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**LAND AT THE FARMER'S HOUSE,
GLYNN, BODMIN,
CORNWALL**

PHOTOGRAPHIC SURVEY

NGR: SX 0959 6552

May 2008
Report 606

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SUMMARY

Site Name: Land at The Farmer's House, Glynn, Bodmin, Cornwall

Grid Reference: SX 0959 6552

Site Activity: Photographic Survey

Date and Duration of Project: 16th April 2008

Project Manager: Roy King

Site Supervisor: Diana King

Site Code: FHG08

Summary of Results: A photographic survey was undertaken at the above site on 16th April 2008. The work was undertaken on behalf of Mr Alasdair MacIennan at the request of Cornwall County Council.

The required photographic survey involved the creation of graphic and visual records, in the form of written descriptions of the building and photography. The Photographic Survey was required on a redundant barn adjacent to The Farmer's House prior to proposed conversion to a holiday home.

Although the building is not of any particular architectural or historical merit, vernacular remains are becoming increasingly rare and are facing a high rate of loss through redundancy, demolition and conversion and are worthy of recording prior to development. The barn is recorded on the 1880 Ordnance Survey plan and is therefore at least 19th century in origin.

The barn was originally built as a tack room and was probably a 19th century construction with mid-late 20th century additions. A more accurate construction date cannot be given within the scope of the project, considering that the style of the building is fairly common. In the event that further works are undertaken within the complex it is recommended that a map regression exercise should be undertaken. In the 1970's the building was converted to a dairy and extensively remodelled internally. The roof structure and first floor are both modern replacements.

Location and Reference of Archive: Cornwall Record Office; no accession code required.

1 INTRODUCTION

- 1.1 On 16th April 2008, a photographic survey exercise was undertaken on land at The Farmer's House, Glynn, Bodmin, Cornwall (NGR: SX 0959 6552). The work was undertaken on behalf of Mr Alasdair MacIennan at the request of Cornwall County Council.
- 1.2 The required photographic survey involved the creation of graphic and visual records, in the form of written descriptions of the building and photography. Planning Policy Guidance 15, (DoE 1994) recognises the importance of the preservation and/or recording of historical buildings and areas of architectural or historical interest.
- 1.3 The work was undertaken in accordance with the guidelines set out in the English Heritage publication *Understanding Historical Buildings: A guide to good recording practice* (English Heritage 2006). The principals of Planning Policy Guidance note 15 (PPG15), and the *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings*, issued by the Institute of Field Archaeologists (IFA 1999, revised edition) were complied with for the duration of the project. The code of conduct of the Institute of Field Archaeologists was adhered to throughout.
- 1.4 Building recording can be defined as “...a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components.....” for the purposes of establishing “...a better understanding , compile a lasting record, analyse the findings/record, and then disseminate the results“ (IFA 1999).
- 1.5 A Photographic Survey was required on a redundant barn adjacent to The Farmer's House prior to proposed conversion to a holiday home. The barn is recorded on the 1880 Ordnance Survey plan and is therefore at least 19th century in origin.
- 1.6 Although the building is not of architectural or historical merit, vernacular remains are becoming increasingly rare and are facing a high rate of loss through redundancy, demolition and conversion and are worthy of recording prior to development.
- 1.7 A condition requiring a Photographic Survey was therefore applied to the planning permission on the advice of the Cornwall County Council Historic Environment Service.

2 AIMS

- 2.1 The general aims of the photographic survey and recording were to:
- broaden the understanding of the building's history, use and evolution
 - preserve the observations for posterity and
 - to make them available when and where they may be needed.
- 2.2 The specific aims of the project were to identify the level of survival of any earlier structural elements. The other key aims of the project were to ensure that the historic and architectural details of the existing structures were recorded for future reference as well as to seek to identify key features that might help explain the form, function and use of the structure; to identify features that might illustrate changes in function; and materials that have been reused from earlier structures.
- 2.3 To this end graphic and visual records, in the form of photography, a written record and measured survey where appropriate, were used to illustrate the building's plan, structure, any decorative features, adaptation for new and changing uses over time since its construction and its historical importance.
- 2.4 These aims were achieved through the pursuit of the following specific objectives:
- i) to describe and characterise the nature of the structures and date them where possible;
 - ii) to define and analyse the development and uses of the structure/s;

3 PROJECT AND HISTORICAL BACKGROUND

- 3.1 The barn is shown on the 1880 Ordnance Survey plan and is therefore assumed to be at least of 19th century origin. It is known to have originally been built as a tack room to service the stables, which are now converted to The Farmer's House. In the mid-late 20th century the barn was converted to a dairy (Mr. Maclellan pers. comm.).
- 3.2 No study of cartographic evidence was undertaken as part of the project.

4 PHOTOGRAPHIC SURVEY

4.1 Methodology

- 4.1.1 A measured survey was undertaken by the architect and encompassed the floor plan and four elevations. All photography was in 35mm format monochrome print, colour slide film and digital. Internal photography used long exposures. General views of all external elevations and selected internal spaces were recorded, along with the overall appearance of principal rooms and circulation areas as well as detailed coverage of the external appearance of the buildings and their settings. Detailed records were made of significant features such as variations in wall fabric indicative of building episodes, architectural decoration, finishes, fixtures and fittings such as door and

window assemblies. All photographs displayed a 1m scale. An annotated plan and *pro-forma* photographic register were prepared identifying the location and direction of the photographs. The survey was undertaken by Diana King of Foundations Archaeology and took place on the 16th April 2008.

- 4.1.2 The measured surveys, as undertaken by the architect, are presented here at a size sufficient to show the main structural details. The drawings were transferred by Foundations Archaeology into CorelDRAW X3 for presentation purposes.
- 4.1.3 The remainder of this report comprises short text descriptions of those features not readily recorded or described graphically, supported by the measured survey and a selection of photographs. The report, being a record, arrives at no conclusions. Definitions and terms follow Cocke *et al* (1996), Alcock *et al* (1996), or Corkhill (1963) for the non-specific secular components.

4.2 Description; Overview and Layout (Figure 2)

- 4.2.1 The Farmer's House building complex consists of buildings situated on the west, north and east sides of a driveway. The barn is a free-standing building situated in the southeast corner of the complex approximately 6m to the southeast of The Farmer's House and is set to the south of the driveway entrance. The other outbuildings present within the complex are situated on the west side of the house.

4.3 Detailed Description (Figures 3-7)

- 4.3.1 The barn measured approximately 11.5m x 5.3m, was rectangular in shape and aligned northeast-southwest.
- 4.3.2 The **walls** of the barn were of local old red sandstone set in a snecked coursework bonded with a white beige chalky lime mortar.
- 4.3.3 The **northwest elevation** (Figures 3 and 5) contained two windows and two doors arranged symmetrically within the wall. The windows were set equidistant from the doors and comprised wooden sliding sashes with external concrete sills and panes of glass divided into 12 panes. They were situated at ground floor level. A central doorway is also situated at ground floor level. It has a single concrete step and a brick-built flat archway with a stone keystone. The wooden door and frame is a modern insert. At first floor level is a small doorway leading to an upper floor. It has stone lintel and sill and a modern wooden frame and door.
- 4.3.4 The **northeast elevation** (Figures 4 and 5) has a single door at ground floor level towards the northwest side. The opening itself was entirely obscured on the outside by a modern sliding door with rails above and below. Internally the doorway was visible although it was heavily concrete rendered. The southeast side of the wall was obscured by ivy, however internal examination showed that there were no further features or openings in this wall.

- 4.3.5 The **southeast elevation** (rear) (Figures 4 and 5) had no openings. The northeastern third of the wall was obscured by ivy, internal examination, however showed that there were no features within this wall.
- 4.3.6 The **southwest elevation** (Figures 4 and 5) included two doorways. The northwest doorway had a modern sliding door with a top rail, similar to that in the northeast elevation covering the bottom three quarters of the doorway and a plywood board, nailed to the outside of the wall, covering the top quarter of the entrance. This doorway was much taller than the other entrances. The southeast door jamb was concrete rendered and the entrance was reached via two concrete steps. A modern piece of timber was nailed to the inside of the opening and only part of a modern wooden frame was present on the southwest side. The bottom third of the wall was heavily concrete rendered.
- 4.3.8 The **roof** (Figures 3, 4 and 7) was a timber structure with a slate covering. It was a modern replacement which comprised sawn cut modern timbers in a basic common roof truss with modern black fabric lining between the timbers and the slate covering.
- 4.3.9 The gutter and downpipes were of cast iron.
- 4.3.10 **Internally** the barn was divided into two levels and again into two rooms on the **ground floor** (Figure 6). The internal ground floor level had been entirely re-modelled when the building was converted to a dairy and it had probably been split into two rooms at this time. The main, larger room on the northwest side had a raised floor built of concrete on the southern two thirds of the room. The concrete was moulded into three stalls set equidistant apart on the northern side. The cows would have stood in these stalls and faced southwards (to the rear) where a trough for feed was moulded into the raised concrete floor. The cows would have entered the building through the doorway in the southwest side of the building (the northwest door set into the southwest elevation). The trough was accessible, probably to allow sluicing out, through a door in the same wall (the southeast door in the southwest elevation). The remainder of the floor in the main room was also concrete. The walls were concrete rendered and painted white. No original fixtures or fittings were present in this room. A blackboard on the northwest wall, to the northeast of the door, dated from the time the building was last used as a dairy. The latest date on the board was 1975. A wooden ladder which led to a trap door in the upper floor was also present in the west corner of the building, although it is not clear to which phase it belonged to.
- 4.3.11 At the northeast end of the **ground floor** was a **second room**, partitioned off in the modern period, probably when the building was converted to a dairy. This was accessed by an internal door leading from the main room, which had two concrete steps up to it, and also via an external entrance in the northeast wall. The concrete floor was raised above the level of the main room by almost 0.50m. This floor was a modern installation, probably also inserted when the building was converted to a dairy. As in the main room, the walls were concrete rendered and painted white and the ceiling was plastered. A small hatch in the top northeast corner of the southeast wall was visible, covered with a modern wooden sliding door; this also appeared to be modern in origin. No original fixtures or fittings were present within the room. The

room seemed to have been used as a make-shift kitchen and storage area when the dairy was in use.

- 4.3.12 The **first floor** comprised a single room open to the roof (Figure 7). The floor there at the time of the inspection was a modern installation, however, it probably replaced an original floor level rather than being a 'new' feature. It was built of wooden joists held up by rigid steel joists (rsj's) constructed from ground level. The wooden joists were covered with modern wooden boarding. Three hatches were cut into the floor which may have been used to drop feed directly into the trough below. This floor could be accessed either from the ground floor via a trapdoor in the west corner of the building or through a half-height door in the northwest wall. The door was probably the original entrance to the floor. The walls were bare stonework, with the exception of the south corner which had modern wooden boarding attached to the stone walls. No original fixtures or fittings were present in the room.

4.4 Decorative Detail

- 4.4.1 No evidence for decorative detail was identified during the survey. If any such detail had previously existed it had been removed or demolished prior to survey. No carpenters marks were identified on any part of the structures.

5 ANALYSIS

- 5.1 The barn was originally built as a tack room and was probably a 19th century construction with late 20th century additions. A more accurate construction date cannot be given within the scope of the project, considering that the style of the building is fairly common. In the event that further works are undertaken within the complex it is recommended that a map regression exercise should be undertaken. The building was subsequently converted to a dairy and extensively remodelled internally.
- 5.2 The original build was of simple, utilitarian character, constructed of local stone. It was built of the same materials and in a similar design to The Farmer's House, although was clearly a later build. An extension on the northeast side of the main house was a later addition and was clearly of the same style as the barn, with the same brick lintel design over the openings. The barn and the house extension are almost certainly contemporary and represent later additions to the building complex.
- 5.3 The original openings in the barn were probably only those in the northwest elevation. A door in this wall would have provided easy access to the stables, which the barn serviced. It is likely, though, that the actual doors and windows are modern replacements. The barn also probably had a first floor when first constructed, as suggested by the presence of the small opening to the first floor in the northwest elevation. Such entrances were common in buildings and a first floor would have been used as a storage area. It was probably accessed using a free-standing ladder as no trace of a structure around the door is visible in the brickwork. There is no evidence relating to the original floor.

- 5.4 Mid-late 20th century additions to the barn were probably undertaken at the time of conversion to a dairy. The additions include partition of the ground floor into two rooms, the creation of the concrete milking stalls and associated feeding trough, the insertion of a new floor, the replacement of the roof and the concrete rendering internally on the ground floor and externally on the south-west elevation. The doors in the northeast and southwest walls were probably also inserts when the building was converted to a dairy.
- 5.5 No original fixtures or fittings were present in the building and no decorative detail was identified during the survey.

6 ARCHIVE

- 6.1 The archive will be deposited at the Cornwall Record Office; no accession code required.
- 6.2 A note will be published in the local academic journal and an OASIS record will be submitted to ADS.

7 REFERENCES

Cornwall County Council, 2007, *The Farmers House, Glynn, Bodmin, Cornwall: Written Scheme of Investigation for a Programme of Photographic Recording*.

English Heritage, 2006 *Understanding Historic Buildings: A guide to good recording practice*.

IFA, 1999, revised edition, *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings*

RCHME, 1996, 3rd edition, *Recording Historical Buildings*

8 ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank Mr Alasdair MacIennan and Phil Markham of Cornwall County Council for their help and co-operation during the course of this project.



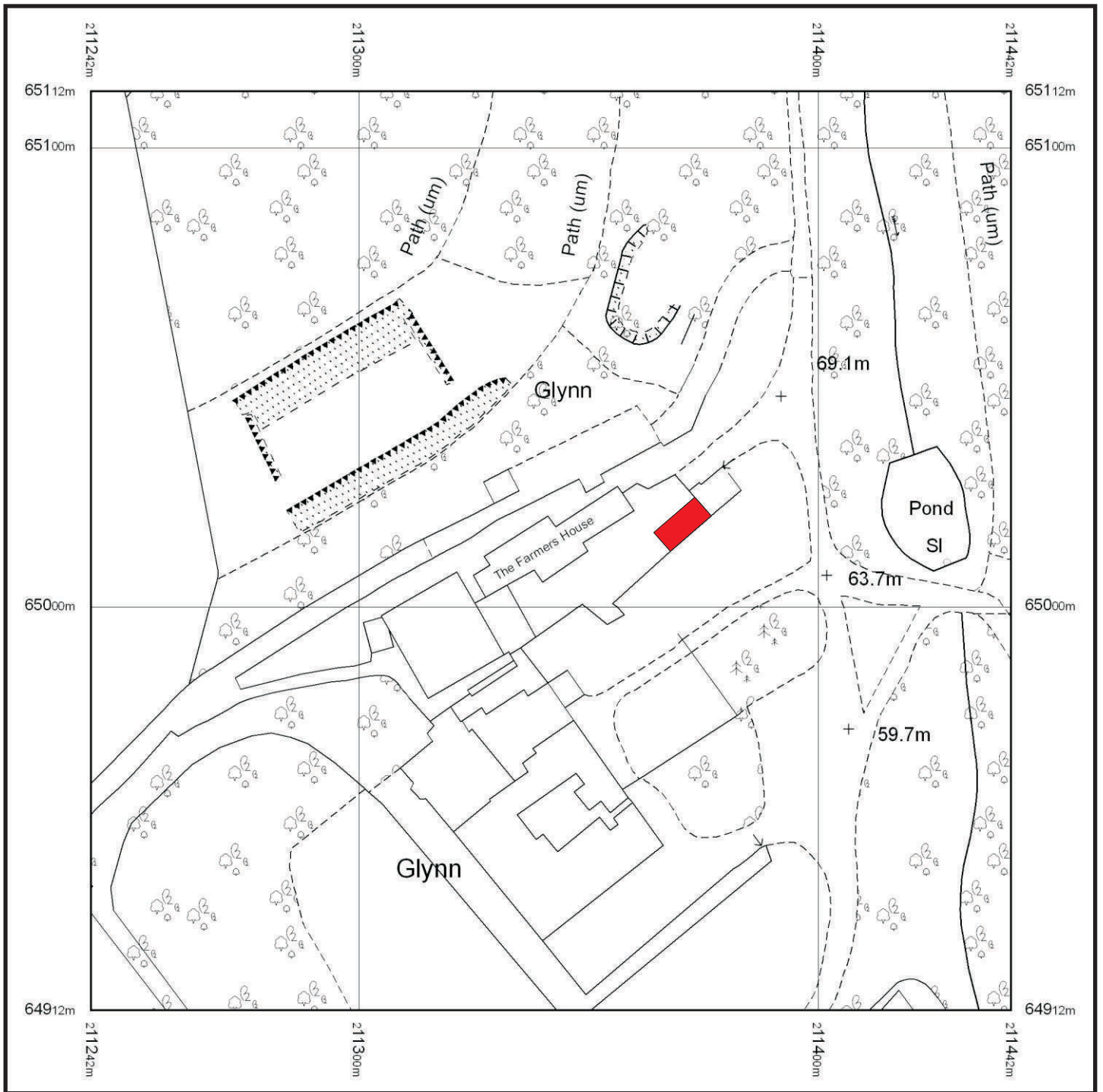
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Site Code: RKL08
Accession Code: N/A

N

0m 20m

1:500@A4

FIGURE 1: Site Location



Site Code: FHG08
 Accession Code: N/A

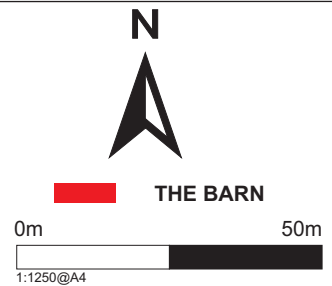
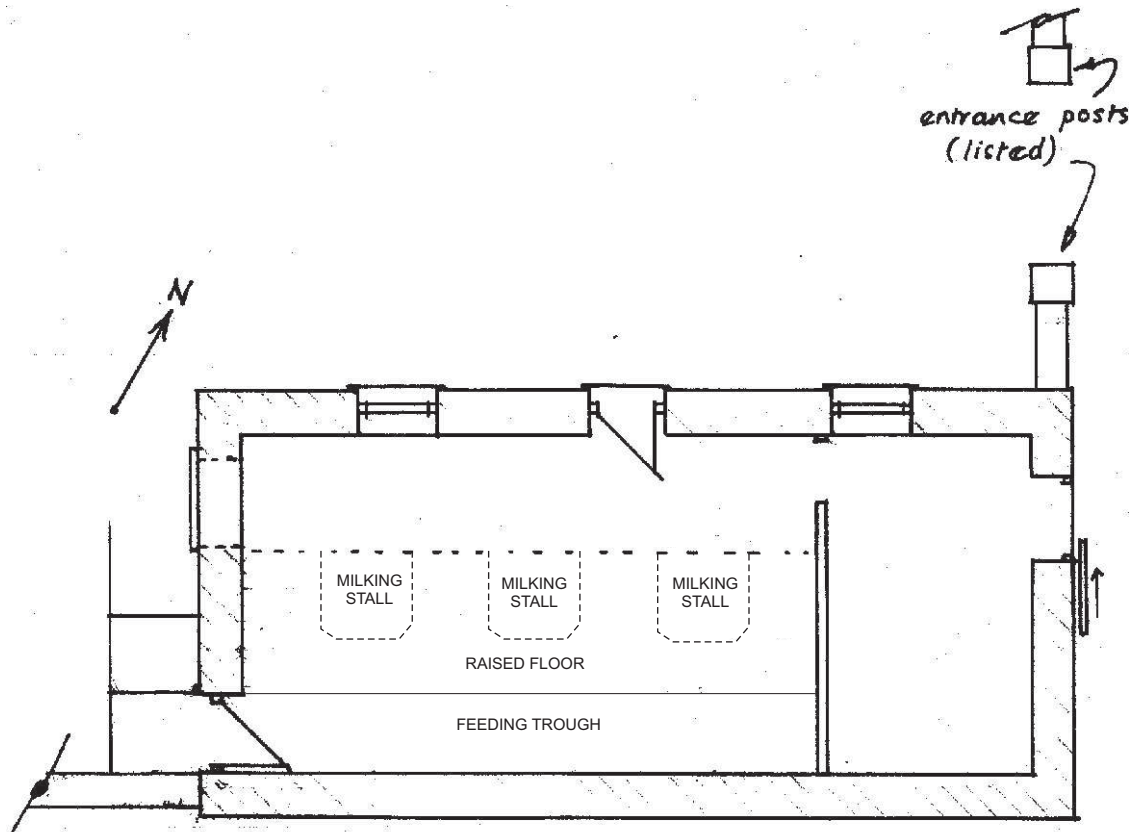
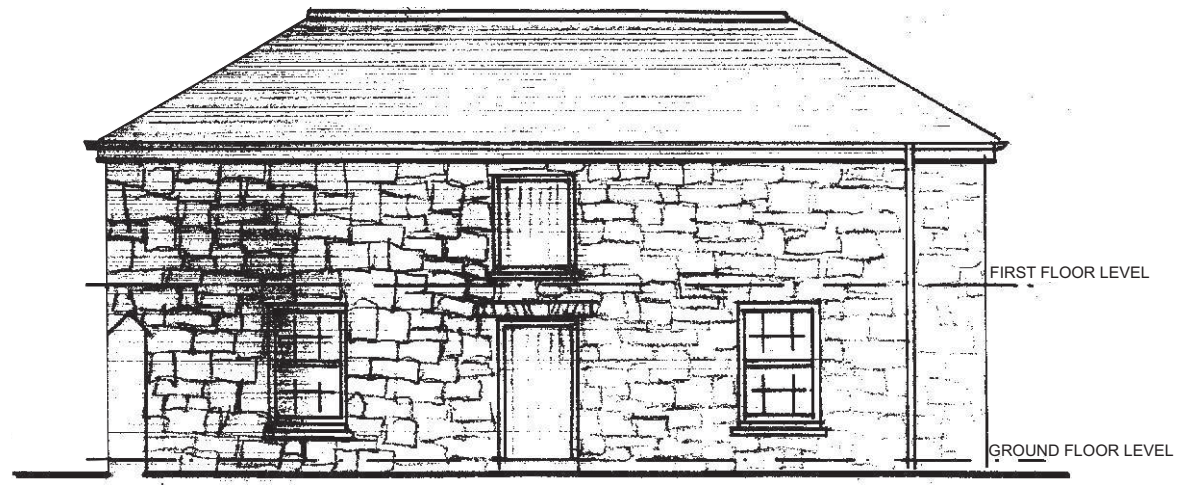


FIGURE 2: Study Area Location



**GROUND FLOOR PLAN
(FIRST FLOOR PLAN NOT SHOWN)**

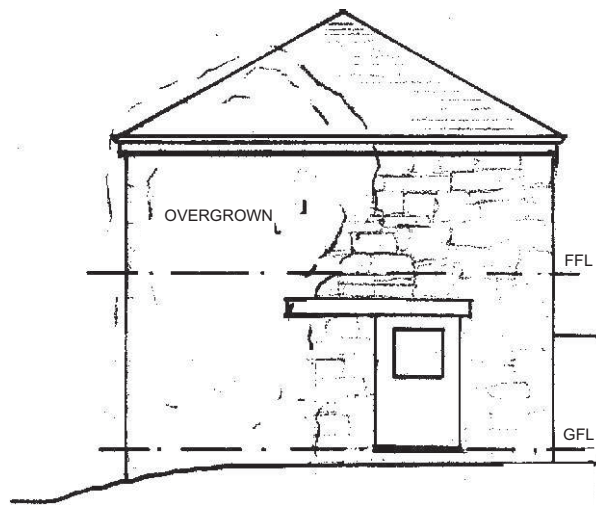


NORTHWEST ELEVATION

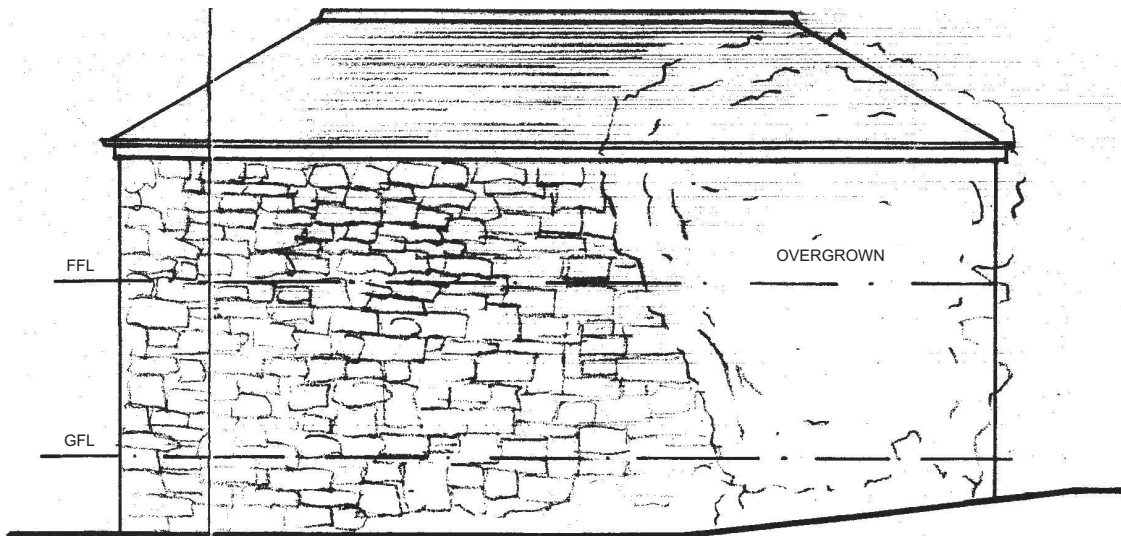
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Site Code: FHG08
Accession Code: N/A

NOT TO SCALE

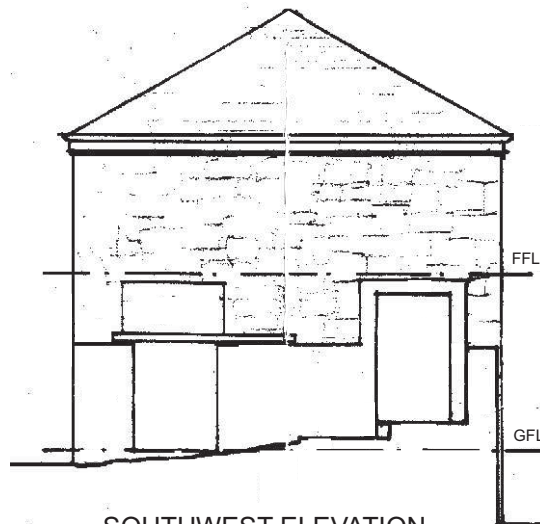
**FIGURE 3: Ground Floor Plan
and Northwest Elevation**



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

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Site Code: FHG08

Accession Code: N/A

NOT TO SCALE

**FIGURE 4: Northeast, Southeast
and Southwest Elevations**



NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHWEST ELEVATION, DOOR DETAIL



NORTHWEST ELEVATION, WINDOW DETAIL



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

<p>Site Code: FHG08 Accession Code: N/A</p>
<p>FIGURE 5: Photographs, External Elevations</p>



MAIN ROOM, SOUTHWEST FACING



MAIN ROOM, NORTHEAST FACING



MAIN ROOM, MILKING STALL DETAIL



MAIN ROOM, FEEDING TROUGH DETAIL



NORTHEAST ROOM, EAST FACING



NORTHEAST ROOM, WEST FACING

Site Code: FHG08
Accession Code: N/A

FIGURE 6: Photographs, Internal Ground Floor



INTERNAL, FIRST FLOOR, SOUTHWEST FACING



INTERNAL, FIRST FLOOR, NORTHWEST FACING



INTERNAL, FIRST FLOOR, NORTHEAST FACING



INTERNAL, FIRST FLOOR, SOUTH FACING



THE FARMER'S HOUSE ON THE LEFT
THE SOUTHWEST ELEVATION OF THE BARN ON THE RIGHT



THE FARMER'S HOUSE, SHOWING THE LATER EXTENSION ON
THE NORTHEAST END.

Site Code: FHG08
Accession Code: N/A

FIGURE 7: Photographs, Internal First Floor