

Rosevine Farm, Seworgan Historic Building Record (Oasis ID: statemen1-387454)



**By Eric Berry
March 2020**

Cover photographs: Former pigsties (historically a reading room) Rosevine Farm
South elevation: Top photo supplied by Sarah Kettleborough (edited)

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**By Eric Berry
March 2020**

OASIS REF:statemen1-387454 submitted by Statement Heritage

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1 Summary

The subject building at Rosevine Farm is an early C19 former reading room, later used as a farm building, last used as pigsties. It is one of the few buildings shown at Seworgan at the time of the circa 1840 Tithe Map. It is a simple building constructed from granite rubble with dressed granite quoins and jambs. There is a blocked original doorway at its east end and two original window openings in each of the north and south walls, one of which (south wall, left) has been enlarged to become a doorway. Probably in the mid C19 the gable ends were reduced in height and the original roof covering replaced with corrugated iron. The building has been disused for a considerable time and is redundant for use as a farm building. Subsequently, consent was received on 13th September 2018 to convert it to a dwelling. One of the conditions of the consent was to produce a Historic Building Record.

2 Application Information

Date: Report completion date: 04/03/20

Address: Rosevine Farm, Seworgan, Constantine, TR11 5QN

Grid Reference: SW 70784 30941

Owner/Applicant: Mr Ross Kettleborough

Agent (application): Robert Burrows Associates, Rosemanowes Quarry, Hernis, Penryn, TR10 9DU

Case Officer: Nigel Brabyn, Senior Development Officer, Planning and Sustainable Development Service Tel: 01872 224 461

Historic Environment Advice Officer: Peter Dudley (MCifA), Senior Development Officer (Historic Environment) – Archaeologist, Cornwall Council, County Hall, Treyew Road, Truro. TR1 3AY, 07484 925888 | HEP.Arch@cornwall.gov.uk

Local Authority: Cornwall Council

Web: <http://www.cornwall.gov.uk> - planning@cornwall.gov.uk

3 Planning Background and Introduction

Following a long period of disuse as a farm building the subject building at Rosevine Farm gained consent for conversion to a dwelling. This Historic Building Record is in response to Condition 3 attached to the consent dated 13th September 2016.

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA18/02851

Agent:
Robert Burrows Associates
Rosemanowes Quarry
Herniss
Penryn
TR10 9DU

Applicant:
Mr Ross Kettleborough
Rosevine Farm, Seworgan
CONSTANTINE
TR11 5QN

Town And Country Planning Act 1990 (As Amended) Town And Country Planning (Development Management Procedure) (England) Order 2015 Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 23 March 2018 and accompanying plan(s):

Description of Development: Conversion of agricultural building into dwelling
Location of Development: Rosevine Farm Seworgan Constantine TR11 5QN
Parish: Constantine

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 13 September 2018
ACFULZ
Phil Mason
Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/02851

CONDITIONS:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place until a 'programme of historic building recording' including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 189 of the National Planning Policy Framework 2018.

DATED: 13 September 2018
ACFULZ
Phil Mason
Service Director Planning and Sustainable Development

Fig 1: Planning Approval Notice (Application number: PA18/02851) + Archaeological Condition 3

To satisfy the above condition it is appropriate that a level 2 recording be carried out.

PPS5 *Planning for the Historic Environment* (DCLG 2010) states that where the Local Planning Authority decides that a loss of significance is justified by the merits of a scheme requiring consent, then planning obligations should be imposed to *record and advance understanding of the heritage*.

The applicant, their agents and any subcontractors should note that where there are conditions requiring satisfaction in advance of the commencement of works on site; it is the responsibility of the applicant to liaise with the planning officer concerned to ensure that the timetabling of these works is managed.

Standard practice with recording conditions is that a Written Scheme of Investigation (WSI) is submitted and approved before work commences. The WSI is a document which sets out the proposed methods and scope of the historic building record. This was then submitted to and approved by the Local Planning Authority. Subsequent to approval of the WSI the historic building survey can start.

The WSI was written according to a standard brief that sets out the minimum requirements for archaeological recording at Rosevine Farm.

Below is a brief explanation of the planning process and content of a level 2 historic building survey:

Different levels of historic building records are defined by Historic England (formerly English Heritage). A level 2 survey would include the following tasks:

Desk-based historic research, to include:

- Study of historic maps any published material and a search of Cornwall Historic Environment Record.
- Fieldwork, to include a comprehensive photographic record including all elevations and relevant interior room spaces
- Annotation of existing measured plans and elevations to show historic development, changes in build, alterations and any other visible features
- Detailed description of the building, to include a phased historic development, interpretation and identification of previous functions.

Post-fieldwork has included:

- Archiving of photographs etc.
- Annotating drawings from fieldwork observations
- Production of a report includes, building description, interpretation and identification of historic development over time and historic map regression.

The content of the approved WSI is in accordance with Standards and Guidance from the Institute of Field Archaeologists (IFA).

3 Location and setting

The subject building is situated at SW 70784 30941

4 Aims

The aim of the Historic Building Record (HBR) is to make a permanent record of the building prior to approved works, so the results can be made available to interested parties through the local HER. The HBR exercise was achieved through a combination of an archive standard photographic record together with a written report that incorporates evidence for the date and phasing.

The building that will be affected by the approved scheme was recorded to Historic England (HE) Level 2 (descriptive record) standard. Guidance on the scope and content of different levels of record are set out in the document: *Understanding Historic Buildings: A guide to good recording practice* (EH 2006a).

This record is produced in response to a planning condition. A Written Scheme of Investigation (WSI) written by Eric Berry was submitted and approved by the local authority, Cornwall Council. The WSI sets out the standard for the recording and analysis of the building and its context. The purpose of this record is to produce a detailed analysis of the building in its context and to record it with black and white photography; also, to use digital photography to produce coloured images for report production.

The principal aim of the Heritage Statement was to record and analyse the building in its historic context, to explain phases of its development (if any), and to identify features that define its character and interest. The results should achieve a Level 2 standard of recording and should satisfy the requirements of the WSI.

5 Methods

The recorder has considered the following:

1. Available history of the building (historic maps only)
2. Context of the building
3. Date(s) of the building
4. The materials and methods of construction
5. The plan form of the buildings and any phased development
6. External elevations and features
7. Internal layout and features
8. Significant fixtures and fittings
9. Record and diagnostic photography
10. Close-up photography of important detail/features
11. The local and regional importance of the building (significance)

Fieldwork: A site visit was carried out to record the buildings. The fieldwork was aided by the availability of architect's drawings. An existing plan copy was annotated to indicate distribution of archive photographs, and analysis of the building was carried out.

Digital colour photography was used as an aide-memoire for writing up and for report illustration. This was carried out using an interchangeable-lens camera with resolution of 16 or more megapixels and using lenses of appropriate focal length.

Black and white archive photography was carried out using a 35mm single lens reflex camera with appropriate lenses for the subject matter involved.

The methodology of the photography set out to achieve the following objectives and in the following ways:

Many of the photographs were taken straight on to the subject with the back of the camera vertical (or at right angles to the subject matter).

Some photographs were taken diagonally to show spatial relationships.

Converging verticals were generally avoided or corrected using Photoshop software.

No electronic flash was used.

Post-fieldwork has included: collation of evidence; editing and captioning digital photographs using Photoshop Elements software; compilation of report including selected photographs with captions; annotation of the plan for archive photographs, plus appendices with supplementary information.

The report incorporates the findings of the building analysis, an annotated plan, relevant historic maps, plus a selection of photographs with informative captions.

The archiving comprises the following:

1. The WSI (appendixed to the report), a single paper copy of the report, together with an electronic pdf copy of the archive on DVD, stored in an archive standard (acid-free) document holder or as supplied by Kresen Kernow
2. Archive standard negative holders to be stored, together with other archive material.
3. The black and white photographic contact sheets to be archived using a captioned label, annotated versions of plan supplied by the architect). Schedule of photographs with

written captions and subject to appropriate batch archiving to be held in safe archival storage to be agreed.

4. Archive deposition. The full archive will be deposited at the Kresen Kernow in accordance with their deposition guidelines within 3 months of the completion of the fieldwork
5. Further paper copies of the report and/or electronic pdf copies on CD ROM should be supplied to: the Case Officer, Cornwall Council; Kresen Kernow; and to the National Monuments Record (NMR)
6. The Historic England/ADS OASIS online archive index has been completed, the OASIS-ID number is included in the project report and that a digital copy of report has been deposited with Archaeology Data Service, via the OASIS form.
7. The report will be made available for public viewing within the Cornwall Historic Environment Record (HER)

Contact details of the above depositories are as follows:

Local Planning Authority via the Case Officer

The Archivist, Kresen Kernow, Redruth (the complete archive including the black and white negatives and contact sheet).

The Archivist for Archaeological Recording, National Monuments Record Centre, NMRC, Kemble Drive, Swindon, SN2 2GZ

The Historic England/ADS OASIS online archive index has been completed, the OASIS-ID number is included in the project report and a digital copy of report has been deposited with Archaeology Data Service, via the OASIS form.

6 Building description

6.2 Building Type

The subject building at Rosevine Farm is a former reading room later used as a farm building, finally as pigsties.

6.3 Date evidence and history

Map evidence is an important part of the evidence that explains the evolution of the site. The building is shown on the circa 1840 Tithe Map as one of very few buildings in the Rosevine settlement.

6.4 Maps



Fig 1: Circa 1840 Tithe Map (subject building outlined)

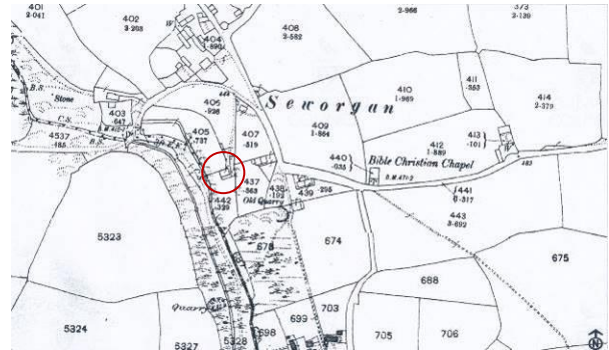
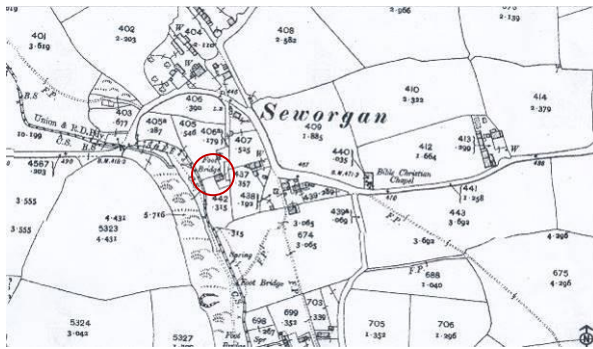


Fig 2: 1878 OS map (subject building outlined)



Most buildings shown on the circa 1907 OS map still survive and the field system has changed very little at Seworgan. The subject building is reputed to have been a reading room and this former use is born out by its overall design and plan.

Fig 3: Circa 1907 OS map (subject building outlined)

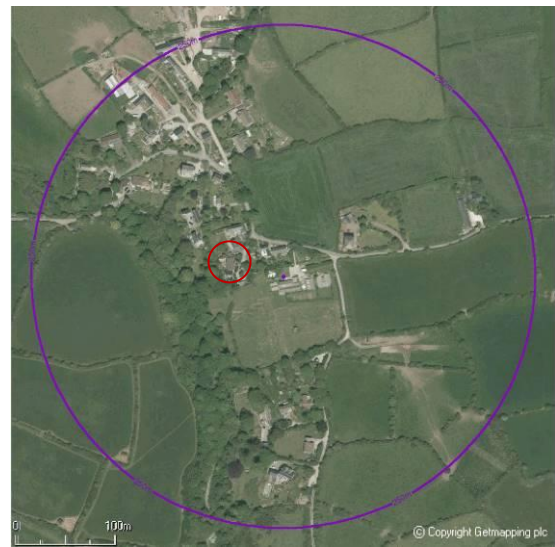


Fig 4: Location aerial photo (subject building within red circle)

6.5 Materials

The subject building at Rosevine Farm is constructed from granite rubble with dressed granite quoins and jamb stones. The roof is covered with corrugated iron to a reduced pitch since remodelling circa mid C19. Internally the walls are rendered with cement-based render and the floor is laid with concrete.

6.6 Plan and plan development

The subject building at Rosevine Farm is a rectangular plan. There are two window openings to both north and south wall; the left-hand south window opening has been altered to create a doorway. The original doorway central to the east wall is blocked.

6.6 Exterior (Figs 8-13)

The exterior is very simple.

South wall has a doorway (former window opening) to the left and an original window opening on the right.

West gable-end wall has no openings. The gable has been reduced in height.

North wall has two regularly spaced original window openings fitted with reused C19 sashes.

East wall has original central doorway (blocked with concrete block at the back)

6.7 Interior (Figs 14-35)

The walls of the interior of the building are rendered and the floor is laid with concrete. Simple A-frame trusses and purlins support a mid C20 corrugated iron roof.

7 Statement of Significance

The subject building at Rosevine Farm is reputed to have been a reading room. It is a very simple example of this building type, resembling a small wayside chapel on plan. It is possible that it was built as the original Bible Christian chapel at Rosevine then replaced by the present chapel in the mid C19 and then became a reading room. As a reading room a mid C19 date is more likely and as such is important as an example of an educational facility being introduced to a small rural community. As a possible early example of a Bible Christian Chapel it is also important for that period of its existence. Whatever its original purpose it is clearly significant for the story that it contains. Detailed research might uncover the true narrative of this unusual traditional building.

8 Sources

Principal sources:

Historic maps

Heritage Gateway

9 Historic Building Archive (ADS Rosevine Farm HBR)

9.1 Black and white film schedule

(Edited versions, frame numbers as per negatives)



Frame 1: From north



Frame 2: From north



Frame 3: From east



Frame 4: From east



Frame 5: From NE



Frame 6: From NE



Frame 7: From SE



Frame 8: From SE



Frame 9: From south



Frame 10: From south



Frame 11: From west



Frame 12: From west



Frame 13: From NW



Frame 14: From NW



Frame 15: From SE



Frame 16: From SE



Frame 17: From west



Frame 18: From south



Frame 19: S doorway



Frame 20: S window



Frame 21: From east



Frame 22: From east



Frame 23: East doorway



Frame 24: North LH window



Frame 25: North wall from NE



Frame 26: North RH window



Frame 27: hedge stile from E



Frame 28: North wall from NW



Frame 29: Rosevine FH from S



Frame 30: Methodist chapel



Frame 31: Farmstead from E



Frame 32: From east



Frame 33: From NE



Frame 34: From SE



Frame 35: From SW



Frame 36: stile by W wall

Fig 5: Captioned black and white photos (edited versions)

9.2 Annotated existing plan (edited from architect's plan)

Please note that context photos frames 29-34 are beyond the frame (see photos for orientation)

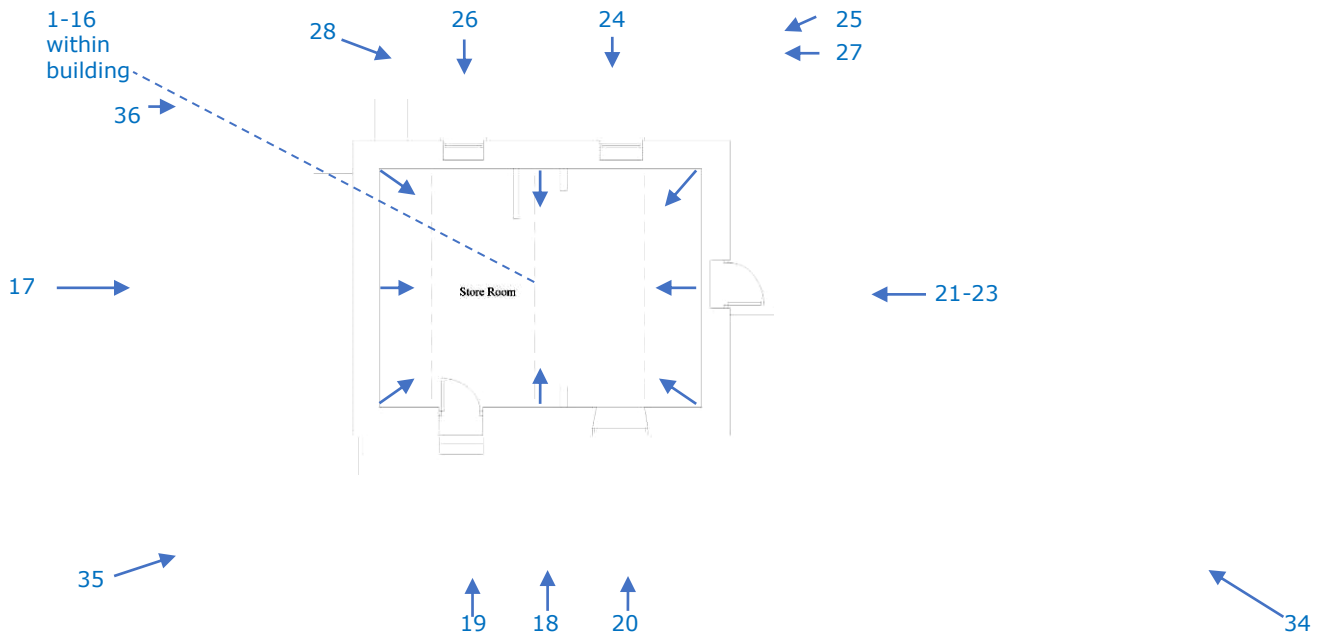
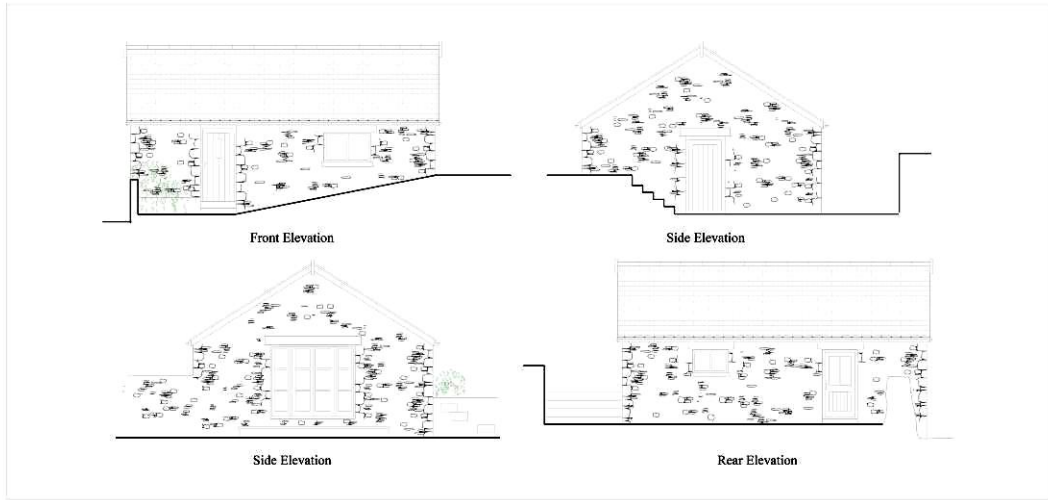


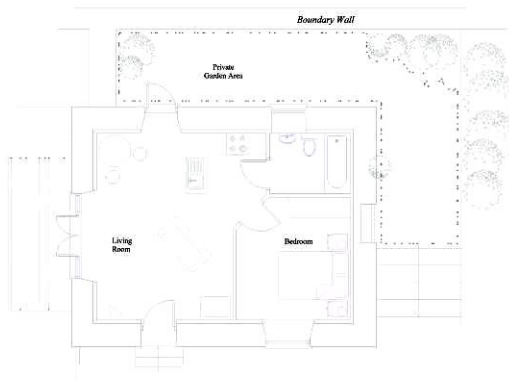


Fig 6: Plan and Elevations as existing (annotated with photo frame numbers and direction)

Elevations



Plan View



DWG. TITLE			
Plan View / Elevations - Proposed			
PROJECT			
Conversion re: Rose Vine Farm Seworgan			
CLIENT		DATE	
Ross and Sarah Kettleborough		July 2017	
SCALE	PRO. No.	DWG.No.	REV
1:100@A3	625	002	

Associates
Robert Burrows
Architects & Surveyors

Rosennanoves Quay - Henslis - Penryn - Cornwall - TR10 9DU
Tel: 01209 862842 Email: rbb@rba-truro.co.uk

Fig 7: Plans and Elevations as proposed

10 Photographs

10.1 Exterior image selection



Fig 8: Farm building at Rosevine Farm from SW: photo supplied by Sarah Kettleborough (edited)



Fig 9: Farm building at Rosevine Farm from SE: photo supplied by Sarah Kettleborough (edited)



Fig 10: South elevation



Fig 11: South elevation: Original left-hand window opening remodelled as doorway



Fig 12: South elevation: Original right-hand window opening



Fig 13: West elevation



Fig 14: East elevation



Fig 15: East elevation: Blocked original doorway



Fig 16: Rear elevation from NE



Fig 17: Rear elevation from NW



Fig 18: Rear original left-hand window opening



Fig 19: Rear original right-hand window opening



Fig 20: Hedge stile at west end of rear courtyard



Fig 21: West side of hedge refaced



Fig 22: Building from SW + BC chapel beyond



Fig 23: Remains of hedge stile adj. SW wall

10.2 Interior image selection



Fig 24: Interior from north

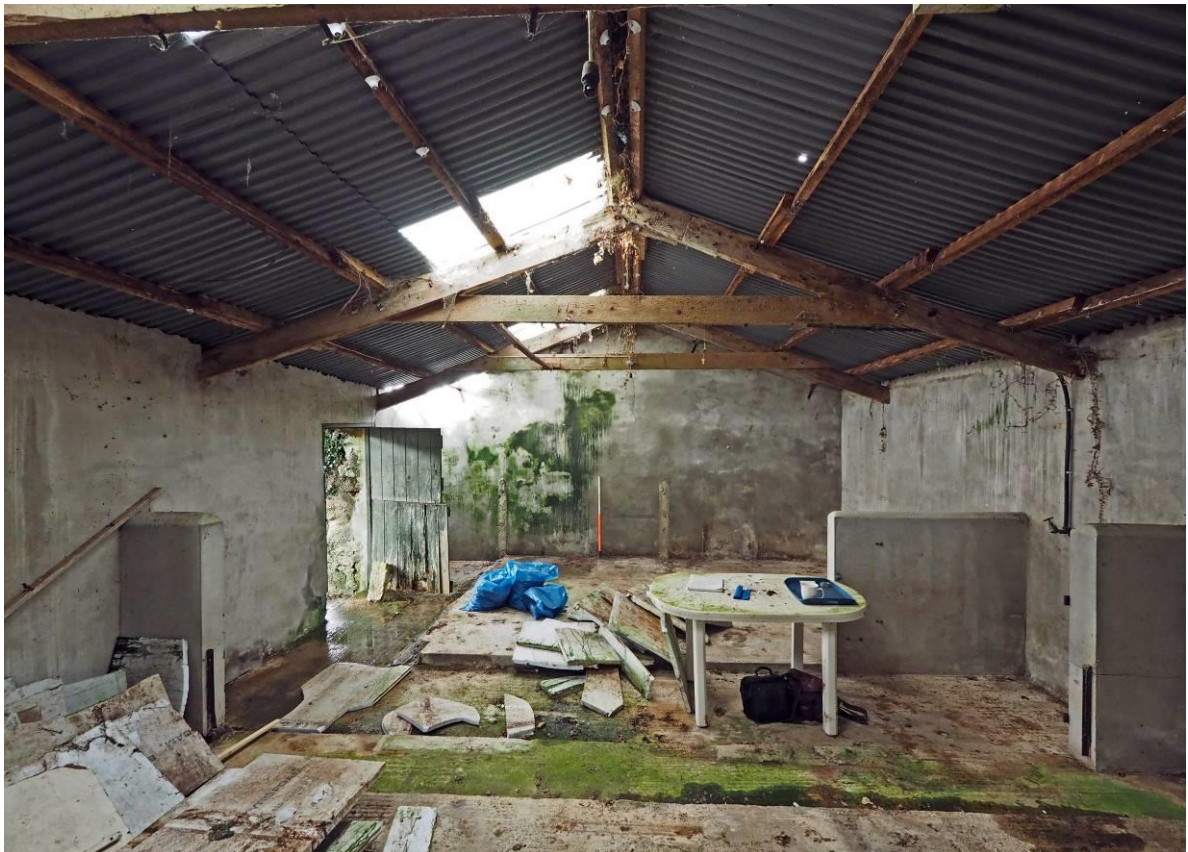


Fig 25: Interior from east



Fig 26: Interior from south



Fig 27: Interior from west

10.3 Context image selection



Fig 28: Rosevine Farmhouse from south



Fig 29: Rosevine Farmhouse from SE



Fig 30: Chapel from SW



Fig 31: Farmstead from east



Fig 32: Context from ESE



Fig 33: Farmhouse and context from SE



Fig 34: Context from NE



Fig 35: Context from ESE

Appendix

Written Scheme of Investigation (WSI)

by

ERIC BERRY Historic Buildings Consultant

ericberryhbc@btinternet.com

Cathedral Cottage, Busveal, Redruth, Cornwall, TR16 5HH Tel: 01209 821274

Date: 05/11/2019

Address: Rosevine Farm, Seworgan, Constantine, TR11 5QN

Grid Reference: SW 70784 30941

Owner/Applicant: Mr Ross Kettleborough

Agent (application): Robert Burrows Associates, Rosemanowes Quarry, Hernis, Penryn, TR10 9DU

Case Officer: Nigel Brabyn, Senior Development Officer, Planning and Sustainable Development
Service Tel: 01872 224 461

Historic Environment Advice Officer: Peter Dudley (MCIfA), Senior Development Officer (Historic Environment) – Archaeologist, Cornwall Council, County Hall, Treyew Road, Truro. TR1 3AY, 07484 925888 | HEP.Arch@cornwall.gov.uk

Local Authority: Cornwall Council

Web: <http://www.cornwall.gov.uk> - planning@cornwall.gov.uk

1 Planning Background and Introduction

The WSI is in response to Condition No. 3 (requiring programme of archaeological recording)

Condition No. 3:

No development shall take place until a 'programme of historic building recording' including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme

of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 189 of the National Planning Policy Framework 2018.

To satisfy the above condition it is appropriate that a level 2 recording (as detailed in Historic England; *Understanding Historic Buildings: A Guide to Good Recording Practice 2016*) shall be submitted to the Local Planning Authority.

PPS5 *Planning for the Historic Environment* (DCLG 2010) states that where the Local Planning Authority decides that a loss of significance is justified by the merits of a scheme requiring consent, then planning obligations should be imposed to *record and advance understanding of the heritage*.

The applicant, their agents and any subcontractors should note that where there are conditions requiring satisfaction in advance of the commencement of works on site; it is the responsibility of the applicant to liaise with the planning officer concerned to ensure that the timetabling of these works is managed.

Standard practice with recording conditions is that a Written Scheme of Investigation (WSI) is submitted and approved before work commences. The WSI is a document which sets out the proposed methods and scope of the historic building record. Once produced this is then submitted to Planning for approval. Once the WSI has been approved the historic building survey can start.

This WSI is written according to a standard brief that sets out the minimum requirements for archaeological recording at Rosevine Farm.

Below is a brief explanation of the planning process and content of a level 2 historic building survey:

Different levels of historic building records are defined by Historic England (formerly English Heritage). A level 2 survey would include the following tasks:

Desk-based historic research, to include:

- Study of historic maps any published material and a search of Cornwall Historic Environment Record.
- Fieldwork, to include a comprehensive photographic record including all elevations and relevant interior room spaces
- Annotation of existing measured plans and elevations to show historic development, changes in build, alterations and any other visible features
- Detailed description of the building, to include a phased historic development, interpretation and identification of previous functions.

Post-fieldwork, to include:

- Archiving of photographs, paperwork etc.
- Creating or annotating drawings from fieldwork observations
- Production of a report to include historic background, documentary evidence, building description, interpretation and identification of historic development over time and previous functions, historic map regression and illustrations.

The content of the WSI is in accordance with Standards and Guidance from the Institute of Field Archaeologists (IFA).

2 Aims

The aim of the Historic Building Record (HBR) is to make a permanent record of the historic building including architectural/historical analysis prior to approved works, so the results can be made available to interested parties through the local HER. The HBR exercise will be achieved through a combination of an archive standard photographic record together with a written report that incorporates evidence for the date and phasing of plus possible results of historical research.

The historic fabric that will be affected by the approved scheme will be recorded to Historic England (HE) Level 2 (descriptive record) standard. Guidance on the scope and content of different levels of record are set out in the document: *Understanding Historic Buildings: A guide to good recording practice* (EH 2006a).

This record is produced in response to a planning condition. A Written Scheme of Investigation (WSI), written by Eric Berry, must be submitted and approved by the local authority, Cornwall Council. The WSI sets out the standard for the recording and analysis of the subject farm building and its context. The purpose of this record is to produce a detailed analysis of the building and their fittings in their context and to record them with black and white photography; also, to use digital photography to produce coloured images for report production.

The principal aim of the Heritage Statement is to record and analyse the building in its historic context, to explain phases (if any) of the development of the historic building, and to identify features that define its character and interest. The results should achieve a Level 2 standard of recording and should satisfy the requirements of the WSI.

3 Methods

The recorder will consider the following:

12. Available history of the building
13. Context of the building
14. Date(s) of the building
15. The materials and methods of construction
16. The plan form of the building and any phased development
17. External elevations and features
18. Internal layout and features
19. Significant fixtures and fittings
20. Record and diagnostic photography
21. Close-up photography of important detail/features
22. The local and regional importance of the building (significance)

Fieldwork: A site visit will be carried out to record the building. The fieldwork will be aided by the availability of architect's drawings. Existing plan copies will be annotated, and analysis of the building will be noted, also notes will be taken about the orientation of photographs. Further notes will be made with respect to date and phase evidence.

Digital colour photography will be used as an aide-memoire for writing up and for report illustration. This will be carried out using an interchangeable-lens camera with resolution of 16 or more megapixels and using lenses of appropriate focal length.

Black and white archive photography will be carried out using a 35mm single lens reflex camera with appropriate lenses for the subject matter involved.

The methodology of the photography set out to achieve the following objectives and in the following ways:

Many of the photographs will be straight on to the subject with the back of the camera vertical (or at right angles to the subject matter).

Some photographs to be taken diagonally to show spatial relationships.

Converging verticals should be generally avoided or corrected using Photoshop software.

Electronic flash may be employed in situations where backlighting is a serious problem.

Post-fieldwork to include: collation of evidence; editing and captioning digital photographs using Photoshop Elements software; compilation of report including selected photographs with captions; annotation of the plan for archive photographs, plus appendices (also possibly as separate pdf document) for black and white photographic archive and supplementary information.

The report will incorporate the findings of the building analysis, annotated plan, relevant historic maps, plus a selection of photographs with informative captions.

The archiving will comprise the following:

8. The WSI, a single paper copy of the report, together with an electronic pdf copy on CD ROM, stored in an archive standard (acid-free) document holder or as supplied by Cornwall Record Office
9. Archive standard negative holders to be stored, together with essential archive material.
10. The black and white photographic contact sheets to be archived using captioned labels, appropriate record forms and location plans (annotated sketch plans or annotated versions of plans supplied by the architect). Schedule of photographs with written captions and subject to appropriate batch archiving to be held in safe archival storage to be agreed.
11. Archive deposition. The full archive will be deposited at the Cornwall Record Office, or an alternative registered archive or museum, in accordance with their deposition guidelines within 3 months of the completion of the fieldwork
12. Further paper copies of the report and/or electronic pdf copies on CD ROM or DVD should be supplied to: HEPAO, Cornwall Council, to the LPA (Cornwall Council), to Kresen Kernow, Courtney Library, and to the National Monuments Record (NMR)
13. The Historic England/ADS OASIS online archive index will be completed, the OASIS-ID number will be included in the project report and that a digital copy of report will be deposited with Archaeology Data Service, via the OASIS form, on completion'
14. The report will be made available for public viewing within the Cornwall Historic Environment Record

Contact details of the above depositories are as follows:

The Archivist, Kresen Kernow (Tel: 01209 614 430), Little Vauxhall, Redruth, TR15 1AS (the complete archive including the black and white negatives and contact sheets)

The Archivist for Archaeological Recording, National Monuments Record Centre, NMRC, Kemble Drive, Swindon, SN2 2GZ

Local Planning Authority via the Case Officer

HEPAO (to be added to the HER), Cornwall Council, Truro

The Archivist, Courtney Library, River Street, Truro (closed since WSI was submitted)

The Historic England/ADS OASIS online archive index will be completed, the OASIS-ID number will be included in the project report and that a digital copy of report will be deposited with Archaeology Data Service, via the OASIS form, on completion.

4 Location

The subject building is situated at SW 70784 30941

Recording work should precede any significant repairs and conversion.

5 Historical Records

Map evidence and the Cornwall HER.

Protected Status: The subject buildings are listed grade II.

6 Recording Aims

The planning brief requires the following:

To provide a basic written, measured/drawn, or annotated existing drawings, plus a photographic record of the building concerned at an appropriate scale and level of detail to permit a full, proper understanding of its present state and where significant elements are at threat.

The aim of the recording project is to carry out a consistent and informative photographic record of the buildings with a key sketch plan or available scale plan to identify the position and orientation of the photographs. Plans should be included that identify phasing and features of interest. The photographs should provide a general complete record of external and internal elevations of the building and show their immediate context. The recording should also include individual photographs of all principal architectural features, plus other architectural detail or structural detail as appropriate.

Representative photographs should be annotated with diagnostic and interpretative detail (contact sheet and list of frame numbers with descriptions).

An associated building description and analysis should also assess and discuss the relative importance of the building in its local context.

7 General Methodology

The recorder will consider the following:

23. Available history of the buildings
24. Context of the building
25. Date of the building
26. The materials and methods of construction
27. The plan form of the building (and any phased development)
28. External elevations and features
29. Internal layout and features
30. Significant fixtures and fittings
31. Record and diagnostic photography
32. Close-up photography of important detail/features
33. The local and regional importance of the buildings (significance)

All work will be carried out according to the code for the Institute of Field Archaeologists (IFA)

All the latest Health and Safety guidelines shall be followed on site

Terminology will be consistent with the English Heritage Thesaurus

8 Personnel

It is proposed that the historic building recording and analysis is carried out by Eric Berry (historic buildings consultant). Eric Berry is a highly experienced recorder whose relevant historic building qualification and experience includes the following:

1962-65: Bath Academy of Art, Corsham (Fine Art course including architecture and photography and survey of medieval tithe barns; selected photographs published in 'Nuns, Monks and Monasteries' by Sacheverell Sitwell; Certificate in Education)

1977-84: recording projects include: **Survey of Penryn**, an Exeter University Extra Mural Project; Kensey Tannery, Launceston (CBG rescue survey); Worker's Housing Project (Trevithick Society); Bosigran (former house), Zennor (CCRA for the National Trust); Abbey House, Padstow (CCRA); buildings subsequently demolished in Pydar Street, Truro (CCRA)

1984-88: Resurvey of Listed Buildings in Devon and Cornwall (one of a team of fieldworkers with Architecton of Bristol, supervised by English Heritage)

Early 1990s: List Review of Towns (English Heritage Listing Branch) all towns that were reviewed in Cornwall, and Plymouth and Tiverton in Devon

English Heritage (Listing Branch): Thematic Survey of Nonconformist Chapels in Cornwall, resulting publication: 'Diversity and Vitality'; spot-listings; survey of selected nonconformist chapels; Survey of Farmsteads in Cornwall, Devon and Somerset

English Heritage (Properties in Care): photography, recording and analysis projects include: Pendennis Castle; Cromwell's Castle, Isles of Scilly

1988-: Historic Buildings Consultant and Photographer (ongoing self-employment)

Early 1990s: Buildings at Risk (BAR) surveys (for EH via Carrick District Council)

1995-2006: Conservation Officer (Carrick District Council)

Archaeological Recording Conditions: in collaboration with CAU (later HES, now CAU again) include: City Hall, Truro; No. 20 Lower Bore Street, Bodmin; Burdenwell Manor, Week St Mary; Town Mills, St Columb; Poughill Mill, Bude-Stratton; High Cross Farm, Tregoose; Higher Penquite; Tregoid; Lee Barton Farm, Morwenstow; Predannack Farm, Mullion; Lanivet Wesleyan Sunday School; Trenewen Chapel, Metherell Chapel; Gulval Chapel; Western Farm, N Petherwin; Tregarton Barn, St Goran; Kellygreen Mill, St Tudy; Keiro Veor, St Minver; Old Rectory, Lezant; Treswarrow farm buildings, St Endellion; Trevella farm buildings, Perranarworthal; Glebe Farm, St Enoder; Hillhead Farm Cottage, Stratton; Hayle Brewery; Newquay Wesleyan Chapel; site at Lower Boscaswell, St Just; Tremail barn, Tremail; Trevaney farm buildings, Constantine; Carnkie School; Park Hill Barns, St Stephens by Launceston; Reeve Barns, Week St Mary

Conservation Statements: Mariners Church, St Ives (with HES); St Austell Station Signal Box

Parish churches (recording and analysis): St Day; St Martin-by-Looe; St Mary, Callington; St Veep; St Materiana, Tintagel; Lansallos; Withiel

Archaeological Recording Conditions: funded direct by developer include: Webb's Hotel, Liskeard; 36 and 38 Fore Street, Bodmin (with Exeter Archaeology); Castle Farm, Lostwithiel; Bread Street, Penzance; barn and farm buildings at Bodrugan Manor; No.2 Fore Street, Lostwithiel; Clay Dry, Lower Bostraze; Trebrea Lodge, Tintagel; Old Vicarage barns, St Erth; Lower Bodwen, Lostwithiel; Meeks, Penzance, Gwithian Farm, Gwithian; Trevore farm buildings, Crows-an-Wra; Tregarthen Stables, Ludgvan; Old Theatre, Penzance; Porthmeor Studios, St Ives; Trematon Castle, Trematon; Kirthen Farm, Townshend; Old Barge House, St Michaels Mount; Cotehele House (NT); Duck Street Stores, Mousehole; Morrab Library, Penzance; Maer Barn, Bude; Old School, Shortlanesend; Glen View Farm barn; Trewerry Mill, Newquay; Trelean Farm, St Erth Barn C; Trelean Farm, St Erth Barn E, Carines Farmhouse; Coswinsawsin Barns, Barripper; Bradstone Mill, Devon; Higher Wadfast Barn, Whitestone, Bank barn, Cartuther Barton Farm, Liskeard; Catchfrench Manor, St Germans.

Historic Building Reports/Heritage Impact Assessments include: Stuart House, Liskeard; Bokelly, St Kew; Old Manor House, Wadebridge; Kenhendra, St Minver; Porthmeor Studios, St Ives (with the Cahill Partnership); Penzance Harbour (with the Cahill Partnership); Perran Foundry, Mylor (to inform repairs); Duchy Palace, Lostwithiel; Whimble Farmhouse, Gunnislake; Harrowbeara (Old Farmhouse), Harrowbarrow; Bodinnick Farmhouse, St Stephens; Samson Buildings, Isles of Scilly (EH); Tean Old Farmhouse, Isles of Scilly (IOSWT); Timbrelham Farmhouse, Greystone Bridge; Woodknowle Farmhouse, Marhamchurch; Samson Buildings, Isles of Scilly; Tregidgeo, Grampound; Sandershill Farm, near Bodmin; Newton House, Calstock; Yellowmead Farmstead, Sharptor, Dartmoor; Truro City Hospital; Badash Farm, Launceston; Court Cocking, St Ives; The Cottage, Marazion; Cable and Wireless Museum, Porthcurno; Trelowarren Home Farm (shared project); Old Standard, Mousehole; Pandora Inn, Restrouquet; Trenethick Manor, Helston x 5; Trevear House, Alverton Street, Penzance; West Lodge, Alverton Street, Penzance; Radford Farm, Werrington; Maer Barn, Bude x 3; Corner Cottage, Gurnick Street, Mousehole; Amberley House, Truro; Victoria Gardens, Truro; Selected chapels for EH; Carines Farmhouse, Cubert; Catchfrench Manor, near St Germans; Tuckingmill Farmhouse, Helston; Great Trewirgie Farmhouse, Probus; Remedies, Falmouth; Norway Stores, St Ives; Engravers Yard, Penzance; Cobland Mill, Portwrinkle; St Cadix, St Veep; Esplanade, Fowey; Jopes Mill; Riverside, St Just in Roseland; Old Standard, Mousehole x 3; Carines Farm; 41 Woodlane, Falmouth; Penryn Street/Station Hill, Redruth; 23 North Street, Lostwithiel; Higher Newham, Truro; 5 Trafalgar Square, Fowey; Trewerry Mill; The Villa, Ventongimps; Tall Trees, Mevagissey x 2; Trewince Manor, Gerrans; Penfound Manor Poundstock; Trafalgar Square, Fowey x 2; Scawswater Mill, Truro, Kestle FH x 2; Trevivian, Davidstow; Dodman Watch House; St Cadix x 2; 11 Coinagehall Street; 4 Wesley Square, Mousehole; Forge Cottage, Manaccan; Landrake (cottages); Whitewater Farm x 3; St Austell Church; Trewan Hall, St Columb; Trerice attic floor; Trevelyan House, St Veep; Harmony Cottage, Mithian; Kestle Barton, Manaccan; Linkinhorne Farmsteads; Kitts Cottage, Carn Marth; Cusgarne Manor (advice); Italian Pavilion, Tehidy; Catchfrench Manor (HIA), St Germans x 2; St Basil's Manor, St Clether; Botallack Manor, St Just; Tremayne House, St Martin; Bosigran Count House, Bosigran (unfinished); Tinnars Public House, Zennor; No. 1-3 Jamaica Terrace, Mousehole; Mill Cottage, Mousehole; Anchor Studio, Newlyn; Chapel at the Downes, Hayle; Hillside, St Agnes; Trungle Farmhouse, Paul; Pool Old School, Pool, Redruth; St Day Old Church, St Day; 6-7 Fernlea Terrace, St Ives; Newhouse Farmhouse, Tywardreath; Smugglers Cottage, St Agnes

Cornwall Archaeological Unit (CAU), later Historic Environment Service (HES), now CAU again: photography, recording and analysis involvement in projects (principal funding bodies, if known, in brackets) include: Launceston Castle (EH); Restormel Castle (EH), Crab Quay Battery, Pendennis Castle (EH); Survey of Samson Buildings, Isles of Scilly (EH); Hall Chapel, Bodinnick (EH); St Thomas Priory, Launceston (EH); St Just Town Survey; Farmsteads Survey in West Cornwall (Countryside Project); Charlestown Historic Appraisal; Tintagel Church (EH), Bridge assessments (CC); Holy Wells at Ruan, Trelill and Roche; The Causeway, St Michael's Mount (NT); Mount Edgcumbe; Carrancarow Historic Settlement and Greensplat Chapel; Saltash Railway Shed; Week St Mary historic town assessment (developer); Scawswater Mill retaining wall; Trerithick, Polyphant; Treludick: The Old Post Office, Tintagel (NT); Cotehele House (NT); St Michael's Mount (NT); Trerice House (NT); Well Farm, North Tamerton; Ellis Brewery, Hayle; Restormel Manor (Duchy of Cornwall); Lostwithiel Characterisation; Duchy Palace, Lostwithiel; Tor Royal, Princetown (Duchy of Cornwall); Restormel Castle finds analysis; Isles of Scilly post-medieval buildings; Radar Station, Poltesco Mill, Grade-Ruan; 20 acre Plantation, St Keverne; Woolgarden Farm near Launceston; South Crofty Mine, Sylmar, Pool, Redruth; King Edward Mine; Liskeard Castle; Penzance Pier; Trelean Farm, St Erth Barn D; Buildings at Risk pilot project; Farmsteads reports for Cornwall, Devon and Somerset; Ennor Castle, Isles of Scilly; St Piran's Oratory (advice)

Computer: Word documents, internet research, and Photoshop editing

Current committees: Cornish Buildings Group (CBG), Director, Cornwall Buildings Preservation Trust (CBPT), St Day Historical and Conservation Society; Director, St Day Community Interest Company (CIC) relating to St Day Old Church

Former committees: Diocesan Advisory Committee (DAC); Kerrier Groundwork Trust; Redruth 2000; Pengersick Castle Education Trust

Design projects include: Caskair Cottage, Gwennap (CBG Award Winner); Glebe Cottage, Philleigh; Much in Little, Trevalga; Wheal Prussia Dry, Redruth

Falmouth Conservation Area Appraisal (1998) for Carrick District Council

Illustrations for 'House Restorer's Guide' by Hugh Lander

Photographic competence and equipment availability in all film formats (35mm-4x5) and extensive range of focal lengths and specialist lenses, experience with perspective control and difficult lighting conditions, and black and white printing (including to scale) on formats 35mm-6x9 and 4x5; digital photography with wide range of lenses, and considerable editing experience with Photoshop (also Theatre Photography: Kneehigh; Miracle; Bedlam; Acorn)

National Trust (independent commissions): Trerice, An Analysis of its Architectural Development 1998; Trerice attic floor analysis; St Michael's Mount Causeway; vernacular building surveys; Cotehele House (recording in advance of wiring works, and works associated with dendrochronology)

Victoria County History: Mousehole Village Report including Keigwin Manor and the Old Standard; 8 x selected parish churches

Lectures: organisations include: University of Plymouth, School of Architecture; University of Exeter Extra Mural Department; Royal Town Planning Institute; Society for the Protection of Ancient Buildings; the National Trust; Cornwall Association for Local Historians; Cornish Buildings Group; Cornwall Buildings Preservation Trust; Cornwall Archaeological Society (CAS)

Evening Classes (Historic Buildings): Mylor; St Keverne; the Lizard

Contributions to Publications: Cornish Buildings Group journals; Victorian Society Journals; Victoria County History; Pevsner Buildings of England, Cornwall (launched June 2014)

Talks for many societies and organisations including: Cornwall Old Cornwall Societies (many); school groups; the Carn Brea Mining Society; The Tamar Valley Protection Society; The Camel Valley Protection Society; Friends of Penryn; Friends of St Ives; Falmouth Civic Society; Falmouth College of Art; St Day Conservation and Historical Society; Truro Civic Society; Falmouth Civic Society; Launceston Civic Society; Town and Parish Councils; Cornish Buildings Group; National Trust (talks and guided tours); Royal Institution of Chartered Surveyors; U3A

9 Timescale

Photographs and results should be checked and approved by the Historic Environment Planning Advice Officer (HEPAO), Historic Environment Service of Cornwall Council.

10 Archiving

The archiving will comprise the following:

1. The WSI, a single paper copy of the report (plus a copy of the HIA), together with an electronic pdf copy on CD ROM, stored in an archive standard (acid-free) document holder or as supplied by Kresen Kernow
2. Archive standard negative holders to be stored together with relevant archive material.
3. The black and white photographic contact sheets to be archived using captioned labels, appropriate record forms and location plans (annotated sketch plans or annotated versions of plans supplied by the architect). Schedule of photographs with written captions and subject to appropriate batch archiving to be held in safe archival storage to be agreed.

4. Archive deposition. The full archive will be deposited at the Kresen Kernow in accordance with their deposition guidelines within 3 months of the completion of the fieldwork
5. Further paper copies of the report and/or electronic pdf copies on CD ROM should be supplied to: the Case Officer, Cornwall Council; Kresen Kernow; Courtney Library, River Street, Truro; and to the National Monuments Record (NMR)
6. The Historic England/ADS OASIS online archive index will be completed, the OASIS-ID number will be included in the project report and that a digital copy of report will be deposited with Archaeology Data Service, via the OASIS form, on completion
7. The report will be made available for public viewing within the Cornwall Historic Environment Record (HER)

11 Monitoring and Signing-Off Condition

Monitoring of the historic building recording will be carried out by the Historic Environment Planning Advice Officer: Cornwall Council

Arrangements will be made to allow monitoring of the fieldwork, the creation of archive records, a draft of the archive report and other outputs.

12 Copyright and Confidentiality

Copyright

Eric Berry shall retain full copyright of all the commissioned report, photographs and other project documentation under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence for Cornwall Council and the applicant for the use of such documents only in matters relating to the application as described in the WSI.

Confidentiality

Eric Berry undertakes to respect all requirements for confidentiality about the client's proposals, provided these are clearly stated, and undertake to keep confidential any conclusions about the likely implications of such proposals for the historic environment until such time as the information is in the public realm.

The WSI was prepared by Eric Berry

Date: 05/11/2019