

A FORMER ENGINE HOUSE TOLGULLOW VEAN REDRUTH CORNWALL

Results of an Archaeological Assessment



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Report No.: 110512
Date: 12.05.2011
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**A Former Engine House
at
Tolgulow Veau, Redruth, Cornwall
Results of an Archaeological Assessment**

For

Mr M Pascoe

By



SWARCH project reference: TVR11
National Grid Reference: SW 73210 43220
OASIS reference: southwes1-100908
OS Map copying Licence No: 100044808
Planning application No: PA12/1441/08/R
Historic Environment Planning Advice Officer: Philip Markham
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May 2011

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Summary

The former engine house at Tolgallow Vean is a detached stone building, formerly an engine house for the Tolgallow United Mine (also known as West Poldice Mine), and now redundant. Further former buildings associated with the mine located to the north-east are now converted into dwellings. The building is set in a field with traditional stone Cornish hedgebanks and granite gate-posts, however, immediately to the south lies a large spoil heap and to the north a blocked mine shaft indicating the former industrial uses of the land.

The building at Tolgallow Vean is indicated on 1880s mapping as an Engine House and the structure clearly displays evidence of at least two phases of construction or development whilst retaining that function. A sizeable element of the building was demolished by 1908 and the building was later converted (in the 20th century) to agricultural use, when it housed young cattle for a local farmer. The building has subsequently undergone numerous phases of repair and some fairly extensive re-building in the later 20th century.

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Acknowledgements

Thanks for assistance are due to:

Mr Mark Pascoe
Atelier 3 Chartered RIBA Architects Practice
The Staff of the Cornwall Record Office
The Staff of the Courtney Library, Royal Institution of Cornwall
The Staff of the Royal Cornwall Museum
Phil Markham, CCHES

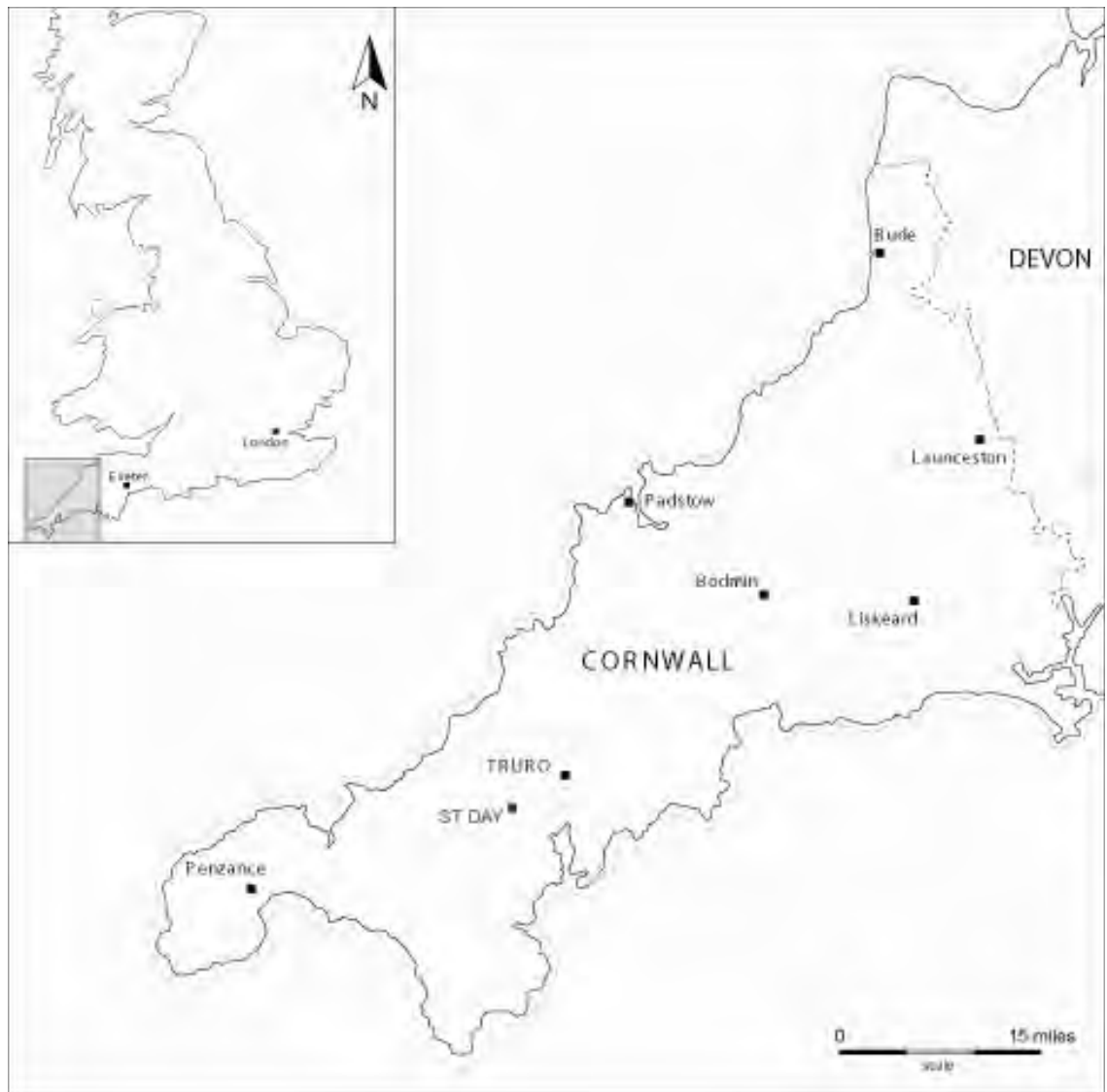


Figure 1: Regional location.

1.0 Introduction

Location: Former Engine House at Tolgullow Vean
Parish: Redruth
County: Cornwall

1.1 Background

South West Archaeology Limited (SWARCH) were commissioned by (the Client) to undertake desk-based research and a historic building survey of a building at Tolgullow Vean , Redruth, Cornwall (Figure 1) prior to the conversion of the buildings to a single residential dwelling . This work was undertaken in accordance with a Written Scheme of Investigation (WSI)

(Appendix 2) and with a brief for archaeological assessment by Phil Markham, the Historic Environment Planning Advice Officer (HEPAO) Cornwall Council (Appendix 1).

1.2 Methodology

The desk-based assessment and historic context study was carried out by Emily Wapshott and Deb Laing-Trengove and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Cornwall Record Office and online using the ProMap Online Historic Maps service and material held in the Cornwall Council Historic Environment Record (HER).

The building survey was carried out by Emily Wapshott on Thursday 7th April 2011 and was in accordance with English Heritage Level guidelines and with reference to IfA standards and guidance on the recording of standing buildings.



Figure 2: Extract from the 1839 Gwennap tithe map. The site of the former engine house is arrowed.

2.0 The Desk-Based Assessment

2.1 Early History

The earliest mention of the settlement and manor of Tolgullow in the documentary record is in the Domesday survey of 1086, however the settlement itself is classed as ‘early medieval’ (410-1065AD) and the name Tolgullow is of ancient Cornish origin combining the words ‘tal’ meaning ‘break of slope’ and ‘golow’ meaning ‘light’.

Tolgullow Vean, the holding upon which our site is to be found, has a recorded field system of low banks dated to the early medieval period, which can be seen clearly on the 1839 tithe map in the sub-circular line of field boundaries (enclosure) to the left of the map segment which contains, just within its boundary to the east, former buildings associated with the holding but now removed (Figure 2 – circled in red). The field system may be associated with an earlier medieval settlement on the holding, documented in 1326 when it is referred to as ‘Talgulloubighan’, with *byghan* in Cornish meaning, ‘small’. Although the medieval settlement of Tolgullow Vean did not survive into the modern period, the hamlet of Tolgullow has survived and lies just to the west.

2.2 Cartographic History

The 1839 Gwennap tithe map (Figure 2) shows that at that time there were no buildings at Tolgullow Vean on the site of the engine house, but a settlement bearing that name was located within a small enclosure further to the south. These buildings were domestic in function; coloured pink on the original tithe map, and noted in the apportionment as belonging to Lord Clinton and occupied by Collan and James Harvey Esqrs, who leased a barn, mowhay, cottage and court-field, as well as other arable land. The buildings have not survived to the present day but are extant on the 1880-1886 and 1908 Ordnance Survey maps (see Figures 3 & 4). The lane accessing these buildings formerly led from what is now the B3298, which runs through St Day, and which formerly ran past the cottage and northwards to the site of the engine house. The southern part of the lane from the site of the former settlement to the main road and St Day has been lost however, with the current modern access to the engine house being provided by the northern end of the former lane now linked to the Truro road to the east, added by the 1880s, presumably on the development of the mine at the site and the need for a wider, more modern access way.

On the tithe map the lane appears to run into the centre of the Tolgullow Vean holding and splay into a yard, but no dwellings or structures are represented. By the 1880s however the buildings now known as Tolgullow Vean had been constructed, with the subject building identified as an ‘Engine House’ associated with two named shafts; ‘Broad’s Shaft’ and ‘Paull’s Shaft’, and a number of other unnamed shafts as well as spoil heaps (Figure 3). The named shafts are shown as still operating on the 1908 map, which lists the other unnamed shafts as ‘old shafts’.

On the 1880s maps the ‘Engine House’ is of a considerably larger size than in 1908 and the long building we see today is abutted to the east by an L-shaped structure which had disappeared by 1908 but may survive in part as the wider portion of wall built into the east wall of the current structure. The long building also appears to have lost a slight extension between the 1880s and 1908, which formerly projected to the east and which the L-shaped building was built around. (Figure 4)

2.3 Tolgullow Mine

The lease of a tenement near Tolgullow in November 1853, of a house, garden, cottage and sundry small enclosures suggests that the mine buildings were as yet unbuilt, and that the holding was domestic/agricultural and still largely rural in nature at this date. But in 1886 a letter to a Mrs Mallock from Whitford and Sons Solicitors deals with a request by a Mr Williams to purchase a freehold property at Tolgullow and in 1889 there is further correspondence between Mrs Mallock and Whitford and Sons concerning the sale of mineral extraction rights at Tolgullow, the first suggestion of any mining activity on the site. By 1918 the mining site, known as Poldice mine, had expanded with firstly a twelve month licence for the extraction of minerals and in 1918 a twenty one year settlement for mineral extraction. We can see from this documentation that it is likely the mining operation had not been set up in 1853 when the lease of the surviving earlier buildings was negotiated however by 1886-1889 and through to 1918 the mine was active and passed through several possible phases of development and expansion in this period. This echoes the timescale indicated by the mapping.

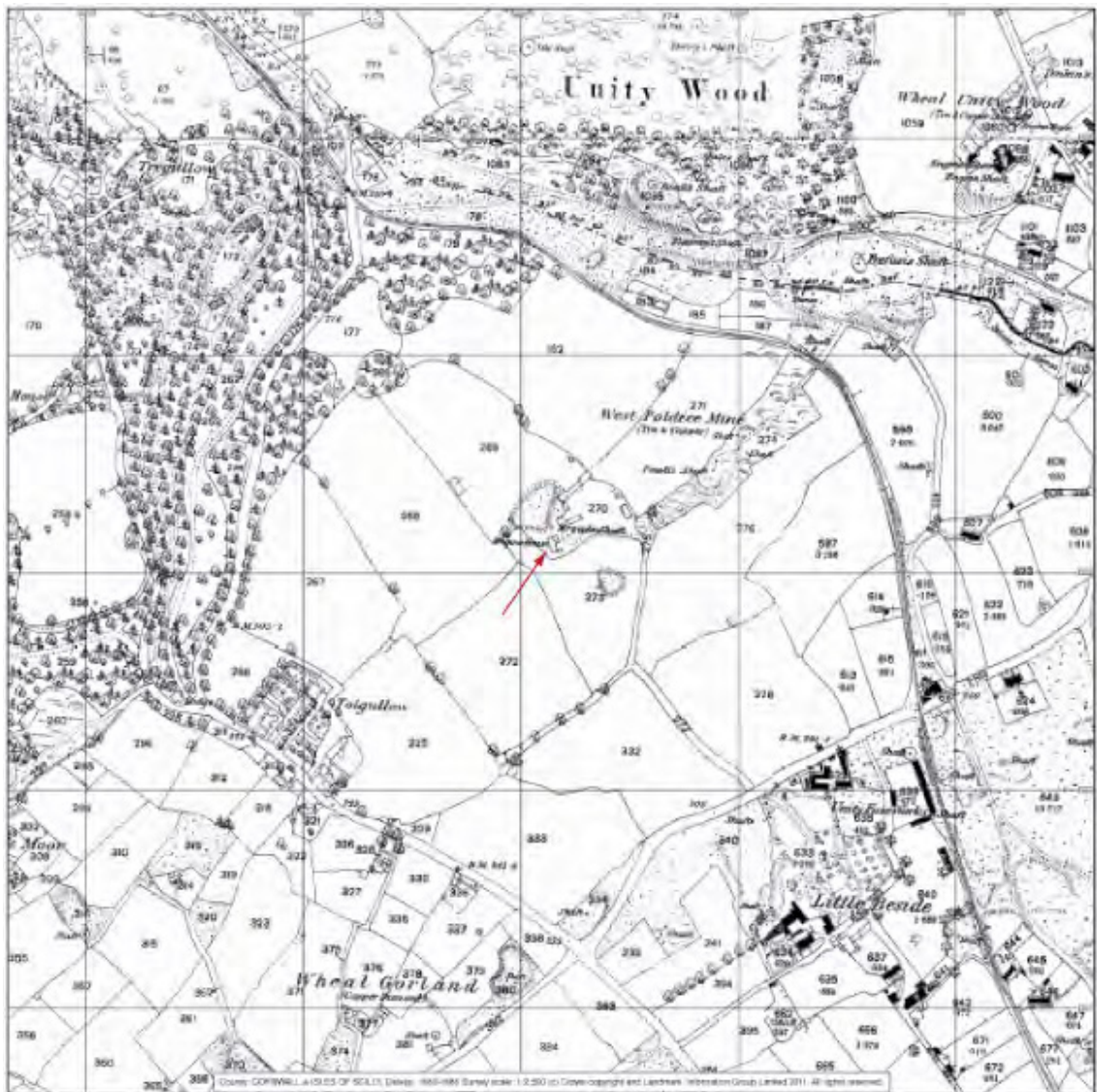


Figure 3: Extract from the 1880-1886 Ordnance Survey map.

2.4 The Engine

The engine which was housed in the building at Tolgullow was a 70” pumping engine, although the make is not indicated. Drawings of this engine by Michells of Redruth Engineers, dated 1888 are to be found in the Cornwall Record Office. This archive was not accessed for the preparation of the building assessment but will be included within the final report on the site, after any monitoring works have been completed.

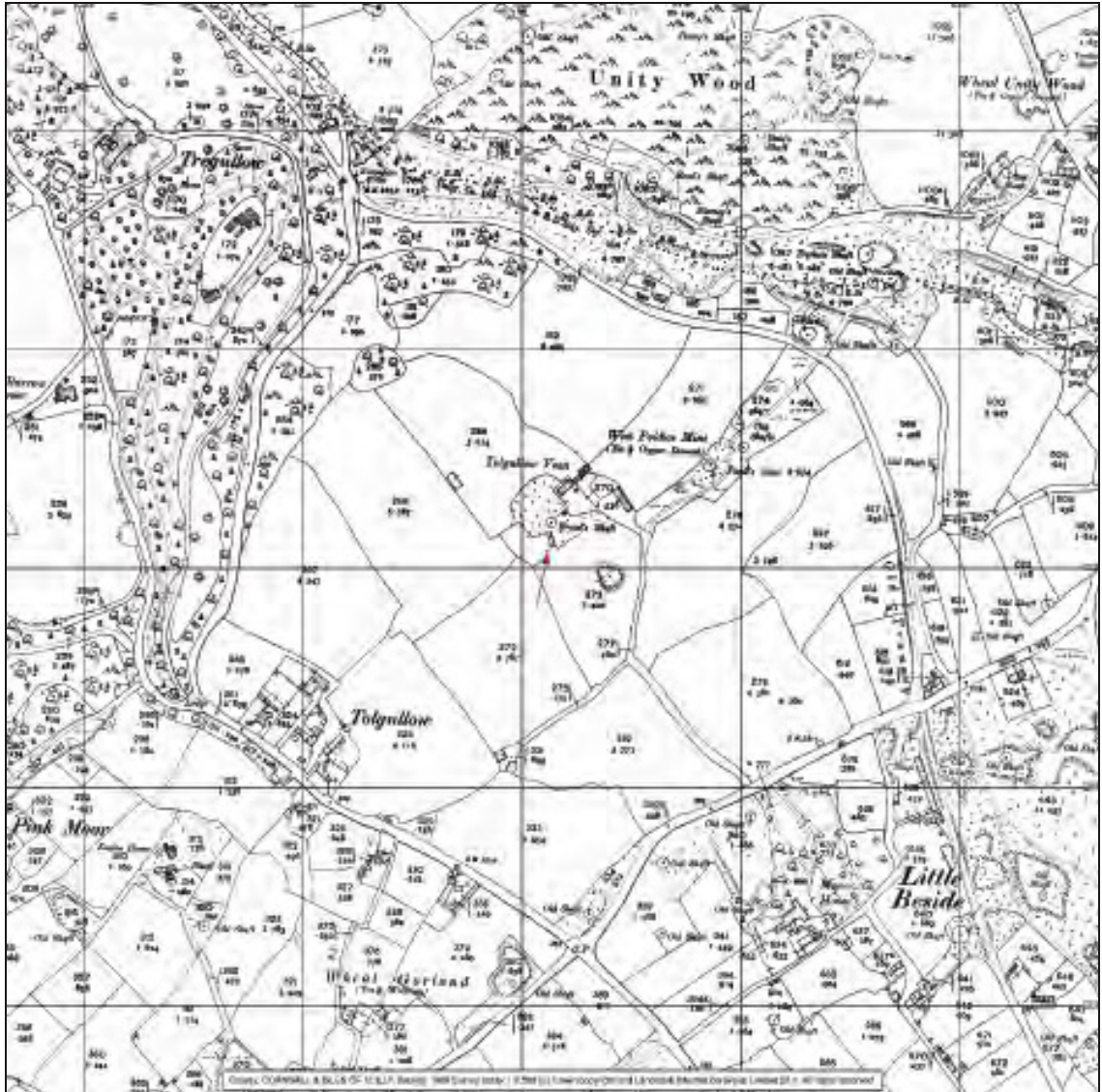


Figure 4: Extract from the 1908 Ordnance Survey map.

2.5 Mining in the Carharrack Region

2.5.1 Poldice, Tolgullow, Wheal Unity

The mine to which our engine house belonged was known as Tolgullow United Mines, a named company which ran from 1886-1903. The mine it seems was an amalgam of several smaller independent mines in the valleys around St Day village, in the Gwennap parish. Poldice mine, to the east, across the valley, was the oldest and most established, referenced as early as 1685 by William Hals in his *Parochial History of Cornwall*, as a ‘tin working’ which employed as

many as 800 men and boys. Wheal Unity, which lay to the north beyond Wheal Unity woods, was another independently run mine, with a documented reference in 1790 to six main lodes, with mining for tin, lead and arsenic. But the main workings ran from 1815-1843 as a copper mine which merged with Poldice in 1864, converting back to tin and becoming Poldice United, employing five hundred and fifty three people with nine pumping engines working on the shafts, however, by 1889 the mine shafts had been abandoned although the dumps and spoil heaps were still worked on a smaller scale. The final site was the small independent mine of West Poldice which ran from 1880-1885. This seems to have worked the 'old shafts' indicated on the mapping for the Tolgullow Vean holding and may be the small mining concern discussed in the letters between Maria Mallock and her solicitors.

By the late 1880s/1890s these three mines amalgamated with others in the immediate vicinity to create Poldice United. By 1887 the mine was operating at Tolgullow as a death is reported in a local newspaper of a William Tregoning, aged 45, through an accident down the mine. Mine plans, both surface and underground (8 fathoms to 1 inch), dating from the late 19th century, undertaken by J. Henderson, survive for Tolgullow United, West Poldice and Gwennap and Kenwyn. These plans haven't been studied for this initial building assessment but will be included in the final report once any further archaeological works have been undertaken on the site.

3.0 Results of the Building Survey

3.1 General Description

The detached former engine house (Figure 5) is situated just south-west of a range of standing buildings, all formerly part of the Tolgullow United Mine, including one believed to have been the counting house, now converted to dwellings and situated on the south-eastern outskirts of the village of St Day in Cornwall. The building is oriented north-south and is accessed to the east from the main trackway to the holding, through a wooden five-bar gate, in a traditional Cornish stone hedgebank within a large field laid to pasture. There is a small area of surviving historic cobbles at the entrance to the field. To the north and east is an area of raised ground contained within stone walls, with steps down to the building. Within this area lies a capped mine shaft and to the south, within the field lies a large spoil heap, both remnants of the former mining activity on the site.



Figure 5: The former engine house, viewed from the south-east.

The building is constructed of rubble stone under a modern replacement corrugated iron roof. The eastern elevation includes a section of wall which is considerably thicker than the rest of the structure, and built out of large semi-coursed granite blocks which are roughly dressed. The building appears to have been truncated to the south and there is some evidence that a formerly abutting building may have been removed to the east. There is also evidence suggesting the west wall may have been partially rebuilt.

The roof height has probably been significantly reduced at some stage; if the original structure conforms in dimensions to other contemporary engine houses, which were narrow in width but of considerable height to accommodate the pumping engine. There are a number of openings in the structure some of which may be recent, with some blocked historic openings on both the east and west walls. The floor of the structure has been dug away but the remnants of a later

cobbled floor to the north end remains. No internal framing or any of the former machinery associated with the building has survived.

3.2 Exterior Description

3.2.1 The East Elevation

The elevation (Figures 6 & 7) is of rubble stonework with a substantially wider section to the north, which may comprise the former 'bob wall' of the engine house. This section of wall displays large quoins at its southern end, the centre of the elevation comprises large granite blocks that are roughly dressed, and to the north are granite block quoins of a more regular dressed appearance. The stonework of this section is cob bonded or has lime mortar, but also several phases of repair with cement, heavy re-pointing or rebuilding in sections. There is a large central opening in this section of wall which has rough granite block reveals. The rubble stone-work of the rest of the wall appears to be built around the thicker section, above it seems to be largely rebuilt or very heavily re-pointed, to the south end it has clay and lime mortar and cob bonding, with patches of greyish-white lime mortar and cement repairs. There appears to be a blocked opening at this southern end, high up in the elevation, which to the exterior is largely obscured by thick ivy. The quoins at the southern end have been re-mortared in cement and there is a large protruding rounded granite slab at the base, which is set back from the quoins. There is some considerable disturbance to the stonework at the south end, with much of the mortar being weathered and almost entirely absent in some areas which may also be the result of the removal of a once attached or abutting building.



Figure 6: The northern end of the east elevation of the building, viewed from the east.

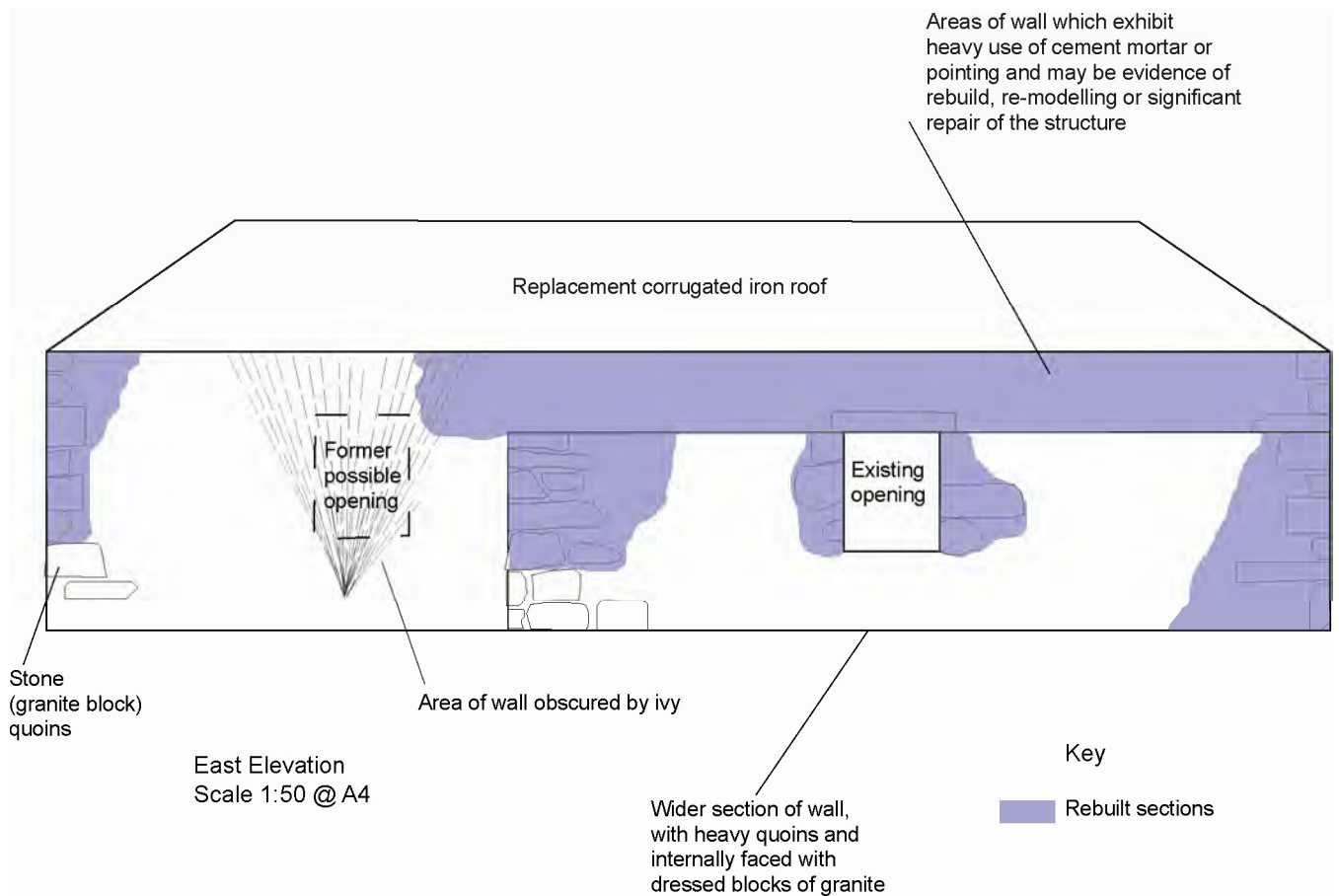


Figure 7: Annotated scaled plan of the east elevation.

3.2.2 The South Elevation

The south gable wall (Figures 8 & 9) is open between the southern ends of the east and west walls which are dominated by substantial stone quoins and linked by a large timber lintel, formerly a railway sleeper or section of former framing for the engine which once sat *in situ* within the building. The exterior granite quoins are formed from large roughly dressed blocks with smaller less-worked blocks facing into the opening. The blocks appear to be mortared in cement; this may be due to heavy re-pointing but it appears to return to both the east and west walls suggesting either the south end of the building has been truncated with the shortened end rebuilt, or it has been repaired due to bad condition. The lower interior west side of the elevation appears to have had further repairs in a very white mortar and the recycled timber lintel suggests that the wide opening we see today is a later development or re-development of the typically large entrance archway found at the front of an engine house. The quoins appear to be robbed away at the base or an earlier floor has been removed, with the extant surface being much lower than the original.



Figure: 8 The south elevation of the building, viewed from the south.

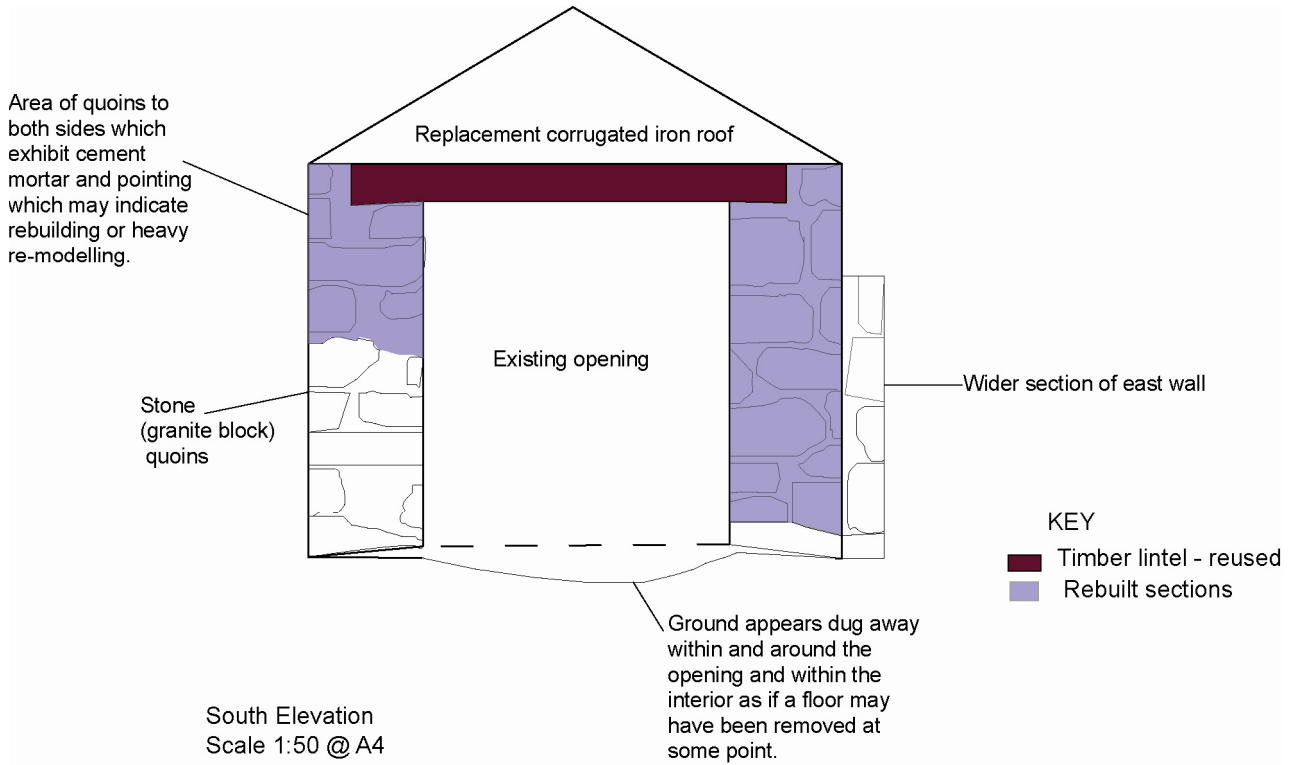


Figure 9: Annotated scaled plan of the south elevation.



Figure 10: The west elevation of the building, viewed from the west.

3.2.3 The West Elevation

The west elevation (Figures 10 & 11) is of rubble stonework construction with granite quoins to the north and south ends with two openings; a central doorway with a large exterior granite slab lintel and concrete lintel to the interior and with very substantial granite block reveals, and a window to the south with a granite slab lintel and granite block reveals. The lintel of the window has drilled holes at its northern end and is part of the former framing for the pumping engine machinery. There are several phases of blocked openings at the north end. A large, narrow rectangular former opening with granite reveals and a narrow timber lintel is seemingly cut by or cutting another former smaller, but wider opening lower on the elevation to the south. Both are now blocked with rubble stone-work in a grey lime mortar. The elevation appears to have been rebuilt from the position of these blocked openings to the south end with cement mortared stonework, although this may be a case of heavy re-pointing. The north end of the elevation is far more weathered and is partially obscured with ivy. The quoins to the north are of dressed granite blocks, formally arranged, the upper portion of the southern quoins have been rebuilt in much larger rougher blocks which are bowing outwards; the bottom six blocks however do appear quite formally arranged and these may only have been re-pointed heavily, rather than rebuilt, obscuring any historic mortar. The elevation also appears to have been rebuilt at the eaves as it is presumed that as an engine house it was much taller in height to accommodate the pump engine.

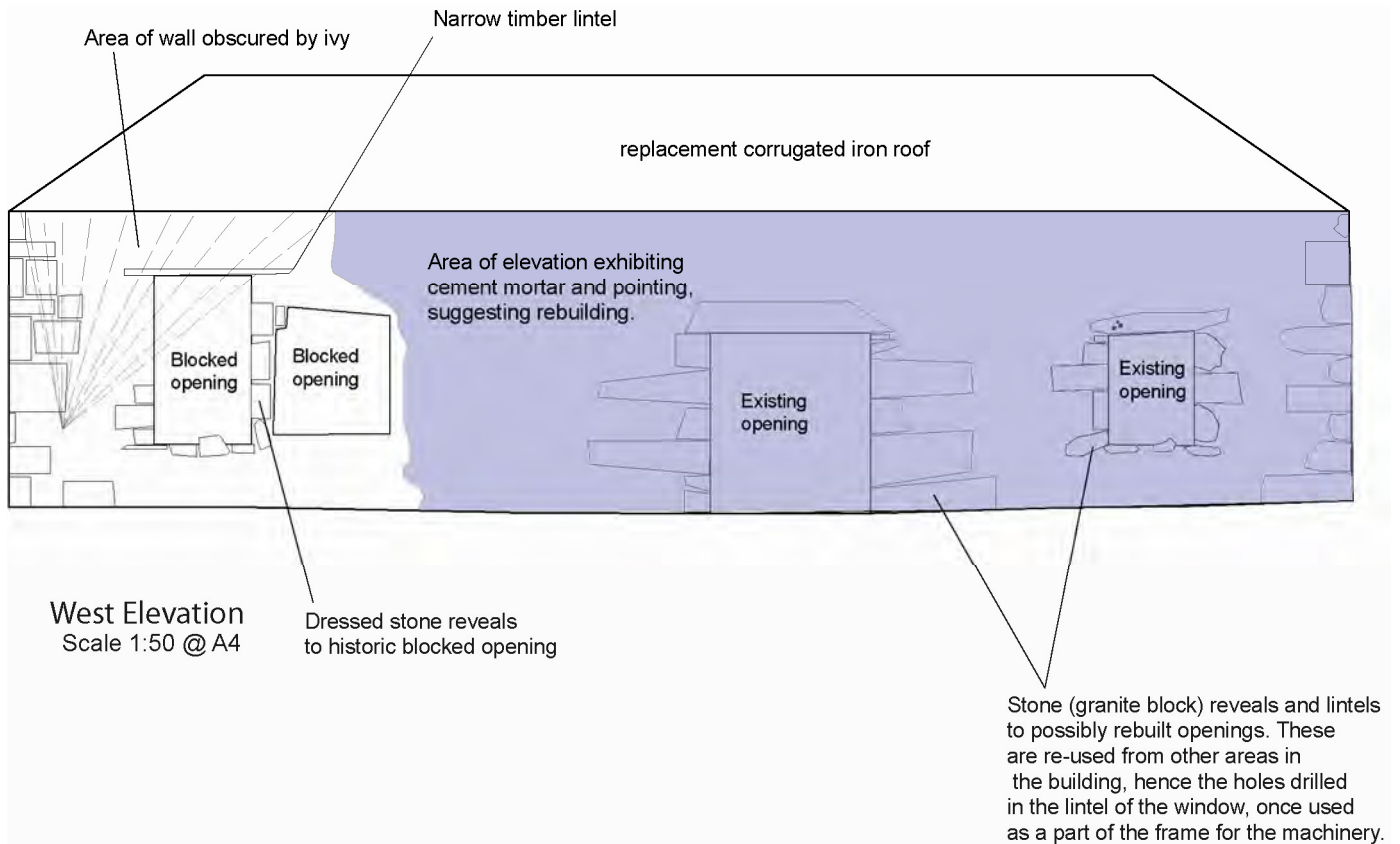


Figure 11: Annotated plan of the west elevation.

3.2.4 The North Elevation

The elevation is of rubble stone, with quoins to east and west (Figure 12 & 13). The wall contains a variety of bond types with a clay and lime the earliest, with later lime and then 20th century cement mortar repairs. To the west the quoins are more formally arranged using roughly dressed granite blocks with smaller rubblework to the interior of the wall. To the east side the wall has been rebuilt or heavily re-pointed and mortared, the rubble stone-work appears to abut the large granite blocks of the ‘bob wall’ and no real attempt has been made to tie the two together. However the granite blocks do not appear as weathered as those to the west and there is very heavy handed usage of cement mortar at this point. Above the wider area of ‘bob wall’ there also appears to be an area of rebuild which has utilised a granite block with two circular drilled holes, probably some form of weight or brace for the former iron machinery housed in the building.

There is a large opening at eaves height in the centre of the elevation which has substantial granite quoins to either side; this opening has been partly blocked by a single skin of bricks and has had a timber door frame inserted, no doubt converting it to a loading door used for feed or bedding stores. There is a large timber positioned at the base of the elevation towards the east side, this appears to span a pit, which has been partially exposed following an earlier structural appraisal in May 2008. Both the opening and pit date to the historic use of this building as an engine house.



Figure 12: The north elevation, viewed from the north.

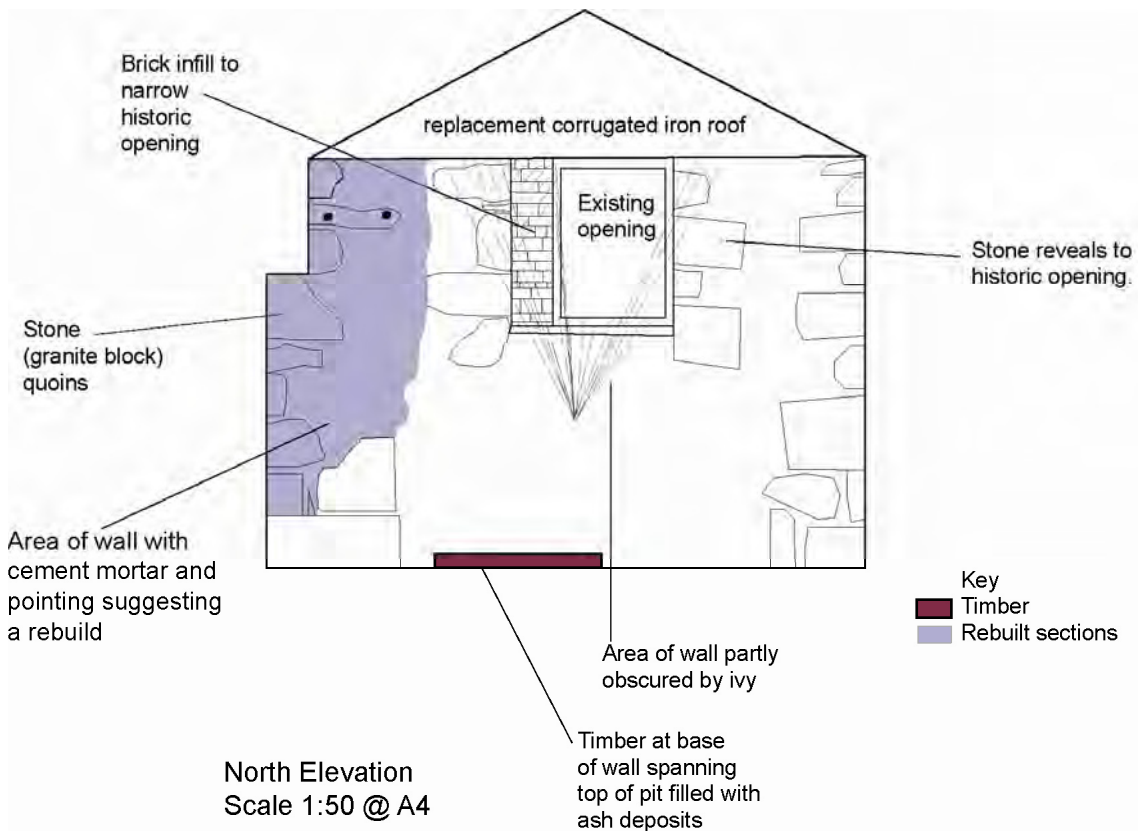


Figure 13: Annotated plan of the north elevation.



Figure 14: The interior north end of the building , viewed from the south.

3.3 Interior Description

The west wall has clearly been significantly repaired and possibly almost entirely rebuilt towards the southern end in the 20th century; creating the central doorway and window, the doorway is noted as having what appears to be a concrete lintel. At the north end the blocked historic openings are visible, with granite reveals now built into the wall. There is a large wooden post bolted to the wall just to the south of the blocked openings, before the point from which the wall appears rebuilt. The ivy visible on the exterior of the building has crept inside at the north end and although now dead this does obscure some detail. The opening in the north wall has an internal timber lintel and a single skin of bricks partially blocking the opening. The stonework displays numerous phases of repair to the mortar with some cement used, there are quoins to the east at the top of the wall (Figure 14).

The north and west walls appear to be contiguous from the inside, however, the north wall is in no way tied-in to that of the east, with a clear break between the two. The top part of the east wall has clearly been rebuilt or heavily repaired and concrete blocks are visible within the break between the two structures and toward the base it the north wall clearly abuts the historic elements of the east wall. The interior face of the east wall is dominated by substantial and closely coursed faced granite blocks, which are in a lime and clay mortar/bonding packed with smaller slatestones and shillet. The stones on the bottom of the wall are significantly more weathered than those higher up. Cement mortar has again been used heavily within this wall for repair or rebuilding. To the south end the dressed stone blocks are abutted by rubble stonework in a lime and clay mix, with again some heavy re-pointing in cement. There is what seems to be

either a timber lintel from a former opening or timber lacing visible in the wall, which is blocked with bricks inserted below, however again the heavy use of cement mortar and pointing is such that it obscures much of the detail. A further blocked opening may survive to the south of this higher up in the elevation; the original mortar of the wall is visible at this higher level. The heavy use of pointing or mortar can again be seen at the very end of the elevation on the reveals of the large opening.

3.4 The Roof Structure

The roof structure is a 20th century replacement, covered in corrugated steel sheeting and hipped at each gable. The timber structure consists of five main A-frame bolted trusses with two sets of purlins to each pitch. The roof has been braced with iron strapping at several points suggesting some instability.

4.0 Phasing and Development

The basic structure of the building is clearly from one main phase, the primary construction as an engine house, some time in the mid-to late 19th century. As we can see from the mapping evidence the building appears between 1839 and the 1880s, with the documentary evidence suggesting a construction date within the 1870-80s period when mining work was first undertaken on the site, with leases for extracting minerals and sale of mineral rights between the presumed owner a Mrs Maria Mallock and Whitford & Sons solicitors, from 1886 and 1889.

The initial structure was almost double the size of the current standing building, with a further building formerly attached to the east. We can see from the mapping evidence that this structure was a large L-shaped building which had disappeared by 1908. Physical evidence of this building can still be seen however, in disruption to the stonework on the east wall and there may potentially be buried remains under the turf as there appears to be a possible raised building platform here. As this formerly attached building has now been destroyed we cannot tell which was first constructed on the site or the relationship between them other than to say both were standing in the 1880s. The rest of the building has had multiple phases of repair and conversion from an industrial building to a 'barn' or storehouse for agricultural use and as a shelter for cattle, with earlier openings being blocked (see Figure 15) and the large opening high in the northern elevation being narrowed with brickwork to create a typical loading door to a grain or hay/straw store. The next most obvious phase is that of the substantial reconstruction, repair, re-building which has occurred sometime in the 20th century; affecting the west and south walls.



Figure 15: The north end of the west elevation showing phases of blocked openings, one with stone reveals.

5.0 Discussion and Recommendations

5.1 Review of the 2008 Structural Appraisal of the Building

A structural appraisal of the building at Tolgullow Vein was carried out in May 2008 by J.P. Offer, a consulting structural engineer. The building was inspected and some minor exploratory work was undertaken.

The heavy pointing or possible areas of re-building on the western elevation and to the quoins on the east side of the north elevation (left-hand side when facing the wall) and areas on the eastern elevation were noted. The timber at the base of the north wall was examined and found to be spanning a pit, although this was not investigated further. A pit was also discovered at the base of the thicker section of 'bob wall' on the eastern elevation; this was lined with granite slabs and was partially excavated by the engineer to ascertain depth and extent. The pit extended beneath the wall, to the interior, although the full extent was not established, and contained what was identified as possible ash deposits. A blocked window, evident on the exterior face of the wall at the southern end was noted, as well as a large crack at eaves height, the only noticeable structural crack in the building. Other elements identified included the concrete lintel above the doorway on the western wall and the areas of possible rebuilding at eaves level on the east wall. The heavy use of cement pointing on the interior was noted and that the random rubble stonework at the southern end of the east elevation merely abuts the large dressed granite blocks of the 'bob wall', without any efforts to tie-in the structure, with no bonding material being found between the two structures.

Within the recommendations the excavating, examination and backfilling of the two historic pits (under the east and north wall) is advised and also underpinning of the walls at those points, it is also suggested that the timber be removed and replaced with stonework. It is suggested that the more modern and heavily applied cement pointing be removed and replaced. Further underpinning may be needed dependant on ground levels, or a patio could be installed around the exterior of the building. The small extension will require concrete strip foundations.

5.2 Consideration of the Findings of the Structural Appraisal

The two pits running beneath the north and east walls of the building, exterior to interior and possibly filled with ash, suggest that more structural evidence survives than initially thought for the pumping engine and the processes that were undertaken within the building. The timber lintel, the granite lintel and the granite slab-lined pits have received markedly different treatment in their construction materials and may reveal their uses when excavated and fully examined. There is a partially surviving cobbled floor at the northern end of the building which appears to be lying on a bed of ash, which may be a later floor obscuring earlier evidence beneath, such as the extent of these pits.

5.3 The Re-pointing and/or Re-building Issue

As mentioned in both the Structural Appraisal and the current report, certain sections of the building exhibit heavy cement pointing which is out of keeping with the earlier building materials used and also the appearance of the building. Initially the Structural Appraisal interpreted the modern cementing as pointing only, but the inclusion of the concrete lintel above the doorway suggests at the very least that that opening has been reconstructed, possibly after the failure of a timber lintel? However, upon closer inspection associated with the current

survey, some areas of wall appear to not have received heavy re-pointing but have the appearance of being partially rebuilt or repaired using cement mortar. This is supported by the presence of a cement block visible within the construction of the north-eastern corner of the building within a deep crack (Figure 16). This cement block appears to abut the quoins of the north wall and is within a cement mortar, as are the granite blocks in the upper portion of the east wall, adjacent to the corner. The exterior face of the corner at this point, shows the heavy cement pointing and the re-use of granite blocks which may have formed part of the bracing or stands for former machinery, having large holes drilled into the blocks for iron bars. Therefore some parts of the building have been subject to more than just re-pointing, with repairs or partial rebuilding being required on some elevations.



Figure 16: A cement block visible within the construction of the north-eastern corner of the building

5.4 Consideration of the Proposed Plans

The design of the proposed conversion of the engine house has kept very much to the original layout of the structure and respects the existing openings, with sky-lights within the roof structure adding extra light to the interior. The two openings on the west elevation are being retained, to be fitted with a window and double doors and the wall will be breached for the small extension where the historic blocked openings are located, echoing the once open nature of this part of the building. The south elevation is to have little to no alteration, retaining its

large central opening which will be glazed. The eastern elevation again remains largely unaltered with the one window opening remaining. To the north, the upper opening is to remain with one lower opening being introduced. The addition of the lean-to extension will not detract from the building; its small size, single-storey nature and the efforts to construct the building in natural materials such as plank timber boarding and natural slate, mean it will not affect the historic nature of the structure and will impact the wider historic site as minimally as possible, not being visible from the other now converted mine buildings on the site.

5.5 Archaeological Recommendations

In respect of the historic appearance of the building it is recommended that the heavy cement pointing should be raked out and removed and a more appropriate lime mix pointing applied to match the mortars, cob and pointing still found on some sections of wall.

In reference to the findings of the structural report, full excavation and recording of the pits should be undertaken before they are backfilled with concrete and before any underpinning damages the structures or other associated features. The inspection of further sections of wall lying beneath the current ground level may need to be considered to ensure that further pits which will require the same treatment are not missed.

When considering the building works to be undertaken it is recommended that monitoring of the development works on the building as well as the area affected by the development is carried out to record any buried remains, potentially from the 19th century mining activity but also from any earlier medieval/early medieval agricultural or domestic phases of use which may be impacted by the works. However, the small scale of the development is such that only the ground-works that will directly impact any archaeology need to be monitored. The areas to be considered for further archaeological monitoring and recording have been marked on the proposed block plan of the site and works included in Appendix 6 and are listed below.

- 1) The area immediately adjacent to the building; this monitoring work would include the excavation of the two known historic pits as well as examination of any further pits or features which may be associated with the building.
- 2) The area to be stripped and excavated for the foundations of the small lean-to extension would need to be monitored during the initial ground works.
- 3) The areas within the curtilage of the building which may also be stripped, for example the car parking space, and patio areas or similar areas adjacent to the building, such as the refuse store.
- 4) The trenching for the drains and services, leading to the cess-pit and main service trenches.
- 5) The pit dug for the cess-pit should also be monitored as it will achieve a significant depth and may uncover further 19th century and earlier evidence; it is also closer to the spoil heap and the area of cobbles near the gateway to the field.
- 6) If the access-way to the building is to be stripped and the ground level reduced for tarmac or gravel then this area will also have to be monitored during the initial ground works. The cobbled surface if it is to be lifted and removed should be plotted and recorded.

6.0 Bibliography and References

Published Sources:

Brunskill, R.W 1987: *Traditional Farm Buildings of Britain*. London.

English Heritage 2006: *Understanding Historic Buildings, a Guide to Good Recording Practice*.

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment*.

Institute of Field Archaeologists. 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Unpublished Sources:

Cornwall Record Office:

Gwennap Tithe Map 1839

Tithe Map Apportionment 1839

Online Sources:

Promap Website:

Ordnance Survey County Series Published 1880-86 1:2500

Ordnance Survey Published 1908 1:2500 (Sheet 63.07 Redruth)

British Listed Buildings Website:

Tolgulow Veian Listing Document –

English Heritage Building ID:

Heritage Gateway Website:

Cornwall and Scilly Historic Environment Record (HER)

HER number: 19356 - ST DAY Medieval settlement

HER number: 19359 - TOLGULLOW Early Medieval settlement, Medieval settlement, Medieval manor

HER number: 19359.01 - TOLGULLOW VEAN Medieval settlement

HER number: 19357 - POLDICE Medieval settlement

HER number: 53847 TOLGULLOW VEAN Early Medieval field system

HER number: 40988 WEST POLDICE Post Medieval mine

Appendix 1

BRIEF FOR ARCHAEOLOGICAL ASSESSMENT

Date: 24th September 2008

Address: Tolgullow Vean, Tolgullow, Redruth TR16 5PD

Site: The disused barn at the above address

Applicant: Mr M Pascoe at the above address

Agent: Tim Hancock, Atelier 3, Hamilton House, The Platt, Wadebridge, Cornwall PL27 7AD tel. 01208 895536 e-mail. tim@atelier3.co.uk

Historic Environment Planning Advice Officer: Philip Markham, Cornwall County Council, Historic Environment Service, Kennall Building, Old County Hall, Truro TR1 3AY. tel. 01872 322546, e-mail. pmarkham@cornwall.gov.uk

Local Planning Authority Officer: Mr J Salmon, Carrick District Council, Development Control, Carrick House, Pydar Street, Truro TR1 1EB tel. 01872 224400 e-mail. dev-control@carrick.gov.uk

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. The contractor is strongly advised to visit the site as there may be implications for accurately costing the project.

1 Introduction

This brief has been written by the HEPAO and sets out the minimum recommended requirements for an archaeological assessment at the above site to inform the applicant and the Local Planning Authority of any archaeological issues.

2 Site Location and Description

The site is located on an east facing slope at OS Grid Reference SW 73210 43220 approximately 0.5km north east of St Day. The soils are recorded as Manod which is loam over shale overlying bedrock of Porthtowan Formation of meta-mudstones and meta-sandstones. The barn is within the grounds of Tolgullow Vean.

3 Planning Background

Planning application PA12/1441/08/R was accepted on the 20th of August 2008 and was for the conversion of a disused barn into one residential dwelling. This application is currently pending a decision.

4 Archaeological Background

The Cornwall and Scilly Historic Environment Record (HER) notes that the building is within the Mining World Heritage Site and that it appears to be present on the OS map of 1880. This map indicates that the building was an engine house, probably of the West Poldice/Tolgullow United Mine. The HER records the following for West Poldice: *West Poldice was also known as Tolgullow United. The mine is shown on the OS map of 1877 with an engine house at SW 7323 4326 and is marked on the OS map of 1963. A line of shafts and associated spoil tips are visible on air photographs and were plotted as part of the NMP.* Industrial buildings of the period are becoming increasingly rare in the countryside and are worthy of investigation and recording prior to development,

5 Requirement for Work

Development works may disturb extant and buried archaeological remains. In order to understand the site and its potential for recording archaeological remains an archaeological assessment is recommended. This would involve a desk based assessment including a map regression plus a walk over survey of the extant remains of the site. This would provide evidence for any recommendations for archaeological recording and/or character/design issues.

The site specific aims are to:

- Draw together the historical and archaeological information about the site.
- Inform whether archaeological recording of any extant remains is recommended.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is recommended.
- Inform whether certain features of the structure should be retained
- Inform whether certain styles of entrance/fenestration etc. should be incorporated
- Inform whether environmental sampling would be required.

6 General Guidance

6.1 The archaeological contractor is expected to follow the code of the Institute of Field Archaeologists (IFA).

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

6.3 Terminology will be consistent with the English Heritage Thesaurus.

7 Results

7.1 The full report shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall County Council Historic Environment Service and the appropriate repository. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.

7.2 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.

7.3 The report must contain:

- A concise non-technical summary of the project results.
- The aims and methods adopted in the course of the investigation.
- A discussion of the archaeological findings in terms of both the site specific aims and the desk based research.
- A location map, a drawing showing those areas examined as part of the archaeological recording, and copies of any archaeological plans and sections. All plans shall be tied to the national grid.
- All specialist reports and assessments.
- A summary of the archive contents and date of deposition.
- A copy of the brief and the approved WSI will be included as an appendix.

8 Archive Deposition

8.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project. The requirements for archive storage shall be agreed with the appropriate repository.

8.2 The archive including a copy of the written report shall be deposited with the appropriate repository within two months of the completion of the full report and confirmed in writing with the HEPAO.

8.3 Where there is only a documentary archive this will be deposited with the Cornwall Record Office as well as the Courtenay Library of the Royal Institution of Cornwall.

8.4 A copy of the report will be supplied to the National Monuments Record (NMR) Swindon.

8.5 A summary of the contents of the archive shall be supplied to the HEPAO.

9 Monitoring

9.1 The HEPAO will monitor the work and should be kept regularly informed of progress.

9.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.

9.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORICAL BUILDING RECORDING AND ARCHAEOLOGICAL ASSESSMENT OF A BARN AT TOLGULLOW VEAN, TOLGULLOW, REDRUTH, CORNWALL.

Location: Tolgullow Veian, Tolgullow, Redruth TR16 5PD
Parish: Tolgullow
County: Cornwall
NGR: SW 73210 43220
Planning Application No: PA12/1441/08/R
Proposal: Conversion of a disused barn into one residential dwelling
WSI ref: SWARCHTVR11
Date: 24th March 2011

1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of M Pascoe (the Client), and sets out the methodology for a desk-based assessment and historic building recording of a former engine house at Tolgullow Veian, Tolgullow, Redruth and for related off site analysis and reporting. The WSI and the schedule of work it proposes was devised in consultation with and conforms to a brief as supplied by the Cornwall County Council Historic Environment Service Historic Environment Planning Advice Officer, Phil Markham (HEPAO).
- 1.2 The programme of work to be carried out by SWARCH and covered by this WSI consists of:
- 1.2.1 Desk-based research to draw together the historical and archaeological information about the site.
 - 1.2.2 Undertake a photographic survey and description of the extant building to inform whether certain features of the structure should be retained or certain styles of entrance /fenestration etc. should be incorporated
 - 1.2.3 Undertake a site assessment to inform whether an archaeological evaluation or further archaeological recording of any potential buried remains or environmental sampling is recommended
 - 1.2.4 Related analysis and reporting.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The Cornwall and Scilly Historic Environment Record (HER) notes that the building is within the Mining World Heritage Site and that it appears to be present on the OS map of 1880. This map indicates that the building was an engine house, probably of the West Poldice/Tolgullow United Mine. The HER records the following for West Poldice: *West Poldice was also known as Tolgullow United. The mine is shown on the OS map of 1877 with an engine house at SW 7323 4326 and is marked on the OS map of 1963. A line of shafts and associated spoil tips are visible on air photographs and were plotted as part of the NMP.* Industrial buildings of the period are becoming increasingly rare in the countryside and are worthy of investigation and recording prior to development.

3.0 METHOD

3.1 Desk-Based Assessment

This will include a cartographic study and a walk-over survey of the site.

3.2 Historic Building Recording

This will conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

*This is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

Consideration will be given to the site layout and organisation, function, the materials and method of construction, fenestration, internal arrangements, original fixtures and fittings, subsequent fixtures and fittings, evidence of use and status and the date/period of initial build and subsequent alterations

- 3.3 The Client will provide SWARCH with details of the location of proposed works within the building area, and of the proposed construction programme.

- 3.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.

3.4.1 Appropriate PPE will be employed at all times.

3.4.2 The site archaeologist will undertake any site safety induction course provided by the client.

- 3.5 If significant detail is discovered, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forward.

3.6 SWARCH will agree monitoring arrangements with the HEPAO who will be informed of the start of the fieldwork, will be regularly informed of progress and will monitor the project throughout, and may wish to inspect the works in progress.

3.7 The IfA's Standards and Guidance will be used throughout the execution of the project.

4.0 ARCHAEOLOGICAL RECORDING

This will be based on IfA guidelines and those advised by the HEPAO and will consist of:

4.1 A photographic record consisting of black and white prints, supplemented by digital photography, will be compiled. The black and white prints and negatives of archive quality will comprise the primary archive. All photographs, both general and specific, will include scale and, where appropriate, a north arrow. A full photographic concordance will accompany this archive which will contain a description of each photograph, including structure, direction of shot, scale size, date and photographer identification.

4.2 The photographic record will be supplemented by annotated drawn records and descriptive notes.

Any variation of the above shall be agreed in consultation with the HEPAO.

5.0 ARCHIVE AND REPORT

5.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the entire project. The documentary archive will be produced to the relevant archive standards. This will include relevant correspondence together with field drawings, notes and photographic records and a copy of the project report. The documentary archive will be deposited with the Cornwall Records Office.

5.2 A summary of the contents of the archive shall be supplied to the HEPAO.

5.3 An illustrated summary report will be produced within six months of the completion of fieldwork, specialist reports allowing, and submitted to the HEPAO, and the Client.

5.4 A report will be produced. This will include the following elements:

5.4.1 A report number;

5.4.2 A copy of the HEPAO brief and this WSI;

5.4.3 The aims and methods adopted in the course of the investigation;

5.4.4 A location plan, an overall site plan, a plan of the buildings, with an indication of where photographs have been taken, with appropriate annotation;

5.4.5 One or more representative images (as appropriate) with appropriate annotation;

5.4.6 A concise non-technical summary of results of the project;

5.4.7 A brief history of the site;

5.4.8 A description of the building and any significant historical elements;

5.4.9 A discussion of the archaeological findings in terms of both the site specific aims and the desk-based research.

5.4.10 All specialist reports and assessments.

5.5 The HEPAO will receive the report within six months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc., the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the HEPAO on the understanding that one of the hard copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital Adobe Acrobat PDF format, on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.6 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.

5.7 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database.

5.8 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to the HEPAO and the Client for approval.

6.0 MONITORING

6.1 The HEPAO will monitor the work and will be kept regularly informed of progress.

6.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.

6.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.

7.0 PERSONNEL

7.1 The project will be managed by Colin Humphreys. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 2 below).

Deb Laing-Trengove

South West Archaeology Ltd.
Molton, Devon EX36 3LH

The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South
Telephone: 01769 573555; email: deblt@swarch.net

Appendix 1 – List of specialists

Building recording

Richard Parker;

11 Toronto Road, St James, Exeter. EX4 6LE; Tel: 07763 248241

Conservation

Richard and Helena Jaeschke; 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD; Tel: 01271 830891

Curatorial

Alison Mills; The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon; EX32 8LN;
Tel: 01271 346747

Thomas Cadbury; Curator of Antiquities, Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS; Tel: 01392 665356

Fiona Pitt; Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ; Tel: 01752 204766

Geophysical Survey

Substrata; Tel: 07788 627822

GSB Prospection Ltd.

Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW; Tel: 01274 835016

gsb@gsbprospection.com

Human Bones

Louise Lou; Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES; Tel: 01865 263 800

Lithics

Martin Tingle; Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

Metallurgy

Sarah Paynter; Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD; Tel: 02392 856700; sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker; English Heritage SW, 29 Queen Square, Bristol BS1 4ND; Tel: 0117 9287961

vanessa.straker@english-heritage.org.uk

Dana Challinor (wood identification); Tel: 01869 810150

Julie Jones (plant macro-fossils); juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis); heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen; Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN; Tel: 01392 665918

Henrietta Quinnell; 39 Polsloe Road, Exeter EX1 2DN; Tel: 01392 433214

Timber Conservation

Liz Goodman; Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN

Tel: 0207 8145646; lgoodman@museumoflondon.org.uk

Appendix 3

Historic Environment Records for Tulgallow and Surrounding Area

HER Number: 19356
Name: ST DAY - Medieval settlement
Summary: The settlement of St Day is first recorded in 1269 in a reference to the Chapel of Holy Trinity.
Grid Reference: SW 7292 4250
Parish: St Day, Kerrier, Cornwall
Map: [Show location on GoogleMaps](#)
Protected Status : Conservation Area: ST DAY
Other Statuses/Codes: None recorded
Monument Types: SETTLEMENT (Medieval - 1066 AD to 1539 AD)
Full description: The settlement of St Day is not referred to by Gover but the earliest reference in the ICS record is that of 1269, to the Chapel of Holy Trinity (b1). St Day is now a large village covering the top of a hill and subject to continuous development.
Sources/Further Reading: SCO3621 - Bibliographic reference: Institute Of Cornish Studies. 1987. Place-Names Index.
Associated Finds: None recorded
Associated Events: None recorded
Related records: None recorded

HER Number: 19359
Name: TOLGULLOW - Early Medieval settlement, Medieval settlement, Medieval manor
Summary: The settlement and manor of Tolgallow is first recorded in the Domesday survey of 1086.
Grid Reference: SW 7298 4307
Parish: St Day, Kerrier, Cornwall
Protected Status: None recorded
Other Statuses/Codes: None recorded
Monument Types: SETTLEMENT (Early Medieval - 410 AD to 1065 AD)
MANOR (Medieval - 1066 AD to 1539 AD)
SETTLEMENT (Medieval - 1066 AD to 1539 AD)
Full description: The settlement and manor of Tolgallow is first recorded in the Domesday survey of 1086 (b1, b3). Tolgallow subdivided and Tolgallow Vean (19359.01) is first recorded in 1326. The name is Cornish and contains the elements tal meaning 'break of slope' and golow meaning 'light' (b2). Tolgallow is now a small farming settlement.
Sources / Further Reading:
SCO3402 - Bibliographic reference: Gover, JEB. 1948. Place-Names of Cornwall. 516
SCO4064 - Bibliographic reference: Padel, OJ. 1985. Cornish Place-Name Elements. 214, 107
SCO4703 - Bibliographic reference: Thorn, C & F (Eds). 1979. Domesday Book 10: Cornwall.5, 17, 1
Associated Finds: None recorded
Associated Events: None recorded
Related records: 19359.01 Parent of: TOLGULLOW VEAN - Medieval settlement (Monument)

HER Number: 19359.01
Name: TOLGULLOW VEAN - Medieval settlement
Summary: The settlement of Tolgallow subdivided and Tolgallow Vean is first recorded in 1326 when it is spelt "Talgulloubighan".
Grid Reference: SW 7324 4326
Parish: Gwennap, Carrick, Cornwall
Protected Status: None recorded
Other Statuses/Codes: None recorded
Monument Types: SETTLEMENT (Medieval - 1066 AD to 1539 AD)
Full description: The settlement of Tolgallow (19359) subdivided and Tolgallow Vean is first recorded in 1326 when it is spelt "Talgulloubighan" (b1). The name is Cornish and contains the element byghan meaning 'small'. Tolgallow Vean is 0.5km from Tolgallow, at the same height, and is now a farm.
Sources/Further Reading:
SCO3402 - Bibliographic reference: Gover, JEB. 1948. Place-Names of Cornwall. 516
SCO4064 - Bibliographic reference: Padel, OJ. 1985. Cornish Place-Name Elements. 214, 107
Associated Finds: None recorded
Associated Events: None recorded
Related records: 19359 Part of: TOLGULLOW - Early Medieval settlement, Medieval settlement, Medieval manor (Monument)

HER Number: 19357

Name: POLDICE - Medieval settlement
 Summary: The settlement of Poldice is first recorded in 1512 when it is spelt "Poldyth".
 Grid Reference: SW 737 425
 Parish: Gwennap, Carrick, Cornwall
 Map: [Show location on GoogleMaps](#)
 Protected Status: None recorded
 Other Statuses/Codes: None recorded
 Monument Types: SETTLEMENT (Medieval - 1066 AD to 1539 AD)
 Full description: The settlement of Poldice is first recorded in 1512 when it is spelt "Poldyth" (b3). The name is Cornish and contains the elements pol meaning 'pit, pool, stream' (b2) but Gover has a reference to Geon Poldice in 1514 which has the added element goon meaning 'downland'. The area was later heavily mined and there appears to be little left of the original surface, and the name Poldice is now applied to a row of cottages.
 Sources / Further Reading:
 SCO3402 - Bibliographic reference: Gover, JEB. 1948. Place-Names of Cornwall. 515
 SCO4064 - Bibliographic reference: Padel, OJ. 1985. Cornish Place-Name Elements. 187
 SCO3621 - Bibliographic reference: Institute Of Cornish Studies. 1987. Place-Names Index.
 Associated Finds: None recorded
 Associated Events: None recorded
 Related records: None recorded

HER Number: 53847

Name: TOLGULLOW VEAN - Early Medieval field system
 Summary: not yet available
 Grid Reference: SW 7345 4330
 Parish: Gwennap, Carrick, Cornwall
 Map: [Show location on GoogleMaps](#)
 Protected Status: None recorded
 Other Statuses/Codes: None recorded
 Monument Types: FIELD SYSTEM (Early Medieval to Modern - 410 AD to 2050 AD)
 Full description: A series of field boundaries visible as low earth banks on air photographs (p1) were plotted as part of the NMP. Although widely dispersed around Tolgullow Veian, the boundaries can be seen to form a coherent field system, fitting into the existing field pattern. The field system is probably associated with the medieval settlement of Tolgullow Veian (19359.01).
 Sources/Further Reading:
 p1 SCO9941 - Cornwall Photo Record: RAF. 1946. 106G/1663/4070. ABP.
 Associated Finds: None recorded
 Associated Events: None recorded
 Related records: None recorded

HER Number: 40988

Name: WEST POLDICE - Post Medieval mine
 Summary: not yet available
 Grid Reference: SW 733 433
 Parish: Gwennap, Carrick, Cornwall
 Map: [Show location on GoogleMaps](#)
 Protected Status: None recorded
 Other Statuses/Codes: None recorded
 Monument Types: MINE (Post Medieval - 1540 AD to 1900 AD)
 Full description: West Poldice was also known as Tolgullow United. The mine is shown on the OS map of 1877 with an engine house at SW 7323 4326 (b1) and is marked on the OS map of 1963 (b2). A line of shafts and associated spoil tips are visible on air photographs (p1&2) and were plotted as part of the NMP.
 Sources / Further Reading:
 [1] SCO4048 - Bibliographic reference: Ordnance Survey. 1880s. 1st Edition 1:2500 Map.
 p1 SCO9782 - Cornwall Photo Record: RAF. 1946. 106G/1663/3071. ABP.
 [2] SCO4045 - Bibliographic reference: Ordnance Survey. 1970s. 1:10,000 Map.
 p2 SCO9941 - Cornwall Photo Record: RAF. 1946. 106G/1663/4070. ABP.
 Associated Finds: None recorded
 Associated Events: None recorded
 Related records: None recorded

Appendix 4

List of Jpegs on CD to the rear of the Report

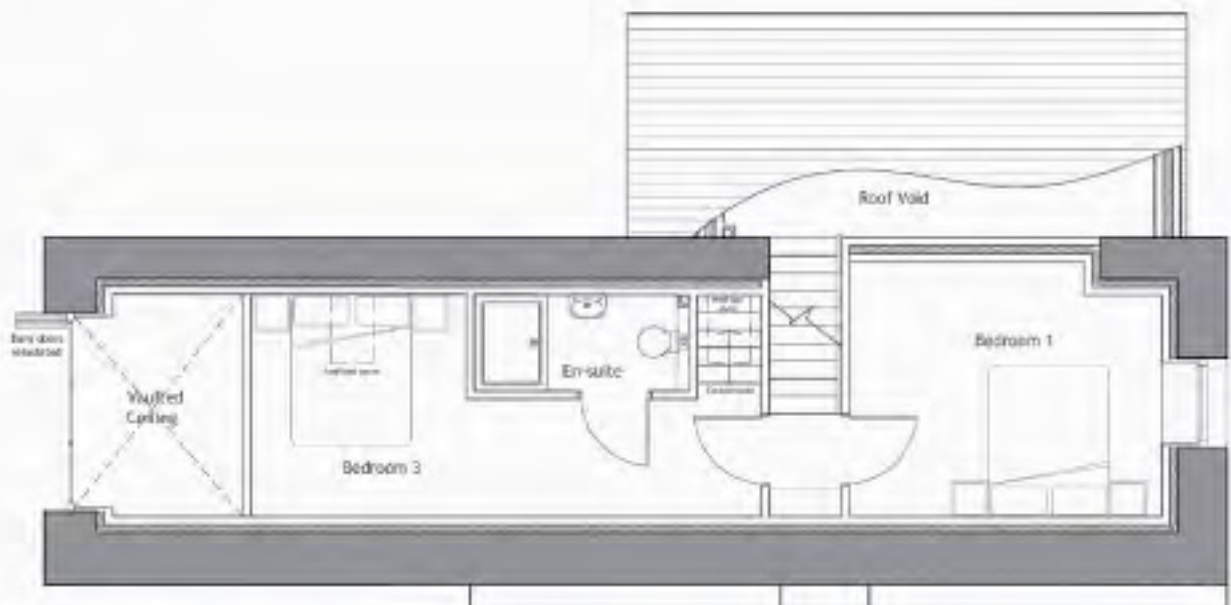
1. East elevation of the building, from the south-east.
2. East elevation of the building, from the east.
3. East elevation from the south-east.
4. Northern quoins on the east elevation, from the east.
5. Window opening in east elevation, from the east.
6. View of thicker section of wall and associated quoins, on the east elevation, from the east
7. As above, from the east.
8. As above, from the south-east.
9. Detail of relationship between thicker wall, quoins and continuation of east elevation is rubble construction, from the south-east.
10. Southern end of the east elevation, from the east.
11. As above, detailed view, from the east.
12. As above, southern quoins, from the east.
13. East elevation of the building, from the south-east.
14. Eastern quoins of south elevation, from the south.
15. South elevation of the building, from the south.
16. West elevation of the building, from the west.
17. Southern quoins on the west elevation, from the north-west.
18. Southern end of the west elevation, from the west.
19. Window opening on the west elevation, from the west.
20. As above, detail of masonry below the window opening, from the west.
21. Doorway on the west elevation, from the west.
22. View down west elevation to the northern end, from the south-west.
23. Blocker doorways and openings in the north end of the west elevation, from the west.
24. As above, detailed view, from the west.
25. Northern end of the west elevation, from the west.
26. Northern quoins on the west elevation, from the west.
27. West side of the north elevation, from the north-east.
28. North elevation of the building, from the north.
29. Central portion of north elevation with 'loading door' opening, from the north.
30. As above, detailed view, from the north.
31. Detailed view of timber lacing and pit beneath, north elevation, from the north-west.
32. East side of north elevation with tick portion of wall visible, from the north-west.
33. South end of east wall of the building, internal view, from the south-west.
34. Internal view of intersecting quoins on east wall of barn, from the west.
35. As above, from the north-west.
36. View down east wall of the building, internal view, from the north-west.
37. Internal view of window opening in east wall of the building, from the west.
38. View down internal face of east wall of the building, to the north, from the south-west.
39. Internal view of north-east corner of the building, from the south-west.
40. Detailed view of upper portion of north-east corner of the building, showing concrete block, from the south-west.
41. Detailed view of lower portion of north-east corner of the building, showing rubble stone construction wall abutting granite blocks, from the south-west.
42. North end of the building, internal view, from the south.
43. As above, from the south.
44. Internal view of loading door in north wall of the building, showing external partial blocking by single skin of brick to east side, from the south.
45. North-west corner of the building, internal view, from the south-east.
46. North end of west wall of the building, internal view, showing quoins from blocked openings, from the east.
47. North end of west wall, internal view, from the south-east.
48. View of join between standing and rebuilt sections of wall, west wall, internal view, from the east.
49. View down internal face of west wall of the building, from the north-east.
50. Roof structure of the building, from the north.
51. Roof structure of the building, northern hipped gable end, from the south.
52. View of concrete threshold, doorway in west wall, from the south-east.
53. View of concrete lintel, doorway in west wall, from the south-east.
54. Iron hooks cemented into south side of doorway in west wall, from the north-east.
55. Floor of the building to the north, showing earth surface with buried cobbled historic floor beneath, from the south.
56. Floor of the building to the south end, floor level as been reduced to earth and bedrock in places, traces of concrete survive, from the north.
57. Internal view of the building, from the south.

Appendix 5

The Proposed Plans for the Conversion of the Building



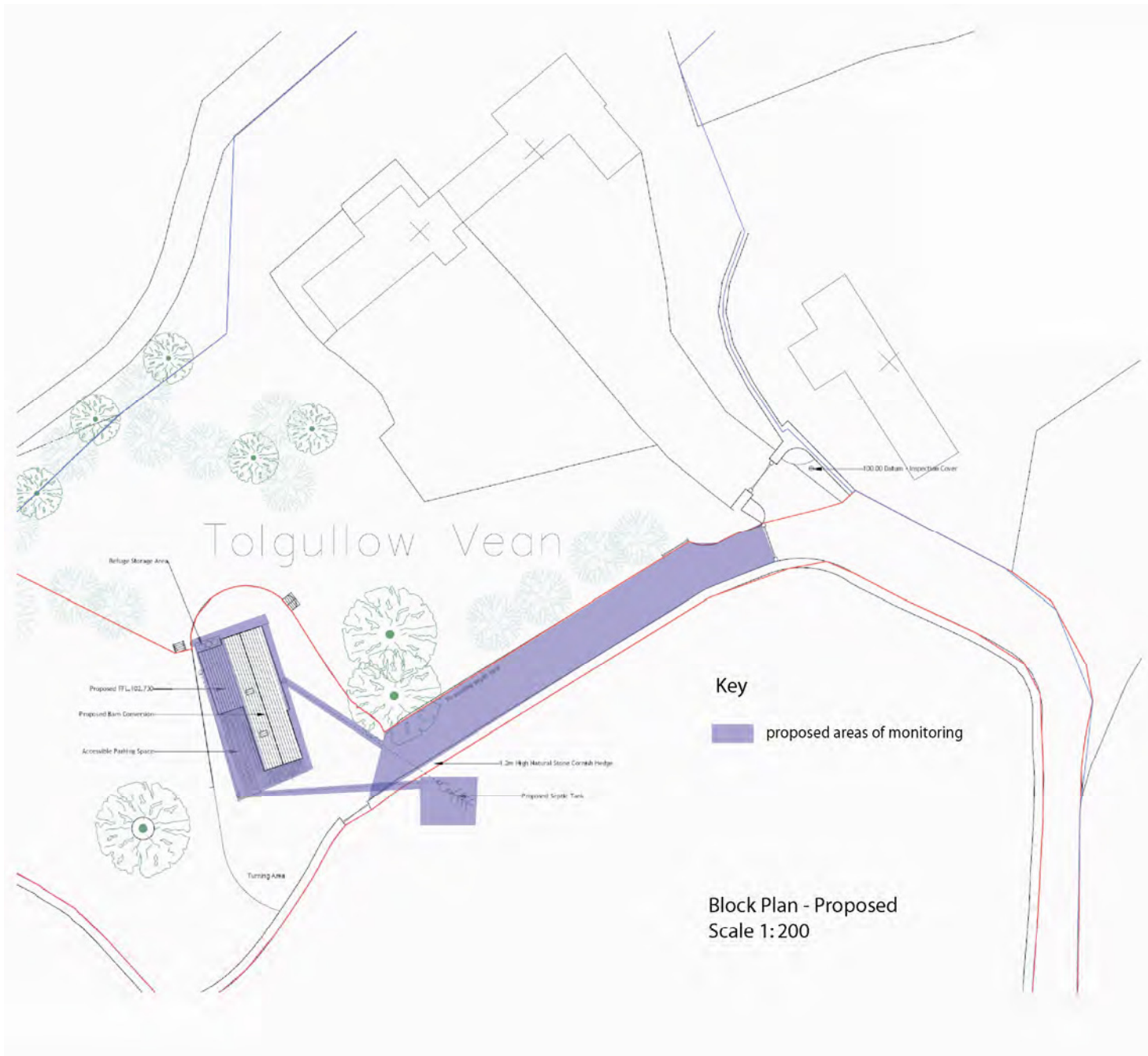
Ground Floor Plan
Scale 1:50 @ A4



First Floor Plan
Scale 1:50 @ A4

Appendix 6

Proposed Areas to be Monitored



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

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