

THE OLD STATION MASTER'S HOUSE FOWEY CORNWALL

Results of Historic Building Recording



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The Old Station Master's House, Fowey, Cornwall

Results of Historic Building Recording

For

Andrew Stratthdee

Of

Acorn Blue (the Client)

By



SWARCH project reference: FSB15

National Grid Reference: SX 1259 5221

Planning Application Ref: PA15/03749

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November 2015

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Summary

This report presents the results of a desk-based appraisal and building recording carried out by South West Archaeology Ltd. (SWARCH) at The Old Station Master's House, Fowey, in Cornwall, in advance of the demolition and reinstatement of the property.

The Old Station Master's House was built in the 1870s as part of the Cornwall Minerals Railway station at Fowey, and is the most prominent surviving part of the rail infrastructure of the town. The railway to Par was opened in 1874 and connected the china clay works at Par with the deep water harbours at Fowey. Passenger services were withdrawn in 1929, but the line only closed in 1965. It was replaced by a private haul road for English China Clays (now part of Imerys).

The Old Station Master's House is a large structure in the Gothick Revival style with large, rusticated quoins, typical gothic arches and arched windows. It is complex example of the layered styles of the movement, with more unusual influences from the fringe of the architectural school. The deep overhanging eaves and decorative barge boards carried on wide arched brackets suggests an influence from the minor 'exotic' movement known as the Swiss Gothic, or Swiss Chalet, style. The shouldered-arch, three-light windows in the gabled wings are of 'Caernarfon lintel' form and shows influence from the Welsh Gothic and Scottish Baronial style. The front façade is visually dominant and impressive in scale and form.

The building has been derelict for some time and is in a parlous state of repair. The prominent façades of structure will be retained and reconstructed, but the building is to be demolished and rebuilt on the same footprint.

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Acknowledgements

Thanks for assistance are due to:

Andrew Strathdee of Acorn Blue (the Client)

The staff of the Cornwall Record Office

Phil Copleston, Senior Development Officer, Historic Environment, Cornwall Council

1.0 Introduction

Location:	Old Station Master's House
Parish:	Fowey
County:	Cornwall
NGR:	SX 1259 5221

1.1 Project Background

South West Archaeology Ltd. was commissioned by Andrew Strathdee of Acorn Blue (the Client) to undertake historic building recording at the Old Station Master's House, Fowey, Cornwall (Figure 1) ahead of the proposed reconstruction of the Old Station Master's House, including amendments to a new block approved under application PA12/07244, to form 13 residential units in total. The work was carried out in accordance with a Written Scheme of Information (WSI) (see Appendix 1) drawn up in line with best practice. The building recording took place before works commenced on site, but were hindered by the parlous state of the structure.

1.2 Topographical and Geological Background

The site is located on the northern edge of the town of Fowey, adjacent to the Public Library, the Caffa Mill public car park and the Boddinick Car Ferry. These all stand on reclaimed land at the base of a steep-sided combe that runs down from the west.

The soils in this area are the well-drained fine loamy and fine silty soils of the Denbigh 1 Association (SSEW1983), which overlie the slates, siltstones and sandstones of the Dartmouth Group (BGS 2015).

1.3 Historical & Archaeological Background

The Old Station Masters House is a 19th century building within the extended Conservation Area of Fowey and an Area of Outstanding Natural Beauty. These constraints provide some protection for this undesignated heritage asset, but it has been highlighted in the Conservation Area Appraisal and Management Proposal (March 2010) as a *building at risk*, with the recommendation that it be recorded as such on the 'local list'. The HER notes that the building is currently in a derelict condition.

The Conservation Area appraisal identifies this as; '*Industrial buildings – A group of converted industrial buildings at Caffa Mill recall the railway-related industrial use of this area, such as the former mill, gas works and foundry sites. The Old Station Master's House is a railway-related survival*'.

Fowey lies within an area of high archaeological potential. Prehistoric activity is marked by the chance find of a Bronze Age cist cremation in the mid-19th century near Place in the centre of the town, and a Neolithic stone axe head at Lombard Farm (MCO10068). A substantial earthwork is shown on the 1st and 2nd edition OS maps of Fowey at the promontory defending the mouth of the estuary, St Catherine's Point, which may suggest an Iron Age promontory fort (MCO52793).

1.4 Methodology

The historic building survey was undertaken by E Wapshott and C Humphreys on the 25th September 2015. The recording work was carried out with reference to Chartered Institute for

Archaeologists (ClfA) and English Heritage (EH) guidelines on the recording of standing buildings. The building was photographed, extensive notes were taken and the architect's plans were annotated. The recording work was undertaken as comprehensively as possible given the seriously-dilapidated state of the building. Much of the upper ground floor could not be accessed safely as the floors had failed; several areas in the lower ground floor were also dangerous.

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

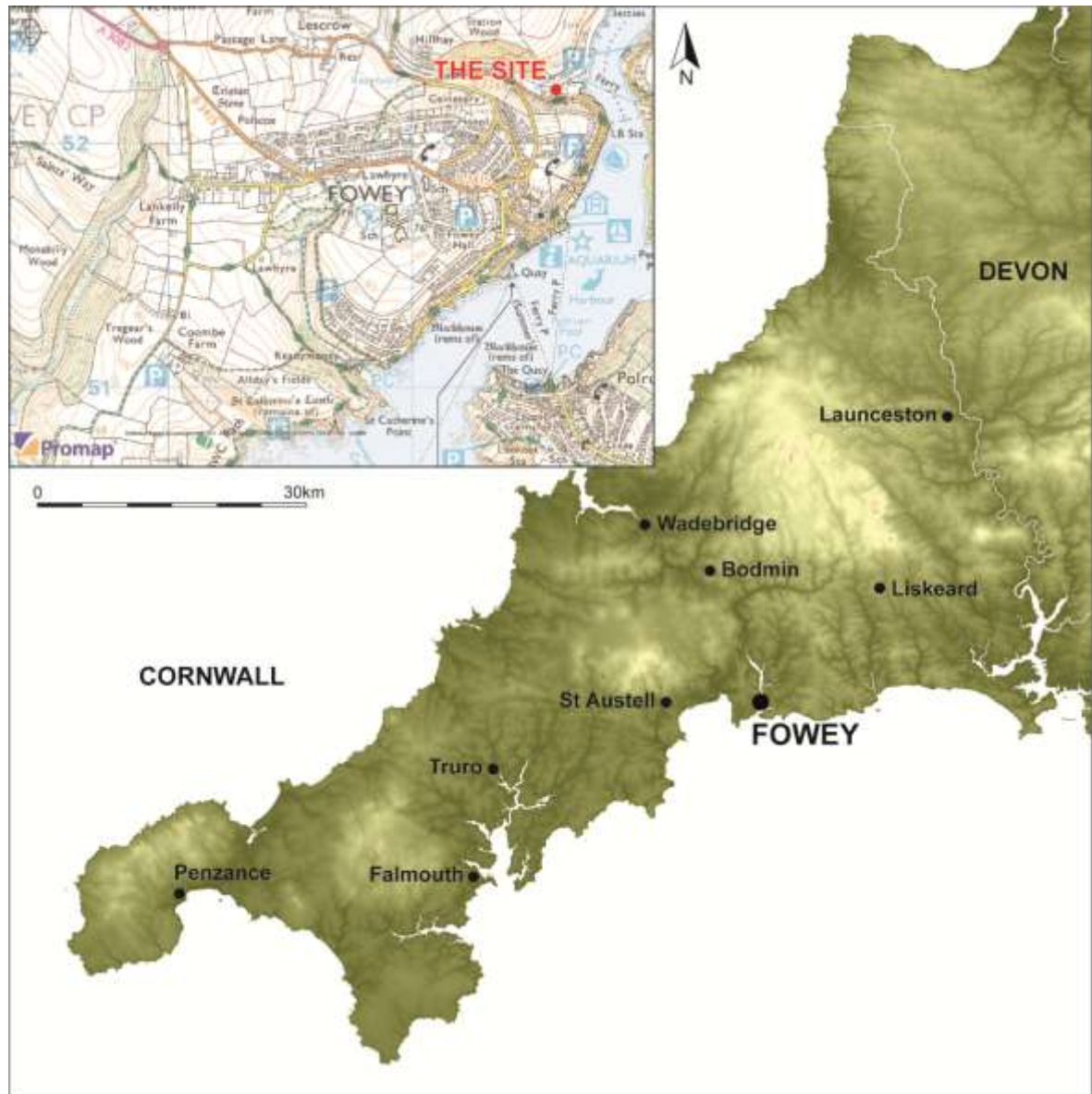


Figure 1: Site location (the site is indicated).

2.0 Historical Background

2.1 Historical Summary

Fowey lies in the Hundred and Deanery of Pydar on the south coast of Cornwall, between Plymouth and Falmouth. The town was incorporated by King James II, and granted a second charter by King William and Queen Mary in 1690. Members of Parliament have been sent by Fowey since the reign of Queen Elizabeth (Lysons 1814).

Documentary evidence pertaining to the existence of Fowey goes back to the medieval period, when it is spelt *Fawi* and, according to Gover, the place name of Fowey is first recorded as "Vila de Fawi" in 1200. The place-name evidence supports a medieval origin, Fowey being named from the River Fowey which is old Cornish and can be translated as '*Beech Tree River*' (Padel 1985).

An early-medieval Christian significance may also be suggested for Fowey due to the probable presence of a Lann, for which the exact location is unknown but a site close to the current church is indicated by the place-name 'Langorthou'. The present parish church is medieval, the first institution to the vicarage being recorded in 1262. The church was rebuilt in the 14th century and rededicated to St. Nicholas, the previous patron saint having been St. Barre (St Barrus or Fimbarrus), the first Bishop of Cork, who was reportedly buried at Fowey.

Leland (quoted in Lysons 1814) notes that "The glorie of Fowey rose by the warres in King Edward the First and the Thirde, and Henry the V. day, partely by feates of warre, partely by pyracie, and so waxing riche felle al to marchaundize: so that the towne was hauntid with shippes of diverse nations, and their shippes went to al nations". The town is also recorded as contributing the largest number of ships to Edward III's fleet, along with more mariners than any other English port with the exception of Yarmouth.

The town developed and flourished throughout the 14th and 15th centuries due to the large natural harbour facilitating trade with Europe, and ships from Fowey were given licence to attack and seize French vessels in the Hundred Year War. Fowey's importance as a trading port diminished in the succeeding centuries due to its inability to compete with the larger ports on the south coast, such as Falmouth and Plymouth.

2.1.1 The Railway

The Cornwall Minerals Railway (CMR) was authorised in 1873 to take over or construct c.47 miles of line, and this opened in 1874. The company had been formed by a speculator, W.R. Roebuck, who was counting on the boom in china clay to repay his investments. Due to a collapse in the mineral markets the CMR became insolvent in 1877, and leased its lines to the GWR. The GWR eventually bought the CMR in 1896.

In April 1910 the line was operated in two sections, with the Par-Fowey line seeing five return workings per weekday and no Sunday service; the 4.5 mile trip took c.20 minutes. Passenger services on this line were withdrawn in 1929, though workmen's services continued until late 1934. The line was eventually closed in July 1968. The railway line running the length of the Fowey estuary was part of the Lostwithiel and Fowey Railway, which opened in 1869 and ran to Carne Point, c.1 mile to the north of Fowey. It struggled to compete and closed in 1880. The line was acquired by the CMR in 1892, and the line to Fowey completed by 1895. Passenger services continued until 1965 (see McCarthy & McCarthy 2008).

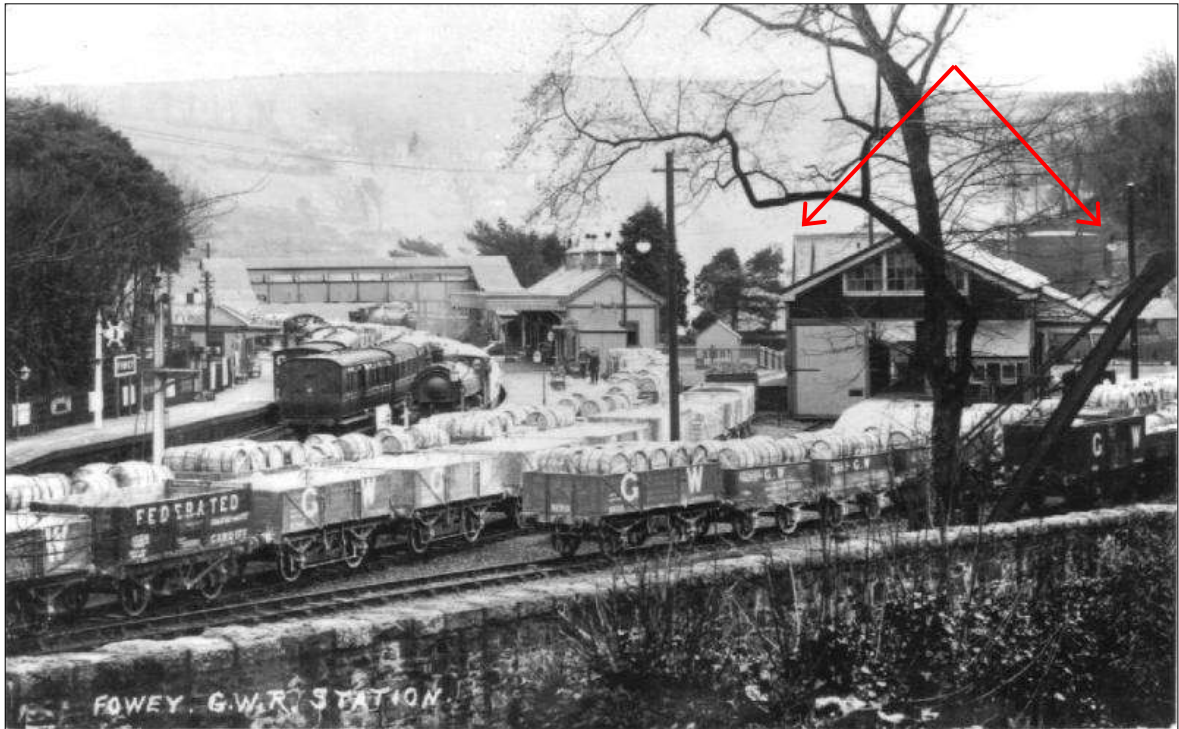


Figure 2: View of the station at Fowey c.1910. The Old Station Master's House is on the right (indicated), hidden behind the tree and a goods shed.

2.2 Cartographic Evidence



Figure 3: Extract from the Fowey Tithe Map of 1840, showing the Caffa Mill area. The approximate location of the site is indicated (CRO).

2.2.1 Fowey Tithe Map 1840

The earliest cartographic source available to this assessment is the 1840 Fowey Tithe Map. At this date the land on which the Old Station Master's House was to be built had yet to be reclaimed from the estuarine muds. The map notes Caffa Mill Pill was under the ownership of Joseph Thomas Treffrey Esquire, a notable Cornish entrepreneur and industrialist, who lived at Place.

2.2.2 The Ordnance Survey 1st Edition Map 1882.

The 1st Edition map indicates the Caffa Mill Pill had been reclaimed by this date. The eastern part of the inlet is still labelled as “mud”, but the Old Station Master's House had already been built. A branch line runs from the north façade of the building around Caffa Mill Pill to the Engine Shed, meeting the GWR railway line halfway along the curve. A gas works, smithy and other buildings are shown to the south of the Old Station Master's House.

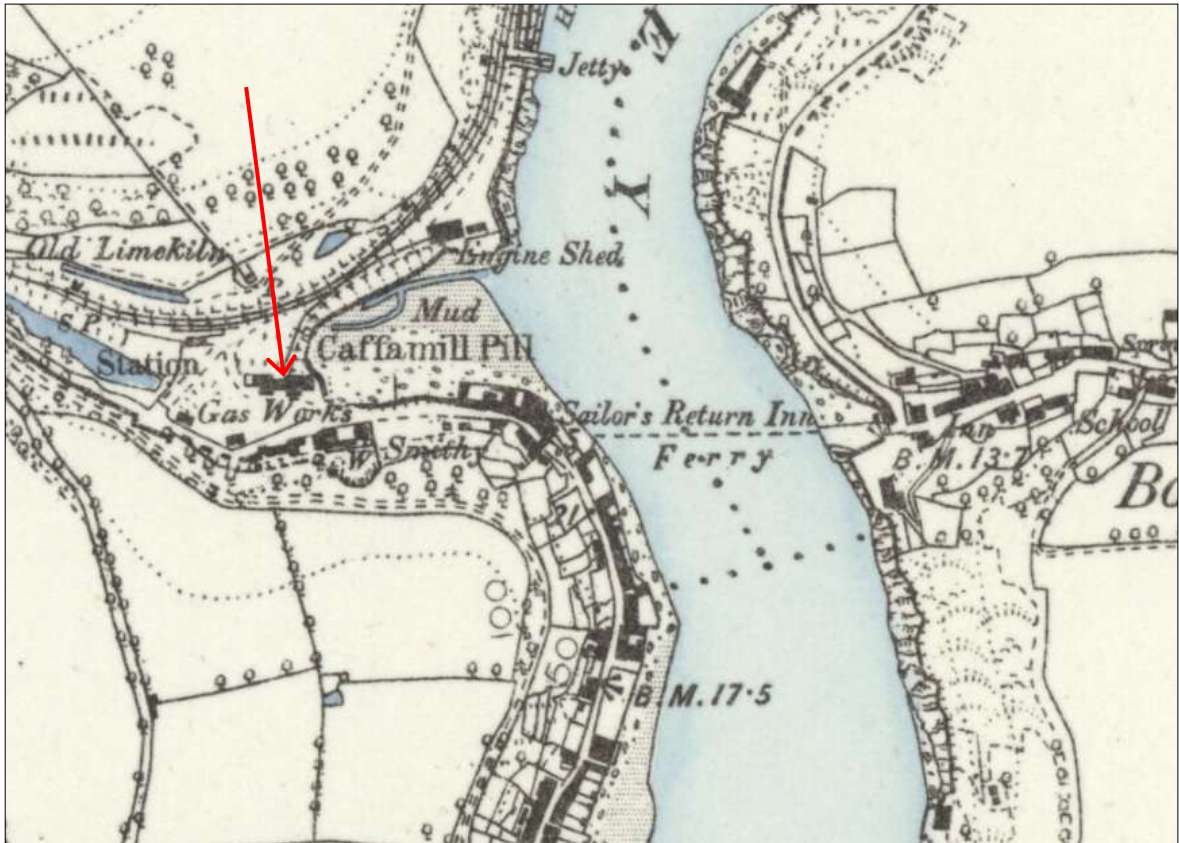


Figure 4: Extract from the Ordnance Survey 1st Edition map of 1882 (the site is indicated) (CRO).

2.2.3 Ordnance Survey 2nd Edition 1907

The Ordnance Survey 2nd Edition map shows the area around the station as much more fully developed. The Engine Shed is now labelled the Goods Shed and the GWR railway line to the north appears to have been expanded, with a number of separate tracks visible on the map.

The Old Station Master's House appears the same as it did in 1888, but this map shows internal subdivisions. The building seems to be divided into four: the main house into two, with separate east and west wings. A rectangular structure, also apparently divided into two, had been constructed immediately south of the Station Master's House on the roadside.

2.2.4 Later developments

Modern mapping shows that much of the area of “mud” in Caffa Mill Pill was reclaimed by 1976 to create a car park. The railway closed in 1965, and the line immediately turned into a private haul road by English China Clays (now owned by Imerys) for transporting china clay from the dries at Par to the deep water docks on the Fowey.

The Old Station Master's House, Fowey Cornwall

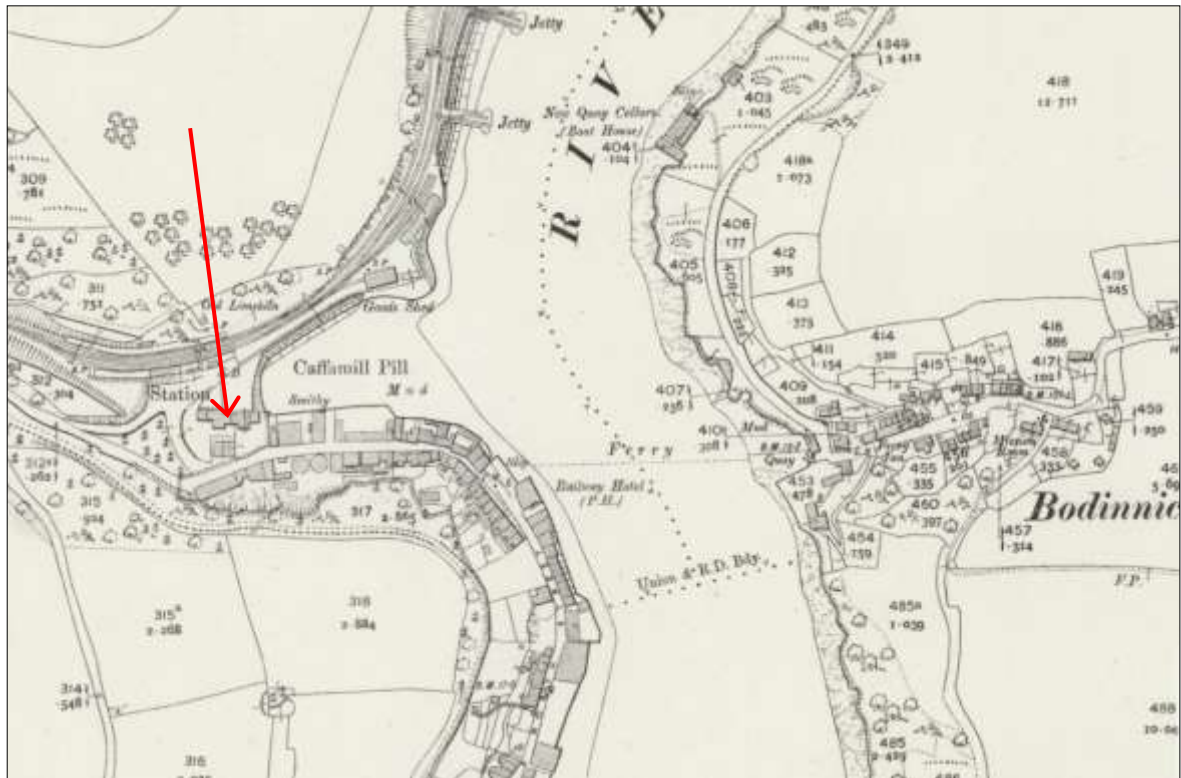


Figure 5: Extract from the Ordnance Survey 2nd Edition map of 1907 (the site is indicated) (CRO).

3.0 Historic Building Recording

3.1 Context of the Building

The building stands approximately 100m west of the River Fowey, within the *Cornwall Area of Outstanding Natural Beauty (AONB)* and *Heritage Coast* and the extended north-west area of the *Fowey Conservation Area*, within the Caffa Mill waterfront district of the town, designated in 1981.

The character of Fowey is defined by two main 'boom' periods of development: in the medieval period, as both a busy river port and market town; and during the 19th century renaissance of the port, and then town as a railway-resort. The town is described in the Conservation Area Character Appraisal of March 2010 as; "The linear town turns its back to the land and extends for a mile along the estuary, fronting directly onto the waterfront." (www.cornwall.gov.uk/.....Fowey-CAA-March-2010.pdf)

Within this Conservation Area Character Appraisal, the Old Station Master's House was identified as a 'negative issue', being derelict and noted as 'at risk'. One of the Management Proposals considered under this document was the repair and consolidation of the building, as part of a regeneration scheme.

3.2 Setting of the Building

The immediate setting of the building is that of the Caffamill Pill inlet, along with the Customs House, Fowey-Bodinnick ferry and former railway station site. To the west are the former goods yards, converted to Fowey Library; to the south lies Station Road; to the east there is a large public car park; and to the north the former railway line, now a road, services Carne Docks. The area was developed during the third quarter of the 19th century. The railway line ran along the north side of the valley, the two platforms and station house lying just north-west of the Station Master's House.

3.3 Building Description

3.3.1 Summary

The 19th century Old Station Master's House is of Gothic revival style. It is constructed of Plymouth limestone and killas rubble and has projecting gables to the east and west of both the north and south elevations.

3.3.2 Building Description

The Old Station Master's House is on an east-west alignment and the long north and south elevations are asymmetrical with projecting gables. The building is of dressed stonework, squared and coursed blocky Plymouth limestone and killas, with smooth dressed limestone banded string courses and rusticated quoins. It is served by cast-iron guttering. The building is of two storeys, a partly-subterranean lower ground or basement level, and an upper ground or first floor level. To avoid confusion, these are referred to hereafter as the Basement and First Floor. The upper levels of the building are of killas rubble stone and feature most of the architectural flourishes. This sits on a wide rendered plinth containing the basement, this being designed to be screened by banking. All openings have dressed limestone reveals, often with shallow, wide-stepped cavetto mouldings.

The roof of the building has been stripped, leaving the surviving timberwork and roof structure exposed. The original roof was of local slate with decorative comb ridge tiles. A feature of the roof was the deep, overhanging eaves, decorative narrow barge boards and wide jettisoned timber brackets.

3.3.3 The North (Station) Elevation

Set-back wings flank the central portion of the elevation. The east wing is the longer range, of two storeys, with wide Gothic arched sashes to either side of two identical narrow Gothic arched sashes to the centre. The large window and door openings are framed by dressed limestone reveals, with slight shallow stepped cavetto moulding. The smaller windows have dressed stone quoin reveals. The stepped detail at first floor recurs, as on the south elevation, and the plinth projects at basement level. The elevation is rendered to the east end and at basement level. A large window appears to have been forced into the wall, at basement level, now boarded shut.

To the west end the wing is shorter and not as far set-back. There is a narrow doorway to the west, at first floor height, within dressed limestone reveals, with shallow stepped cavetto moulding. To the east is a two-light Gothic arched sash window, also with dressed stone quoin reveals. The stepped detail at first floor recurs, as on the south elevation, and the plinth projects at basement level, where it is rendered. A small window appears to have been forced in at basement level at the east end of this wing.



Figure 6: The north elevation of the building; from the north-west.

The central range is framed by two projecting gables, with slight overhanging eaves, without the brackets. The gables are symmetrical, each with a pair of tall Caernarfon style shouldered arched windows. Each pair of sash windows frames a tall, narrow doorway. The windows have dressed stone quoin reveals and the doorways dressed cavetto stepped moulded reveals. The doorway in each gable is blocked, and it is not clear if these doorways were ever designed for use or simply to provide architectural balance to the design. There is no surviving evidence for walkways accessing them, as observed for the other external doors at first floor level.

Set within the dressed reveals above the windows is a large shallow recess for signage. Each gable also has a plain apex, but above the windows a projecting dressed stone drip course/cornice. The gables have rusticated quoins. To the centre of each projecting gable at basement level there is a narrow window opening, which appears to have been forced in, set into the wide plinth base. The lower portions of both gables are rendered.

Between the gables a symmetrical pair of doorways are set to the east and west of centre, with dressed limestone reveals of stepped cavetto form, as seen in other doorways. The doorway to the west is now boarded and blocked, having lost its access steps. The door to the east is accessed via a cantilevered set of dressed stone steps with railings. In the centre is a Gothic arched sash two-light window set in dressed limestone reveals, in the form of quoins, as seen elsewhere in the building, but with a shallow depressed Gothic arched detail of segmental stones above, echoing that seen above the windows of the south elevation. Above the doors and windows is a projecting dressed stone drip course/cornice. The elevation has the stepped detail at first floor and plinth below, which is rendered. The ground is dug away from the north side, with a rendered stone revetment wall, forming a wide trench around the building.

3.3.4 The East Elevation

The east elevation is the gable-end, with hipped roof and deep over-hanging eaves. The elevation is rendered with the stepped detail at first floor level and projecting plinth to base, with coal chutes to serve the basement store on the south side.

3.3.5 The South (Street) Elevation

Set-back wings flank the central projecting portion of the elevation. To the east is a longer range of two storeys with two symmetrical single-light Gothic-arch sash windows to the first floor, with one single-light and one larger three-light window to the basement. The east end of this elevation, and the lower level, is heavily rendered in cement. There is an axial stack with multi-faceted (elongated octagon) rendered upper shaft, with wide projecting stepped upper drip course. The wing is partially obscured by a modern set of timber stairs and projecting timber porch, supported on iron struts, which serve a doorway forced into the south wall, providing emergency fire escape access.

The west wing is shorter and not set as far back. The elevation is dominated by a large crow-stepped projecting door reveal of dressed limestone, serving a large arched doorway with stepped cavetto moulding. This doorway is to the west, at first floor height, and accessed via a set of dressed stone steps. To the east of the door is a very narrow, single-light arched sash window, of arrow-slit style, in deep dressed sloping quoin reveals. Below this window is a narrow plain window with timber casement. The elevation is stepped beneath the first floor level and rendered, with the plinth to the basement level. The eaves overhang, but respect the raised crow-stepped door header. The ground is cut away in front of this elevation to provide light and drainage and to the east another set of steps drops down, accessing a door in the projecting gable.

The central range is framed by two projecting gables, with deep overhanging eaves. The gables are symmetrical, each with a large three light window to the centre, of Caernarfon shouldered arch style, all windows of sash form. Above the windows are depressed Gothic arches and an inset lozenge panel with carved roundel. The gables have rusticated quoins and the windows are framed by dressed limestone reveals. To the centre of each projecting gable at basement level there is a large square window opening, set into the wide plinth base. The lower portions of both gables are rendered. Both gables have doorways entering the basement on their outside edge. In the west gable, the door is accessed via steps.

Between the gables a main door is offset to the west, with dressed limestone reveals of stepped cavetto form, as seen in other doorways. This doorway is now boarded and blocked. To the east side is a large three-light window of Gothic arched sashes, set in dressed limestone reveals in the form of quoins, as seen elsewhere in the building. The render on the lower portion of the building has been removed here and the steps or walkway to the doorway have been lost. The lower portion can be seen to be of killas rubble stone in a lime mortar, not designed to be seen.



Figure 7: The south elevation of the building; from the south-west.

3.3.6 The West Elevation

The east elevation is the gable-end, with hipped roof and deep over-hanging eaves. The elevation is rendered with the stepped detail at first floor level and projecting plinth to base, with coal chutes to serve the basement store on the south side.

3.3.7 The Interior

The building was stripped out and converted in the mid 20th century after the closure of the railway line. Apart from surviving sash window frames and some doors/door frames, no historic features survive in the building. Where fragments do occur they have been noted in the detailed interior description table (see Appendix 2).

To some extent the layout of the building – if not the function of the individual rooms – can be reconstructed by identifying and discounting the modern plasterboard partitions. The western part of the building appears to have been domestic, and the eastern side administrative, divided by a central access hall. As mentioned (above), the building was linked to the 'goods shed' on the map via a single track on the north side. This does suggest a more general function, for post or goods registration, overseen by the Station Master.

The western wing and gabled projection was the Station Master's House, with slightly higher forms of detail and evidence for domestic use in that space (Rooms; 11, 12, 13, 14, 15, 15a, 16, 26 and 27), and a separate internal staircase and smart door access in the south elevation.

The central space, defined by the walls with the arch details and served by the large door from the street and two doors onto the 'platform', may have been a reception hall, waiting room or similar

(Rooms 17, 24 and 25). From this hallway the eastern section of the basement was accessed internally, via the stairs (down to Room 8).

On the first floor level the eastern projecting gable seems to have contained two heated offices (Rooms 19 and 20) with access to the central hall or waiting area. In the east wing there may have been staff rooms or administrative spaces; there is a second chimney so these rooms were heated (Rooms 21, 22 and 23). On the basement level to the east the building was used for service functions, for coal stores and possibly sorting of post or storage of goods (Rooms 1-10).

3.4 Significance of the Building

3.4.1 Evidential Value

The building was constructed in the 19th century and is associated with a well-documented railway network. The building is of one phase, with the exception of minor alterations. The building stands on made ground, and despite the limited potential to examine the alluvial deposits beneath the structure, evidential value for further research is low.

3.4.2 Historical Value

The building is the only significant survival from the 19th century railway station complex in Fowey. It is therefore the focus for the community for the telling/retelling of the 'story' of the development, expansion and then loss of the railway through the 19th and 20th centuries. The building is also part of the wider story of the town in the 19th century and the overall history of the development of the settlement. It is also an intrinsically interesting architectural example of a national style (Gothick Revival) expressed in a local milieu.

3.4.3 Communal Value

The building is in poor condition and is considered to be dangerous. It has been derelict for many years and is not open to the public. It was a public building during its working lifetime, before its conversion to flats. It is now proposed for restoration/redevelopment as private dwellings/apartments. There is therefore no communal value attached to the development.

3.4.4 Aesthetic Value

The building is very visible on entry to the town from Caffa Mill. It is designated as a streetscape landmark. The building is in the Gothick Revival style of the 19th century, with large, rusticated quoins, typical gothic arches and arched windows. The building is a more complex example of the layered styles of the movement, with more unusual influences from the fringe of the architectural school. The deep overhanging eaves and decorative barge boards carried on wide arched brackets suggests an influence from the minor 'exotic' movement known as the Swiss Gothic, or Swiss Chalet, style. The shouldered-arch, three-light windows in the gabled wings are of 'Caernarfon lintel' form and shows influence from the Welsh Gothic and Scottish Baronial style.

The front façade is visually dominant and impressive in scale and form. The building is pleasingly balanced, although not symmetrical, and would be very decorative in appearance once restored; its timber roof detailing now partially removed or damaged. The building also compliments the other 19th/early 20th century brick buildings across the street. The Old Station Master's House is an important local landmark, with many in the community remembering the station being active and having an emotive connection to the site.

3.5 Historic Phasing of the Building

The building is of one 19th century (1870s) constructional phase. It was built as a multi-functional institutional building, including the Station Master's House. The building also provided office space, possibly for the post or other station terminal/port functions, and was accessed by a single track, which respected/served the north elevation, from the engine shed to the north-east, near the river.

In the 1960s, upon closure of the railways, the building was divided and converted to form flats. The comprehensive conversion of the building meant that no historic 19th century fittings relating to its former railway usage survive within the building. As a result there is no evidence for the function of many of the spaces.

Bathrooms and kitchens were inserted and modern plasterboard partitions were put up in larger rooms to divide the space or provide access corridors. Rooms that were affected by this are: 7, 17, 19, 20, (21, 22), 23, 24, 25, 26 and 27 and all the partitions are shown on the phased building plan. Mid 20th century tiled/stone effect fireplaces were also added to some rooms (14, 20, 22, 25).

The building received some minor alterations in the later 20th century, but no further repairs and the building deteriorated before becoming derelict.



Figure 8: Phased plans of the Old Station Master's House (based on supplied drawings).



④ NORTH ELEVATION



① SOUTH ELEVATION

Figure 9: Elevations drawings (supplied by architect).



② EAST ELEVATION



③ WEST ELEVATION

4.0 Discussion and Conclusion

4.1 Discussion

4.1.1 Historic Building Recording

The Old Station Master's House is primarily of one phase, with only minor alterations and internal partitions coming from a later phase. Although very few historic internal features survive, due to the refurbishments of the 1960s, there is enough evidence to suggest that the west of the building was originally domestic and the east was used for administration and storage. The division may well have been a physical one, as indicated on the OS mapping. The building is of a distinctive style and holds presence in this area of Fowey. It is regarded as a local landmark, and one of the few remaining structures relating to the now dismantled railway line.

4.2 Conclusion

The South Elevation is being recorded stone-for-stone while demolition occurs in order that it can be replicated on reconstruction. Thus the character and presence will be retained as well as its functions within the social memory of Fowey. No significant historical features are being lost, as the building was thoroughly stripped in the mid-20th century.

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Cornwall Record Office:

The 1840 Fowey Tithe Map and 1838 Apportionment

First Edition OS Map of 1888

Second Edition OS Map of 1907

Appendix 1

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT AND BUILDING RECORDING AT THE OLD STATION MASTERS HOUSE, FOWEY, CORNWALL.

Location: Old Station Masters House
Parish: Fowey
County: Cornwall
NGR: SX 1259 5221
Planning Application no: PA15/03749
Proposal: Proposed reconstruction of The Old Station Masters House including amendments to new block approved under application PA12/07244 to form 13 total residential units.
Date: 18th September 2015

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 Andrew Strathdee of Acorn Blue (the Agent). It sets out the methodology for desk-based assessment and historic building recording to be undertaken ahead of and during the proposed works, and for related off-site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in accordance with guidance issued by Cornwall Council and advice from Phil Copleston, Senior Development Officer for Historic Environment (SDOHE).

1.2 *No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions, and:*

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

No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation.

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

The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: In the interests of the historic environment in accordance with the provisions of Section 12 of the National Planning Policy Framework 2012.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 The Old Station Masters House is a 19th century building within the extended Conservation Area of Fowey and within an Area of Outstanding Natural Beauty. These constraints form some protection as a designated heritage asset, however it has been highlighted in the Conservation Area Appraisal and Management Proposal (March 2010), as a building at risk and recommendations it to be recorded as such on a 'local list'.

The Conservation Area appraisal identifies this as; '*Industrial buildings – A group of converted industrial buildings at Caffa Mill recall the railway-related industrial use of this area, such as the former mill, gas works and foundry sites. The Old Station Master's House is a railway-related survival*'.

The HER notes that the building is currently in a derelict condition.

3.0 AIMS

3.1 Undertake a desk-based assessment of the site;

3.2 To make a record of the historic buildings prior to the commencement of the 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* to provide an analysis of map regression of the buildings concerned. Locally held documents will also be consulted where available. This information will be presented as part of the final report along with the results of the fieldwork. The desk-based appraisal will conform to the *ClfA's Standard and guidance for historic environment desk-based assessment* (2014).

4.2 Historic building recording:

A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to an appropriate level of recording (likely to be level 2/3) as set in *Understanding Historic Buildings: A guide to good recording practice* – English Heritage 2006 (available on-line at <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/>) and in line with ClfA's *standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014). Previously prepared architect's plans will be used as the basis of any historic building fabric recording, provided they are of adequate scale and accuracy, and annotated appropriately.

4.3 A photographic record of the historic buildings will be prepared. This will include internal and external photographs of the buildings concerned, including each room and each external elevation, illustrating the principal architectural features and any findings, 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 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.

4.5 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.

4.5.1 Appropriate PPE will be employed at all times.

4.5.2 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 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 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects;

5.1.12 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;

5.1.13 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 were undertaken;

5.2 SDOHE 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 SDOHE.

5.3 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 southwes1-224143 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. 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 SDOHE.

7.0 MONITORING

7.1.1 SWARCH shall agree monitoring arrangements with the SDOHE 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.

7.1.3 SWARCH will notify the SDOHE upon completion of the fieldwork stage of these works.

8.0 ARCHIVE

The Old Station Master's House, Fowey Cornwall

- 8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with guidance prepared by SDOHE 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 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), and in a timely fashion. Should the RCM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or record offices. 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 SDOHE upon the completion of: deposition of the 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 SDOHE 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 work is 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 Dr Samuel Walls; the building recording and fieldwork will be undertaken by SWARCH personnel with appropriate expertise 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 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 8LN Tel: 01271 346747

Bone

Human & 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 Allan 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154
john.p.allan@btinternet.com

Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 su1429@eclipse.co.uk

Appendix 2

Detailed Building Record

Building		General Description
Function:		Station Masters House, part of wider station complex
Dating Evidence:		19 th century map evidence, Station-related documentary evidence, 19 th century photographs, internal fittings, building form/style
Interior – Basement East Portion		
Room 1		
Function:		Lobby/Hallway
Walls:		Plastered and painted. The east, south and north walls are solid. The west wall is a lathe and plaster partition.
Floor:		Solid concrete.
Ceiling:		Lathe and plaster ceiling.
Opening – Doors:		Door from exterior – 19 th century four-panel door, with two upper glazed panels, with ogee and bead moulding. There is a small letterbox and modern bolt. The doorframe is chamfered, with a shallow arched light above. Door to Room 2: 19 th century plain four panel door in a wide chamfered frame. Door to Room 7: 19 th century plain four-panel door, reset in a 20 th century moulded doorframe.
Fittings:		Plank boarded floor-to-ceiling cupboard against the south wall, with boarded ledged door, with latch.
Room 2		
Function:		Hallway
Walls:		Plastered and painted. The east and south walls are solid, the west wall is a plaster partition, the north wall is part partition and part stone wall. Timber skirting to north wall.
Floor:		Solid concrete.
Ceiling:		Lathe and plaster ceiling.
Opening – Doors:		Door back to Room 1. Door to Room 10: Wide chamfered doorframe, with cut stops, set in a beaded opening. Door to Room 3: Wide chamfered doorframe, with cut stops, set in a beaded opening.
Room 3		
Function:		Lobby to coal store.
Walls:		Solid stone wall to south, room accessed through stone wall to west. Brick walls to the east and north. The east and north walls are painted.
Floor:		Solid concrete.
Ceiling:		Concrete slabs.
Opening – Doors:		Door back to Room 2. Door to Room 4: Plain timber doorframe. Plain four-panel door. Door to Room 5: Wide chamfered doorframe, with cut stops, boarded door.
Room 4		
Function:		Converted to a bathroom. Former service or storage function.
Figure Numbers:		IMGP: 1254.
Walls:		North east and west walls are solid stone, plastered and painted. The south wall is of brick, painted.
Floor:		Solid concrete.
Ceiling:		Concrete slabs.
Opening – Doors:		Door to Room 3: Plain timber doorframe. Plain four-panel door.
Opening – Windows:		In north wall. Four light window, two hopper casements, of two panes above two openings casements of four panes. Surviving brass catches to opening casements. Ceramic tiled sill.
Room 5		
Function:		Secure storage room/lobby to coal store.
Walls:		The south and east walls are solid stone. The north and west walls are of brick, evidence of whitewash remains on all walls.
Floor:		Solid concrete.
Ceiling:		Concrete slabs.
Opening – Doors:		Door to Room 3: Wide chamfered doorframe, with cut stops, boarded door. Door to Room 6: Wide chamfered doorframe, with cut stops.
Opening – Windows:		Window set high in south wall. Wide chamfered frame, with cut stops, pegged joints. Boarded single pane.
Room 6		

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Function:		Current boiler room, former coal store.
Walls:		All the walls are solid stone.
Floor:		Solid concrete.
Ceiling:		Timber boarded floor, over thick floor joists and large north-south ceiling beam.
Opening – Doors:		Door to Room 5: Wide chamfered doorframe, with cut stops.
Opening – Windows:		Window in south wall. Concrete replacement lintel and patched rendered cement reveals. Four-light window, two hopper casements, of two panes above two openings casements of four panes. Surviving brass catches to opening casements.
Openings:		Partially-blocked coal hole and chute in the east wall, at the southern end.
Room 7		
Function:		Current bathroom, previous function unknown.
Walls:		Solid stone walls to north, west and south. Plastered and painted. The east wall is a lathe and plaster partition. There is a mixture of plaster skirting to the stone walls and timber skirting to the partition.
Floor:		Solid concrete.
Ceiling:		Lathe and plaster ceiling. Painted. Partially collapsed.
Opening – Doors:		Door to Room 1: 19 th century plain four-panel door in a wide chamfered frame. Door to Room 8: Narrow plain timber doorframe.
Opening – Windows:		Window in the south wall. Four-light window, two hopper casements, of two panes above two openings casements of four panes. Surviving brass catches to opening casements. Ceramic tiled sill.
Significant Details:		A modern timber and plasterboard partition has been inserted, dividing the room, on a north-south alignment. 20 th century bathroom fittings have been inserted into both smaller rooms formed by this partition.
Room 8		
Function:		Staircase Hall.
Walls:		The north, south and east walls are of solid stone. The west wall is solid, but much thinner than the others. All walls are plastered and painted. Beaded timber skirting to the walls.
Floor:		Timber suspended floor to north side, part solid floor to south.
Ceiling:		Lathe and plaster ceiling, painted, partly collapsed.
Opening – Doors:		Door to Room 7: Narrow plain timber doorframe. Door to Room 9: Narrow plain timber doorframe. Door to Room 10: Narrow plain timber doorframe.
Fittings:		Timber staircase, beaded stairplate, stick balusters, moulded newel posts, thick timber treads and risers.
Room 9		
Function:		Unknown function, sink in the corner.
Walls:		Rendered and painted.
Floor:		Solid concrete.
Ceiling:		Concrete slabs.
Opening – Doors:		Door to Room 8: Narrow plain timber doorframe.
Opening – Windows:		Window set in the north wall. Chunky four-light window, two single pane opening casements above two-pane opening casements below. Coiled iron catches.
Room 10		
Function:		Unknown function.
Walls:		Solid stone walls, plastered and painted. Plaster skirting.
Floor:		Suspended timber floor.
Ceiling:		Plastered concrete slab ceiling.
Opening – Doors:		Door to Room 2: Wide chamfered doorframe, with cut stops, set in a beaded opening. Door to Room 8: Narrow plain timber doorframe.
Opening – Windows:		Window in the north wall. Four-light window, two hopper casements, of one pane each above two openings casements of four panes.
Fittings:		Fitted shelf to north-west corner.
Interior – Basement West Portion		
Room 11		
Function:		Lobby/Hallway.
Walls:		The north, south and west walls are solid stone. The east wall is block work and brick. The walls are plastered and painted. A mixture of timber and plaster skirting boards.
Floor:		Solid concrete.
Ceiling:		Lathe and plaster ceiling.
Opening – Doors:		Door to exterior: Wide chamfered doorframe, with arched two-pane light above. Four-panel door, plain, with two glazed upper panels, now boarded over. Letterbox, modern bolt and door knob.

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		<p>Door to Room 12: Narrow plain timber frame.</p> <p>Door to Room 13: Narrow beaded timber frame, set within a beaded opening.</p> <p>Door to Room 14: Narrow timber beaded doorframe, with wide arched light above. Wide timber door, two panels to base, large glazed nine-pane panel above.</p>
Room 12		
Function:		Cupboard/toilet.
Walls:		Solid walls, partly plastered.
Floor:		Concrete floor.
Ceiling:		Lathe and plaster ceiling.
Opening – Doors:		Door to Room 11: Narrow plain timber frame.
Opening – Windows:		Blocked window, in south wall, boarded.
Room 13		
Function:		Unknown Function/possible domestic.
Walls:		Solid stone walls to east, south and north. West wall is a part block work and part brick partition. Walls are partially plastered and painted in places but show signs of having been boarded out for plasterboard, with scarring for timber lacing. Plaster skirting boards.
Floor:		Solid concrete floor.
Ceiling:		Lathe and plaster ceiling, now collapsed.
Opening – Doors:		Door to Room 11: Narrow beaded timber frame, set within a beaded opening.
Opening – Windows:		Window in the south wall, timber casement. The window is boarded.
Room 14		
Function:		Domestic Sitting Room?
Walls:		All walls are solid stone, plastered and painted. The walls show signs of having been boarded out for plasterboard. Evidence of former plaster skirting remains.
Floor:		Solid concrete floor.
Ceiling:		Lathe and plaster ceiling, partially collapsed.
Opening – Doors:		<p>Door to Room 11: Narrow timber beaded doorframe, with wide arched light above. Wide timber door, two panels to base, large glazed nine-pane panel above.</p> <p>Door to Room 15: Narrow timber beaded doorframe, with wide arched light above.</p>
Opening – Windows:		Window in north wall, timber sill, narrow opening sloping reveals. Timber casement window, two three-pane lights.
Fireplaces:		Large stone stack projects into room, bead moulding to edge. 20 th century additional stone-facing to base and stone to the sides, forming smaller gas or electric fire, blocking larger former hearth. Fireplace is blocked.
Room 15		
Function:		Stair hall, landing and room of unknown function, now one open space to roof.
Walls:		Solid stone walls to north, south and west, plastered and painted. Room 16 is formed out of the space by bricks to the east. Timber skirting with bead moulding to some walls.
Floor:		Solid concrete floor.
Ceiling:		Lathe and plaster remains within the room, although both ceilings to ground and first floors have been lost.
Roof Structure:		A-frame trusses form the roof.
Opening – Doors:		<p>Door to exterior: Narrow timber beaded doorframe, set in wide beaded opening, with wide arched two-pane light above. Plain four-panel door, with two upper glazed panels.</p> <p>Door to Room 14: Narrow timber beaded doorframe, with wide arched light above.</p> <p>Door to Room 16: Narrow timber beaded doorframe.</p> <p>Door to first floor: Narrow timber beaded doorframe, narrow rectangular light above.</p>
Opening – Windows:		<p>Window, first floor to south wall: Narrow sash, with pointed arched upper, 1x1 pane.</p> <p>Window first floor to north wall: Wide window in beaded timber frame. Two lights, each wide arched sash, 1x1 panes.</p> <p>Window ground floor to south wall: Deep narrow window opening with sloping reveals. Narrow beaded timber frame. Narrow opening pair of casements, three panes to each.</p>
Fittings:		Timber staircase has been lost but some remains lie within the space.
Room 16		
Function:		Unknown domestic function.
Walls:		Solid stone to the east and north, plastered and painted. Brickwork to the west and south painted.
Floor:		Concrete floor.
Ceiling:		Collapsed, remains of lathe and plaster.
Opening – Doors:		Door to Room 15: Narrow timber beaded doorframe.
Opening – Windows:		Single small pane timber opening casement, set in narrow timber frame within deep set opening, with straight sides, boarded shut.
Interior – First Floor		

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Room 17		
Function:		First Floor Hallway and Stair Hall.
Walls:		The north, south and east walls are solid stone, the west wall is a mid-20 th century partition, with mid 20 th century brick stack integral to it. All walls plastered and painted.
Floor:		Timber suspended floor, failing.
Ceiling:		Lathe and plaster ceiling, failing and partially collapsed.
Openings – Doors:		Double doorway to exterior: Wide double doorway, in wide chamfered timber doorframe with arched two-pane light above opening. Pair of narrow four panel ogee moulded doors. Modern locks and padlocks fitted. One doorknob survives to west door. Door to Room 18: Moulded door frame, with outer stepped ogee moulding, and inner bead moulding to opening. 20 th century replacement plank door. Door to Room 24: 20 th century copy modern narrow moulded doorframe. Reset 19 th century plain four-panel door. Modern knocker and letter box cut into door.
Openings – Windows:		Large three-light arched sash window, with timber sill. Cut by mid 20 th century partition. Thick timber mullions dividing the individual sashes, which are 1x1 panes, arched/pointed pane to top. Only the single sash to east is now within this room.
Fittings:		The timber staircase on point of collapse drops to the basement floor to the south side of the room, enclosed by timber railing and handrail.
Significant Details:		A shallow arched feature frames the centre of the east wall of this room. The edge of the arch has a marked bead moulding and appears to be a purposeful decorative feature. The space within the arch is occupied by the doorway to Room 18. A mirror of this arch is found in the solid stone wall to the east, viewed in Rooms 24 and 25.
Room 18		
Function:		Corridor (formerly one large room with Room 19).
Walls:		Solid stone walls to east, west and south. All walls are plastered and painted, some former wall paper. North wall is a mid 20 th century partition inserted into larger former room. Beaded skirting has been applied to the partition in sections, possibly reused from elsewhere in the building.
Floor:		Concrete slab floor.
Ceiling:		Lathe and plaster ceiling, which has collapsed.
Openings – Doors:		Door to Room 17: Moulded door frame, with outer stepped ogee moulding, and inner bead moulding to opening. 20 th century replacement plank door. Pair of Doors to Room 19: Narrow mid 20 th century simple chamfered doorframes. Door to west plain four-panel door. No door to east opening. Door to Corridor 21: Moulded door frame, with outer stepped ogee moulding, and inner bead moulding to opening. Beaded skirting next to doorframe runs under the partition wall. Door to Room 20: Wide chamfered doorframe, with cut stops.
Significant Details:		The south wall has a shallow projecting chimney stack.
Room 19		
Function:		Heated room/unknown function.
Walls:		Stone walls to north, east and west, plastered and painted. The south wall is a mid 20 th century partition, forming a corridor to the south. The room is divided on a north-south alignment by a thin modern plasterboard and timber partition. Beaded skirting boards to the north, east and west walls. An ogee-moulded picture rail survives in part, to the north, east and west walls.
Floor:		Concrete slab floor.
Ceiling:		Lathe and plaster ceiling, collapsed.
Openings – Doors:		Pair of narrow plain door frames leading to Room 18, the corridor formed to the south.
Openings – Windows:		Pair of all arched/pointed sash windows, in the north wall. One window to each of the divided spaces. The windows have wide beaded frames, with circular 'bullseye' style decoration in the top corners. Sashes are 1x1, the upper sash arched. The window opening is deep with bead moulding to the edge.
Room 20		
Function:		Unknown function/heated room
Walls:		All walls are solid stone, plastered and painted. The room is now divided by a modern plasterboard partition, on a north-south alignment.
Floor:		Suspended timber floor.
Ceiling:		Lathe and plaster, partly collapsed.
Openings – Doors:		Door to Room 18: Wide chamfered doorframe, with cut stops. Door in partition: Narrow plain doorframe, mid 20 th century.
Openings – Windows:		Large three-light window in the south wall. The modern partition cuts the window, two lights to the east space, one to the west space. The windows have wide beaded frames, with circular 'bullseye' style decoration in the top corners. Sashes are 1x1, the upper sash arched. The window opening is deep with bead moulding to the edge.

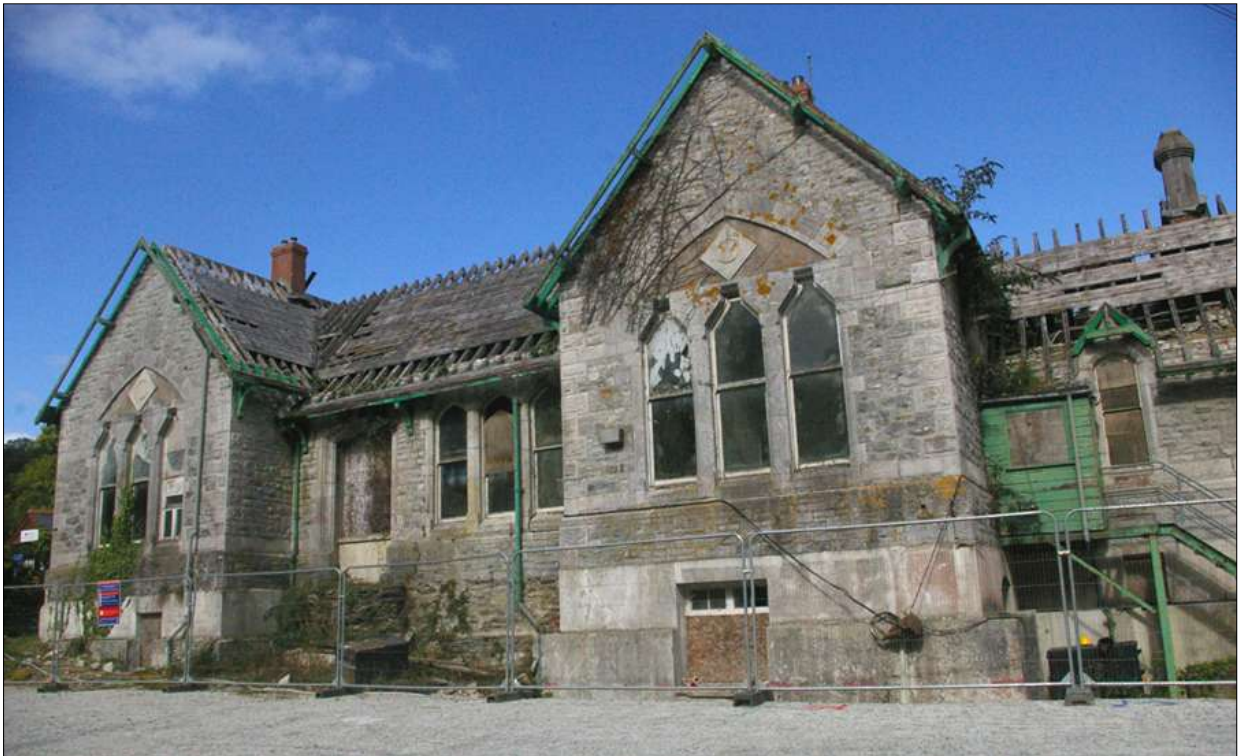
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Significant Details/Dating Evidence:		There is a projecting stack on the north wall, back-to-back with that in Room 18. There is a mid-20 th century tiled fireplace off-set into the stack, within the blocked original hearth.
Room 21		
Function:		Corridor (formerly part of Room 22)
Walls:		The south and west walls are solid stone. The wall to the east is a thick lathe and plaster partition. The wall to the north is a mid 20 th century plasterboard partition. Timber beaded skirting to south wall.
Floor:		The floor is of suspended timber.
Ceiling:		The ceiling is of lathe and plaster, collapsed.
Openings – Doors:		Door to Porch: Narrow plain doorframe. Door to Room 18: Moulded door frame, with outer stepped ogee moulding, and inner bead moulding to opening. Door to Room 22: Narrow moulded mid 20 th century doorframe. Door to Room 23: Chamfered doorframe with cut stops.
Openings – Windows:		In the south wall is a single arched sash window, in moulded frame, 1x1 panes.
Room 22		
Function:		Heated room/unknown function.
Walls:		Solid stone walls to north and west. Lathe and plaster partition to the east, with stone chimney stack. Wall to south is a mid 20 th century partition. There are some surviving beaded skirting boards.
Floor:		Concrete floor.
Ceiling:		Lathe and plaster ceiling, partially collapsed.
Openings – Doors:		Door to Room 21: Narrow moulded mid 20 th century doorframe.
Openings – Windows:		Pair of single light arched sash windows, 1x1 panes, timber sills, deep opening, with bead moulding.
Significant Details:		There is a projecting stack to the east. The original hearth is now blocked. Mid 20 th century tiled fireplace set into projecting stack in the east room, offset from centre.
Room 23		
Function:		Unknown, formerly heated.
Walls:		North, south and east solid stone walls, plastered and painted. The west wall is a lathe and plaster partition, either side of a stone chimney stack. The room is divided unequally by a thin modern partition, on an east-west alignment.
Floor:		Timber suspended floor.
Ceiling:		Lathe and plaster ceiling, partially collapsed.
Openings – Doors:		Door to Room 21: Chamfered doorframe with cut stops.
Openings – Windows:		In the south wall is a single arched sash window, in moulded frame, 1x1 panes.
Comments:		The room could not be fully examined due to safety concerns.
Room 24		
Function:		Unknown function (part of large former room with Room 17 and Room 25).
Walls:		Solid stone wall to the south and west, plastered and painted. Mid 20 th century partitions to the east and north.
Floor:		Suspended timber floor
Ceiling:		Lathe and plaster ceiling, now collapsed.
Openings – Doors:		Door to Room 17: 20 th century copy modern narrow moulded doorframe. Reset 19 th century plain four panel door. Modern knocker and letter box cut into door. Door to Room 25: Mid 20 th century plain doorframe, shallow chamfer.
Openings – Windows:		In the south wall. Large three-light arched sash window, with timber sill. Cut by mid 20 th century partition. Thick timber mullions dividing the individual sashes, which are 1x1 panes, arched/pointed pane to top. Two lights to this room. Large timber lintel exposed.
Room 25		
Function:		Unknown function (part of large former room with Room 17 and Room 24).
Walls:		Solid stone wall to the north and west, plastered and painted. Mid 20 th century partitions to the east, and south. The space is divided again by a thin 20 th century partition of plasterboard on a north-south alignment.
Floor:		Suspended timber floor.
Ceiling:		Lathe and plaster ceiling, now collapsed.
Openings – Doors:		Door to Room 24: Mid 20 th century plain doorframe, shallow chamfer. Door in partition to west: Narrow moulded 20 th century doorframe.
Openings – Windows:		In the north wall. Two windows both pairs of single arched sashes, 1x1 panes. Large timber lintel. Timber sill.
Significant Details:		Mid 20 th century tiled fireplace, within brick stack, in partition to east. Room not originally

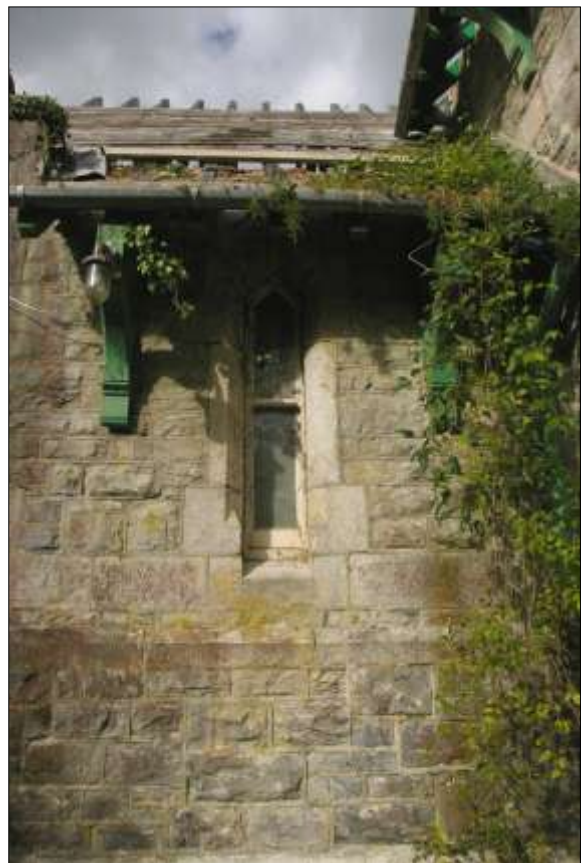
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		heated.
Room 26		
Function:		Domestic Function.
Walls:		Stone walls to north, east and west, plastered and painted. The south wall is a mid 20 th century partition, forming a corridor.
Floor:		Concrete slab floor.
Ceiling:		False ceiling inserted and modern strip lights attached. Ceiling has collapsed.
Openings – Doors:		Narrow, plain doorframe leading to the corridor to the south.
Openings – Windows:		Pair of all arched/pointed sash windows in the north wall. The windows have wide beaded frames, with circular 'bullseye' style decoration in the top corners. Sashes are 1×1, the upper sash arched. The window opening is deep with bead moulding to the edge.
Significant Details:		Would have originally been one space that included Room 26. Stack to south of Room 26 would indicate that this room was heated.
Room 27		
Function:		Domestic Function.
Walls:		All walls are solid stone, plastered and painted. The room is now divided by two modern plasterboard partitions, on a north-south alignment.
Floor:		Suspended timber floor.
Ceiling:		Lathe and plaster, partly collapsed.
Openings – Doors:		Door to Room 26: Wide chamfered doorframe, with cut stops.
Openings – Windows:		Large three-light window in the south wall. The modern partition cuts the window, two lights in the west space, one in the east. The windows have wide beaded frames, with circular 'bullseye' style decoration in the top corners. Sashes are 1×1, the upper sash arched. The window opening is deep with bead moulding to the edge.
Significant Details:		There is a projecting stack on the north wall, back-to-back with that in Room 18. There is a mid-20 th century tiled fireplace off-set into the stack, within the blocked original hearth.

Appendix 3
Baseline Photographs



The south elevation of the building, facing the street, which will be retained by the development; from the south-east.



Detailed view of the doorway (left) and the narrow arched sash (right) in the west wing; from the south.

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The west wing of the building, with separate door access; from the south.



The east wing of the building; from the south.

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Left: Detailed view of the eastern projecting gable on the south elevation; from the south.
Right: The east wing of the building; from the south-east.



The north elevation of the building; from the north-east.

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The north elevation of the central part of the building with paired double doorways, that to the west now blocked; from the north.



Left: Door into Room 1; entering into the east side of the basement; from the east-south-east.



Right: Room 1, the lobby, within the east side of the basement, showing the cupboard behind the door and the frame of the door which divides the lobby area; from the north.



Heavy chamfered frame with arched single pane of glass above; from the south-east.



Left: Room 3, another lobby/room, serving Rooms 5 and 6; from the west.



Right: Brick segmental arch; to Room 6, the former coal chute and boiler room; from the west.



Room 6, the former coal chute and boiler room, with a further timber transom window, as in Room 4, and exposed stone walls; from the north-east.



Left: Room 2, a secondary part of the lobby, showing doorways 3 and 4 and surviving skirting boards; from the south. Right: The bathrooms of Room 7. The modern partition cuts the transom timber window, which is the same as that Rooms 4 and 6; from the north-east.



Room 7, divided into two bathrooms in the 20th century; from the north-east.



Room 7, the modern timber framed partition; from the south-west.

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The western part of Room 7; from the north-west.



Left: The staircase in the centre of the basement, Room 8, leading to the 1st floor central hallway; from the north-west.
Right: Room 10, set with a modern frame, but some surviving beaded skirting to the walls; from the south-west.



Room 9; from the south-east.



Left: The window in Room 9. A heavy timber transom, with fixed single-pane opening casements above and two-pane opening casements below. The window has brass locks and coiled latches; from the south.



Right: Access leading to Room 11, a lobby, leading into the separate west side of the basement; from the west.



Heavy chamfered frame with two-pane mullioned arched light above; from the west.



Room 14, showing excessive water ingress and damage; from the south-west.

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The large stack within Room 14 and arched doorway to Room 15; from the north-east.



Left: Room 14; from the north-west.



Right: Window in the south wall of Room 15; from the north-west.



Arched sash windows in the north wall of Room 15; from the south-west.



The south wall of Room 15; from the north-west.



Detail of door between Rooms 14 and 15, with its narrow beaded frames instead of the chamfered frames seen elsewhere in the building; from the west.



Left: Detail of the doors in the north elevation, leading into the central hall; from the north-east.



Right: Window within Room 19; from the south-east.

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Left: Window within Room 19; from the south-east.



Right: Room 20, showing a modern partition cutting the three-light sash window; from the north-east.



Left: Room 22, with arched sash single light window; from the south-west.



Right: Arch detail in the west wall of Room 24 (part of the arch is in Room 25); from the east.

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Left: Two-light arched sash window in Room 15; from the south.
Right: Arch detail in the west wall of Room 25; from the east.



Arch detail, within Room 17, which matches Rooms 24 and 25, once an open space; from the north-west.



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