

**3 Market Place,  
St Columb Major  
Cornwall**

**Historic Building Recording  
and Archaeological Watching  
Brief**



ISCA Archaeology Limited  
39D New Bridge Street  
Exeter  
Devon  
EX4 3AH  
07943204239  
contactus@iscaarch.co.uk

For: **Silverlake Design Ltd**  
On Behalf of: **Mr Giddings**  
ISCA Project: **P02-0013**  
ISCA Report: **R02-0013-2**  
**July 2022**

**Project Name:** 3 Market Place  
**Location:** St Columb Major, Cornwall  
**Type:** Level 3 Historic Building Recording and Archaeological Watching Brief  
**National grid reference (NGR):** SW 91315 63633  
**Planning authority:** Cornwall Council  
**Planning Application:** PA21/09629  
**Date of fieldwork:** 05/07/22  
**Site Code:** MPC22  
**Location of Archive:** Royal Cornwall Museum  
**Museum Reference Code:** TBC  
**Report number:** R02-0013-2  
**Report written by:** Tim Brown MA, Heritage Consultant  
**Produced by ISCA for:** Silverlake Design Ltd  
**OASIS number:** iscaarch2-505351

## SUMMARY

This report has been prepared by ISCA Archaeology on behalf of Silverlake Design Ltd. It documents the results of a Historic Building Recording and Archaeological Watching Brief at 3 Market Place, St Columb Major, Cornwall; a Grade II listed building in the heart of the St Columb Major Conservation Area. The Historic Building Recording has been conducted as a Level 2 and has expanded to include elements of a Level 3 assessment as specified by Historic England in its publication; *Understanding Historic Buildings: A Guide to Good Recording Practice (2016)*.

The proposal for the building is refurbishment from existing commercial use for new use as a Post Office. In addition to the Historic Building Recording to record the historic fabric of the building, a programme of archaeological monitoring and recording has been implemented during below ground/floor works to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The property has been subject to many adjustments and changes over time, not least an almost complete rebuilding in the later Victorian era between 1851 and 1879. This rebuilding resulted in a loss of many of the original features of the building, such as the original roof space, the historic first

floor and the original frontage. The ground floor, however, does retain walls of original killas stone construction in the western and northern elevations. These elements of the ground floor, including the fireplace stack and flue, are of comparably higher significance than that of the rest of the building.

The results of the watching brief demonstrate that material from the demolition of original building now exists within the made ground layers in the base of the first floor. No archaeological features, such as original historic killas stone subdivisions, have been found within this made ground.

This report has found that in the buildings current state of disrepair, being left exposed without renovation would result in further loss to the buildings condition and therefore significance. A sympathetic renovation, fully taking into account the heritage value of the ground floor killas stone walls, would result in a net gain to the significance of the building and preserve the heritage asset for the foreseeable future.

## Table of Contents

<b>SUMMARY</b> .....	<b>1</b>
<b>1. INTRODUCTION</b> .....	<b>5</b>
<b>2. METHODOLOGY – HISTORIC BUILDING RECORDING</b> .....	<b>5</b>
<b>3. METHODOLOGY – ARCHAEOLOGICAL WATCHING BRIEF</b> .....	<b>10</b>
<b>4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND</b> .....	<b>11</b>
<b>5. BUILT HERITAGE</b> .....	<b>15</b>
<b>6. RESULTS OF THE ARCHAEOLOGICAL WATCHING BRIEF</b> .....	<b>32</b>
<b>7. 3, MARKET PLACE – PHASING</b> .....	<b>32</b>
<b>8. ASSESSMENT OF SIGNIFICANCE</b> .....	<b>34</b>
<b>9. IMPACT ASSESSMENT</b> .....	<b>36</b>
<b>10. CONCLUSION</b> .....	<b>37</b>
<b>11. ISCA PROJECT TEAM</b> .....	<b>38</b>
<b>12. REFERENCES</b> .....	<b>39</b>
<b>APPENDIX 1: CONTEXT DESCRIPTIONS</b> .....	<b>40</b>
<b>APPENDIX 2: OASIS FORM</b> .....	<b>41</b>
<b>APPENDIX 3: HERITAGE STATUTE POLICY AND GUIDANCE</b> .....	<b>43</b>

## List of Figures

**Figure 1:** Site Location

**Figure 2:** St Columb Tithe Map 1840 (from Silverlake Design 2021)

**Figure 3:** Watercolour published in Henderson (1930) (from Silverlake Design 2021)

**Figure 4:** 1st Edition Ordinance Survey Map (1879) (from Silverlake Design 2021)

**Figure 5:** External view of the shop front, view to the north

**Figure 6:** Photograph demonstrating the truncation of the historic western elevation. The truncation occurs where the wall meets the modern shop front. View to the west

**Figure 7:** The buildings southern elevation facing the churchyard. View to the southwest

**Figure 8:** The buildings western elevation. View to the northeast

**Figure 9:** Shop front c. 1930s (from Silverlake Design 2021)

**Figure 10:** Internal photograph of the northern elevation. The wall is constructed of local killas stone and largely retains a limewashed face. View to the north

**Figure 11:** The fireplace stack and flue on the building’s western wall. View to the west

**Figure 12:** The eastern party wall. View to the east

**Figure 13:** The eastern flue stacks. An iron strap lintel and repair work in red brick are present within the northern (left) stack. View to the east

**Figure 14:** Door or alcove present in the northern wall. View to the north

**Figure 15:** Truncated wall on the northern part of the western wall indicating the location of a historic subdivision. View to the northwest

**Figure 16:** Photograph demonstrating the position of a former staircase along the northern wall. View to the northwest

**Figure 17:** Internal subdivisions on the first floor are of timber stud. Their fibreboards have been removed. View to the east

**Figure 18:** Door on the northern walls eastern side which once served a timber balcony overlooking the churchyard. View to the northeast

**Figure 19:** The continuation of the ground floor fireplace stack on the western wall. The stack appears to have been rebuilt from the first floor upwards. View to the southwest

**Figure 20:** The roof space constructed of queen post trusses with lapped collars. View to the northeast

**Figure 21:** Continuation of the western flue stack. Slate cladding is visible on the buildings western wall. View to the west

**Figure 22:** Continuation of the eastern flue stack along the eastern wall. View to the east

**Figure 23:** Watching Brief Site Plan

**Figure 24:** Watching Brief Post Excavation Photographs

**Figure 25:** Existing Ground Floor Plan (edited from original plan by James Morford Architects, 2021)

**Figure 26:** Existing First Floor Plan (edited from original plan by James Morford Architects, 2021)

**Figure 27:** Existing Second Floor Plan (edited from original plan by James Morford Architects, 2021)

**Figure 28:** Elevations and Building Sections AA ((edited from original plan by James Morford Architects, 2021)

**Figure 29:** Proposed Floor and Section Plans (by James Morford Architectural Services, 2021)

## 1. INTRODUCTION

- 1.1. This document consists of a Level 2-3 'Historic Building Recording' (HBR) and Archaeological Watching Brief (WB) carried out by ISCA Archaeology (ISCA) at 3 Market Place, St Columb Major, Cornwall (henceforth referred to as 'the Site'), centred at NGR SW 91315 63633 (Fig. 1). The Historic Building Recording and Archaeological Watching Brief was commissioned by Silverlake Design Ltd as part of a planning application: PA21/09629. The WSI, which sets out the methodology for the archaeological works in conjunction with proposed works, and for related off-site analyses and reporting has been drawn up in consultation with Cornwall Council's Historic Environment Planning – Archaeology (HEP (Arch)). Archaeological work within the Site has taken the form of a combined programme of works involving a Historic Building Recording (HBR) and an Archaeological Watching Brief.

### *The Site*

- 1.2. The existing Grade II Listed Building (NHLE 1144066) lies within the medieval core of St Columb and within the St Columb Major Conservation Area (Fig. 1). The property has been used as an estate agent, with associated offices above, for the past 50 years. The building is immediately adjacent (and in some cases attached) to other Grade II buildings, and Grade II\* and Grade I buildings. The building underwent a substantial remodelling in the late 19th century which resulted in a severe truncation of much of the original building fabric.
- 1.3. The proposal for the building is refurbishment for new use as a Post Office, from previous commercial use. The ground floor retail space is to become the St Columb Major Post Office, wine merchant and general retail space area and the upper floors will be converted to two residential apartments. This redevelopment involves disturbance, and the potential for loss of existing historic fabric. Structural works are required to stabilise the building, in order to bring it back in to use.
- 1.4. The Historic Building Recording has been formulated to mitigate harm and contribute to the continued conservation of the building through identifying the buildings evolution and significant features. The Watching Brief element has been used to investigate belowground or below floor disturbance which may have affected any buried features or remains.

## 2. METHODOLOGY – HISTORIC BUILDING RECORDING

- 2.1. The HBR is intended to provide an introductory description followed by a systematic account of the building's origin, development, and use. The elements of the structure informing the results of the analysis will be discussed, such as the structural components or plan form

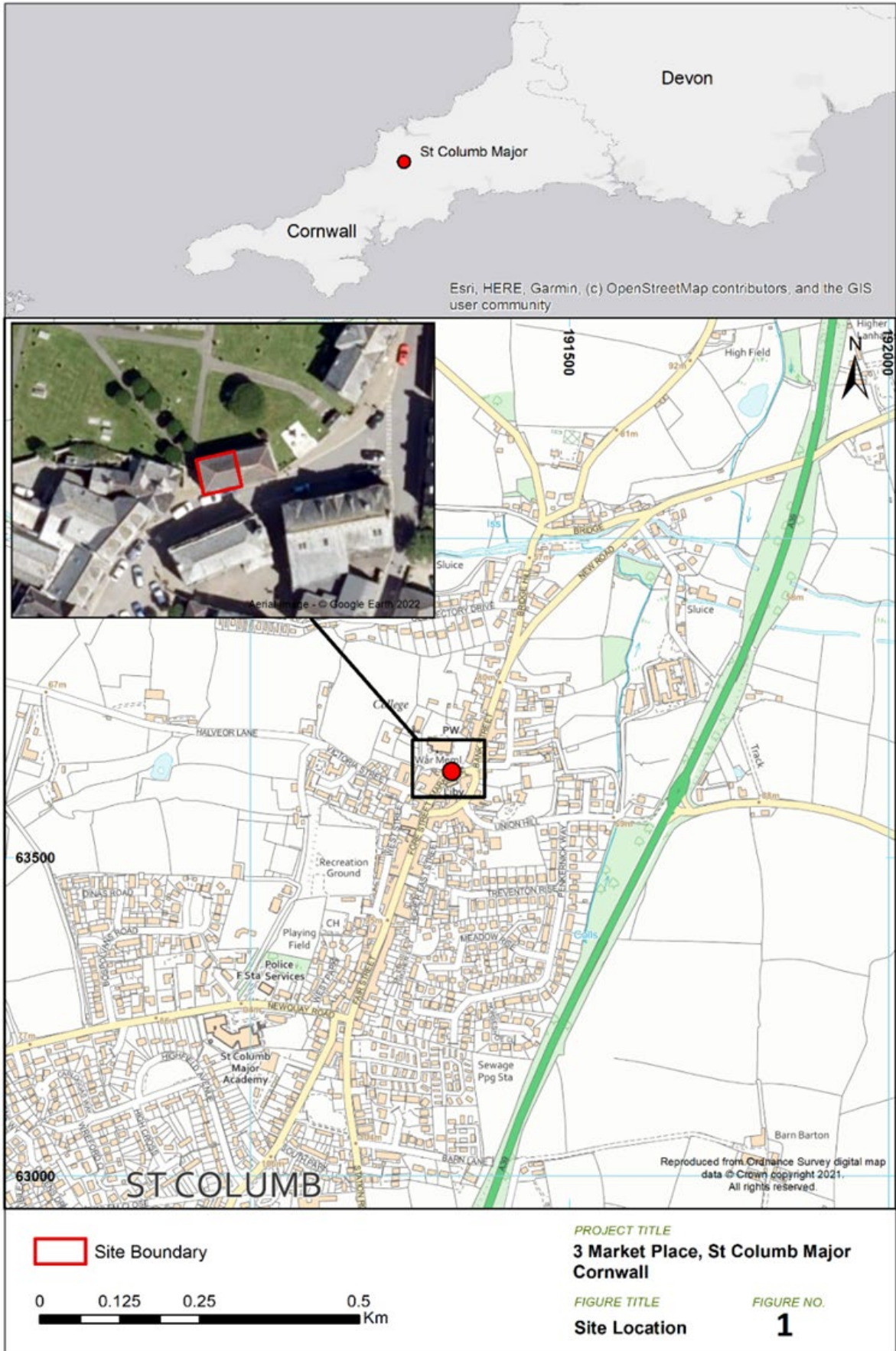
which has led to the interpretation of the building. The report also seeks to investigate how much of the original ground floor layout remains *in situ*, the state of preservation of these elements, and a full recording of all other elements of the building, in order to understand the phasing and a plausible timescale for when changes to the building took place.

2.2. The methodology of the HBR is defined within the Historic England publications *Understanding Historic Buildings; A guide to good recording practice* (Historic England, 2016) and *Conservation Principles, Policies and Guidance for the sustainable management of the Historic Environment* (Historic England, 2008). The HBR involves a Level 2 ‘descriptive record’ of the Grade II Listed Building as well as expanding to include a Level 3 ‘analytical record’ of earlier features of the building identified as having significant heritage value (see Section 4 below).

2.3. The ‘Level 2’ HBR has been informed by Section 5.2.1 of *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016)., which states:

*“This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based”* (Historic England, 2016).







- 2.4. The methodology for the 'Level 3' HBR elements has been informed by Section 5.3.1 of the same document, which states:

*"Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis" (Historic England, 2016).*

- 2.5. The significance of the building will be assessed and described, in accordance with paragraph 189 of the NPPF (2021), the guidance issued by The Chartered Institute for Archaeologists (CIfA) (2017), *Historic Environment Good Practice Advice in Planning Note 2* (Historic England, 2015) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019). Determination of significance will be undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (English Heritage, 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others.

- 2.6. This report seeks to identify the scale of harm or loss to heritage significance as a result of the proposed changes to the building. This scale has then been used to inform what, if any, further mitigatory work is required by way of HBR. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 1.1 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the National Planning Practice Guidance (NPPF 2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this assessment.

	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2018) would apply. Sections 7, 66(1) and 72(2) of the Planning (Listed Buildings and Conservation Areas) Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

Table 1.1 – Levels of Harm

### 3. METHODOLOGY – ARCHAEOLOGICAL WATCHING BRIEF

3.1. The definition of an archaeological watching brief is:

*"a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive."*  
(ClfA, 2020)

3.2. The purpose of an archaeological watching brief is to: -

a). allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works

b). provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard. (ClfA, 2020)

3.3. The fieldwork watching brief, which took place on 5th July 2022, followed the methodology laid out within the WSI (ISCA, 2021). An archaeologist was present during all intrusive works, comprising the observation of the removal of made ground in a single service trench in the buildings ground floor (see Fig. 23 for location and extent).

3.4. The single service trench was recorded by written and measured descriptions and surveyed using a dumpy level. The hand planning was located using known points present on the architectural plans carried out by James Morford Architectural Services in 2021. All works were carried out in accordance with the Code of Approved Practice as set out by ClfA and recorded according to ClfA guidelines and best practice.

3.5. An adequate digital photographic record of all the archaeological works was compiled in both section and plan. The excavated trench and deposit were photographed. A selection of representative trench shots were also taken along with general working shots to illustrate the overall nature of the works. A photographic scale and north arrow were included in detailed photographs.

3.6. All excavated made ground and the subsequent spoil heaps were scanned with a metal detector for artefact retrieval.

- 3.7. The archive from the watching brief is currently held by ISCA at their Exeter office. ISCA will make arrangements with the Royal Cornwall Museum for the deposition of the Site archive and, subject to agreement with the legal landowner(s), the artefact collection. A digital archive (comprising digital photographs and other relevant digital data) will be submitted to the Archaeological Data Service (ADS).
- 3.8. A summary of information from this project, as set out in Appendix 4, will be entered onto the OASIS online database of archaeological projects in Britain.

#### **4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 4.1. The Site has been the subject of a Heritage Statement and Heritage Impact Assessment (Silverlake Design, 2021). The following sections utilise information contained in that document, which should be referred to for full archaeological and historical details and information contained within the <https://www.heritagegateway.org.uk/gateway> (accessed 15 March 2022).
- 4.2. The bedrock geology of the Site is mapped as Mudstone, Siltstone and Sandstone of the Bovisand Formation. A Sedimentary bedrock which formed approximately 393 to 411 million years ago in the Devonian Period, in a local environment previously dominated by shallow seas (BGS, 2022).

##### ***PREHISTORIC (10000BC – 43AD)***

- 4.3. Evidence of prehistoric land use exists on the site of the Grade I listed St Columb Major church, located directly to the north of the property. The medieval church is constructed on a slight rise, and it has been suggested that this may be a reused round which could be of Iron Age origin (HER 21607), the basis for which is that churches were often built on previously important sites. However, no further evidence such as findspots or archaeological features, have been discovered in proximity which would support this claim.

##### ***EARLY MEDIEVAL AND MEDIEVAL (410AD – 1539AD)***

- 4.4. St Columb Major is one of many hundreds of settlements named after Celtic saints that were probably founded between the 5th and 9th centuries, when Irish migrants settled on the shores of Cornwall and began establishing churches in places already regarded as holy, such as wells, springs, standing stones and shrines (Cornwall Council, 2010, 10).

- 4.5. No mention is made of St Columb Major in Domesday because the whole area was subsumed under the district of Tollscat (now the Dutchy manor of Tollskidy) (Cornwall Council, 2010, 11).
- 4.6. St Columb Major is first mentioned in a church return of 1256, recorded as '*de sancta Columba Majorie*'. The church, settlement and parish, among the largest in Cornwall, takes its name from St Columba (NHLE 1144068). Columba is considered to be among the 6th century AD Christian missionaries who arrived in Cornwall and Devon. It is suggested the church of St Columba, the most prominent building of the townscape, lies within a 'lann' enclosure. This form can be indicative of an early Christian foundation.
- 4.7. A number of Early Medieval findspots exist in close proximity to the medieval church c. 50m to the north of the Site. These findspots provide evidence to the interpretation that the church represents the location of an earlier Christian site. These include two coffin slabs which rest against the west wall of the church tower (HER 21589) and a wheel-headed four-hole cross with a broken shaft, likely dating to the 10th century, standing to the east of the church (HER 21585).
- 4.8. The town of St Columb Major underwent a degree of expansion during the patronage of the Arundell family during the late 13th and early 14th centuries. Written record demonstrates that a charter was granted to the Arundell family to hold a weekly market and annual fair at the manor of St Columba Magna during the reign of Edward III (c. 1333). The annual fair lasted for three days incorporating the vigil, feast, and morrow of St Columba the Virgin. It is entirely plausible this Charter legitimised a fair and market that had been established for centuries. The Charter was confirmed by Elizabeth I in 1564 under the great seal, and in favour of, John Arundell.

***POST-MEDIEVAL AND MODERN (1540AD – 2000AD)***

- 4.9. The area of townscape is, to a great extent, faithful to the street plan established during the medieval market town period. Many buildings with facades consistent with the 19th or early 20th centuries may retain fabric associated with earlier phases of development. In respect to the upstanding built form within the Site, a building is present on the 1840 St Columb Tithe Map (Fig. 2) and was identified by a 2021 Heritage Statement (Silverlake Design, 2021). The Heritage Statement identified that the earliest phases of the building likely date to the 16th century, and that these are probably the buildings observed by an undated watercolour reproduced in Henderson (1930) (Fig. 3). This evidence is based on small first floor openings



which could be of a mullion type or finished in a dressed granite characteristic of buildings constructed in the 16th century or before (Silverlake Design, 2021, 14).



**Figure 2:** St Columb Tithe Map 1840 (from Silverlake Design 2021)

- 4.10. Precisely when these changes occurred is unclear. A census from 1851 seems to indicate the historic buildings remained at that time and showed no obvious change in character of occupation until 1881 when only two households are listed occupying dwellings that may be consistent with the current buildings present on Site. Furthermore, the 1st Edition Ordinance Survey Map from 1879 appears to illustrate the range of buildings after these changes took place (Fig. 4). There are no discernible changes that appear to have occurred between the first edition Ordinance Survey Map and the modern day either to the Site itself or its surroundings.

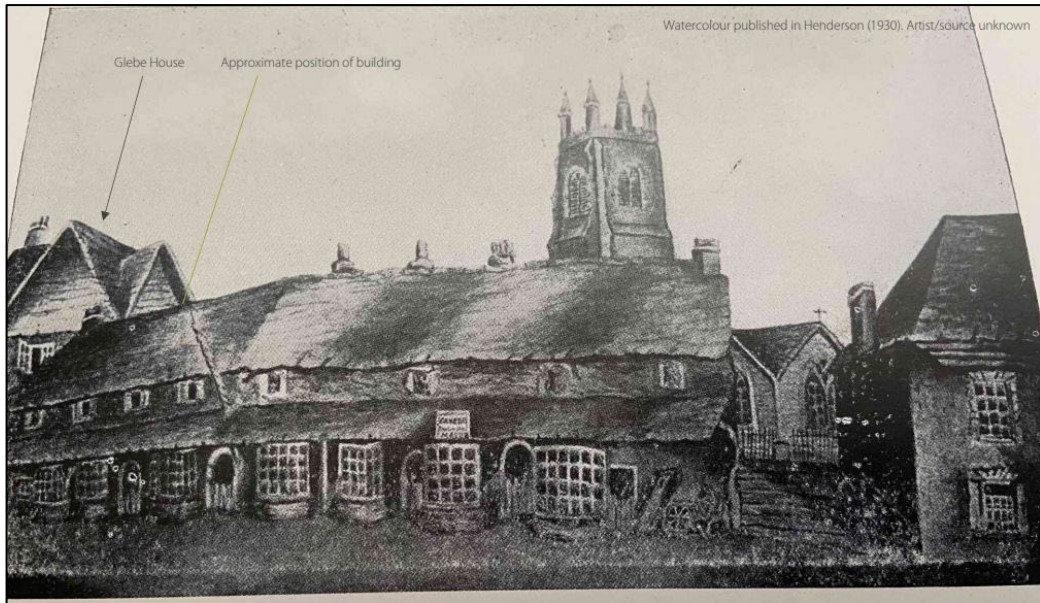


Figure 3: Watercolour published in Henderson (1930) (from Silverlake Design, 2021)



Figure 4: 1st Edition Ordnance Survey Map (1879) (from Silverlake Design 2021)

## 5. BUILT HERITAGE

- 5.1. This section of the report looks to assess the built heritage of the Site in order to understand any special interest inherent in the building. This understanding is necessary to inform and underpin design plans for the Site in relation to the potential impacts on the significance of heritage assets resulting from re-development of the Site and any mitigation or enhancements opportunities that may be identified.
- 5.2. A site visit, which included inspection of the buildings and site environs, took place in May 2022 and the information gathered at this survey has been included in the assessments below. Furthermore, this section of the report draws details from the Heritage Statement conducted by Silverlake Design (2021).

### ***Background***

- 5.3. The building functioned as an estate agent's premises, it is understood, since the late 1960s. The upper floors have been used as ancillary/office spaces associated with the business, and periodically residential flats. The applicants have recently purchased the building with a view to removing the existing St Columb Major Post Office from its present unsuitable premises to the existing retail space within the building. This aspect of the proposal will reinstate the Post Office to the Market Place/historic administrative core of the town (Silverlake Design, 2021, 17).
- 5.4. The building interior had been subject to relatively recent incremental change and interventions. Subdivision and ceilings of all floors, it is understood, had been faced in a fibreboard while the concrete ground bearing slab of the retail space was poorly detailed. The applicants have stripped modern accretions from the building to reveal a stone GF substrate and timber stud/reverse of slate hanging, upper floors (Silverlake Design, 2021, 17).

### ***3, MARKET PLACE – Description***

#### ***External***

- 5.5. The shop front consists of Chamfered timber mullions on blockwork risers which have been rendered externally. Glazing is ordinary float glass with wire silver ball guards fitted. The current shop front likely dates to c. 1920-1930s and represents adjustments made to the front of the building (Fig. 5). It is apparent internally on the buildings western ground floor wall that existing stone walling was likely truncated to make way for the current shop front



(Fig. 6). It is likely that the original pre-1920s front of the building extended further to south towards the road as is displayed in the watercolour published in Henderson (1930) (Fig. 3).

5.6. The positioning of the second and first floor windows at the front of the building are broadly symmetrical suggesting that both floors may represent the same phase of construction. The attached property to the east, The Grade II Listed Number 5 Market Place (NHLE 1311994), demonstrates exposed hornless sash boxes. Nothing of this character, however, exists within Number 3.

5.7. The south elevation of the building, above the shop front, is clad in modern artificial slate and is of sound repair (Fig. 5). This is contrary to the historical character of the western and northern elevations of the building which retain their rag slate cladding (Figs. 7 and 8). The slate cladding of the western and northern elevations is visibly less well preserved than the artificial slate cladding of the front of the building. The western and northern elevations have been subject to repair work in the past where artificial slates, of the same type as the front of the building, have been used as replacements for damaged slates.



**Figure 5:** External view of the shop front, view to the north



**Figure 6:** Photograph demonstrating the truncation of the historic western elevation. The truncation occurs where the wall meets the modern shop front. View to the west



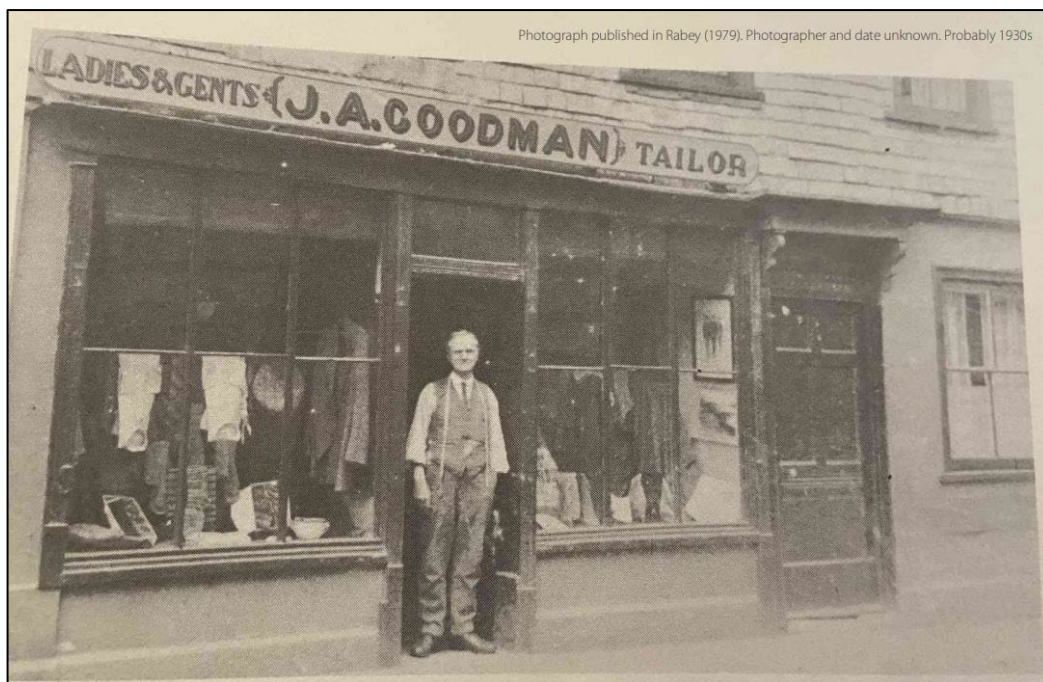
**Figure 7:** The buildings southern elevation facing the churchyard. View to the southwest





**Figure 8:** The buildings western elevation. View to the northeast

- 5.8. Evidence from a photo published in Rabey (1979), which shows the shop frontage in what is presumed to be the 1930s, appear to show rag slate cladding on the southern elevation similar to what is now present in the western and northern elevations. (Fig. 9). It is therefore likely that repair/renovation work was conducted to the western and northern elevations post-1930s, at same time as the slate from the southern elevation was replaced in its entirety. There is also evidence of repair work where slates have been set into mortar.
- 5.9. The roof covering is of double pitch artificial slate hipped to west with red clay ridges/hip. A reduced red brick stack is visible to the party wall to the east. All of the rainwater guttering, and pipes are of modern plastic and not in keeping with the historical features of the building.



**Figure 9:** Shop front c. 1930s. Taken from Silverlake Design, 2021

### **Ground Floor**

- 5.10. A timber shop frontage constructed remains *in situ*. This frontage is visibly different to the frontage demonstrated in Henderson (1930) (Fig. 3) and is likely dated to renovations that occurred in the 1960s, possibly at the same time as the slate cladding was replaced with artificial slate.
- 5.11. The concrete ground bearing of the ground floor has been removed to reveal a compacted earth made ground. An earlier site visit made by Silverlake Design in 2021 found evidence that the concrete was poured onto a polythene membrane suggesting 1960s onwards.
- 5.12. The western and northern walls are constructed of local Killas rubble laid in a clay mortar. Vestiges of clay plaster are still visible on both walls as well as small sections of earth/cob repair work. Both the western and northern walls are of the similar construction and likely contemporary, although the northern wall has appeared to survive in a better state of preservation and largely retains its limewashed face (Fig. 10).





**Figure 10:** Internal photograph of the northern elevation. The wall is constructed of local killas stone and largely retains a limewashed face. View to the north

- 5.13. A fireplace stack is projected slightly off centre to the south of the western wall. The stack is of predominantly constructed of local killas stone with quoins approximately 2m from current ground level. The stack and the internal flue cavity are likely contemporary with the western and northern walls and survives from an earlier phase/building form.
- 5.14. The fireplace surround adjusted in the modern period with the edition of concrete breeze blocks which has reduced the size of the fireplace opening. The historic hearth was of adequate size to encompass a cooking hearth/kitchen space of an earlier arrangement. Beyond the current breeze block adjustment, the original surround is a wrought iron strap lintel that remains in-situ (Fig. 11). Mundic deterioration in the concrete breeze blocks is characteristic of properties built in the South West of England using concrete made of waste rock from mining, quarrying and beach gravel. The production of blocks using these materials took place from the turn of the 20th century until the 1950s. Mass production of concrete blocks became common after this time; however, this did not completely eradicate the use of local materials in blocks and foundations until the early 1960s ([cornwall.gov.uk](http://cornwall.gov.uk)).



**Figure 11:** The fireplace stack and flue on the building's western wall. View to the west

- 5.15. Quoins stones in the upperworks of the stack on the ground floor indicate an earlier roof form/ridge height or more recent raising of an existing flue (Silverlake Design, 2021).
- 5.16. The Party wall to the east retains some lath and plaster. A studwork wall is visible behind the plaster between the buildings and likely dates to the renovation/remodelling of the building in the 19th century (Fig. 12).
- 5.17. The east wall retains what appears dual hearth openings and associated stack and flues, suggesting the eastern area was once two rooms subdivided axially. Nothing appears to survive of this subdivision, but it may have picked up an approximately central transverse subdivision of which there is some evidence (Silverlake Design, 2021). This may indicate there was a domestic function to the ground floor space that postdates remodelling of external elevations to the current form in the late 19th century.





**Figure 12:** The eastern party wall. View to the east

- 5.18. The flue projections are of local killas with some granite quoins roughly dressed. The mortar is composed of clay with some vestiges of a clay rich plaster. The left hearth of the eastern wall retains a granite lintel that has fractured. Probably to address this failure an iron strap lintel has been inserted with red brick infill to bear the granite (Fig. 13). The right hearth opening has been infilled with 18th-19th century red bricks suggesting repair work prior to late 19th century rebuilding. Two substantial sawn timbers within the flue projection appear to pre-date the 19th century re-building and are presumably structural from an earlier building phase.
- 5.19. The north wall retains an infilled opening characteristic of a door or alcove facing the direction of the church yard (Fig. 14). The north wall has been abutted by the current churchyard boundary externally and the ground level of the church yard has likely been raised by over a metre since the time of the wall's construction. This opening therefore likely pre-dates the construction of the current churchyard's southern boundary.
- 5.20. Above the opening in the northern wall, a timber lintel which appears to have an empty mortice that may indicate the opening accepted a door hinge (Silverlake Design, 2021). The aforementioned Silverlake Design heritage statement noted that the timber may have been Baltic pine. This would suggest a c. 19th century date consistent with an intensive trade that



supplied Norwegian and Baltic timber to most Western European countries. As the presence of limewashing on the face of the wall is relatively consistent, it is hard to observe repair works characteristic with the lintel being replaced. It is therefore difficult to post-date the opening or wall based on this timber alone.



**Figure 13:** The eastern flue stacks. An iron strap lintel and repair work in red brick are present within the northern (left) stack. View to the east





**Figure 14:** Door or alcove present in the northern wall. View to the north

- 5.21. Although historic subdivisions are removed, a truncated wall on the northern part of the western wall still exists *in situ* and indicates the location of a historical subdivision. The wall is of local killas stone and similar in composition to the western and northern walls suggesting it is contemporary (Fig. 15).
- 5.22. To the north of this truncated wall, the corridor, or cavity, between the current northern wall and the projected route of the truncated wall likely served as a rear passageway serving



the 'workhouse' range associated with the early building form present in Henderson (1930) (Fig. 3). This passageway was likely accessed from the eastern end of buildings.

- 5.23. To the east of this opening, dark markings in a transversal direction relative to the wall indicate the presence of a former timber staircase (Fig. 16). A Transverse timber over the first-floor joists indicate there was once a subdivision with a further and heavier axial timber which bears joists from front elevation to back. Additional joists have been inserted from this to the north stone wall and clearly post-date the previous staircase. The axial timber, which also bore a subdivision, is structural support for the heavy joists of the first floor.
- 5.24. The in-situ staircase is a basic modern timber winder which has likely been altered to fit the current position with a winder to the ground floor level. The stairs show signs of extensive rot to the timbers abutting the wall. The stairs are not considered to be of heritage interest.



**Figure 15:** Truncated wall on the northern part of the western wall indicating the location of a historic subdivision. View to the northwest



**Figure 16:** Photograph demonstrating the position of a former staircase along the northern wall. View to the northwest

### ***First Floor***

- 5.25. From the first floor upwards, construction of the house is in slate clad timber stud. The contrast in building practices from ground floor to first floor is extensive. It is both abundantly clear that the building has been subject to a complete rebuilding of the upper two floors and that these belong to different phases.
- 5.26. The floor of the first floor is constructed of softwood boards, some of which have been replaced in more recent times by narrower boards. The floor has significantly deflected which has been noted as a possible consequence of structural support damage caused by the removal of original ground floor killas wall subdivisions during the mid to late 20th century.
- 5.27. Internal subdivisions within the first floor are of timber stud (Fig. 17). It is understood that the walls of these subdivisions were of fibreboards before being removed (Silverlake Design, 2021, 19).

- 5.28. Lath nails remain in-situ with vestiges of lath and plaster. These elements likely date to the late 19th century rebuilding of the house and are a suggestion of historical character.
- 5.29. The northern wall is of rag slate cladding direct to studwork. The windows are of modern timber and double glazed. A door of the northern walls eastern side once served a timber balcony that cantilevered off the north elevation overlooking the church yard (Fig. 18). This was apparently removed approximately 20 years ago (Silverlake Design, 2021, 20).
- 5.30. The eastern party wall is studwork with lath in plaster to the reverse. Some timber stud/frames are present with killas stone infill toward the southern elevation. The masonry stack from the ground floor continues in this location. The masonry technique of the stack appears contiguous between the two floors indicating a consistent phase dating from the late 19th century remodelling.
- 5.31. The western wall is of similar construction to that of the northern wall, of rag slate cladding direct to studwork. The stone stack/flue projection continues on to the first floor although a better construction and preservation of granite quoins and generally better construction suggests a rebuilding of the stack in this location likely to be contemporary with the structural work of the rest of the first floor. A hearth stone in the floor indicates it probably held a bedroom grate prior to the current mid-20th century boiler and may have historically been a larger surround (Fig. 19).
- 5.32. The south elevation wall is of studwork with mineral wool/sarking felt under artificial slate cladding. Three horned sash windows within this wall are consistent with the later 19th century remodelling/rebuilding.





**Figure 17:** Internal subdivisions on the first floor are of timber stud. Their fibreglass boards have been removed. View to the east



**Figure 18:** Door on the northern wall eastern side which once served a timber balcony overlooking the churchyard. View to the northeast



**Figure 19:** The continuation of the ground floor fireplace stack on the western wall. The stack appears to have been rebuilt from the first floor upwards. View to the southwest

***Second Floor and Roof space***

- 5.33. The second floor holds much in common with the first floor in construction practices. The walls are of constant construction phase between the floors and the sash windows of the southern elevation are of the same type and symmetrical. The glazing of the windows within the second floor are of modern double glazing. The floor boarding on the second floor is also of softwood boards.



- 5.34. The roof space is constructed of queen post trusses with lapped collars (Fig. 20). Through purlins are probably relatively recent replacements, perhaps when the roof covering was renewed. The roofing itself consists of artificial slate with a red clay ridge over sarking felt and likely dates to renovation work carried out in the 1960s (Silverlake Design, 2001, 21).
- 5.35. The most noticeable aspect of the second floor is the continuation of the stacks/flues from the previous two floors (Fig. 21 and 22). Neither the eastern brickwork stack or the western killas stone/granite stack reaches the roof space and may have been truncated to make way for the roof renovation in the modern period.
- 5.36. The roof space is accessible through a staircase against the eastern wall and is unremarkable from a heritage perspective and likely dating to the mid to late 20th century work carried out in the roof space and roof.



**Figure 20:** The roof space constructed of queen post trusses with lapped collars. View to the northeast



**Figure 21:** Continuation of the western flue stack. Slate cladding is visible on the buildings western wall. View to the west



**Figure 22:** Continuation of the eastern flue stack along the eastern wall. View to the east



## 6. RESULTS OF THE ARCHAEOLOGICAL WATCHING BRIEF

- 6.1. The archaeological watching brief was undertaken during the hand excavation of a single trench for a foul water pipe within the building. The trench extended from the northwest corner of the building, and connected with the existing sewer pipe, leading out below the threshold of the current front door, and out below the present pavement and roadway to the south.
- 6.2. This section provides an overview of the watching brief results. The results of the watching brief are illustrated in Figs. 23 and 24. Detailed summaries of the recorded contexts can be found in Appendix 1. No artefactual materials were recovered.
- 6.3. Prior to the watching brief, the former internal concrete floor (101) had been removed along with its polythene membrane. A small area of concrete floor slab remained *in situ* and measurements were able to be taken from the original floor surface (91.24m aOD). The trench was excavated to a depth of 0.4m (90.84m aOD) below the floor surface to the northwest, and 0.52m deep (90.62m aOD) to the southeast. The trench measured up to 0.5m wide.
- 6.4. Below the 0.15m thick concrete slab (101), was a very compact layer of brown silty clay with a large quantity of 'shillet/killas stone (100), through which the service trench was dug. No underlying natural substrate was observed. There was no sign of any remnant footings, or a construction cut for the former east/west aligned wall, which would have formed the earlier northern elevation, indicating that the rubble material post-dated the removal of this wall and likely related to the later Victorian re-modelling of the building.

## 7. 3, MARKET PLACE – PHASING

- 7.1. The following section provides a phase plan for the various stages of construction and renovation. These phases have been formulated through a review of all available evidence, such as documental review, cartographic review, Site visit-based observation and archaeological watching brief. This phase plan is then, in conjunction with other observations, used to inform an assessment of significance for the building leading to an impact assessment of the planned works.
- 7.2. From the first floor upwards, construction of the property is slate clad timber stud. This is consistent with evidence from the previous Silverlake Design heritage statement (2021) which identified either a complete rebuilding or large-scale renovation of the original house between 1851 and 1879. In the 1851 census the row of buildings was still colloquially

referred to as “Old Workhouse” (Silverlake Design, 2021). Although evidence is not definitive, it is presumed that the majority of the built form from the earliest phase remained at this time.

- 7.3. The undated watercolour present in Henderson (1930) (Fig. 3) represents the best available evidence for the external form of this earlier “poorhouses/Old Workhouse” phase. A study of this watercolour suggests that the first and second floors, as well as the roof were truncated post-1851 census and pre-1879 1st Edition OS Map.
- 7.4. This suggests that various structural elements of the ground floor, largely the Killas stone walls and fireplace stack/flue from the western wall dating to an earlier phase of construction.
- 7.5. The building has been subject to a number of modern renovations and adjustments conducted in the 20th century. This includes the addition of a modern shop frontage, the recladding and remodelling of the roof cladding and roof space at the same time as repair work conducted on worn or damaged slates from the northern and western elevations. There have also been a series of subdivisions made within the first and second floors.
- 7.6. Built form within the Site have therefore been placed into three broad periods. These phases have been illustrated in annotated plans and elevations in Figs. 25 to 28. These phases consist of:
  - Phase 1 – pre-1827 house auction to 1851 census “poorhouse/Old Workhouse” phase. Relates to the elements of the configuration of the building as visualised by the undated watercolour present in Henderson (1930).
  - Phase 2 – post-1851 census to pre-1879 (1st Edition OS Map) phase. Relating to a truncation and rebuilding of the original bay window frontage, first floor and roof space.
  - Phase 3 – 20th century modern changes and additions such as the recladding of the south elevation, the recladding of the roof, the rebuilding of the shop front and the addition of modern subdivisions on the first and second floors.



## 8. ASSESSMENT OF SIGNIFICANCE

- 8.1. The following section discusses the significance of the three phases identified within the Grade II 3, Market Place. The house in its entirety, situated to the in a prominent position within the Market Place of St Columb Major, gains its significance primarily from its **historical (illustrative)** and **evidential (archaeological)** value. It is illustrative in that it provides a perception of a link between the past and present use of the Site. The buildings evidential value is derived from evidence it provides about past human activity, particularly given that the rebuilt building of Phase 2 stands on what is suggested to be the old poorhouses and workhouse range ('clink'). The ground beneath it has the potential to yield currently unknown details of earlier phases of use.

### *Conservation Area and Setting*

- 8.2. The St Columb Major Conservation Area encompasses an historic settlement with a high concentration of listed buildings based around the Grade I listed St Columba's Church, the Market Place and Union Square. Narrow twisting streets with continuous frontages form the core of the conservation area, with less densely developed streets towards the rural hamlet of Bridge, to the north, and the long terraces of positive historic buildings which line Fore Street and Fair Street, to the south.
- 8.3. Part of the significance of 3 Market Place derives from its historic function as a workhouse within the mercantile core of St Columb. The rag slate cladding contributes to its architectural significance and its location makes it a prominent building within the Conservation Area.
- 8.4. As a building of 19th century design with potentially earlier elements on the ground floor, 3 Market Place is characteristic of the local architectural traditions that form the Conservation Area. Its setting is that of a town house row that is appreciated both from the south facing Market Place and from churchyard to the north. It is laid on a likely 14th century street plan and is sympathetic in its qualities when analysed in conjunction with surrounding listed buildings such as the Grade II\* listed Glebe House (NHLE 1144067) and Grade II\* listed Town Hall (NHLE 1144107). The nearby listed buildings provide 3 Market Place with its characteristic townscape setting and contribute to the significance of the Conservation Area of which 3 Market Place is an important part.

### **Ground Floor**

- 8.5. The ground floor of the building provides evidence that contributes to understanding of the biography of St Columb. The ground floor represents a palimpsest impression of past activity from the Site's earliest use as a workhouse range though to its modern use as a shop. In this regard, the ground floor of the building is imbued with **historical (illustrative)** value through its association with formative parts of the townscape.
- 8.6. The surviving killas stone elements of the ground floor illustrate an architectural interest in the construction techniques of town houses present in post-medieval St Columb. These architectural techniques are of inherent value to the St Columb Major Conservation Area. The ground floors use of traditional construction technique in killas stone, rubble laid in a clay mortar and surviving sections of limewash, and tradition plaster therefore hold **evidential (archaeological)** value.

### **First and Second Floors**

- 8.7. The current built form is coherent in scale with other nearby elements of the mid to late 19th century commercial renaissance of St Columb and demonstrates a **historical (illustrative)** value reflecting a civic character that is distinctive in a townscape context. The slate clad external appearance perhaps conveying a more vernacular quality than buildings in its setting noted for their remarkable architectural qualities, for example the Town Hall and Bank House, but nonetheless does contribute interest and contributes to coherence of the streetscape and how it is experienced (Silverlake Design, 2021).
- 8.8. The building has been subject to considerable incremental change over time. More recent phases of alteration and change can be traced to changes of tenure or function during the post war period. For example, the northern elevation's independent access to upper floors probably dates to the 1950s. The alterations to internal planforms and finishes and roof renovation each contribute to the understanding of the building, its evolution, and its place within the townscape.

### **Factors detracting from significance**

- 8.9. Past truncations to the building, including late 19th century rebuilding of the first and second floors as well as the truncation of the original frontage illustrated by the watercolour published in Henderson (1930), have detracted from the building's historical significance. This assessment considers the changes that occurred in phase 2 and 3 to have been largely

unsympathetic to the original killas stone construction technique. This has resulted in a loss of the building's **evidential (archaeological)** value due to the frequency of well-preserved examples throughout the town and county dating to this period. Having said this, the renovations from phase 2 are still imbued with elements of **historical (illustrative)** value as they represent a link between the past and the present use of the Site.

- 8.10. Furthermore, the recladding of the southern elevation and the cladding of the roof in artificial slate is considered to represent a loss in the significance of these elements of the building. This includes a damage to the buildings setting with regard to the relationship between buildings in the immediate vicinity and wider landscape. This assessment therefore considers these elements to provide no heritage value to the building other than being aesthetically similar to the rag slate cladding on the western and northern elevations.
- 8.11. The current neglect of the building is potentially damaging to its overall significance if the building were to be left in its current state of disrepair. However, it is not yet assessed to have resulted in irreparable loss of significance.

## 9. IMPACT ASSESSMENT

- 9.1. The neglect over time has also resulted in some harm to fabric and features and the building is in need of work to preserve elements of its historic value. As this neglect has not resulted in a complete loss of heritage value, it is likely that any potential loss through future deterioration can be mitigated by a sympathetic renovation that respects the historical and evidential values of the buildings Grade II listing.
- 9.2. New work should therefore aspire to a quality of design and execution which may be valued now and in the future. The renovation should be compatible with the existing architectural qualities of the building and the surrounding townscape that forms the buildings setting. Proposed floor plans for the renovation (Fig. 29) make it clear that surviving historic subdivisions are to be retained. This surviving fabric allows the evolution of the building to be identified and contributes to its character.
- 9.3. Paragraph 196 The NPPF (2019) clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'. In this regard, the proposed renovation scheme will enable a vibrant local business to function from an inclusive retail space and deliver a tangible public benefit. Therefore, there is a robust justification for proposed works.

- 9.4. If renovation work is undertaken in such a way, and loss to architectural elements of both phase 1 and 2 is prevented, this assessment considers the proposals to result in a **Heritage Benefit** to the building as a whole. The proposals would work to better enhance, reveal and preserve the significance of the heritage asset.

## 10. CONCLUSION

- 10.1. Although the HBR assessment has established that the earliest visible remains of the building date to pre-1828, the assessment has been unable to definitively conclude the date of these architectural elements. Houses constructed from Cornish killas stone occurred from the medieval period onwards and construction techniques varied little. In the absence of further evidence, this assessment can find no evidence to suggest that the original poorhouse/Old Workhouse row should not date to the 16th century. This date was previously suggested due to small first floor openings of a mullion type or finished in a dressed granite perhaps visible within the undated watercolour presented in Henderson (1930) (Silverlake Design, 2021, 14).
- 10.2. The property has been subject to many adjustments and changes over time, not least an almost complete rebuilding in the later Victorian era between 1851 and 1879. This rebuilding resulted in a loss of many of the original features of the building, such as the original roof space, the historic first floor and the original frontage. The ground floor, however, does retain walls of original killas stone construction in the western and northern elevations. These elements of the ground floor, including the fireplace stack and flue, are of comparably higher significance than that of the rest of the building.
- 10.3. The rebuilding in the late Victorian era was not sympathetic to the original design principles. However, the later rebuilding does retain strong elements of significance based upon its link between the past and present use of the Site.
- 10.4. The watching brief element of this investigation has found that material from the demolition of original building now exists within the made ground layers in the base of the first floor. No archaeological features, such as original historic killas stone subdivisions, have been found within this made ground. It is currently unclear if this was simply because the service trench did not require to be of a sufficient depth to expose these remains or if walls were fully truncated and removed resulting in a complete removal.
- 10.5. This report has found that in the buildings current state of disrepair, being left exposed without renovation would result in further loss to the buildings condition and therefore significance. A sympathetic renovation, fully taking into account the heritage value of the



ground floor killas stone walls, would result in a net gain to the significance of the building and preserve the heritage asset for the foreseeable future.

## **11. ISCA PROJECT TEAM**

- 11.1. The Historic Building Report was undertaken and written by Tim Brown. Fieldwork for the watching brief was undertaken by Simon Sworn, MCIfA. Illustrations were compiled by Tim Brown. The project was managed for ISCA Archaeology by Tim Brown and Parris Stubbings.

## 12. REFERENCES

British Geological Survey (BGS), 2022. *Geology of Britain Viewer* <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/> Accessed 15 March 2022

Chartered Institute for Archaeologists, 2017. *Standard and Guidance for Historic Environment Desk-Based Assessment*

Chartered Institute for Archaeologists, 2020. *Standard and guidance for Archaeological Watching Brief*. Chartered Institute for Archaeologists

Cornwall Council, 2010. *St Columb Major Conservation Area Character Appraisal and Management Proposals (March 2010)*.

English Heritage, 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Henderson, C. 1930. *St Columb Major Church & Parish*. The 'King's Stone' Press: Shipston-on-Stour  
Heritage Gateway 2022.

Heritage Gateway. Available at: [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) (accessed May 2022).

Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*

Historic England, 2019. *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

ISCA Archaeology, 2022. *3 Market Place, St Columb Major, Cornwall. Written Scheme of Investigation for Historic Building Recording and Archaeological Watching Brief. Report R02-0013-1.*

Ministry of Housing, Communities and Local Government 2021. *National Planning Policy Framework (NPPF)*

Rabey, I. 1979 *The Book of St Columb & St Mawgan: The Story of Two Ancient Parishes*. Barracuda Books: Buckingham.

Silverlake Design, 2021. *Heritage Statement and Heritage Impact Assessment in Respect of Works at 3 Market Place, St Columb Major, Cornwall. Report 3466HIA*

## APPENDIX 1: CONTEXT DESCRIPTIONS

<b>Trench 1</b>								
			Length – 6.5m	Width – 0.5m	Depth – 0.52m (max)	Orientation – NW/SE		
Context No.	Type	Fill of	Interpretation	Description	L(m)	W(m)	D(m)	Spot-date
100	Layer		Concrete floor	Poured concrete slab, sat on a blue polythene membrane	7.25	4.25	0.15	
101	Layer		Made ground/ building rubble	Mid brown very compacted silty clay with frequent shillet stones	7.25	4.25	>0.37	



## APPENDIX 2: OASIS FORM

**OASIS ID:** iscaarch2-505351

**Project Name** 3 Market Place, St Columb Major, Cornwall

**Project Type** Archaeological Watching Brief and Historic Building Recording

**Short description of the project**

A Historic Building Recording and Archaeological Watching Brief was undertaken by ISCA Archaeology between May 2022 and July 2022 at 3 Market Place, St Columb Major, Cornwall; a Grade II listed building in the heart of the St Columb Major Conservation Area. The Historic Building Recording has been conducted as a Level 2 and has expanded to include elements of a Level 3 assessment as specified by Historic England in its publication; Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

The proposal for the building is refurbishment from existing commercial use for new use as a Post Office. In addition to the Historic Building Recording to record the historic fabric of the building, a programme of archaeological monitoring and recording has been implemented during below ground/floor works to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The property has been subject to many adjustments and changes over time, not least an almost complete rebuilding in the later Victorian era between 1851 and 1879. This rebuilding resulted in a loss of many of the original features of the building, such as the original roof space, the historic first floor and the original frontage. The ground floor, however, does retain walls of original Killas stone construction in the western and northern elevations. These elements of the ground floor, including the fireplace stack and flue, are of comparably higher significance than that of the rest of the building.

The results of the watching brief demonstrate that material from the demolition of original building now exists within the made ground layers in the base of the first floor. No archaeological features, such as original historic killas stone subdivisions, have been found within this made ground.

This report has found that in the buildings current state of disrepair, being left exposed without renovation would result in further loss to the buildings condition and therefore significance. A sympathetic renovation, fully taking into account the heritage value of the ground floor killas stone walls, would result in a net gain to the significance of the building and preserve the heritage asset for the foreseeable future.

**Project dates** 3 May 2022 – 7 July 2022

**Previous work** Heritage Statement – Silverlake Design Ltd 2021

**Associated project reference codes** Site code: MPC22  
Planning application: PA21/09629

**Type of project** Archaeological Watching Brief and Historic Building Recording

**Site status** None

Reason for Investigation	National Planning Policy Framework
Position in planning process	Application
Current land use	Domestic House
Monument type	Grade II Listed Building
Significant finds	None
Methods and techniques	Watching brief of all below ground works and Historic Building Recording
Development type	Renovation

#### **PROJECT LOCATION**

Site location	3 Market Place, St Columb Major, Cornwall
Study area (size)	8mx10m
Site coordinates	SW 91315 63633
Height (aOD)	91.24m aOD (max), 90.62m aOD (min)

#### **PROJECT CREATORS**

Name of Organisation	ISCA Archaeology
Project Managers	Tim Brown and Parris Stubbings
Project Supervisor	Simon Sworn
Type of sponsor/ funding body	Private Owner

#### **PROJECT ARCHIVES**

Physical	None
Digital	Photographs, survey, report
Paper	Trench sheets, Context sheets, Sample register, Photograph register, drawings
Archive destination	Royal Cornwall Museum

#### **PROJECT BIBLIOGRAPHY**

ISCA Archaeology, 2022. *3 Market Place, St Columb Major, Cornwall. Written Scheme of Investigation for Historic Building Recording and Archaeological Watching Brief. Report R02-0013-1.*

ISCA Archaeology, 2022. *3 Market Place, St Columb Major, Cornwall. Historic Building Recording and Archaeological Watching Brief. Report R02-0013-2.*

## APPENDIX 3: HERITAGE STATUTE POLICY AND GUIDANCE

### ***Heritage Statute: Listed Buildings***

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

### ***Note on the extent of a Listed Building***

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution, it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

### ***Heritage assets and heritage significance***

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.



### ***Designated heritage assets***

Paragraph 184 of the NPPF (2019) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 193 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 194 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

Paragraph 196 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

### ***Heritage Statute: Conservation Areas***

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’), which requires that ‘Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Section 72 of the Act requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: ‘The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.’).

The NPPF (2019) also clarifies in Paragraph 201 that ‘Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance’. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

## ***Effects upon heritage assets***

### ***Heritage benefit***

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

### ***Heritage harm to designated heritage assets***

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

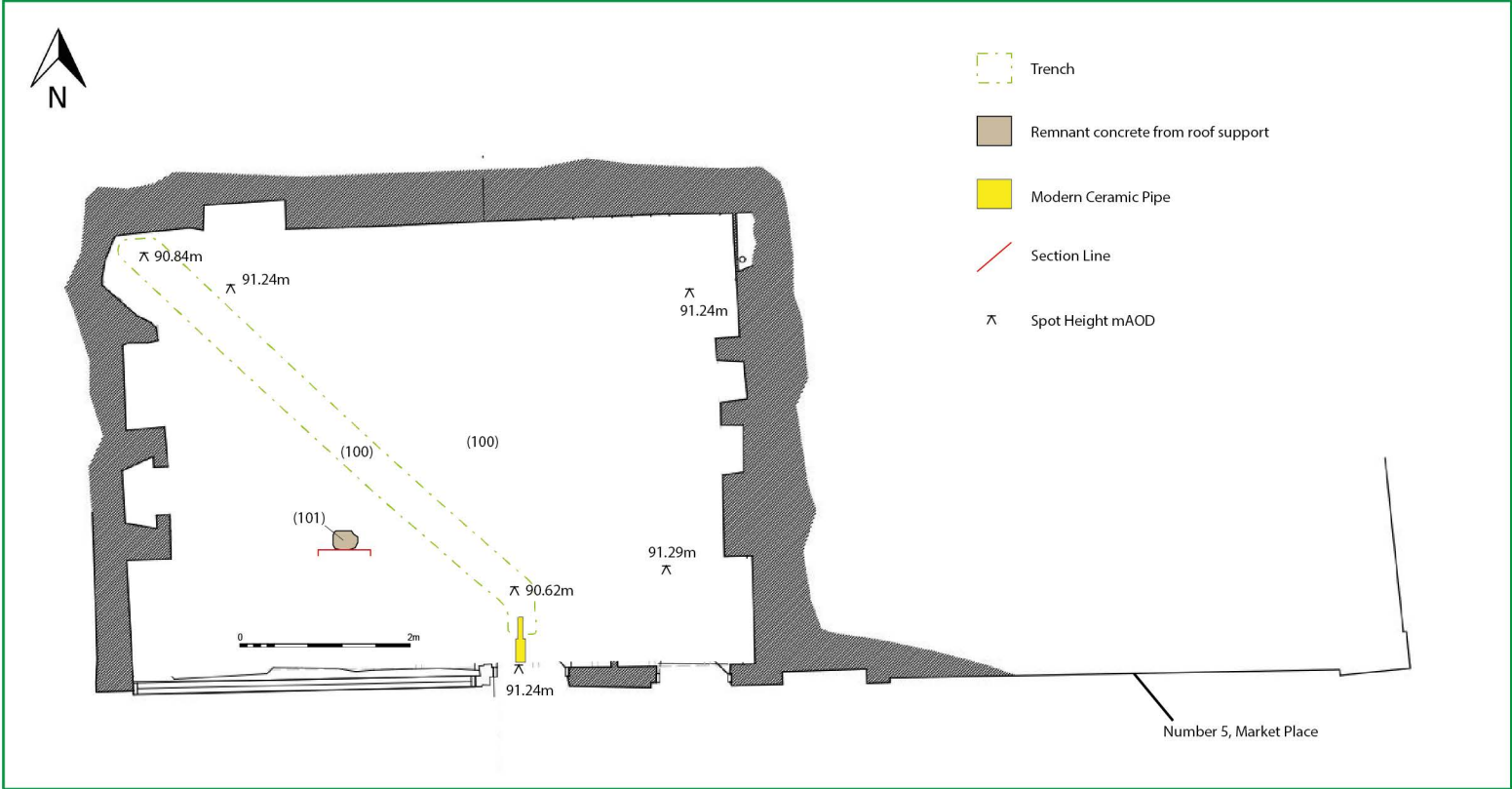


Figure No. 23

Figure Title Watching Brief Site Plan



Post Excavation of Service Trench. Facing southeast (Scale at 1m)



Post Excavation of Service Trench. Facing northwest (Scale at 1m)

Figure No. 24

Figure Title Watching Brief Post Excavation Photographs





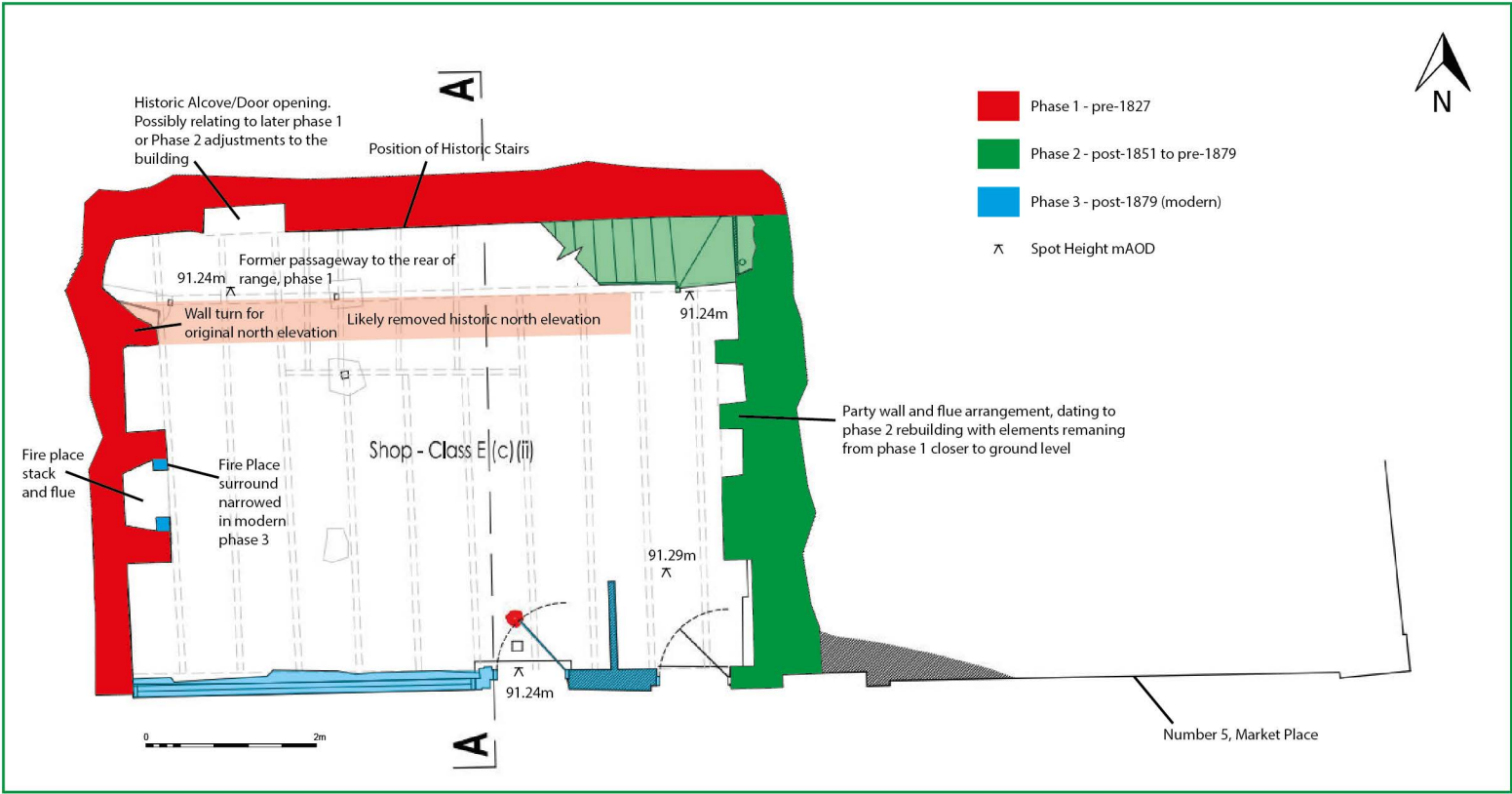


Figure No. 25

Figure Title Existing Ground Floor Plan (edited from original plan by James Morford Architectural Services, 2021)

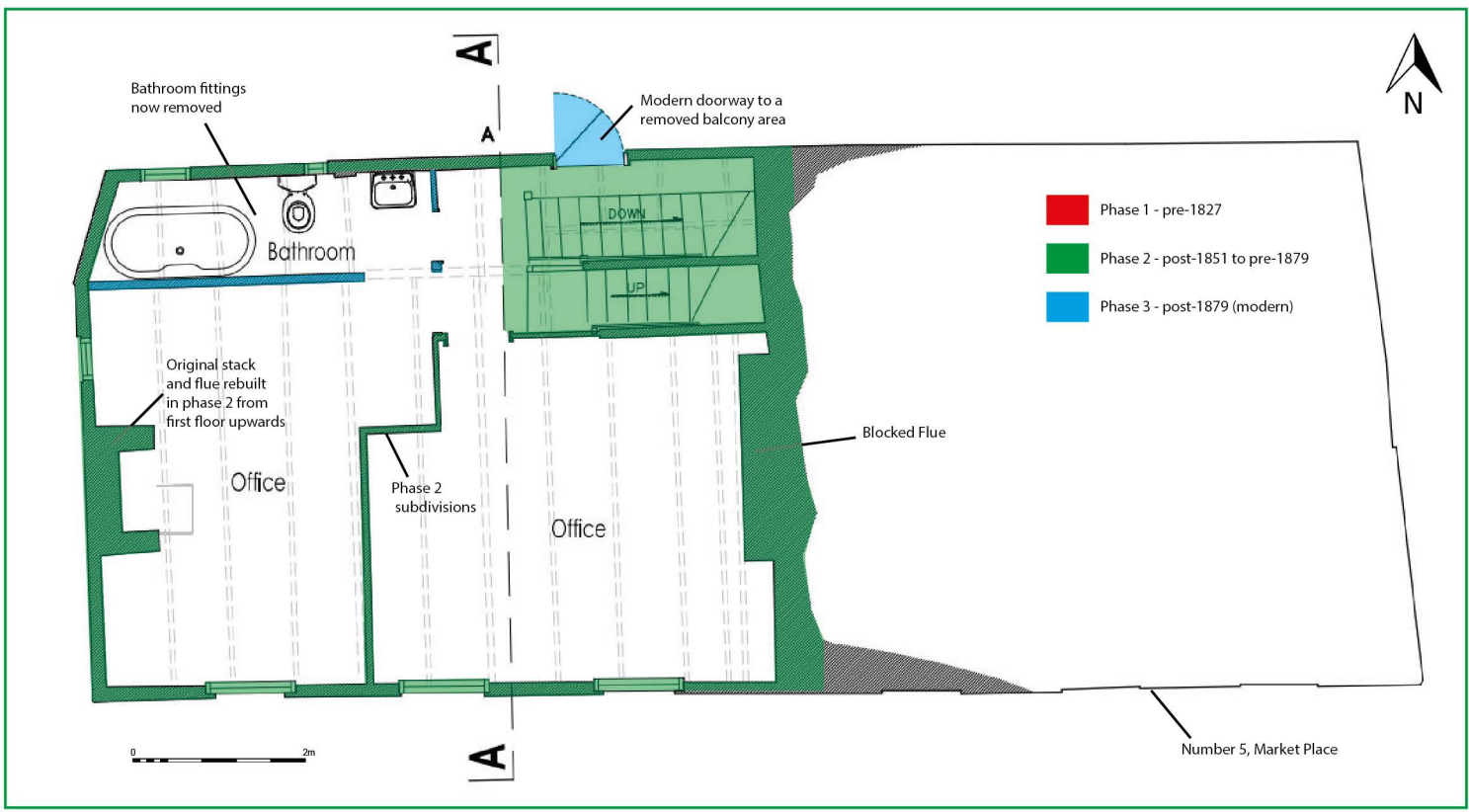


Figure No. 26

Figure Title Existing First Floor Plan (edited from original plan by James Morford Architectural Services, 2021)







Figure No.

27

Figure Title

Existing Second Floor Plan (edited from original plan by James Morford Architectural Services, 2021)

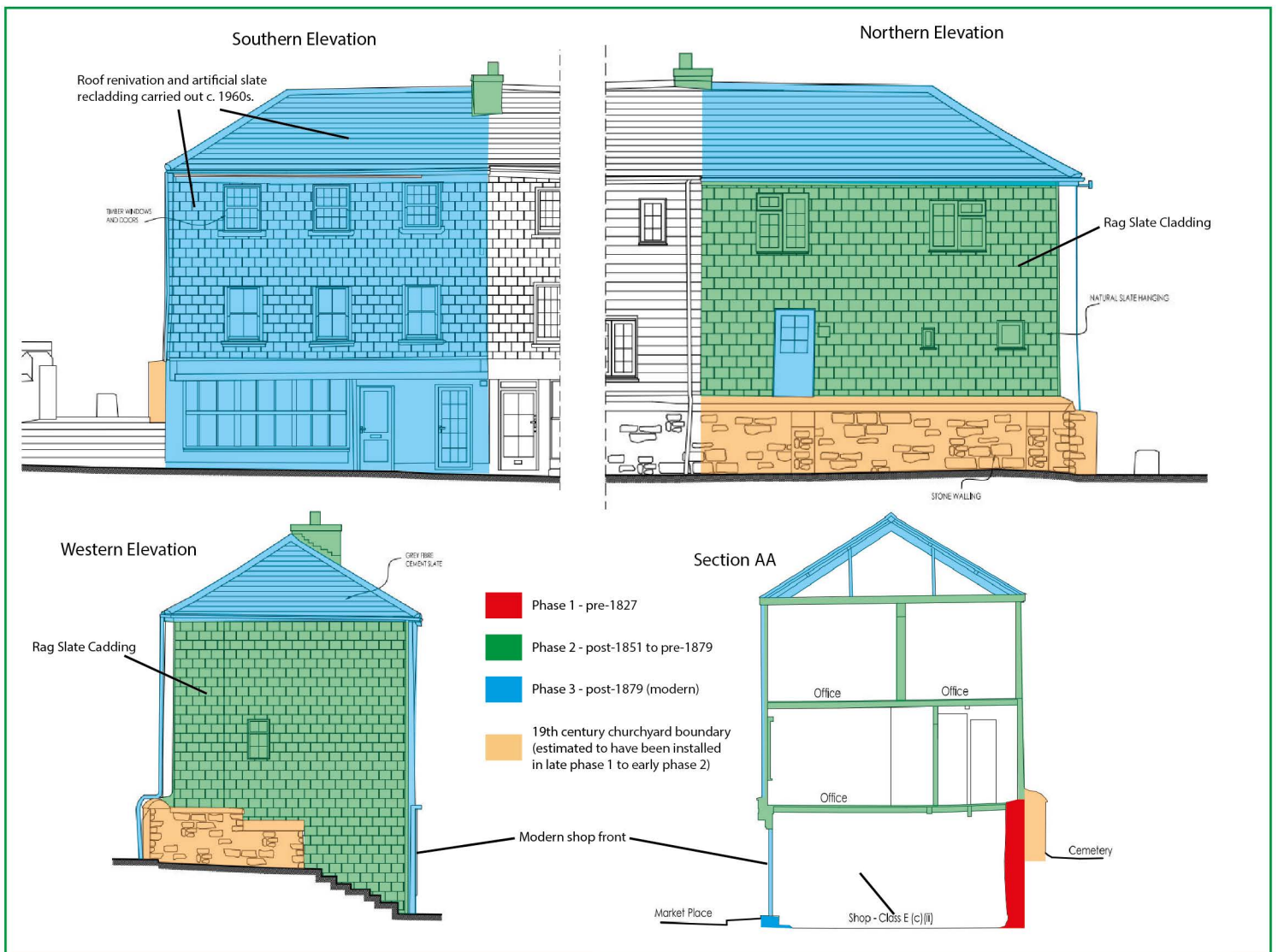


Figure No.

28

Figure Title

Elevations and Building Section AA (edited from original drawings by James Morford Architectural Services, 2021) (not to scale)



