%20Records%20and%20Listed%20Buildings)

12 Project archive

The CAU project number is **146628**

The project's documentary, digital and photographic archive is maintained by Cornwall Archaeological Unit

Electronic data is stored in the following locations:

Project admin: \\Sites\\Sites T\\Tregada House HIA

Digital photographs: \\Historic Environment (Images)\\Sites Q_T\\Tregada House HIA

Historic England/ADS OASIS online reference: cornwall2-273617



Fig 3. Tregada settlement as shown on the circa 1807 1st Edition OS 1" to a mile mapping.

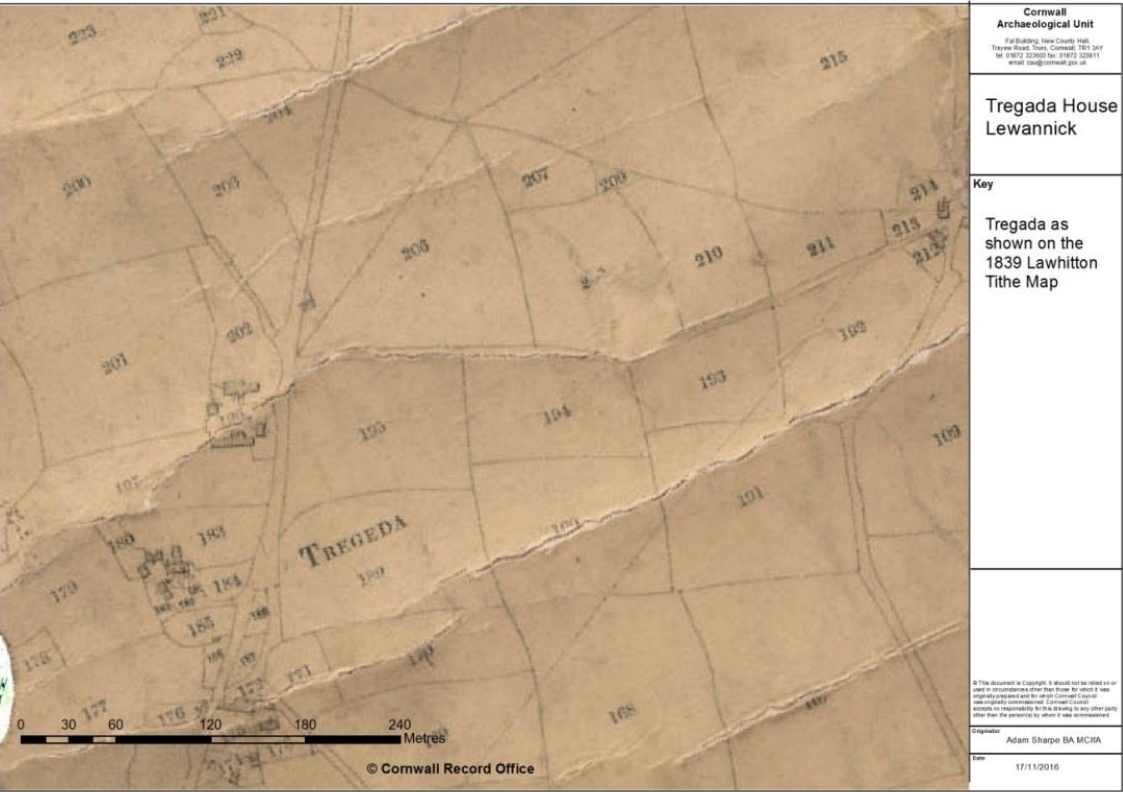


Fig 4. Tregada as shown on the circa 1840 Lawhitton Tithe Map.

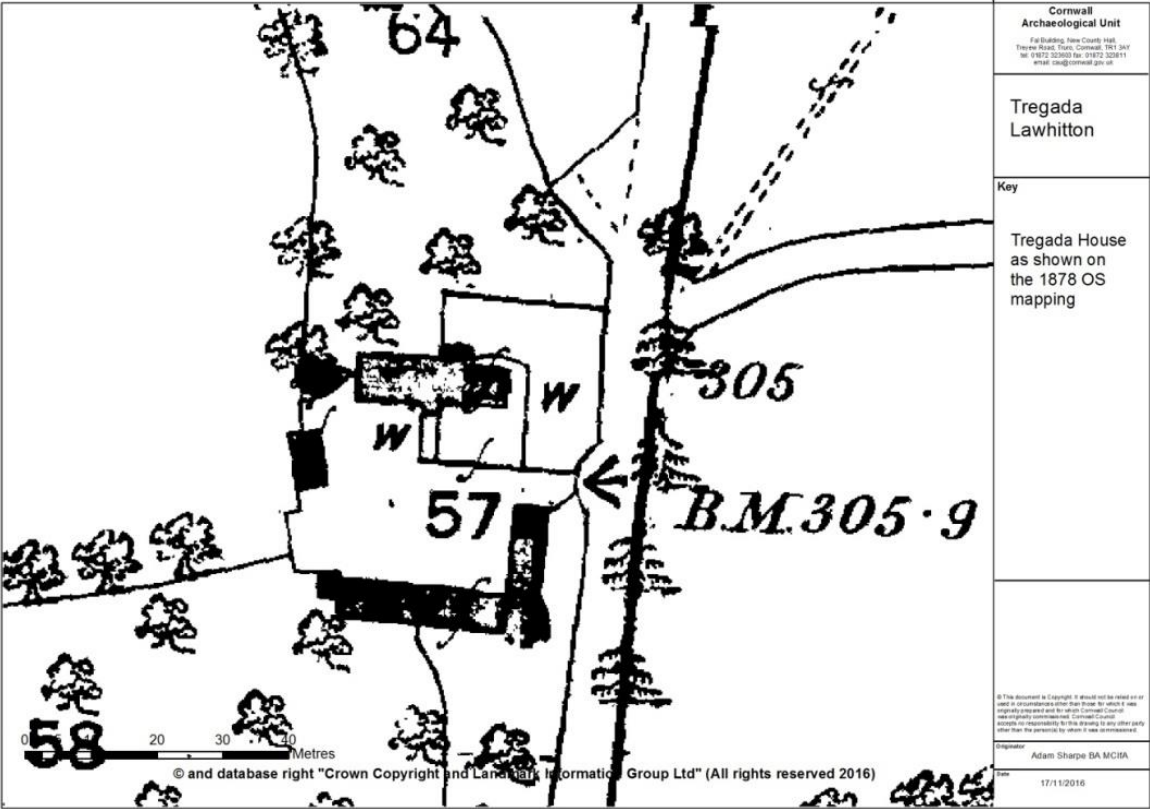


Fig 5. Tregada as shown on the circa 1877 OS 1st Edition 25" to a mile mapping.

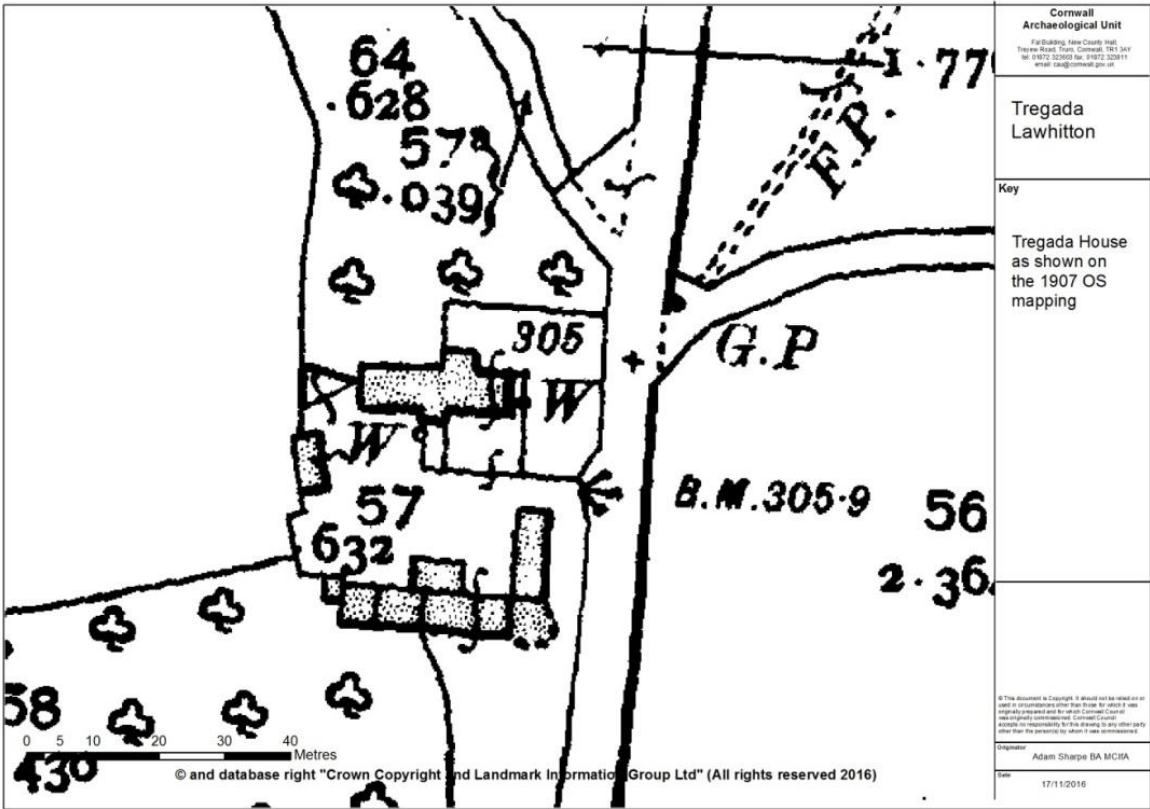


Fig 6. Tregada as shown on the circa 1907 OS 2nd Edition 25" to a mile mapping.

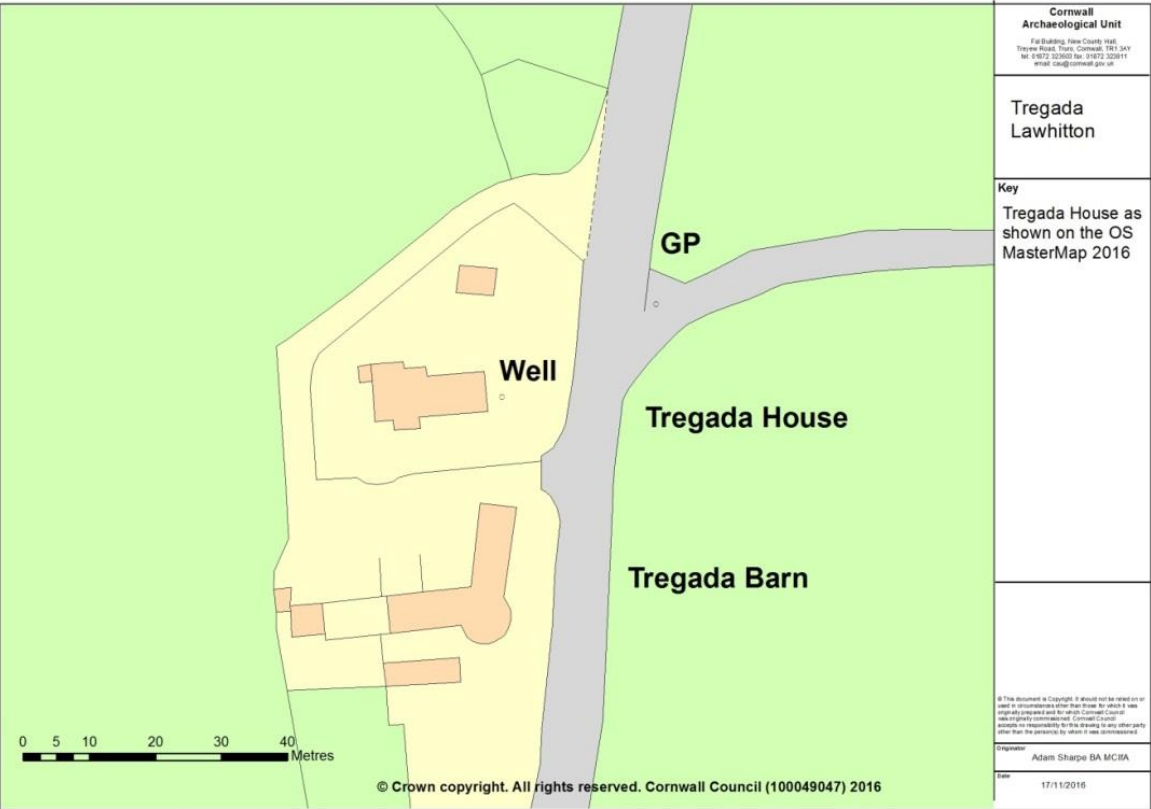


Fig 7. Tregada as shown on the modern OS MasterMap.



Fig 8. Tregada House from south-west



Fig 9. Tregada House rear elevation from north



Fig 10. Well immediately east of house



Fig 11. Rear entrance



Fig 12. Pantry lean-to



Fig 13. Rear entrance porch



Fig 14. C16 rear doorway



Fig 15. C16 oak (former stair) window

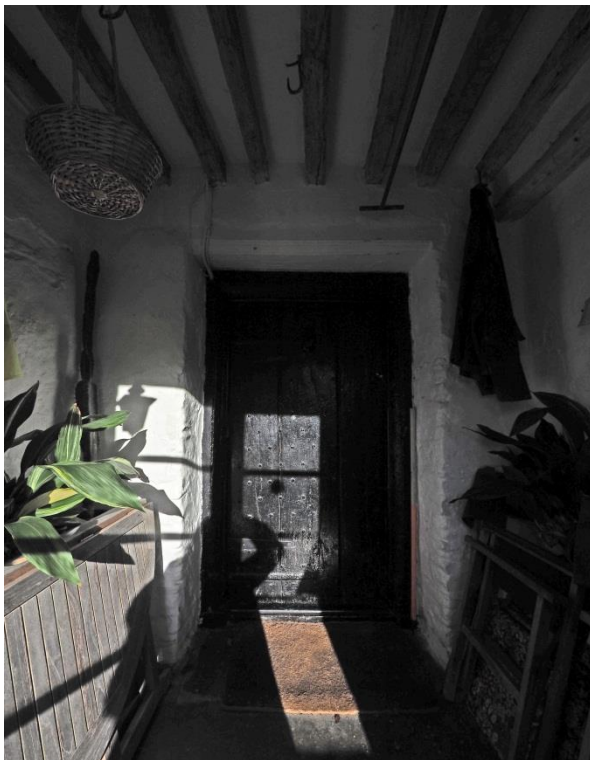


Fig 16. C17 studded oak front doorway



Fig 17. Doorframe mouldings and stop



Fig 18. Porch interior from W



Fig 19. C17 front door and drawbar slot



Fig 20. Passage from south



Fig 21. C16 doorways at rear of passage



Fig 22. Ground floor bathroom to passage



Fig 23. Kitchen to passage



Fig 24. Hall from east



Fig 25. Hall fireplace



Fig 26. Parlour from north west



Fig 27. Pantry from east



Fig 28. Stairs from south



Fig 29. Stairs from east



Fig 30. First floor rear bathroom to stairs



Fig 31. Landing above passage from south



Fig 32. Porch chamber from south



Fig 33. Hall chamber from east



Fig 34. Parlour chamber from west



Fig 35. Stair window from west



Fig 36. C16 roof over lower end and passage area



Fig 37. C17 roof over hall chamber



Fig 38. C17 roof over S porch and porch chamber



Fig 39. C17 roof over parlour chamber



Fig 40. Converted barns S and SE of house



Fig 41. Converted barn SE of house

13 Appendix 1: Written Scheme of Investigation Cornwall Archaeological Unit, Cornwall Council

Method statement for undertaking a Heritage Statement/Heritage Impact Assessment for Tregada House, Lawhitton in advance of proposed alterations to a Listed Building.

Client: Vince Welch on behalf of Mr. Lovett

Client email: vince@djwbuild.com

Client tel: 07919 285916; 01579 362880

Background

Cornwall Archaeological Unit (CAU) was contacted by Mr. Vince Welch of Darrick J Welch building contractors by email on 31 August 2016 with a request for assistance in the production of a Heritage Impact Assessment for works to a Grade II Listed Building at Tregada House, Lawhitton near Launceston. The principal works proposed for the dwelling will consist of the replacement of the existing roof covering, which currently consist of slates which have been coated with pitch. A discussion between the client and Colin Sellars, Group Leader (Historic Environment Planning) identified a requirement for a Heritage Impact Assessment/Heritage Assessment prior to the development of the proposal and its submission for planning permission and Listed Building Consent.

The site

Tregada House is located at NGR SX 34717 81490 to the west of Lawhitton immediately to the west of the A388. The building was constructed during the early 17th century though has later alterations and additions. The building is Listed Grade II (National reference number 1219220) and is recorded in the Cornwall and Scilly Historic Environment Record as MCO38708 as part of a farmstead first recorded in 1302. The Historic Landscape Character of the surrounding farmland is Anciently Enclosed Land (Farmland Medieval), the farmstead being at near the northern end of a tongue of medieval farmland stretching north into former downland which has now been enclosed to agriculture.

Aims

The intention is to produce a Heritage Statement/Heritage Impact Assessment (a brief assessment of historic assets focussing on the potential impacts of a proposed development), which can be incorporated into a Design and Access Statement for Planning purposes.

Working methodology

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.

Pre-fieldwork

A rapid desk-based assessment (DBA) will be undertaken. The primary sources to be consulted during this stage of the work will encompass:

- Research into local histories and other published sources;
- Historic mapping including:
 - Early county maps of Cornwall produced by Gascoyne, Norden, Martyn, etc.;
 - The 1st Edition of the 1" to a mile Ordnance Survey mapping produced *circa* 1810;
 - The Lawhitton Tithe Map and its apportionment, dating to 1839;
 - The 1st and 2nd Editions of the Ordnance Survey 25" to a mile mapping dating to *circa* 1880 and 1908.
- Modern digital mapping;
- Graphical Information System (GIS) map sources;
- Cornwall Council's Historic Environment Record (HER);
- Historic England's online database of Listed Buildings.

Site visit

A site visit will be undertaken, to ascertain the following:

- The significance of the site and its detailing, particularly in relation to which aspects of the significance might potentially be affected by the development proposals;
- Potential recommendations for recording if the proposal is granted Planning approval and/or Listed Building Consent;
 - In advance of proposed works
 - During the development
- The production of a digital photographic record site notes to support the observations.

Photographic recording will include colour photography using a digital SLR camera (with a resolution of 10 million pixels or higher).

CAU follows Historic England's 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.

Report

A concise report will be produced to summarise the results of the DBA and site visit. This will be made available to the client as a digital copy (Word document and/or Adobe PDF format). 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.

The report will include the following sections:

- Summary
- Project background
- Aims and objectives
- Methodology
- Location and setting
- Designations
- Site history
- Archaeological results
- Significance
- Impacts
- Mitigation measures
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs

Creation of site archive

To include:

- Digital colour photographs (stored according to HER guidelines and copies of images made available to the client).
- A site/building description.
- Completion of the English Heritage/ADS OASIS online archive index.

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. The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Cornwall Record Office.
3. 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

Limitations

The degree of completeness of the report will be subject to any site specific issues, such as:

- available keyholders;
- the presence of bats or other protected wildlife;
- access to roof spaces if these are to be affected by proposed works;
- any particular health and safety considerations.

Cornwall Archaeological Unit will endeavour to fit work in with your requirements.

Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs 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.

<http://www.archaeologists.net/codes/ifa>

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.

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.

Project team

The project will be managed by a nominated Archaeology Projects Officer 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.

The CAU archaeologist undertaking the recording work will be experienced in building recording and analysis projects.

References

English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage, Swindon
English Heritage, 2014. *(Draft) Guidance note on Digital Image Capture and File Storage*. English Heritage, Swindon

This method statement was created by:

*Adam Sharpe BA MCIfA
Archaeology Projects Officer
1st September 2016*

Cornwall Archaeological Unit

Cornwall Council

Fal Building, County Hall,

Treyew Road,

Truro, Cornwall. TR1 3AY

Tel: 07968 892146

Email: asharpe@cau.org.uk

Cornwall Archaeological Unit

Fal Building, County Hall, Treyew Road, Truro, Cornwall,
TR1 3AY



(01872) 323603
enquiries@cau.org.uk
www.cau.org.uk