

# LAND AT TREGONIGGIE BICKLAND WATER ROAD FALMOUTH, CORNWALL

Results of a Desk Based Assessment  
& Walkover Survey



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# Land at Tregonigge, Bickland Water Road, Falmouth, Cornwall

## Results of a Desk Based Assessment & Walkover Survey

*For*

Ross Edwards

*of*

CAD Architects

*By*



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**National Grid Reference:** SW 78600 32918  
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December 2015

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## Summary

*This report presents the results of a desk-based assessment and walkover survey carried out by South West Archaeology Ltd. (SWARCH) on land at Tregoniggle, Bickland Water Road, Falmouth, Cornwall, prior to a potential retail and office development.*

*The desk-based assessment shows the site as undeveloped farmland and the HLC describes it as post-medieval enclosed land. The HER does refer to the cropmark of a possible medieval field boundary (Mon.ID: 55712). The LiDAR survey data shows an earthwork that probably equates to this cropmark and a bank that is seemingly respected at its eastern end by the limit of the industrial development to the south. The walkover survey identified the same undated features (a possible ditch and a ridge/bank) as the LiDAR image, although these were subtle and to some extent obscured by foliage.*

*Any proposed development on the site is likely to disturb these two former agricultural boundary features, but the potential for further archaeological features or deposits of any significance appears low.*

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## Acknowledgements

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Thanks for assistance are due to:

Ross Edwards of CAD Architects

The Staff of the Cornwall Record Office (CRO)

## 1.0 Introduction

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<b>Location:</b>	Land at Tregoniggle, Bickland Water, Falmouth, Cornwall
<b>Parish:</b>	Falmouth
<b>County:</b>	Cornwall
<b>NGR:</b>	SW 78800 32918

### 1.1 Project Background

This report presents the results of a desk based assessment and walkover survey carried out by South West Archaeology Ltd. (SWARCH) on land at the Tregoniggle Industrial Estate, off Bickland Water Road, in Falmouth, Cornwall (Figure 1). The work was commissioned by Ross Edwards of CAD Architects (the Agent) on behalf of Andrew Risely of Databasics Hospitality Systems (the Client) in order to identify the potential for the survival of archaeological sites or features that might be affected by a proposed retail and office development.

### 1.2 Topographical and Geological Background

The site is located on the north-east facing slope of a low hill overlooking the Fal estuary, at a height of approximately 70-85m AOD. The site comprises a single kidney-shaped field approximately 2km north-west of the heart of Falmouth, 1km north of Budock Water, on meadow at the northern extent of Tregoniggle Industrial Estate, off Bickland Water Road (see Figure 1).

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). These overlie hornfelsed slates and siltstones of the Mylor Slate Formation (BGS 2015).

### 1.3 Historical Background

The site is located within the parish of Falmouth, but historically was part of Budock; Falmouth which was only made a parish in its own right in 1664. Budock is situated within the Deanery and Hundred of Kerrier, two miles west of Falmouth. In 1843 the site lay within a field that belonged to the former farmstead of Tregoneggie, owned in part by Nicholas Tresidder and Lord Woodhouse, though leased to a Thomas Selly.

### 1.4 Archaeological Background

The historic fieldscape in this area is characterised by the Cornwall Council Historic Landscape Characterisation (HLC) as post-medieval enclosed land, but is surrounded by medieval farmland, with the site itself situated on land described as *20<sup>th</sup> century settlement*. Medieval farmland is described as Anciently Enclosed Land (AEL) and formed the agricultural heartland of Cornwall with the settlements and field systems typically having clear medieval antecedents. AEL has also been strongly demonstrated to indicate areas first settled, enclosed and farmed during later Prehistory i.e. Middle Bronze Age (c.1500-1000 BC) until the Roman period (AD 43-410) and continuing into the early medieval period (AD 410-1066). It is considered highly likely that buried archaeology dating to the Prehistoric and Roman-British periods generally survives within areas of AEL.

There has been little or no archaeological investigation within the immediate area of the proposed site, although there are a large number of known heritage assets in the vicinity. A recent

geophysical survey by SWARCH (Bampton forthcoming) has identified a sub-rectangular double ditched enclosure (Iron-Age/Romano-British 'round') and associated field system to the north-west of the proposal site on land off Hillhead Road. Most of the other known heritage assets in the vicinity are either medieval and relate to farming settlements, or are post-medieval or recent, with many relating to the Second World War defences of Falmouth. Archaeological assessments and geophysics surveys have been conducted along Bickland Water Road, particularly to the west of the road by Cornwall Archaeological Unit and SWARCH. Typically these have highlighted the potential for medieval and prehistoric/romano-british field systems.

## 1.5 Methodology

This document follows the methodology outlined in the Project Design (Appendix 1).

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014a).

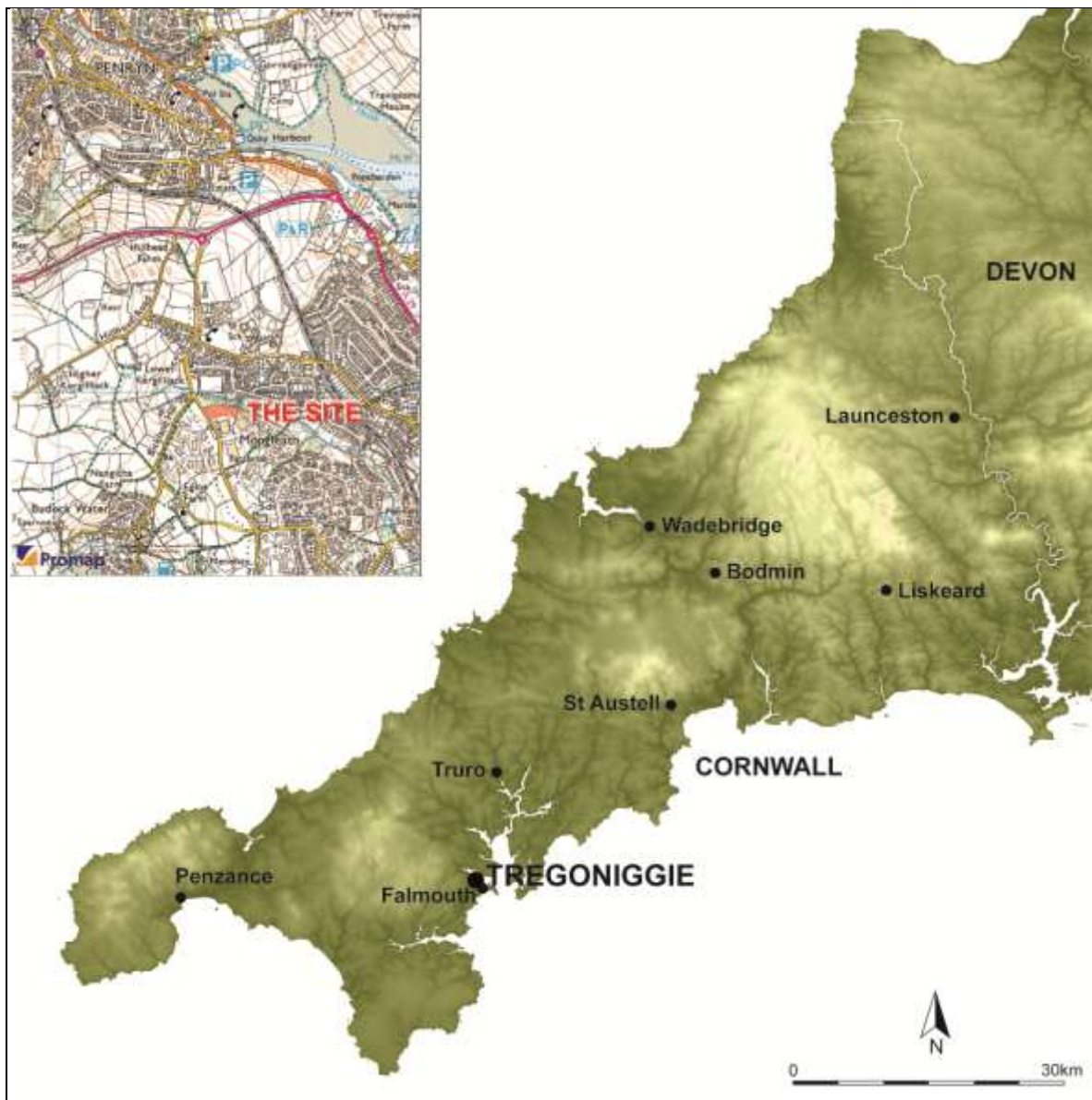


Figure 1: Site location (the location of the proposed development is indicated).



## 2.0 Desk-Based Assessment

### 2.1 Documentary Background

A settlement at Tregonigge is first recorded in 1316 (Gover 1948), incorporating the early medieval Cornish prefix *tre* (estate, farmstead) with the Welsh *keun* (reeds, rushes) (Padel 1985).

The documentary background to the site is surprisingly sparse; the tithe apportionment indicates that in 1843 the site formed part of the tenement of Tregonigge, the lands being shared between Nicholas Tresidder and Lord Woodhouse, and tenanted by Thomas Selly. However, in the 17<sup>th</sup> century several documents (CRO: CN/6; CN/7; CN/8) referring to John Gwavas and his lineage imply their ownership of the farm(s), until 1747 when the marriage of Ann Gwavas to Thomas Carolyn (CRO: CN/125) led to the estates passing to the Carlyon family.

In the 1832 and 1834 William Pearce is listed as the tenant of Tregoneggay by the voters lists for the parish of Budock (Cornwall Online Parish Clerks 2015), whilst the title for Tregoniggy was held by Nicholas Tresidder in 1845, and by Thomas Moor Horsford in 1855 (CRO: X263/6).

### 2.2 Cartographic Evidence

#### 2.2.1 Early cartographic sources

The earliest useful map depicting the site is Lord Burghley's Atlas of 1579 (Figure 2), which depicts the site as lying within an enclosed fieldscape, and one which still included unenclosed strip fields.



Figure 2: Extract from the Burghley Atlas of 1579 (BL) (the approximate location of the site is indicated).



The next detailed cartographic source is the OS surveyor's draft of 1811 (Figure 3), which shows the surrounding landscape in some – if perhaps slightly misleading – detail. As with the earlier Burghley map, the larger surrounding fields are shown. The pattern of fields on the draft maps is, however, often speculative rather than accurate. The locations of the roads and the farms at *Trescobeas* and *Tregonia* are both depicted accurately.

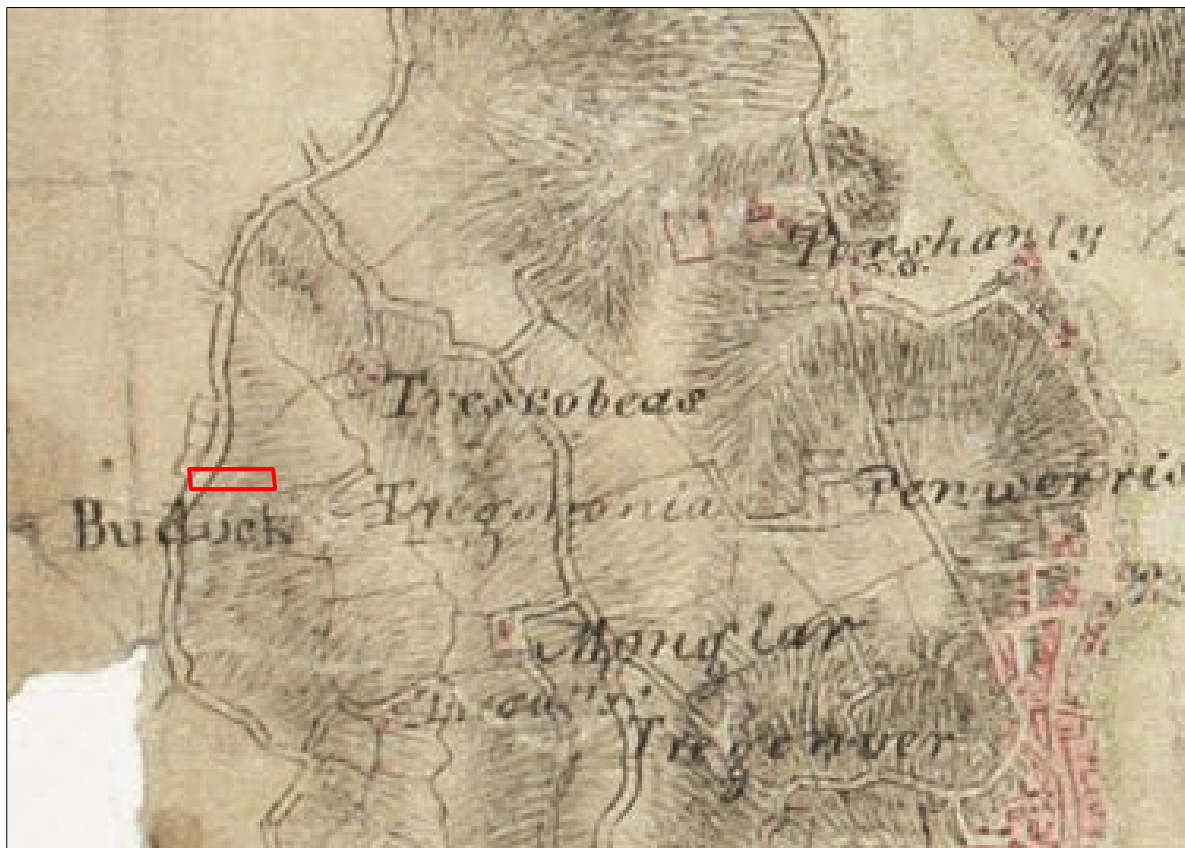


Figure 3: Extract from the 1811 OS surveyor's draft map (BL) (the approximate location of the site is indicated).

### 2.2.2 The 1840 Budock Tithe Map

The first detailed map available to this study is the 1843 tithe map (Figure 4), and in contrast to the earlier maps shows the area of the development as comprising the eastern part of a larger field named as *Higher Bickland*.

The apportionment indicates these fields formed part of the holding of *Tregonigge*, which had multiple owners (see Table 1). The field names are mostly prosaic, being locational, topographical or relating to personal names and land holdings. The presence of *Moor* within several adjacent field names indicates a stretch of easily waterlogged land, adjacent to a small stream (the Bickland Water). The vast majority of the fields were listed as being under arable rotation, the remainder being orchard, pasture or waste. Trescobeas to the north (to the east on the tithe map) is described on later mapping as being on *the site of a mansion* (see Figure 5). The estate has association with the Grosse Family and was subsequently purchased by the Killigrews, from whom it passed to Lord Woodhouse through marriage (Lysons 1814). The fact that Tregonigge was in the ownership of Lord Woodhouse in the 1840s suggests that this landholding formerly was formerly part of a larger estate centred on the mansion (barton) at Trescobeas; which was sub-divided into various farm tenancies and subsequently ownerships from at least the 17<sup>th</sup> century.

Land at Tregonigge, Bickland Water Road, Falmouth

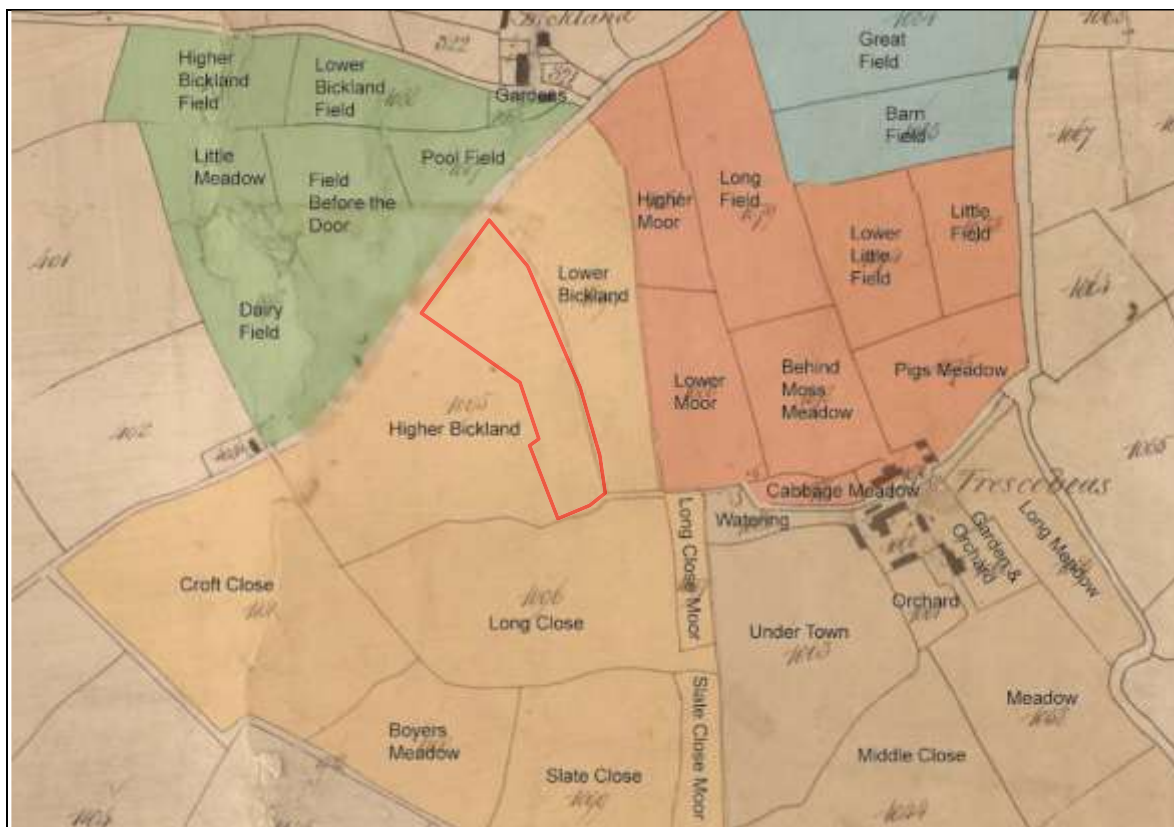


Figure 4: Extract from the 1843 Budock Tithe map (CRO). The approximate site is marked.

Field No.	Owner	Tenant	Field Name	Field Use
<b>Trescobears</b>				
1044	William Bullmore	Edward Bullmore	Middle Close	Arable
1058			Meadow	Arable
1059			Long Meadow	Arable
1060			Dwelling house, barn outhouses, stable, yard, garden, orchard & road	
1061			Garden & orchard	Orchard
1062			Watering	Waste
1063			Under Town	Arable
1073	Peter Harvey, Executors of	Vincent Martyn	Little Field	Arable
1074			Lower Little Field	Arable
1075			Pigs Meadow	Arable
1076			Dwelling house, yard, outhouses, linyhay & mowhay	
1077			Cabbage Meadow	Arable
1078			Behind Moss Meadow	Arable
1079			Long Field	Arable
1080			Lower Moor	Pasture
1081	Higher Moor	Arable		
<b>Trescobears</b>				
1084	William Martyn	Vincent Martyn	Great Field	Arable
1085			Barn Field	Arable
<b>Bickland</b>				
1086	Reverend David Jenkins	Nicholas Thomas	Cottage, outhouse & gardens	
1087			Pool Field	Arable
1088			Lower Bickland Field	Arable
1089			Higher Bickland Field	Arable
1090			Little Meadow	Arable
1091			Field Before the Door	Arable
1092			Dairy Field	Arable

Tregoneggie				
1094	Nicholas Tresidder & Lord Woodhouse	Thomas Selly	Lower Bickland	Arable
1095			Higher Bickland	Arable
1096			Long Close	Arable
1097			Long Close Moor	Pasture
1098			Slate Close Moor	Pasture
1099			Slate Close	Arable
1100			Boyers Meadow	Arable
1101			Croft Close	Arable

Table 1: Extract from the 1843 Budock tithe apportionment.

### 2.2.3 Ordnance Survey mapping

The 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey maps depict a landscape similar in outline, but subject to a loss of some field boundaries. By 1880 the farm formerly known as *Bickland* became *Bickland Water* and the small farmstead at the south-east corner of *Dairy Field* appears to have become the main farmstead of Bickland.

The most significant local development was the construction of the Falmouth Union Workhouse (later *Budock Hospital*, demolished after 2006) in 1850-52 to the north of the site, and the appearance of an isolation hospital further to the north, on land formerly belonging to Lower Kergillack. Beyond this, the Cornwall Railway line to Falmouth was opened in 1863, sweeping around the site to the north and east.

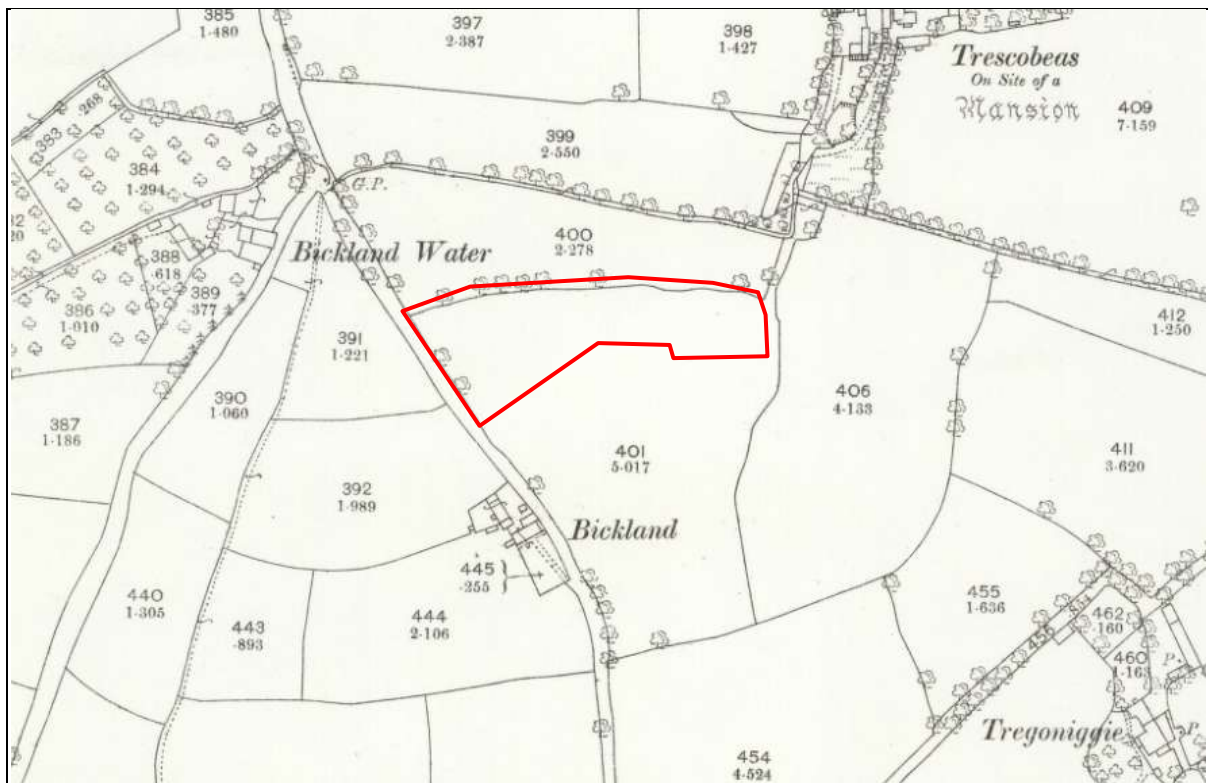


Figure 5: Extract from the 1880 OS 1<sup>st</sup> edition 6" map (Cornwall sheet LXXI, CRO) (the site is indicated).

This landscape remained fairly static through the later 19<sup>th</sup> and early and mid 20<sup>th</sup> century, with some further minor boundary losses (see Figures 6-7). By the late 20<sup>th</sup> century an industrial estate

had been built on the land bordering Bickland Water Road and extending over the site of the Tregonigge farm buildings.

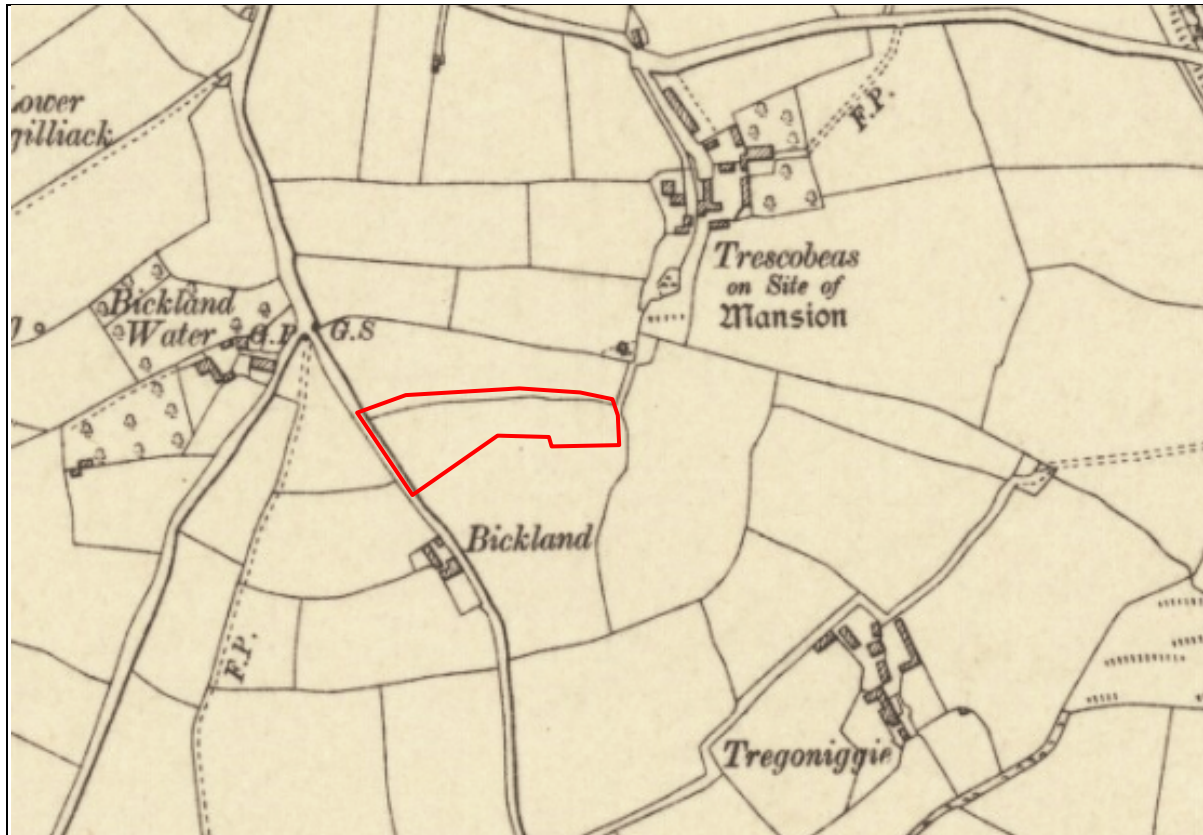


Figure 6: Extract from the 1909 OS 2<sup>nd</sup> edition 6" map (Cornwall sheet LXXI, CRO) (the site is indicated).



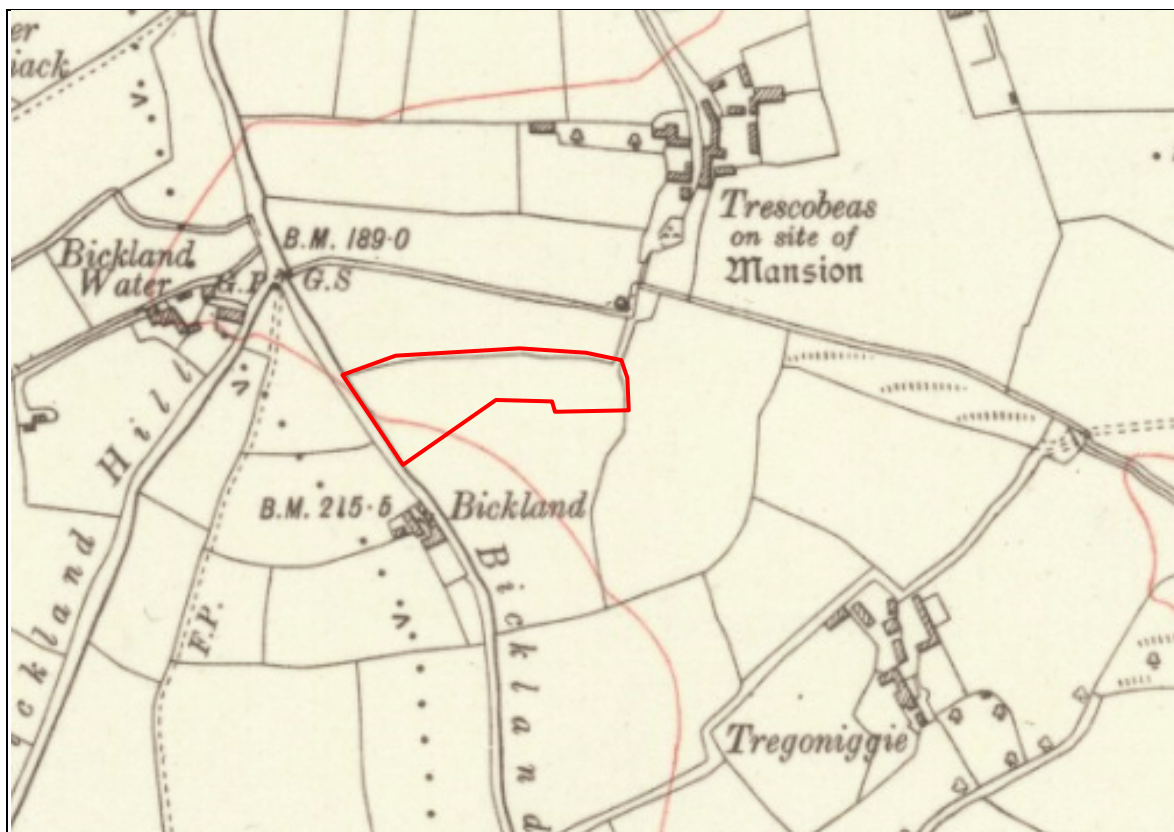


Figure 7: Extract from the 1935 OS 6" map (Cornwall sheet LXXI, CRO) (the site is indicated).

### 2.3 Archaeological Background

Most of the historic fieldscape in this area is characterised as *medieval farmland* on the Cornwall and Scilly Historic Landscape Characterisation (HLC), though the site itself is recorded as *20<sup>th</sup> century settlement*.

*Medieval farmland* forms part of the broader category of *Anciently Enclosed Land* (AEL). These areas formed the ancient heartland of rural Cornwall with settlements and field systems having clear medieval antecedents. AEL has also been strongly demonstrated to indicate areas first settled, enclosed and farmed during later Prehistory i.e. Middle Bronze Age (c 1500-1000 BC) until the Roman period (AD 43-410) and continuing into the early medieval period (AD 410-1066). It is considered highly likely that buried archaeology dating to the Prehistoric and Roman-British periods survives within AEL. Archaeological assessments and geophysics surveys have been conducted along Bickland Water Road, particularly to the west of the road by Cornwall Archaeological Unit and SWARCH. Typically these have highlighted the potential for medieval and prehistoric/romano-british field systems.

The Cornwall Historic Environment Record (see Figure 8 and Table 2) records a number of heritage assets in close proximity to the development site, although most of these are post-medieval in date. There are possible Romano-British enclosures to both the north-west (No.33) and south-east of the site (No.10) identified through geophysical and aerial photography surveys. Medieval settlements recorded at Trescobeas (No.2), Tregonigge (No.8), Nangitha (No.12), Penmere (No.20), Menehay (No.21) Tregonver (No.36), and Higher Kergilliack (No.37). Otherwise the HER entries in this area is dominated by post-medieval buildings and recent military structures.



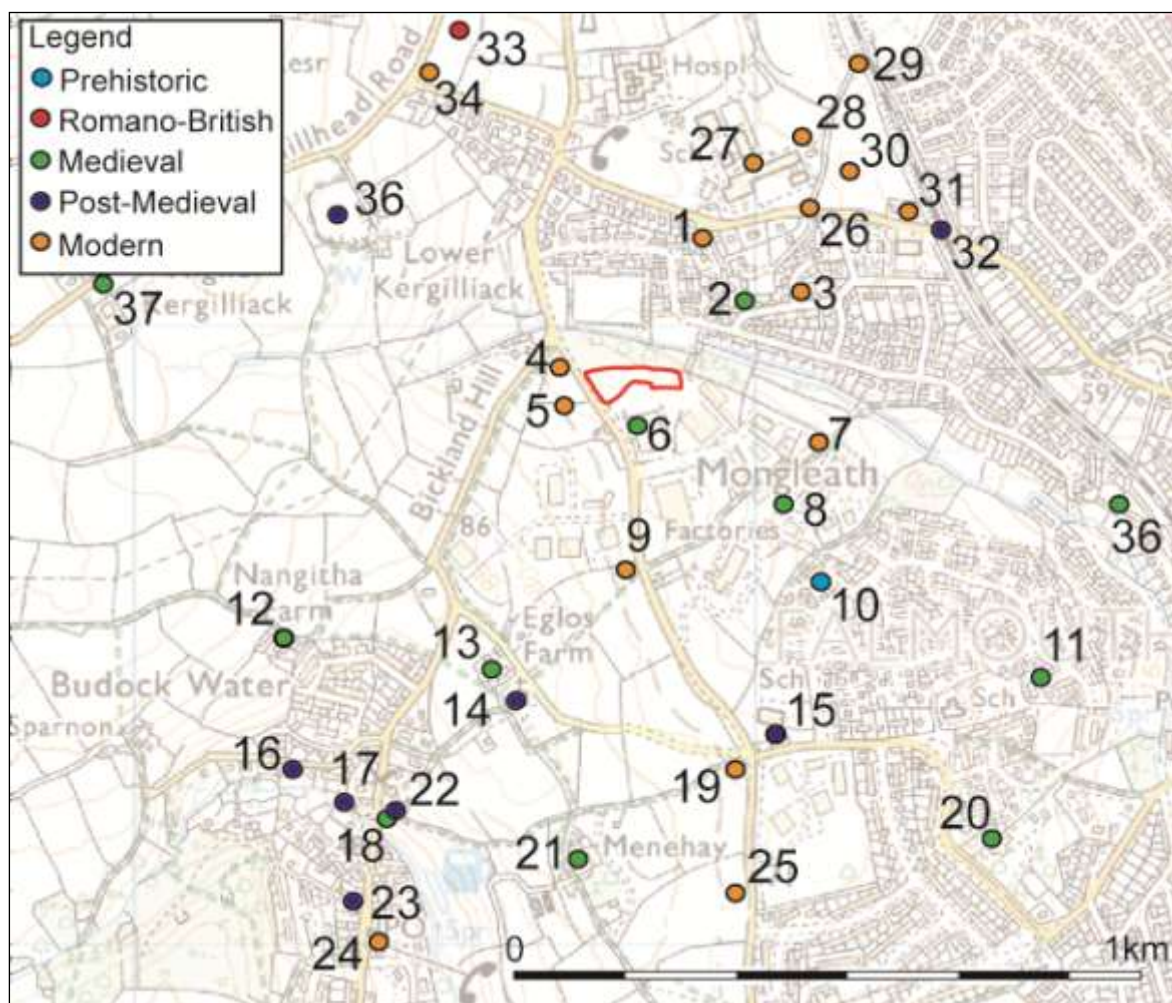


Figure 8: Map of nearby heritage assets (source: Cornwall HER).

Mon ID	No.	Site Name	Record	Notes
38478	1	Falmouth	Documentary	Modern pillbox listed on the site
18529	2	Trescobeas	Documentary	Medieval settlement recorded in 1284
55749	3	Falmouth	Cropmark	WWII tank trap shown on aerial photograph
38495	4	Falmouth Bickland Water	Documentary Building	WWII road block listed WWII barrage balloon mooring site visible on aerial photographs
38483	5	Falmouth	Documentary	Modern pillbox listed on the site
55712	6	Tregonigge	Cropmark	Medieval field boundary indicated by cropmarks
38486	7	Falmouth	Building	Remains of WWII pillbox
18632	8	Tregonigge	Documentary	Medieval settlement recorded in 1316
38484	9	Tregonigge	Documentary	Modern pillbox listed on the site
55710	10	Tregonigge	Aerial photo	Prehistoric enclosure, undated enclosure
55750	11	Mongleath	Aerial photo	Medieval field system
18620	12	Nangitha	Documentary	Medieval settlement
18614	13	Budock	Documentary	Possible Medieval settlement
18578	14	Budock	Documentary	Medieval cross
18579		Budock	Documentary	Medieval cross
18580		Budock	Documentary	Medieval cross
18566	15	Falmouth, Mongleath Rd	Documentary	17 <sup>th</sup> century cemetery
177238	16	Budock Water	Documentary	Post-medieval school
40798	17	Budock Water	Documentary	Post-medieval corn mill
18652	18	Roseglos	Documentary	Medieval holy well, Medieval chapel
38485	19	Falmouth	Documentary	Modern pillbox listed on the site
18622	20	Penmere	Documentary	Medieval settlement
18617	21	Menehay	Documentary	Medieval settlement
138223	22	Budock	Documentary	Post-medieval nonconformist chapel
40853	23	Budock Water	Documentary	Post-medieval blacksmiths workshop
55725	24	Budock Water	Aerial photo	WWII barrage balloon site
38487	25	Falmouth	Documentary	Modern pillbox

Land at Tregoniggle, Bickland Water Road, Falmouth

38479	26	Falmouth	Documentary	WWII pillbox listed in this location
56356		No.55 Trescobeas Road	Building	20 <sup>th</sup> century building designed by Alfred Cornelius in 1911
178604	27	Falmouth	Building	Modern school built in 1957
55747	28	Falmouth	Aerial photo	WWII military camp and associated features
38480	29	Falmouth	Documentary	WWII pillbox listed on the site
55746	30	Falmouth	Aerial photo	WWII barrage balloon mooring site
55440	31	Falmouth	Building	Modern kitchen
54928	32	Trescobeas Road	Building	Post-medieval railway bridge
-	33	Land off Hillhead Road	Geophysical survey	Possible Romano-British/Iron Age 'round', with possible roundhouses inside, and parts of a contemporary field system.
38477	34	Falmouth	Documentary	Modern pillbox listed on the site
55708	35	Lower Kergilliack	Cartographic	Clay pit marked on 1 <sup>st</sup> edition and modern OS maps
18630	36	Tregenver	Documentary	Medieval settlement recorded in 1336
18615	37	Higher Kergilliack	Documentary	Medieval settlement recorded in 1313
55705		Higher Kergilliack	Cropmark	Medieval field system indicated by cropmarks
40851		Higher Kergilliack	Cartographic	Location of blacksmiths workshop shown 1840 tithe map
172551		Higher Kergilliack	Findspot	Mid 19 <sup>th</sup> century milepost

Table 2: List of nearby heritage assets (source: Cornwall HER).

### 2.3.1 LiDAR data

The LiDAR survey data (Figure 9) shows a curving east-west ridge that aligns with the existing east half of the sites south boundary. It also shows a ditch, aligned north-west by south-east in the western half of the site. The majority of the areas to the north, east and south have been subject to modern developments, although, possible earlier route-ways, boundaries and extraction pits can be seen to in the fields to the west.

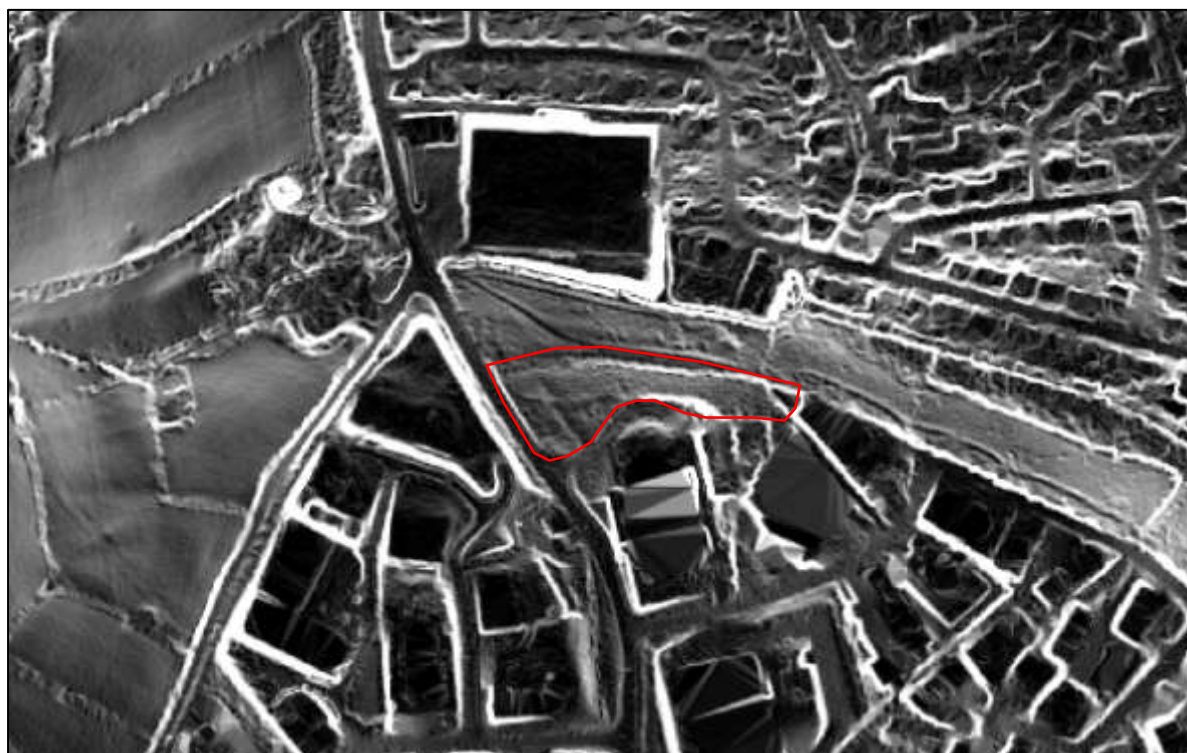


Figure 9: Detailed topographical image based on LiDAR data; the site is indicated. This is a QGIS-generated image (terrain analysis>slope) of TELLUS LiDAR survey data [contains freely available LIDAR data supplied by Natural Environment Research Council (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey); ©NERC (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey)]; the site is outlined in red.

## 2.4 Walkover Survey

A walkover survey was conducted across the site on the 9<sup>th</sup> of December 2015. The site consisted of a single field of overgrown grass and bracken scrub. A complete compliment of supporting photographs can be seen in Appendix 1.

The site slopes downwards gently to the north-east with some subtle undulations in the western third of the field. The general scrub across the site may have obscured topographical features but in the eastern half of the site there did not appear to be any possible earthworks. In the western half a possible relict ditch or watercourse was defined by a slight dip in foliage aligned parallel to the western site boundary within the western quarter of the site. This was obscured by the overgrowth and may equate to nothing, a ditch, drainage/services associated with the modern development to the south of the site, or a watercourse associated with spring line and watercourse to the north of the site that feeds *Swan Pool* to the south-east. This earthwork probably equates to the possible medieval field boundary identified as a cropmark to the south of the site on the HER (Mon.ID:55712). Perpendicular to this another bank or depression was also noted. No other earthworks were identified on the site.

The north boundary to the site was a Cornish hedgebank (stone lined and earth and foliage capped). It went from c.0.5m and 1.75m in height from its east to west end and was lined with deciduous trees, some noticeably coppiced. The north side of the north boundary had a more regular height of c.1.5m and opened into what was once a probable floodplain but is now a wooded dog walking area. An eroded path across the middle of this boundary has been worn away by pedestrians.

The east boundary was a 1m high, 1.5m wide Cornish hedgebank with coppiced deciduous trees. It appeared to have suffered from some general erosion

The west boundary was a bank up to 1.3m in height that ran up to the level of Bickland Water Road and its pavement. The bank became less perceptible at its southern end as the topography rose and it met the landscaped ground of the development to the south.

The western half of the south boundary is defined by the natural topography, although this will have undergone some landscaping in the 20<sup>th</sup> century during the development works to the south. It is lined with a curb lined tarmac driveway. The far eastern end of the south boundary had a wood panelled fence. The curved middle section of the south boundary was comprised of made-ground bank material over 2m high associated with the landscaping and levelling of the site to the south.

### 3.0 Conclusion

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The desk-based assessment does not indicate a high potential for archaeological material on the site. The cartographic record shows the site as undeveloped farmland and the HLC describes it as post-medieval enclosed land. Topographically it is on the edge of a potential floodplain and may not have been very suitable for development in the past, if the watercourse to the north of the site was once more substantial. Geophysical surveys in the wider area highlights the potential for the fragmentary survival of prehistoric, Romano-British and medieval field systems, and to some extent associated settlement evidence. Given the north to north-east facing slope of the site it has low potential for any former settlement activity on the site.

The County HER refers to the cropmark of a possible medieval field boundary (Mon.ID: 55712) within the proposal site, much of which has now been overlain and destroyed by the industrial developments to the south. The LiDAR survey data depicts an earthwork that probably equates to this is visible aligned north-south; the LiDAR also depicts an east-west orientated bank that is seemingly respected at its eastern end by the limit of the modern industrial development to the south. The bank apparently overlies the ditch on the LiDAR image, but neither of these former boundaries are depicted on the historic maps.

The walkover survey identified a potential earthwork in the form of a slight ditch that ran parallel to the western boundary. It may be indicative of a post-medieval field boundary, natural spring that fed the water course to the north or a large service associated with the industrial development to the south. A depression or bank was also noted perpendicular to this feature. Although subtle and possibly seasonally obscured by foliage on the ground, both of these features appear to correlate with the features identifiable on the LiDAR.

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### *Cornwall Record Office:*

Budock Tithe Map 1840

Budock Tithe Apportionment 1843

Ordnance Survey 1<sup>st</sup> edition map of 1888

Ordnance Survey 2<sup>nd</sup> edition map of 1909

Ordnance Survey revised edition map of 1935



Appendix 1  
Walkover Survey Photographs



East end of the site; looking east (no scale).



The site from the east end; looking west (no scale).





East boundary; looking south (2m scale).



East boundary; looking north (2m scale, behind the tree).





Public right of way north of the east end of the north boundary; looking west (2m scale).



North-east corner of the site from outside the site; looking north-east (2m scale).





Route-way running north away from the site, adjacent to the north-east corner of the site; looking north (no scale).



North-east corner of the site, from beyond the boundary; looking west (2m scale).





North boundary of the site; looking west (2m scale).



Made-ground/tip forming the middle/south part of the southern boundary; looking south (2m scale).





Worn path, aligned north-south near the middle of the site; looking south (no scale).



Worn path and boundary bank, aligned north-south near the middle of the site; looking north (no scale).





East half of the site; looking east (no scale).



West half of the site; looking west (no scale).





Change in foliage and possible relict ditch/bank running across the western end of the site; looking south (2m scale).



The north half of the site from the north-west corner of the site; looking east (2m scale).





The western end of the site from the north-west corner; looking south (no scale).



The west boundary; looking west (2m scale).





The west boundary from the north-west corner of the site; looking south (2m scale).



The site from halfway along the west boundary; looking east (no scale).





West boundary from the south-west corner of the site; looking north ( no scale).



The site from the south-west corner of the site; looking north-east (no scale).

Land at Tregonigge, Bickland Water Road, Falmouth



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