

WESTMOOR BARN

ST. BURYAN

PENZANCE

CORNWALL

Historic Building Recording



South West Archaeology Ltd. report no. 200514



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Westmoor Barns, St. Buryan, Penzance, Cornwall

Historic Building Recording

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Work undertaken by SWARCH for a private client (The Client)

Summary

South West Archaeology Ltd. (SWARCH) was commissioned to undertake historic building recording at a group of redundant agricultural buildings at Westmoor Barns, St. Buryan, Penzance, Cornwall. This work was undertaken in order to make a record of the buildings and their features prior to conversion to residential use.

Rather than being a planned 19th century farmstead per se, the farm buildings at Westmoor were progressively modified over the course of the 19th century and reflect the diversity of specialised buildings that came to be seen as necessary on a modern and efficient 19th century farm. Earlier structures were demolished and replaced or modified as needs required – and it is likely the main linear range was heavily altered for this purpose, replacing a low, single-storey croft of traditional build to a multi-functional barn. It is clear the site has had mixed-usage. By 1906 the farmstead had reached its maximum extent, likely entering a phase of abandonment during the early-mid 20th century; it is then occupied by a single off-grid occupant in the later 20th century, who remodelled elements of the site to accommodate off-grid living, although since then the site has been largely neglected.



January 2023

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1.0 INTRODUCTION

LOCATION:	WESTMOOR BARNS
PARISH:	ST. BURYAN
COUNTY:	CORNWALL
CENTROID NGR:	SW 40378 24600
PLANNING REF:	PA19/04504
SWARCH REF:	SBWF22
OASIS REF:	SOUTHWES1-507096

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake historic building recording at Westmoor Barns, St. Buryan, Penzance, Cornwall. This report was undertaken in accordance with a Written Scheme of Investigation (Boyd 2022 – see Appendix 3), drawn up to discharge Condition 4 of planning permission (PA19/04504), and in line with the relevant guidance (Historic England 2016; ClfA 2014). Works on this site are being undertaken as part of planning application PA19/04504 for the conversion of two redundant barns to form a dwelling and ancillary accommodation with a new associated track.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The barns at Westmoor Farm lie approximately 1km south-west of St. Buryan in an agricultural landscape, with a wooded/shrubbed area to the south at Selena. It is located just north-east of the hamlet of Sparnon, and 6.5km east of Land's End. The site lies at a height of c.84m AOD on a slight southern slope. The soils of this area are the well-drained fine loamy or fine silty soils over rock of the Moretonhampstead Association (SSEW 1983), this overlies the igneous granites of the Land's End Intrusion (BGS 2022).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

St. Buryan, or *Burian*, is a village and civil parish in the historic hundred and deanery of Penwith. In AD 930 the Anglo-Saxon king Athelstan took communion in Saint Buriana's Oratory before crossing to the Isles of Scilly to fight the Danes. On his return he endowed a church here, and one of the estates granted to the support of the church was Pendrea. Pendrea was the seat of the Pendrea family until it passed through marriage to the Noy family at some time before 1577, when William Noy, later attorney general to Charles I, was born there. Following his death in 1634, his grandson sold it to Mr. Christopher Davis, whose line passed it to the Tonkins (Lysons 1814).

Westmoor Farm lies within the parish of St. Buryan, in the Hundred of Penwith (Kerrier). In c.1840 the site was owned by the Rev. Uriah Tonkin and formed part of the manor of Pendrea (c.400m to the north); Pendrea was one of the seven places mentioned in the Anglo-Saxon charter. Westmoor is first documented in 1744 and the character of the place-name would suggest an early modern origin as crofts enclosed from an open moor - presumably one attached to Pendrea. The tithe map shows Barn 1 and two other buildings. Only Barn 1 is shown on the 1875 OS map. Barn 2 and the lean-to to the rear of Barn 1 were built between 1875 and 1906. The site is referred to as a *Homestead, house, &c* in the tithe apportionment, and it is likely Barn 1 was the farmhouse, which was later converted into a field barn. In 1840 there were three tenements at Westmoor; on the 1841 Census they were all occupied by agricultural labourers and their families: John Austen, William Williams, and Richard Osborn. By 1851 there were only two tenements, one described as a *farm of 17acres*. Between 1861 and 1871 the second tenement was lost, and the remaining one was described as a *farm of 26acres*. This reflects, in a minor way, the gradual amalgamation of tiny

smallholdings and the wider displacement of the rural poor. Barn 1 ceased to be domestic in either 1841-51 or 1861-71 and was attached either to Westmoor Farm (to the west), or served as a large, peripheral field barn to Pendrea (to the north).

The Cornwall and Scilly Historic Landscape Characterisation records this area as *post-medieval enclosed land*, described as *agricultural heartland* likely with prehistoric and/or medieval origins. The surrounding landscape is historically and archaeologically diverse, rich in prehistoric, medieval, and post-medieval features. To the south-east is a large concentration of listed prehistoric features, including a Bronze Age standing stone (MCO7543), a series of Mesolithic lithic scatters (MCO45127, MCO45128, MCO45130, MCO45131, MCO45007, MCO45100, MCO41847, MCO41848, MCO6832) and an Iron Age Round (MCO8317). To the north-east is a recorded Neolithic findspot (MCO275) which found a flint axe head. In fields to the west, across the B3283 are another series of prehistoric findspots (MCO6726, MCO1095, MCO40465 MCO45087), alongside a cup marked stone possibly used as the bottom stone of an early Iron Age tin stamping mill (MCO752).

1.4 METHODOLOGY

The building recording was conducted by A. Allen ACIfA in 2022. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).

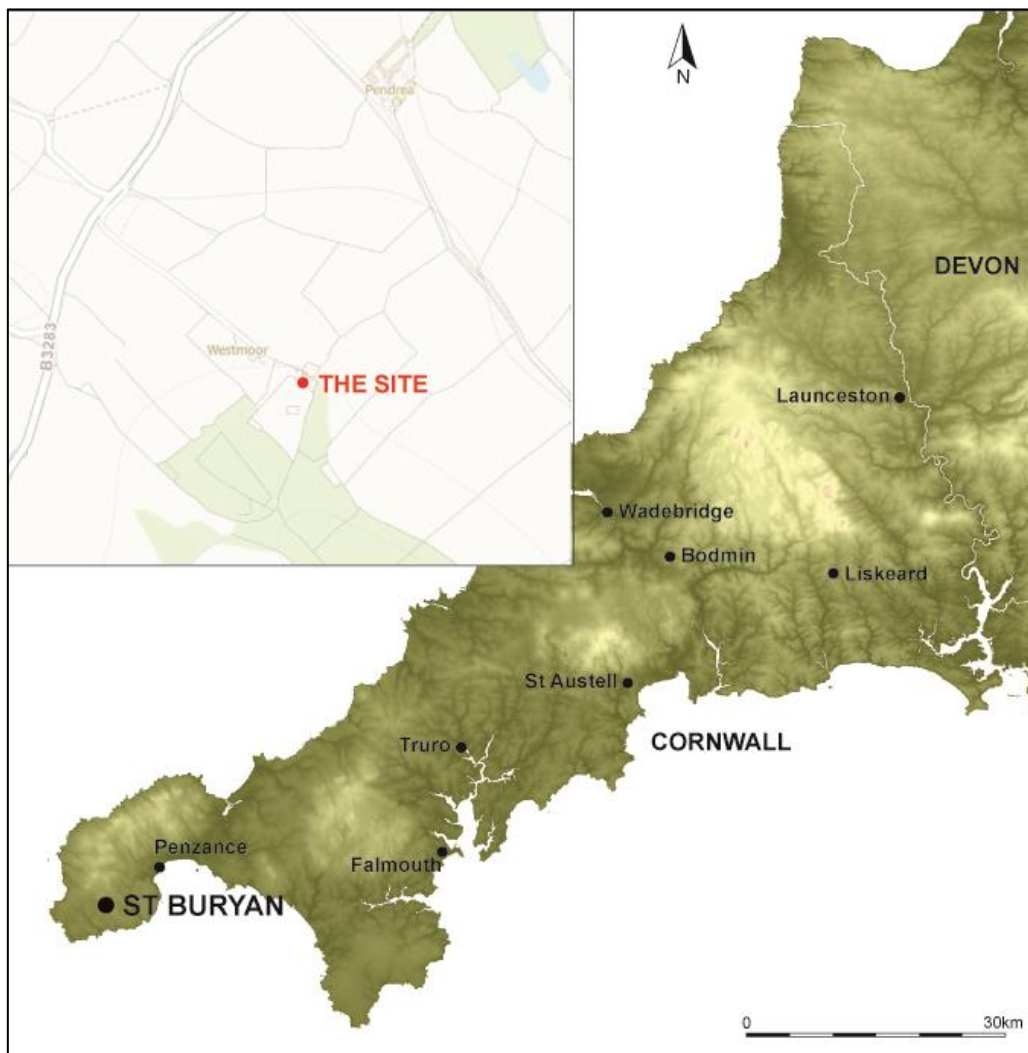


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY SOURCES

St. Buryan, or *Burian*, is a village and civil parish in the historic hundred and deanery of Penwith. In the 10th century, King Athelstan established a collegiate church at St. Buryan and granted it sanctuary in honour of St. Burian/Burien. Lysons (1814) records that a Saturday market and two fairs were granted to St. Buryan by Edward I. Pendrea is first recorded in Athelstan's charter of c.932 '*In pendre unam arpennam...*', one of six smaller estates within St. Buryan granted in support of the church. This Cornish name includes the elements *Pen[an]dre*, meaning 'top of the village' or 'head town', it has also been spelled *Pentre* (Hals 1750). Westmoor is first documented in 1744 and the character of the place-name would suggest an early modern origin as crofts enclosed from an open moor, presumably one attached to Pendrea.

Pendrea was the seat of a family of that name until it passed by marriage in the time of Henry VI to the Noy family, the last of whom was William Noy, attorney general to Charles I, who was born there in 1577 (Toy 1912). Following his death in 1634, his grandson, also named William Noy, sold the estate to Mr. Christopher Davis, whose line passed it to the Tonkins (Hals 1750; Lysons 1814). Writing in the 1730s, William Hals recorded that:

Pentre, otherwise Pendrea, in this parish, i.e. the head town, or town at the head of some other, denominated a family of gentlemen from thence called Pendre, who gave for their arms, argent, on a bend gules and sable, three fleurs-de-lis of the field. John Pendre, the last of this tribe, temp. Henry VI. leaving only two daughters that became his heirs, who were married to Bonython of Carclew, and Noy. To Noy's share fell this tenement of Pendrea, which was the dwelling of him and his posterity for several descents; and here was born, as I was informed, William Noy, the Attorney-general to Charles I, who designed to have built a notable house here but was prevented by death, having before brought great quantities of materials to this place in order thereto; his grandson, William Noy, Esq., sold this place and several others to my very kind friend Christopher Davis, gent., now in possession thereof. (Hals, 1750).

Westmoor existed as part of the neighbouring Pendrea tenement. The sale of Pendrea in the earlier 18th century to Christopher Davis with 'several others [farms]' could mean Westmoor was tenanted out by 1750, likely retaining its status as a tenant farm until the late 19th or early 20th century. The Pendrea estate was then later sold to the Tonkin family, who, at the time of the tithe, owned much land and property around St. Buryan and south-west Cornwall (as identified on the tithe map of 1840). In 1840 there were three small tenements holdings at Westmoor; on the 1841 Census they were all occupied by agricultural labourers and their families: John Austen, William Williams, and Richard Osborn. By 1851 there were only two tenements, one described as a *farm of 17acres*. Between 1861 and 1871 the second tenement was lost, and the remaining one described as a *farm of 26acres* – showing a significant expansion of the homestead.

2.2 CENSUS RECORDS

The 1841 census records the address as *Westmoor*, listing three families as residing at this address. The first listed was headed by *William Williams*, aged 50 and recorded as an *agricultural labourer*. He lives with his small family and two lodgers *Lovedy Williams* and her daughter *Eliza*. The next family listed is headed by *Richard Osbourne*, who is also noted as an *agricultural labourer*. He lives with his wife *Sarah* and their six children, including their youngest who is '*three days old*' at the time this census was recorded. The final listing for Westmoor is headed by *John Austin* who lives with his wife *Ann* and their two children. He is also noted as an *agricultural labourer*.

The 1851 census then records two households at a *Westmoor* address, also noting 0 houses were uninhabited and recording the site as the *Village of Westmoor*. The first listed family is headed by *Thomas Wearne* who is an *agricultural labourer* living with his wife *Mary Ann* and their four daughters, the eldest of which is recorded as a *straw bonnet maker*. *Richard Osborne* and his large family continue living at the address, and he is listed as a *farmer of 110 acres, employing 1 labourer*. The farm labourer presumably *Thomas Wearne*. *Richard* and his wife *Sarah* have had three more children since 1841, including five-year old *John Osborne*, who is known to have later succeeded his father.

By 1861, *Richard Osborne* and his family continue to reside at *Westmoor*, alongside one other family. *Richard* at this point is recorded as a *farmer of 18 acres employing no men*, reducing significantly from the former 110 acres that he was recorded to have farmed in 1851 – this is possibly associated with a later consolidation of the *Pendrea* tenement, of which *Westmoor* was known to have been a part of. Two of his younger children have died (*Humphrey* and *Eliza*), as his family has been reduced – from 1830-1860 a cholera outbreak was known to hit areas of Cornwall, this may have been the cause of such significant young loss. This aligns with *Richard's* grave inscription at *St. Buryan Church*, which reads below:

“Richard Osborne of Westmoor, who died June 22nd 1884 aged 81, also of Sally his wife, who died February 17th 1873 aged 64, and of his children, Humphrey died January 6th 1859 aged 9; Eliza died November 19th 1859 aged 8; Sarah died February 7th 1868 aged 32.”

His other children at the time of 1861 have several different occupations: *Maria* (aged 21) is recorded as *employed in domestic duties*, *William* (aged 19) and *Joseph* (aged 14) are recorded as *tin miner(s)*, and *John* (aged 16) is listed as a *miller's assistant*. *Richard's* young granddaughter *Elizabeth* is also registered at the address.

Richard Osborn continues to reside at *Westmoor* in 1871, and by this time is the only family listed at the address. He is living here with his wife and their youngest child *Charles*, aged 14, and his granddaughter *Elizabeth*, also aged 14, is still residing with them. *Richard* at this point is a *farmer of 26 acres*.

By 1881, *Richard's* wife *Sarah* has passed, leaving *Richard* registered as *Widowed*. Although he still the head of the family household and is recorded as a *farmer of 26 acres, employing 1 man and 1 boy*. His son, the former *miller's assistant*, has moved back to the family home, with his wife *Grace Osborn*, and their four children. Another grandson of *Richard*, *Humphrey Osborn* has also moved in, and is listed as an *indoor farm servant*. *Elizabeth Treglean* is recorded as a *general domestic servant*, the first recorded servant to be living with the family.

By 1891, *John Osborn* has succeeded his father to the farm, *Richard* appears to have passed. *John* lives at *Westmoor Farm* with his wife and four children and is registered as a *farmer*. This is similar to the 1901 census recordings, although two of *John's* children have moved on. And by the 1911 census, the *Osborn* family are listed to have moved to an address at *Church Town*, signalling a possible phase of abandonment at the *Westmoor* site.

John Osborn has been extensively researched online, with a profile on *WikiTree*, which confirms his father was *Richard Osborn*, and he was born at *Westmoor*. It details *John* as staying at the farm until the early 1900s, although as a young man, he had a job as a *miller's assistant* at *Tresidder Mill*, located to the south-west of *Westmoor* (aligning with the census information above). *John* died in 1922, and his wife *Grace* died in 1925, her obituary in a local newspaper details she was a renowned person within the *St. Buryan* community, being actively involved in the local *Methodist church* as one of its oldest members. The obituary further describes her life with *John* at *Westmoor* “*who died after an operation two years before*” and had “*farmed Westmoor, St Buryan under the late Rev John*

Tonkin, for upwards of 50 years, succeeding his father (Mr Richard Osborn) on the same property... The grave containing her husband's remains, is in a piece of ground taken out of Churchtown farm, which they had held in conjunction with Westmoor." His and Grace's photograph has been added to the profile and is included below.



FIGURE 2: AN IMAGE OF JOHN OSBORN AND HIS WIFE GRACE, AS FOUND ON WIKITREE, ACCESSED 2022.

2.3 CARTOGRAPHIC SOURCES

The earliest, accessible, illustrated record places the site at Westmoor on the 1809 Surveyors Draft map, which vaguely shows a small curving lane and a square plot with buildings. However, detail is difficult to fully identify Westmoor's position on this map due to creases and marks, so the next cartographic reference the site is recorded is the St. Buryan tithe map of 1840. The settlement of *West Moor* is listed north-west of Pendrea, and includes two separate small holdings, the barns of which, sit to the south-east in plot 770. Within this plot are two buildings, one central building, aligned north-south with another building sat opposite to the west on a slightly different alignment. Another smaller building sits close, but within the neighbouring plot 769, and is named *Park Skibor* – skibor is Cornish for *barn* (Frederick, 1887). Plot 770 is labelled on the tithe apportionment as *Homestead, house &c* – it is owned by Reverend Uriah Tonkin, a notable landowner within the parish, and occupied by *John Osborn*. Access to the plot does not look well-established, there is an access track leading from the parish road to the north, but this does not reach as far as plot 770. There is, however, footpath access from neighbouring Pendrea farm, connecting Westmoor to Pendrea and further north towards another large farmstead *Higher Alsia*. The area surrounding the Westmoor settlement is divided by both *John Osborn* and *Peter Williams* who resides at neighbouring Westmoor Farm; there is also another listed house plot to 772, which occupied by John Rowe. It is a clearly well-established agricultural settlement during the early 19th century.

A John Osborn is known on the census records of 1841 to reside and work the farm at Pendrea, and *Richard Osborn* is likely his son working the Westmoor area, although is listed on the tithe

apportionment as his father *John* is occupying the land – implying Westmoor was part of the Pendrea tenement. The surrounding landscape includes significant patches of *Common Moorland* (including plot 785) that heads south and west toward Selena, suggesting the area has been largely reclaimed in the later post-medieval period from rough medieval commons.

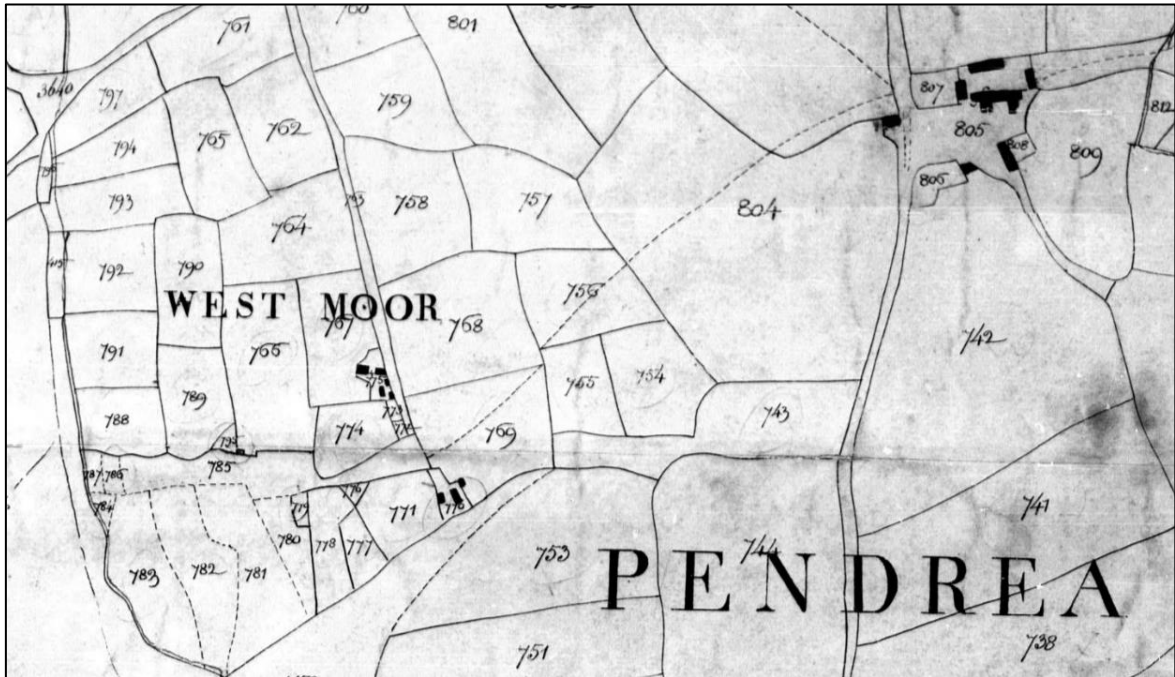


FIGURE 3: EXTRACT FROM THE ST. BURYAN TITHE MAP, C.1840.

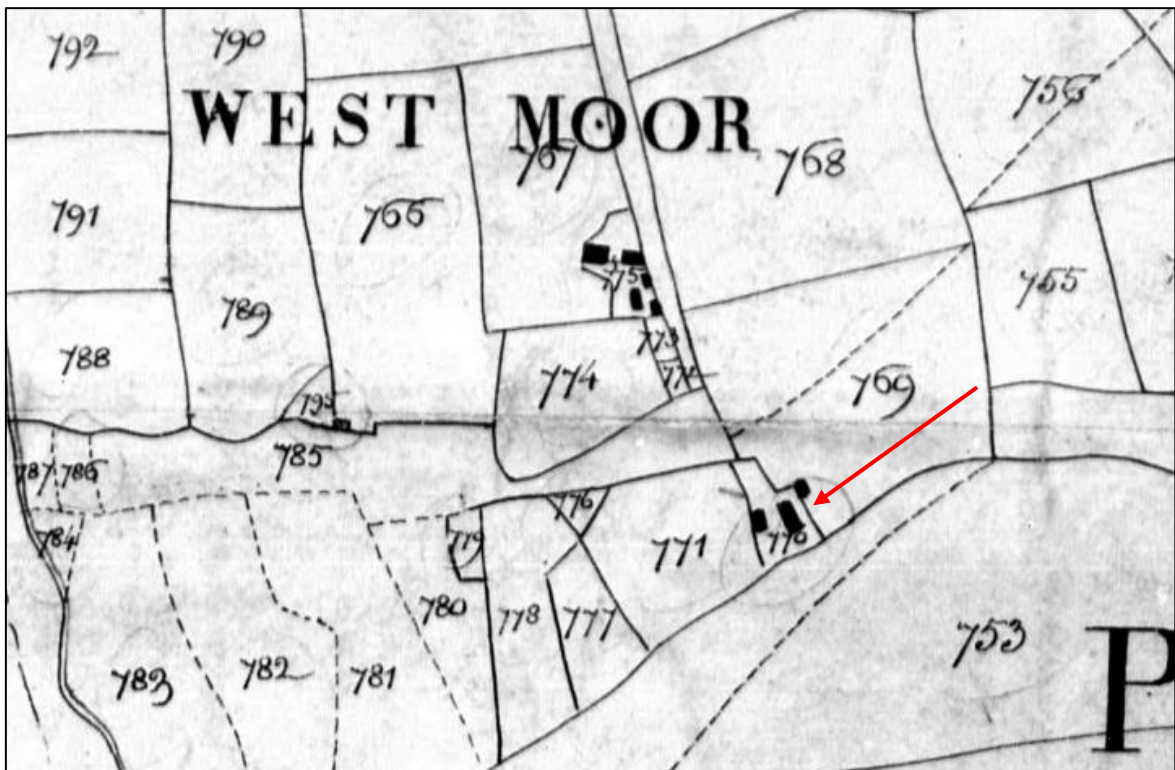


FIGURE 4: MORE DETAILED EXTRACT FROM THE ST. BURYAN TITHE MAP, C.1840; THE SITE IS INDICATED.

TABLE 1: EXTRACT FROM THE ST. BURYAN TITHE APPORTIONMENT C.1840. WESTMOOR BARNS HIGHLIGHTED IN BLUE.

Plot No.	Landowner/ lessee	Occupier	Plot Name	Usage
758	Rev. Uriah Tonkin	John Osborn	David's Gate Field	Arable
763	Rev. Uriah Tonkin Lessee: Joan Hutchens	Peter Williams John Osborn (undivided)	Westmoor Lane	Waste
768	Rev. Uriah Tonkin Lessee: Joan Hutchens	Peter Williams	Pig's Field	Arable
769	Rev. Uriah Tonkin	John Osborn	Park Skibor	Arable
770			Homestead, House, &c	
771			The Meadow	Arable
772	Rev. Uriah Tonkin Lessee: Joan Hutchens	John Rowe	House and Garden	
773	Rev. Uriah Tonkin	Peter Williams	Garden	
774	Lessee: Joan Hutchens		Vineyard	Arable
775			Homestead, Mowhay, Courtlage &c	
776	Rev. Uriah Tonkin	John Osborn	Garden	
777			Whilly Plot	Arable
778	Rev. Uriah Tonkin Lessee: Joan Hutchens	Peter Williams	Well Moor	Arable
779	Rev. Uriah Tonkin	John Osborn	Garden	
780			Piece in Common Moor	Morass
781	Rev. Uriah Tonkin	John Rowe	Piece in Common Moor	Morass
785	Rev. Uriah Tonkin Lessee: Joan Hutchens	Peter Williams John Osborn (undivided)	Piece in Common Moor	Morass

By 1875 (Figure 5), the farmstead and wider settlement of Westmoor, has clearly undergone some change, with the site remodelled within different boundaries. The wider settlement appears to have been rationalised; fields and enclosures have merged creating larger, post-medieval field systems capable of accommodating industrialised, commercial techniques that rapidly developed during the 19th century. Westmoor Barns are illustrated differently to that of the tithe. The long linear range remains to the north-east corner of the site, looking similar in size and form. The north elevation now addresses a small enclosure, with an irregular-sized yard to the south. Two buildings appear to have been lost, one block to the south, and another smaller block to the north-west, although they may not be recorded due to them possibly sitting in a derelict state. Land to the south looks to still be in process of being fully reclaimed from former *common moorland* with several smaller enclosures/ paddocks listed and small ponds amongst rough ground depictions. Another possible large building has appeared to the south with a *spring*, and a formal trackway approaches the site from the west, bypassing neighbouring Westmoor Farm.

By 1906 the general site has changed again (see figure 6). A small block has been added to the north-west corner of the main range, and a new pair of buildings exist, in similar locations illustrated to the tithe which raises the possibility the farmstead entered a period of consolidation or neglect between 1840-1875, but then is heavily invested in post-1875. The north elevation of the long, linear range still sits within a small, square enclosure, and is likely a small animal pen. The south elevation now addresses a small yard space, and another block that is divided in to two. The small building to the north-west sits within the main entrance yard, against a northern boundary. Land to the south remains largely unchanged, with land to the east and south still clearly depicted as rough ground, with the odd pond and small enclosure. The comparison between the tithe map (Figure 4) and OS 2nd edition map (Figure 6) shows the buildings development to form a more regular planned style of farmstead.

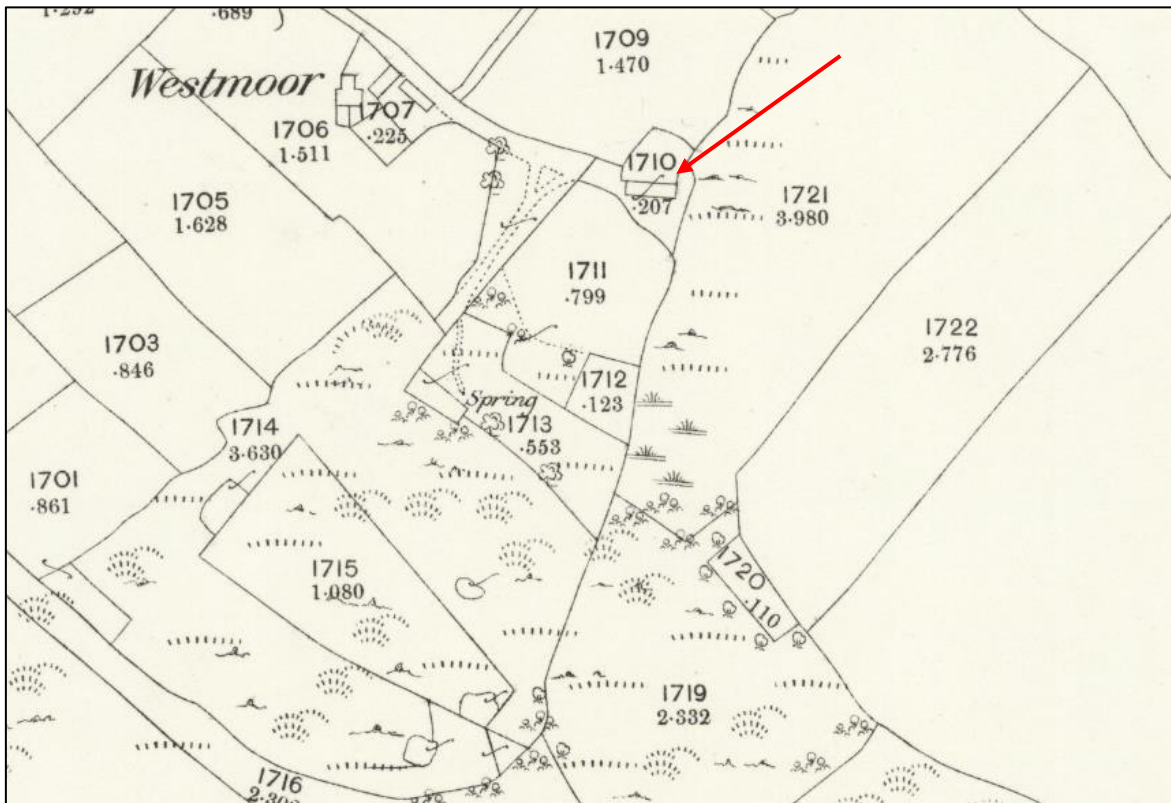


FIGURE 5: EXTRACT FROM THE 1ST EDITION OS MAP, SURVEYED 1875. CORNWALL SHEET LXXVIII.3; THE SITE IS INDICATED.

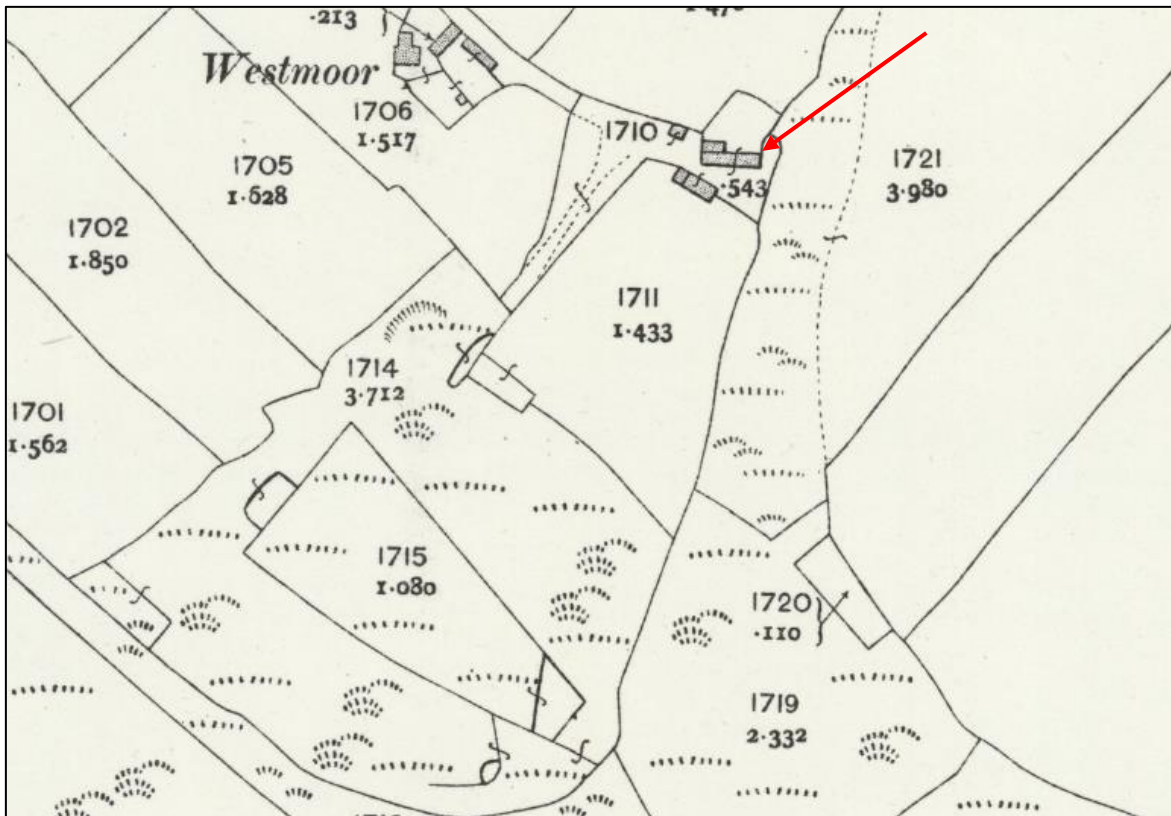


FIGURE 6: EXTRACT FROM THE 2ND EDITION OS MAP, SURVEYED 1906. CORNWALL SHEET LXXVIII.3; THE SITE IS INDICATED.

Westmoor Barns do appear to have some similarities to its neighbouring farmstead of Pendrea, which was recorded by South West Archaeology Ltd. (SWARCH) in 2019. Comparably, the stonework and mortar is notably similar, and the barns appeared to have been re-roofed using scantle slate and terracotta ridge tiles, with similarly-styled timber a-frames – this could evidence a period of consolidation between the tenements farms, that reused/ recycled materials to benefit both settlements; at this point, Westmoor could have been a peripheral-satellite farmstead, that housed a single family (agricultural labourers) to work the land in unison with Pendrea.

The barns entered a period of abandonment and neglect during the mid-late 20th century, and the site began to house an off-grid occupier who settled here in the late 20th and into the 21st century. The site was briefly visited before the remains of this last phase of occupation was removed, and few artistic, whimsical features created by this occupier were recorded separately. On the first visit, the site was in a particularly overgrown state, and the building (B3) to the north-west was largely unidentifiable, as can be seen in Figure 7 below.



FIGURE 7: THE SITE AS RECORDED BY GOOGLE MAPS© 2022.

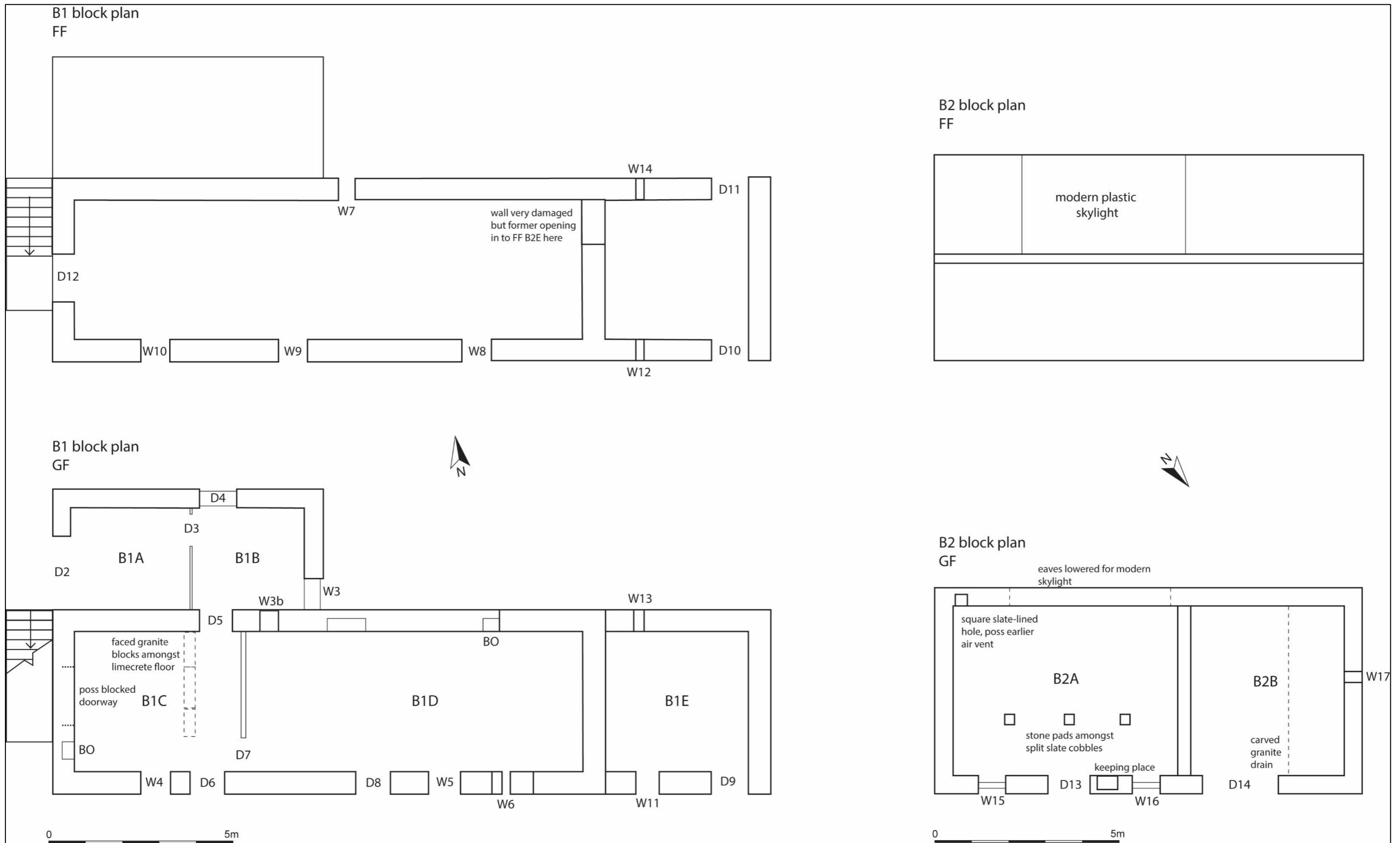


FIGURE 8: BLOCK PLANS OF B1 AND B2 FOR REFERENCE IN THE NEXT PART OF THE REPORT. BASED ON ARCHITECTS DRAWINGS THAT WERE NOT WHOLLY ACCURATE. B3 NOT FULLY SURVEYED DUE TO LARGE-SCALE OVERGROWN SHRUBBERY.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The farmstead is located just over a mile south-west of the village of St. Buryan and sits just south-east of another settlement at Westmoor Farm, which is also recorded at the time of the tithe but appears to have had several 19th century alterations. The barns are sited in a wide ring-fenced holding of overgrown fields, accessed via a long straight track off the parish road to the west. A new track creates access from this track dividing off north from Westmoor Farm. The buildings had recently been emptied prior to visit and a compound had been created to the south-west. The site comprises of three builds, all aligned slightly differently. B1 was the largest linear range to the north-east, addressing a small yard that opposes B2, another smaller range divided into two spaces. B3 was a small, single-storey block sitting to the west end of the site, addressing B1 lean-to extension to the north; it was largely unidentifiable from its exterior due to the covering of mature, overgrown shrubbery which likely supported its structural integrity.



FIGURE 9: THE CURRENT LAYOUT OF THE WESTMOOR BARN SITE, WITH BUILDINGS LABELLED (SALE PARTICULARS IMAGES).

The buildings had largely been stripped, removing most, if not all, of the original fittings before arrival on site. The site had been used as an off-grid settlement during the late 20th century into the 21st century, with many items and alterations remaining from this final phase of occupation. This was documented in a separate scouting visit prior to this stage of works.

3.2 BUILDING DESCRIPTIONS

3.2.1. BUILDING 1 – LONG LINEAR RANGE

Long, double-storey linear range, located towards the north-east of the site. It presently sits in a very neglected state; the roof of the east side of the building has collapsed. It initially presents as vernacular in character, although on closer inspection it is clear the building has been much altered. The range is aligned WbN-EbS, with a slight raise to the east end, and a large mono-pitch lean-to attached to the north-west corner. A set of heavy granary steps sits to the west elevation, granting access to the first-floor level; the steps are crude, salvaged materials, and appear to be a secondary

feature – a phase of work that intended to expand the farm and accommodate larger spaces for processing. A granite platform lines the south elevation of the building sloping east and stepping up from a small yard space that addresses both B1 and B2. The roof was heavily damaged to the east end of the building, with full collapse to the east raise. The roof surviving to the west end of the build used tacked scantle slate (reused slate), terracotta ridge tiles and surviving slate hanging to the west gabled eaves.



FIGURE 10: SOUTH AND WEST GABLED END OF B1 LINEAR RANGE, SHOWING GRANARY STEPS, SLATE-HANGING TO EAVES AND A PERSPECTIVE THAT SHOWS THE VARYING STONEMWORK TO SOUTH ELEVATION; FROM THE SOUTH-WEST (2M SCALE).

3.2.2. BUILDING 1 – ELEVATIONS

The south elevation included heavy stonework, several blocked openings and a later scheme of concrete ribbon-band pointing which obscured detail, but also signals areas of repair/ alteration/ build phases – particularly to the east and west ends. The stonework largely consisted of regularised granite rubble, alongside faced granite dressings to the corners and openings. However, the stonework to the centre of the elevation was notably different, and had a cruder, heavier build to the base with an area of possible disturbance to the first-floor level, which included the odd slate stone piece and suggested a later alteration/ blocked opening. To the ground floor were two altered openings to the east side, W6 blocked a possible former doorway, and was later reduced to a small, awkward slit vent, appearing as a vernacular feature from the exterior. Slit vents were also seen to the east end, with one surviving to the first-floor level of the south elevation, complete with angled slate louvres and representing more traditional agricultural features, although is a later style consistent to the slit vent noted to B2B (W7). No doors or window frames survived to the openings, aside from a section of timber frame to D10 to the east end – this had pegged corners with a tacked moulding of late 19th century character. The earlier off-grid phase appeared to have replaced some window openings (mainly to the FF), with recycled ones of varying character (Crittles-style casement windows, and homemade plaster and wire cast – fantasy themed features).



FIGURE 11: THE CENTRAL SECTION OF THE SOUTH ELEVATION. A CRUDER, HEAVIER BUILD CAN BE IDENTIFIED TO THE BASE, AND A SLIGHTLY DIFFERENT STONEWORK TO FF WITH ODD SLATESTONES, WHICH COULD REPRESENT A LATER RAISE TO THE RANGE. BLOCKED DOORWAY (W5) AND REDUCED SLIT VENT (W6) SEEN TO GF (EAST SIDE); FROM THE SOUTH (2M SCALE).

The north elevation was observed from the west due to the overgrown shrubbery. The east end had a different stonework, using semi-coursed faced granite blocks, and to the ground and first floor were two slit vents W13 (GF) and W14 (FF). These openings appeared vernacular in form and could just about be seen internally. The slit vent to the ground floor appeared more rustic and vernacular in form including deeply splayed sides and a rough, rounded granite lintel. The central section of the north elevation showed a clear full-storey raise, with heavy, blocky granite build to the base up to FF level, raised with regularised granite rubble in a white mortar above. To the west end of the elevation was a late 19th century lean-to building (B1A and B1B) with a mono-pitched roof that sat slightly under the eaves of the north elevation to B1C.

The east elevation was blind, and the build appeared wholly consistent using granite rubble which had been repointed in a limecrete – evidence of a raise to the eaves was not clear from the external and internal faces and may suggest the east end has been heavily altered, potentially transforming the footprint of an earlier structure. The west elevation had a set of heavy, slab granite granary steps. Approached from the south, the steps included reused granite slabs/ posts, built amongst regularised granite rubble, and raising to a height of 2m. They were not neatly tied to the gable end and appeared to be part of a later phase of building work. They led to a wide, single-width doorway (D12), with good quoin dressings and a heavy granite lintel and threshold. To the ground-floor, the stairs looked to possibly block a small opening, although overgrown shrubbery covered this well – this feature was certainly more apparent from the internal face. The west elevation of the north-west lean-to B1A used semi-coursed faced blocks above a heavy, single granite lintel that braces a double-width doorway (D2).



FIGURE 12: BLIND EAST GABLE END, BUILT WITH CONSISTENT STONEMWORK, RAISE NOT APPARENT, SUGGESTING THIS END REBUILT AS PART OF ONE PHASE, POSSIBLY REUSING FOOTPRINT OF EARLIER STRUCTURE; FROM THE SOUTH-EAST (2M SCALE).

3.2.3. BUILDING 1 – INTERIOR

The range was accessed through double-width door opening to the west elevation of B1A, a small lean-to added to the north-west corner of the building during the late 19th century/ early 20th century – likely initially designed for cart storage, but later adapted for animal/ equipment storage. The build was failing to the north-west corner, with several areas of repair and a concrete buttress added during the 20th century for additional support. The internal roof was carried on rustic, machine-sawn rafters, forced into sockets to the eaves of the north elevation of B1C. The space was divided with a make-shift timber partition that used recycled even-width plank boards, some of which were beaded, lining a small single-width doorway to the north side that lead through to B1B (D3), another small but dark space. B1B had a door to the north elevation with granite dressings and a limecrete lined step up out to the north fields/ enclosure. The room had been lightly whitewashed, and areas of cement patching/ repointing were clear.

Function – B1A & B1B

Purpose built lean-to, designed for additional storage for animals and farm equipment. B1A – cart shed, later divided to two rooms to accommodate animals to B1B.

Relationships

Abuts B1C to the north-west corner of the main range.

Significant Features

- Large single, faced and dressed granite lintel above double-width doorway D2 with associated granite quoin dressings to the north and south sides of the opening
- Slabbed granite threshold below D2
- Large doorway leading to B1C through thick north wall of main range, with good vernacular granite dressings to the doorway
- Salvaged material used in the form of a partition signals the room was originally a single space



FIGURE 13: D5 LEADING FROM B1B (ONLY DOOR FITTING SURVIVING TO SITE), AND THE TIMBER PARTITION ALONG EAST ELEVATION OF B1C ON A SINGLE RUSTIC COURSE OF GRANITE BLOCK; FROM THE SOUTH-WEST (1M SCALE).

D5 lead through to B1C which was the westernmost section of the main range. The ceiling had been removed prior to recording giving views through to the first-floor level. A timber partition boarded the room to the east, created using even-width planked boards and lightly chamfered posts, sitting on a course of heavy roughly faced stone blocks to the base – of good Victorian agricultural character. The west end appeared rough and exposed – mortar had fallen out/ been patched, and the stonework was generally inconsistent implying heavy disturbance to this end. Below the first-floor doorway were the beginnings of two build lines that roughly continued to the base and suggested the presence of a blocked ground-floor doorway to the centre of this internal elevation; this could not be clarified from the external face due to the location of the granary steps. To the south of this was a small, rectangular, blocked opening, patched to the north side with small, handmade bricks and boarded off internally with rubble and a timber insert. Furthermore, two possible blocked socket holes were located either side of the first-floor doorway. The location of these features assumes this western end of the range has also seen some heavy alteration and transformation (as well as the east end/ partition or earlier gable), and could represent a more traditional, earlier layout for the building. A granite lined trough ran adjacent to the base of the west elevation, signalling a later animal housing function. The south elevation also presented a more vernacular, cruder build form to the base, with roughly semi-coursed blocks – something that

is not particularly evident to the external face as later concrete repointing obscures the stonework. There were several earlier, large, blocked socket holes remaining alongside later, slimmer joists, highlighting an earlier structure has been heavily altered to this end. The floor to the range had been infilled/ levelled with a modern limecrete replacement, scarred in areas for drainage and traction, however a line of faced granite block remained adjacent to the eastern timber partition, spanning the width of D5 and continuing towards D6 – a feature that could be the remains of an earlier partition or gable end.



FIGURE 14: WEST ELEVATION OF B1C, POSSIBLE BLOCKED DOORWAY TO GF BELOW D12 AND BLOCKED WINDOW OPENING TO SOUTH SIDE LABELLED; FROM THE EAST (1M SCALE).

Function - B1C

It is evident the internal space of the main range has been heavily altered and may have acquired several functions as the homestead and farm developed. It has had a more recent function as a storage space associated with 20th century off-grid occupier, however granite trough along the west wall, general farm debris, and a scored limecrete infilled floor suggests it had an earlier function for animal housing.

Relationships

This large linear range sits to the north-east of the wider site, with B1A and B1B attached to the north-west corner, the building addresses a small yard to the south, opposing B2.

Significant Features

- Crude, heavier build to the base of the south elevation – although has potentially been heavily altered
- Large, blocked socket holes alongside later, slimmer, machine-sawn lengths – indicates an earlier structure has been heavily modified from earlier vernacular structure
- Blocked opening to the south side of the west elevation – former window of earlier build?
- A large section of disturbance identified below the FF door and could represent an earlier blocked doorway, suggesting an earlier layout for this end of the building

- Heavier build continues to the base of the north elevation – north wall was identified as particularly thick
- Large, single-width door, with even-width, beaded planks, and ledged and braced to the rear. Hung on heavy, hand-forged, iron straps, and sliding iron bolt latch. Door is of Victorian character and the only door to survive complete across the site
- Very neat timber partition, dividing B1C and B1D. the partition sits on roughly faced blocks to the base with neatly chamfered timber posts; it is of good 19th century character, and one of the only distinct features/ fittings to survive complete to this range.
- Floor has been later infilled with sections of scarred limecrete, however a line of faced and roughly dressed rusticated granite blocks lines a passage between D5 and D6 which could represent lining for an earlier partition.
- The roof structure had surviving sections of plaster and whitewash between rafters
- D12, the granary door to the FF level in west elevation had a chunky rounded door frame, large, slabbed granite threshold and lintel
- Granite dressings to openings, doors, and corners



FIGURE 15: W5 AND REDUCED SLIT VENT W6 IN SOUTH ELEVATION OF B1D. TAKEN FROM NORTH-WEST.

The east partition ends towards the south elevation and creates a doorway D7 leading through to B1D, no door survives but heavy, iron pintles remain to the south elevation and a single hand forged strap still attached to the top pintle. B1D was a large, long space although the east end of the room was blocked with farm debris, and was unstable with collapsed material, so was observed from the west end where possible. The floor had been infilled with a later sloped limecrete floor, heavily scored for drainage; this appeared to continue under the debris to the west. The room had several blocked openings, including two to the ground floor W5 and W6, both appear to be former blocked doorways, blocked to window openings with low window seats, and W6 has been reduced to make an awkward slit vent. Another granite lined trough lines the north elevation and presently infilled with farm debris. Several slim rounded posts sit on pads to the south face of the trough and were tied to the ceiling joists; these posts survived with odd cattle chains, hinting at a former function for the space. The joists to this room were slim and used machine-sawn lengths, several joists,

particularly to the centre of the space had been braced with salvaged beaded joists (domestic 18thc character). The openings had good quoin dressings, although no other fittings really survived to this space. The west end was difficult to fully comment on due to the amount of collapse ceiling debris. A square opening was seen to the east end of the north elevation, and is marked as a window on survey plans, although it was difficult to conclude whether it was in fact a window or an altered forced socket hole.



FIGURE 16: THE FACED SIDE OF TIMBER PARTITION OF GOOD 19TH CENTURY AGRICULTURAL CHARACTER, CREATING WEST ELEVATION FOR B1D, WITH GRANITE LINED TROUGH AND ROUNDED TIMBER POSTS WITH REMAINING CATTLE CHAINS INDICATE THIS SPACE WAS USED FOR ANIMAL HOUSING DURING 19TH CENTURY; FROM THE EAST (1M SCALE).

Function – B1D

It is evident the internal space of the main range has been heavily altered and may have acquired several functions as the homestead and farm developed. It has had a more recent function as a storage space associated with 20th century off-grid occupier, however granite trough along the north wall, timber partition with cattle chains, general farm debris, and a scored limecrete infilled floor suggests it had an earlier function for animal housing. The east end of the space could not be fully identified due to the heaped debris and structural collapse.

Relationships

This large linear range sits to the north-east of the wider site, with B1A and B1B attached to the north-west corner, the building addresses a small yard to the south, opposing B2.

Significant Features

- Timber partition to the west, very neat, finished, and of good Victorian, agricultural character.
- Granite lined trough running along the north elevation, with rounded posts on pads, and surviving cattle chains tacked to the sides.
- Several altered openings – W5 & W6 appear to block earlier doorways and have been blocked with low window seats of domestic character, although W6 has been further reduced to a slit vent. These indicate this space has seen several changes in layout and possibly function.
- Reused lightly chamfered and beaded joists lengths, bracing 19th century slim, machine-sawn joists.

- Cruder, heavier build noted to the south elevation.
- Small, square, forced blocked opening to the north elevation – socket of machinery?
- Granite dressings to openings, doors, and corners

B1E was observed from the east end, through the ground-floor door of D9, due to the level of debris, and uncertainty of its structural stability. This eastern end from the exterior, clearly presents with a raise to the eaves, likely needed for additional first-floor loading doors to both elevations. However, there was no indication to the stonework that this had happened – the stonework overall was consistent to the east gable end, using regularised granite rubble, raising the possibility this end has been heavily altered. There were three slit vents: two to the north elevation one at GF, one at FF, and one to the FF level of south elevation. W13 to the ground floor north elevation appeared particularly vernacular, with a rustic, rounded granite lintel and deeply splayed embrasures. W12 to the first-floor of the south elevation had surviving slate louvres to the opening consistent with W17 to B2B. A line of limecrete remained to all four walls at first-floor height, and a possible blocked/ forced doorway could be identified to the ground-floor south-west corner, that may have connected B1D and B1E.



FIGURE 17: VERNACULAR IN APPEARANCE W13 TO GF NORTH ELEVATION OF B1E; FROM THE SOUTH-EAST.

Function – B1E

Little features survive to this end, however the few features that were identified makes this eastern end interesting. It has been raised to provide ample first-floor room, however the stonework to the east gable end does not indicate this, instead the stonework is generally cohesive and consistent, which would suggest this end has been rebuilt during one phase of works. However, the rustic slit vent to the north-west GF corner, and heavier build noted to the base of the north and south elevations, suggest elements of earlier structural fabric does remain to this end.

Limecrete lining and opposing loading doors to the east indicate the FF height had some sort of processing function associated with grain. The GF level was heaped with debris, and openings were difficult to identify, although it was likely used for storage/animal housing.

Relationships

This is the eastern end of the range, a build line was not clear due to the coverage of shrubbery, however the build did appear consistent. The FF level has been raised slightly, although no roof survives.

Significant Features

- Rustic slit vent W13 to the GF north-west corner, with deeply splayed sides and a rustic, slim granite lintel (only one of its kind across the site) appeared particularly vernacular and traditional in form and character.
- Another slit vent above, of slightly different character, the embrasures were not as deeply splayed as its GF counterpart and its lintel was faced and dressed, of more formal character.
- Slit vent to the FF level W12 of the south elevation to west end, complete with slate louvres. Another window opening below this W11 appeared to have been widened altering an earlier slit vent.
- Limecrete lining to the FF level may suggest former function associated with processing-storing grain.
- Granite dressings to openings, doors, and corners

3.2.4. BUILDING 2

Linear range to the south of the site, addressing the south elevation of B1, creating a small, angled yard space between the buildings. It is a small block of single-storey height, built using regularised granite rubble, with good granite quoin dressings to the openings and corners of the build. The roof is consistent with B1 using scantle slate and terracotta ridge tiles, however the southern pitch has been heavily altered and its central section has been replaced with corrugated plastic sheeting to provide additional natural light to B2A only. It is divided into two spaces (B2A and B2B) with a full, granite rubble partition wall.

B2A sits to the east side and presents with good symmetry to the north elevation; two square windows (W16 to east, W17 to west) sit either side of a wide, single-width doorway. Internally the space has been largely stripped out, although few good features remain. To the west side of the door (D13) is a large, square keeping place, of good agricultural character; the east side has a later, whimsical, artistic keeping place (part of the later 20th century off-grid phase), that has removed granite rubble block, and lined the space with shells and small mirror. The windows have plastered and painted embrasures and internal sills. Original timber slatted frame survives to both, although window casement survives to W15. Good granite dressings to all openings, however granite lintel to W16 remains roughly faced, feather and tare marks are still visible under a thick coat of paint. The floor is complete with sections of split slate cobbles, a sloping drain to the north-east, and three shaped, small granite pads with central iron peg/fitting lining east-west across the room. These features indicate earlier stall partitions would have existed here, creating three large stalls for the space. This form, along with a wide doorway and large windows to the north, suggest this may have been a former stable space. A small square opening/ possible air vent survives to the south-east corner to the eaves, although no others remain due to the replacement of the corrugated plastic sheeting – approximately two courses of stonework to the eaves have been removed alongside large alterations to the a-frames have allow for this significant alteration. Whilst this space has been heavily altered, it does come complete with many original features, of good agricultural character that have allowed for this space to be read.



FIGURE 18: TWO 19TH CENTURY WINDOWS BETWEEN SINGLE-WIDTH WIDE, CENTRAL DOORWAY, WITH LARGE KEEPING PLACE TO WEST SIDE, AND A LATER ARTISTIC, SMALLER KEEPING PLACE TO THE EAST SIDE; FROM THE SOUTH (2M SCALE).

Function – B2A

Purpose built stable block to the south of the site, addressing the south elevation of B1, the space was divided into two. Its historical symmetry, wide central door opening, slate floors, good sized windows, slate-lined floor and in-situ granite pads all indicate this space was used as a stable.

Relationships

B2 block stands alone to the south of the site, addressing the south elevation of B1 and creating a small, angled yard space between the buildings. It was purposefully divided into two spaces: B2A to the east side, and B2B to the west.

Significant Features

- Historical symmetry to the north elevation; two large square windows (W16 & W17) sit between a wide central doorway (D13)
- Good granite dressings across the building, including to openings to north
- Original timber slated window fully survives to W15, with glass casement above – of good Victorian character
- Original keeping place to the west side of the room, with a small artistic one to the east side
- Granite stone pads with central iron pegs x3 remain in situ amongst slate cobbled floor, evidencing position of earlier, likely timber, partitions, similar to that remaining to B1C and B1D.
- Split slate cobbled floor, although small areas have been later levelled with limecrete.
- Slate cobbled drain, sloping to the east and running adjacent to the north elevation
- Possible surviving air vent hole to the eaves of south-east corner of room
- Internal granite dressings to openings
- Four large, heavy, iron pintles survives to a plain, chunky door frame, representing former split stable door here
- Plaster surviving between rafters symbolises the need to full weatherproof the building – an important method used to secure prized livestock and perishables.



FIGURE 19: STONE PADS SURVIVING AMONGST SPLIT SLATE FLOOR; FROM NORTH (2M SCALE).

B2B sits to the west end of the block, and is accessed from the D14 – a large, double-width opening. The doorway has a slabbed granite threshold to the base and a large, face and dressed granite lintel braced by a single, large, faced granite post, with quoin dressings to either side of the opening. No door remains, but four heavy, iron pintles were found to the external face of the build. Internally, the space had been heavily plastered and painted. A carved slate drain finished at the threshold, creating a small feed passage against the east partition wall; the west side of the room was slightly raised and could have formed earlier stalls for smaller livestock. A small slit vent survived to the west wall, complete with its original slate louvres. The roof structure remained unaltered, with basic spiked a-frames and tie beams, although, again, had been plastered between rafters. The floor was largely covered with farm debris, although appeared to have possibly consisted of packed earth. A forced socket hole was identified to the north wall.

Function – B2B

Purpose built block to the south of the site, addressing the south elevation of B1, the space was divided into two. Carved granite drain, with air vent and possible packed earth floor suggests this space was used for animal housing.

Relationships

B2 block stands alone to the south of the site, addressing the south elevation of B1 and creating a small, angled yard space between the buildings. It was purposefully divided into two spaces: B2A to the east side, and B2B to the west.

Significant Features

- Large single, faced and dressed granite lintel above double-width doorway D2, braced by single granite post to west side, with associated granite quoin dressings to the east side
- Carved granite drains visible terminating at the threshold
- Slit vent, complete with original slate louvres (W17)
- Roof structure remains intact, with plaster amongst rafters



FIGURE 20: GRANITE DRAIN TO B2B; FROM THE EAST (1M SCALE).

3.2.5. BUILDING 3

Building 3 sits to the north-west of the site, addressing B1's west elevation. It is largely unidentifiable from the exterior elevations, due to the coverage of mature shrubbery which is likely supporting elements of the building's structural integrity. It appears to be terraced into a slight slope running from the northern field system, with a former gate and granite post surviving to the north-east corner, that would have presumably entered an earlier enclosure. Internally, the build varies in form, using many reused, salvaged pieces – namely granite posts to the corners. The roof structure appears awkward, being raised on pads and stone to the eaves, which possibly suggests this has also been recycled. The build largely uses irregular granite rubble, with the odd area patched with cement, and plaster flaking from the walls. The south elevation includes possible blocked openings, one to the eaves to the west end, and another possible two further east – evidencing a possible earlier layout, however this could not be clarified to the exteriors. The east end had likely been rebuilt – its door was make-shift and used a reused section of telephone pole to brace this end. A Victorian window had also been reused to the east end on the south side. The west elevation used very heavy, unshaped boulders to the base, and the north pitch of the roof was failing in several areas. Generally, the structure seemed very precarious. Elements of the off-grid occupational phase remained, including horse tacks, and a small rectangular plywood box containing kitchen items. A platform had been altered along the south elevation, with modern brick and cement repair to the west end. A single, ornate, Victorian coat hook remained tacked to the a-frame – a feature likely reused from an earlier homestead.

Function – B3

Small, single block, sitting to the north-west of the site, addressing the west elevation of B1A. It appears to have been heavily repaired and altered, possibly remodelling an earlier footprint of a building. It has likely had several functions – possibly small animal housing, equipment storage, and later served as a pantry/equipment shed for the off-grid resident known to occupy the site late 20th-21st century.

Relationships

B3 block stands alone to the north-west of the site, addressing the west elevation of B1A. The building appears terraced into northern border, which may have formed an earlier enclosure – gate post survives to the north-east corner.

Significant Features

- Namely reused items, including ornate Victorian coat hook, tacked to base of a-frame, reused granite posts for corners complete with socket holes, reused Victorian casement window to east elevation.
- Although the roof is failing, plaster between rafters survived in areas, symbolising an earlier need to weatherproof the building.
- Unaltered a-frames, using machine-sawn timber as similarly seen to B1 and B2B – a similar phase of investment during the mid-late 19th century, that may have been aligned with alterations made to neighbouring Pendrea.



FIGURE 21: THE EAST ELEVATION OF B3 LOOKING THROUGH TO B1A; FROM THE WEST (2M SCALE).

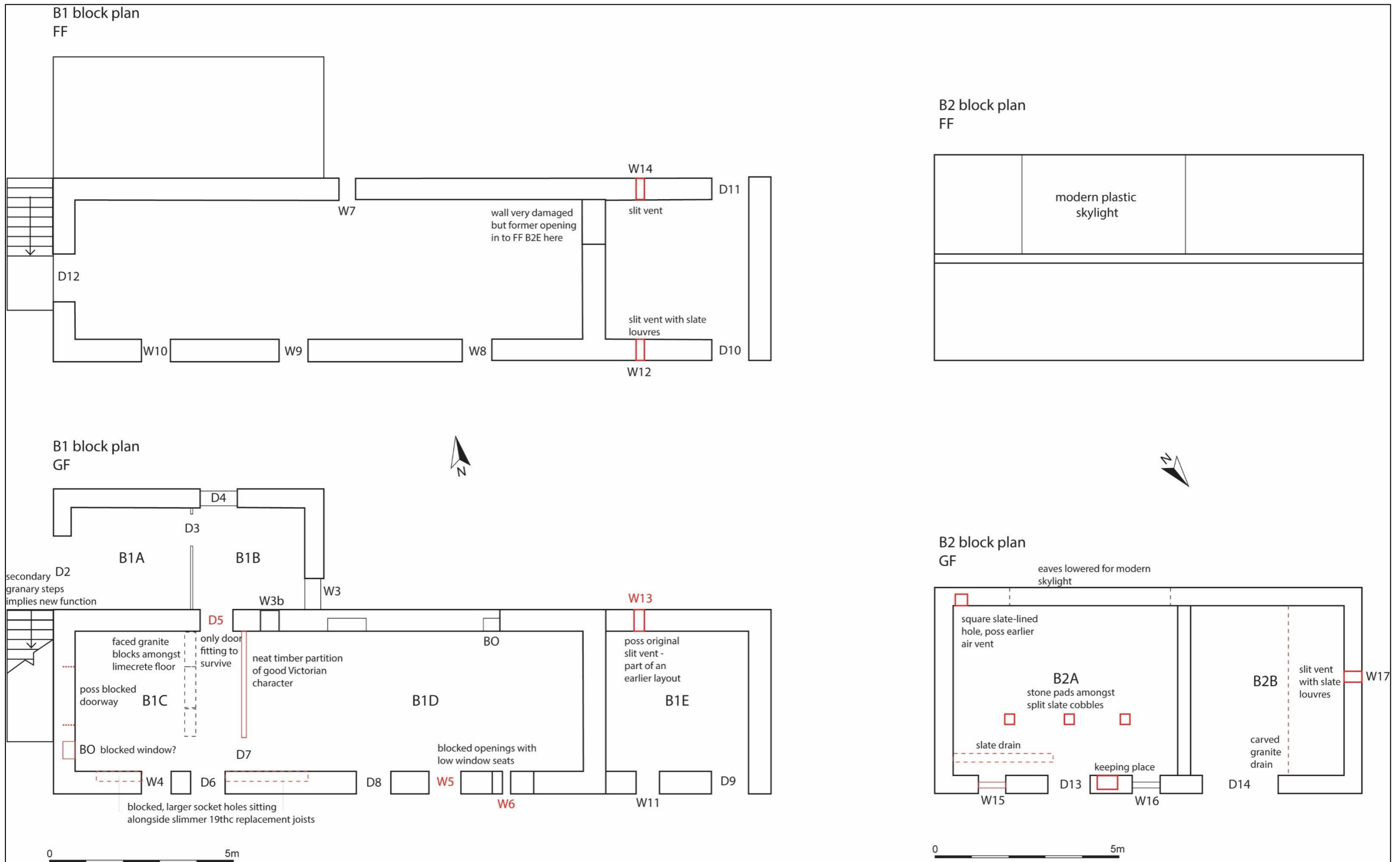


FIGURE 22: PLAN SHOWING FEATURES FOUND TO B1 AND B2.

3.3 PHASING AND NARRATIVE DISCUSSION

It is difficult to prescribe accurate phasing dates to this site as so much has been altered/ repaired/ remodelled, with hardly any original fittings surviving. Therefore, the best interpretation relies on the cartographic and documentary sources, whilst considering the wider context of the site. A small farmstead does appear to be recorded on the early one-inch Surveyors Draft surveyed around 1809, within the approximate location of Westmoor, however the detail is not clear owing to general wear and tear; it vaguely shows a small lane and enclosed yard with several small buildings. Westmoor was first known to have been recorded in c.1744, the character of the place-name would suggest early origins as crofts enclosed from an open moor, and it is therefore likely an extension of the neighbouring Pendrea manor tenements. A settlement is then fully recorded on the Tithe map of 1840, showing a long, linear range (B1), opposing another smaller block to the south, with another small building sat to the north-west. However, by the time of the First Edition OS mapping, surveyed 1875, only the single, long, linear range remains (B1). Up until 1871 the Westmoor address, appeared to have housed more than one family, and by the early 20th century, the farmstead had seen rapid expansion and investment, developing two more buildings (B2) to the south, and B3 to the north-west, likely symbolic of a shift to more commercialised agricultural activity. The earliest fabric of the site likely remains to the base of the north and south elevations of the linear range B1, but it also continues through the west wall – an evidently cruder, more vernacular build form was noted to both the internal (only to sections of north, south and west wall) and external elevations, although this was obscured by several later phases of alteration to FF, internal remodelling and concrete ribbon pointing. It is apparent B1 has undergone some significant change and elements found within the build would suggest the building has likely developed from a much smaller, compartmentalised structure, developing the east and west ends; blocks surviving to the GF B1C amongst later limecrete floor could be remains of earlier partition or earlier gable end.

Evidence:

- a small, blocked window opening next to a possible blocked doorway to the west internal elevation under D12
- a very vernacular slit vent surviving to the GF level of B1E (north elevation)
- blocked socket holes for earlier heavier joists to B1 can be seen to the side of, and below slimmer 19thc replacements
- a heavier build found internally to base of north and south elevation of B1C & B1D
- heavier, more vernacular build found to the centre of the external, with a battered section of wall in the south elevation - earlier fabric remains
- heavier build to base of exterior north elevation, showing a stark difference in stonework suggests an earlier single-storey build has been raised
- the east gable end presented with very consistent stonework – a raise could not be identified, suggesting this end has been rebuilt or remodelled possibly reusing an earlier footprint

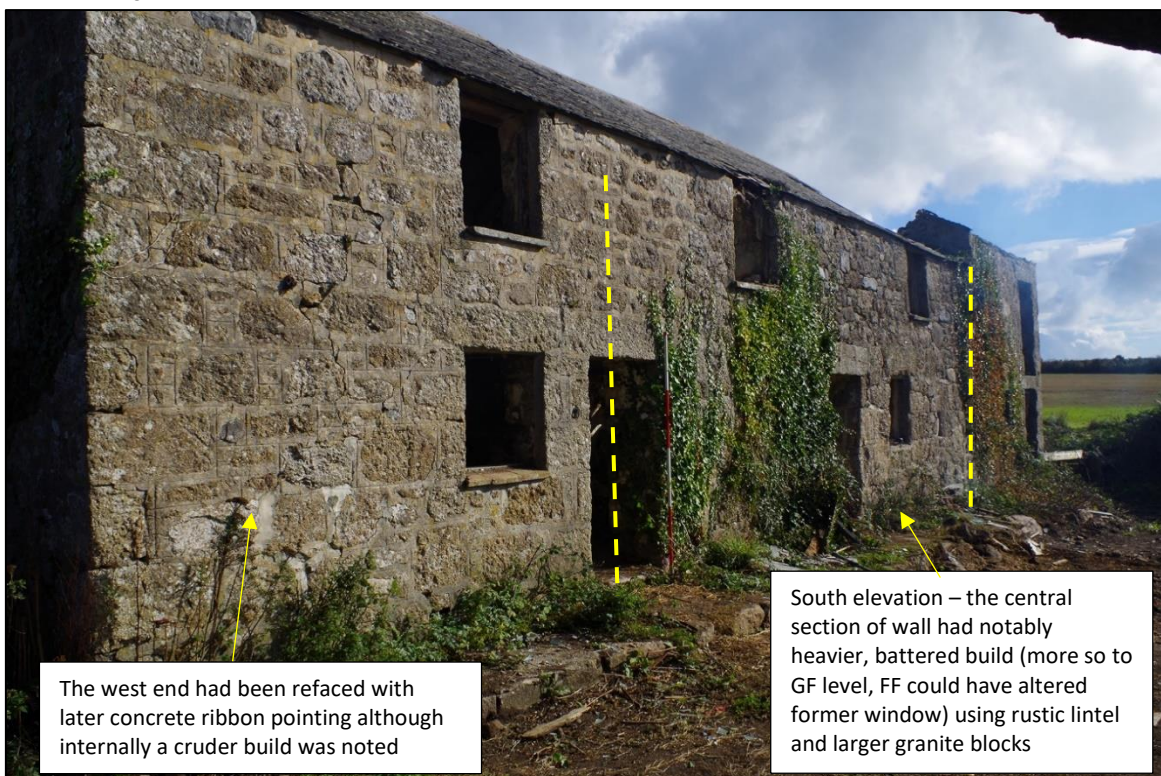
Whilst it is not overly clear, these observations would indicate the build has seen multiple layouts and functions. It has been found earlier fabric does survive, particularly to the base of the north and south elevations of B1; this stonework remains as the historic core of the building that likely represents a pre-c.1800AD date. The sites development likely mirrors certain phases of works completed at neighbouring Pendrea, which also saw rapid progressive expansion during the 19th century, reflecting the diversity of specialised buildings that came to be seen as necessary on an efficient 19th century farm; earlier, vernacular structures were replaced or modified with newer building techniques, as needs required. There were no surviving domestic features found to the barns, aside from its later 20th century off-grid occupancy, however that does not suggest the

building (B1) had no former domesticated functions – large windows and doorways do imply an earlier domestic layout. An earlier structural report also noted spaces within this building were used for habitation purposes, mentioning *flues and fireplaces*, however during this site visit, no such features were found and may have been previously removed as part of clearing works, or was influenced by the later off-grid settlement of this building. Later remodelling appeared to have been covered with modern concrete ribbon-band repointing, obscuring stonework details.



North elevation – the central section of wall had notably heavier, battered build, more so to GF level implying a possible later raise of a single-storey croft-type build.

FIGURE 23: THE NORTH ELEVATION AS PHOTOGRAPHED IN AN EARLIER STRUCTURAL REPORT, IT WAS INACCESSIBLE DURING THE MOST RECENT SITE VISIT. THIS IMAGE HIGHLIGHTS A POSSIBLE RAISE TO THE NORTH ELEVATION. TAKEN FROM THE NORTH.



The west end had been refaced with later concrete ribbon pointing although internally a cruder build was noted

South elevation – the central section of wall had notably heavier, battered build (more so to GF level, FF could have altered former window) using rustic lintel and larger granite blocks

FIGURE 24: THE SOUTH ELEVATION SHOWED A SECTION OF BATTERED, MORE VERNACULAR, HEAVIER BUILD, IMPLYING EARLIER FOOTPRINT SURVIVES WITHIN THE BUILD OF B1; FROM THE SOUTH-WEST (2M SCALE).

The lean-to added to the north-west corner is built using a similar style to that of B2, indicating a similar phase of works. B2 & B3 are mid-late 19th century in date, known to appear on the revised Second Edition OS mapping of 1906, although they could reuse earlier footings/ materials from buildings recorded to the tithe map of 1840. B2 presents with good 19th century agricultural character with symmetrical northern elevation that includes original timber windows between a large central doorway. Internally, a split slate cobbled floor with drains, large, faced lintels, and remaining plaster between rafters imply some investment was focused on the site to provide adequate stables/ peripheral buildings that were weatherproof, efficient, and aesthetically pleasing, whilst also mirroring the earlier traditional style of B1. Whilst the space has been largely altered, few details remain that provide this building with historic character and narrative, including a large, neat keeping place and surviving stone pads for earlier partitions/ stalls.

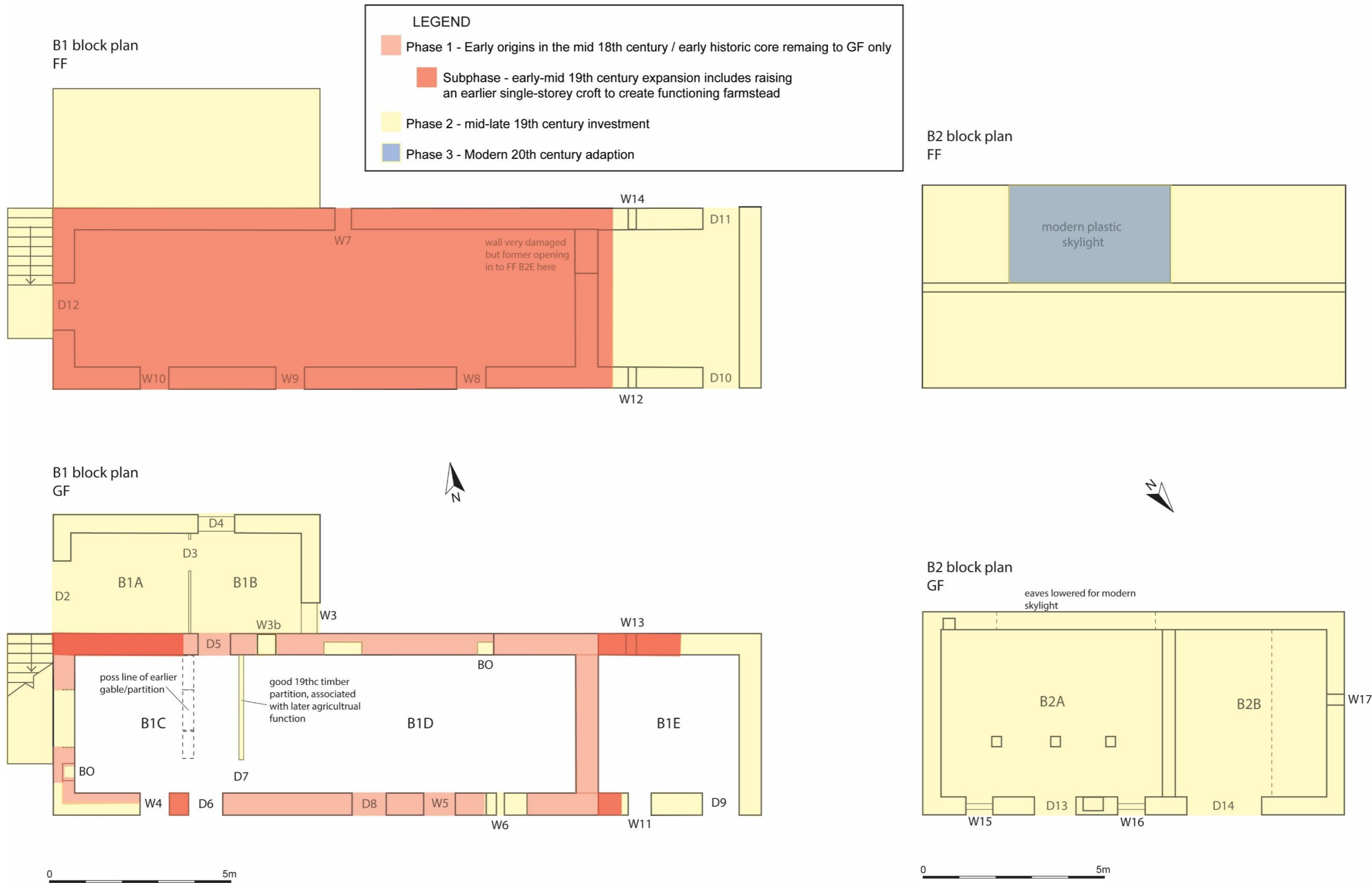
Evidence for B2:

- historical symmetry to northern front
- original timber windows, with a glass casement above
- keeping place to the west side of the door
- altered spiked a-frames
- cobbled floor and drain
- slated air vent to south eaves to east side
- roof is consistent to B1 and B3 – suggesting B1 was re-roofed/ extended upon during the same phase of works that built B2 and B3.
- small slit vent to west end of B2A shows mirroring of vernacular features
- moulded/ carved granite drains to B2A – signs of improved 19th century layouts that considered drainage for animal housing

B3 is largely unidentifiable but has been notably heavily altered/ remodelled using salvaged materials. A set of good 19th century trusses remains to the roof, although these do appear to be recycled/ reused pieces as they sit awkwardly on stone and timber pads.

The whole site has seen some later 20th century alteration of an off-grid occupancy, including the alteration of B2A roof which removed a large section of the southern pitch which was replaced with modern, corrugated plastic sky lighting, and a flue was added to the north-west corner of B2A for a small stove. B3 was remodelled acting as an equipment store/ pantry, and most of the spaces across the site were made redundant storage spaces during the late 20th century. The roof failed B2E with full collapse, and partial collapse of B2D to the east end.

Most of the buildings on the site are 19th century in date. A comparison between the 1840 tithe map and the 1st edition OS map (Figure 5) indicates the farmstead underwent significant change during the period 1840-1906, presumably in parallel with the consolidation of several small holdings and the creation of a single large farm. However, the obscured character of the granite stonework, and the complete renewal of roofs in the later 19th century, largely rob any significant dateable features.



4.0 CONCLUSION

The farm at Westmoor is first documented in c.1744AD. During the medieval period it was likely a site that developed from small croft settlements that aimed to work the rough/ common land, and later comprised as a tenement farm with the Pendrea estate. This large estate was sold in the later 17th century to Mr Christopher Davis, Gent. and thence to the Tonkin family; in 1840 the farm was owned by the Rev. Uriah Tonkin – a notable landowner to the wider St. Buryan area.

The cartographic and Census data indicate there were several functioning homesteads in c.1840, with division of the land shared between Westmoor Farm and the barns; these families appear to have been working to reclaim rough moorland to the south towards Selena, and the east. It is likely our site worked as part of a tenement farm under neighbouring Pendrea, as the Osborn family were recorded to work both. The tithe map shows three buildings, one large linear that remains (B1), with another two smaller blocks to the south and west – appearing in a similar location to those that exist to the site today. Several families are listed to reside here during the earlier census recordings and may indicate the site was semi-domestic during this period, particularly B1. However, it is clear the farmstead undergoes a period rationalisation and remodelling during the mid-19th century, which aligns with the census records that records a single family residing and working the Westmoor plot – the Osborn family.

It appears two buildings are lost by the time of the First Edition OS mapping of 1875, with only the large linear (B1) to the north recorded at the site, suggesting the plot was likely maintained as a field barn between 1840-1875, and the family are residing at Westmoor Farm to the west. There is then large-scale investment to the site towards the later end of the 19th century, likely owing to a change in function that needed processing space as well as animal housing and storage – the east end was raised, and a small lean-to was added to the north-west corner of B1. Stables were also added to the south (B2), possibly reusing earlier footprint, and a small peripheral building added to the west which utilised salvaged material (B3). This signals a move to commercialised and industrialised agricultural activity, and needing secure, weatherproof spaces to protect livestock and harvest. The roof structures across the site were done during this investment phase, of which similar material was identified to Pendrea. The site likely enters a period of abandonment shortly after John Osborn dies in the early-mid 20th century, used as peripheral barns thereafter, with some areas of repair attributed to mid-20th century, including the infilling of limecrete floors to B1 and concrete ribbon-band repointing were found across the buildings. It then enters a final stage of off-grid occupancy where the site declines further during later 20th-early 21st century.

Rather than being a planned 19th century farmstead *per se*, the buildings at Westmoor were progressively modified over the course of the 19th century and reflect the diversity of specialised buildings that came to be seen as necessary on a modern and efficient 19th century farm. Earlier structures were demolished and replaced or modified as needs required. By 1906 the farmstead had reached its maximum extent, and only one new building was constructed after this date. Despite the fact this farmstead can trace its origins to the mid-18th century, little evidence of this survives today, aside from a heavier build to the base of B1 that uses a more vernacular, traditional stonework.

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APPENDIX 1 : BUILDING RECORDING TABLES

Building 1 (B1)		General Description
Function/Summary:		Large linear range, with a later raised extension to the east end, and a possible altered extension to the west end. It is very possible this building has had several functions and occupations, including an earlier domestic space, granary and later animal storage.
Fabric Description:		Uses several sections of varying stonework, but largely comprises semi-coursed and regularised granite rubble with granite dressings. Large sections have been repointed with concrete ribbon band design to the west end of south elevation, obscuring details, and features. It is likely the building has undergone some later remodelling, areas of earlier, heavier, more vernacular stonework does survive in places, but heavy alteration has compromised overall historical character. The roof is barely surviving to the range, and is a later scanted slate roof replacement, which is cohesive across the site.
Roof Covering:		Just surviving, a scanted slate roof, the east end has been lost.
Dating Evidence:		This building contains the earliest building fabric found across the site. Whilst it has undergone several changes in the 19 th and 20 th century, the heavier, cruder build found to some sections of wall in the north, south and west elevation (internally and externally) indicates an earlier, pre-1800 date of origin.
Exterior		
North elevation		Description
Fabric Description:		The elevation was observed from a distance due to the overgrown shrubbery. The east end of this elevation contains the most interesting fabric – it has a larger, blocky, rustic build, semi-coursed, appearing overall as quite vernacular, in comparison to the rest of the elevation. The openings to the east end included good granite dressings, although no fittings appeared to survive. To the west is a regularised granite rubble build, using smaller granite blocks. This end had been heavily repointed, obscuring detail. To the far west end is a large, single-storey lean-to with a steep mono-pitch, scanted slate roof – cohesive with the rest of the surviving roof to B1.
Roof Covering:		Just surviving, a scanted slate roof; the east end has been lost. Significant damage towards east end of B1D, full loss on east extension B1E. Lean-to room R1A roof intact, scanted slate roof on steep mono-pitch frame.
Drainage/Guttering:		N/A – projecting slate at eaves
Windows GF only:	W13	Situated close to the build line for B1D, the window is a small slit vent, not visible from the external elevation due to the overgrown shrubbery. It could only be seen completely from D9 in the south elevation, and even then, only its top section was just identifiable. It likely appears similar to that of W15 to the FF level above, with good granite dressings and a small, rusticated granite lintel. Internally, the window presented as very vernacular in form with deeply splayed reveals and thick granite blocks for jambs. It had a roughly faced slabbed granite lintel above which had formerly been whitewashed – sections of a thin white layer were lifting and peeling away from it.
Windows FF only:	W14	Situated close to the build line for B1D at FF height. It is likely slightly similar to opening W13 below, although from internal observations, the openings are different. From the exterior it appears very vernacular in form, presenting as a small slit vent to the FF level. It has good granite dressings and a small, rusticated granite lintel. Internally (observed from D9 in the south elevation due to material build up and safety), the window is slightly more formal than its counterpart W13 below. It presents with a squared, rusticated, faced and dressed, granite lintel above the opening, with deeply splayed sides and slabbed jambs.
	W7	Was not completely identifiable from the exterior due to boundaries and overgrown shrubbery. Sits within a section of rough granite, regularised rubble. Internally the window has been heavily altered.
Doors GF only:	D4	To the west end of the elevation for B1A lean-to. Was not completely identifiable from the exterior due to boundaries and overgrown shrubbery. Internally the door had good, faced, and roughly dressed quoin detailing with a thin timber lintel. Timber frame survives although has been altered and looked to reuse material. Wide, single-width doorway with a limecrete layer creating a threshold and step.
Doors FF only:	D11	FF loading door to the east end. Wide, single-width doorway
Other Details:		It appears the building has seen a later raise, raising an earlier single-storey croft? Large blocky, vernacular build had been topped to a first-floor height with mixed granite rubble
Relationships:		B1 is a long, linear range aligned WbN-EbS located towards the northern boundary of the site. The building stands alone and appears to have been heavily remodelled with several blocked openings/ repaired openings to the north, south and west ends – rustic, vernacular sections of build can still be identified, namely to the north and south elevations.
East elevation		Description
Fabric Description:		Blind gable end of east extension. Uses regularised granite rubble, with a heavier build to the base, rising to vague semi-coursed sections to top and apex of build.
Roof Covering:		Non-existent – has fallen through
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		The stonework is notably very consistent, and does not show a raise to the eaves, suggesting this gabled end has been possibly rebuilt.
Relationships:		B1 is a long, linear range aligned WbN-EbS located towards the northern boundary of the site. The building stands alone and appears to have been heavily remodelled with several blocked openings/ repaired openings to the north, south and west ends – rustic, vernacular sections of build can still be identified, namely to the north and south elevations.
South elevation		Description
Fabric Description:		The south elevation includes varying sections of stonework, but largely uses a regularised granite rubble build, with large granite dressings to openings/ reveals. There is the occasional dark slatestone, notably to the centre of the build, with changes in mortaring clear and distinguished. The centre of the elevation uses a particularly heavy

		build with larger faced granite blocks clear to the base. Modern concrete ribbon pointing to the west end and east end overall obscures any surviving historic fabric or earlier features.
Roof Covering:		Just surviving, a scantle slate roof; the east end has been lost. Significant damage towards east end of B1D, full loss on east extension B1E.
Drainage/Guttering:		N/A – projecting scantle slate.
Windows GF only:	W4	GF west end of elevation. Large, square opening, window frame has been lost. Faced and dressed granite lintel above, with neat granite quoin detailing to the sides. Reused terracotta slates used to create a sloping sill, internal sloping cement sill. Stonework to this end of the elevation has been heavily repointed with modern concrete ribbon pointing. This window opening shares an internal, squared timber lintel with adjacent doorway (D6).
	W5	GF central section of elevation. Appears from the exterior to be a blocked former doorway – heavy disturbance and rougher rebuild with cement-heavy mortar visible to the base. Rusticated, faced, granite lintel above opening, of vernacular form. The former window and frame have been removed, sill also removed, although cement patching visible for removed sill. Quoin dressings are rustic faced blocks,
	W6	Blocked slit vent, appearing as a vernacular feature, but sitting low and awkward within this position. Whilst it is not particularly clear from the exterior, this opening has formerly been a small, squared window. The internal face of the opening shows a small window seat below the earlier window opening (similar to W5), with disturbance to the base of either reveal indicating an earlier blocked doorway. The internal openings W5 & W6 also share a long, squared, machine-sawn timber lintel – similar to W4 and D6. (Difficult to fully conclude, due to the amount of material blocking the internal elevation)
	W11	Located to the base of the east extension. This area of the elevation was largely covered with shrubbery, so difficult to fully identify this opening, and internal space was unsafe to enter, so observations were made where possible. It appeared to have a machine-sawn, squared timber lintel, suggesting a later widening of the opening, of a similar phase of remodelling that occurred across this elevation. Likely a small, squared window, although window and frame lost.
Windows FF only:	W8	FF to the east end. Squared opening, above GF openings W5 and W6. Rustic granite quoins to reveals, with likely a modern concrete sill. Window and frame have been lost. Internal jambs have been thickly plastered/ rendered with cement-heavy material.
	W9	To centre of elevation. The opening is similar to W8. It has been heavily altered in 20 th century (as seen from earlier photographs), which altered the opening into an artistic free-style with chicken wire and plaster/paper mâché – remains of which can be seen to the opening, although much has been removed. Rustic granite quoins to reveals, with likely a modern concrete sill. Window and frame have been lost. Internal jambs have been thickly plastered/ rendered with cement-heavy material.
	W10	To FF of west end of elevation. This opening sits within a later remodelled section of the elevation, that uses cleaner faced and dressed granite dressings, amongst a later phase of concrete ribbon repointing. As with the other openings, windows and frames have been lost, and a modern sill.
	W12	W12 sits to FF level of east extension. Largely covered with shrubbery, it was just identifiable. It appears as a large slit vent, complete with slate louvred slats protecting from wind damage. Vernacular in shape and style it sits close to the edge of a possible build line.
Doors GF only:	D6	This opening sits within a later remodelled section of the elevation, that uses cleaner faced and dressed granite dressings, amongst a later phase of concrete ribbon repointing. Internally it shares a squared, machine-sawn timber lintel with adjacent W4, these openings sit within a crudely built internal skin of granite hinting at a later rebuild/ remodel. Single-width door opening with heavy slabbed granite threshold. No door or frame survives. Accesses small GF room to the west end of B1 (B1C).
	D8	Internal reveals evidence chunky vernacular quoins to a window opening with loose rubble below on the east side. the west side has been rebuilt with neat roughly dressed stone blocks forming a doorway. Pintle holes survive for former frames and the external quoins to the opening are cohesive with the wall around it, however, different character to the interior suggesting a later refacing of the internal, and external wall.
	D9	Sits to the far east end, accessing the GF space of B1E, although this was unsafe to fully enter. Wide, single-width door opening, with faced granite quoins. Door lost; however, sections of a moulded timber frame survive, recessed into the opening. Granite threshold to base.
Doors FF only:	D10	FF loading door, situated directly above D9 to the east end of elevation – only a granite lintel separates the openings which appears slightly precarious/ awkward. Similar granite dressings to D9. This end of the elevation has been set within a thick white mortar. Short granite lintel above just surviving. Socket holes remain to the west side granite dressings for earlier lots pintles, or suggests a later reuse of material.
Other Details:		Patch of suspicious disturbance Phasing may be apparent within this elevation, although is slightly obscured. It is evident the elevation has undergone some heavy later alterations/ remodelling – moving from dwelling to a fully functional animal barn?
Relationships:		B1 sits along the northern border with neighbouring field, aligned slightly WbN-EbS. It is the largest building on site, with a 19 th century single-storey lean-to attached to the north-west corner. It addresses a small yard and a later linear range to the south. There are relationships within the elevation however, these are slightly unclear. It is possible two earlier smaller lean-tos existed to the east and west ends which have been redeveloped, possibly prompting a full remodel of the elevation.
West elevation		Description
Fabric Description:		Uses regularised granite rubble, with a heavier build to the base, rising to vague semi-coursed sections to top and apex of build. Large set of granary steps rise to a second-floor opening, accessed from the north the steps use reused slabbed granite, leading to a large landing area before approaching D12. The step structure is built using regularised granite rubble, with large swathe of mature ivy covering other details. From the internal space B1C, there appears to be a small, blocked opening, although from the exterior this was not fully identifiable. B1A west elevation comprises a slightly different stonework, and the build line between the two is very clear. The top of B1A west elevation uses semi-coursed, large, faced granite blocks, with a light, limecrete mortar. A large heavy

		granite gate post sits to the north corner with socket holes, though no gate survives. Very heavy, single, faced and dressed granite lintel sits above D2 with quoin dressings to the opening and north and south corner of the elevation.
Roof Covering:		Largely scantle slate roof, however roof has fallen through in sections, but most of the trusses do survive.
Drainage/Guttering:		N/A
Openings – Doors:	D2	Large, double-width door accessing B1A lean-to. Large, heavy single granite lintel above door opening, amongst heavy, semi-coursed granite stonework to this elevation. Door does not survive, although large, heavy iron pintles survive to the external face of the elevation. A later frame using reused materials has been recessed into the reveals, including reused section of telephone pole to the south side with later low-level, make-shift latches tacked to the west face.
	D12	Loading door accessed via a set of steep granary steps from the north side – the steps are secondary, likely part of a phase to transition spaces for grain processing. Very wide and tall, single-width door opening. Heavy, thick timber door frame survives, it is plain in form, although deeply chamfered to the reveals.
Opening – Windows:		N/A
Other Details:		Possible blocked opening in form of small window to note to the south side of the granary steps, although this is only identifiable from the internal space of B1C.
Relationships:		B1 is a long, linear range aligned WbN-EbS located towards the northern boundary of the site. The building stands alone and appears to have been heavily remodelled with several blocked openings/ repaired openings to the north, south and west ends – rustic, vernacular sections of build can still be identified, namely to the north and south elevations.
Interior		
Building 1A		
Summary/ function:		Lean-to extension, recorded on the Revised Second Edition OS mapping (c.1906) – late 19 th – early 20 th century origin. Used as animal housing/ equipment/ cart shed.
Walls:		Large, double-width doors (D2) to the west elevation, addressing B3 and small yard in front of granary steps. Heavy internal timber lintel and large slabbed granite threshold. South elevation is the north elevation of B1C, using regularised granite rubble, the build appears heavier at the base. The top of the build has been repointed in a thick limecrete obscuring any other build details. The north elevation is rough, using large granite rubble to form the build, it is untidy/ unfinished in appearance, and has likely been rebuilt in sections. A slim concrete block buttress sits under a deteriorating rafter, bracing the wall to the centre of the elevation. The east elevation comprises of a slim, planked timber partition wall, using reused section of beaded planks. It is make-shift and not neatly finished into the pitch above. It is supported by a timber post to the north side whereby a door opening has been formed (D3).
Doors:	D2	Large, double-width opening to the west elevation. Reused materials creates unfinished timber frame, no door survives, but likely originally had large swinging doubly doors hung on large iron pintles that sit on the external face of the elevation. Large, heavy internal timber lintel
	D3	Opening created from internal partition wall, no frame, planked partition cut for door opening. Timber post braces some of the structure to the north side, it is a reused piece with several uniform socket holes and a beaded edge. This post appears to sit on a make-shift stone pad to base.
Roof:		The roof is consistent with the other buildings within the yard, weather-proofed by scantle slates, some of which have been reused in places. The roof is failing in areas to the wall-plate – slates have fallen through leaving areas exposed. It has a steep mono-pitch with heavy internal timber rafters and irregular purlins and batons. Sections of plaster survives between batons indicating the need for formalised weather-proofing – a method used to protect livestock and perishables.
Floor:		Very uneven, likely just compacted soil.
Layout/Function:		Space was open to the eaves, currently used as storage, likely a former equipment/ small cart shed. The lean-to was divided (divided later, with unfinished-looking partition) into two smaller rooms – B1A and B1B, with access from the west in B1A and north in B1B, access to B1C was gained via a single-width doorway to the south elevation of B1B.
Dating evidence:		Late 19 th – early 20 th century, with later 20 th century alterations/ repair. It appears on the revised Second Edition OS mapping c.1906, but it is possible it was built slightly earlier than this.
Building 1B		
General Description		
Summary/ function:		Lean-to extension, recorded on the Revised Second Edition OS mapping (c.1906) – late 19 th – early 20 th century origin. Used for animal housing and/or equipment storage.
Walls:		Evidence of white-washing survives around the walls to both B1A and B1B. The internal walls to the north and east have been built using regularised granite rubble. The walls to the east have been whitewashed above the window height, which makes it appear as though the wall has been disturbed, of which the window may be a former blocked doorway. The south wall is consistent with B1A - using regularised granite rubble, the build appears slightly heavier to the base. There is an area of fall-out to the stonework to the second-floor level which may be the result of the forcing of an earlier socket hole.
Doors:	D3	Opening created from internal timber partition wall, no frame - planked partition cut for door opening. Door comprises of salvaged materials is propped against B1B west side.
	D4	D4 is an opening that steps up and out to the northern fields. A wide single-width doorway, the stepped threshold has been later coated in a thick limecrete. The east and west internal reveals (could not be properly identified from the exterior) had good quoin granite dressings internally. The opening had a light timber frame, and door that had been made with salvaged materials and a Perspex top half.
	D5	Large single-width doorway leading through to B1C

Windows:	W3	Large, tall window against B1C north elevation, to the south-east corner of B1B. Opening had a modern pine timber lintel and rough, uneven stone sill. Reused timber window frame with modern frosted glass.
	W3b	Small window opening sitting within the north elevation of B1D. Small granite lintel with quoin dressings to the sides, the window presents as vernacular in form, close to W3 opening, although sits at a lower level. The window opening houses a modern Crittle casement with glass, above an uneven stone sill. The build below this window line is incredibly heavy and vernacular in appearance.
Roof Covering:		The roof is consistent with the other buildings within the yard, weather-proofed by scantle slates, some of which have been reused in places. The roof is failing in areas to the wall-plate – slates have fallen through leaving areas exposed. It has a steep mono-pitch with heavy internal timber rafters and irregular purlins and batons. Sections of plaster survives between batons indicating the need for formalised weather-proofing – a method used to protect livestock and perishables.
Layout/Function:		A single room used for animal storage, with access to small northern enclosure. Evidence: packed earth floor and farm debris. Later used as a storage space for off-grid living.
Dating Evidence:		Late 19 th – early 20 th century, with later 20 th century alterations/ repair. It appears on the revised Second Edition OS mapping c.1906, but it is likely it was built slightly earlier than this.
Building 1C		General Description
Summary/ function:		GF room to the west end of the building, largely stripped, it has had a later function of animal housing (straw debris covered the floor) but may have originally formed part of a small domestic dwelling. The ceiling has been fully removed, so access to the first-floor was limited with details viewed from the ground floor.
GF level walls:		The north elevation includes access from B1B to the east side (D5) – this wall is thick and slightly battered (approximately 0.7m thick). The west elevation is particularly interesting. It includes a granite platform stretching the length of the elevation against the base of the build. The build of this elevation includes several areas of questionable disturbance. Overall it appears crude and messy, with the form resembling later granite rubble infill above the base. A small, blocked opening remains to the south end, it is not as visible from the external face of the elevation due to the position of the granary steps and overgrown shrubbery. This opening has been blocked shut with bricks to the reveals and a timber insert. There are two obscure build lines continuing down from the loading door (D12) above, suggesting a possible former door opening to the ground floor in this area, although the surrounding rubble infill makes full identification difficult. The south elevation also uses a crude build form, which is notably heavier, and more vernacular in presentation to the base. Door opening to the east side of the elevation (D3) and a small rectangular window to the east of this opening. The east elevation is made of a fairly neat timber planked partition wall, sat on a single course of roughly faced granite pads to the base. The partition frame is built against the north elevation and includes three slim, lightly chamfered timber posts. The planked boarding uses a light-coloured timber and does not meet ceiling height, allowing for some visibility into B1D. The partition finishes before the south elevation, creating a small doorway – the door does not survive here, but the iron straps and pintles do against the south wall.
FF level walls:		FF were viewed from below. The walls to all elevations have been largely whitewashed obscuring details. A layer of sloped cement render lines the base of the FF level to the north, west and south elevations, lining where the ceiling floorboards would have been – likely a later attempt to create an air seal. The walls largely look to comprise of granite rubble, with quoin detailing to some of the openings.
Openings - doors:	D5	Wide, single-width doorway to the east side of the north elevation, leading through to B1B. Has large granite quoin dressings internally and externally. The door is recessed into the very thick northern wall. Large, chunky, squared machine-sawn timber lintel above, with sockets for joists – the central joist is hung in an early iron joist hanger. No door frame, although this door has been made to fit this location well, using even-width beaded planks, hung on two, large, heavy iron pintles and hand-forged, rustic iron straps. The rear of the door is ledged and braced with a large, rustic, sliding latch has been separately mounted to above the central ledging bar. The door is of good mid-late 19 th century character, more domestic than agricultural, and thus could be a salvaged item.
	D6	Wide, single-width doorway to the east side of the south elevation, directly opposing D5. No door or frame survives, aside from two iron pintles to the top and bottom of the east side of the opening. Internally appears to have been an attempt at quoin dressing, although the stonework to the elevation is generally cruder. This doorway opening shares a machine-sawn, slim timber lintel with adjacent window opening W4. With several larger blocked joist socket holes above. The wall is thick, mortar has been lost and the whitewash is faded. Slabbed granite threshold to the base of the door opening.
	D7	D7 connects B1C and B1D, the opening sits to the south end of the timber partition. No door or frame survives, although a heavy, iron strap remains in situ toward the ceiling height, hung on a heavy iron pintle within the south elevation, the bottom pintle survives. It is a wide, single-width opening created from the timber partition built against the north wall. The north side of the opening is formed from a lightly chamfered, large timber post which has been tied above to a joist and mounted below on a rounded granite block.
	D12	This opening provides access to the first floor from the granary steps along the west elevation
Openings – windows GF only:	W4	W4 sits to the west of D6. It is a large, square window opening, sharing a long, slim, timber lintel with D6. The opening has rough quoin dressings to the internal face, and has been built within a crude, heavy stonework. The shared lintel suggests both W4 and D6 have possibly been altered during the mid-late 19 th century. It has lightly splayed reveals to the west, but is deeply splayed to the east side – rework of a smaller, more vernacular window opening perhaps? The sill has been lightly rendered and a lining of cement remains to where a former window and frame would have sat. to the external face the sill slopes with reused terracotta, square tiles.
Openings – windows FF only:	W10	W10 sits to the FF height, above W4 and was viewed from the granary door D12. The opening has deeply splayed reveals and a chunky rustic timber lintel, patched to the west side with cement. No window/ frame survived at

		time of recording, although cement lining could be identified. The sill is a modern concrete/ cement replacement. Cement render sat below window following line of FF floorboards. Walls either side of this were lightly plastered and whitewashed.
Floor:		The floor for the room was interesting, as mentioned above a granite platform lined the west elevation, mimicking a slim feeding trough. Leading from the door in the north elevation (D5) to its opposing door to the south (D6) a rough linear passage was evident through the placement of several rustic, roughly faced and dressed stone blocks amongst a limecrete infill. It is possible another small partition existed here, or this space may have been used for a winnowing function. The floor from this line to the west side of the room had also been infilled with a limecrete floor with scored lines for drainage and traction.
Roof Covering:		Ceiling floorboards had been removed prior to visit, however joists remained. Several machine-sawn timber joists, neatly placed in the north elevation, the current joists sit alongside earlier, larger, more rustic squared joists sockets holes in the south elevation, many of which have been blocked with granite rubble and patched with cement. The roof above remains largely undisturbed and intact, complete with spiked a-frames, lapped at the ridge board with spiked, lightly chamfered tie beams. Two lightly chamfered purlins carry squared, machine-sawn rafters and thin batons that carry the tacked scantle slates. Plaster and whitewash survive between rafters – an attempt to fully weatherproof the FF level. The east end is failing, with the eastern most truss barely surviving – much of this end, including the gable/ apex has been lost to collapse.
Layout/Function:		May have once formed part of a small lean-to attached to low, single storey croft, later remodelled, and raised to accommodate two floors, animal housing below, grain processing above?
Dating Evidence:		This part of the linear range appears to exist on the tithe mapping, although the building fabric suggests it has been much-altered to accommodate several functions.
Building 1D		General Description
Summary/ function:		Large central GF room to B1, largely stripped although piles of farm debris/ rubbish block the east end of the room, which does appear more fragile and precarious as the roof has fallen through the ceiling. It has had a later function of animal housing (straw debris covered the floor) but may have originally formed part of a small domestic dwelling. The ceiling has been fully removed, although has collapsed to east end, so access to the first-floor was limited with details viewed from the ground floor where possible.
Walls:		The north elevation had a long, low granite feed trough running adjacent to the elevation (where it ended was not clear due to the debris in the east end), and several slim rounded timber posts were tied to the granite blocks and joists above to create small stalls. Several cattle chains remained to these posts; the trough has been infilled with farm debris. The wall had been plastered and whitewashed in areas, so some detail was obscured, however the build to the base of the north elevation appeared much heavier, using larger granite blocks. There is a very rough blocked opening to the west end of the elevation, the stonework surrounding the opening and a small timber lintel above suggest it's been forced. It is not identifiable from external observations and has been blocked internally with a reused Crittle-style casement window, that sits wonky and out of place. Towards the east end was another small, square opening, that appeared forced, resembling a socket hole with timber lintel, but has been labelled on plans as a window opening – this could not be fully ascertained due to unsafe debris to the inside and overgrown shrubbery to the exterior. The build of the south elevation is also crude and heavy, similar to that in B1C. It has been plastered in areas and whitewash is falling from the wall. The joist sockets are awkward, some appear forced and larger socket holes have been blocked and patched with cement and rubble. Some of the joists are slim, chamfered and beaded – a sign of earlier domestic design, now out of context, reused here as salvaged pieces used to brace/ strengthen the ceiling. The ceiling structure has been braced again by another central chamfered timber post, with a reused length with odd sockets sitting under the joists, aligned east-west (joists run north-south). Further east of D8 is W5 and W6, openings that again both share a single, slim timber lintel. W5 is a wide window that appears to have been formed from an earlier blocked doorway. It includes a low window seat infilled using rubble and rendered to the top. No window or frame survives, but plaster finishes and cement lining can be seen to the location of former window, with lightly splayed reveals to either side. W6 is similar, with a low window seat that possibly blocks an earlier doorway, the window has then been reduced to a small slit vent, appearing from the external face as a vernacular feature. To the west side of W5 are three small circular socket holes cutting a plaster layer can could form the remains of fittings for an earlier partition here against former doorway. This GF space is divided with B1C via a timber partition. The west wall comprises of this and is made of a fairly neat timber planked partition wall, sat on a single course of roughly faced granite pads to the base. The partition frame is built against the north elevation and includes three slim, lightly chamfered timber posts. The planked boarding uses a light-coloured timber and does not meet ceiling height, allowing for some visibility into B1C. The east elevation was difficult to fully identify due to collapse debris covering most of the remaining elevation.
Openings - doors:	D7	D7 connects B1C and B1D, the opening sits to the south end of the timber partition. No door or frame survives, although a heavy, iron strap remains in situ toward the ceiling height, hung on a heavy iron pintle within the south elevation, the bottom pintle survives. It is a wide, single-width opening created from the timber partition built against the north wall.
	D8	A wide, single-width opening leading into the space from the south elevation. No door or frame survives, but two large iron pintles were found to the west side of the external face, alongside several socket holes to the granite dressings in the east reveal, suggesting a reused of material.
Openings – windows GF only:	W5	W5 is a wide window that appears to have been formed from an earlier blocked doorway. It includes a low window seat infilled using rubble and rendered to the top. No window or frame survives, but plaster finishes and cement lining can be seen to the location of former window, with lightly splayed reveals to either side.

	W6	W6 is similar to W5, with a low window seat that possibly blocks an earlier doorway, the window has then been reduced to a contain a small slit vent, appearing from the external face as a vernacular feature, although does look low and awkward. The embrasures are lightly splayed, with a rendered sill and blocked with granite rubble.
Openings – windows FF only:	W7	Reduced, heavily altered opening to FF north elevation, with slim timber lintel. Embrasures thickly painted and plastered, and sill below has been chopped out and neatly cement rendered.
	W8	W8 sits to the east end of the south elevation at FF height. Just about observed from the GF. Small square window with lightly splayed embrasures and a chunky timber lintel. No window or frame survives.
	W9	W9 sits centrally the south elevation at FF height. Just about observed from the GF it was remodelled in the 20 th century with chicken wire and plaster creating a fantasy-inspired, quirky opening – bare remains of this survive now. Small, square opening with lightly splayed embrasures and a chunky timber lintel. No window or frame survives.
	W15	W15 sits centrally to the FF level of the north elevation. It appears to have been remodelled, the lower half has been rendered, but may cover the blocking of a small, low window seat, similar to that on the GF level. The window opening has been reduced to a small opening, and the timber lintel above appears to be a modern replacement – patching and disturbance to the sides of the lintel and the space above lintel may indicate an earlier, large, rustic, timber lintel has been removed. The embrasures are lightly splayed, and plaster and whitewash cover the internal reveals, obscuring dressing details.
Floor:		Limecrete floor to the west side of the room, east undeterminable due to piled debris, although limecrete floor appeared to continue to the east. The floor had been scarred and a moulded drain running along south elevation was identified. Floor sloped slightly to the south.
Roof Covering:		Ceiling floorboards had been removed prior to visit, however joists remained. Several machine-sawn timber joists, neatly placed in the north elevation, the current joists sit alongside earlier, larger, more rustic squared joists sockets holes in the south elevation, many of which have been blocked with granite rubble and patched with cement. The roof above remains largely undisturbed and intact, complete with spiked a-frames, lapped at the ridge board with spiked, lightly chamfered tie beams. Two lightly chamfered purlins carry squared, machine-sawn rafters and thin batons that carry the tacked scantle slates. Plaster and whitewash survive between rafters – an attempt to fully weatherproof the FF level. The east end is failing, with the eastern most truss barely surviving – much of this end, including the gable/ apex has been lost to collapse.
Layout/Function:		The GF space has likely had several functions, with a timber partition surviving to the west, and low granite platform/ feed trough complete with cattle chains indicate a more recent function of animal housing and storage. It is possible this section of the building formed part of an earlier domestic build in some capacity, however it has been heavily stripped/ renovated during the 19 th century, so any earlier remains have been obscured or lost. The only evidence surviving of an earlier building remains within the cruder, heavier build to the base of the north and south elevations, however it is clear the layout has heavily altered.
Dating Evidence:		A long linear range appears recorded to the tithe mapping and was recorded as part of a homestead. It's likely this building formed part of an earlier tenement farm associated with the Pendrea estate, and thus this building possibly has origins pre-tithe.
Building 1E General Description		
Summary/ function:		Later extension that has likely formed from an earlier, vernacular lean-to. Raised to include two opposing loading doors that could pertain to a grain processing space at FF level. The building was unstable and exposed with no roof surviving – a lot largely collapsed to the GF. The space was observed from the south-east corner through D9.
Walls:		The internal walls, which have been left exposed due to full failure and collapse of the roof, have been heavily weathered, particularly to the FF level. Patches of plaster do remain in areas and whitewash flakes can be seen to some of the GF stonework. A large, even limecrete band lines FF ceiling level to just below the window openings and survives to all four walls. The north wall has heavier base to the stonework, rising to regularised granite rubble – different from its external face that presents with good coursed, faced granite blocks. To the GF west side is a good, vernacular slit vent W13, with a crude, heavy, roughly shaped granite lintel above and deeply splayed embrasures (base of window was hard to identify due to level of debris). Above this W14 was another very vernacular slit vent, again with deeply splayed embrasures but a rusticated, faced and dressed granite lintel with faint quoin dressings. Both are of more traditional agricultural character. To the east of this at FF level is a large, single-width doorway D11. No frame or door survives, but limecrete scarring for door remains to the sides. It has a large faced and dressed slabbed granite threshold and lintel above and directly opposed a similar door in the south elevation D10. The south elevation includes two doorways against the east end, one to the GF (D9), the other directly above (D10) with only a granite lintel separating them. To the FF at the west end is another vernacular slit vent (W12) just visible between the mature shrubbery from external elevation. It is complete with slate louvres and its internal face was unclear due to lack of visibility. Below this to the GF is a square window (W11) with timber lintel, which has likely been forced from an earlier slit vent that appears opposite in the north elevation. The east gable wall is blind with exposed, regularised granite rubble rising to the apex. The west wall had collapsed to the north end, and level of debris made deciphering this end of the room difficult, however, it is possible a doorway survived to the GF at the south end, and a possible forced doorway sat to the north end of the FF (collapse makes this a rough interpretation).
Doors:	D9	GF to the east end. Single -width doorway. Timber tacked frame survived with mouldings.
	D10	FF to the east end, directly above D9. Rustic faced and dressed granite lintel. No door or frame, but cement/ limecrete lining remained. Directly opposes D11 in north elevation suggesting an earlier threshing function for this FF space.
	D11	To the east of the north elevation at FF level is a large, single-width doorway D11. No frame or door survives, but limecrete scarring for door remains to the sides. It has a large faced and dressed slabbed granite threshold and

		lintel above and directly opposed a similar door in the south elevation D10 suggesting an earlier threshing function for this FF space.
Windows:	W11	A small, square window (W11) with timber lintel, which has likely been forced from an earlier slit vent that appears opposite in the north elevation.
	W12	To the FF at the west end is another vernacular slit vent just visible between the mature shrubbery from external elevation. It is complete with slate louvres and its internal face and overall dressings were unclear due to lack of visibility.
	W13	To the GF west side of the north elevation, is a good vernacular slit vent W13, with a crude, heavy, roughly shaped granite lintel above and deeply splayed embrasures (base of window was hard to identify due to level of debris).
	W14	W14 was another very vernacular slit vent at FF level directly above W13, again with deeply splayed embrasures but a rusticated, faced and dressed granite lintel with faint quoin dressings.
Roof Covering:		N/A – full failure and collapse, no trusses survive.
Floor:		Ceiling does not survive, although small socket holes were visible to the north elevation. The GF was unidentifiable.
Layout/Function:		May have once formed part of a small lean-to attached to low, single storey croft, later remodelled, and raised to accommodate two floors, animal housing below, grain processing above? One space to GF and similar above, perhaps had partitions for animal housing to the GF level, with threshing and grain storage above – difficult to fully say due to lack of fittings and access.
Dating Evidence:		The B1 linear is recorded on the tithe, although this end of the building has been heavily altered, seeing a raise to the FF level.

Building 2 (B2)		
Function/Summary:		Single storey, small range divided into two parts. 19 th century ancillary farm building, likely former stables, and animal housing/ formal farm storage. Later 20 th century domestic function.
Fabric Description:		Largely comprises semi-coursed and regularised granite rubble with granite dressings. Areas of later concrete ribbon banded repointing.
Roof Covering		Scantle slate roof, with terracotta ridge tiles – consistent with the rest of the site. The southern pitch has been altered, central section of the pitch has been removed, replaced with corrugated plastic sheeting to provide additional light.
Dating Evidence:		Late 19 th – early 20 th century, with later 20 th century alterations/ repair. It appears on the revised Second Edition OS mapping c.1906, but it is possible it was built slightly earlier than this.
Exterior		
North elevation		
		Description
Fabric Description:		Regularised granite rubble, with some areas of semi-coursed stonework and good granite quoin dressings to openings and corners. Areas/ sections of later concrete ribbon-band repointing, consistent with that seen to B1 suggesting a similar period of repair/ revival.
Roof Covering:		Scantle slate roof, with terracotta ridge tiles – consistent with the rest of the site.
Drainage/Guttering:		N/A
Openings – Doors:	D12	Wide single-width doorway, sitting centrally to the elevation between two square windows W16 & W17. Large, heavy faced and dressed granite lintel, and good granite quoins lining the opening. Slabbed granite threshold to the base of the opening. Heavy timber frame recessed into opening.
	D14	Wide double-width door, with large granite lintel above and quoin dressings to both sides. Slabbed granite threshold below. Heavy iron pintles survive to the external face to both east and west sides (four in total).
Opening – Windows:	W16	Small, square window opening, similar to its counterpart W17 both symmetrically aligned between D12. W16 has faced and dressed granite lintel and a chunky dressed granite sill, with quoin detailing to the opening. A window survives in place with a timber slatted based and chamfered casement with three lights above – window exuding Victorian character.
	W17	Small, square window opening, similar to its counterpart W16 both symmetrically aligned between D12. W17 has faced and dressed granite lintel and a chunky dressed granite sill, with quoin detailing to the opening. The window has been boarded up with a modern timber-framed insert.
Other Details:		Later concrete ribbon-band repointing across the elevation, suggesting a similar phase of repair to that of B1.
Relationships:		B2 stands alone and is aligned north-west – south-east, opposing B1 and containing a small entrance yard space. It addresses the west end of B1.
East elevation		
		Description
Fabric Description:		Regularised granite rubble, with some areas of semi-coursed stonework and good granite quoin dressings to openings and corners. Phase of later, thick limecrete repointing obscures stonework and build detail.
Roof Covering:		Scantle slate roof, with terracotta ridge tiles – consistent with the rest of the site. Some slates survive to eaves in the form of slate-hanging.
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		
Relationships:		B2 stands alone and is aligned north-west – south-east, opposing B1 and containing a small entrance yard space. It addresses the west end of B1.
South elevation		
		Description

Fabric Description:		Appears to be largely regularised granite rubble, although most of the elevation is covered by overgrown shrubbery.
Roof Covering:		Scantle slate roof, with terracotta ridge tiles – consistent with the rest of the site. The southern pitch has been altered, central section of the pitch has been removed, replaced with corrugated plastic sheeting to provide additional light to R2A.
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		Large section of this roof pitch is covered in shrubbery. The southern pitch has been altered, and a section to the centre of the pitch has been removed, replaced with corrugated plastic sheeting, to provide additional light to R2A.
Relationships:		B2 stands alone and is aligned north-west – south-east, opposing B1 and containing a small entrance yard space. It addresses the west end of B1.
West elevation		Description
Fabric Description:		Regularised granite rubble, with some areas of semi-coursed stonework and good granite quoin dressings to openings and corners. Phase of later, thick limecrete repointing obscures stonework and build detail. The southern corner quoin detailing is falling away from the build which may be attributed to the later roof alteration, and the overgrown ivy that largely covers the apex. A section of concrete ribbon-band repointing can be identified along the north pitch.
Roof Covering:		Scantle slate roof, with terracotta ridge tiles – consistent with the rest of the site. Some slates survive to eaves in the form of slate-hanging.
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		Section of angled limecrete flashing with a corrugated frame to the base indicating a small, 20 th century lean-to has been lost to this elevation.
Relationships:		B2 stands alone and is aligned north-west – south-east, opposing B1 and containing a small entrance yard space. It addresses the west end of B1.
Interior – B2A		
Building 2		
Summary/ function:		East end of B2. 19 th century ancillary farm building, likely former stables with a later 20 th century domestic phase.
Internal walls:		The walls have been plastered and consistently white-washed, so any detail to the stonework has been obscured. East, west and south elevations are blind, although a small, square hole survives to the eaves of the east end of the south elevation, which may be a former air vent. The centre of the south elevation has had roughly two courses of stonework removed below the eaves, to accommodate from the skylight alteration, and a flue added against the west wall and cut into the roof above. The north wall includes two small, square window openings between a central wide doorway, with a large keeping place to the west side – a good agricultural feature. The window openings have deep splayed reveals and chunky, roughly-faced granite lintels above.
Openings – Doors:	D12	Wide, single-width door to the centre of the north elevation. Chamfered, pegged, and spiked chunky timber door frame survives, with four heavy, iron pintles to the west side, in the placement of a former split stable door. Wooden latch survives to the bottom of the internal face, and a rustic iron latch to the centre, for a former thumb latch fitting.
Openings – Windows GF:	W15	Small, square window opening, similar to its counterpart W17 both symmetrically aligned between D12, W16 sits to the east side. Plastered and painted sill, stonework to the opening has been largely painted and plastered, including granite lintels. Granite lintel above is chunky, and roughly faced. Timber window frame that likely held three light casements above timber slats, the glass still survives to the casement. The frame has been pegged and spiked, and is of late Victorian, agricultural character.
	W16	Small, square window opening, similar to its counterpart W16 both symmetrically aligned between D12, W17 sits to the west side. Plastered and painted sill, stonework to the opening has been largely painted and plastered, including granite lintels. Granite lintel above is undressed and very roughly faced - feather and tare are marks visible to internal face. Timber window frame that likely held three light casements above timber slats similar to that surviving to W16, although has been sealed shut to the exterior face. The frame has been pegged and spiked, and is of late Victorian, agricultural character.
Roof:		The southern pitch has been altered, central section of the pitch has been removed, replaced with corrugated plastic sheeting to provide additional light to R2A. Much of the original roof structure remains internally, although additional support has been later added to allow for the removal of almost half the pitch to the south side. One basic a-frame survives to the east end - lapped at the ridge, supported by a rough, secondary king post. Timbers are squared, machine-sawn pieces and spiked to the ridge and collar, under squared, machine-sawn, regular purlins and rafters, with split batons. The other two a-frame structures (central and to the west) have been altered, cut to the south side, and replaced with modern pine supports, likely altered when the roof was adjusted to accommodate corrugated plastic sheeting. Although altered in the 20 th century, the majority of the roof structure is of late 19 th century form and character. Internally, sections of plaster survive between rafters implying the need to properly enclose and weather-proof the space. A hole has been cut to the north pitch to the west side for a chimney flue associated with late 20 th -early 21 st century off-grid living phase.
Floor:		Slightly uneven floor, largely covered with slate-stone cobbles, sectioned off into three separate stalls with squared stone pads surviving in situ and a sloped drain aligned along the northern half of the space, sloping to the

		east. Raised limecrete platform to the south-east corner of the room, cobbles can be seen to return under this later addition to the west edge.
Layout/ function:		Though timber partitions no longer remain, three stone pads do survive to the floor, in line of the supporting King posts added to the east and west a-frames that continue to the floor. This suggests three generously sized stalls, likely designed for horses, or later prized cattle.
Dating evidence:		The build is post medieval in date, with some 20 th century alterations/ repair – namely to the roof to support an off-grid domestic function. Keeping place is of good agricultural, historic character, along with symmetry to the window openings.
Other details:		Before the room had been emptied prior to recording, the space was evidently used as a domestic off-grid room, with a small wood burner added to the north-west corner (hole for flue in roof) with a bed and small office space to the east side. The room had been decorated by its last occupant, including paintings to the a-frames, doodles above the windows and artistic reclamation – for example, another small keeping place made to the east side of the doorway by removing a small section of stonework and lining the sides with shells and mirrors.
Interior – B2B		
Building B2B		
Function/Summary:		West end of B2. 19 th century ancillary farm building. Used for animal housing, equipment storage etc.
Internal walls:		Similarly, to room B2A, the internal walls of B2B have been thickly plastered and whitewashed, obscuring stonework details and further features. The north wall has a large double-width doorway with slabbed granite threshold and a heavy granite post to the west reveal bracing another heavy dressed and faced granite lintel above. Also, to the south hole is a small, forced, square socket hole likely for former machinery or hayricks. The west elevation housed a small slit vent to the centre of the elevation, complete with slate louvres. Both north and east walls are blind.
Openings – Doors:	D14	Wide, double-width door to the east end of the north elevation. Granite post to the west reveal braces heavy, roughly faced granite lintel (feather and tare gouges survive to internal face). Slabbed granite threshold, with a carved granite drain connecting the threshold to the west side.
Openings – Windows:	W17	Small slit vent sitting central to the west elevation. The reveals have been plastered and whitewashed, although several angled slate louvres for ventilation remain, implying function associated with animal housing/ storage of perishable material.
Roof Covering:		Much of the original roof structure remains internally and is of good agricultural 19 th century form – largely unaltered. Two large, spiked, timber a-frame trusses braced with a tie beam socketed into the eaves of the north and south walls. Sections of plaster survive between rafters implying the need to properly enclose and weather-proof the space.
Floor:		Floor was uneven with layers of farm debris/ pieces of equipment. It appeared to be largely packed earth, although a carved granite drain was found running towards the west side of the doorway, mimicking a shallow feed passage on the east end of the room on approach from the door, with a possible raised platform running along the west end of the room that may have housed smaller stalls aligned east-west.
Layout/ function:		Likely had a main narrow passage approached from D14 to the east side of the room, accessing smaller stalls on a slight raised platform running along the west side of the room.
Dating Evidence:		The build is post medieval in date, with some 20 th century alterations/ repair, trusses are of good late 19 th century agricultural form, alongside carved granite drainage, and small slit vent with slate louvres surviving to the west wall.

Building 3 (B3)		
Function/Summary:		Small ancillary farm building, heavily altered from a possible earlier storage/ animal housing building, with a later 20 th century domestic phase for off-grid living. Building largely failing from several phases of alteration and later neglect, it currently sits wrapped in mature, overgrown shrubbery which is likely damaging its structural integrity. It is largely unrecognisable from the external elevations and sits to the north-west edge of the site, terraced into northern field.
Fabric Description:		A large mix of stonework, the build is not consistent and reuses material, including granite posts. Irregular granite rubble, with salvaged material, however the trusses remain in good 19 th century form.
Roof Covering		Hard to be explicit from external views. Scantle slate roof, slurried in areas for speedy repair. Some awkward terracotta ridge tiles are exposed above the overgrown shrubbery; however these appear as secondary repairs.
Dating Evidence:		Appears fully recorded on the Revised Second Edition OS mapping of 1906, however it may have been an earlier structure that had been readapted, not recorded on the first edition due to a phase of abandonment.
Exterior		
North elevation		
		Description
Fabric Description:		Largely overgrown, appears to be granite rubble with small, reused granite post to the east corner which is falling away.
Roof Covering:		Overwhelmed by mature shrubbery. Scantle slate roof, slurried in areas, with secondary terracotta ridge tiles – mixture of black and tan.
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		Appears to be terraced into northern fields, ground level rises to this elevation. The east corner uses a granite post instead of quoin dressings.
Relationships:		B3 stands alone to the north-west edge of the site, aligned east-west, addressing the west elevation of B1.

East elevation		Description
Fabric Description:		Largely overgrown, appears to be granite rubble with large, reused granite post to the west corner.
Roof Covering:		Overwhelmed by mature shrubbery. Scantle slate roof, slurried in areas, with secondary terracotta ridge tiles – mixture of black and tan.
Drainage/Guttering:		N/A
Openings – Doors:	D1	Small, single-width opening, likely a former small doorway to the north side of the east elevation, quite exposed where the structure above and to the sides is failing. Timber post to the southern side is bracing the ridge board, extending from the floor to the apex. Stonework against this to the south has been patched with cement. Slabbed granite threshold to the base of the opening.
Opening – Windows:	W1	Small opening with a salvaged window used in the opening. Covered to the exterior face in overgrown shrubbery, but modern timber for a lintel can just about be identified.
Other Details:		The elevation uses a lot of salvaged material, including window and granite posts for corners. This end of the build is braced by a single slim post that precariously braces the ridge board. Difficult to fully identify features/ stonework detail due to the amount covered by mature shrubbery.
Relationships:		B3 stands alone to the north-west edge of the site, aligned east-west, addressing the west elevation of B1.
South elevation		Description
Fabric Description:		Largely overgrown, appears to be granite rubble with large, reused granite post to the west corner.
Roof Covering:		Overwhelmed by mature shrubbery. Scantle slate roof, slurried in areas, with secondary terracotta ridge tiles – mixture of black and tan.
Drainage/Guttering:		N/A
Openings – Doors:		N/A – blind elevation
Opening – Windows:		N/A – blind elevation
Other Details:		Granite posts appears to have been used to both corners of the build.
Relationships:		B3 stands alone to the north-west edge of the site, aligned east-west, addressing the west elevation of B1.
West elevation		Description
Fabric Description:		Largely overgrown, appears to be granite rubble with large, reused granite post to the west corner.
Roof Covering:		Overwhelmed by mature shrubbery. Scantle slate roof, slurried in areas, with secondary terracotta ridge tiles – mixture of black and tan.
Drainage/Guttering:		N/A
Openings – Doors:		N/A
Opening – Windows:	W2	Small window to the apex of the elevation – not identifiable to the external face due to the coverage of overgrown shrubbery. From the internal face it appears to house corrugated plastic sheeting.
Other Details:		Granite posts to both corners.
Relationships:		B3 stands alone to the north-west edge of the site, aligned east-west, addressing the west elevation of B1.
Interior		
Building 3		
Summary/ function:		Small ancillary farm building, heavily altered from a possible earlier storage/ animal housing building, that may have had a small loft space, with a later 20 th century domestic phase for off-grid living. Building largely failing from several phases of alteration and later neglect, it currently sits wrapped in mature, overgrown shrubbery which is likely damaging its structural integrity.
Walls:		The walls comprise of several different materials, with several phases of repair work/ restructuring apparent. The walls have been heavily plastered in places and painted in white which has obscured some detail. The north internal wall is largely built up with granite rubble, with areas of cement patching, and sections of heavier painted render. The pitch to this side is failing with large areas of collapsed sections of the slate roof – particularly to the east end, although the trusses do remain in good form. The west wall uses irregular, erratic courses of granite rubble, including some unshaped boulders to the base. A small window sits below the apex, that uses corrugated plastic sheeting to board of the opening. The opening appears cleanly cut into the surrounding stonework, however whether it is a forced secondary feature is unclear due to the shrubbery and plaster obscuring details. There appears to be a small square blocked opening above the base of the build to the north side – it is quirky and strangely placed, and too large for a former socket hole. There are a few areas of later cement patching/ render. The south-west corner appears to reuse a small granite post. The south elevation, again uses different materials, including large irregular granite rubble, granite posts for the corners and concrete block to block possible former openings. There are possibly two small, blocked door openings, one to each end – one to the east side may have had two small granite posts lining a opening. Another small opening can be identified to the west end, in the form of a small window opening to the eaves, now blocked with concrete blockwork and small regularised pieces of granite rubble. The east elevation houses the main and current access point, which sits to the north side of a central reused timber post bracing the apex. A salvaged reused timber window sits to the south side. Lots of patching evident below the window, perhaps this building was once open to the end. The north corner is failing, with a lot of stonework fallen out and the roof collapsed to this end.
Roof:		The roof used 19 th century trusses, similar to that in B2 and B1, indicating a phase of roof replacement across the site, as timbers and roof material were consistent through areas of all three buildings. They are basic a-frames with a spiked tie beam, lapped to the ridge board. The timber was machine-sawn with several rafters and a series

	<p>of batons – sections of plaster lined the space between rafters, creating a weather-proofed space, good for animal housing or equipment storage. The trusses sat awkwardly on the eaves, appearing to barely span the width of the building which may be evidence the roof is a salvaged structure, reused here with timber pads, and stone putlocks to secure it. Modern plywood box has been wrapped to the tie beam of the most eastern truss, with kitchen items stored here – part of the later 20th century off-grid occupation. Some horse tacks survive tacked to the western truss, and a good, ornate, Victorian coat hook was also found secured to a tie beam – a salvaged piece that may have come from an earlier domestic smallholding phase.</p>
Floor:	<p>The floor was uneven and likely packed earth.</p>
Layout/Function:	<p>A much-altered single room, it currently has a reworked feed trough along the south elevation but may have once been a small 1.5 storey building with loft space. The trough uses modern materials such as brick fragments, cement, and concrete block, but it's likely an earlier trough was replaced here.</p>
Dating evidence:	<p>Recorded on the revised Second Edition mapping of 1906, but it was likely repaired and restructured in the late 19th century from a possible earlier small holding building designed for storage or animal housing.</p>

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. B1, NORTH AND WEST ELEVATION; VIEWED FROM THE NORTH-WEST. B2 ROOF TO REAR, AND B3 SOUTH OF GATE.



2. NORTH ELEVATION VIEWED FROM WHERE POSSIBLE; VIEWED FROM THE NNW.



3. THE NORTH ELEVATION OF EAST END OF B1, WITH SLIT VENTS TO FF HEIGHT, VIEWED FROM DISTANCE FROM THE NORTH-WEST.



4. B1 WEST GABLE END AND B1A WEST ELEVATION; VIEWED FROM THE WEST (SCALE 2M).



5. B1A WEST ENTRANCE WITH DOUBLE-WIDTH OPENING, INC BASE OF GRANARY STEPS; VIEWED FROM THE WEST (SCALE 2M).



6. B1A D2 LONG GRANITE THRESHOLD, BASE OF GRANARY STEPS TO SOUTH. VIEWED FROM THE WEST FROM ABOVE (SCALE 2M).



7. GRANARY STEPS RISING FROM THE NORTH TO D12; VIEWED FROM THE NORTH (SCALE 2M).



8. B1, SOUTH AND WEST ELEVATIONS; VIEWED FROM THE SSW (SCALE 2M).



9. B1, THE SOUTH ELEVATION; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



10. B1 CENTRAL SECTION OF SOUTH ELEVATION; VIEWED FROM THE SOUTH (SCALE 2M).



11. B1, EAST END OF SOUTH ELEVATION; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



12. B1, EAST END OF SOUTH ELEVATION, SHOWING RAISE; VIEWED FROM THE SOUTH (SCALE 2M).



13. B1 SOUTH ELEVATION; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



14. ROUGH GRANITE PLATFORM RUNNING ADJACENT TO B1 SOUTH ELEVATION; VIEWED FROM THE EAST (SCALE 2M).



15. EAST GABLE END, SHOWING A CONSISTENT REGULARISED GRANITE RUBBLE BUILD, NO CLEAR BUILD LINE FOR A RAISE EVIDENT; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



16. FORMER GATE TO OVERGROWN NORTHERN ENCLOSURES, WITH ROUGH GRANITE POST TO EAST SIDE AND REUSED BED FRAMES FOR GATE; VIEWED FROM THE SOUTH (SCALE 2M).



17. SOUTH ELEVATION OF GRANARY STEPS NOT TIED TO WEST WALL OF B1; VIEWED FROM THE SOUTH.



18. B1A, NORTH INTERNAL ELEVATION, SHOWING SECTION OF REBUILD AND MODERN CONCRETE BUTTRESS; VIEWED FROM THE WEST (SCALE 1M).



19. SOUTH INTERNAL WALL OF B1A; VIEWED FROM THE NORTH (SCALE 1M).



20. B1A, UNFINISHED TIMBER PARTITION, BRACED PRECARIOUSLY ON SALVAGED POSTS; VIEWED FROM THE WEST (SCALE 1M).



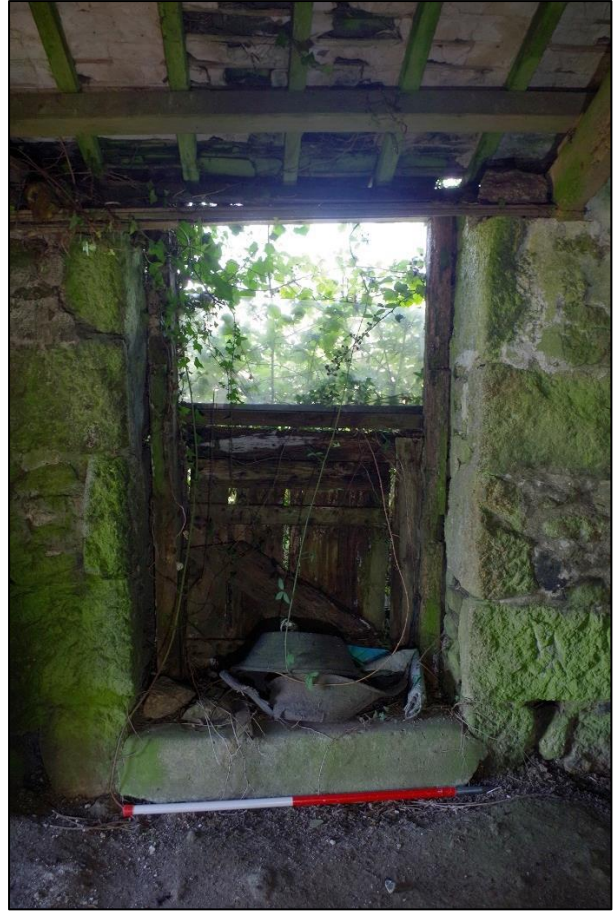
21. THE REAR SIDE OF TIMBER PARTITION IN B1B COMPLETE WITH MAKE-SHIFT PEN DOOR; VIEWED FROM THE EAST (SCALE 1M).



22. B1B, THE EAST SIDE OF TIMBER PARTITION AND RUSTIC ROOF WITH PLASTER SURVIVING BETWEEN RAFTERS; VIEWED FROM BELOW.



23. B1B, SLOPING EARTH AND STONE FLOOR SLOPING TO SOUTH; VIEWED FROM ABOVE.



24. (LEFT) B1B, TIMBER PARTITION AND D5 LEADING TO B1C; VIEWED FROM THE NORTH-EAST (SCALE 1M).

25. (RIGHT) B1B AND D4 LEADING OUT TO NORTHERN OVERGROWN ENCLOSURES WITH LIMECRETE STEP; VIEWED FROM S (1M SCALES).



26. B1C, THE NORTH INTERNAL ELEVATION WITH D5 LOOKING THROUGH TO B1B; VIEWED FROM THE SOUTH (SCALE 1M).



27. LEFT: B1C, THE NORTH FACE OF D5, WITH BEADED PLANKS AND HAND FORGED STRAPS RECESSED IN THICK NORTH WALL; VIEWED FROM THE SOUTH (SCALE 1M).
28. RIGHT: B1C, REAR FACE OF D5; VIEWED FROM THE SOUTH-EAST (SCALE 1M).



29. B1C, THE EAST TIMBER PARTITION WALL OF GOOD VICTORIAN, AGRICULTURAL CHARACTER; VIEWED FROM THE SOUTH-WEST (SCALE 1M).



30. B1C, EAST TIMBER PARTITION WALL; VIEWED FROM THE WEST (SCALE 1M).



31. B1C, SOUTH INTERNAL ELEVATION, WITH CRUDER VERNACULAR BUILD TO BASE; VIEWED FROM THE NORTH (SCALE 1M).



32. B1C, SOUTH INTERNAL ELEVATION WITH D6 AND W4; VIEWED FROM THE NORTH-WEST (SCALE 1M).



33. B1C, WEST INTERNAL ELEVATION, INCLUDING BLOCKED OPENING TO SOUTH AND POSSIBLE BLOCKED GF DOORWAY; VIEWED FROM THE EAST (SCALE 1M).



34. B1C, SOUTH ELEVATION, AND BLOCKED LARGER SOCKET HOLES AGAINST SLIMMER 19THC REPLACEMENT JOISTS; VIEWED FROM THE NORTH-EAST.



35. B1C, D12 INNER FACE AS SEEN FROM GF.



36. B1C, ROOF STRUCTURE TO THE WEST END, PLASTER REMAINING BETWEEN RAFTERS; VIEWED FROM THE GF.



37. B1C, W10 TO FF WEST END, WITH GRANITE SPLAYED EMBRASURES AND TIMBER LINTEL; VIEWED FROM GF LEVEL.



38. B1C, FLOOR WITH POSS. EARLIER PARTITION RUNNING BETWEEN D5 & D6; VIEWED FROM THE NORTH-WEST (SCALE 2M).



39. B1D, WEST TIMBER PARTITION, DESIGNED TO FACE B1D; VIEWED FROM THE EAST (SCALE 1M).



40. B1D, SOUTH INTERNAL ELEVATION, SHOWING A CRUDER, HEAVIER BUILD TO BASE; VIEWED FROM THE NORTH (SCALE 1M).



41. B1D, SOUTH ELEVATION LOOKING TO EAST, THICK WALLS LIKELY WIDENED D8; VIEWED FROM THE NORTH-WEST (SCALE 1M).



42. B1D, EAST END WAS INACCESSIBLE/UNSAFE; VIEWED FROM THE WEST.



43. B1D, W6 TO EAST FORMER BLOCKED DOORWAY, REDUCED AGAIN TO SLIT VENT, AND W5 – BOTH WITH LOW WINDOW SEAT BLOCKING; VIEWED FROM THE NORTH-WEST.



44. B1D, NORTH ELEVATION WITH GRANITE FEED TROUGH AND POSTS WITH CATTLE CHAINS; VIEWED FROM THE SOUTH (SCALE 1M).



45. B1D, FORCED SECONDARY BLOCKED OPENING TO EAST END OF NORTH ELEVATION; VIEWED FROM THE SOUTH-WEST.



46. B1D, DETAIL OF CEILING COLLAPSE TO EAST END SHOWS FORMER FLOORBOARDS AND REUSED BEADED BRACING JOISTS; VIEWED FROM BELOW.



47. B1D, FORCED, SECONDARY OPENING TO NORTH ELEVATION AT WEST END (UNFINISHED); VIEWED FROM THE SOUTH.



48. B1D, GRANITE FEED TROUGH AGAINST TIMBER PARTITION WITH MODERN LIMECRETE FLOOR SLOPING TO SOUTH (SCALE 1M).



49. B1D, SALVAGED BEADED JOISTS, BRACING MACHINE-SAWN SLIM 19THC JOISTS.



50. B1D, CEILING BRACED BY CENTRAL TIMBER POSTS.



51. B1D, ROOF STRUCTURE WITH SURVIVING PLASTER BETWEEN RAFTERS, WITH SPIKED TIMBER A-FRAMES.



52. B1D, EAST END SUFFERED COLLAPSE, INCLUDING EAST GABLE WALL.



53. B1E, WEST ELEVATION, HARD TO DECIPHER FEATURES, FORCED OPENING TO FF NORTH END; VIEWED FROM EAST.



54. B1E, NORTH FF ELEVATION, W14 SLIT VENT AND D11.



55. B1E, GF NORTH ELEVATION WITH VERNACULAR SLIT VENT; VIEWED FROM THE SOUTH-EAST.



56. B1E, W14 WITH FACED AND DRESS LINTEL, IN COMPARISON TO ITS RUSTIC GF COUNTERPART W13.



57. B1E, WEST GABLE ELEVATION, SUFFERED LARGE COLLAPSE, HARD TO DECIPHER FEATURES TO GF DUE TO UNSTABLE RUBBLE, BUT HEAVIER BUILD TO BASE IS VISIBLE.



58. B1C, D12 GRANITE THRESHOLD; VIEWED FROM ABOVE (SCALE 1M).



59. B1C & B1D FF LEVEL, CEILING STRIPPED AND COLLAPSE TO EAST END; VIEWED FROM D12 FROM WEST.



60. LEFT: B1C, SECONDARY GRANARY STEPS AGAINST WEST ELEVATION; VIEWED FROM THE NORTH (SCALE 1M).

61. RIGHT: RUSTIC IRON FITTING TO D12; VIEWED FROM THE SSW.



62. B2B, WEST EXTERNAL ELEVATION, SHOWING CONCRETE CORRUGATED SCARRING BELOW EAVES AND SLIT VENT; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



63. B2, THE SOUTH ELEVATION, SOUTH PITCH HEAVILY MODIFIED; VIEWED FROM THE SOUTH (SCALE 2M).



64. B2 EAST ELEVATION, LOOKING ACROSS SMALL YARD TO B1 SOUTH ELEVATION; VIEWED FROM THE SOUTH (SCALE 2M).



65. B2, NORTH ELEVATION; VIEWED FROM THE NORTH-EAST (SCALE 2M).



66. B2, NORTH ELEVATION; VIEWED FROM THE NORTH-WEST (SCALE 2M).



67. B2A, EAST INTERNAL ELEVATION; VIEWED FROM THE WEST (SCALE 2M).



68. B2A, NORTH ELEVATION SHOWING W16, W17 & D13; VIEWED FROM THE SOUTH (SCALE 2M).



69. THE NORTH-EAST CORNER B2A; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



70. THE NORTH-WEST CORNER OF B2A; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



71. W16 INTERNAL FACE; VIEWED FROM THE SOUTH.



72. LATER ARTISTIC KEEPING PLACE TO THE EAST SIDE OF D13; VIEWED FROM THE SOUTH.



73. B2A, WEST INTERNAL ELEVATION; VIEWED FROM THE EAST (SCALE 2M).



74. B2A, SOUTH INTERNAL ELEVATION; VIEWED FROM THE NORTH (SCALE 2M).



75. LEFT: B2A, SOUTH-EAST CORNER; VIEWED FROM THE NORTH (SCALE 2M).
76. RIGHT: SLATE LINED FORMER AIR VENT TO SOUTH-EAST EAVES, ONLY ONE SURVIVING DUE TO SKYLIGHT ALTERATION.



77. B2A, ROOF STRUCTURE WITH SPLIT BATONS, PLASTER SURVIVING BETWEEN RAFTERS AND REUSED TACKED ROOF SLATE.



78. B2A, GRANITE LINTEL UNFACED TO W17, WITH ORIGINAL SLATTED TIMBER WINDOW.



79. B2A, THE NORTH SECTION OF FLOOR INC. SPLIT SLATE COBBLES, DRAIN SLOPING EAST AND STONE PADS; VIEWED FROM THE SOUTH (SCALE 2M).



80. B2A, NORTH-EAST CORNER, WITH SPLIT SLATE DRAIN SLOPING TO EAST WITH GRANITE BLOCKS; VIEWED FROM THE SOUTH (SCALE 2M).



81. B2A, TIMBER POST BRACING ALTERED TRUSS SAT ON STONE PAD FOR EARLIER PARTITION; VIEWED FROM THE EAST.



82. B2A, CENTRAL SECTION OF FLOOR AGAINST SOUTH ELEVATION; VIEWED FROM THE NORTH (SCALE 2M).



83. B2A, SURVIVING STONE PAD TO CENTRE OF ROOM, COMPLETE WITH CENTRAL IRON FITTING.



84. B2A SERIES OF SURVIVING STONE PADS LOOKING TOWARD EAST ELEVATION; VIEWED FROM THE NORTH-WEST.



85. B2A, TRUSSES HEAVILY ALTERED TO ACCOMMODATE MODERN PLASTIC SKYLIGHT; VIEWED FROM THE NORTH-EAST.



86. B2B, NORTH ELEVATION AND D14; VIEWED FROM THE SOUTH (2M SCALES).



87. B2B, THE EAST ELEVATION THICKLY PLASTERED AND PAINTED; VIEWED FROM THE WEST (SCALE 2M).



88. B2B THE SOUTH INTERNAL ELEVATION; VIEWED FROM THE NORTH (2M SCALES).



89. B2B, WEST INTERNAL ELEVATION, WITH SLIT VENT; VIEWED FROM THE EAST (2M SCALES).



90. B2B SLIT VENT WITH SLATE LOUVRES TO THE WEST WALL.



91. B2B CARVED GRANITE DRAIN FOUND TO THE NORTH AGAINST WEST SIDE OF D14 (1M SCALES).



92. B2B GRANITE THRESHOLD AGAINST CARVED GRANITE DRAIN; VIEWED FROM THE NORTH-WEST (SCALE 1M).



93. B2B UNALTERED ROOF STRUCTURE WITH BASIC SPIKED A-FRAMES WITH TIE BEAM, OF GOOD 19TH CENTURY CHARACTER.



94. B3, NORTH ELEVATION TERRACED INTO BANK; VIEWED FROM THE NORTH-WEST (SCALE 2M).



95. B3, THE NORTH ELEVATION, NORTH-EAST CORNER COLLAPSE FROM CLEARING; VIEWED FROM THE NORTH-EAST (SCALE 2M).



96. B3 SOUTH EXTERNAL ELEVATION, OVERGROWN SHRUBBERY HIDING STONWORK DETAILS; VIEWED FROM THE SOUTH (2M SCALES).



97. B3 EAST ELEVATION, NORTH-EAST CORNER SUFFERED FROM COLLAPSE; VIEWED FROM THE SOUTH-EAST (2M SCALES).



98. B3 NORTH-EAST CORNER COLLAPSE, SHOWS MIXED STONE TO BUILD INCL. SMALL GRANITE GATE POST FOR CORNER; VIEWED FROM THE NORTH.



99. B3, THE WEST INTERNAL ELEVATION SHOWING ROOF STRUCTURE AND MIXED BUILD; VIEWED FROM EAST (2M SCALES).



100. B3, EAST ELEVATION, LOOKING OUT THROUGH D1 TO B1A AND D2, TELEPHONE POLE BRACES ROOF, VIEWED FROM THE WEST (2M SCALES).



101. B3 SOUTH-WEST CORNER AND REBUILD OF FEED TROUGH, WITH BLOCKED OPENING TO EAVES ABOVE; VIEWED FROM THE NORTH (1M SCALES).



102. B3 WEST INTERNAL ELEVATION, MIXED RUBBLE BUILD, WITH HEAVY UNSHAPED BOULDERS TO BASE AND POSS. BLOCKED OPENING; VIEWED FROM THE EAST (1M SCALES).



103. B3 ROOF STRUCTURE, DOES NOT FIT ADEQUATELY SUGGESTING THE TRUSSES ARE SALVAGE PIECES, THIS TRUSS SITS ON INSERTED PUTLOCK AND RAISED WITH A TIMBER PAD; VIEWED FROM THE NORTH-EAST.



104. B3 EQUINE EQUIPMENT LEFT TACKED TO TRUSSES; VIEWED FROM THE EAST.



105. B3 NORTH EAVES, VIEWED FROM THE SOUTH-WEST.



106. B3 SOUTH-EAST CORNER, SMALL GATE POSTS REUSED, POSS. BLOCKED OPENINGS; VIEWED FROM THE NNW.



107. B3 SOUTH-EAST CORNER, WITH REUSED WINDOW IN W1; VIEWED FROM THE NORTH-WEST.

APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION

BARNs AT WESTMOOR FARM

ST. BURYAN

CORNWALL

Written Scheme of Investigation



South West Archaeology Ltd. WSI no. SBWF22WSIv2



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Barns at Westmoor Farm, St. Buryan, Cornwall

Written Scheme of Investigation

By Natalie Boyd
Checked by Dr. Samuel Walls MCIfA
Issued: 30th May 2022
Reissued: 9th June 2022

Produced by SWARCH for a Private Client

Non-Technical Summary

This Written Scheme of Investigation (WSI) has been prepared by South West Archaeology Ltd. on behalf of a Private Client. It has been drawn up in consultation with the LPA and details the archaeological mitigation strategy and methodology to be employed for building recording of the barns at Westmoor Farm, St. Buryan, Cornwall.

Westmoor Farm lies within the parish of St. Buryan, in the Hundred of Penwith. Westmoor is a place-name of late coinage, and is likely to refer to an area of rough ground attached to the manor of Pendrea (named in an Anglo-Saxon charter of AD 923x39) enclosed in the post-medieval period. Westmoor is first documented in 1744.

There are two field barns (Barn A and Barn B) on the site. Barn A is shown on the tithe map of c.1840, and Barn B was built between 1875 and 1906. In 1840 there were three tenements at Westmoor. Barn A lay within an enclosure listed as Homestead, House &c. in the tithe apportionment, indicating it was formerly a farmhouse. Sometime between 1841 and 1871 Barn A ceased to be domestic in nature and became an outbuilding attached to the surviving tenement at Westmoor or a field barn to Pendrea.



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1.0 Introduction

SITE NAME:	BARNs AT WESTMOOR FARM
PARISH:	ST. BURYAN
COUNTY:	CORNWALL
CENTROID NGR:	SW 40374 24601
PLANNING REFERENCE:	PA19/04504
OASIS NUMBER:	SOUTHWES1-507096

1.1. PROJECT SCOPE

This document is the Written Scheme of Investigation (WSI) for the Barns at Westmoor Farm, St. Buryan, Cornwall. It has been produced by South West Archaeology Ltd (SWARCH) on behalf of a Private Client (the Client). It sets out the methodology for the archaeological works to be undertaken ahead of the proposed development, and for related off-site analyses and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with the LPA.

1.2. PLANNING CONTEXT

Works on this site are being undertaken as part of planning application PA19/04504 for the conversion of two redundant barns to form a dwelling and ancillary accommodation.

1.3. PLANNING CONDITION(S)

In accordance with paragraph 189 of the *National Planning Policy Framework* (2018), and the Local Development Framework Policy on archaeology, Cornwall Local Plan Policy 24, planning consent has been granted. The requirement for archaeology forms part of Condition 8 of the consent:

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

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

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

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

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of paragraph 189 of the National Planning Policy Framework 2019 and policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030. A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of historical features is undertaken before physical works commence on site.

1.4. LPA COMMENTS

Historic Environment Planning (Archaeology)

Comment Date: Fri 28 Jun 2019

Thank you for consulting HEP Archaeology on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and historic mapping and note that the settlement of Westmoor Farm is shown on the c1840 St Buryan Tithe Map (plot 770, Homestead, House etc occupied by John Osborne), a satellite settlement to the larger settlement of Westmoor to the north-west. Westmoor is first recorded in 1744.

Although the two buildings earmarked for conversion are referred to as barns, at least one of them is likely to have been the farmhouse referred to in the Tithe Apportionment. Barn A is shown on the Tithe Map as two buildings, converted to a single range by c1880. A building is shown on the site of Barn B on the Tithe Map but has gone by c1880. The current building is shown by c1907. Barn A in particular, as acknowledged by the D&A statement, will display evidence in its structure of phasing that may be lost or covered as a result of the conversion.

While we encourage the appropriate re-use of traditional buildings this should be supported and guided by appropriate assessment. We therefore recommend that the application is supported by a Heritage Assessment (HA). This HA should comprise two parts: a Statement of Significance that identifies the heritage assets affected, including their settings, and assesses the heritage significance of the identified assets and their settings, sensitivities, and capacity for change; and a Heritage Impact Assessment (HIA) that summarises the proposals, assesses likely impacts on significance, and identifies any harm, and, where necessary, provides a Mitigation Strategy. A full application should not be determined before this HA is received and we have had an opportunity to comment further. This HA should be carried out by a suitably qualified organisation or individual in accordance with accepted national guidelines. This is in accordance with the provisions of NPPF (2018) Chapter 16, paragraph 189 and Cornwall Local Plan policy 24. Should an adequate report not be forthcoming, then further consultation with HEP Archaeology is advised before determination.

Historic Environment Planning (Archaeology) [ST]
HEP.Arch@cornwall.gov.uk

Excerpt from the Officer Report

Archaeology HEP Archaeology have been consulted and note that the settlement of Westmoor Farm is shown on the c1840 St Buryan Tithe Map (plot 770, Homestead, House etc occupied by John Osborne), a satellite settlement to the larger settlement of Westmoor to the north-west. Westmoor is first recorded in 1744. Consequently, the Council's Historic Environment Planning (Archaeology) Officer has recommended the submission of a Heritage Statement. It is considered, however, the proposals are considered to be sensitive to the character and setting of the non - designated heritage asset. In this case the Council has therefore not requested the submission of a detailed Heritage Statement as requested by the Council's Historic Environment Planning (Archaeology) Officer. Notwithstanding the above, it is however recommended a condition is imposed requiring further investigations into the archaeological value of the site to be undertaken before the development is commenced.

1.5. PUBLIC AND ECONOMIC BENEFIT¹

- 1.5.1 Social benefit can arise through learning and development, and community strength and local identity can be enhanced through contact with the historic environment.
- 1.5.2 Social benefit also arises from the net contribution to human knowledge (the *research dividend*) made by investigative works.
- 1.5.3 Economic benefit can arise from the regeneration of historic places, leading to the revitalisation of communities and neighbourhoods. Archaeology can make a meaningful contribution to place-making, which in turn enhances the image of a place and makes it a more desirable place in which to live.
- 1.5.4 Economic benefit can also arise from beneficial publicity, particularly through outreach, but also via public appreciation of due corporate diligence and care for the historic environment.

2.0 Background information

2.1. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

¹ Cifa 2015: *Professional Archaeology: a guide for clients*.

Westmoor Farm lies within the parish of St. Buryan, in the Hundred of Penwith (Kerrier)². St Buryan was a collegiate church established or endowed by King Athelstan in AD 924×939. In c.1840 the site was owned by the Rev. Uriah Tonkin and formed part of the manor of Pendrea (c.400m to the north); Pendrea was one of the seven places mentioned in the Anglo-Saxon charter³. *Westmoor* is first documented in 1744 (see SDOHE comments, above) and the character of the place-name would suggest an early modern origin as crofts enclosed from an open moor (presumably one attached to Pendrea). The tithe map shows Barn A and two other buildings. Only Barn A is shown on the 1875 OS map. Barn B and the lean-to to the rear of Barn A were built between 1875 and 1906. The site is referred to as a *Homestead, house, &c* in the tithe apportionment, and it is likely Barn A was the farmhouse and converted into a field barn. In 1840 there were three tenements at Westmoor; on the 1841 Census they were all occupied by agricultural labourers and their families: John Austen, William Williams, and Richard Osborn. By 1851 there were only two tenements, one described as a farm of 17a. Between 1861 and 1871 the second tenement was lost, and the remaining one described as a farm of 26a. This reflects, in a minor way, the gradual amalgamation of tiny smallholdings and the displacement of the rural poor. Barn A ceased to be domestic in either 1841×51 or 1861×71 and was attached either to Westmoor or served as a field barn to Pendrea.

2.2. TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The barns at Westmoor Farm lie approximately 1km south-west of St. Buryan in an agricultural landscape, with a wooded area to the south. The site lies at a height of c.84m AOD. The bedrock of the area is the granite of the Land's End Intrusion⁴.

3.0 Health & Safety and Environmental policies

3.1. SWARCH H&S POLICIES

SWARCH is committed to the highest standards of health and safety awareness. Works will be carried out in accordance with the *Health and Safety at Work Act 1974*, the *Management of Health and Safety Regulations 1992*, and other relevant health and safety legislation, regulations and codes of practice. All SWARCH field staff hold current CSCS safety cards and EFAW or FAW qualifications. Specific RAMS and RA have been produced for this site and will be taken onto site with any SWARCH personnel.

3.2. SPECIFIC HEALTH & SAFETY MEASURES

- 3.2.1 The site archaeologist will undertake any site safety induction course provided by the Client.
- 3.2.2 The Client will provide details of all and any known buried services or mining shafts/pits likely to be encountered and provide specific guidance on how works should be undertaken around those services.
- 3.2.3 These health and safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery, deep excavations or open water.
- 3.2.4 Appropriate PPE will be employed at all times. As a minimum: high-visibility jackets, safety helmets and protective footwear. Additional PPE (gloves, glasses) will be worn as required.
- 3.2.5 If the depth of trenching exceeds 1.2 metres a dynamic risk assessment will be undertaken to determine the stability of the excavation. If necessary, trench sides will be shored or stepped to enable archaeologists to examine and if appropriate record the section of the trench/features.
- 3.2.6 A robust risk assessment methodology (shoring, stepping etc.) for work in deep trenches will be developed with the Client and the groundcrew to ensure the safest possible working conditions for SWARCH personnel.

² https://www.opc-cornwall.org/Par_new/a_d/buryan_st.php

³ <https://www.british-history.ac.uk/magna-britannia/vol3/pp38-51#h3-0008>
<https://esawyer.lib.cam.ac.uk/charter/450.html>

⁴ British Geological Survey 2022: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

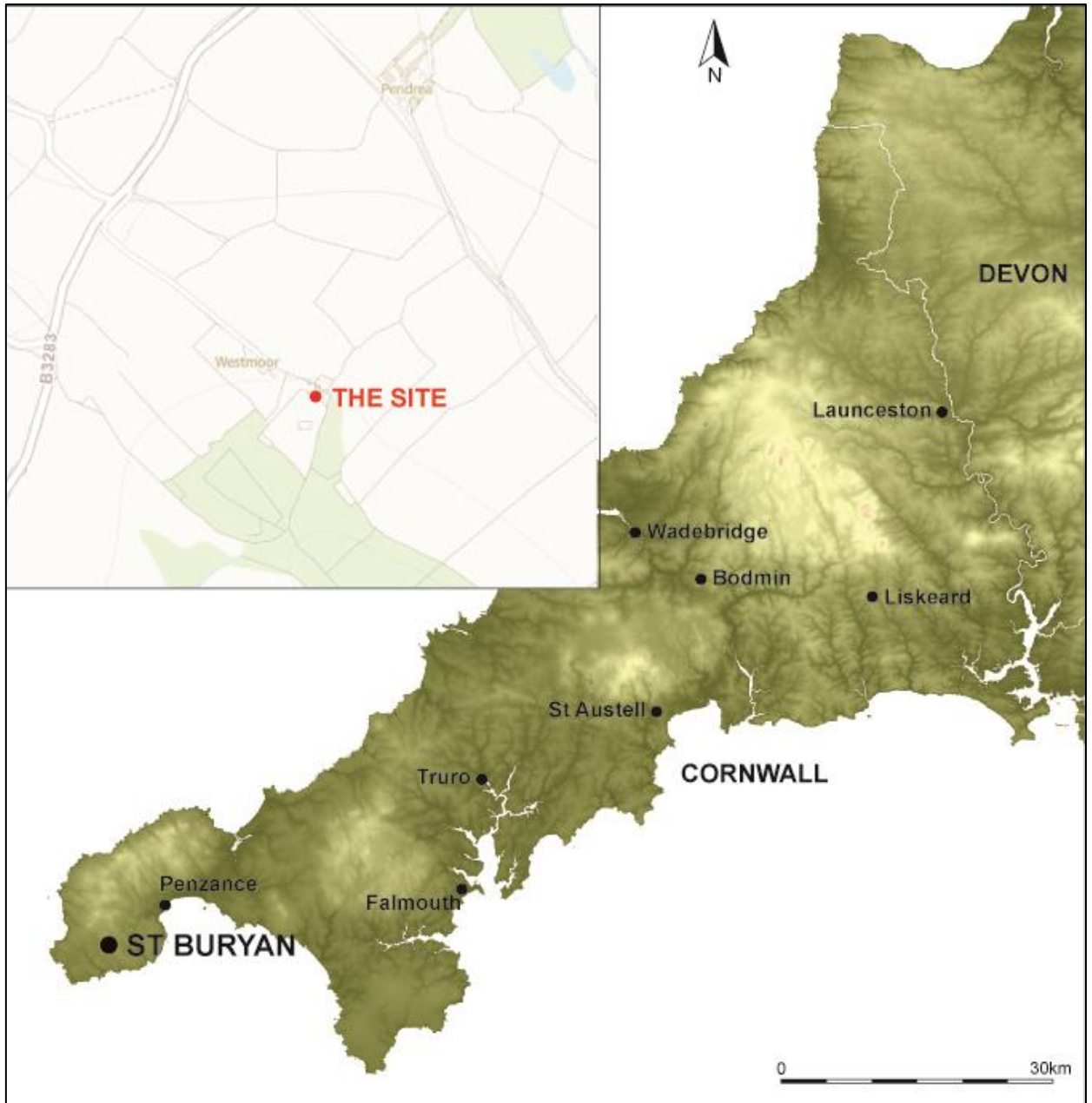


FIGURE 26: LOCATION MAP.

3.3. ENVIRONMENTAL POLICIES

- 3.3.1 SWARCH is committed to the laws, regulations, and other policy mechanisms concerning environmental issues and sustainability. These issues include air and water pollution, solid waste management, biodiversity, ecosystem management, maintenance of biodiversity, the protection of natural resources, wildlife and endangered species, energy or regulation of toxic substances including pesticides and many types of industrial waste.
- 3.3.2 As a provider of archaeological services, SWARCH, its employees and subcontractors have a responsibility for the protection of archaeological heritage. In line with the ClfA *Environmental Protection Policy* para.1, SWARCH recognises that its responsibilities to the built heritage extend to the environment more generally, and that archaeological activities have the potential to affect the environment⁵.
- 3.3.3 SWARCH will adhere to the environmental policies of the Client, and, if applicable, will take steps to minimise environmental damage or pollution arising from archaeological fieldwork.

⁵ ClfA 2016: *Policy Statements*.

4.0 Project Aims and Timetable

4.1. PROGRAMME OF WORKS

- 4.1.1 Undertake historic building recording of the buildings that will be altered under the Planning Consent; This work will consider:
- Site layout and organisation
 - Function
 - Materials, method of construction
 - Fenestration
 - Internal arrangements
 - Original fixtures and fittings
 - Subsequent fixtures and fittings
 - Evidence of use and status
 - Date/period of initial build and subsequent alterations
 - Wider context of the building/structure with associated structures and their functional relationship, and its landscape setting.
- 4.1.2 Analyse and report on the results of the project as appropriate.

4.2. TIMETABLE

- 4.2.1 No timetable has been agreed yet for the works to take place, but it is likely to be in the summer of 2022.

5.0 Research objectives

5.1. RESEARCH OBJECTIVES

- 5.1.1 The monitoring of the works will feed into the following SWARF objectives⁶:
- 5.1.2 Research Aim 7: Increase and develop the recording of the built environment.
- 5.1.3 Research Aim 4: Encourage wide involvement in archaeological research and present modern accounts of the past to the public.

6.0 Methodology

6.1. HISTORIC BUILDING RECORDING

Historic building recording of the buildings that will be affected by the demolition and alteration works outlined in the planning consent. This will be undertaken in consultation with the LPA. Written records will be accompanied by a comprehensive photographic record; plans and elevations provided by the Client/architect will be annotated where of an acceptable scale and accuracy. Some additional documentary work will be undertaken (e.g. historic maps, primary sources etc.). This work will conform to level 2/3 of the appropriate Historic England guidance⁷ and ClfA guidance⁸. Note that the buildings **must** need to be cleared of debris and clutter before a full photographic record can be completed, though photographs that *include* the clutter may also be made taken to represent the current use of the buildings⁹.

6.2. METHODOLOGY

- 6.2.1 The Client will provide SWARCH with accurate measured plans and elevation drawings. In the absence of sufficiently detailed plans and elevations, SWARCH will either amend the supplied material, or produce or commission new measured drawings.
- 6.2.2 A detailed written record will be compiled. All parts of the structure will be investigated, save where they are inaccessible for safety reasons. A photographic archive will be compiled.
- 6.2.3 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or Prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.

⁶ Grove, J. & Croft, B. (eds.) 2012: *The Archaeology of South West England: South West Archaeological Research Framework; Research Strategy 2012-2017*. Somerset County Council.

⁷ Historic England 2016: *Understanding Historic Buildings: a guide to good recording practice*.

⁸ ClfA 2014, updated 2019: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*.

⁹ This is in accordance with Steve, C. 2017: *Photographing Historic Buildings*. Historic England.

7.0 Monitoring

- 7.1.1 SWARCH shall agree monitoring arrangements with the LPA and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made
- 7.1.2 If significant or complex archaeological remains are uncovered, SWARCH will liaise with the client and LPA to determine the most satisfactory way to proceed.
- 7.1.3 Monitoring will continue until the satisfactory completion of an OASIS report.
- 7.1.4 SWARCH will notify the LPA upon the completion of each stage of fieldwork.

8.0 Reporting

8.1. REPORTING STRATEGY

- 8.1.1 Copies of the report(s) detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of Archaeological Investigations*) database under reference southwes1-507096 within 6 months of completion of fieldwork, longer as dictated by specialist reporting, etc.

8.2. ARCHIVE REPORT

- 8.2.1 The full report will include the following elements:
- 8.2.2 A report number, date, and the OASIS record number.
- 8.2.3 A non-technical summary of the results.
- 8.2.4 An introduction to the project and the background to the project.
- 8.2.5 A description and illustration of the site location.
- 8.2.6 A methodology of the works undertaken, and an evaluation of that methodology.
- 8.2.7 Plans and reports of all documentary and other research undertaken.
- 8.2.8 A location plan and overall site plan.
- 8.2.9 A plan showing the location of areas subject to recording.
- 8.2.10 Plans of areas of the site at an appropriate scale to allow the nature of the structures to be shown and understood.
- 8.2.11 Phased plans of the structures, with an explanation of the phasing.
- 8.2.12 Section drawings of structures and features, at scales appropriate to the detail to be shown and must show the orientation of the drawing in relation to north/south/east/west if appropriate.
- 8.2.13 Analysis, as appropriate, of significant artefacts.
- 8.2.14 The photographic archive will be presented as an appendix to the main body of the report.
- 8.2.15 An interpretation of the results in the appropriate context.
- 8.2.16 A summary of the contents of the project archive and its location.
- 8.2.32 A bibliography.
- 8.2.33 The LPA will receive the report within six months of completion of fieldwork, dependant on the provision of specialist reports etc. the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the LPA.

8.3. PUBLICATION AND DISSEMINATION

- 8.3.1 It is not anticipated that the results of this recording will merit wider dissemination. Subject to the results of the work a note may be submitted to the journal *Cornish Archaeology* for inclusion in the *recent fieldwork* section.

8.4. PUBLIC PARTICIPATION

- 8.4.1 The relatively short-term and intensive character of this fieldwork, together with health and safety considerations (inherent risk and lack of appropriate training) and ClfA policies on the use of volunteers mean that public participation during the recording is not feasible.

9.0 Archive

- 9.1.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the appropriate guidelines¹⁰.
- 9.1.2 The archive will consist of two elements: the paper archive and the digital archive.

¹⁰ Historic England 2015a: *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*.

9.1.3 The paper archive (consisting of written notes and any plans/sections) will be offered to the Royal Cornwall Museum (RCM) and/or Kresen Kernow (KK); should deposition take place it will be to the standards of the receiving institution.

9.1.4 The digital archive, including copies of all relevant documentation relating to the project and digital copies of all photographs, will be deposited with the Archaeology Data Service (ADS) in compliance with their standards and requirements and according to Historic England guidance¹¹ for digital photography.

9.1.5 SWARCH will notify the SDOHE of the deposition of the material (finds) archive with the RCM/KK, and the deposition of the digital archive with the ADS

9.1.6 The archive will be completed within 12 months of the completion of the final report.

10.0 Personnel

10.1. SWARCH PERSONNEL

10.1.1 The project will be managed by Samuel Walls BA MA PhD MCIfA (Director at SWARCH 2013-present with 15 years of experience in the commercial sector).

10.1.2 The building recording will be undertaken by SWARCH personnel with appropriate expertise and experience, or supervised by SWARCH personnel with appropriate expertise and experience: Bryn Morris BA MA PhD ACIfA (Director at SWARCH 2013-present with 16 years commercial experience; Historic Buildings Lead). The historic building recording will be undertaken by Emily Wapshott BA MA PGDip MSc (Project Officer with 14 years commercial experience).

10.1.3 Where necessary and appropriate, additional specialist advice will be sought.

10.2. TRAINING AND CPD

10.3.1 Where appropriate, SWARCH will seek to provide training opportunities to SWARCH personnel during the archaeological fieldwork and post-excavation process. Training would be undertaken in order to enhance recording and recovery, and maximise the research gain.

10.3.2 SWARCH training plans (PDP) and CPD logs will be updated during the project, as appropriate to need and demand.

10.3.3 It is envisaged that artefact awareness and recognition are likely to receive further training.

11.0 Insurances and Quality Control

11.1.1 SWARCH carry Professional Indemnity Insurance cover up to £5 million, Public Liability up to £5 million and Employers Liability up to £10 million.

11.1.2 SWARCH is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA).

11.1.3 SWARCH is committed to the highest standard of professional ethics and technical standards, and adheres to CIfA and Historic England guidelines in the conduct of our work.

11.1.4 The work undertaken will be carried out by professional archaeologists overseen by supervisors of ACIfA-level competence. The works and products will be overseen and checked by professional archaeologists with MCIfA-level competence.

12.0 Conflict with Other Conditions and Statutory Restraints

12.1.1 Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

¹¹ Historic England 2015b: *Digital Image capture and File Storage: guidelines for best practice.*



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