

BRICK HOUSE ST. NEWLYN EAST CORNWALL

Results of a Historic Building Assessment



South West Archaeology Ltd. report no. 160506



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Brick House, St. Newlyn East, Cornwall Results of a Historic Building Assessment

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Work undertaken by SWARCH for Austin Roberts
James Lockyer Associates Ltd.

Summary

South West Archaeology Ltd. was commissioned to undertake historic building assessment at Brick House, St. Newlyn East, Cornwall, ahead of the proposed construction of a new dwelling to replace the existing fire and water damaged thatch farmhouse.

Brick House is a small brick farmhouse set within a wedge shaped garden plot, enclosed by traditional hedge banks, within the historic core of the village of St. Newlyn East. It represents a simple agricultural dwelling on a former in-town farm plot, formerly with open fields to its south-east until the recent expansion of the village.

Brick House is an undesignated heritage asset, however, it would appear to be one of the oldest dwellings in the Conservation Area and is unusual in its use of materials. The use of brick for the structure is the most notable, as stone is an abundant material in this area, and the majority of buildings – particularly of its period – are therefore stone built. Until it was lost through fire damage, the thatch roof of the Brick House was also an important feature of the building, being one of few thatched roofs still present in the village and therefore adding to the character of the historic core of St. Newlyn East.

The farmhouse was extended in the 19th century, and again in the 20th. These two phases of development virtually doubled the floor plan of the farmhouse, as well as providing a series of repairs and reconstruction to parts of the original building.



April 2016

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1.0 INTRODUCTION

LOCATION:	BRICK HOUSE
PARISH:	ST. NEWLYN EAST
COUNTY:	CORNWALL
NGR:	SW 82797 56282
PLANNING NO:	PA15/09352
SWARCH REF:	SNB16

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. was commissioned by Austin Roberts of James Lockyer Associates Ltd. (the Agent) to undertake historic building recording at Brick House, St. Newlyn East, Cornwall (Figure 1). This is ahead of the proposed construction of a new 2-storey, 4 bedroom dwelling to replace the existing fire and water damaged former farmhouse. This work was carried out in line with a Written Scheme of Investigation (Boyd 2016) drawn up in accordance with best practise.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

St Newlyn East is a small village located in the parish of the same name. It is located approximately 6km south of the coastal town of Newquay, between the A30 and A392, which are the main east-west highways in Cornwall. The village is located on relatively high ground, approximately 92m AOD, in a rolling countryside of agricultural fields and occasional woodland areas.

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983), which overlie the Trandrean Mudstone Formation, a sedimentary mudstone and siltstone bedrock formed in the Devonian period (BGS 2014).

1.3 HISTORICAL BACKGROUND

St Newlyn East is a medieval churchtown that was originally a centre to the surrounding farms and manors. The settlement expanded significantly in the 18th and 19th centuries due to the exploitation of lead and some silver mining, particularly between 1840 and 1870. There was also significant mineral exploration in the surrounding area. The most successful local mine was East Wheal Rose, which provided some wealth to the community in the mid 19th century. More recently, St Newlyn East has become a desirable commuter village for those working between Newquay, St Austell and Truro, and further afield.

1.4 ARCHAEOLOGICAL BACKGROUND

In the immediate surrounding area there is extensive cropmark evidence for Prehistoric enclosures and associated and later field-systems, although none of these are recorded within the limits of the site. The Church of St Newlina is Grade II* listed and thirteen Grade II listed structures exist within the village, including *Redwing* on Churchtown and *Pophams Farm* on Halt Road. The core of the village is included within a conservation area. A possible Iron Age hillfort has been scheduled west of Cargol Farm.

Geophysical survey and archaeological monitoring and recording were carried out on a site on Halt Road by SWARCH in 2013 and 2014. The geophysical survey indicated linear anomalies associated

with the late-medieval field system, a large, amorphous anomaly in one corner of the site and a rectilinear enclosure on a different alignment to the field system. The rectilinear feature was revealed to be a Romano-British enclosure. Further monitoring in an area not covered by the geophysical survey revealed a number of features relating to the 18th-20th century occupation of the site, including a single-cell stone building, well and mine shaft (see Bampton 2014; Webb 2015). These 18th-20th century structures and remains may once have been associated with Brick House, being in the field immediately behind.

The area around much of the village is classified primarily as *Anciently Enclosed Land* on the Cornwall Historic Landscape Characterisation, although some is categorized as *Post-Medieval Enclosed Land* (Cornwall Council).

1.5 METHODOLOGY

The historic building assessment was undertaken by Emily Wapshott in April 2016. The recording work was carried out with reference to Chartered Institute for Archaeologists (CIfA) and English Heritage (EH) guidelines on the recording of standing buildings. Photographic and written records were produced.

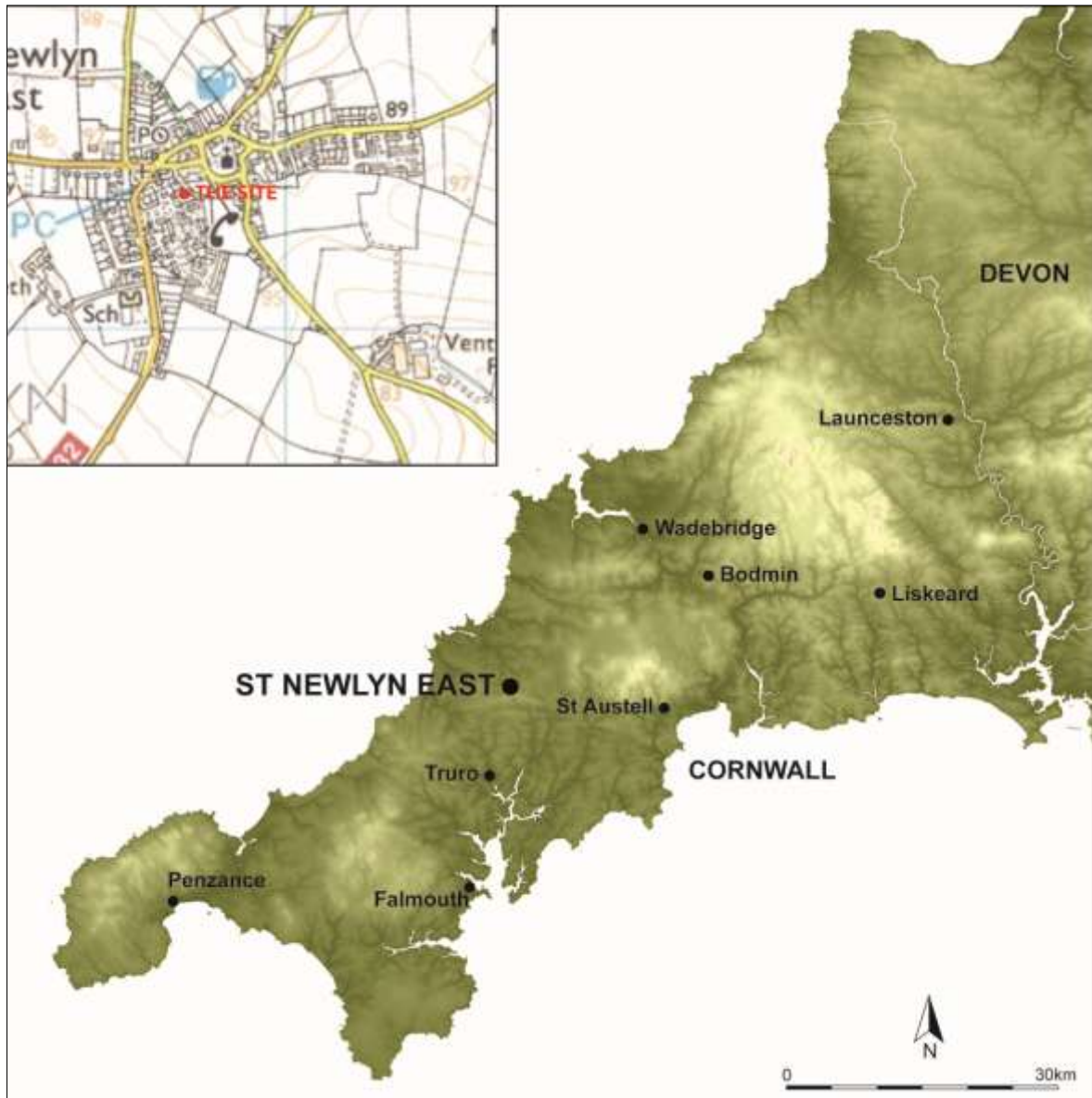


Figure 1: Site location (the site is indicated).

2.0 HISTORICAL BACKGROUND

2.1 HISTORICAL SUMMARY

The parish of St Newlyn East lies in the Deanery and Hundred of Pyder. The settlement of St Newlyn East is first recorded in 1311 when it is spelt "Villa de Sancta Newelina". The settlement takes its name from the Church of St Newlyn. This church, dedicated to St Newlina, was originally built in the Norman period and may be on a site of early medieval origin and it is likely that there has always been a settlement associated with the church (Cornwall Council HER; Gillard *et al* 2004). Early maps of St Newlyn East suggest that the present churchyard is not original, and that the earlier churchyard had a small sub-rectangular form. This, together with the upland location and the name element **eglos* suggest that Newlyn East may have originated in the later part of the early medieval period. It is also possible that the roughly circular churchyard set in an elevated position was once the site of an iron-age camp. The core of St Newlyn East church as it stands today is of a 12th century cruciform plan, enlarged and developed in the 14th and 15th centuries and 'restored' in c.1883. Norman elements of the church survive or were reused in the chancel and north transept and include the Bodmin type font (Cornwall Council HER).

It would appear that the village originally developed on the eastern side of the churchyard. A terrier of 1746 lists the vicarage, garden and glebe between the present day Metha Road and the Butts. In the eighteenth century the present site of the Wesleyan Chapel was a village green, bisected by a road leading to Cargoll. By 1809 the parish had a population of 735 and the village had developed to the north and western sides of the church (Cornwall Council HER).

The manor of Newlyn was not recorded in the Domesday survey, appearing to develop out of parts of several manors. By the 14th century it belonged to the Arundells of Lanherne and passed in the early 19th century from Lord Arundell to Lady Clifford. Eleven manors that now fall within the parish were listed in the Domesday survey and the site was on land belonging to the manor of Cargoll. The manor of Cargoll (*Cargau*) was the dominant of the eleven manors at this time and was originally held by Robert, Count of Mortain, from St Petroc church, Bodmin and then taken by the Bishop of Exeter, who procured a grant to fair and market in 1312. Another substantial manor was that of Trerice (*Treuret*), originally held by Jovin, an original occupying thegn, from the Count of Mortain. It had passed in the 14th century to the Arundell family, until the 19th century when it passed to Sir Thomas Acland Bart. Other manors and bartons within the parish include that of Degembris and Cragantallan, both at one point also owned by the Arundells; the Manor of Nancolleth, successively held by the Arundell, Carew, and Rashleigh families, and until 1919 by Lord Falmouth; Tresilian and Treluddra (based on Lysons & Lysons 1814; Gillard *et al* 2004).

2.2 CARTOGRAPHIC EVIDENCE

2.2.1 NEWLYN EAST TITHE MAP 1847

The Newlyn East tithe map has not translated well to microfiche or digital copies. It appears to show the outline of a building, which may have been unfilled in order to fit the plot number into the box. A few of the other buildings in the village (which survive today) are also shown without a colour fill. The plot numbers now, however, are very difficult to determine. It appears that the house was part of a group of plots (1731-5) owned by William Tremain and occupied by Mugford and Fiddock, Robert Stephens and others. The plots are recorded as cottages, gardens and a cooks meadow.

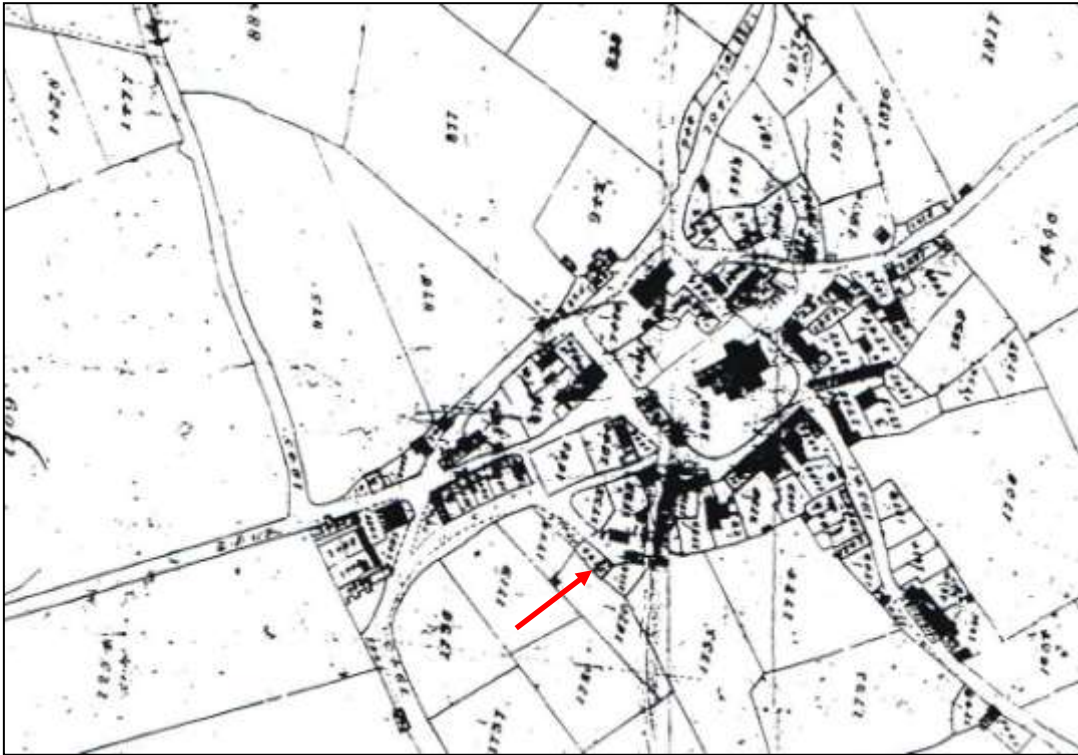


Figure 2: Extract from the 1847 St Newlyn East tithe map. The site is indicated.

2.2.2 ORDNANCE SURVEY FIRST EDITION 1888

The first edition OS map is much clearer, and shows the house within its own garden plot. It still lies on the edge of the settlement, which does not appear to have changed much in size since the tithe map, although houses have been constructed along the roads to the south west, north and east. The field boundaries in plots to the west of the site have changed, with four apparently consolidated into one, although those immediately to the west, as well as fields to the south, remain unchanged. The field adjacent to the Brick House, to the west, no longer has an outbuilding marked, which likely indicates it had been removed.



Figure 3: Extract from the 1888 Ordnance Survey First Edition map.

2.2.3 ORDNANCE SURVEY SECOND EDITION 1907

The Second Edition OS Map shows that the field to the west, which was an amalgamation of earlier fields, has again been subdivided; this time to provide ground for a new, larger Methodist Chapel. The road bordering the northern end of this field appears to have been truncated and a number of the buildings in this area of St. Newlyn East have been removed. There seem to have been changes to the buildings north-east of the Brick House, with some merged or replaced with larger buildings, and a number of smaller buildings removed. Brick House appears to be unchanged within its plot. Similarly, no change is apparent to the associated buildings to the south-east.

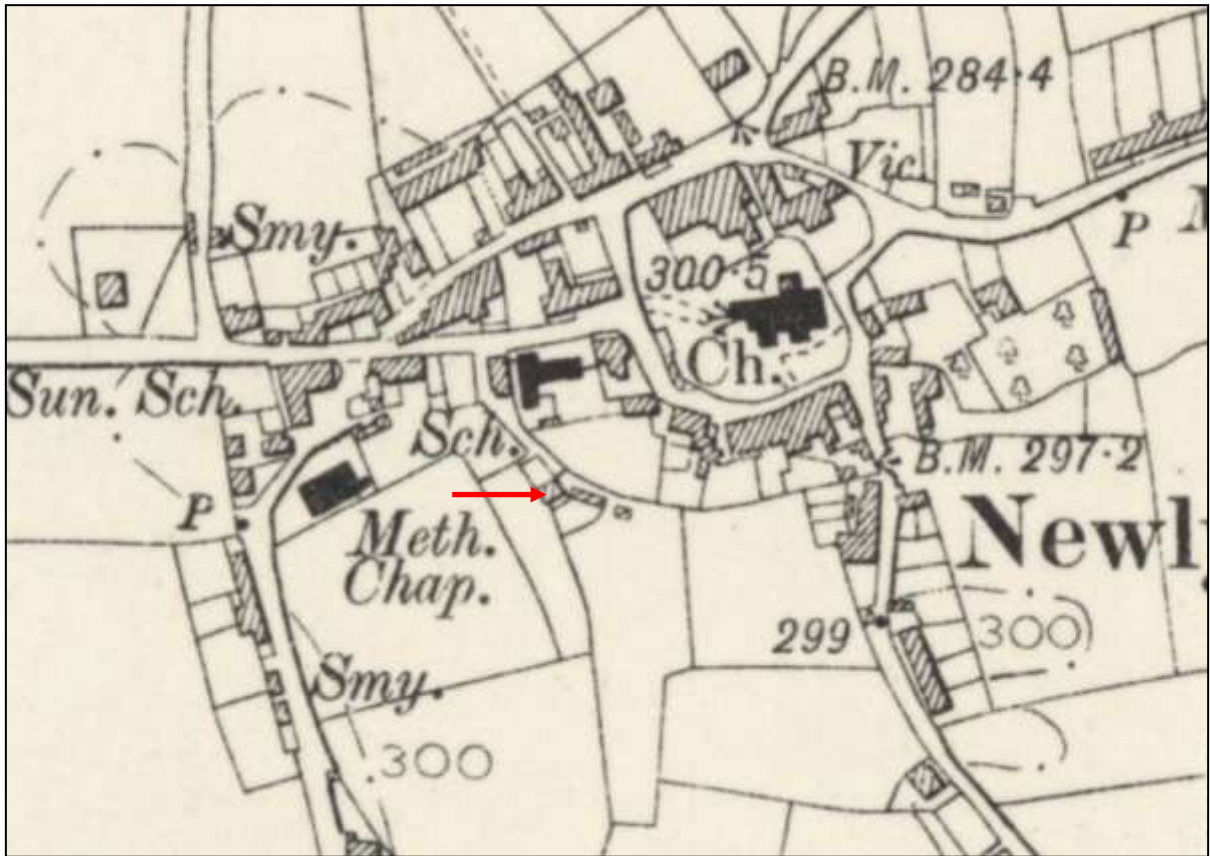


Figure 4: Extract from the 1907 Ordnance Survey Second Edition map.

2.2.4 LATER SOURCES

Subsequent maps show the increased development of the village, with 20th and 21st century housing developments, encroaching and today surrounding the Brick House.

3.0 HISTORIC BUILDING RECORDING

3.1 GENERAL BUILDING DESCRIPTION (for details see Appendix 1)

The site consists of a small brick farmhouse set within a wedge shaped garden plot, enclosed by traditional hedge banks, within the historic core of the village of St Newlyn East. The house faces north-north-west and is set into a bank on its south-west corner. On its south side is a stone-built well house and small laundry room and to the east-south-east is a large workshop/garage. The house has a terraced garden area, with a raised lawn to the west.

The building represents a simple agricultural dwelling on a former in-town farm plot. Open fields remained to its south-east until two years ago, when a large new development was built.

The main farmhouse is of brick on a stone rubble foundation plinth, with gable end stacks. The principal elevation is to the north, of three window range, with a central, ground floor doorway. It is of Flemish bond brickwork and each opening has a shallow segmental relieving arch; of typical 18th century symmetrical appearance. The gable ends are blind, with in-wall stacks and rebuilt upper brick shafts. Both gable end elevations are built in English bond brickwork, the east gable painted, the west gable rendered and painted. The rear of the main farmhouse is obscured by a 19th century extension but is also of English bond brickwork. The former thatch roof and timber roof structure were lost in a recent fire.

The farmhouse has grown through accretion into a complex double-depth plan; with two main rooms either side of a central hallway. Accessed via the east room are a further dining room and the modern kitchen and lobby. At the rear of the hallway is the stair hall, with a study to the west. Access to the bathroom extension is via a forced opening in the rear wall, at the base of the stairs. The stairs rise within a double height stair hall to a narrow landing. Under the stairs is a remaining section of wall which suggests the extension was originally divided into two rooms. Within the loft above the dining room there is one small bedroom accessed off the stairs and on the first floor of the main range are three bedrooms. The upper part of the western gable and chimney stack may have been entirely rebuilt in the 20th century, but at the very least the southern part of the gable was reconstructed in concrete block and the upper shaft of both chimneys were rebuilt in modern brick.

The 19th century extension is a stone rubble one and half storey lean-to containing the dining room, stair hall and study. Its original function was likely related to service or storage. This lies under a slate roof, which survives in part, with two small single 19th century opening casement windows in its east elevation, and one modern window to the west end. There is a single storey modern rendered concrete block extension beyond that, offset to the west side, which contains the kitchen and bathroom, with a small glazed lobby to the east. This structure obscures the majority of the 19th century extension.

3.2 SIGNIFICANCE OF THE BUILDING

The farmhouse is an undesignated heritage asset. It is, however, of both architectural and historic interest, as a building of initial vernacular plan, of simple rural character with a thatched roof, but built of brick which is a rare material for its period of construction and location in Cornwall, where building stone is abundant.

It is of marked *local significance* forming part of a key group of historic buildings which surround the church within the core of the village and is most likely of 18th century construction. The building is therefore older than many of the other houses surviving in the village, and it is also one of only a few

which were still thatched, formerly providing an important contribution to the character of the village.

3.3 SIGNIFICANT FEATURES OF INTEREST

Few features survived the 20th century modernisation and the recent fire; those that have are worthy of mention and would ideally be preserved/conserved within the rebuild process are listed below in Table 1. The owners of the property have already shown interest in keeping various historic items from within the building. The structure itself is of architectural/historic interest and value and would ideally be restored, the building having already been secured by the steel RSJs installed as part of a 20th century renovation.

Room No:	Feature: pre 20 th century features
1	Moulded door frame to room; deep plaster skirting to north-east corner and east wall.
2	Moulded door frames to rooms 1 and 3; slate floor; some ceiling timbers/joists.
3	Chimney stack, cupboard to north, not its door, former oven remains within cupboard to south; moulded door frames to rooms 2 and 4; plank door to room 4.
4	Moulded door frame to room 3; window to east, with catch; wall under stair within cupboard; plank door to room 3; plank door to cupboard, reset from elsewhere, narrow joists to ceiling.
9	Structure and floor.
10	Roof structure partly survives; window to east, with catch; door frame and door; floorboards, now damaged by fire and water.
11	Lathe and plaster walls/partitions and moulded integral door frames; floorboards, now damaged by fire and water
12	Chimney stack and cupboard to north side.
13	Moulded door frame from room 11; lathe and plaster walls and possibly some floorboards, damaged by fire and water.
14	Moulded door frame from room 11.

Table 1: Historic features surviving within the property.

3.4 HISTORIC PHASING OF THE BUILDING

3.4.1 18TH CENTURY

The farmhouse is built of brickwork on a rough north-west, south-east alignment, on a stone rubble plinth, with a thatched roof. Of two cell and through passage plan, with three small rooms above and two gable end stacks. This building may have been associated with a barn or outbuilding to the south-east (which may survive in part within the workshop) and was served by the stone built well-house to the south-south-west.

3.4.2 19TH CENTURY

The farmhouse was extended on its south (rear) side, by the addition of a one and half storey stone rubble lean-to service extension. This appeared to have at least two ground floor rooms and a loft

area above, under a shallow slate roof, set up and under the steep thatch roof of the main range. The central space accessed from the passage may have contained a new stair, rising to the first floor.

3.4.3 EARLY - MID 20TH CENTURY

A small laundry building was constructed adjacent to the well, immediately south of the house, providing a washing/utility and food preparation space.

The outbuilding or barn to the south-east was hugely extended to provide the current workshop/garage building.

3.4.1 LATE 20TH CENTURY

The house was further extended, providing a modern kitchen, bathroom and toilet. This is of concrete block and brick, single storey, rendered to the exterior with a flat bitumen roof.

Concrete blocks can be seen in the west elevation of the main farmhouse which is heavily rendered and there may have been some strengthening works or repairs needed here. The upper part of both chimney stacks and the southern part of the west gable were completely rebuilt at this stage. The first floor within the farmhouse was also replaced, steel RSJs inserted to brace the building. This suggests that at some point in the 20th century the building may have fallen into disrepair, requiring more intensive renovations.

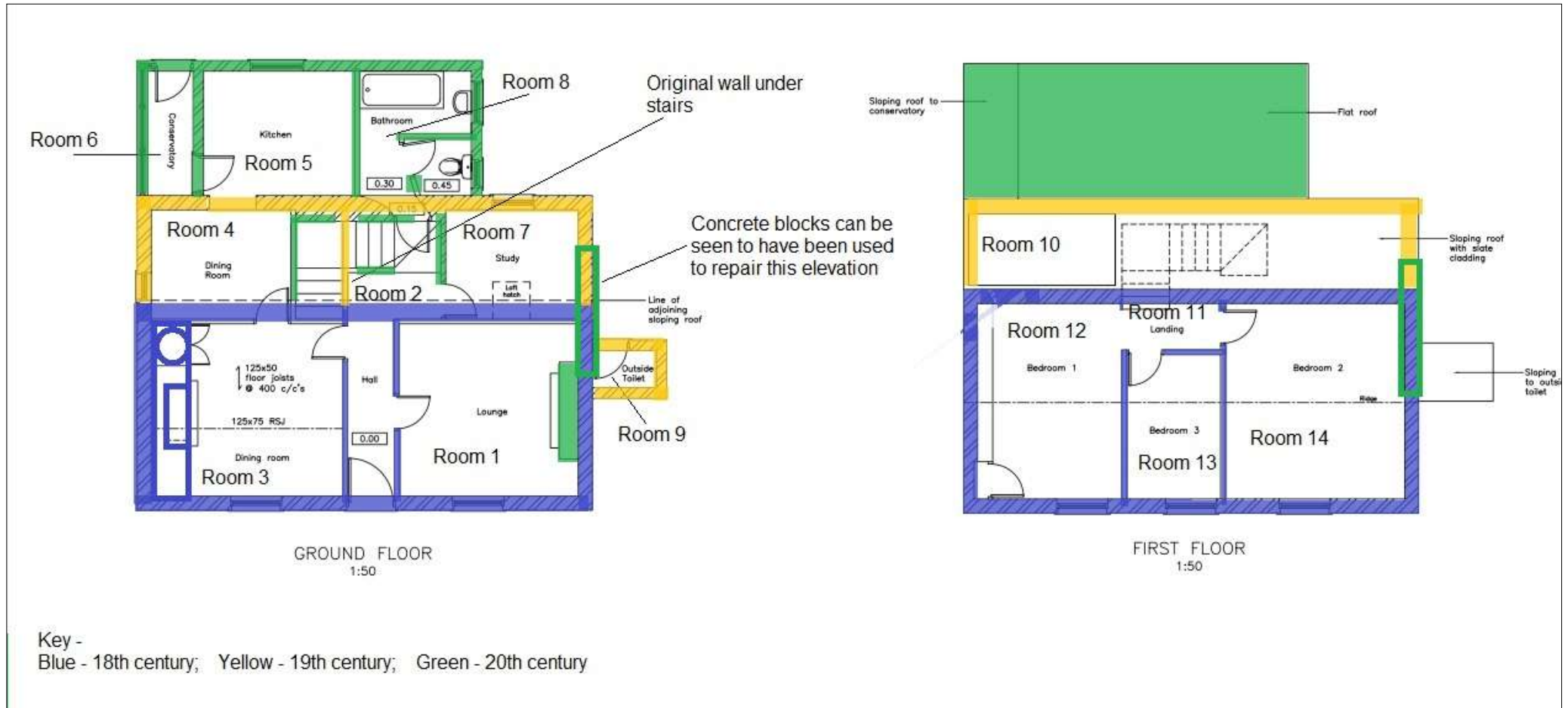


Figure 5: Phased plan showing room numbers.

4.0 CONCLUSION

Brick House is a small former farmhouse set within a wedge shaped garden plot, enclosed by traditional hedge banks, on the edge of the historic core of the village of St. Newlyn East. It represents a simple agricultural dwelling on a former in-town farm plot, with open fields to its south-east until the recent expansion of the village.

Brick House is an undesignated heritage asset, however, it would appear to be one of the oldest dwellings in the Conservation Area and is unusual in its use of materials. The use of brick in this 18th century structure is its most notable feature, as stone is an abundant material in this area, and the majority of buildings – particularly of its period – are therefore stone built. Until it was lost through fire damage, the thatch roof of the Brick House was also a notable feature of the building, formerly being one of few thatched roofs still present in the village and therefore adding to the character of the historic core of St. Newlyn East.

The farmhouse was extended in the 19th century, and again in the 20th. These two phases of development virtually doubled the floor plan of the farmhouse, as well as providing a series of repairs and reconstruction of parts of the original building.

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Heritage Gateway 2014: <http://www.heritagegateway.org.uk>

Cornwall Record Office:

Newlyn East Tithe Map & Apportionment 1847.

Ordnance Survey 1st Edition Map 1888.

Ordnance Survey 2nd Edition Map 1907.

APPENDIX 1: BUILDING RECORD

		General Description
Function/Summary:		Farmhouse, small in-town holding, of middle to lower status
Dating Evidence:		Map evidence, style and form of building structure
Exterior		
Elevation NORTH		Description
Fabric Description:		Flemish bond brickwork, in a whitish lime mortar. Brick segmental arches, shallow in shape, to each opening. Brickwork is sat upon a stone rubble foundation plinth, in a cob/clay and mixed lime bond.
Roof Covering		Formerly thatch, now destroyed by fire
Opening – Windows:	5	20 th century (mid) windows, four light, with chunky transom mullion, with opening casements below and small opening hoppers above. Chunky nailed window frames.
Openings - Doors	1	Large front door, boarded below with six glazed panes above, thick chamfered glazing bars between and brass door knob. Early 20 th century replacement, in style of an older door
Significant Details:		There is a shallow open 'French drain' or gully to the front elevation, lined with slates, with a large slate slab respecting the entrance, carried over the drain. The drain is served by a culvert to both ends. Flemish bond brickwork is most commonly used in the historic buildings of Britain in the 18 th century and earlier 19 th century, its combination in this building with older historic brick bond forms, gives us the earlier date for this building.
Relationships:		Contiguous with the east and west elevations.
Elevation SOUTH		Description
Fabric Description:		The rear wall of the main range is of English bond brickwork over a stone rubble plinth; abutted by the stone-rubble lean-to extension, which is painted cream. There is also a modern concrete block extension to the west side and a brick and glass lobby to the east.
Roof Covering:		The rear of the main range was formerly of thatch, lost by fire. The roof over the lean-to is of slate. The roof of the modern extension is of flat bitumen felt. The part glazed lobby has a corrugated clear plastic roof.
Openings – Doors:	1	One part glazed door, of 20 th century date, leading into the lobby to the east side.
Opening – Windows:	2	One modern 20 th century window in the modern block extension, with a fixed pane to the east and an opening casement, with hopper above to the west. There is also one window in the rear wall of the lean-to, which is a large double glazed modern single pane casement.
Drainage/Guttering		Plastic guttering to the extension, lean-to and lobby.
Significant Details:		The modern extension abuts the historic granite slab formed well house and integral steps and former bank to the garden, rising to the lawn area, on the south-west corner. The bond of the brickwork is a particularly early form, which is often super-seeded by later styles and indicates the earlier date for this building.
Elevation WEST		Description
Fabric Description		The main range is of English bond brickwork, in a lime mortar over a stone rubble plinth, in a cob/lime mix mortar. This elevation is heavily patched to the south and upper sections around the stack, by concrete block work. The upper shaft of the chimney stack is of modern brick, a rebuild/repair. The elevation has been rendered and is painted cream. The west side of the lean-to is of stone rubble, but may also be patched with concrete as it is also heavily rendered and painted. The west end of the modern extension is of brick and concrete, also rendered and painted.
Roof Covering		The main range is gabled here, the roof was of thatch, which does not survive. The lean-to roof survives at the west end, of slate. The flat roof of the modern extension also survives, of bitumen felt.

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Drainage/Guttering		The guttering is of plastic and modern to the rear; it has not survived on the main range.
Relationships		The main range is abutted on its south side by two phases of build, the 19 th century stone lean-to and the 20 th century concrete and brick kitchen block extension.
Significant Details:		This elevation of the main range of the cottage is heavily patched to the south and upper sections around the stack, by concrete block work. It is not known to what extent the rebuilding in concrete extends here but it appears a large repair was required at some point in the late 20 th century and may be contiguous with the extension, indicating one significant phase of renovation works. The bond of the brickwork is a particularly early form, which is often super-seeded by later styles and indicates the earlier date for this building.
Elevation EAST		Description
Fabric Description:		The main range of the cottage is of English bond brickwork. It is in a lime mortar and is built over a stone rubble-built plinth. There is some patching with cement or mortar in places, the elevation is painted cream. The upper shaft of the chimney stack has been rebuilt in modern brick, with cement. The elevation of the lean-to abuts the elevation with a clear, ragged build line, showing the change to rubble stone, also painted cream, in a rougher lime and clay mix mortar. The lobby to the east side abuts this, built in brick below with a narrow timber frame and glazed panels above, in cement mortar.
Roof Covering		The main range is gabled here, the roof was of thatch, which does not survive. The lean-to roof survives in part, of slate, the battens and slates project out forming deep eaves over the elevation. The corrugated plastic roof of the lobby/conservatory survived the fire, supported on narrow modern timbers.
Relationships:		Contiguous with the north, west and south elevations, abutted by the later stone rubble lean-to.
Significant Details:		A mid 20 th century outside light is affixed to this elevation and a large iron ring is also set into the brickwork. The bond of the brickwork is a particularly early form, which is often super-seeded by later styles and indicates the earlier date for this building. The phasing is particularly clear in this elevation, showing the two phases of extension to the rear side of the cottage. The changes in roofline, between the former thatched range and the lean-to is particularly interesting.
Interior – Room 1		Description
Function:		Living Room/Parlour (Lounge)– one of the two original rooms in the main range.
Walls:		Plastered and painted, the plaster in the north-east corner and on the partition wall to the hall (room 2) may be surviving lime plaster. There is a section of surviving deep 18 th century lime plastered skirting to the north-east corner. The rest of the skirting boards are of 20 th century date.
Floor:		Concrete, replaced in the 20 th century.
Ceiling:		Steel RSJ and modern narrow joists, all replaced in the 20 th century, plasterboard ceiling has now collapsed due to water and fire damage.
Opening – Doors:	1	18 th century moulded door frame, 20 th century plank door, with iron thumb latch.
Opening – Windows:	1	Mid 20 th century casement window, with chunky timber frame and chunky transom mullion between two opening casements, with two small hopper casements above.
Significant Details:		The fireplace and stack project shallowly into the room and the fireplace is modern slate effect. There are two shallow arched alcoves either side of the fireplace, now set with modern shelves and cupboards. It is not clear to what extent the stack and wall here may have been repaired and rebuilt during the 20 th century renovations which replaced the first floor.
Interior – Room 2		Description
Function:		Hallway
Walls:		Plastered and whitewashed, narrow 20 th century moulded skirting boards.

Floor:		Original 18 th century slate slab floor. Possibly reset when concrete floors were installed in the two main rooms.
Ceiling:		Plasterboard ceiling was damaged by fire and water and has collapsed. There are some surviving wider and irregular ceiling joists beneath, with wide floorboards laid directly on top in Room 13. Ceiling may be 19 th century and may even be 18 th century in date.
Opening – Doors:		Early to mid 20 th century front door, in 19 th century style, boarded to the base with glazed panels above, ledged to rear, with iron lock and brass handles. 18 th century moulded door frames to rooms 1 and 3. 20 th century door frame to room 7 and modern Victorian style door to room 8.
Significant Details:		20 th century Victorian style staircase has been inserted to rear and the space has been pushed through into 19 th century service extension, altering the layout. The stair rises over an earlier 19 th century partition.
Interior – Room 3		Description
Function:		Former Kitchen, Second Living Room (Dining Room)
Walls:		Plastered and painted. All skirting is narrow, of 20 th century date, various styles of plain or moulded.
Floor:		20 th century concrete replacement floor.
Ceiling:		Steel RSJ and modern narrow joists, all replaced in the 20 th century, plasterboard ceiling has now collapsed due to water and fire damage.
Opening – Doors:	2	18 th century moulded door frame to room 2 and 19 th century door frame to room 4, moulded on the side facing this room. 20 th century plank door to room 2. 19 th century plank and boarded door, ledged to rear, on blacksmiths hinges with brass door knob.
Opening – Windows:	1	Mid 20 th century casement window, with chunky timber frame and chunky transom mullion between two opening casements, with two small hopper casements above.
Significant Details:		The chimney stack has been overhauled in the 20 th century, the fireplace has been partially blocked and reduced in size, now fitted with a stove, on a projecting tile hearth. There is one small cupboard to the north of the stack, set near the ceiling, in a moulded beaded frame, but with a newly replaced panelled door. There is a large cupboard, with moulded surround and modern panelled doors set into the large alcove south of the stack; this opening appears to have once been an oven, with ragged scars in the brickwork from a removed structure within the cupboard space.
Interior – Room 4		Description
Function:		Room in service lean-to, now a dining/breakfast room.
Walls:		Plastered and painted. 20 th century narrow skirting boards.
Floor:		Concrete floor, several layers of lino or tiles, water and fire damaged.
Ceiling:		False beams, set onto narrow joists, beaded, with floor boards above laid directly on their backs (room 10), plasterboard was fitted between the joists but has been lost to fire and water damage. Ceiling is probably 19 th century in structure.
Opening – Doors:	2	19 th century door frame to room 3, 19 th century door, plank boarded with ledging bars to rear and brass door knobs. 19 th century plank door with ledging bars to rear and small iron latch to cupboard; the cupboard is modern so this has been reset here from elsewhere.
Opening – Windows:	1	One small, two pane opening casement in a chunky pegged frame, with heavy iron catch and latch - which look blacksmith made - and heavy hinges.
Significant Details:		The door frame to room 3 is plain on this side, moulded to room 3, indicating the change in status between the main range and the service lean-to.
Interior – Room 5		Description
Function:		Modern Kitchen
Walls:		Plastered and plasterboard, painted. Fitted kitchen cupboards and base units line the walls.
Floor:		Concrete, covered with several layers of lino. Water and fire damaged

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Ceiling:		Boarded ceiling, modern timber planks, painted, modern plaster cornice
Opening – Doors:	1	Large opening forced in rear wall of 19 th century service extension, re-pointed in cement, slate sill inserted above opening. 20 th century panelled door with glazed panels above to room 6, modern doorway and frame
Opening – Windows:	1	Window to rear (south) large fixed pane to east, opening casement with hopper above to west, dark wood.
Relationships:		The modern extension can is built up against the stone outer wall of the 19 th century lean-to.
Interior – Room 6		
Description		
Function:		Small lobby/conservatory
Walls:		Brick wall, painted, to the east, built up against the block work extension to the west and 19 th century lean-to to the north. The upper part of the walls has a timber frame and is fitted with several large 20 th century hopper opening frames. Fitted potting shelf along the east wall, beneath the windows.
Floor:		Concrete
Roof:		Narrow timber framing and clear plastic corrugated sheeting.
Opening – Doors:	2	20 th century panelled door with glazed panels above to room 5, modern doorway and frame. 20 th century two panel door with upper glazed panel to exterior.
Interior – Room 7		
Description		
Function:		Former service room in lean-to; Study/Bedroom
Walls:		Plastered and painted
Floor:		Concrete floor, 20 th century replacement
Ceiling:		The plasterboard ceiling has survived here obscuring the structure.
Opening – Doors:	1	20 th century moulded door frame and plank door, in modern partition to stair hall.
Opening – Windows:	1	One very small modern double glazed window unit, with single large pane and opening casement.
Significant Details:		This room has received a comprehensive 20 th century makeover and no evidence survives of its historical function or layout from the 19 th century.
Interior – Room 8		
Description		
Function:		Modern extension – bathroom and separate toilet
Walls:		Plastered and painted, tiled in places
Floor:		Concrete with lino flooring
Ceiling:		Plasterboard and painted, some modern plank boarding
Opening – Doors:	1	One modern pine panelled Victorian style door to room 2, accessing a small half landing at the bottom of the stairs. Two folding louvred doors separate the bathroom and toilet from a small lobby within the extension.
Opening – Windows:	1	Modern dark wood windows in west wall, part fixed pane and opening casements; both 20 th century.
Significant Details:		The opening to the extension has been forced in the wide stone wall of the 19 th century lean-to.
Interior – Room 9		
Description		
Function:		Outside Toilet
Walls:		Plastered/rendered and whitewashed
Floor:		Concrete
Ceiling:		Boarded, with a slated roof
Opening – Doors:	1	Pine boarded, ledged and braced door with latch, early 20 th century.
Significant Details:		The porcelain toilet has survived in here from the early 20 th century
Interior – Room 10		
Description		
Function:		Small loft over service rooms, now a bedroom
Walls:		Plastered and painted, some plasterboard, now damaged from fire and water
Floor:		Floorboards - 19 th century pine
Ceiling:		The ceiling was partly plasterboarded and partly plastered, mostly lost to the fire and water damage.
Opening – Doors:	1	Deep set two panelled door, reused here from elsewhere, in wide moulded frame,

		iron latch
Opening – Windows:	1	One small single light, two pane opening casement, with heavy iron latch and catch, probably blacksmith made.
Significant Details:		The beaded 19 th century roof timbers survive here with multiple rafters and large thick battens onto which the slates are directly attached.
Interior – Room 11		Description
Function:		First Floor Landing
Walls:		Lathe and plaster partitions – original, plastered and painted
Floor:		Floorboards and possibly once carpeted, damaged by fire and water
Ceiling:		Lost to fire, once lathe and plaster
Opening – Doors:	3	Three 18 th century moulded door frames. Doors to room 13 and 14 survive, both 20 th century plank doors
Significant Details:		The stairs are 20 th century and no evidence survives of the earlier structure.
Interior – Room 12		Description
Function:		Bedroom
Walls:		Plastered and painted, some wallpaper, damaged by fire and water
Floor:		20 th century, floorboards or boarded, was carpeted, damaged by fire and water
Ceiling:		Lost to fire
Opening – Windows:	1	Mid 20 th century casement window, with chunky timber frame and chunky transom mullion between two opening casements, with two small hopper casements above.
Significant Details:		Narrow tall cupboard in beaded wide timber frame, with plank door set to the north of the chimney stack
Interior – Room 13		Description
Function:		Bedroom
Walls:		Plastered over lathe and plaster partitions
Floor:		Floorboards, appear to be at least 19 th century, laid over older ceiling joists in hall below, room 2.
Ceiling:		Lost to fire.
Opening - Window:	1	Mid 20 th century casement window, with chunky timber frame and chunky transom mullion between two opening casements, with two small hopper casements above.
Opening – Door:	1	18 th century moulded door frame to room 11, 20 th century plank door with iron thumb latch
Interior – Room 14		Description
Function:		Bedroom
Walls:		Plastered and painted, some wallpaper, damaged by fire and water
Floor:		20 th century, floorboards or boarded, was carpeted, damaged by fire and water
Ceiling:		Lost to fire.
Opening – Window:	1	Mid 20 th century casement window, with chunky timber frame and chunky transom mullion between two opening casements, with two small hopper casements above.
Opening – Door:	1	18 th century moulded door frame to room 11, 20 th century plank door with iron thumb latch
Significant Details:		Modern alcove area with shelves to the south of the chimney stack, concrete blocks seen in the wall where it has been rebuilt here, is this a larger repair? There is a narrow cupboard to the north of the chimney stack, as seen in room 12; the door has been replaced with a modern boarded door.

APPENDIX 2: SUPPORTING PHOTOGRAPHS



The rear of the house, with modern extension and part glazed lobby; from the south (2m scale).



The rear of the farmhouse, showing the two phases of extension; from the south-west (2m scale).



The west elevation of the farmhouse; from the west (2m scale).



The north elevation of the farmhouse; from the north, north-west (2m scale).



The east elevation of the farmhouse; from the east, south-east (2m scale).



Room 12, the eastern chimney stack with small cupboard and surviving cob and lime plaster to the walls in places; from the south-west.



Room 13, mid 20th century window, modern plank door in moulded original door frame; from the south, south-east.



Room 14, showing the western chimney stack, possibly wholly 20th century in date, as much of elevation is rebuilt in concrete block, cupboard to north of stack, shelves to south may block a former window opening; from the east, south-east.



The western chimney stack, the upper shaft of which is wholly 20th century and much of the south part of the gable appears to have been rebuilt in concrete blocks; from the east, south-east.



The eastern chimney stack, the upper shaft of which is in 20th century brickwork but the rest of which (and gable) all appears original, of historic brick and cob; from the west, south-west.



The small loft-style bedroom, Room 10, showing part of the surviving 19th century roof structure; from the west, north-west.



The landing, with the surviving lathe and plaster walls of Room 13 and original moulded door frame; from the south.



The brick rear wall of the house, with timber noggin and later surface mounted timber framing, visible within Room 10; from the west, south-west.



The modern extension to the rear of the house, a modern bathroom and separate toilet (Room 8); from the north, north-west.



Room 2, the hallway, leading up to Room 11, the landing; showing the modern 20th century staircase and the lost roof; from the west.



Room 7, wholly renovated and modernised, walls may have been partially replaced with concrete block in places; from the east, north-east.



View down the hallway to the front door, Room 2; from the south, south-west.



View of the original lathe and plaster partition wall to Room 1 and the moulded door frame, the door is modern, with mid 20th century replacement window beyond; from the south-east.



The original slate floor in the hallway, Room 2; from the north.



Room 1, showing modern fireplace within possibly replaced stack, ceiling is also 20th century, with steel RSJ inserted; from the north-east



Section of surviving original deep plain plaster skirting, the only section found in the house, in the north-east corner of Room 1, along the partition wall; from the south-west.



Room 3, with the altered original fireplace, now with stove, with small original beaded cupboard to the north and large 19th century cupboard to the south, occupying position of former oven; from the north-west.



Mid 20th century replacement window in Room 3, also showing the 20th century ceiling with steel RSJ fitted; from the south.



Room 4, with low ceiling, small narrow joists, possibly original, with plasterboard between. The door frame suggesting a change in status between the main range and 19th century extension; from the south.



The door to Room 3 and modern cupboard under the stairs in Room 4, the wall under the stairs is of brick and timber framing and is of 19th century date, probably the original division of the space; from the south-east.



The modern kitchen (Room 5), viewed through the forced opening in the rear wall of the 19th century extension (Room 4); from the north, north-east.



The modern kitchen (Room 5); from the south-east.



The rear wall of the 19th century extension, from within Room 5, showing the forced opening to Room 4 and also Room 6, the part glazed lobby/conservatory; from the south-west.



The part glazed lobby/conservatory, Room 6; from the north-west.



View across the north part of the garden plot towards the driveway from the raised lawn; from the south-west.



View across the rear, south portion of the garden, showing the raised lawn, and small laundry outbuilding behind the house; from the west, north-west.



View across the front garden, enclosed by low stone-faced banks which abut the house; from the south-west.



View of the garage and workshop which may contain elements of an earlier outbuilding within its structure. This large building occupies the south-east corner of the plot, behind the house; from the north, north-west.



The early to mid 20th century laundry and utility behind the house, near the well house; from the east.



The driveway leading out of the gardens, past a former chapel onto the road known as The Cross; from the south, south-east.



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