

DEWEYMEADS ST. NEOT CORNWALL

Desk-based Assessment &
Historic Building Record



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Deweymeads, St. Neot, Cornwall

Desk-based Assessment & Historic Building Recording

For

Stephen Little

By



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September 2014

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Summary

South West Archaeology Ltd. was instructed to undertake a desk-based assessment and historic building record of the traditional farm buildings at Deweymeads, St. Neot, Liskeard, Cornwall. The farm appears to have been a 19th century farm, inserted into a large downland meadow enclosure belonging to the Agar-Robartes of Lanhydrock, which is present from at least the 17th century. The farmhouse (which is not included within this study) and field boundaries are probably the only elements of the mid-19th century farm layout which survive. In the late 19th century, a reasonable investment was made to provide a more comprehensive range of farm buildings, set around a yard to the east of the house. Further buildings were added to the complex in the 20th century, but the whole farmyard appears to start falling out of use from the 1970s onwards.

Little of architectural merit survives, but the group holds some vernacular architectural value, as good surviving examples of the local style, using local materials. The buildings have also received little in the way of later 20th century interference, meaning their historic form survives. The partly ruinous state of the buildings leaves very little additional detail which may reveal their specific functions within the farmyard and no particularly significant or valuable architectural details survive.

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Stephen Little for unrestricted access to the site.
Mark Dyson Chartered Surveyors

1.0 Introduction

Location: Deweymeads

Parish: St. Neot

County: Cornwall

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Stephen Little (the Client) to conduct historic building recording and desk based assessment for the traditional farm buildings at Deweymeads, St. Neot, Liskeard, Cornwall prior to the conversion of the building to a residential accommodation.

The site lies c.11.5km north-east of Bodmin, immediately to the north of Colliford Lake and south of the Prehistoric landscape surrounding Brockabarrow Common within the Area of Outstanding Natural Beauty (AONB) of Bodmin Moor.

1.2 Topographical and Geological Background

Deweymeads is situated on the south facing slope at the southernmost tip of Brockabarrow Common, overlooking Colliford Lake. It lies at the northern limit of the parish of St. Neot approximately 2km to the west of the village of Temple.

The soils in the area are gritty loamy very acidic soils of Hexworthy association (SSEW 1983) overlying granite bedrock of Bodmin Intrusion formation (BGS 2014) at a height of c.270mAOD.

1.3 Methodology

The building recording was undertaken by Emily Wapshott on 11th August 2014 in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The desk-based work was undertaken in accordance with IfA guidelines and included consulting sources at the Cornwall Records Office in Truro and relevant online sources and databases investigated.



Figure 1: Site location (the site is indicated).

2.0 Historic Background

2.1 Documentary History

St. Neot, in the hundred and deanery of West, lies about five miles west-north-west of Liskeard, about eight miles east of Bodmin, and a similar distance north-east of Lostwithiel. St Neot lies on the old road between Bodmin and Liskeard. The settlement pattern is very dispersed with only the historic church-town settlement of any size. Until 1753 the Archdeacon's court was held here, then removed to Lostwithiel and subsequently to Bodmin in 1773.

Domesday records a college in St. Neot, then called Neotstow; the manor at that time and during the reign of Edward the Confessor was said to have belonged to the canons of St. Neot.

The site lies in the manor of Carburrow (or Carballa, Cabilla, Cabilia), the barton of which is located within the parish of Cardinham, extends over a considerable part of the parish of St. Neot. The manor was held by the Archdeknes, was afterwards in the Roscarrocks, from whom it passed to the family of Robartes of Lanhydrock (after Lysons, 1814).

2.2 Cartographic Sources

2.2.1 Early cartographic sources

The earliest cartographic source available for this study is the Lanhydrock Atlas by Joel Gascoyne dating to 1695. This depicts land held by the manors owned by the Lanhydrock Estate, an estate acquired by Sir Richard Robartes in 1620. Here it notes that Deweymeads was a tenement of a single large field under pasture with no house. The single 121 acre plot is a good example of meadows being maintained on the largely open downs in this period (Holden *et al* 2010: 33).

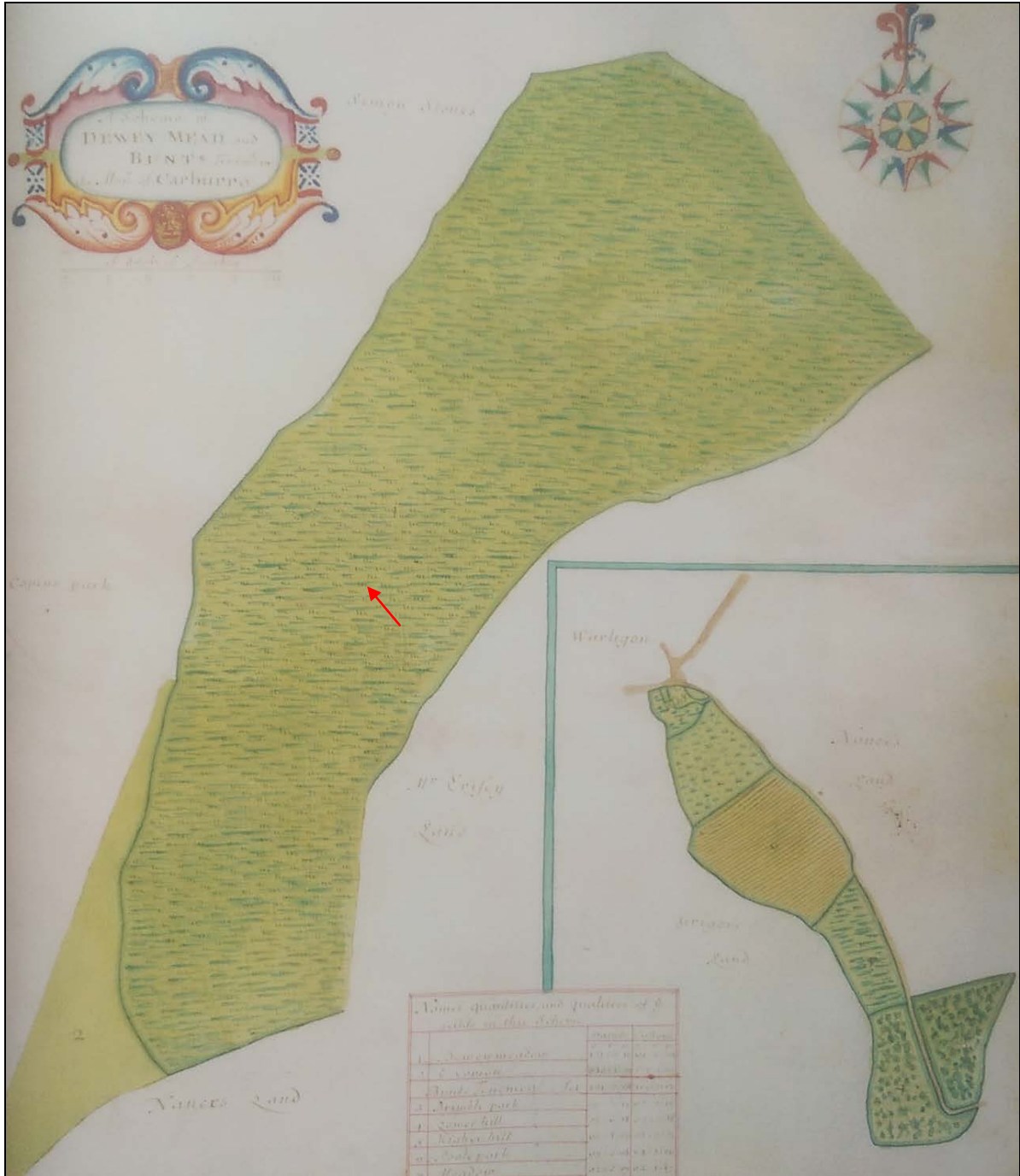


Figure 2: Extract from the Lanhydrock Atlas of 1695; land held at Deweymeads in the Manor of Carbarrow.

The next available source is the Robert Dawson Map of Bodmin Moor from 1805. This map does not provide any detail about the landholdings at Deweymeads, rather, it depicts the approximate location of Deweymeads, i.e. the area east of temple to the south of the road, as a vast, uncultivated and unenclosed landscape. We know because of the earlier Lanhydrock estate map, that this was probably not the case, but this map may give some indication of the way that the landscape in general was largely un-enclosed at this time.



Figure 3: Extract from the 1805 Robert Dawson map of Bodmin Moor.

2.2.2 The 1844 St. Neot Tithe Map

The St. Neot tithe map of c.1844 (Figure 3) depicts an unenclosed road running north, which most likely represents the present road situated to the west of Deweymeads. There is however still no evidence of a settlement at Deweymeads. On this map it is apparent that the same large ring fenced enclosure shown on the 1695 map, is still extant, and is still in the accompanying apportionment owned by the Lanhydrock estate. This suggests that the remaining land still remains un-divided rough common or moorland.

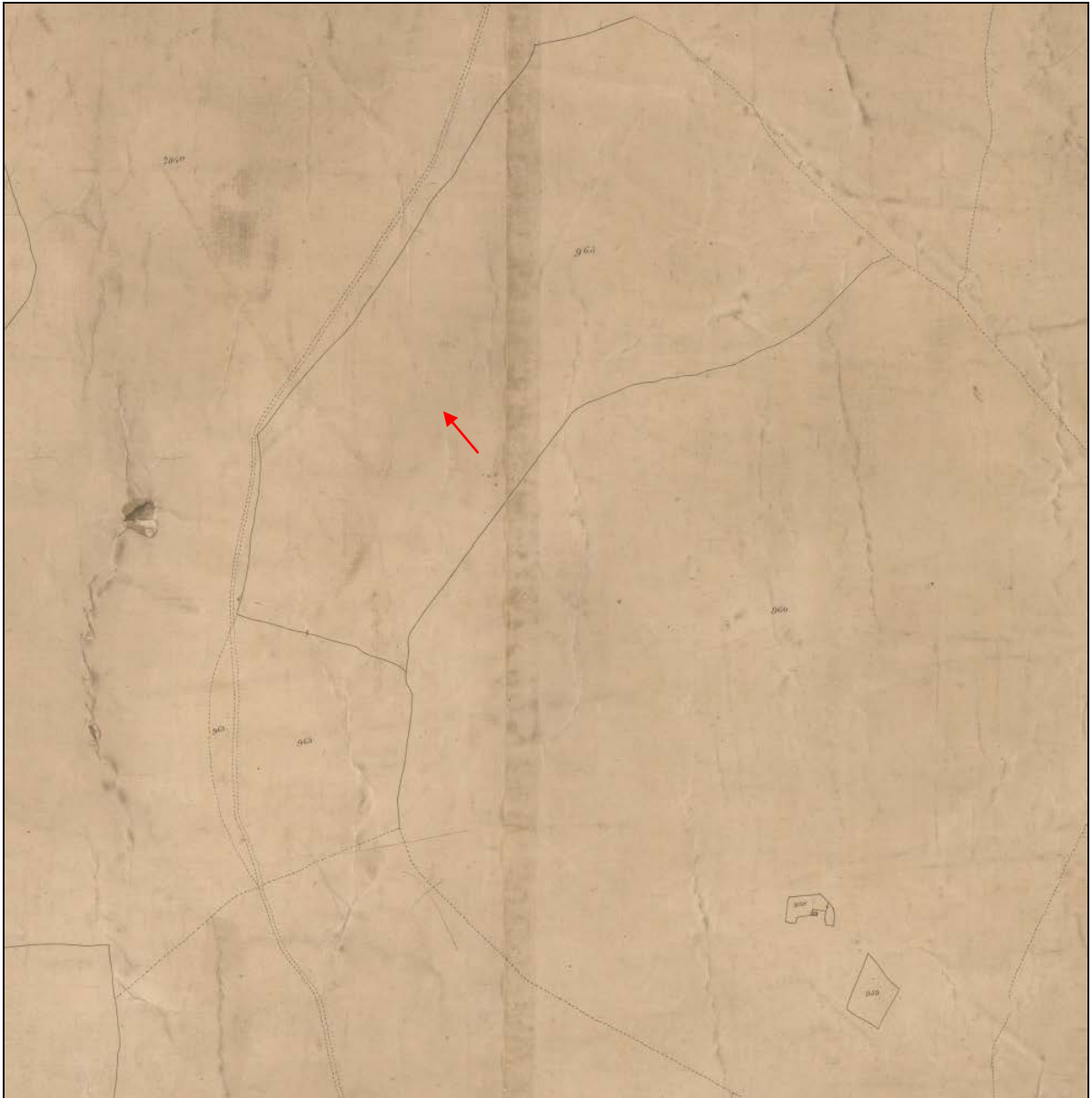


Figure 4: Detail from the 1844 St Neot tithe map (CRO).

2.2.3 The Ordnance Survey First Series of c.1856

The Ordnance Survey First Series map of 1856, displays much the same information as the above discussed maps. Again the road leading north from Temple is visible but once more there appears to be no development on the area of Deweymeads.



Figure 5: Extract from the Ordnance Survey first series map of 1856.

2.2.4 The Ordnance Survey First Edition Map of c.1888

The First Edition OS map of 1888 (Figure 6 and 7) shows a significant number of changes from the earlier cartographic sources. The large plot of enclosed land depicted on the Lanhydrock Atlas and tithe map has been separated into a number of smaller, more manageable enclosures which may have been cultivated in different ways. A settlement has also been developed at Deweymeads during this period with what is presumably the farm house in the western enclosure and two farm buildings to the east within the proposal site (see Figure 7). There are also a number of clay extraction pits to the south of Deweymeads which are neither present on the older historic maps or on modern mapping.

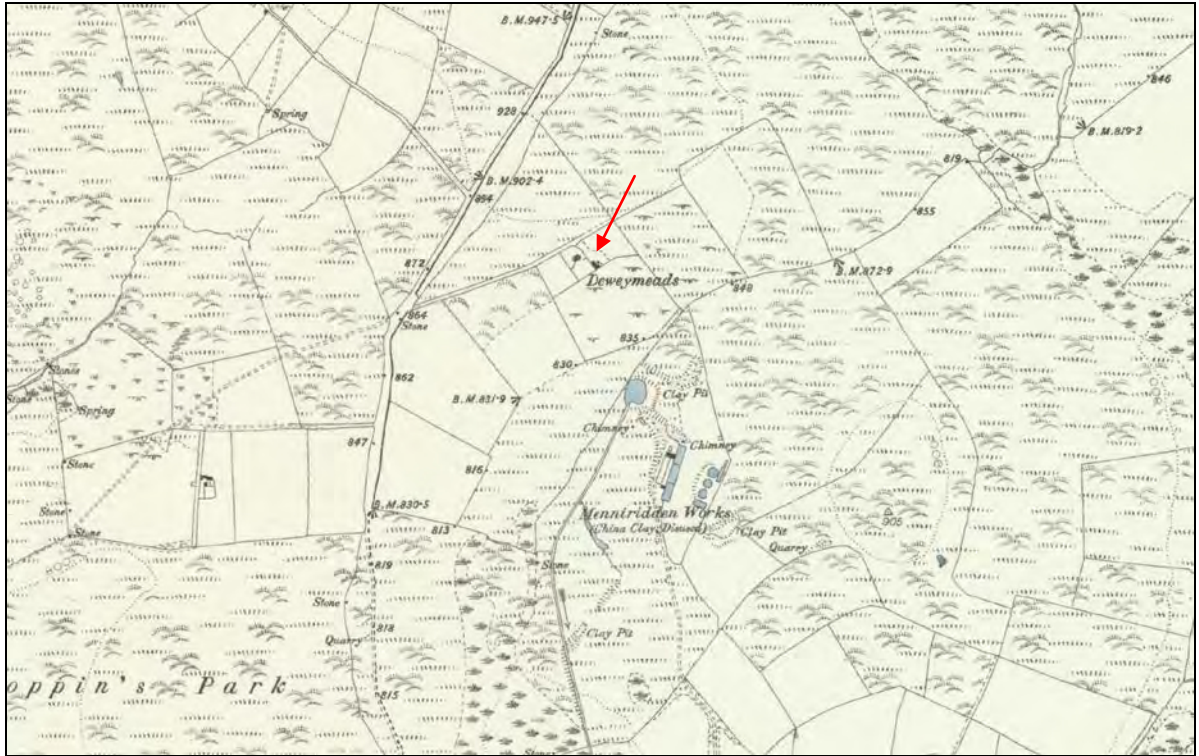


Figure 6: Extract from the First Edition OS map of 1888 (CRO).



Figure 7: Detailed extract from the First edition OS Map of 1888 (CRO).

2.2.5 The Ordnance Survey Second Edition Map of c. 1907

There is little alteration in terms of the way that the land has been divided between the first and second edition OS maps. In the second edition of 1907 a number of the larger fields, particularly towards the north east of the site, have been subdivided and fewer fields appear to have been depicted as rough grazing. There is the addition of a number of buildings at Deweymeads in the period between the first and second edition OS maps. A long rectangular building to the south east of the farmhouse and a smaller but wider building to the east of the farmhouse are clearly constructed between these dates. The long building appears to have replaced, and may have partially incorporated the earlier outbuildings shown on the 1st Edition Map.



Figure 8: Extract from the c.1907 Ordnance Survey Second Edition 6 inch map (CRO).



Figure 9: Detailed extract from the Ordnance Survey Second Edition map of c.1907 (CRO).

2.2.6 Later changes

Later Ordnance Survey maps show that the northern and eastern building ranges of building had been extended to adjoin, with the existing eastern building shown to be wider, with an eastwards expansion.

The later sources suggest that by the time of the 1975 Ordnance Survey 1:2500 Map, that parts of the long southern range of building(s) were no longer in use, and by 1980 this building is no longer shown. The other buildings appear to have gone out of use after this date.

3.0 The Historic Building Record

3.1 General Description

The complex of farm buildings at Deweymeads consists of a courtyard of standing and partly ruined agricultural buildings dating from the 19th century. The buildings are to be found at the north-west corner of Colliford Lake, St Neot, on Bodmin Moor. The property is set down a long private track, to the east of the 19th century farmhouse, Deweymeads, which is now in separate ownership.



Figure 10: Shot along the north elevations of Building 1b (foreground) and Building 1a (with roof); viewed from the west.

3.2 Description of structures

Building 1 (B1) is formed of two elements along the north side of the courtyard, comprising a former barn (B1a) and attached animal sheds (B1b). Building 1a is situated in the north-east corner of the yard adjoining the western wall of Building B1b (Figure 10). These buildings are constructed of rubble stone granite, with roughly dressed granite quoins. A feature of this construction is the use of slate levelling courses in the stone quoins on the corners of the structures. B1a has various phases of repointing and repair within its stonework and retains a corrugated sheeting roof on modern timber trusses. Although seemingly cohesive with B1a, B1b does not appear, at first, to be of the same quality of construction as the barn, but this may merely be due to its poor state of repair. B1a is the only standing building on the site, with B1b in a largely ruinous state with no roof but some standing walls and gables. B1a has undergone several phases of alteration, with the blocking of the opening in its south elevation, the forcing of the small window opening in its west elevation and the removal of the floor. B1b has undergone little alteration other than the updating

of the internal fittings during the early to mid 20th century, this included the internal rendering of the walls and the fitting of metal cattle pens, possibly replacing earlier timber ones.

Building 2 (B2) lies to the south-east of B1 and abuts the eastern end of the south elevation of B1a. It forms the east side of the courtyard and is formed of three attached structures, of three different phases of construction. The function of these buildings appears to have been as a mixture of animal sheds and stores. The structures are all of rubble granite stone construction. The southernmost structure of the range, Building 2a (B2a) is the earliest and contemporary in style to B1b, with dressed granite quoins with slate levelling courses. This building was a shed or store, with a partly open-fronted design. No internal fittings survive to further indicate its function. This structure has had some alteration to its south gable, which appears to have been partially rebuilt on its west side in the later 20th century.

The middle structure, Building 2b (B2b), was built onto the north gable of B2a (Figure 11). It consists of an east wall and a north gable wall. This structure is also of rubble construction but is more loosely packed and not of the same quality as B2a. B2b appears to have originally been an open-fronted building. A later alteration comprising a short section of wall built up against the north gable of B2a has enclosed the west side of B2b. This section of wall contains a window and ends in a doorway of roughly dressed quoins. The style of stonework for this section of wall is similar to that in the west wall of Building 2c (B2c). B2b has undergone 20th century alteration to its internal space, converting it to provide cattle pens, with rendered walls and metal partitions.



Figure 11: Shot of the west wall of Building 2b, showing how it is built up against the north gable of Building 2a; viewed from the south-west.

Two small structures are built up against the east walls of B2a and B2b. Both are of granite rubble stone construction. The structure built against B2a, is of a similar construction style, having roughly

dressed granite quoins, which exhibit slate levelling courses, although it is not quite of the same quality. The structure built up against B2b is in a very poor state and the walls only survive to 3-4 feet high in places, however it is secondary to B2b, and does not exhibit quite the same level of quality, the granite stones used in the construction being larger and more irregular.

The northern building within this range Building 2c (B2c) abuts B1 and B2b (see Figure 12). This consists of a section of wall built to the east between the (raised) north gable of B2b and the south elevation of B1a. A further short section of wall, with dressed quoins to each end, was built in the open space to the west, again between B1a and B2b. It was at this point, when the open space between B1a and B2b appears to have been in-filled, and that the small first floor window in the south elevation of B1a was blocked, enclosing it within the roofline of the new building. No internal fittings survive to indicate the function of B2c.



Figure 12: South elevation of Building 1, showing the roofline scar of Building 2c; viewed from the south-west.

Building 3 (B3) forms the south side of the courtyard and consists of an off-set range of attached sheds and stores, possibly functioning as former animal housing and partially set into the stone-faced field bank which encloses the courtyard to the south. There are three clear main phases of construction within this range, but incorporating several sub-phases of significant alteration and repair. This range of buildings is much lower in height and not of the same quality as B1 and B2. It is expected that it may have been constructed for smaller animals, such as sheep.

Building 3a (B3a) is situated in the south-west corner of the courtyard and comprises two main phases of construction. The earliest structure within the range comprises the west gable and west ends of both the north and south walls of B3a. The eastern section of B3a, built into the stone-faced bank is a later rebuild. The earlier phase is of granite rubble stone, built with roughly dressed

quoins with slate levelling courses as seen in B1 and in B2a. B3a has part of a surviving doorway and a window.

Building 3b (B3b) involves the expansion of the range to the east, with a south wall and east gable built up against the east gable of B3a (Figure 13). This small building was partially enclosed to the front with a wide opening off-set to the west. It is also of granite rubble stone, tightly packed like B3a and of good quality. It does not however display the finer quality details such as the granite quoins.



Figure 13: The north elevation of Buildings 3a and Building 3b; viewed from the north.

The range was subsequently extended even further east. This extension is further forward and so off-set from the earlier buildings. B3c is a long building very ruinous in state but appeared to have formerly had two openings in its north elevation, to the east and west ends. B3d is a small sub-square building on the end, accessed via a narrow doorway. The unique construction feature of this structure is that the openings are braced with granite stone slabs, forming the reveals, although it is likely these reflect a subsequent re-build of these elements. B3c and B3d are built up against the stone-faced bank of the field boundary, to the south of the buildings. The bank is seemingly built around the earlier structures of B3a and B3b (see Figure 14).



Figure 14: Shot along the south elevation of Building 3, showing 3c and 3d built up against the stone-faced hedgebank to the south; from the south-east.

It should also be considered that the field to the east of the current standing buildings also exhibits two possible building platforms, and large amounts of rubble, building stone and granite slabs, similar to those seen in the Building 3 range to brace the openings.



Figure 15: Phased plan, showing building numbers (based on plan provided by Mark Dyson Chartered Surveyors).

3.3 Historic Phasing

3.3.1 c.1840-1850

The earliest phase of structures is probably represented solely by the farmhouse, and potentially the western end of B3a (see Figure 15). The large pre-1700 enclosure shown in the Lanhydrock Atlas had been sub-divided and the farm positioned with a spine access road, running between the fields, leading to two enclosures, one for the farmhouse the other the farmyard. These enclosures were set on a slight south-facing slope, off the peak of the hill, in an attempt to protect them from the weather. An L-shaped farm building is shown on the 1st Edition Ordnance Survey Map, but most (if not all) of this structure had been demolished by 1907, with only the western end of Building 3a possibly representing a survival.

3.3.2 c.1880-1910

The next phase of construction appears to involve the expansion of the site, with the construction and re-arrangement of the farm building in an atypical yard type arrangement, buildings B1b, B2a and B3a were all constructed, given their styles at around the same time. Subsequently during this time frame, Building 3 was extended (in two stages) further to the east, and Building 2, to the north. The workmanship of these extensions was not quite up to the same high standards of the earlier builds.

The quality of the stonework, the addition of details such as the dressed stone quoins on all of the buildings shows an effort to build in a cohesive manner, not merely functional. These farm buildings represent quite a considerable investment for the family which leased or purchased the land. It also echoes the 19th century confidence in man's ability to form and shape the landscape, through the rapidly modernising agricultural industry.

3.3.3 c.1910-1920

The cartographic record appears to suggest that Building 1a and the building added to the east of B2a both date to after the Ordnance Survey 2nd Edition Map. The physical evidence, suggests that they are both built in the same largely high quality late 19th century style of the existing structures on the site, i.e. incorporating dressed stone quoins and slate levelling courses. It is possible that there is an error in the cartographic record, or that the buildings were constructed to mimic the existing structures on the site, certainly the building east of 2a is not of quite the same level of finish.

There was no change of build or join visible between Buildings 1a and 1b, but this may have been obscured by the re-pointing of the south-west corner of 1b, whilst the north wall does show some disturbance, but no clear join or relationship.

There is a subsequent sub-phase of expansion, with B2c constructed during this phase infilling between B1 and B2b. The construction of this phase is not of the same level, in terms of quality, of the second phase but the use of granite slabs to brace openings is a clever and cheap method of construction which saves on the cost of building expensive stone quoins to brace multiple openings. This phase represents a highly practical approach to the use of the locally available construction materials. The eastern and western ends of Building 3 which also incorporate a number of these granite slabs may have been partially re-built during this phase.

3.3.4 c.20th century

The interior of Building 1a and Building 2b were later modified and modernised to provide cattle pens. This may represent a change in focus from mixed use, or a focus on sheep, to the introduction of more beef cows. This mid 20th century development may merely have consisted of replacing timber partitions and older troughs and ricks with new steel fitments. Alternatively it may represent a wholly new development within the farm business. Sadly there is not enough surviving evidence for a clear conclusion to be made with regard to this point.

The increasing intensification in farming throughout the 20th century, and the increased reliance in modern agriculture on heavy duty machinery, especially from the 1960s onwards, lead to a diminished use of small farm buildings such as the ones here discussed. It would appear that the south range was probably the first to fall out of use, and the cartographic record suggests that by 1975 the eastern and western ends of this range had lost their roofs.

4.0 Conclusions

The farm buildings at Deweymeads are of some *local* significance, specifically for its early history. It is one of the 19th century farms formed within intakes on the moorland in an attempt to improve the land during the expansion of agriculture and the economic boom in 19th century Cornwall. The group represents an archetypal early mixed-use farmyard, with animal housing, food storage, cart sheds, stores and ancillary buildings. The courtyard is respected by the 19th century fields, being a key component in this small man-made landscape. The buildings are not Listed but do hold some vernacular architectural value, as good surviving examples of the local style, using local materials. The buildings have also received little in the way of later 20th century interference, meaning their historic form survives. The partly ruinous state of the buildings leaves very little additional detail which may reveal their specific functions within the farmyard and no particularly significant or valuable architectural details survive.

The buildings do form a complete agricultural group with the granite rubble farmhouse to the west, which exhibits similar dressed stone quoins and architectural details. The best preserved of the buildings, B1; the barn; is probably now of the highest significance, simply as it is the most complete. The contribution that the 19th century farmer made to the appearance of Bodmin Moor today cannot be understated and as a typical example of the physical embodiment of that social and agricultural movement, these buildings, particularly B1 and B2, are worthy of preservation. The planned restoration and conversion will ensure their survival, and ensure the retention of the general appearance and layout of the former farmyard.

5.0 Bibliography & References

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British Geological Survey 2012: Geology of Britain Viewer.

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

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

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

Lysons, D. & S. 1814: *Magna Britannica.*

Cornwall Record Office:

St Neot Tithe map and Apportionment

Ordnance Survey 1st Edition Map

Ordnance Survey 2nd Edition Map

Appendix 1 BRIEF FOR HISTORIC BUILDING PHOTOGRAPHIC RECORDING

Date: 27 June 2014
Address: Deweymeads, St Neot, Liskeard, Cornwall, PL14 6PZ
Applicant: Mr J C Smith, High Mennabroom Farm, Warleggan, St Neot, Cornwall, PL30 4HE
Agent: Mark Dyson Surveyors Ltd., Glebe Farm Office, Shillingford St George, Exeter, Devon, EX2 9QN (this brief supplied to Stephen Little stevewaters2013@gmail.com at his request)

Senior Development Officer (Historic Environment): Phil Copleston, Historic Environment Advice, Planning Housing & Regeneration, Cornwall Council, 39 Penwinnick Road, St Austell, PL25 5DR, Email: pcopleston@cornwall.gov.uk

Local Planning Authority Officer: Jonathan Luker, Planning Housing & Regeneration, Cornwall Council, Luxstowe House, Liskeard, Cornwall, PL14 3DZ

This brief is only valid for six months. After this period the Senior Development Officer (Historic Environment) (SDOHE) 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 SDOHE and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1 Introduction

This brief has been written by the SDOHE and sets out the minimum requirements for archaeological recording at Deweymeads to discharge condition 9 of planning application PA12/10443. The structures are recorded on the Ordnance Survey Map of 1880. Vernacular remains are becoming increasingly rare and are worthy of recording prior to development.

2 Site Location and Description

The site is located on land just to the north of the northern end of the western-most arm of Colliford Lake, centred on Ordnance Survey grid reference SX 16677 73330.

3 Planning Background

Planning application PA12/10443 was submitted on 6 November 2012 and was for the conversion of traditional farm buildings to residential accommodation. This application has been approved subject to eleven conditions. Condition 9 states:

The works hereby approved shall not be commenced until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Reason: The works is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to works taking place and in accordance with saved policy CL20 of the Caradon Local Plan 1999 and section 12 of the NPPF 2012.

4 Historic Building Background

The settlement of Deweymeads is first recorded on the Tithe Award map of 1842 and still survives. It is no longer farmed, the buildings being used for storage. The farmhouse is separately tenanted. Comparison of present farm layout with that recorded on the 2nd Edition OS map of 1905 records a very radical change, many modern buildings subsequently having been constructed. Some of the earlier buildings also appear on the 1st Edition OS map of 1880.

5 Requirement for Work

The present proposals will culminate in the potential destruction of material remains of selected outbuildings at Deweymeads. It is therefore important that these vernacular buildings are recorded to an appropriate level and that the results are made available to interested parties. In this particular instance an archive standard photographic record will be made together with a brief report. Site notes on different building materials, structural changes and phasing, may be required, for which annotated architectural drawings are acceptable. This recording needs to be conducted by a building archaeologist or architectural historian that will be able to 'read' the structure and record the important details. 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 General Methodology

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

- 6.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).
- 6.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.
- 6.4 All of the latest Health and Safety guidelines shall be followed on site.
- 6.5 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.
- 6.6 Terminology will be consistent with the English Heritage Thesaurus.

7 Site Recording Methodology

- 7.1 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.
- 7.2 Details of how all buildings and structures are surveyed and recorded shall be provided. The site plan will be tied to the national grid.
- 7.3 The photographic record shall be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The photographs will be taken with black and white 35mm or medium format film producing archive quality 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 Results

- 8.1 The full report shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the historic building contractor, Cornwall Council Historic Environment Service and the Cornwall Records Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 8.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 8.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 8.4 The report must contain:
- A brief history of the site.
 - A concise non-technical summary of the project results.
 - The aims and methods adopted in the course of the investigation.
 - A location map, copies of any plans/drawings and photographs with appropriate annotation.
 - A copy of the brief and approved written scheme of investigation (WSI) will be included as an appendix.

9 Archive Deposition

- 9.1 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 Cornwall Record Office. Please check the information on the Cornwall Record Office website <http://www.cornwall.gov.uk/default.aspx?page=24656>
- 9.2 The archive including a copy of the written report shall be deposited with the appropriate organisation within two months of the completion of the full report and confirmed in writing with the SDOHE.
- 9.3 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.
- 9.4 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 9.5 A summary of the contents of the archive shall be supplied to the SDOHE.
- 9.6 Only on completion of 9.1 to 9.4 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

10 Monitoring

- 10.1 The SDOHE will monitor the work and should be kept regularly informed of progress.
- 10.2 Notification of the start of work shall be given preferably in writing to the SDOHE at least one week in advance of its commencement.
- 10.3 Any variations to the WSI shall be agreed with the SDOHE, preferably in writing, prior to them being carried out.
- 10.4 If significant detail is discovered, all works must cease and a meeting convened with the client and the SDOHE to discuss the most appropriate way forward.

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT AND HISTORIC BUILDING RECORDING, DEWEYMEADS, ST NEOT, LISKEARD, CORNWALL, PL14 6PZ

Location: Deweymeads
Parish: St. Neot
County: Cornwall
NGR: SX 16675 73332
Planning Application No: PA12/10443
Proposal: Conversion of traditional farm buildings to residential accommodation.
Date: 22nd July 2014

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. Stephen Little (the Client). It sets out the methodology for desk-based assessment and historic building recording to be undertaken of the traditional farm buildings at Deweymeads and for related off site analysis and reporting, prior to conversion of the buildings to residential 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 27.06.2014).

1.2 Consent for the development has been granted conditional on a programme of archaeological work. The planning condition (No. 9) states that:

The works hereby approved shall not be commenced until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Reason: The works is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to works taking place and in accordance with saved policy CL20 of the Caradon Local Plan 1999 and section 12 of the NPPF 2012.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 The settlement of Deweymeads is first recorded on the Tithe Award map of 1842 and still survives. It is no longer farmed, the buildings being used for storage. The farmhouse is separately tenanted. Comparison of present farm layout with that recorded on the 2nd Edition OS map of 1905 records a very radical change, many modern buildings subsequently having been constructed. Some of the earlier buildings also appear on the 1st Edition OS map of 1880.

3.0 AIMS

3.1 Undertake a desk-based assessment of the site.

3.2 To make a record of the historic building prior to the commencement of the conversion works.

3.3 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](http://www.english-heritage.org.uk)). 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 CCPHR 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 CCPHR 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 CCPHR.
- 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 CCPHR 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 CCPHR - 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 southwes1-185389 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 CCPHR.
- 7.0 MONITORING**
- 7.1.1 SWARCH shall agree monitoring arrangements with the CCPHR 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 CCPHR 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 SWARCH personnel with the relevant skills and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Natalie Boyd
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, University of Exeter w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freeseerve.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 Quinell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214
Roman Alex Croom, Keeper of Archaeology Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, 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
Supporting Jpegs



The entrance to the farmyard; from the north.



The north side of the farmyard, from the entrance; from the north-west.



The west elevation of Building 1a; from the west.



View across the north side of the farmyard, showing Building 1a and Building 2; from the west, north-west.



The south side of the farmyard, showing Building 2 and Building 3; from the north-west.



Building 1 and Building 1a, the south elevations; from the south-west.



The south elevation of Building 1a; from the south.



The west elevation of Building 2; from the west.



Building 3, sections B3c and B3d, at the eastern end of the building range; from the north-west.



The structure abutting the east elevation of Building 2a; viewed from the south-east.



The east elevations of structures east of Building 2; viewed from the east.



One of the potential building platforms in the field east of the farmyard, set into the slope to the north and east, showing the remaining building stone and granite slabs; from the north-east.



The building platform in the north-east corner of the adjacent field; from the south-west.



Building 1 and Building 2: from the east.



The east elevation of Building 1; from the east.



Building 2 viewed from the north-east.



Building 1 and Building 2; from the north, north-east.



Building 1 from the north.



Building 1a and Building 1b; from the north.



The gable between the two compartments within Building 1a; from the south-west.



The interior face of the west gable of Building 1a; from the south-east.



The north wall within the western compartment in Building 1a, with window with surviving metal frame; from the south-east.



The sunken central walkway through the eastern compartment in Building 1a; from the south.



The remains of shallow concrete pens in the eastern compartment of Building 1a; from the south-east.



The north wall of the eastern compartment in Building 1a, the interior face; from the south.



The remains of the former concrete pens, within the eastern compartment in Building 1a; from the north-east.



View along the north wall of Building 1a; from the north-east.



View of the granite slab 'bridge' across to the loading door in the north elevation of Building 1; from the west.



The adjoining buildings, Building 1 and Building 1a, on the north side; from the south-west.



The symmetrically placed openings at the western end of the south elevation of Building 1; from the south.



The adjoining buildings, Building 1 and Building 1a; from the south-east.



The first floor opening in the south elevation of Building 1, to the western end; from the south-west.



The entrance to the barn, on the south elevation, on the ground floor, showing the granite slabs which form the doorway; from the south-west.



The interior face of the west wall of Building 2c; from the north-east.



The interior face of the south wall, within Building 2c; from the north.



The interior face of the east wall within Building 2c; from the north-west.



The roofline scar and sockets for timbers within the south elevation of Building 1, for the roof over building 2c, to the south; from the south.



Detailed view of the blocked opening in the south elevation of Building 1; from the south.



View across the south elevation of Building 1; from the south-east.



View along the north gable wall of Building 2b, showing the later cement render; from the west.



View along the west wall within Building 2b, a later addition; from the north-west.



The internal view of Building 2b, with the cement partitions; from the north-west.



View along the west elevations of Building 2a and Building 2b; from the north, north-west.



Detailed view of the window in the west wall of Building 2b; from the south-west.



The north gable of Building 2a; from the south.



The north gable wall and short section of west wall of Building 2a; from the south, south-east.



The south gable wall of Building 2a, showing the potentially rebuilt section; from the north-east.



Detail showing the slate levelling courses between the granite block quoins of Building 2a; from the east.



View into Building abutting 2a; from the south.



View into building abutting 2b; from the south.



View of the north gable of Building 2b, showing how it has been raised, to allow for the new wall to Building 2c, to the north; from the south-east.



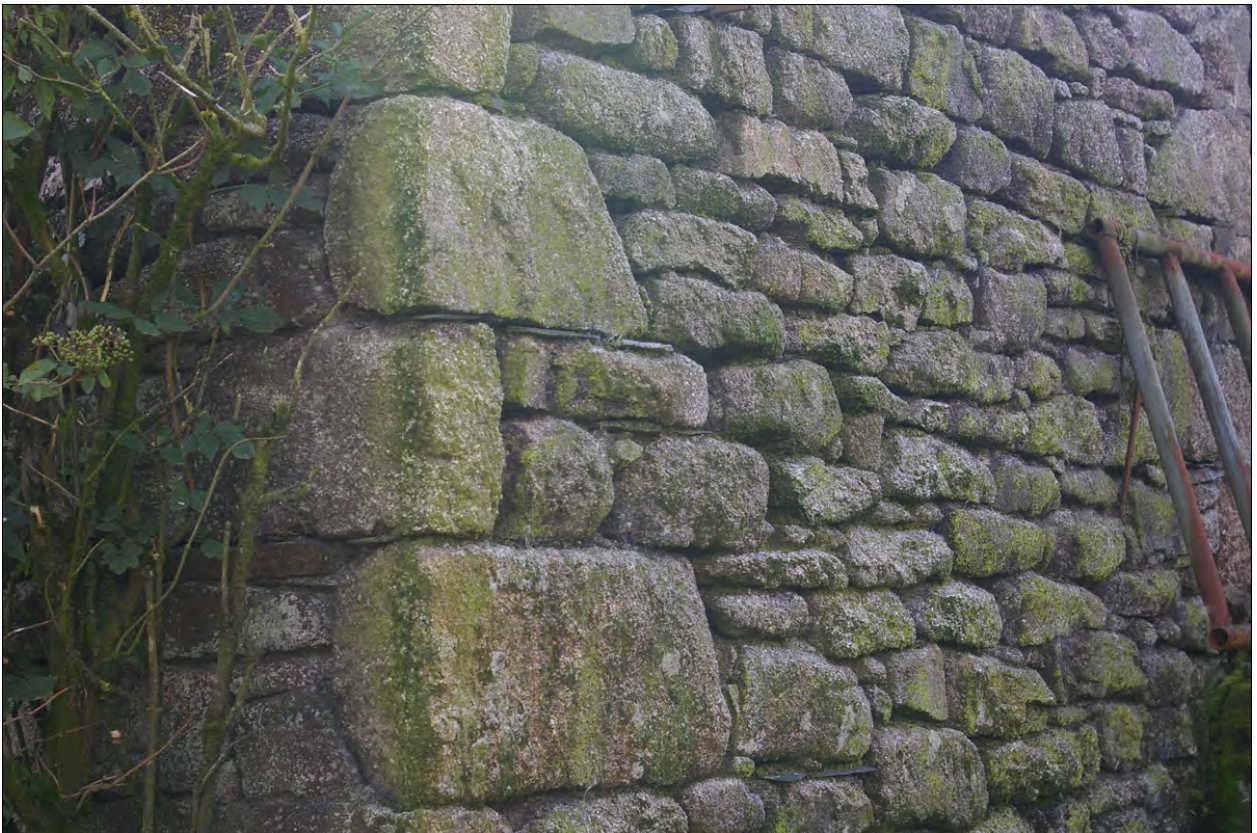
View of the east wall of Building 2c, where it abuts Building 1; from the west, south-west.



The quoins to the south-east corner of Building 1; from the south-east.



The opening in the east wall of Building 1, showing the disturbance around the opening, which appears to have been forced into the stonework; from the west.



The quoins on the north-east of Building 1, showing the use of slate levelling courses; from the north-east.



The loading door within the first floor of the north elevation of Building 1; from the north.



View along the interior of Building 3a; from the west.



View of the north elevation of Building 3a, the western end, showing the use of granite slabs to brace the openings; from the north-east.



View of the north elevation of Building 3a, the eastern end, the earliest structure within the building range, showing the use of stone quoins, with slate levelling courses; from the west, north-west.



The north elevation of Building 3a, showing the large granite quoins on the eastern gable end of the building; from the north.



Detailed view into Building 3b; from the north-west.



View of the interior face of the north-east corner of Building 3b; from the south-west.



The south-east corner of Building 2b; from the north-west.



The north elevation of Building 3c, showing the ruinous status of the building; from the north-west.



Detailed view of where Building 3c abuts the east wall of the earlier building, Building 3b; from the north, north-east.



The north elevation of Building 3d; from the west, north-west.



The south-east corner of Building 3d; from the north-west.



The north elevation of Building 3c and Building 3d; from the north.



View along the north elevation of Building 3d; from the north, north-west.



Detailed view of the doorway into Building 3d; from the north-east.



View of the east elevation of the building range Building 3, which forms the east gable of Building 3d; from the east.



Section of further built wall, ruined and backfilled now part of the field bank; from the south-east.



The south elevation of Building 3b; from the south-east.



The south elevation of Building 3a, the eastern end, the earliest structure within the range; from the south-east.



The internal face of the south wall of Building 1; from the north-west.



The interior of Building 1, the eastern end; from the west.



The bedrock on which Building 1 is built; from the south.



The interior face of the blocked opening in the south wall of Building 1; from the north-west.



The western end of the north wall of Building 1; from the south.



The eastern end of the north wall of Building 1 and the north-east corner of Building 1, the internal face; from the west, south-west.



The west wall of Building 1; from the east.



The modern timber trusses of the roof structure



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