

A FORMER MILL at WILTON MILL FARM PELYNT CORNWALL

Desk-Based Assessment
&
Historic Building Recording



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**A former Mill at Wilton Mill Farm
Pelynt
Cornwall**

**Desk-Based Assessment
&
Historic Building Recording**

For

Mr & Mrs Axon

By



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December 2013

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Summary

The former mill building (B1) and its three lean-to structures (B1a, B1b & B1c) represent four phases of construction, with B1a clearly abutting B1, B1c clearly abutting B1 and B1a, and B1b abutting B1a. There are few clues as to the age of these buildings within the fabric, except that the masonry of the upper portions of the building appears blockier than that to the lower, and the wall thicknesses at ground floor level suggest that perhaps the lower portion of the building may be earlier and possibly 18th century in date. The former granary with animal housing below is possibly contemporary with the first or second phase of building, when further storage may have been required.

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Thanks for assistance are due to:

Mr & Mrs Axon for unrestricted access to the building

1.0 Introduction

Location: A former Mill at Wilton Mill Farm
Parish: Pelynt
County: Cornwall

1.1 Project Background

South West Archaeology Ltd. (SWARCH) were commissioned by Mr & Mrs Axon (the Client) to undertake a desk-based assessment and historic building survey and reporting on a small mill building and former granary at Wilton Mill Farm, Pelynt, Looe, Cornwall, prior to their potential conversion to holiday accommodation. The work was undertaken according to a Written Scheme of Investigation drawn up in consultation with Phil Copleston of Cornwall County Historic Environment Service (CCHES). This report covers the first phase of archaeological work: the desk-based assessment and the building survey. The results of any further work, if undertaken, will be the subject of subsequent reports.

The site is situated to the west of the village of Pelynt and the B3359, which runs between the A390 in the north and the A387 to the south. The farm is located at the end of a private road, with the buildings, currently utilised for storage and stabling, just to the west of the former farm house and other former agricultural buildings, now converted for domestic or holiday accommodation.

1.2 Topographical and Geological Background

The Mill and granary buildings are positioned within the north-western part of the farm curtilage, on ground that slopes quite steeply down to the west. Both buildings are built into the west-facing slope and stand downslope of the other buildings at Wilton Mill Farm. They sit to the north of a cemented yard and the ground between and immediately to the west and south is c.0.75m lower than the yard to the south, suggesting that yard may have been built up. This area has recently been landscaped and any evidence for the leat that once cut through here has been removed or covered.

The underlying geology at the site is the sedimentary slate, siltstone and sandstone of the Bovis and Formation (BGS 2013); overlain by the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983).

1.3 Methodology

The building assessment was undertaken by D. Laing-Trengove on 5th December 2013, and was carried out in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The desk-based assessment utilised cartographic and documentary sources held by the Cornwall Record Office, as well as relevant online sources.

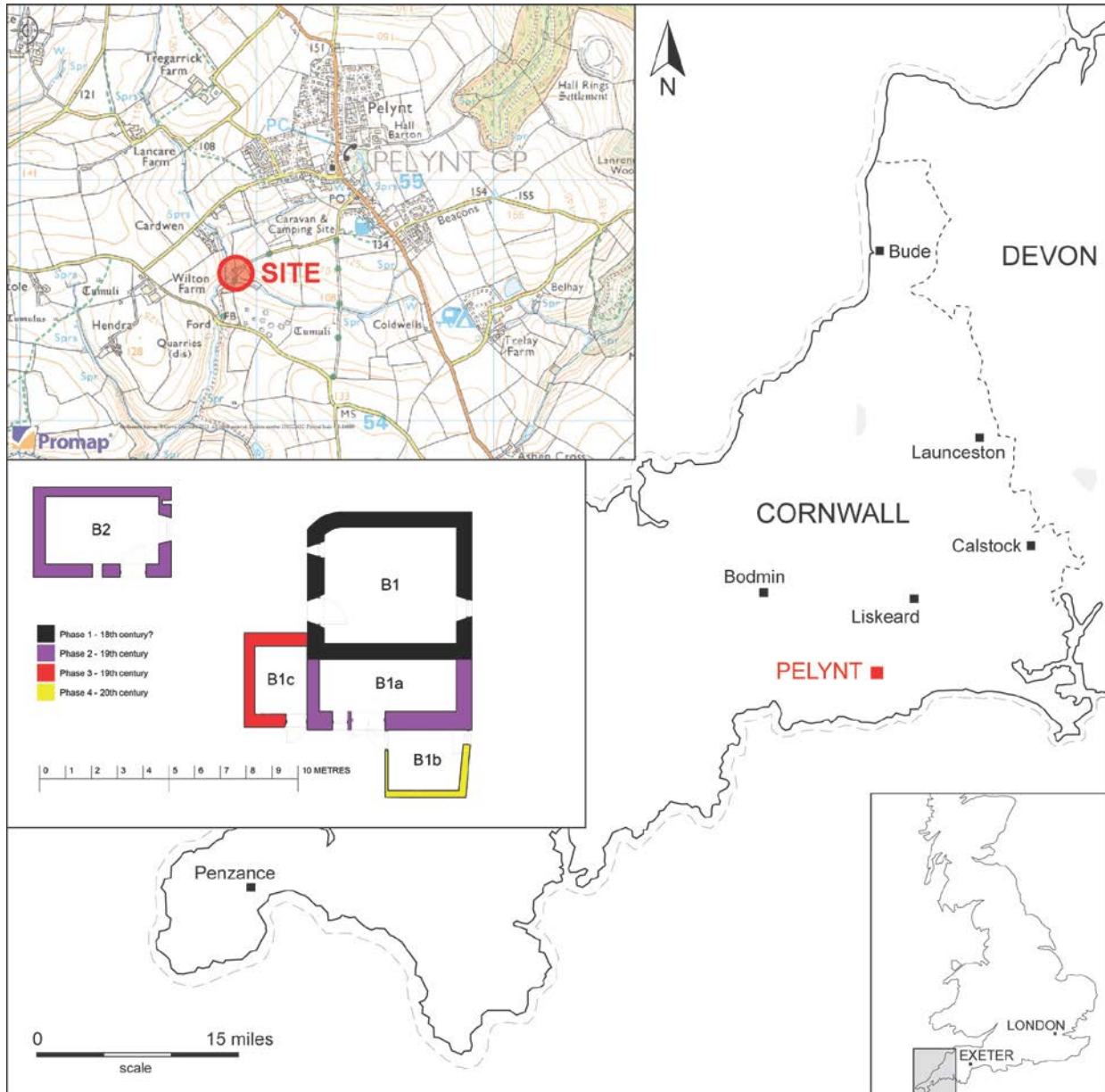


Figure 1: Site location (the site is indicated and the buildings are numbered according to the descriptions listed below).

2.0 Historic Building Recording

2.1 Summary

The former mill building (B1 – Figure 2), with lean-tos B1a, B1b & B1c, represent four phases of construction, with B1a clearly abutting B1, B1c clearly abutting B1 and B1a, and B1b abutting B1a. There are few clues as to the age of the building within the fabric, except that the masonry of the upper portions of the building appears blockier than that to the lower, and the wall thicknesses at ground floor level suggest that perhaps the lower portion of the building may be earlier and possibly contain 18th century fabric.



Figure 2: The west elevation of the mill (B1) and lean-to B1c, from the south-west (scale 2m).

The former granary with animal housing (below) may be contemporary with the first or second phase of building, when further storage may have been required.

2.2 Significance of the Buildings

The mill at Wilton Mill Farm is *locally significant*, as it appears to have functioned for at least 100 years on the site. Small mills such as the building at Wilton Mill Farm rarely survive; however, the building that stands today has been heavily repaired and retains little clear evidence for its former function.



Figure 3: The south elevation of the granary (B2), from the south (scale 2m).

2.3 Historical Background

2.3.1 Documentary Assessment

According to the current owners of the site, a local historian has already undertaken documentary research into the mill at Wilton (unpub.). Wilton Mill formed part of the Manor of Pelynt, which was held by the Count of Mortain in 1086, and granted to Abbot and Convent of Newenham in Devon in 1248. There was a mill recorded at Wilton prior to 1390 (unverified). A 1710 survey of the Manor apparently states that the mill was then owned by the Buller family and leased to a Thomas Bowes who gained the lease on the condition that he rebuilt the mill. In 1840 the mill was still owned by the Buller family and leased to a Henry Stephens. From census records it appears that the mill continued in use throughout the 19th and into the 20th century, only ceasing to function in the mid-20th century.

2.3.2 Cartographic Assessment

The earliest source available to this study is the 1840 tithe map for Pelynt. Figure 2 is an extract from the map, unfortunately not particularly clear, but it is still possible to identify the mill building, positioned to the west of the farmhouse which is coloured solid black. The small building or granary to the west of the mill is not marked. The long mill pond to the north-east of the mill is clearly marked and is numbered 1181 on the Apportionment, and mill race is probably represented by the line located just above 1185 from the pond to the mill wheel and to the stream to the west from the mill. The apportionment gives the holding at Wilton Mill as comprising of just over 2 acres, including the mill pool, the road & mill (numbered 1183) and houses and yards etc. (numbered 1184), as well as pasture and garden.

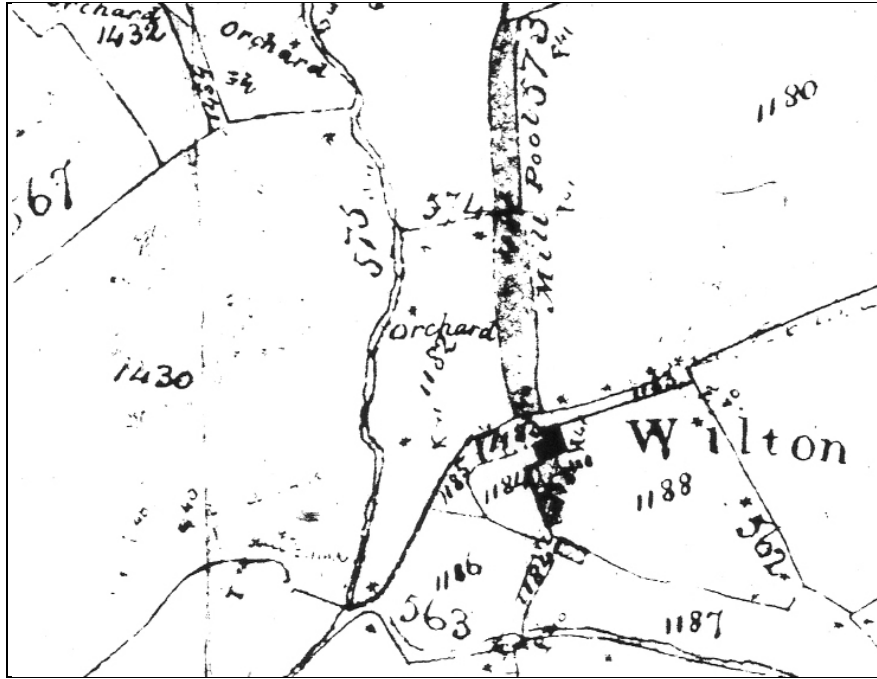


Figure 4: Extract from the 1840 Pelynt tithe map (CSL).

The 1st Edition Ordnance Survey map of c.1888 (Figure 3) clearly shows both buildings, including the lean-tos to the south and west (B1a and B1c). The size of the building depicted is similar to that of the tithe which suggests that the southern lean-to was in place at this time. The mill pool, sluice and route of the launder and leat are marked with a break in the leat to the south-west of the mill, suggesting a bridge across it to allow access to the granary to the west. The leat flows to the south-west and joins the stream. The map also clearly states that the mill is at this time grinding corn.



Figure 5: Extract from the 1st edition Ordnance Survey map.

The 2nd Edition Ordnance Survey Map (Figure 4) appears to show little or no change to the landscape or buildings.



Figure 6: Extract from the 2nd Edition Ordnance Survey map of 1905.

2.3.3 20th century photographic Evidence

A number of 20th century photographs of the mill and granary buildings have been made available to this study (courtesy of Mr & Mrs Axon). The earliest photograph dates to c.1905, and shows the overshot mill wheel, apparently affixed to the north elevation of the mill building, with the wheel pit, launder and the broad leat flowing down to the west (Figure 7).

The other photographs date to the later 20th century and show the mill building as it was in the middle of the century when it fell out of use (Figures 8 & 9). The stone rubble south elevation is pictured, or rather the south elevation of the southern lean-to (Building 1a), with a reduced opening in the position of an extant ground-floor door into the building, a small window opening to the east and a first floor opening to the west. The roof, although in very poor condition and roofed with slates coated with bitumen, appears higher, with a catslide roof from the apex of the mill building forming a two storey lean-to rather than the one-and-a-half storey building extant today. Figure 8 also shows a small low structure against the east elevation of the lean-to, possible simply a yard wall enclosing the area to the south.

Figure 9 shows the south elevation of the western lean-to (B1c), which appears much as it does today. Figure 9 also shows the granary to the west of the mill; the south elevation and the upper portion of the east wall appear much as they do today. However, the roof is clad with sheet metal at this time. Figure 10 is a photograph of a similar date depicting the north and east elevations of the granary.



Figure 7: A photograph of the mill at Wilton, dating from c.1905.



Figure 8: The south elevation of the mill photographed during the 1980s.



Figure 9: The south elevation of the mill, during the 1990s, with the granary visible on the left.



Figure 10: The north and east elevations of the granary, during the 1990s.



Figure 11: Photograph of the south elevation of the mill dating to 2002, with the roofless granary in the background to the west.



Figure 12: The roofless granary, photographed in 2002.

2.4 Building Summary

2.4.1 Building 1

See Appendix 3

Figures 2, 15, 16, 17, 21, 22, 23, 24, 25, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, & 43.

The former mill building at Wilton Mill Farm (Building Record: Building 1 – see Appendix 3) is set into the slope of the hill and built up from the bedrock to the east and partially to north. It is associated with three lean-tos set against the south and west elevations of the building, and is positioned to the east of a probable former granary. A two-storey single-cell structure, now with a modern slate roof, is of slabby local rubble stone construction, all repointed in modern cement

and probably partly rebuilt, given the variation in the stone rubble used. There is no external evidence for the former wheel, wheel pit or associated leat; blocked former openings at ground floor level to the interior are the only observed evidence that remains. The building may contain remnants of earlier fabric, possible 18th century in date, but has probably been partly reconstructed during the 19th century, in larger, blockier stone, and has been extensively repaired in the late 20th century.



Figure 13: The mill, with lean-tos B1a, B1b & B1c built against the south elevation, from the south-west (scale 2m).

2.4.2 Building 1a

See Appendix 3

Figures 16, 17, 18, 24, 225, 44, 45, 46, 47 & 48,

The lean-to against the south elevation of the mill (B1a) is also of semi-coursed rubble stone and set into the slope to the east, now with a modern roof, set below the roof level of the mill, and abutted by B1b to the south and B1c to the west. This is a secondary structure, but may have been constructed as an auxiliary storage space shortly after the construction the mill. The roof has been lowered and the building was formerly of one-and-a-half storeys, with a loft or tallet at first floor level. The openings in the south elevation have been altered and portions of the masonry extensively rebuilt in blockier stonework. It now has a late 20th century lean-to built up against the eastern part of the south wall (B1b) and a further lean-to to the west (B1c). The building was not fully accessed at the east end as it is currently used as a log store.

2.4.3 Building 1b

See Appendix 3

Figures 16, 17, 19, 24, 49 & 50.

Built up against the south elevation of Building 1a; this rubble stone and concrete block building is entirely modern.

2.4.4 Building 1c

See Appendix 3

Fig. 16, 17, 18, 19, 20, 22, 25 & 28.

Building 1c represents a third phase of construction associated with the mill building, but the remaining structure offers no clues as to the former or particular use of this small building. Constructed of rubble stone, the build differs from the mill in that the stonework is blockier than the earlier work. The interior was not fully accessed due to the building being currently used as a store.

2.4.5 Building 2

Appendix 4

Figures 3, 14, 15, 26, 27, 28, 28, 30, 31, 51, 52 & 53.

The former granary, Building 2 stands to the west of the mill building, now with stabling below; it is a two-storey single-cell rubble stone building built into the slope to the north, with ground-floor access to the south and first-floor access via modern timber steps against the east wall. There are partly-blocked door openings below to the east and at first-floor level to the north above the rubble stone steps abutting the north elevation. Former access to the ground floor appears to have been in the east gable wall, with first floor access to the north, possibly with a loading door above the ground floor opening to the east in the current position of the door opening. The small former opening with stone lintel in the west wall is suggestive of a ground-floor animal housing function.

3.0 Future Work

The proposed conversion of the mill at Wilton Mill Farm is unlikely to reveal much in the way of further architectural detail, especially given the previous phases of work that have already occurred. Therefore further historic building recording is probably unnecessary. However, ground works within the mill and its immediate surrounding have the potential to reveal buried archaeological remains.

The proposed sewage treatment plant and the drain which will connect to the existing converted farm buildings is unlikely to have any archaeological impact as the ground level has been significantly made-up in this area within recent history. However, any drainage feed to the former mill building is in contrast likely to be (at least in part) through historic deposits and should therefore be archaeologically monitored.

4.0 Bibliography & References

Published Sources:

British Geological Survey 2012: Geology of Britain Viewer.

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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*.

Institute of Field Archaeologists 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*.

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales*. Harpenden: Soil Survey of England and Wales.

Unpublished Sources:

Anon 200?: *History of Wilton Mill Farm*. Unpublished local history, kindly provided by Mr. & Mrs Axon.

Appendix 1

BRIEF FOR HISTORIC BUILDING & ARCHAEOLOGICAL RECORDING

Date: 23 October 2013

Address: Wilton Mill Farm, Pelynt, Looe, Cornwall, PL13 2LA

Applicant: Mr & Mrs M Axon, Wilton Mill Farm, Pelynt, Looe, Cornwall, PL13 2LA

Agent: Mr Stephen Huckstep, Steve Huckstep Architects, First Floor, 6 Fore Street, East Looe, Cornwall, PL13 1DT

Historic Environment Planning Advice Officer: Phil Copleston, Historic Environment Service, Cornwall Council, Room 82, Luxstowe House, Liskeard, Cornwall, PL14 3DZ Tel. 01579 341406, Email: pcopleston@cornwall.gov.uk

Local Planning Authority Officer: Davina Pritchard, Senior Development Officer, Planning & Regeneration, Cornwall Council, Luxstowe House, Liskeard, Cornwall, PL14 2DZ

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. Any written scheme of investigation (WSI) resulting from this brief shall only be considered for the same period. The contractor is strongly advised to visit the site before completing their WSI as there may be implications for accurately costing the project.

Contractors Written Scheme of Investigation (WSI)

No ground works are to be undertaken until the HEPAO and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1 Introduction

This brief has been written by the HEPAO and sets out the minimum requirements for archaeological recording at Wilton Mill Farm to discharge condition 6 of planning application PA13/06440. The structures are recorded on the Ordnance Survey Map of 1880 and Tithe Map of 1840. Vernacular, industrial and agricultural remains are becoming increasingly rare and are worthy of recording prior to development.

2 Site Location and Description

Wilton Mill Farm is located 550m southwest of Pelynt village, at the end of a minor road or agricultural trackway, on the east bank of a small stream which flows approximately north to south. The site of the mill building is located just to the west of Wilton Mill Farm yard itself, with the mill building centred on Ordnance Survey grid reference SX 19897 54635.

3 Planning Background

Planning application PA13/06440 was submitted on the 17 July 2013 for the conversion of a redundant mill building to a holiday letting unit, with associated parking space and installation of a new sewage treatment plant. This application has been approved subject to six conditions. Condition 6 states:

No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the County Archaeologist.

Reason: In the interests of the historic environment in accordance with the provisions of the NPPF 2012.

4 Historic Building/Structure Background

Wilton Mill corn mill is recorded on the Cornwall and Scilly Historic Environment Record (HER) as monument number MCO29500, with the description:

"Wilton Mill is recorded with a mill pool on the 1840 Tithe map when it was occupied by H Stephens. The mill was recorded on the 1st edition 1:2500 OS map and in 1923 the mill was occupied by A Lean. In 1954 the mill, though dilapidated, was still extant."

The building today exists as a 2-storey local stone-built structure under a slate roof and partially built into the natural slope of the ground which leads down to local stream which once supplied the mill pond via a leat that powered this mill.

5 Archaeological Background

Overall, the land around Wilton Mill has been recorded on the Cornwall and Scilly Historic Environment Record (HER) as within Anciently Enclosed Land, with a number of prehistoric Scheduled barrows to the south and west and a known prehistoric settlement to the northwest. These known sites, together with a prehistoric findspot 150m to the southeast suggests a potential for buried archaeological remains.

A large group of Scheduled Monuments (prehistoric barrows) is located 180m to the south, with two further groups 450m and 800m to the southwest.

There are several Listed Buildings nearby, including Grade II Cardwen house 180m to the northwest (also recorded on the HER as the site of an early Medieval settlement), and Grade II Pelynt House, Fair House, Shute Cottage, Pelynt Rectory, Old School House and Hall Barton Farmhouse, and Grade I Church of St Nonna, all located within the heart of Pelynt village, 500m to the northeast.

There are no known monuments recorded on the HER as adjacent to or near Wilton Mill, except the record for the mill itself (MCO29500). As far as we know, no previous archaeological investigations have been carried out on this site or in the immediate area

6 Requirement for Work

6.1 **Building Recording:** The present proposals will culminate in the potential destruction or alteration of the material remains of the mill building. It is therefore important that the site is recorded to an appropriate level; and that the results are made available to interested parties. In this particular instance, a photographic record is required, together with notes and the annotation of existing drawings (where available). The recorder needs to 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

6.2 **Archaeological Recording:** Ground works associated with the development may disturb buried archaeological remains, in particular evidence of waterwheel pits, sluices, leats and mill races which are important elements to understand to interpret the functions of the mill and its farmyard setting. It is therefore important that a suitably qualified archaeologist(s) is/are present during these works in order to identify and record any features of interest. In addition, some element of below-ground archaeological recording may be necessary in association with the building recording part of the work, in able to ensure a fuller understanding of the site and mill building.

The site specific aims are to:

- Establish the presence/absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered
- To establish the nature of the activity on the site
- To identify any artefacts relating to the occupation or use of the site
- To provide further information on the archaeology of Wilton Mill Farm from any archaeological remains encountered

7 General Methodology

7.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).

7.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).

7.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.

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

7.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.

7.6 Terminology will be consistent with the English Heritage Thesaurus.

8 Building Recording Methodology

8.1 Prior to the commencement of on site works the historic building contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment Record (HER), the Cornwall records Office at Truro and the Cornwall Centre at Redruth, where appropriate.

8.2 Details of how all buildings and structures are surveyed and recorded shall be provided. The site plan will be tied to the national grid.

8.3 The photographic record shall be a comprehensive record to archive standard of the existing buildings and structures. This should include both external and internal coverage with black and white prints and negatives. Colour photography may be utilised for general shots and where it is appropriate for detail shots (negatives and where appropriate CD shall be included in the archive). For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

8.4 The drawn record may utilise existing architect's drawings, as supplied by the applicant, for the purposes of annotation and recording of alterations and phasing of the building structure. A few additional scale drawings or sketches may be necessary to record details not otherwise illustrated by photography.

9 Archaeological Recording Methodology

9.1 Prior to the commencement of on site works the archaeological contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment record (HER), the Cornwall Records Office at Truro and the Cornwall Centre at Redruth, where appropriate.

9.2 An archaeologist shall be present during all ground works associated with the development, unless circumstances dictate a different approach. A toothless ditching bucket can be used for the removal of any overburden until the first archaeological horizon is exposed. This will then be hand cleaned as appropriate.

9.3 Any surviving remains which will be disturbed or destroyed by the development shall be archaeologically excavated and recorded.

9.4 Details of how all archaeological contexts and artefacts will be excavated, surveyed, recovered and recorded shall be provided. The site will be tied into the national grid.

- 9.5 Details of the site planning policy shall be given in the WSI. The normal preferred policy for the scale of archaeological site plans is 1:20 and sections 1:10, unless circumstances indicate that other scales would be more appropriate.
- 9.6 The photographic record shall consist of prints in both black and white and colour together with the negatives. Digital photography may be used for report illustration. For both general and specific photographs, a photographic scale shall be included. In the case of detailed photographs it may be appropriate to include a north arrow. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.
- 9.7 If significant archaeological deposits are exposed, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forwards.

The following sections 10 and 11 below may not apply, but are included here for completeness and in the eventuality of any unexpected archaeological discoveries.

10 Finds

- 10.1 All finds, where appropriate, will be retained from each archaeological context excavated.
- 10.2 All finds, where appropriate, shall be washed.
- 10.3 All pottery, and other finds, where appropriate, shall be marked with the site code and context number.
- 10.4 The WSI shall include an agreed list of specialist consultants, who may be required to conserve and/or report on finds, and advise or report on other aspects of the work including environmental sampling.
- 10.5 The requirements for conservation and storage shall be agreed with the appropriate museum prior to the start of work, and confirmed in writing to the HEPAO.
- 10.6 Finds work should be to accepted professional standards and adhere to the Institute for Archaeologists *Guidelines for Finds Work*.
- 10.7 Environmental sampling should be guided by *Environmental Archaeology* (English Heritage Centre for Archaeological Guidelines. 2001/02).
- 10.8 Further English Heritage guidance that may be helpful includes *Geoarchaeology* (2004) and *Archaeometallurgy* (2001).
- 10.9 The English Heritage Advisor for Archaeological Science will be able to provide archaeological science advice if required (Vanessa Straker 0117 975 0689).

11 Human Remains

- 11.1 Any human remains which are encountered must initially be left in situ and reported to the HEPAO and the appropriate authorities (the Coroner), where appropriate. If removal is necessary this must comply with the relevant Government regulations. If burials are encountered their legal status must be ascertained and recording and/or removal must comply with the legal guidelines.
- 11.2 If human remains are not to be removed their physical security must be ensured, preferably by back filling as soon as possible after recording.
- 11.3 If human remains are to be removed this must be done with due reverence and in accordance to current best practice and legal requirements. The site must be adequately screened from public view. Once excavated, human remains must not be exposed to public view.

12 Results Building Recording

- 12.1 The full report including any specialist assessments shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Royal Cornwall Museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 12.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 12.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 12.4 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 recording. All plans shall be tied to the national grid.
 - Any 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.
- 12.5 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of receipt of the report.

13 Results Archaeological Recording

- 13.1 The full report including all specialist assessments of artefact assemblages shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall

- Council Historic Environment Service and the appropriate museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 13.2 This report will be held by the Cornwall and Scilly Historic Environment Record and made available for public consultation.
- 13.3 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 context register with brief descriptions shall be included as an appendix.
 - A copy of the brief and the approved WSI will be included as an appendix.
- 13.4 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of the receipt of the report.
- 14 Archive Deposition**
- 14.1 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 Royal Cornwall Museum and/or Cornwall Record Office (RCM if there are finds and documentary records; CRO if there are no finds, only documentary archives). Please check the accessioning and deposition information on the Royal Cornwall Museum website <http://www.royalcornwallmuseum.org.uk/policies/> and fill in the 'Notification of Fieldwork' form. Once this has been accepted an accession number will be provided by the museum. The requirements for documentary archive-only storage shall be agreed with the Cornwall Record Office. Please check the information on the Cornwall Record Office website <http://www.cornwall.gov.uk/default.aspx?page=24656>
- 14.2 If the finds are to remain with the landowner a full copy of the documentary archive shall be housed with the Cornwall Record Office and with the Courtney Library of the Royal Institution of Cornwall.
- 14.3 The archive including a copy of the written report shall be deposited with the Royal Cornwall Museum within two months of the completion of the full report and confirmed in writing with the HEPAO.
- 14.4 Where there is only a documentary archive this will be deposited with the Cornwall Record Office as well as the Courtney Library of the Royal Institution of Cornwall.
- 14.5 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 14.5 A summary of the contents of the archive shall be supplied to the HEPAO.
- 14.6 Only on completion of 14.1 to 14.5 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.
- 15 Monitoring**
- 15.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 15.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.
- 15.3 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 HISTORIC BUILDING RECORDING, CORNWALL

Location: Wilton Mill Farm, Pelynt, Looe, Cornwall, PL13 2LA

Parish: Pelynt

County: Cornwall

NGR: SX 19897 54635

Planning Application No: PA13/06440

Proposal: Conversion of redundant Mill buildings

HBSMR Ref:

Date: 06th December 2013

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Ltd (SWARCH) at the request of Mr & Mrs Axon (the Clients). It sets out the methodology for historic building recording to be undertaken of the redundant farm buildings at Wilton Mill Farm, Pelynt and for related off site analysis and reporting, prior to conversion of the building to holiday accommodation. The WSI and the schedule of work it proposes were drawn up in accordance to a brief issued by Cornwall County Historic Environment Service (CCHES) (Phil Copleston 23.10.2013). This WSI covers only the building recording aspect of the work, any further monitoring and recording will be covered by a separate document.

1.2 Consent for the development has been granted conditional on a programme of archaeological work. The planning condition (No. 6) states that:

No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with the County Archaeologist.

Reason: In the interests of the historic environment in accordance with the provisions of the NPPF 2012.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 Wilton Mill corn mill is recorded on the Cornwall and Scilly Historic Environment Record (HER) as monument number MCO29500, with the description:

"Wilton Mill is recorded with a mill pool on the 1840 Tithe map when it was occupied by H Stephens. The mill was recorded on the 1st edition 1:2500 OS map and in 1923 the mill was occupied by A Lean. In 1954 the mill, though dilapidated, was still extant."

The building today exists as a 2-storey local stone-built structure under a slate roof and partially built into the natural slope of the ground which leads down to local stream which once supplied the mill pond via a leat that powered this mill.

2.2 Overall, the land around Wilton Mill has been recorded on the Cornwall and Scilly Historic Environment Record (HER) as within Anciently Enclosed Land, with a number of prehistoric Scheduled barrows to the south and west and a known prehistoric settlement to the northwest. These known sites, together with a prehistoric findspot 150m to the southeast suggests a potential for buried archaeological remains. A large group of Scheduled Monuments (prehistoric barrows) is located 180m to the south, with two further groups 450m and 800m to the southwest. There are several Listed Buildings nearby, including Grade II Cardwen house 180m to the northwest (also recorded on the HER as the site of an early Medieval settlement), and Grade II Pelynt House, Fair House, Shute Cottage, Pelynt Rectory, Old School House and Hall Barton Farmhouse, and Grade I Church of St Nonna, all located within the heart of Pelynt village, 500m to the northeast.

There are no known monuments recorded on the HER as adjacent to or near Wilton Mill, except the record for the mill itself (MCO29500). As far as we know, no previous archaeological investigations have been carried out on this site or in the immediate area.

3.0 AIMS

3.1 To make a record of the historic building prior to the commencement of the conversion works;

3.2 To analyse and report on the results of the project as appropriate.

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments and information held by the Cornwall and Scilly Historic Environment record (HER), the Cornwall Records Office at Truro and the Cornwall Centre at Redruth as appropriate.*

This desk-based work will be undertaken in advance of any fieldwork commencing.

This information will be presented as part of the final report along with the results of the fieldwork.

4.2 Historic building recording:

A record shall be made of the historic fabric of the buildings affected by the development. This work shall conform to an appropriate level (likely to be Level 2 or 3) of recording as set in Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006 (available on-line at the English Heritage website).

Previously prepared architect's plans may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

- 4.3 A photographic record of the historic buildings recording work will be prepared. This will include photographs illustrating the principal architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.
- 4.4 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.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.

5.0 REPORTING

- 5.1 A report will be produced, including the following elements:
- 5.1.1 A report number, date and the OASIS record number;
- 5.1.2 A copy of the CCHES brief and this WSI;
- 5.1.3 A summary of the project's background;
- 5.1.4 A description and illustration of the buildings location;
- 5.1.5 A methodology of the works undertaken;
- 5.1.6 Plans and reports of all documentary and other research undertaken;
- 5.1.7 A summary of the project's results;
- 5.1.8 An interpretation of the results in the appropriate context;
- 5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 5.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
- 5.1.12 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately ;
- 5.1.13 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.14 A consideration of evidence within its wider context;
- 5.1.15 Any specialist assessment or analysis reports that where undertaken;
- 5.2 CCHES will receive the report within three 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 and a revised submission date for the final report agreed with the HES.
- 5.3 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.4 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 under reference southwes1-165868 within 6 months of completion of fieldwork.

6.0 PUBLICATION

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above.

Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

7.0 MONITORING

- 7.1.1 SWARCH shall agree monitoring arrangements with the HES 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 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.
- 7.1.3 SWARCH will notify the HET upon completion of the fieldwork stage of these works.

8.0 ARCHIVE

- 8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with section 9 of the Brief prepared by the Cornwall County Historic Environment Service and Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation.
- 8.2 The archive will consist of two elements, the digital archive and the material archive.
- 8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
- 8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the Royal Cornwall Museum (RCM)/Cornwall records Office, and in a timely fashion.
- 8.2.3 If the RCM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the RCM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the Devon Heritage Centre. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 8.3 SWARCH will, on behalf of the RCM, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 8.4 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 8.5 SWARCH will notify the HES upon the completion of:
- i) deposition of the digital archive with the ADS, and
- ii) deposition of the material (finds) archive with the museum.
- 8.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HET and the LPA, the site archive deposited and the OASIS form completed.
- 8.7 The archive will be completed within 6 months of the completion of the final report
- 9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- 9.1 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.
- 10.0 PERSONNEL & MONITORING**
- 10.1 The project will be managed by Colin Humphreys; the building recording will be undertaken by Deb Laing-Trengove. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555
email: mail@swarch.net

Appendix 1 – List of specialists

Building recording

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

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service a.hopperbishop@exeter.gov.uk

Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com
Tel: 01271 830891

Curatorial

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

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LNTel: 01271 346747

Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE

w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freeseve.co.uk

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk
Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk
Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214
Roman Alex Croom, Keeper of Archaeology Tyne & Wear Archives & Museums, Arbeia Roman Fort and
Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093
alex.croom@twmuseums.org.uk
Medieval John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 john.p.allan@btinternet.com
Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk

Appendix 3

Building Record

BUILDING 1 (B1)		General Description
Function/Summary:		Former Corn Mill.
		Set into the slope of the hill to east, two-storey single-cell structure, now with modern slate roof, of slabby rubble stone construction, all repointed in modern cement and probably partially rebuilt. Now with access at ground floor level to W, through forced former window opening, and at first floor level to E. No external evidence of wheel or wheel pit remaining. Associated with three lean-tos, against the S and W elevations and to the E of a probably former granary.
Dating Evidence:		
Figure Numbers:		Fig. 2, 15, 16, 17, 21, 22, 23, 24, 25, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, & 43.
B1 Exterior		
B1 Elevation NORTH		Description
Figure Numbers:		
Fabric Description:		Semi-coursed mixed stone rubble, with blockier upper and with large quoin stones to E end and with rounded W end. Stonework appears to sink downward in centre of elevation, possibly where lintel over an opening has collapsed. Whole repointed in modern cement.
Roof covering:		Modern slates.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		No exterior signs of former wheel, wheel pit filled in.
Relationships:	N/A	
Comments:		
B1 Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		Interior N wall of B1a, slab-like stone rubble, crumbly lime and earth mortar to FF level, modern cement above. See B1a interior description.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		
Relationships:		Abutted by E & W walls of B1a.
Comments:		
B1 Elevation WEST		Description
Figure Numbers:		
Fabric Description:		Semi-coursed mixed stone rubble as to N & E, much blockier to upper gable – probably rebuilt. N end rounded, and clear joint visible where B1a abuts B1c. Most of elevation repointed in modern cement, but patches of creamy mortar visible to upper. Lower courses are slimmer slabs.
Openings – Doors:	1	S of centre, ground floor, weathered timber lintel. Former window opening as jambs are good to upper, but ragged to lower portion. Plank door.
Opening – Windows:	1	Small opening at ground floor level at N end, splayed reveals slightly ragged with slab sill and stone lintel.
	2	To N of centre at first floor level with modern lintel and casement.
Significant Details:		Chimney stack rises to south of ridge.
Relationships:		Abutted by B1a & B1c.
Comments:		
B1 Elevation EAST		Description
Figure Numbers:		
Fabric Description:		Gabled wall, fabric as N wall but more consistently coursed with the majority of stone flat and slab-like. Blocky quoins to N & S ends & clear joint in the masonry where S lean-to (B1a) abuts. Whole wall repointed in modern cement.
Openings – Doors:	1	Central opening with step up from exterior. Single wide opening with blocky quoins

		to opening and weathered timber lintel and ledged plank door.
Openings – Windows:	1	At base of wall into ground floor room, good stone reveals, weathered timber lintel and modern glazed light inserted.
Significant Details:		
Relationships:		Abutted by lean-to B1a at south end.
Comments:		

B1 Interior		
B1 Room 1		Description
Function:		Ground floor of former mill.
Figure Numbers:		
Walls:		Slab-like rubble stone, built on bedrock to E and N-E. S wall abuts bedrock to lower E and tied into masonry of E wall above. E wall partially undermined under window opening. N wall is disturbed with various former openings (at least 2) – central former opening with modern brick reveals, modern timber above, blocked with rubble stone in cement mortar with modern service pipes projecting from fill, wall has concrete block to upper, below ceiling. NW corner is rounded and rubble stone plinths to E and W corners.
Floors:		Rough slate slabs to south, disturbed and lower level to north, raised plinths to E and W.
Ceiling:		Modern pine joists and boards above, joists resting on timber wall plate, N and S walls step out at this height.
Opening – Doors:	1	To W forced door, former window opening, weathered lintel timbers, modern door & frame.
Opening – Window:	1	W wall, to north, small opening with ragged reveals, slim timber lintel.
	2	E wall, between GF and FF level, partially blocked to base with splayed reveals and thick stone sill, modern single light above.
Significant Details:		N wall former openings, plinths etc. associated with former mill wheel.
Dating Evidence:		
Comments:		Interior of building not clear at time of survey, majority of floor not visible.
B2 Room 2		
Description		
Function:		Former mill, now games room.
Figure Numbers:		
Walls:		All walls recently repointed in modern lime/cement mortar, of semi-coursed slim slabby stone; W gable blockier, possibly rebuilt. N-W corner is rounded. N wall has small opening in upper to E of centre, wall thickness 0.55m. Walls formerly whitewashed.
Floors:		Modern boarding.
Ceiling:		Modern boarding under modern roof covering.
Openings – Doors:	1	In E wall, large single opening with aged oak lintel, modern reused frame and door. S jamb has single central timber lace.
Opening – Window:	1	W wall, to N of centre, splayed reveals with ware to the N, modern inserted lintel and casement.
Significant Details:		Fireplace in S end of W wall, weathered lintel and stone cheeks, now with modern wood burner. Chimney breast projects c.10cm into room.
Dating Evidence:		
Comments:		

BUILDING 1a (B1a)		General Description
Function/Summary:		Former 2 storey lean-to abutting the former mill building for the length of the S elevation. Semi-coursed rubble stone as before, set into the slope to E, with modern roof set below level of roof of mill. With B1b abutting to S and B1c abutting to W.
Dating Evidence:		
Figure Numbers:		Fig. 16, 17, 18, 24, 25, 44, 45, 46, 47, 48.
B1a Exterior		
B1a Elevation NORTH		
Description		
Figure Numbers:		

Fabric Description:		Formed by S wall of B1. See interior description for B1A. Rubble stone as before.
Roof covering:	N/A	
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		Sockets for former floor reduced with cement to W, with modern timbers to E.
Relationships:		Abutted by E and W walls of B1a.
Comments:		See B1 south wall.
B1a Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		E portion forms N wall of B1b, now cement rendered. To W rubble stone, blockier to upper, possibly rebuilt. Whole is in cement mortar, with openings just W of centre in reduced opening.
Openings – Doors:	1	Double door opening to W of centre, with ragged jambs to E, appears to fill former larger opening. Lintel spans door and window to W.
Opening – Windows:	1	To W of door, modern single light casement with slate sill.
	2	Former small opening to E of door opening, now blocked with modern concrete block and cement.
Significant Details:		
Relationships:		Abutted by S wall of B1c to W.
Comments:		
B1a Elevation WEST		Description
Figure Numbers:		
Fabric Description:		Lower portion now forms E wall of B1c, irregularly-faced rubble stone upper visible above, with some concrete block patching to S upper and bulging slightly.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		
Relationships:		Abuts quoins of B1 W wall and is abutted by S wall of B1c.
Comments:		
B1a Elevation EAST		Description
Figure Numbers:		
Fabric Description:		Semi-coursed mixed stone, larger rubble stones at ground level. Clear joint in masonry where abutted by B1b to S.
Openings – Doors:	N/A	
Openings – Windows:	N/A	
Significant Details:		
Relationships:		Abutted by B1b.
Comments:		
B1a Interior Room 1		Description
Function:		
Figure Numbers:		
Walls:		To N (S wall of B1) slabby stone rubble in crumbly lime/earth mortar to FF level, modern cement mortar above (as to patches in E and W walls). With sockets for joists to W with partial cement blocking, joists remaining to E. Lower E wall not visible, rubble stone to upper S wall disturbed to E and W, and steps back at approximately FF level suggesting a former first floor, but no apparent access/openings visible in B1a at this level. Joint in masonry of S wall to E of former small window opening, and door and window opening to W set in former larger opening. S wall heavily repaired/rebuilt in cement mortar.
Floor:		Solid (not visible); probably bedrock to E.
Ceiling/roof:		Modern pine timbers & slate.
Openings – Doors:	1	Appears forced in S wall, to W of centre, opening with ragged jambs, double doors and frame of reused wood. Modern inserted lintel also spans window opening to W.
Opening – Windows:	1	To W of door opening, modern frame and inserted single light 3x1 pane casement, set in reduced opening.
	2	Former small opening in S wall to E, blocked with modern materials in B1b to S.
Significant Details:	1	Possible former opening in S wall to E, joint visible, apparently the W jamb of a low

		door opening associated with low ceiling height, blocked with rubble stone with no bonding visible.
Dating Evidence:		
Comments:		

BUILDING 1b (B1b)		General Description
Function/Summary:		Modern lean-to against S elevation of B1a.
Dating Evidence:		
Figure Numbers:		Fig. 16, 17, 19, 24, 49 & 50.
B1b Exterior		
B1b Elevation NORTH		Description
Figure Numbers:		
Fabric Description:		
Roof covering:		
Openings – Doors:		
Opening – Windows:		
Significant Details:		
Relationships:		
Comments:		See B1a south wall
B1b Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		Rubble stone with cement mortar.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		All modern.
Relationships:		
Comments:		
B1b Elevation WEST		Description
Figure Numbers:		
Fabric Description:		Modern cement render over concrete block.
Openings – Doors:	1	Modern door, N end.
Opening – Windows:	N/A	
Significant Details:		All modern.
Relationships:		
Comments:		
B1b Elevation EAST		Description
Figure Numbers:		
Fabric Description:		Rubble stone masonry in cement mortar with modern window at N end
Openings – Doors:	N/A	
Openings – Windows:		North end, all modern.
Significant Details:		All modern.
Relationships:		Abuts B1a to N.
Comments:		
B1b Interior		Description
Room 1		
Function:		
Figure Numbers:		
Walls:		Concrete block to W, rubble stone in cement mortar to E with some concrete block around window, rubble stone with cement render to S, blocky rubble stone in cement mortar to N.
Floor:		Cement, sloping to W.
Ceiling/roof:		Modern pine timbers and slate.
Openings – Doors:	1	In W wall, modern door & frame.
Opening – Windows:	1	East wall, north corner, modern window, modern timber lintel above.
Significant Details:	1	Raised concrete block compartment, to NE corner.
Dating Evidence:		

Comments:		All modern
BUILDING 1c (B1c)		
General Description		
Function/Summary:		Lean-to to W of B1 and B1a.
Dating Evidence:		
Figure Numbers:		Fig. 16, 17, 18, 19, 20, 22, 25 & 28.
Notes		Walls raised to W, N and S, slope of roof formerly steeper.
B1c Exterior		
B1c Elevation NORTH		Description
Figure Numbers:		
Fabric Description:		Semi-coursed stone rubble, blocky slabs, less well faced to upper with recessed cement mortar pointing – probably rebuilt.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		
Relationships:		Abuts S end of W wall of B1.
Comments:		
B1c Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		Semi-coursed stone rubble in cement mortar, blocky slabs to upper with recessed cement mortar pointing – probably rebuilt/raised. Wall face is slightly set back from the face of the S wall of B1a to the E.
Openings – Doors:	1	At E end, modern timber door and lintel, concrete step up and cement Jamb.
Opening – Windows:	N/A	
Significant Details:		
Relationships:		Abuts S elevation of B1a.
Comments:		
B1c Elevation WEST		Description
Figure Numbers		
Fabric Description		Semi-coursed stone rubble, blocky slabs to upper with recessed cement mortar pointing – probably rebuilt/raised.
Openings - Doors	N/A	
Opening - Windows	N/A	
Significant Details		
Relationships		
Comments		
B1c Elevation EAST		Description
Figure Numbers:		
Fabric Description:		Forms E wall of B1a, see interior description.
Openings – Doors:		
Openings – Windows:		
Significant Details:		
Relationships:		
Comments:		See B1a W wall
B1c Interior		
Room 1		Description
Function:		
Figure Numbers:		
Walls:		E wall (W wall of B1a) bulging slightly to the W, with uneven wall face, with crumbling sandy mortar pointing where visible. S end of W wall of B1 visible to N with blocky quoins, other walls not visible. S wall W door jamb shows earth bond, rebuilt section in cement mortar above.
Floor:		Slabby slate stone with cement over.
Ceiling/roof:		Modern pine timbers and slate.
Openings – Doors:	1	In S wall, to E, modern timber lintel, frame and door.
Opening – Windows:	N/A	
Significant Details:		Currently used as log store, majority of walls not visible.

Dating Evidence:		
Comments:		

BUILDING 2 (B2)		General Description
Function/Summary:		Former Granary, now with stabling below. A two-storey single-cell rubble stone building built into the slope to N, with GF access to S and FF access via modern timber steps against E wall. With partially blocked door openings below to E and at FF level to N via rubble stone steps abutting the N elevation. Former access to GF appears to have been in E gable wall, with FF access to N, possibly with loading door above door to E in current position of opening. Small former opening with stone lintel in W wall is suggestive of GF animal-housing function.
Dating Evidence:		
Figure Numbers:		
Notes:		
B2 Exterior		
B2 Elevation NORTH		Description
Figure Numbers:		
Fabric Description:		Semi-coursed stone rubble, blocky slabs, ragged to upper, cement mortar.
Roof covering:		Modern slate with sheet metal ridge.
Openings – Doors:	N/A	
Opening – Windows:	1	Former door at FF level blocked with stone rubble to lower, window to upper.
Significant Details:	1	Steps against exterior face.
Relationships:		
Comments:		
B2 Elevation SOUTH		Description
Figure Numbers:		
Fabric Description:		Semi-coursed stone rubble, blocky slabs, with large slab quoins, with some disturbance where masonry appears to have slipped downward, probably where former lintel has collapsed over former opening to W end, now blocked with stone rubble.
Openings – Doors:	1	Door at E end, stable type with modern timber lintel and cement to jambs.
Opening – Windows:	1	Small opening to W of door, probably forced, with modern brick to interior reveals.
Significant Details:	1	
Relationships:		
Comments:		
B2 Elevation WEST		Description
Figure Numbers:		
Fabric Description:		Semi-coursed stone rubble, blocky slabs, partly cement pointed but with stony earth and lime bond. Wall disturbed to GF N end and with blocked opening.
Openings – Doors:	1	Possible low, narrow former door opening toward N end of W wall. Suggestive of animal housing (pigs?)
Opening – Windows:	1	Modern window in FF gable, forced opening with ragged reveals, modern timber lintel with slate sill.
Significant Details:	1	Former opening at base of N end of wall, blocked with stone and cement mortar
Relationships:		
Comments:		
B2 Elevation EAST		Description
Figure Numbers:		
Fabric Description:		E gable. Semi-coursed stone rubble, blocky slabs, heavily repointed in cement and rebuilt to upper of gable, with modern timber structure and steps up to FF opening, with partially blocked opening below at GF.
Openings – Doors:	1	Central at FF level, modern timber steps for access, with modern door and lintel.
Openings – Windows:	1	Former larger (door?) opening at GF level, central in elevation, partially blocked with rubble below with open upper and timber lintel.
	2	Small opening to N of blocked door opening.
Significant Details:		

Relationships:		To west of B1.
Comments:		

B2 Interior		
B2 Room 1		Description
Function:		Former granary? GF stable.
Figure Numbers:		
Walls:		Modern cement render
Floors:		Modern cement render
Ceiling:		Modern timbers with boarding above
Opening – Doors:	1	In S wall, probably secondary/forced, now with stable type door with modern timber frame and extra long lintel above.
Opening – Window:	1	Modern glazed frame over interior of reduced opening in E wall.
	2	Opening to W of door in S wall, blocked to interior with cement render.
Significant Details:		
Dating Evidence:		
Comments:		All cement rendered – no historical detail visible.
B2 Room 2		
		Description
Function:		Formerly FF granary?
Figure Numbers:		
Walls:		All cement rendered.
Floors:		Modern boarding.
Ceiling:		Modern boarding.
Openings – Doors:	1	To E modern door, frame and lintel (reused).
Opening – Window:	1	To N in former door opening
	2	To west, as to north, fixed light with reused materials
Significant Details:		
Dating Evidence:		
Comments:		Threshold of former FF door (now window) in N wall is below current GF ceiling height, suggesting that the ceiling/floor has been raised. Door at GF level in E gable would respect a lower ceiling.

Appendix 4
Photographic Record



Figure 14: The Granary, Building 2 (B2), from the north-east



Figure 15: The Mill, Granary and Farmhouse, from the location of the former millpond (north-east).



Figure 16: The south elevation of the mill (B1) with lean-tos B1a, B1b & B1c in the foreground, from the south (scale 2m).



Figure 17: The mill and lean-tos, from the south-west (scale 2m).



Figure 18: The south elevations of B1a and B1c, from the south (scale 2m).



Figure 19: B1b west wall, with B1c in foreground, from the west (scale 2m).

Figure 20: The west elevation of B1c, from the west (scale 2m).



Figure 21: The ground-floor west elevation of the mill (B1), from the west (scale 2m).
Figure 22: The north-west corner of B1, with north wall of B1c, from the north.



Figure 23: The north elevation of the mill (B1), from the north (scale 2m).



Figure 24: The east elevation of B1, from the east (scale 2m).



Figure 25: The east elevation of B1, from the south-east (scale 2m).



Figure 26: The east elevation of the granary (B2), from the east (scale 2m).

Figure 27: Detail of the opening to the west of the door in the south wall of B2, from the south (scale 2m).



Figure 28: The west elevations of B2, B1 & B1c, from the west (scale 2m).



Figure 29: The west elevation of B2, with blocked opening bottom left, from the west (scale 2m).
Figure 30: The north elevation of B2, with partly-blocked loading door, from the north (scale 2m).



Figure 31: Detail of the blocked opening in the north wall of B2, from the north (scale 2m).
Figure 32: The interior ground-floor north wall of B1, with blocked opening, from the south-west.



Figure 33: The interior ground-floor south wall of B1, from the east.
Figure 34: The interior ground-floor south-east corner of B1 built into the bedrock, from the north-west.



Figure 35: The interior ground-floor east wall of B1, with stone sill and window opening.



Figure 36: Ground-floor interior north-east corner of B1, with blocked openings; from the south (scale 2m).



Figure 37: Ground-floor interior north-west corner of B1, from the east (scale 2m).



Figure 38: Detail of the interior north-east corner of B1, built on the bedrock, from the west (scale 2m).

Figure 39: The remaining stone slab floor to the ground-floor interior of B1, from the west (scale 2m).



Figure 40: The ragged northern jamb of the ground-floor door opening in the west elevation of B1, from the south-east.



Figure 41: The interior first-floor west wall of B1, from the east (scale 2m).



Figure 42: The interior first-floor east wall of B1, from the west (scale 2m).



Figure 43: The first-floor interior north wall, with small opening, blocked to the exterior, from the south (scale 2m).



Figure 44: The interior eastern end of lean-to B1a, from the west (scale 2m).

Figure 45: The possible former openings in the south wall of B1a, from the north-west.



Figure 46: The western interior of B1a, from the east (scale 2m).

Figure 47: Socket holes in the interior north wall of B1a (exterior south wall of B1), from the south-east (scale 2m).



Figure 48: The ragged eastern jamb of the door opening in the south elevation of B1a, from the north-west (scale 2m).

Figure 49: The west wall of modern lean-to B1b, from the east (scale 2m).



Figure 50: The interior north-east corner of B1b, from the west (scale 2m).



Figure 51: The first-floor interior of B2, from the east (scale 2m).



Figure 52: The ground-floor interior south-east corner of B2, from the north-west (scale 2m).

Figure 53: The ground-floor interior north-east corner of B2, from the south-west (scale 2m).



Figure 54: The point from which the water from the mill pond was formerly channelled into the head race of the mill, from the east.



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