

# LAUNDRY COTTAGES PENROSE ESTATE PORTHLEVEN, CORNWALL

Results of an Interpretive Historic Building Survey



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**Laundry Cottages,  
Penrose Estate,  
Porthleven, Cornwall**

**SW 64115 25691**

**Interpretive Historic Building Survey**

Commissioned By

**The National Trust**

October 2015

Prepared by Emily Wapshott

With contributions from Peter Webb, Colin Humphreys, Dr. Samuel Walls, Natalie Boyd and Beth Whitlock



**SWARCH project reference:** HLC15

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## Summary Sheet One

Additional information sources for this building(s):		
<b>Laundry Cottages, Penrose House</b>	<b>Penrose, Helston, Cornwall, TR13 0RD</b>	
Property/building ref	OS grid ref: 203:SW639259	Surveyor/dates of survey: Emily Wapshott 21 <sup>st</sup> July, 28 <sup>th</sup> July & 4 <sup>th</sup> October 2015
Copies & CDs of this report held at:		
Category:	Original use: Service Buildings, Including workers cottages, and animal housing subsequently incorporating a laundry and schoolroom.	Current use: derelict, bat roosts
Date(s) of construction: 1771-1788	Penrose House, Grade II* Laundry Cottages, Grade II	NT SMR reference: 90876*0
Walling materials: killas rubble stone, in lime mortar, with roughly dressed granite quoins and granite dressings.	Roofing materials: Slate	Flooring materials: most floors are cobbled or paved, typically with slate. Some appear to be just packed earth. First floor largely suspended plank floors.
<p>Description: Laundry Cottages is a service building from the 18<sup>th</sup> century; it is an unusual mixed-use structure, under a common roof. The long, low two-storey building itself is of asymmetrical plan and form, divided into four discrete elements; to the south, a non-domestic section (Section 1), to the centre a cottage converted into the laundry (Section 2) and then another domestic cottage (Section 3), with an animal house to the north (Section 3/4). A feature of the building is of flying 'freeholds' on the first floor, associated with the domestic elements in the centre. The building was designed to be a symmetrical structure, with dressed granite quoins and reveals, of semi-coursed killas rubble, under a common slate roof. The building originally had a plan of two central dwellings framed by a single cell animal house to the north and a single cell workshop, leading to the kitchen garden, to the south. The building shows a similar architectural style to the stable block, which was constructed in the same period.</p>		
<p>Architectural/historical significance: Laundry Cottages is of historic value as it is a rare surviving example of the 'service' industry, from the 18<sup>th</sup> century. The conversion and development of the spaces within the building, (Section 2 going from domestic cottage to 'house' laundry, for example) effectively tell the 'story' of the sweeping social changes in the service industry from the 18<sup>th</sup> century to the 19<sup>th</sup> century, when country estates of this style were at their 'height'. Although the building is now derelict, it is indeed its lack of conversion which defines its significance for evidentiary value. Features such as rows of hand-turned coat hooks have survived. Furniture, both fitted and free-standing, also survives in part and layers of historic wallpapers and paints can be seen in Section 3. The building is therefore significant in its own right as a 'time-capsule' of the day-to-day lives of its occupants.</p>		<p>Landscape significance: The building has marked aesthetic value as a long, low vernacular building exhibiting a wide range of irregular and mismatched re-set surviving historic features, such as sash windows, sliding sashes, panelled doors etc. This multi-phase, mixed character creates a rustic charm or bucolic character to the building and its setting, enclosed by the sunken yards, framed by revetment banks and foliage. The building is to the east of, and integral with, the walled garden complex on the Penrose Estate, which is of an impressive scale and size and in excellent condition.</p>
Notes/qualifications regarding survey:		

## Summary sheet two

<b>Laundry Cottages, Penrose House</b>	<b>Penrose, Helston, Cornwall, TR13 ORD</b>	
Property/group reference	OS grid ref: SW641256	Surveyor/date of survey: Emily Wapshott 21 <sup>st</sup> July, 28 <sup>th</sup> July & 4 <sup>th</sup> October 2015
Local planning authority: Cornwall Council		Local authority (building regs etc)
Area designations: Located within an AONB and Area of Great Scientific Value		
Description of group (and any related buildings): Group of service outbuildings southwest of Penrose House. Laundry Cottages is a service building from the 18 <sup>th</sup> century; it is an unusual mixed-use structure, under a common roof. The long, low two-storey building itself is of asymmetrical plan and form, divided into four discrete elements; to the south, a non-domestic section (Section 1), to the centre a cottage converted into the laundry (Section 2) and then another domestic cottage (Section 3), with an animal house to the north (Section 3/4). There is a cobbled, stepped forecourt. Original granite horse trough and mounting block. 2 water cisterns.		
History and development: Laundry Cottages was built between 1771 and 1788. The building itself was built to be relatively balanced in appearance, with dressed granite quoins and reveals, of semi-coursed killas rubble, under a common slate roof. The building had a plan of two central dwellings framed by a single cell animal house to the north and a single cell workshop, leading to the kitchen garden, to the south. There are remains of an earlier wall, which can be seen to the south-east corner of the standing building. This earlier structure currently forms the base of the east wall of Sections 1 and 2. Both the garden wall and the Laundry Cottages building are built up against (and over) this earlier structure, which most likely represents the remains of an earlier walled garden perhaps of 17 <sup>th</sup> century origin. At a very early stage (late 18 <sup>th</sup> century/early 19 <sup>th</sup> century) Section 2 underwent significant alterations, which may suggest there was a change of use at an early stage for this element of the building, with a large fireplace inserted in Room E. Section 2 underwent further changes in the early 19 <sup>th</sup> century, when it was altered to form the Laundry for Penrose House. Section 4 to the north of the building may have been added or rebuilt at this time, infilling the gap between Laundry Cottages and the Peach House to the north. The Cottages subsequently underwent minor additions and alterations in the later 19 <sup>th</sup> and 20 <sup>th</sup> century.		
Maps: Warburton 1744 <i>Map of the rich mines of Penrose and Treleven near Helston in Cornwall</i> ; Blackmore 1771 <i>A plan of Penrose</i> ; Cove 1788 <i>A survey of Penrose and Porthleven</i> ; Priske 1833 <i>Plan of part of Penrose in the parish of Sithney</i> ; 1841 Sithney Tithe Map and Apportionment; 1879 Ordnance Survey 25 inch map; 1888 OS map; 1908 OS 25 inch map; 1945 OS map.		
Written records: Johns, C. & Craze, N. 2004: <i>Penrose and The Loe, Cornwall: Rapid historic environment survey</i> . Cornwall Archaeological Unit Report No: 2004R056. Squires, S. 1986: <i>Penrose Historical Survey</i> . Unpublished document.		
NT records: National Trust Vernacular Buildings Surveyor. 1987-1988: <i>The National Trust Vernacular Buildings Historical Survey: Penrose Estate, Cornwall</i> . Nicholas Pearson Partnership 2015: <i>Garden and Parkland Plan</i> . Nicholas Pearson Partnership LLP.		



## Abstract

*South West Archaeology Ltd. was commissioned by James Parry of National Trust (the Client) to undertake historic building recording at Laundry Cottages, Penrose Estate, Cornwall. The buildings have been deteriorating over recent years and, as such, have been identified as requiring a historic building survey in order to better inform their interpretation and maintenance. This would complement the Conservation Management Plan recently completed for Penrose House and the surrounding parkland.*

*The building now known as Laundry Cottages is a rare survival of a multi-functional service range of cottages and workshops, dating from the 18<sup>th</sup> century. The condition of the building has deteriorated significantly and can now be considered 'at risk' and in need of vital works to ensure its survival. Care should be taken in developing a management plan which considers the complex multi-functional spaces within the building and does not adversely affect the large colony of bats within the building. Where possible, repairs should be undertaken using the same methods evidenced in the building and, where structural repairs are required, care should be taken to minimise the intervention/disturbance to the rest of the building.*

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## Acknowledgements

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The National Trust (the Clients)

The staff of the Cornwall Record Office (CRO)

## 1.0 Introduction

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<b>Location:</b>	Laundry Cottages, Penrose Estate
<b>Parish:</b>	Porthleven
<b>District:</b>	Restormel
<b>County:</b>	Cornwall
<b>NGR:</b>	SW 6411525691.

### 1.1 Project Background

South West Archaeology Ltd. was commissioned by James Parry of National Trust (the Client) to undertake historic building recording at Laundry Cottages, Penrose Estate, Cornwall (Figure 1). The buildings have been deteriorating over recent years and, as such, have been identified as requiring a historic building survey in order to better inform their interpretation and maintenance. This would complement the Conservation Management Plan recently completed for Penrose House and the surrounding parkland. The work was carried out in accordance with a brief issued by the National Trust (see Appendix 1) and in consultation with James Parry.

### 1.2 Topographical and Geological Background

Laundry Cottages (site centred on NGR SW 6411525691) are located along the western wall of the walled garden of Penrose House. Penrose House forms part of the Penrose estate, which is located southeast of Porthleven and southwest of Helston on the west coast of Cornwall (site centred on NGR SW 72381567). The estate surrounds Loe Pool, which is Cornwall's largest natural lake. Penrose House and its associated outbuildings are set in parkland, ornamental gardens and woodland on the northern side of the Loe Pool.

The geology of the Penrose Estate consists of Mylor Beds to the north and Gramscatho Beds to the south (BGS 2014). These are clay-slates of the Killas type, with numerous beds of grit and sandstone, often traversed by veins of quartz. The Mylor Beds also contain intrusive sills of greenstone. The soils are generally stiff, grey clay with angular quartz inclusions that are fertile when drained and much improved where there is greenstone. Weathered outcrops of greenstone are particularly fertile and the stone was used by farmers as fertiliser in the past (Nicholas Pearson Partnership 2015). The soils in this area are the well drained, fine loamy soils over slate or slate rubble of the Denbigh 2 association (SSEW 1983).

### 1.3 Historical & Archaeological Background

Laundry Cottages (Grade II listed 1207475; see Appendix 2 for listing details) are located along the western wall of the walled garden of Penrose House (Grade II\* 1196347), near Helston on the Lizard Peninsula in West Cornwall (site centred on NGR SW 72381567). The earliest available map showing the Penrose estate is Warburton's 1744 *Map of the rich mines of Penrose and Treleven near Helston in Cornwall*; however, the first map that appears to show Laundry Cottages is Cove's 1788 *survey of Penrose and Porthleven*. Past work has suggested that the cottages and walled garden appear to have originally been built in the late 18<sup>th</sup> century and to have remained in use through to the 20<sup>th</sup> century. The cottages represent a rare surviving example of this form of vernacular architecture.

The Cornwall Historic Environment Record (HER) notes 64 entries in the area surrounding Penrose (see Appendix 1 for full list). This includes various entries on the Penrose Estate itself, many of which

are also listed buildings such as the Keepers Cottage and Park Lodge. Other entries include structures associated with mines (e.g. Wheal Saturn (MCO13121)), findspots (e.g. Penrose Romano-British findspot (MCO1124)) and landscape features (e.g. the Sycamore Grove plantation (MNA169970)). There is documentary evidence for medieval settlements both at Penrose (MCO11280) and elsewhere, such as at Higher Lanner (MCO15302).

#### 1.4 Methodology

The historic building survey was undertaken by Emily Wapshott in July and September 2015. 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. Measured ground plans and internal and external scaled elevations of the built structures were produced by Phillip Price Surveyors. These were then checked for accuracy by Emily Wapshott, with any missing details added.

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

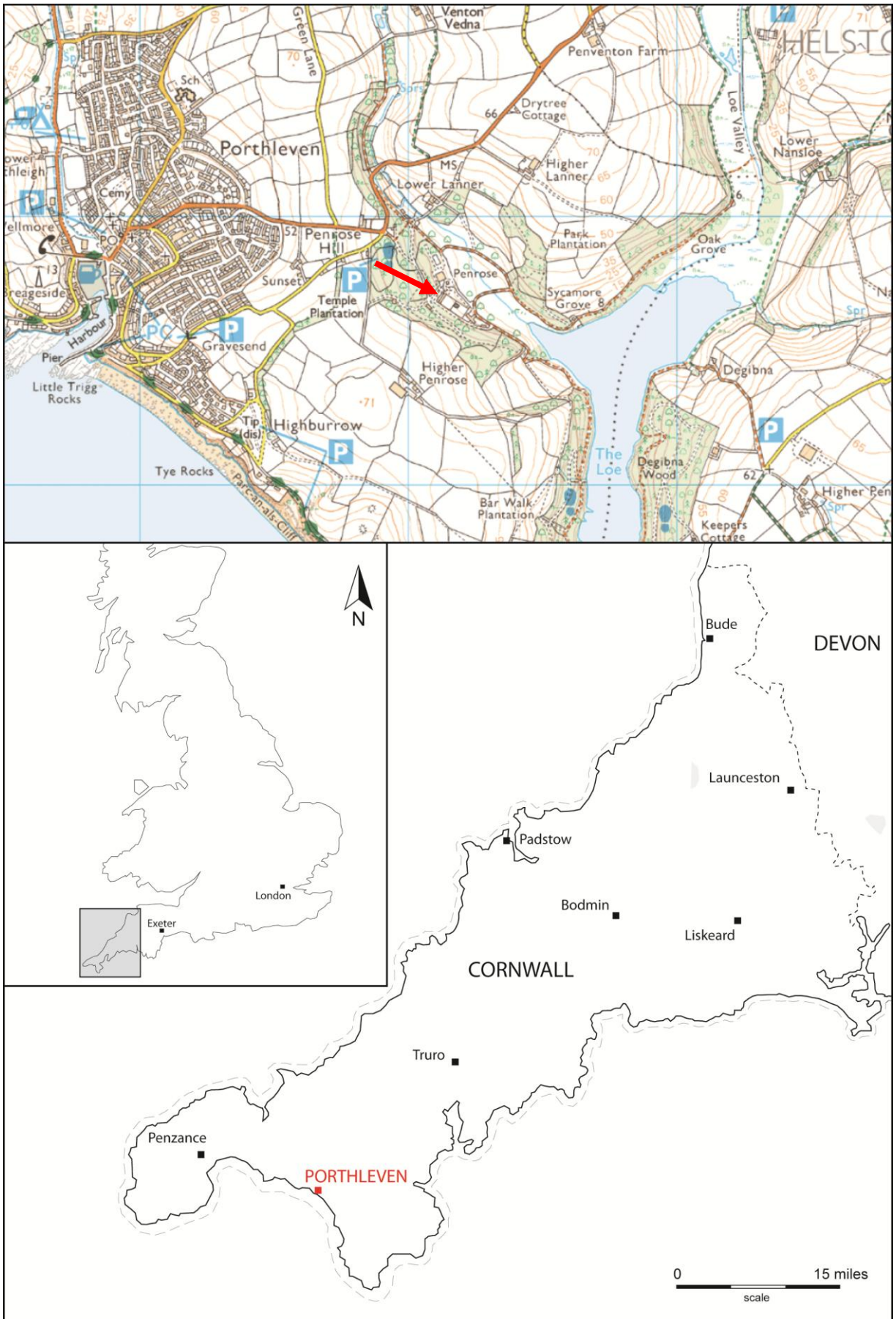


Figure 1: Site location (the site is indicated).

## 2.0 Scope and Methodology

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### 2.1 Scope and Methodology

The scope of the project encompasses updating the building survey work already undertaken in the 1980s by the National Trust, drawing together all previous work and referencing the extensive landscape assessment undertaken by Nicholas Pearson Associates. The aim is to establish the development of the building and define its historical and architectural significance within its estate context, before works commence to conserve the structure.

An initial site visit was made to meet Jim Parry and Malcolm Smytheram, of the National Trust, to discuss the building survey methodology and make necessary access and 'health and safety' decisions, such as clearing the foliage and supporting a failing lintel to a doorway. A building walkthrough was then completed with Jim Parry, looking at areas and features of interest. General photographs for archive and report-making, and notes on layout and form were taken. It was decided to use the same numbering system for the section and rooms of the building as the original 1980s vernacular building survey, as this would provide continuity of reference.

A second visit was undertaken to photograph the building for the record. A ranging pole of 2m was used where possible in all of the photographs. Due to health and safety considerations (the building is in poor condition) use of the ranging pole on the first floor was not always possible. The elevations were photographed first and then the interior was photographed section by section, starting at the south end. Each room was photographed individually, followed by key features in that room, where possible. A detailed table of historic features was recorded, on a room-by-room basis. A detailed buildings description was made of each elevation, discussing materials, form and constructional relationships; this was then continued to the interior, with each section and room discussed in turn. At this point the site was attended by the surveying company and detailed plans and elevations were recorded, including interior elevations. A third visit was made with the measured plans and elevations that had been produced by Philip Price Surveyors, measured annotations were made and the phasing analysis of the building was finalised.

The inventory of features, detailed building descriptions and photographic record are included in full as working appendices to this report. An overview of the building, a consideration of its setting and significance and the historic phasing are included in the main text.



## 3.0 Location

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### 3.1 Location and setting

The building known as Laundry Cottages (site centred on NGR SW 64115 25691) is located along the western wall of the walled garden of Penrose House. Penrose House forms part of the Penrose Estate, which is located southeast of Porthleven and southwest of Helston on the west coast of Cornwall (site centred on NGR SW 7238 1567). The estate surrounds the Loe Pool, which is Cornwall's largest natural lake. Penrose House and its associated outbuildings are set in parkland, ornamental gardens and woodland on the northern side of the Loe Pool.

The Penrose Estate lies in the Mount's Bay East Landscape Character Area (CA06), which is characterised by its gently undulating plateau with flat bottomed valleys and is edged by a coastline of steep cliffs. The landscape is largely pastoral, with well-vegetated hedges. Much of the area surrounding Penrose House has been classified by the Cornwall Council Historical Landscape Characterisation assessment as *Ornamental*, in recognition of its origins as a designed landscape. Although much of the farmland on the high ground around Higher Penrose has been identified as *Anciently Enclosed Land* (farming settlements documented before the 17<sup>th</sup> century, with strip-based or irregular field patterns, of either medieval or prehistoric origins), some fields to the north and northeast of Higher Penrose have been recorded as later, post-medieval enclosures. The majority of farmland to the south of the Loe Pool, around Degibna and Goonhusband, has similarly been recorded as post-medieval.

The estate is owned and managed by the National Trust. It is within an Area of Outstanding Natural Beauty (AONB) and contains several areas of Site of Special Scientific Interest (SSSI); both important environmental designations. The manor house at Penrose is of 17<sup>th</sup> century origins and is a Grade II\* Listed building. The Stables, walled Kitchen Gardens, 'Pound House', Carpenter's Shop and Laundry Cottages, are all Grade II Listed buildings.

Laundry Cottages are located to the south-east of the main house, on a marked north-north-east slope, on the south side of a valley. The site is sheltered by hedge shrubs to the south-west and west and by a large overgrown buddleia bush to the north-west. The building is framed by cobbled yards along its western elevation and along the east elevation the building is enclosed by the walled kitchen gardens. The north elevation is enclosed by rhododendron bushes, within the formal gardens and to the south the building faces onto the 'back' drive which leads down to the stable yard. The south elevation is set/cut into the slope of the ground, but the building does step down the slope, respecting the contour.

## 4.0 The Significance(s) of the Cottages

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### 4.1 Historical/Architectural Significance

The Penrose Estate, with its associated buildings is of historic value due to its contribution to the character of the landscape and local economy particularly from the 17<sup>th</sup>-20<sup>th</sup> centuries. The Laundry Cottages building is Grade II Listed, noted as being of regional, local and national importance; therefore worthy of statutory protection.

Laundry Cottages is of historic value as a rare surviving example of the 'service' industry, from the 18<sup>th</sup> century. The conversion and development of the spaces within the building (Section 2 going from domestic cottage to 'house' laundry, for example) effectively materialises the 'story' of the sweeping social changes in the service industry from the 18<sup>th</sup> century to the 19<sup>th</sup> century, when country estates of this style were at their height. The communal value of the building is low, as it is located within a private part of the Penrose Estate.

Although the building is now derelict, it is its lack of conversion which has preserved its significance for evidentiary value. Features such as rows of hand-turned coat hooks, furniture, both fitted and free-standing, also survives in part and layers of historic wallpapers and paints can be seen in Section 3. The building is therefore significant in its own right as a 'time-capsule' of the day-to-day lives of its occupants. All of these features mean there is potential for further research. Further evidentiary value lies in the identification of earlier elements in the building, such as the section of wall with plinth in Section 1, which may co-ordinate with a structure on the earlier estate mapping. This also highlights the potential for further research to investigate the earlier 18<sup>th</sup> or even 17<sup>th</sup> century elements of the gardens or park, which may have been obscured by the later design.

The building has marked aesthetic value as a long, low vernacular building exhibiting a wide range of irregular and mismatched re-set surviving historic features, such as sash windows, sliding sashes, panelled doors etc. This multi-phase, mixed character creates a rustic charm or bucolic character to the building and its setting, enclosed by the sunken yards, framed by revetment banks and foliage. The building is to the east of, and integral with the walled garden complex on the Penrose Estate, which is of an impressive scale and size and in excellent condition.

The building holds separate value as a good surviving architectural example of a purpose-built, multi-functional service structure. The building is built in a local vernacular form, using local materials. The building's construction also exhibits clear re-use of existing site materials, such as the stone wheel-head cross, used in the east wall, possible former window mullions used as stone quoins, and the reuse of granite gateposts for a hearth. The cobbled yards which serve the building are also of significance being very complete, which is exceptionally rare, as well as showing the level of consideration which went into the aesthetics during their construction.

## 5.0 Historic Background to the Site and the Buildings – history of the buildings in their context

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### 5.1 Introduction

Penrose is located within the parish of Porthleven, in the deanery and the hundred of Kerrier. Historically, it lay within the boundary of Sithney parish. The manor house belonged to the Penrose family from pre-1269 until 1744 when, following the death of John Penrose, the estate passed to his niece, Mrs Cumming. She subsequently sold the house to Hugh Rogers in 1770. The Penrose family can be traced back eight generations from before 1620 until the death of John Penrose, and are known to have married into the Cumming, Tregethow and Kestell families. The Rogers family, who owned the house from 1770, are believed to be descended from a branch of the Rogers of Lank which became extinct in 1620. The immediate ancestors of Mr Rogers of Penrose married the heiresses of Bawden and Bishop (Lysons and Lysons 1814).

### 5.2 History of the Estate

Penrose, meaning ‘head of the moor or heath’, is believed to have been part of the Manor of Methleigh (or Metela) in Breage, which was held by the Bishop of Exeter. Although the settlement is believed to have been occupied by the Penrose family from 1066, the first documented evidence for this are two deeds dating to the 1260s, which mention John, Lord of Penrose. By 1281 John de Penros was the largest single land holder in the Manor of Methleigh.

The medieval house is believed to have originally been located at Higher Penrose, and a chapel is thought to have been granted to Joan and John Penros at Higher Penrose in 1385. The current Penrose House is believed to be located on the site of a substantial medieval building dating to the 14<sup>th</sup> century, some of the fabric of which survives in the current building.

John Penrose became the parliamentary representative for Helston in 1441. His son, Richard Penrose, held a number of political positions including High Sheriff of Cornwall in 1526. Fishing rights in Loe Pool were established for Penrose when Thomas Penrose (who inherited the estate in 1570) purchased the Lanner estate in 1596. The estate passed from Thomas Penrose to his grandson, John (I) Penrose, in 1623. Shortly before his death, John I acquired Degibna from Sir Frances Godolphin and Lannarth Moor from Sir Peter Courtney. He was also granted the *Royaltie of Hawkinge, Huntinge and Fowlinge* by the Manor of Helston in 1650. Following the death of John I in 1652, the estate was inherited by his son, John Penrose II. John II was only twelve at the time, and so the estate was held by his mother, Amy Penrose, until he came of age in 1661.

The front of the current Penrose House dates from the mid-17<sup>th</sup> century. It was originally constructed in a style similar to other Tudor and Stuart houses, with a symmetrical two-storey facade with a crenellated parapet, central front door and two projecting wings (as illustrated by Blackmore in 1771). On the basis of stylistic comparisons, it seems likely that the house was built by Thomas Penrose or John Penrose I, being finished prior to 1652. As shown in Warburton’s map of the 1740s (at which time the house was owned by Edward Penrose following the death of his brother, John Penrose IV, and prior to his niece, Grace, coming of age in 1746), the house was set within an ornamental landscape.

Sales particulars written up at the time of the sale of the house to Hugh Rogers 1770 show the estate as comprising the mansion, coach house, stable and stalls, wine cellars, dovecote, good water supply and home farm, with ornamental and walled gardens, 14 acres of orchards and a Wilderness including concave grass terraces. The production of an estate plan immediately after his acquisition of Penrose may indicate that Hugh Rogers was planning to make significant changes to the estate. Unfortunately, Hugh died in 1773, leaving his son, John, to carry on the modernisation of the

property. John Rogers married Margaret, daughter of Francis Basset of Tehidy, in 1775; she had a dowry of over £3000.

Following this date, the development of Penrose can be divided into two phases, illustrated in estate plans in 1788 and 1833. These developments created a more open and flowing landscape park, within the valley to the north of the house, including a more picturesque drive from Helston, a new double-walled garden with attached staff cottages (probably Laundry Cottages?) and a modern stable block. A ha-ha around the forecourt of the house and a classical temple were also added during the 18<sup>th</sup> century. Documentary records dating to the 1970s show evidence for a deer park at Penrose. This is not believed to have existed until the late 1770s, and may have been short lived, as the area is described as a *small paddock* in 1814.

Thomas Allom's engraving of 1831 shows Penrose House as a large mansion, apparently white-washed and classical in design, set within a picturesque landscaped park. Early descriptions of Penrose, such as those by Brayley and Britton in 1801, focus on Loe Pool and the wider landscape.

The Reverend Canon John Rogers inherited Penrose from his father, John Rogers, in 1832 when he was 54, at which time the estate comprised 10,000 acres of land and several mines. Very little development of the main house had occurred up until this time; Reverend Rogers extended and added partial elements, such as the east front bay window, a pattern which was continued by his son and grandson. Drawings by William Harris and John Hayward in 1839 [in CRO] indicate that Reverend Rogers was planning to re-build the east front to create a grander principal facade and new suite of rooms, although this work was never completed. Nonetheless, the Reverend invested in the estate through the addition of new lodges, outbuildings and drives, and improvements to tenanted farm estates. Much of the subsequent work to the house was carried out by an estate team of carpenters, led by William Webb, and mason Thomas Eva. Scrupulous records were kept during this period, which detail the building of the bathing house, new walls and bridges, along with modest improvements to the house.

The estate passed through the son of Reverend Rogers, John Jope Rogers, to his son John Peverell Rogers, and then to his son, John Lionel Rogers, in 1928. Many photographs and paintings dating to this period depict the house.

During the Second World War the house was requisitioned by the British Army – Loe Pool was used for research in underwater explosives and submarine rockets. In 1974 the estate was donated to the National Trust by Commander John Rogers (the preceding is based on Nicholas Pearson Partnership 2015).

## 5.3 Cartographic Evidence

### 5.3.1 Warburton 1744 *Map of the rich mines of Penrose and Treleven near Helston in Cornwall*

The earliest available map showing the Penrose estate is Warburton's *Map of the rich mines of Penrose and Treleven near Helston* in Cornwall, which dates to 1744. It depicts the main estate house surrounded by woodland. It does show any outbuildings and gardens belonging to the estate, although this may be due to lack of detail in the map.



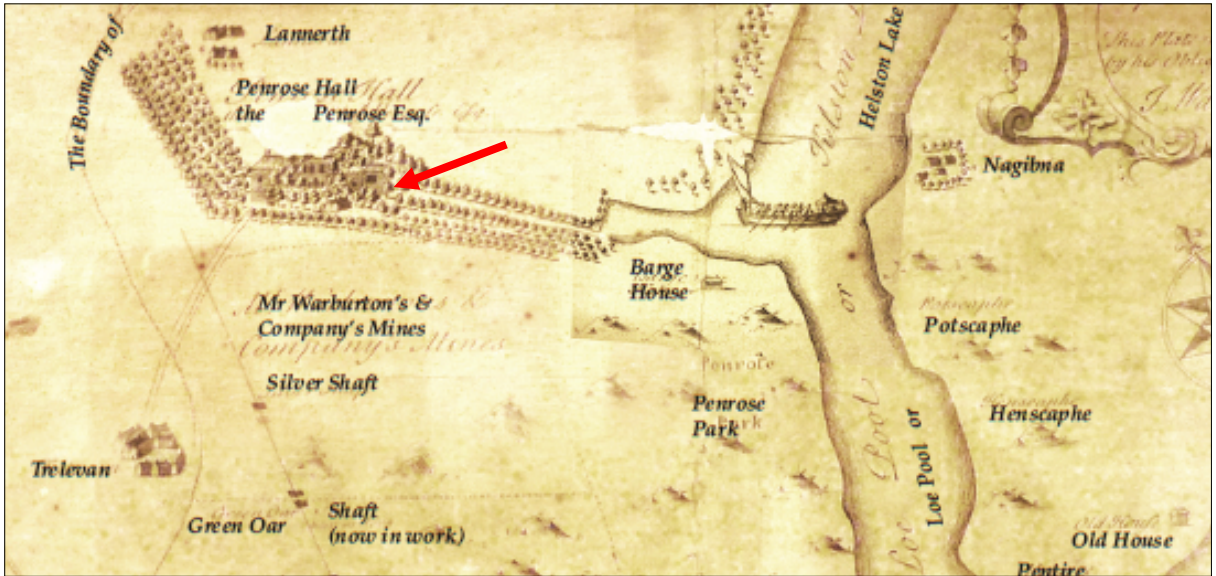


Figure 2: Extract from the Warburton plan of mines of 1744 (approximate location of the site is indicated).

### 5.3.2 Blackmore 1771 *A plan of Penrose*

Blackmore's 1771 estate plan shows the estate as existing at this time and also lists the field names. The map indicates that, at this point, the estate buildings comprised only the main house, and that the area in which the Laundry Cottages and yard are now located was at this time largely woodland, although a building and enclosure (labelled Mowhay) would appear to be located in part on the site of Laundry Cottages at this time. The formal gardens were, it appears, lain out to the south (actually south-west) of the house at this time.

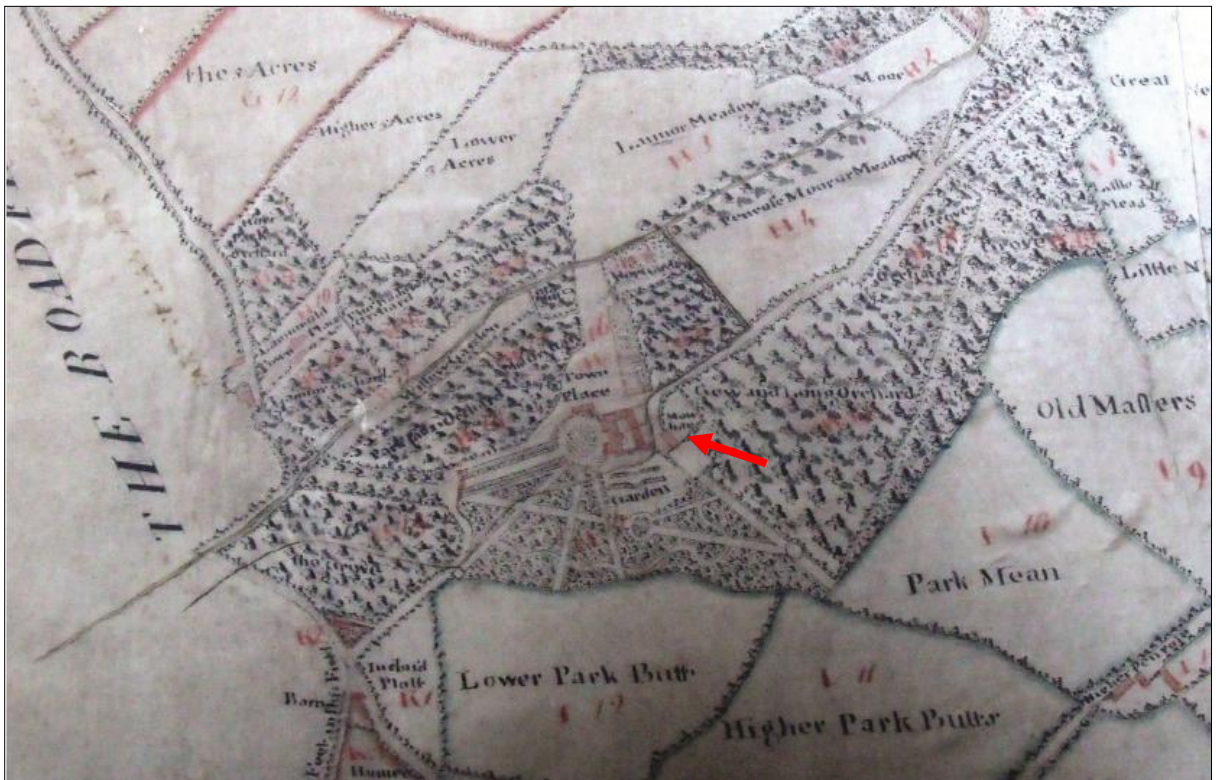


Figure 3: Extract from the Blackmore estate plan of 1771 (the approximate location of the site is indicated).



### 5.3.3 Cove 1788 A survey of Penrose and Porthleven

By 1788 the estate had developed, with formal walled gardens and buildings added to the south-east of the main house. The gardens to the south-west had, it appears, been replaced by a large building. Buildings are shown in the location of the Laundry Cottages, and are possibly the staff cottages described in the documentary records. Several other outbuildings including the stables were also added at this time.

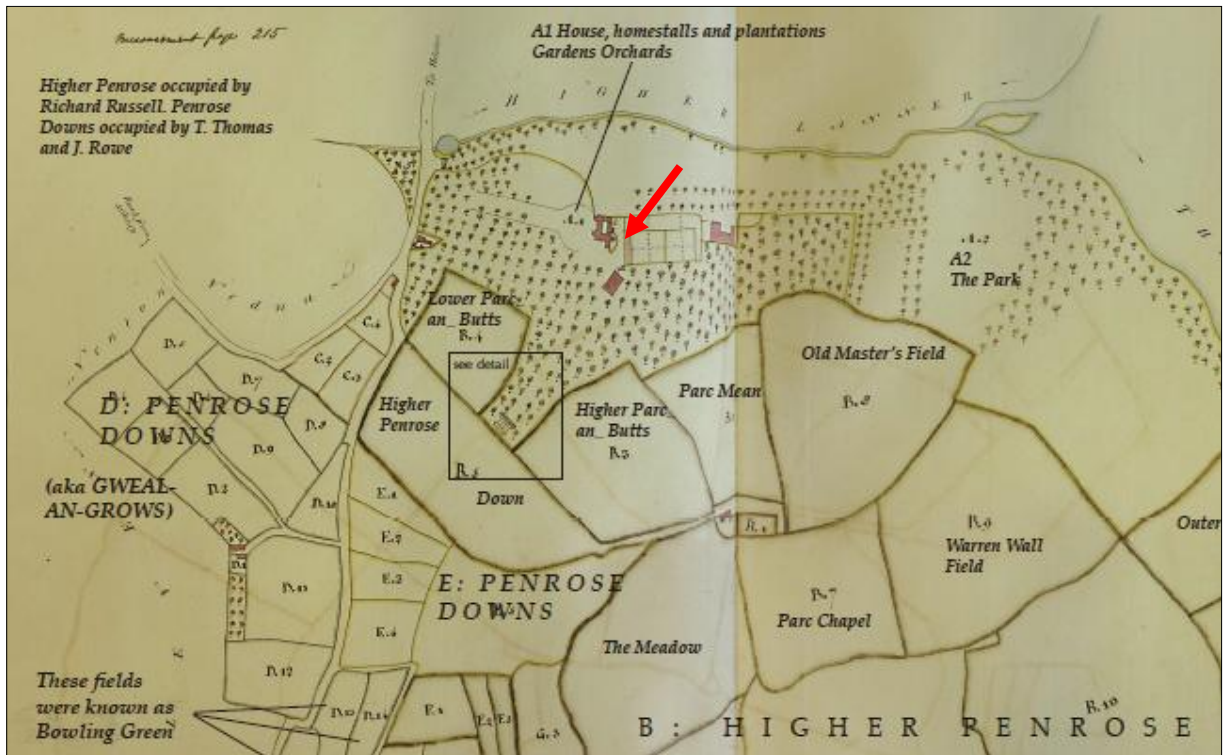


Figure 4: Copy of the Cove estate plan of 1788, from Nicholas Pearson Associates (the site is indicated with a red arrow).

### 5.3.4 Priske 1833 Plan of part of Penrose in the Parish of Sithney

There appear to have been very few changes in the general layout of the estate between the Cove 1788 plan and the Friske plan of 1833. The only possible changes are an increase in woodland and slight alterations to the alignment of paths and tracks.



Figure 5: Extract from the Priske estate plan of 1833 (the site is indicated).

### 5.3.5 1841 Tithe Survey

The 1841 Sithney Tithe Map and accompanying apportionment show Laundry Cottages as part of the Penrose Estate, owned by the Reverend John Rogers, along with numerous other lands in the vicinity. The Laundry Cottages buildings themselves are part of an area described as 'dwelling houses, outhouses, woods and orchard'. The map shows the area immediately to the north of the cottages as within Penrose Park. To the south are numerous arable fields; the mixture of regular and irregular field boundaries indicates a combination of barton fields and later 18<sup>th</sup> century enclosures built up around the manor house. Several of the field names had changed from the earlier mapping. Outbuildings had been added to the south-east of the walled gardens associated with the Laundry Cottages.

The field names themselves are all fairly prosaic. The sole exception is the name 'White Stone' which probably related to a monument in the vicinity of the field; however, the stone itself may have older origins and may relate to other prehistoric monuments in the area. The name may also relate to the presence of spar in the topsoil. Most of the fields are listed as being under arable rotation or woodland plantation.

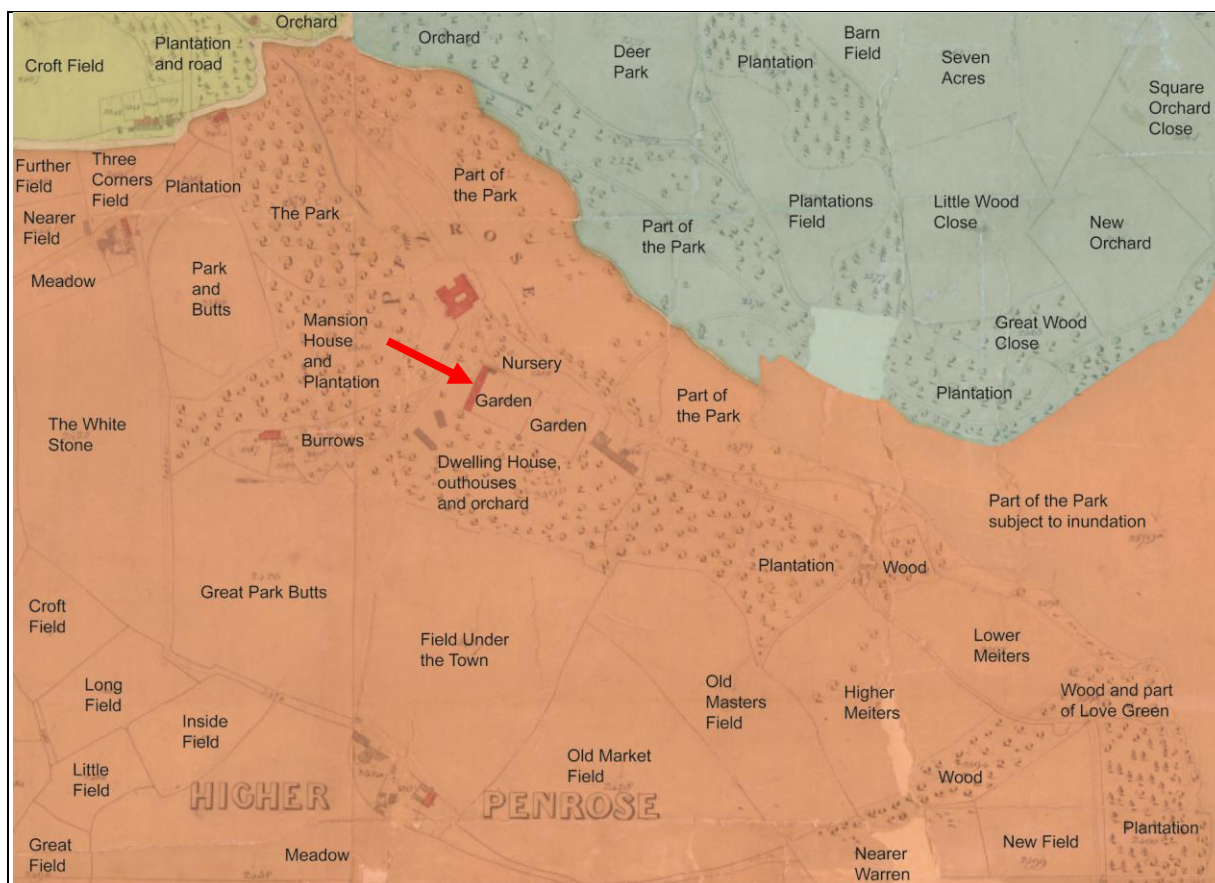


Figure 6: Extract from the 1841 Sithney Tithing Award (parts of Lower Lanner are shown in green; of Higher Lanner in blue and of the manor of Penrose in red; the site is indicated).

Field No.	Owner	Tenant	Field Name	Field Use
Lower Lanner				
2303	The Reverend John Roger	Thomas Hill	Houses and homestall	Homestead
2307			Croft Field	Arable
2334			Plantation	Trees
2335			Plantation and road	Trees
2336		Eva William	Houses, homestall and garden	Homestead
2337			Orchard	Orchard
2338	William Pascoe Lessee	William Pascoe	Houses and homestall	Homestead
2339			Garden	Garden
2340	Peter Pascoe Lessee	Peter Pascoe	House and Courtlage	Homestead
2341			Garden	Garden
2342	Hannibal Rowe Lessee	Charles Caize	House	Homestead
2343			Garden	Garden
2344		William Bawden	House and Courtlage	Homestead
2345			Garden	Garden
Higher Lanner				
2360	The Reverend John Roger	James Jacko	Barn Field	Arable
2361			Seven acres	Arable
2362			Little Wood Close	Arable
2363			Great Wood Close	Arable



2364			New Orchard	Orchard	
2365			Square Orchard Close	Arable	
2366			-	Arable	
2370		Himself	Orchard	Orchard	
2371			Deer Park	Pasture	
2372			Plantations Field	Arable	
2374			Ditch	Trees	
2375			Ditch, quarry and waste	Trees	
2376			Plantation	Trees	
2377			Plantation	Trees	
2378			Part of the Park	Pasture	
Manor of Penrose					
2379	The Reverend John Roger	Himself	The Park	Pasture	
2379a			Part of the park subject to inundation	Pasture	
2380			Mansion House and Plantation	Homestead and trees	
2381			Plantation	Trees	
2382			Park and Butts	Arable	
2383			Garden	Garden	
2384			Garden	Garden	
2385			Nursery	Trees	
2386			Townplace, Mowhay, Outhouses etc.	Homestead	
2390?			Burrows	Waste	
2390			Dwelling house, outhouses, wood and orchard	House, wood, orchard	
2391			Plantation	Trees	
2392			Old Masters Field	Arable	
2393			Higher Meiters	Arable	
2394			Wood	Trees	
2395			Plantation	Trees	
2396			Wood	Trees	
2397			Lower Meiters	Arable	
2398			Wood and part of Love Green	Wood and pasture	
2399			New Field	Arable	
2399a			Road	Waste	
2400			Plantation	Trees	
2420			Hannibal Rowe	House and Townplace	
2421				Garden	
2422				Outhouses and yard	
2423				Mowhay Barn	Homestead
2424				Road	
2425				The White Stone	Arable
2425a	Road in White Stone	Waste			
2426	Great Park Butts	Arable			

2427			Field Under the Town	Arable	
2428			Old Market Field	Arable	
2429			Lane		
2430			Nearer Warren	Rough pasture	
2438			Meadow	Arable	
2387			Richard Andrew	Cottage and Garden	Homestead
2388			William Webb	Cottage and Garden	Homestead
2389				Garden	Garden
2463			Thomas Pascoe Lessee	William Bawden	House and Courtlage
2464	Garden	Garden			
2465	Three Corners field	Arable			
2466	Further Field	Arable			
2467	Nearer Field	Arable			
2468	William Bawden Lessee	William Bawden	Houses and Homestall	Homestead	
2469			Meadow	Arable	
2478	The Reverend John Roger	John Rowe	Croft Field	Arable	
2481			Long Field	Arable	
2482			Inside Field	Arable	
2483			Little Field	Arable	
2493		William Bawden	Great Field	Arable	

Table 1: Extract from the 1841 Sithney Tithe Apportionment.

### 5.3.6 Later historic mapping

By 1879 the historic mapping shows that the settlement at Penrose Hill had grown substantially, though elsewhere the Penrose Estate and surrounding landscape had changed very little, with only limited field boundary removals. By the early 20<sup>th</sup> century, the only change is limited woodland plantation growth at the expense of arable fields.





Figure 7: Extract from the 1879 Ordnance Survey 25 inch map (the site is indicated).



Figure 8: Extract from the 1888 Ordnance Survey 25 inch map (the site is indicated).





Figure 9: Extract from the 1908 OS 25 inch map (the site is indicated).

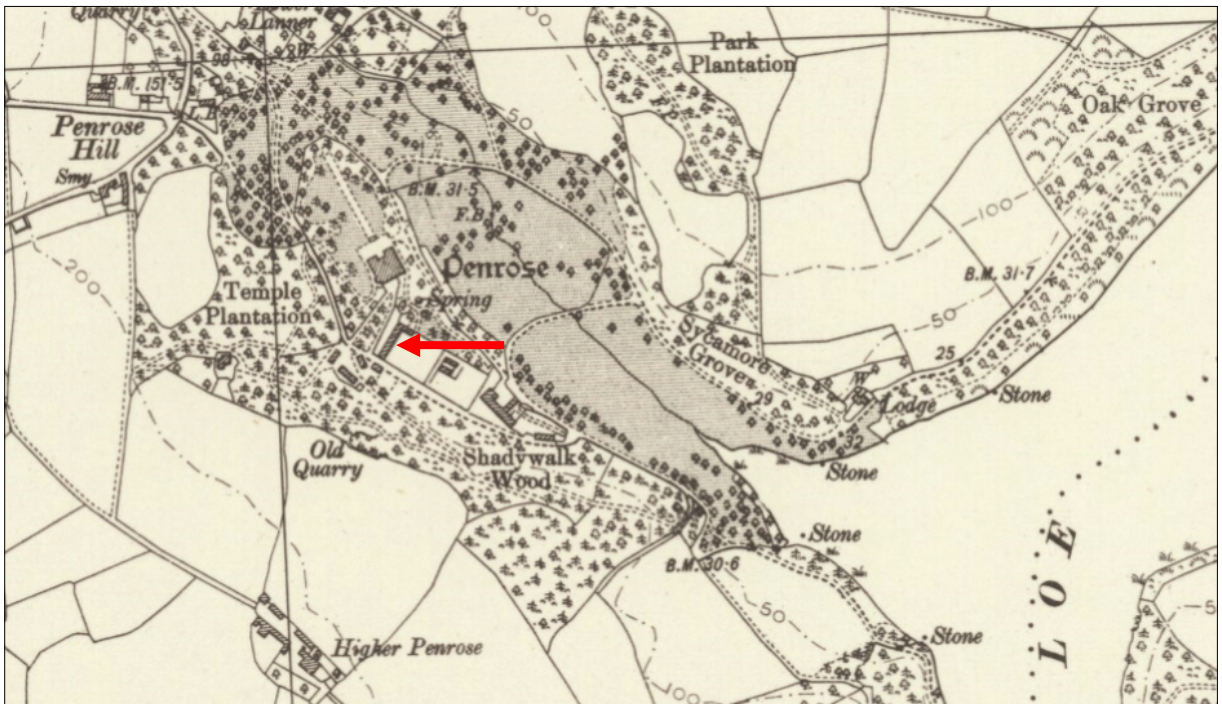


Figure 10: Extract from the 1945 OS map (the site is indicated).

## 6.0 Description of Buildings as Existing (September 2015) and Inventory of Details

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### 6.1 Summary

Laundry Cottages is a service building from the 18<sup>th</sup> century; it is an unusual mixed-use structure, under a common roof, combining animal housing, workshops and domestic 'gardener's cottages'.

Laundry Cottages, is a Grade II Listed building. It has been derelict for many years, from the mid-late 20<sup>th</sup> century; used for storage on the estate. The building faces onto cobbled split level yards to the west and onto the walled gardens to the east.

### 6.2 Cartographic Evidence

The long, low two-storey building is of asymmetrical plan and form, divided into four discrete elements; to the south, a non-domestic section (Section 1), to the centre a cottage converted into the laundry (Section 2) and then another domestic cottage (Section 3), with an animal house to the north (Section 3/4). A feature of the building is of flying 'freeholds' on the first floor, associated with the domestic elements in the centre. To the north end is Room M (Section 4), which has received significant alteration, obscuring its historic fabric and function.

#### 6.2.1 Exterior

The building is of killas rubble stone, in lime mortar, with roughly dressed granite quoins and granite dressings. The long east and west facades are irregular, the building having received multiple phases of alteration and repair. The east facade has five offset window openings to the north and south ends of the building, with a blocked window to the centre, at eaves height; one doorway provides access to the south end, and a blocked doorway, now set with a window, can be seen to the north end. The west facade has fourteen offset windows on the ground and first floors, a blocked window opening to the centre and another to the north end. Two of the windows on the ground floor are in fact set within blocked doorways. There are six doorways in the west elevation, spread along the length of the building on the ground floor, accessing the various rooms. The south elevation has two windows, one to the ground floor and one to the first, on its eastern side; the north elevation is blind.

Many of the less altered openings exhibit dressed quoins, with later repairs patched with brick. Many windows have been replaced, or reset, but one mullioned timber window exhibits chamfering and boarded shutters in Section 4, Room L. One timber casement window, with leaded lights, Section 3, Room F, is also likely original. The other windows are an aesthetically pleasing mix of sashes and sliding sashes of various periods, all reset. There is significant attention to detail in the buildings 'furniture' with, for example, decorative (crenellated) cast-iron hoppers serving the guttering. The common roof structure has been wholly replaced in the southern half of the building, with new scantle slates, torched to the underside. The northern half of the roof has received some repairs, the slates have been stripped and the roof has been felted and battened, but not re-slated.

#### 6.2.2 Interior

The interior plan, as mentioned above, is separated into four discrete elements. Between each of these there is a stone partition wall which rises to first floor height. The other partitions, between rooms are of lathe and plaster or boarded planks. In Section 3 we can see later plank and timber framing partitions form Rooms J and K, which are not part of the original layout. Section 2 has been converted to a laundry and has lost its original layout completely.

Decorative elements also survive within the building, with raised and fielded panels to doors and cupboards, showing a consideration towards aesthetics. Carved wooden settles and boarded window seats were also built into the cottages, seen surviving in Section 3, Rooms G and H. Wooden settles have survived, although not fixed to the workroom Room A, in Section 1, as well as rows of coat hooks for the gardeners. The cast-iron grate in Section 3, Room G is highly decorative and of some status, possibly reset here from the house, or this may reflect the expense the estate outlaid on the cottages, as occupation continued into the 19<sup>th</sup> century.

The surviving cottage, Section 3, shows consideration for the practical use of the space, with service space in Room F, storage under the stairs and integral to partition walls, with a lobby enclosing the entrance door, ensuring the heat remained in the main room, G, with a second reception/living space, also heated beyond. Fireplaces were also built within the original design on the first floor, set into the width of the walls to provide heated bedrooms, for comfort, Section 1, Room B, Section 2, Room E, Section 3, Room I. The surviving cottage, Section 3, shows how carefully the building was designed to maximise space and provide good living conditions.

Evidence of the practical and resourceful use of existing materials on the site can also be seen in Section 2, Room E, where a large chimney stack, projects into the space. The stack is of killas stone rubble with a brick built hearth, framed by roughly dressed granite blocks, which are re-used gate posts, with the scars for iron pintles. This re-use of materials is reflected again in the building, in the west wall, where a medieval wheel-head cross is built into the wall at ground level.

## 7.0 Interpretation of the Historic Phasing of the Buildings

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### 7.1 Historic Phasing of the Building

There have been numerous minor alterations within the building, represented in changes to fireplaces, windows, doors and the updating of interior fittings. However, only the major constructional phases or significant alterations, suggesting change of use, are discussed below.

#### 7.1.1 Phase 1 – 17<sup>th</sup>/early 18<sup>th</sup> century

There are remains of an earlier wall, with a plinth on the west face, which can be seen to the south-east corner of the standing building. The wall is very thick at the base, slightly battered, the stonework of large blocks, some shaped, semi-coursed. This earlier structure currently forms the base of the east wall of Sections 1 and 2, (seemingly as far as the brick and granite stack in Room E). Both the garden wall and the Laundry Cottages building are built up against (and over) this earlier structure.

The estate mapping of 1771 shows a building south-east of the main house, marked in pink, adjacent to an irregularly shaped mowhay. South of this building and apparently attached to its south elevation is a regularly shaped enclosure, shown with solid boundaries. The enclosure may be an earlier walled garden. The earlier wall, part of which survives within Laundry Cottages, may well be part of this earlier rectangular boundary/enclosure.

The north standing wall of the 'peach house'/former glass house exhibits a blocked window and doorway. This wall, therefore, also represents an earlier building, replaced in the 18<sup>th</sup> century by Laundry Cottages, a section of one wall incorporated into the walled garden design.

#### 7.1.2 Phase 2 – 18<sup>th</sup> century (built between 1771 and 1788, as documented on estate mapping)

The Laundry Cottages were built between 1771 and 1788; the evidence for which is supported by the estate mapping. The building is in a significant position, close to the main house, and this proximity probably accounts for the attention to style and form which the building displays.

There is a marked consideration of aesthetics in the design/setting of Laundry Cottages, with the cobbled yards of quartz/spar stone, dressed granite block curbs and additional quartz blocks used in the herringbone retaining walls of the yards and other pathways, reflecting an idealised bucolic design. Large quartz boulders also frame the granite block steps which lead into the yard from the back drive. There are also granite carved cisterns in the yards, and a granite slab-framed culvert, for washing clothes to the south and for watering animals to the north.

The building itself was built to be relatively balanced in appearance, with dressed granite quoins and reveals, of semi-coursed killas rubble, under a common slate roof. The building had a plan of two central dwellings framed by a single cell animal house to the north and a single cell workshop, leading to the kitchen garden, to the south. This original plan is represented in the block of Sections 1-3 (including Room L). The building shows a similar architectural style to the stable block, which was constructed in the same period.

The end gable of the main block of Laundry Cottages is represented by the thick two storey stone wall between Rooms K&L (Section 3) on the ground and first floor and Room M (Section 4). The treatment of this partition wall is markedly different to the others in the complex. All other walls are stone rubble on the first floor, dividing the different sections. On the first floor any major partitions



are lathe and plaster, with timber framing. The solid stone rubble wall rising the full two stories into the apex delineates a clear change in the building, enclosing/sealing the rest of the structure from the space now known as Room M. The form and function of the original north end of the block beyond this gable, which was subsequently replaced by Room M is unknown, although the building is shown to continue on historic mapping.

#### 7.1.3 Phase 3 – Later 18<sup>th</sup>/early 19<sup>th</sup> century

Section 2 received some significant alterations after its construction, which may suggest there was a change of use at an early stage for this element of the building. A second fireplace of large size was forced into the first floor east wall of Room E, adjacent to the existing small granite framed hearth, constructed within the wall. This larger fireplace was forced into the wall and the whole section rebuilt in handmade bricks, of irregular size and damaged the earlier structure. The hearth had a double brick segmental arch over and may have held a cast-iron grate.

#### 7.1.4 Phase 4 – 19<sup>th</sup> century

Section 2 of the row of cottages was further altered; converted from domestic dwelling to the 'house' laundry. The first floor was cut out of Room E and the window sills to the large windows in the west walls, chopped away, forming sloping reveals, to give more light to the ground floor space and aid in reducing condensation. A large brick and iron-framed copper was built into the east wall. The first floor fireplaces were blocked and a first floor window in the east wall was also blocked, as well as an opening in the west wall.

It is clear that the current east and west walls of Section 4 (i.e. Room M) is secondary to the rest of the building, being of a looser and far poorer quality of construction. There is disturbance, and build lines are visible on both east and west walls. Section 4 may now represent an infill between the 'peach house' wall to the north and the rest of Laundry Cottages, to the south. This may represent a comprehensive rebuild or change of function/form at this end of the building. We can see in the east wall that a large doorway led from the space into the walled garden and that two low, blocked doorways led into the cobbled yard to the west. Windows were built within the first floor of the walls. No evidence survives for the historic function.

Room P, the stone-built outside privy which serves the sunken gardener's walkway was built up against the west stone wall of Section 4, after it was built in the 19<sup>th</sup> century.

#### 7.1.5 Phase 5 – Late 19<sup>th</sup> century

Section 3 had its fireplace altered in Room G, with a large stone stack attached to the exterior of the east wall and a larger hearth forced into the wall, serving a cast-iron grate of mid-19<sup>th</sup> century date. This was possibly re-used in this position, being of highly decorative style, unexpected in a servants dwelling. Section 3 was also altered upstairs with timber partitions installed in the former open space to the north of the steps, forming Rooms J and K.

#### 7.1.6 Phase 6 – Late 19<sup>th</sup>/early 20<sup>th</sup> century

Section 4 had its first floor windows blocked, wooden floor removed and doorways to east and west walls blocked. A wider and taller off-centre doorway was forced into the west elevation. Two windows were forced into the blocked doorway on the east wall, stacked one above the other,

flooding the internal space with light. A large, panelled, shelved cupboard with integral shelf below, was inserted into the opening of the blocked doorway to the north-west of the space. A brick chimney stack was inserted against the north wall. This evidence supports the accepted local oral history that in the later 19<sup>th</sup> century Room M, of Section 4, was used as a school room for the children of estate workers.

#### 7.1.7 20<sup>th</sup> century

Section 4 was further altered. The chimney stack was removed from the north wall, leaving the upper section and a wood-fired stove/cooker was inserted with cast-iron pipe. A parquet floor was laid. Access was forced through the former gable-end of the earlier block providing access from Room M, to Room K, on the first floor, in Section 3. An additional brick privy, Room N, was built onto the back of Room P, to the west of Section 4.

## 8.0 Conservation and Management Objectives

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### 8.1 Conservation/Management of Building

The building now known as Laundry Cottages is a rare survival of a multi-functional service range of cottages and workshops, from the 18<sup>th</sup> century. The condition of the building has deteriorated significantly and can now be considered 'at risk' and in need of vital works to ensure its survival. The survey was indeed partially hampered by the poor condition and subsequent health and safety concerns. The building contains a large colony of bats which includes several rare and protected species, of exceptional environmental value. All works to the building must consider the needs of the bat colony and the methods used may need to be adapted to minimise impact on their roost/habitat.

Care should be taken in developing a management plan which considers the complex multi-functional spaces within the building; with an effort to reflect the differences in status between the various rooms, using the evidence of the surviving features. For example Section 1, Room A and Section 4, Room L were not domestic spaces, but a workshop and animal housing. Section 2, Room D and Section 3, Room F, were sub-domestic spaces, for storage, preparation or service.

To ensure the condition of the surviving features the building should, at a minimum, be made water tight/weather proof, re-roofing the northern end. The building would also benefit from clearance so the works can be undertaken; where obscured the features can be exposed for repair.

Structurally: the floor in Section 1, Room C, requires significant bracing/support and the floor in Section 3, Room I requires the same, where it is failing due to water damage to the joists. The west wall of Section 4, Room M, requires significant rebuilding where the stonework has failed above and around the doorway; the lathe and plaster wall/partition and 18<sup>th</sup> century panelled door in Section 1, Room C (also viewed Section 2, Room E) needs a supportive structure inserted beneath, or its timber framing braced, to prevent collapse.

Where possible repairs should be undertaken using the same methods evidenced in the building, for example, the use of lime mortars/plasters, not cement. Care should also be taken to minimise the intervention/disturbance to the rest of the building where structural repairs are required. Depending on the intended use of the building, windows and doors should be repaired to ensure the building can be safely sealed/made secure.

The historic features/fittings of architectural or historic value have been listed room-by-room in the inventory of features table (Appendix 3). Where possible during the conservation works, historic features must be retained or repaired *in situ*. Some historic features will require additional restoration to ensure their survival. These are listed below, with the appropriate actions/recommendations:

- Staircase, rising from Section 1, Room A, through Section 2, Room D.  
This timber structure is failing in places and requires strengthening/bracing to the treads and risers and stair plate where it has been affected by damp.
- Copper in Room E, in Section 2.  
The brickwork needs to be repaired and consolidated where cracks have appeared and the mortar has failed. It may be advisable to re-render the copper in lime to provide structural support.
- Fireplace in Room G, in Section 3.  
The cast-iron range is rusted and damaged and the timber mantelshelf has been removed and now lies on the floor. The mantelshelf needs to be reset, the chimney stack repaired to ensure a dry

environment to reduce the water damage and internal collapse. Where possible the cast-iron needs to be cleaned and repaired.

- Fireplace in Room H, Section 3.  
If possible the surround should be re-set to the fireplace. The grate could not be viewed, but may require some repair.
- Staircase in Section 3, Room G  
This stair requires some lesser repair and bracing as there is water damage and associated weakness to the south side of the treads and risers. The built in cupboard in Room G and integral understair cupboard to the lobby, and boarded panels to Room F, would all be protected by this work.
- Fireplace, Section 3, Room I  
The fine timber surround has been removed and the wall around the hearth openings requires repair and consolidation, the surround to be reset and the stack repaired. The iron grate may require cleaning of debris and some mortar repairs to the hearth.

## 9.0 Sources Consulted

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Blackmore 1771 *A plan of Penrose*.

Cove 1788 *A survey of Penrose and Porthleven*.

Priske 1833 *Plan of part of Penrose in the parish of Sithney*.

1841 Sithney Tithe Map and Apportionment.

1879 Ordnance Survey 25 inch map.

1888 OS map.

1908 OS 25 inch map.

1945 OS map.



## Appendix 1 Historic Environment Record Information

No	Mon ID	Site Name	Record	Notes
1	MCO35783	Porthleven medieval field boundary, post-medieval field boundary	Cropmark	Cornwall Landscape Assessment shows land as being anciently enclosed land of medieval or earlier origin. Visible as cropmark
2	MCO3361	Praze Bronze Age barrow	Earthworks	Formerly scheduled Bronze Age barrow
3	MCO13121	Wheal Saturn	Earthworks	Post-medieval mine shown on 1813 OS map. Now visible as earthworks.
	MCO35784	Porthleven – post-medieval mound, undated mound	Earthworks	Possible spoil heap associated with Wheal Saturn mine
4	MNA102450	Old quarry, south of Ventonvedna, Penrose	Monument	Small disused stone quarry within the woods
5	MNA104720	Site of round, Castle Wray, Penrose, Cornwall	Monument	Site of possible round
6	MCO49232	Penventon Farm – post-medieval signpost	Listed building	Grade II 385560. 19 <sup>th</sup> century signpost
	List1297621	Guide post at junction with squires lane	Listed building	Grade II 1297621
	List1292940	Boundary stone at junction with Squires Lane	Listed building	Grade II 1292940
7	MNA102477	Old quarry, Castle Wray, Penrose, Cornwall	Monument	Disused stone quarry on east side of Loe Valley
8	MCO13918	Castle Wary – medieval settlement	Documentary	The settlement of Castle Wary is first recorded in 1331
9	MCO734	Helston – Romano-British findspot	Findspot	A Roman coin of Caracalla said to have been found in Looe Pool Valley
10	MCO13086	Wheal Pool – post-medieval mine	Monument	Wheal Pool was worked for tin and silver from 1855
	MCO52454	Wheal Pool – post-medieval engine house	Monument	A pumping engine house at Wheal Pool
11	MNA169972	Plantation (Helston Valley) – Penrose and The Loe, Helston, Cornwall	Landscape	A single line of trees along the western shore of the Cober. 18-19 <sup>th</sup> century
12	MCO27317	Higher Lanner – medieval windmill, post-medieval windmill	Documentary	Fieldname ‘park mill’ at Higher Lanner suggesting site of a windmill
13	MCO14923	Higher Lanner – medieval settlement	Documentary	Settlement of Higher Lanner first recorded in 1327
	MCO15302	Lanner – medieval settlement	Documentary	Settlement of Lanner first recorded in 1302
	MCO10014	Higher Lanner – medieval chapel	Documentary	Licenses granted for a chapel in 1377-78 and 1379
	List1208875	Higher Lanner farmhouse and attached forecourt walls and barn	Listed building	Grade II 1208875. 18 <sup>th</sup> century with 19 <sup>th</sup> century alterations
14	MCO54254	Lower Lanner – post-medieval milestone	Monument	Milestone dating to 1890
15	MCO8205	Lower Lanner – Iron Age round, romano-British round	Documentary	Field names suggest the site of a round
16	NT90893*0	Park Lodge, Penrose Estate	Building	Late 18 <sup>th</sup> century two-storey stone cottage with 19-20 <sup>th</sup> century additions
	NT90892*0	Keepers Cottage, Penrose Estate	Building	Late 17 <sup>th</sup> century two-storey stone cottage
17	List1196474	Lanner Court	Listed building	Grade II 1196474. 19 <sup>th</sup> century farmhouse with associated outbuildings
18	MCO1802 MCO1803	Ventonvedna – Bronze Age findspot	Findspot	Butt end of a flint axe-hammer
19	MCO42752	Porthleven – modern auxiliary hide	Monument	Bunker built by the Porthleven Auxiliary Unit on the Penrose Estate
20	MCO43372	Porthleven – modern observation post	Monument	Small observation post concealed in a Cornish hedge built by Porthleven Auxiliary Unit

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21	MCO33655	Penrose Hill – early medieval field boundary, medieval field boundary	Documentary	Extant field system considered to be anciently enclosed land, visible as cropmarks on aerial photographs
22	List1196346	Penrose Hill Cottages	Listed building	Grade II 1196346. 19 <sup>th</sup> century cottages
	List1297677	Penrose Hill	Listed building	Grade II 1297677. 19 <sup>th</sup> century buildings
23	MNA101335	Pentecost Cottage, Helston	Building	Modern house incorporating 19 <sup>th</sup> century elements
24	MCO35793	Porthleven – post-medieval spoil heap	Earthworks	Three mounds, presumably spoil heaps, visible on aerial photographs
25	MCO52997	Porthleven – post-medieval school	Monument	School built prior to 1880 recorded on OS mapping
26	MCO55285	Wheal Unity – post-medieval shaft	Monument	A shaft was excavated and plugged at this location in 1998
27	MNA169963	Whitestone Cottage (Penrose Hill) – Penrose and The Loe, Helston, Cornwall	Listed building	Grade II 1297678. 18 <sup>th</sup> century former brewhouse
	MCO9227	Penrose Hill – post-medieval blacksmiths workshop	Documentary	A smithy is shown on the 1891 OS map
28	MCO48369	Penrose – post-medieval bridge	Listed building	Grade II 385338. 19 <sup>th</sup> century estate road bridge
29	MCO27313	Higher Lanner – post-medieval deer park	Documentary	1840 tithe map shows ‘derr park’ fieldname at Higher Lanner
30	MON425390	Unnamed record	Findspot	Coin of Caracalla found in the Loe Pool Valley
	MON425465	Unnamed record	Findspot	Bronze hoard including axes and bracelets possible found near this location
31	MNA169970 NT94755	Plantation (Sycamore Grove) – Penrose and The Loe, Helston, Cornwall	Landscape	19 <sup>th</sup> century plantation
32	MCO27073	Penrose post-medieval building	Listed building	Grade II 385336. 18-19 <sup>th</sup> century bath house and well
	NT94736	Garden (Penrose House) – Penrose and the Loe, Helston, Cornwall	Landscape	Late Stuart/early Georgian formal garden
33	MCO1124	Penrose Romano-British findspot	Findspot	Two small silver Roman coins
34	MCO11280	Penrose medieval settlement	Documentary	The settlement and manor of Penrose is first recorded in 1345
35	MCO11736	Penrose – post-medieval country house	Listed building	Grade II* 1196347. 17 <sup>th</sup> century house with 18 <sup>th</sup> century alterations. Originally 14 <sup>th</sup> century hall house with cross passage
	MNA100696 NT90870*0-2	Penrose Estate buildings, Penrose House	Buildings	Group of 18-19 <sup>th</sup> century estate buildings comprising Pound House, Carpenter’s Workshop, machinery shed, timber store, 2x lean-to’s
	NT90870*1 NT94740	Pound House, Penrose Estate buildings, Penrose House	Listed building	Two late 18 <sup>th</sup> century two-storey ‘L’-shaped banked Pound or cider house
	NT90870*2 NT94742	Carpenters workshop, Penrose Estate buildings, Penrose House	Listed building	Early 19 <sup>th</sup> century carpenters workshop
	MNA101112 NT90876*0 NT94744	Laundry Cottages, Penrose House	Listed building	Row of 19 <sup>th</sup> century estate cottages with 18 <sup>th</sup> century features
36	MNA100697	Parc Mean House, The Loe and Penrose	Building	19 <sup>th</sup> century cottage originally one of a pair. 19-20 <sup>th</sup> century extensions
	NT94754	Plantation (Park Plantation) – Penrose and The Loe, Helston, Cornwall	Landscape	19 <sup>th</sup> century plantation
37	MNA169775	Field system (Penrose) – Penrose and The Loe, Helston, Cornwall	Documentary	Fields associated with the medieval settlement of Penrose
	MNA169776	Ancient Woodland (generic) – Penrose and The Loe, Helston, Cornwall	Documentary	Number assigned to ancient and semi-natural woodland in study are

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	MNA169966	Plantation (Temple Plantation) – Penrose and The Loe, Helston, Cornwall	Landscape	18 <sup>th</sup> century ornamental landscape redeveloped in the 19 <sup>th</sup> century
38	MCO5901	Sunset – medieval cross	Documentary	Field name suggests the site of a cross, but there are no remains
	MNA100378	1 & 2 Higher Penrose Cottages, Penrose	Building	Pair of two-storey 20 <sup>th</sup> century cottages
39	MCO13177	Wheal Unity – post-medieval mine	Documentary	The remains of Wheal Unity which commenced operations in 1836, visible on aerial photographs
40	MCO5643	Penrose – medieval cross	Findspot	Fragment of a medieval cross in the foot of an external wall at Laundry Cottages
41	MNA169952	Park (Penrose) – Penrose and The Loe, Helston, Cornwall	Landscape	17-18 <sup>th</sup> century ornamental landscape and park surrounding Penrose House. Later redeveloped
42	MNA169958	Stables and barn (Penrose) – Penrose and The Loe, Helston, Cornwall	Listed building	18-19 <sup>th</sup> century barn/stable and cart linhays
43	MNA102476	Old quarry, Shadywalk Wood, Penrose	Earthwork	Disused greenstone quarry shown on 1880 and 1907 OS maps now overgrown
44	MNA169967	Plantation (Shadywalk Wood) – Penrose and the Loe, Helston, Cornwall	Landscape	Trees shown on Warburton's c.1744 plan may be part of ancient woodland. Lower part 19 <sup>th</sup> century
45	MNA102567	Adit, Oak Grove, east of Penrose House, Penrose	Monument	Small 1m square adit cut in the rock. Possibly domestic drain
46	MCO44976	Looe Pool – prehistoric submarine forest	Monument	Submerged forest in the Cober valley
47	NT90877*0	Helston Lodge, Penrose House	Listed building	Grade II 1196351. 19 <sup>th</sup> century two-storey lodge with kitchen block to rear
47	NT90877*1	Boat House opposite Helston Lodge, Penrose House	Building	Gabled boathouse
48	MCO14246	Degibna – medieval settlement	Documentary	The settlement of Degibna is first recorded in 1302. With associated field system
	MNA169763	Holy Well, alleged site of (Degibna), Penrose and The Loe, Helston, Cornwall	Documentary	Site of a holy well which still flows as a spring from the back of a ruined farm building below Degibna farmhouse
49	MNA169973	Plantation (Degibna Wood) – Penrose and The Loe, Helston, Cornwall	Landscape	Large plantation south of Degibna. May be ancient with increased plantations in 18-19 <sup>th</sup> centuries
50	MCO32461	Degibna – post-medieval non-conformist chapel	Building	Wayside Wesleyan Methodist chapel of 1880
51	MCO16221	Penros Bighan	Documentary	Settlement of Penrose sub-divided and Penros Bighan is first recorded in 1367
52	MNA101676	Higher Penrose Farm, Penrose	Building	Large 19 <sup>th</sup> century farmhouse and associated buildings
53	MCO35794	Higher Penrose – prehistoric enclosure, undated enclosure	Documentary	Possible site of a curvilinear enclosure visible as cropmarks
54	MCO9982	Higher Penrose – medieval chapel	Documentary	A chapel is recorded in a field called 'Chapel Close' and a licence is dated 1385
55	MCO1125	Penrose – Bronze Age findspot	Findspot	Two loops of a Middle Bronze Age axe found at Penrose
56	MCO13112	Wheal Rose – post-medieval mine	Monument	18-19 <sup>th</sup> century mine
57	MCO33654	Highburrow – early medieval field boundary, medieval field boundary	Monument	Field system considered to be anciently enclosed land of medieval origin
58	MCO43371	Porthleven – modern firing range	Monument	Pistol range constructed by the Porthleven Auxiliary Unit
59	MCO13076	Wheal Penrose – Romano-British mine, post-medieval mine	Monument	A lead mine near Porthleven believed to have been worked in Roman times and continued in the 19 <sup>th</sup> century
60	MCO27327	Wheal Penrose – post-medieval smelting house	Documentary	Smelting houses recorded at Wheal Penrose

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61	MCO10128	Porthleven – post-medieval non-conformist chapel	Documentary	Disused Wesleyan chapel recorded on 1840 tithe
62	MCO28787 List1297589	Gravesend – post-medieval quarry Buildings opposite No1 (Gulls Way not included)	Documentary Listed building	Quarry recorded on 1 <sup>st</sup> edition OS map c.1880. The quarry face survives Grade II 1297589 19 <sup>th</sup> century fisherman's cabin
63	MNA104280	Drytree Cottage, The Loe and Penrose	Building	18 <sup>th</sup> century two-storey stone and cob cottage
64	NT90535	Find spot of a Bronze Age axe, Penrose	Findspot	Middle Bronze Age axe with two loops

## Appendix 2 Listing Entry

### HELSTON

SW62NW PENROSE HILL 631-1/1/205 Laundry Cottages of Penrose Manor House

GVII

Row of estate cottages. Early C19 incorporating some reused C18 features probably from the Manor House (qv). Built for John Penrose. Rubble walls; slatehanging to right-hand gable; grouted scantle slate roof; brick end stacks and rear lateral stack. Long rectangular plan built end on to the slope with eaves and roof parallel to slope; 1 room deep. 2 storeys; irregular overall 7-window 1st-floor range. Windows include 5 early C19 horizontal-sliding sashes with glazing bars, 2x16-pane hornless sashes of similar date, a reused C18 eight-pane sash with thick glazing bars used on its side, 2 old casement windows with glazing bars and a rare early C19 two-light window with 1 light with horizontal glazing bars and random leaded panes. 6 doorways; 3 with C19 four-panel doors and 2 with planked doors. Right-hand end has 2 early C19 horizontal-sliding sashes with glazing bars. Rear has 4 windows with glazing bars. INTERIOR: features include some reused C18 features including 2x2-panel doors with bolection-moulded panels and HL hinges, some other 2-panel doors and an eared chimneypiece. Original features include the roof structure with collar trusses where visible, most of the floor structures, some staircases, some plank and muntin partitions, the remains of a built-in settle, a hob grate and iron range, an Art Nouveau grate and a cobbled floor probably inserted when part of the building was converted to animal use, and a copper in the part later used as a laundry. The setting of these cottages is unusually intact with a cobbled forecourt up to a parallel stone wall and an original granite horse trough and mounting block; there are 2 water cisterns and an iron boot scraper by one doorway. (The National Trust Vernacular Building Historical Survey: 1986-).



## Appendix 3 Building Record

<b>SECTION 1</b>		<b>General Description</b>
Function:		South cottage, of a terrace of four. Ground floor of non-domestic use, upper floor possibly staff sleeping quarters or similar.
Dating Evidence:		Map Evidence, Internal Fittings, Building Form/Style
<b>S1 Exterior</b>		
<b>S1 Elevation SOUTH</b>		Description
Figure Numbers:		14,15
Fabric Description:		Killas rubble stone, with roughly-dressed granite quoins to west corner. Lime and cement mortar repairs.
Roof Covering:		Scantle slate, with terracotta ridge tiles.
Opening – Windows:	2	GF – Two light, five pane casement window, horizontal glazing bars. Narrow long timber lintel, slate sill. Reveals to west, use of roughly dressed granite blocks. FF – sliding sash, 6x6 panes, slate sill, short narrow timber lintel.
Drainage/Guttering:		Cast iron guttering and downpipe
Significant Details:		The apex of the elevation, is boarded, with an owl box built-in
Relationships:		The elevation has a disturbed and messy build-line to the garden wall, it appears the garden wall has been built up against the building. There is a further build line between the two window openings, suggesting these may have been forced into the elevation at a later date.
<b>S1 Elevation WEST</b>		Description
Figure Numbers:		49,50,52,53,54,55
Fabric Description:		Killas rubble stone, some quartz inclusions, with roughly dressed granite quoins to south-west corner. Lime and cement mortar repairs.
Roof Covering:		Scantle slate, with terracotta ridge tiles.
Openings – Doors:	1	Large doorway, with long narrow timber lintel. Pegged door frame. Door is of ledged planks, half-braced, low and wide, with iron door furniture; strap hinges, square-ended, bolted, with bolted pintles, large thumb latch.
Openings – Windows:	1	Horned sash window, 8x8 panes, in pegged narrow timber frame, long narrow timber lintel, thin slate sill, comprised of roofing slates.
Drainage/Guttering:		Cast iron guttering and downpipe.
Relationships:		Integral to the west elevation of Section 2.
<b>S1 Elevation EAST</b>		Description
Figure Numbers:		16,17,18,19,20,21
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs.
Roof Covering:		Scantle slate, with terracotta ridge tiles.
Openings: Doors:	1	Tall, narrow doorway, reduced in width by inserted stone block work and rubble. Long very narrow timber lintel. Pegged narrower door frame. Folding, two part door, panelled and framed, on L-H hinges. Modern thumb latch. Earlier wooden lintel set higher, above opening, with slate overhang.
Openings: Windows:	1	Six pane hornless sash, reused as an 'awning' casement, in a nailed narrow timber frame. Ragged reveals, opening looks forced into wall, at eaves height. Roofing slate using as sill, no lintel, window set below wall plate.
Drainage/Guttering:		Cast iron guttering and downpipe.
Significant Details:		The lower part of the wall exhibits different stonework, stones with some shaping, forming blockier, neater stonework, roughly coursed.
Relationships:		Integral to the east elevation of Section 2.
<b>S1 Interior</b>		Description
<b>Room A</b>		
Function:		Potting Shed, Gardener's Room
Figure Numbers:		100,101,102,103,104,115
Walls:		Painted rubble stone. The north wall is of stone rubble, to first floor height.
Floor:		Slate slab floor, set in a lime and earth loose mix, some later cement mortar.
Ceiling:		Exposed ceiling, fine square joists, widely spaced, some with mortices cut in, showing they have been reused, possibly from internal partitions. Very thick sawn floor boards, roughly even width.

Laundry Cottages, Penrose Estate, Porthleven, Cornwall

Opening – Doors:	2	Opposing doorways, to east and west walls, north end of room, forming through passage to walled garden. Doors as described with exterior.
Opening – Windows:	1	As described with south elevation.
Significant Details:		The east wall is thicker and slightly battered to the base, there is a potential crude built-plinth to the base of the wall. It appears the south elevation has been built up against this possibly earlier wall.
Fittings:		There are two sets of timber pegs, to the west wall and the north wall. There is a large pine settle under the row of pegs on the north wall. There is a single flight of steps to the north-east corner, rising to a small landing, which serves Room B and C. The steps are of the same thick sawn planks as the floor boards.
Comments:		This room has been used for storage and access is somewhat limited to the passageway between the two doors, due to an accumulation of items to the south side of the room.
<b>Room B</b>		
Function:		Gardener's/Staff accommodation or dormitory, heated, semi-domestic?
Figure Numbers:		105,106,107,108,109,110,111
Walls:		Painted stone rubble, very thick whitewash layers. The north wall is a timber framed, double-sided plank partition, forming a landing to the stair. The planks are feathered to the stair side, with horizontal beaded planks to the room.
Floor:		Thick sawn plank floor boards, roughly even width.
Ceiling:		idk
Opening – Doors:		Beaded plank door, ledged to rear, accesses the room, from the landing. Narrow fishtail hinges, on iron screws.
Opening – Windows:	2	Both described with exterior. Cement or plaster to reveals.
Significant Details:		Small fireplace, now blocked, flue built into the width of the stonework of the south gable, framed by granite blocks, plastered. Plaster skirting to walls.
<b>Room C</b>		
Function:		Staff accommodation? Bedroom?
Figure Numbers:		112,113,114
Walls:		Painted stone rubble to east and west, heavily whitewashed. Both walls repaired at eaves, with cement mortars. Timber plank partition to south. Horizontal wide plain planks. Timber-framed, lathe and plaster wall to north.
Floor:		Wide, roughly even-width thick plank boards, very rotten, water-damaged.
Ceiling:		Open to roof. Modern A-frames. Pegged at overlapping ridge, with bolted half-lapped joints. One set of modern purlins to each pitch. Modern rafters and battens, the roof having been 'torched', with lime plaster. Replaced scantle slates, with terracotta ridge tiles.
Opening – Doors:	2	Two and a half plank door, on tee hinges, modern bolt, to south timber partition. Door in north wall, 18 <sup>th</sup> century fielded two panel door, beaded rail and beaded door frame, pegged.
Opening – Windows:	1	Opening with widely splayed reveals, timber internal sill. Reveals plastered. Window described with exterior.
Comments:		The north lathe and plaster partition wall is almost completely detached from the east and west walls. The north end of the room is on the point of collapse and the room itself was not safe for entry, much beyond the doorway.

<b>SECTION 2</b>	<b>Description</b>
Function:	Staff Cottage, converted to a laundry in the 19 <sup>th</sup> century. Central (south) cottage of terrace of four.
Dating Evidence:	Map evidence, Internal fittings, Building Form/Style. (Stack and fireplace, removed first floor, windows and style/form of inserted laundry copper).
<b>S2 Exterior</b>	
<b>S2 Elevation WEST</b>	
Figure Numbers:	45,46,47,48,50,51,52,53
Fabric Description:	Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs. Patches of brickwork repairs around window openings, large patch of inappropriate cement render blocking window at FF, to north end, within flying freehold, over Room H.
Roof Covering:	Scantle slate roof, terracotta ridge tiles.

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Drainage/Guttering:		Cast iron guttering and downpipe.
Opening – Doors:	2	Doorway to North (serves Room E) – Lower, narrower doorway. Narrow pegged frame, chamfered. Four panel, beaded door. Butt hinges and iron thumb latch. Large irregular, very weathered timber lintel. Gabled porch has been removed, with lean-to to north, leaving scar on elevation. Doorway to South (serves Room D) - Wide doorway. Very narrow, long, weathered timber lintel. Narrow, beaded pegged timber frame. Four panel door, base repaired with planks. Butt hinges, latch removed. Modern bolt.
Openings – Windows:	4	GF – Narrow tall window to south, narrow timber lintel, roofing slates form sill. Narrow nailed timber frame, 9 pane opening casement. Off-set from centre, wide low window, long, very narrow beaded timber lintel (timber reused here as a lintel, former door frame?), roofing slates form sill. Wide two light casement window. Narrow nailed timber frame, 9 pane opening casements. H-hinges to left, iron screws. FF – 18 pane sliding sash to south, fine glazing bars, narrow pegged timber frame. Timber fillet over lintel, at angle to eaves, roofing slates reused as sill. Patched at sides to brick, patched with cement mortar. 12 pane sliding sash to north, chunky moulded glazing bars, small panes. Looks to be a sash window turned on its side to fit opening. Wide frame, nailed, using different pieces of timber. Timber fillet over opening, between window and eaves, no lintel, wall plate above. Roofing slates used as sill. Some brick patching to south reveals.
Blocked Openings:	1	Blocked window at FF, area of flying freehold, over Room H. Wide splayed reveals, plastered, within wall, with thin internal layer of cob and whitewash. No lintel or sill remains. Blocked externally by patch of cement render.
Significant Details:		Gabled porch has been removed, with a covered area to the north, with a raised platform enclosed by railings, the scars of which can still be seen on the elevation. To north side, early medieval to medieval cross-head, built into base of wall (IMGP0131)
Relationships:		The east elevation is cohesive with those of Section 1 and Section 3.
<b>S2 Elevation EAST</b>		<b>Description</b>
Figure Numbers:		19,20,21,22,23
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs.
Roof Covering:		Scantle slate roof, terracotta ridge tiles.
Drainage/Guttering:		Cast iron guttering, hopper and downpipe.
Openings: Windows	1	Single pane casement window, in nailed timber frame, in small forced opening at ground floor level.
Blocked Openings:	1	Blocked window at FF. Slight scar at eaves height. Visible inside. Blocked with rubble. Internal timber lintel and part timber sill.
Significant Details:		The lower part of the wall exhibits different stonework, stones with some shaping, forming blockier stonework, roughly coursed. This part of the wall is battered to the base. The stone used is greyer in colour and a softer sandstone, more weathered. Part of an earlier wall? The upper part of the elevation has been significantly repaired, using cement mortar. Two small 20 <sup>th</sup> century brick lateral stacks, in cement mortar.
Relationships:		The west elevation is cohesive with those of Section 1 and Section 3.
<b>S2 Interior</b>		<b>Description</b>
<b>Room D</b>		
Function:		Non-domestic. Store Room/Workroom? (Function is unclear, but there are fixed shelves and a possible workbench.)
Figure Numbers:		116,117,118,119,120
Walls:		Exposed stone, whitewashed to east and west. South wall, stone rubble partition to first floor. Exposed stone, whitewashed. Wall to north, partition wall to Room E. Timber framed with horizontal planks, whitewashed.
Floor:		Possible former cobbles, the area which was exposed appears to be earth.
Ceiling:		Roughly shaped transverse timber beams. Thick pine floor boards laid directly over, even width. Stair structure in south-east corner rises through ceiling to first floor.
Opening – Doors:	2	Door to exterior - Narrow, beaded pegged timber frame. Four panel door, base repaired with planks. Butt hinges, latch removed. Modern bolt. Door to Room E – Doorway cut into plank partition wall.
Opening – Windows:	1	One small single pane casement window in small forced opening in east wall, off-set to north side of room.
Fittings:		Crude shelf fixed to ceiling beams to east side of room. Fitted shelves to south-west corner with fixed work bench below.

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Comments:		This room has also been used for storage, only a small part of the floor was cleared, further, unrecorded historic floor surface may survive in the other areas.
<b>Room E</b>		
Function:		Former domestic space, presumably staff cottage. (Converted to laundry for main house in 19 <sup>th</sup> century.)
Figure Numbers:		121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140
Walls:		Exposed rubble stone to east and west, whitewashed. Some plaster. East wall is heavily patched in places with brickwork. West wall seems to have an area of possible cob patching. South wall is projecting timber framed, plank partition walls to Rooms C&E. In poor condition, partially suspended but dangerous. North wall is stone rubble to first floor height, Heavily patched with brick. Whitewashed. At First Floor, timber boarded to lathe and plaster wall to Room I.
Floor:		Slate slab floor.
Ceiling:		GF - First floor can be seen to have been removed. Cut floor boards are still embedded into the front of the stack. FF - Open to roof.
Roof Structure:		Modern A-frames. Pegged at overlapping ridge, with bolted half-lapped joints. One set of modern purlins to each pitch. Modern rafters and battens, the roof having been 'torched', with lime plaster. Replaced scantle slates, with terracotta ridge tiles.
Opening – Doors:	2	Doorway cut in plank partition to south, to Room D. Doorway, off-set from centre in west wall. Narrow pegged frame, chamfered. Four panel, beaded door. Butt hinges and iron thumb latch. Modern bolt.
Opening – Windows:	4	Described with exterior. FF- window to south, has had its sill cut away, creating a long slope, more usually seen on exteriors to manage run off and this may be an adaption associated with the damp conditions of the later laundry function.
Blocked Openings:	2	FF – One blocked window opening in the west wall, to the north end. Deep straight-sided reveals, plastered, no lintel. One blocked window opening in the east wall. Large wide opening, shallow straight-sided reveals, large thick timber lintel. Part-surviving timber sill.
Blocked Fireplaces:	2	FF – In the east wall, off-set from centre. There is a small in-wall flue, built of stone, with a small rectangular tapering hearth. Very similar to that seen in Room B. To the south of this is a large hearth forced into the wall, the whole area rebuilt in brickwork, with a double-segmental brick relieving arch, the hearth then re-blocked with rubble. Partially obscured by plaster and water-tank.
Fittings:		Large brick-built copper, intact with metal inset and wooden lid. In poor condition. Cast-iron coal door to west side. Free-standing timber ladder, to access area above Room H. Small cupboard inset into east wall, south of stack, plastered into alcove. Thin timber planks and shelf. Timber lintel. Modern water-tank on timber struts and modern metal supports.
Significant Details:		Stone rubble projecting stack, stepped, wider to ground floor. Granite slab jambs and lintel to ground floor open hearth. The firebox however is rebuilt in brickwork. Granite slab hearth. Granite lintel is visible to first floor, but opening is blocked and stack is plastered and whitewashed. The base of the east wall to the south is clearly battered and of a differing form of stonework, this is noted on the exterior and may represent an earlier structure/wall.
Dating Evidence:		Removal of first floor, arrangement of a number of phases of fireplaces on the first floor, insertion of dateable features such as the copper.
Comments:		Much of the floor of the room is obscured by stacked roofing slates.

<b>SECTION 3</b>	<b>Description</b>
Function:	Staff cottage, three-cell contained unit, flying freehold to the north, over Room L. Central (north) cottage of terrace of four.
Dating Evidence:	Map evidence, Internal fittings, Building Form/Style. (Stack and cast-iron grates, cupboards and doors, window seats/settle, windows).
<b>S3 Exterior</b>	
<b>S3 Elevation WEST</b>	<b>Description</b>
Figure Numbers:	44,45,50,53
Fabric Description:	Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs.

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Roof Covering:		Battened and felted but no slates.
Drainage/Guttering:		Cast iron guttering.
Opening – Doors:	1	Long thin straight timber lintel. Rough granite block quoins to opening. Narrow timber pegged beaded door frame. Four panel door, two fielded panels to top, beaded to rear and two flush boarded beaded panels to base. Iron thumb latch and butt hinges. Modern bolt. Granite threshold.
Openings – Windows:	5	GF – To south, wide, three light, sliding sash, 16 panes, fine glazing bars. No visible lintel on exterior. Timber pegged fillet set above frame. To centre, large square 8x8 sash window, hornless, set within wide pegged timber frame. Large irregular timber lintel set at marked angle, slate slab sill. Timber pegged fillet set above frame, into angle formed from lintel. Low narrow window opening, served by long narrow timber lintel, roofing slates, used as sill. Narrow, two light five pane casement, horizontal glazing bars, some leaded glass. FF – To south, small square 9x9 former sash window, set on its side, forming sliding sash. No visible lintel on exterior. Timber pegged fillet set above frame. Roofing slates reused as sill. Over doorway, hornless double hand 8x8 sash window, in wide pegged frame. Timber pegged fillet set above frame. No obvious lintel to exterior. Roofing slates reused as sill. To north end, horizontal sliding sash, 8 panes to left, 12 panes to right, very narrow glazing bars. Narrow nailed framed. Pegged timber fillet above, no obvious lintel visible on exterior.
Significant Details:		Decorative iron boot scraper to left of door (IMGP0134)
Relationships:		The west elevation is cohesive with those of Section 2 and Section 4.
<b>S3 Elevation EAST</b>		<b>Description</b>
Figure Numbers:		23,24,25,26
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs. Some patches of more modern stonework, in cement mortar, repairs at eaves height, above timber lacing insert, to right of stack.
Roof Covering:		Battened and felted but no slates.
Drainage/Guttering:		Cast iron guttering.
Openings – Windows:	1	Opening forced, at eaves height, into larger blocked first floor opening. Reveals rebuilt in brick, with cement mortar. Short narrow timber lintel. 9 pane opening casement in chunky nailed timber frame, with chunky glazing bars.
Significant Details:		The lower part of the wall exhibits different stonework, stones with some shaping, forming blockier, neater stonework, roughly coursed. Large projecting lateral stack. Of killas stone rubble, with granite quoins. Not tied in to wall of house.
Relationships:		The east elevation is cohesive with those of Section 2 and Section 4.
<b>S3 Interior</b>		<b>Description</b>
<b>Room F</b>		
Function:		Domestic. Dairy/Cold Store
Figure Numbers:		58,59,60
Walls:		Thin layer of plaster, or possibly just thick layers of whitewash, cover walls. This has been painted over with a red oxide paint. Very crude joists to first floor, still embarked/logs.
Floor:		Step down from entrance lobby into room. Floor possibly limecrete/concrete, obscured by stacked slates.
Ceiling:		Very crude joists to first floor, still embarked/logs. Whitewashed. Thick pine floor boards above, lie directly on the back of the beams, also whitewashed.
Openings – Doors:		Doorway from lobby, west end of south wall. Narrow beaded door frame.
Openings – Windows:		Window described with exterior, internally boarded. Wide sloping reveals. Internal timber sill.
Significant Details:		Fixed shelf to east side of room, attached to ceiling beams. Fixed timber and strut beneath window, may be remains of a bench or another shelf. There is an iron hook in the ceiling near the window. The east end of the south wall is of timber planks, forming the side of the under stairs cupboard beneath.
Comments:		The window of this room is boarded and there is no natural light, no other features were seen but on proper clearing features may be uncovered such as a drain, or evidence of former shelving.
<b>Room G</b>		
Function:		Domestic. Main living room/kitchen – Staff Cottage
Figure Numbers:		56,57,61,62,146,147,148
Walls:		Lime plastered and painted, white. The entrance lobby is a pale yellow colour. Lathe and plaster partition wall to the south, to Room H.



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		Plank boarded wall to stairs, to north. Lathe and plaster partition forms entrance lobby to north-west corner of room, this is covered in layers of wallpaper.
Floor:		Slate floor, although largely obscured by stack of roofing slates.
Ceiling:		Lathe and plaster ceiling, on battens, suspended on joists, whitewashed. Heavily water damaged, much has collapsed.
Openings – Doors:	2 (in room), 2 (in lobby)	Doorway to entrance lobby from room G – Narrow bead moulded doorway. Doorway in entrance lobby, to under stair cupboard – Narrow timber frame. Two panel door, bead moulded to front, fielded panels to reverse. Set on H-hinges. Small swivel knob. Entrance Door – described with exterior. Door to Room H, from Room G – two panel door, with bolection moulding, LH-hinges, set in narrow beaded door frame.
Openings – Windows:	1	Window described with exterior. Wide window opening, with straight-sided reveals in west wall. Timber plank window seat, with beaded edge. Small timber brackets to top of window, both sides of window, possibly for a curtain or blind.
Significant Details:		Remains of timber settle against the lathe and plaster wall which forms the lobby, to the north-west corner. Fitted cupboard against the stairs, to the north. Two single panel doors, one long to top, small square one below, moulded surrounds, on butt hinges. Lathe and plaster fitted shelf-unit to the south-west corner of the room, against the party wall to Room H. Beaded moulded surround. Open upper, with plain plank shelves. Small cupboard below, with single panel door, on butt hinges.
Dating Evidence:		Ornate cast-iron range of c.1860-1880. Possible reused in this position, due to its status associations. Foliate and floral motifs to sides and around hearth and grate. Debris obscures ornate fireback plate. Plastered to sides, use of fire-bricks seen and some normal brick. Enlargement of earlier hearth, brick patching around hearth opening, suggest and enlarged or forced opening. Heavily bracketed mantles shelf has been removed and now lies to the side.
Comments:		The ceiling in this room is in very poor condition, the floor was obscured by stacked slates and piles of other debris.
<b>Room H</b>		
Function:		Domestic. Parlour – Second Reception/Living Space
Figure Numbers:		141,142,143,144,145
Walls:		Plastered and painted. Beaded skirting boards can be seen against the south partition wall to Section 2.
Floor:		Step up from Room G, into Room H. Suspended timber floor boards, in very poor condition.
Ceiling:		Lathe and plaster ceiling, whitewashed. Beaded timber cornice.
Openings – Doors:	1	Door to Room G, in north wall. Narrow beaded door frame, two panel, bolection moulded door, cut down to fit doorway. Reused in this position.
Openings – Windows:	1	Window described with exterior. Wide window opening, shallow splayed reveals. Moulded timber pelmet above opening. Timber infill/fillet above window suggests this may be reset in this position and that larger window has been removed.
Significant Details/Dating Evidence:		Art Nouveau cast iron grate, with tiled splayed sides and decorative hood, with foliate motif. Obscured by stored items in room.
Comments:		This room is being used for storage, the floor and the fireplace are almost completely obscured.
<b>Room I</b>		
Function:		Domestic. Bedroom
Figure Numbers:		63,64,65,66,67,68,87
Stairs:		Timber plank steps rising to first floor. Stick balusters to left, between timber framing, open to Room G, to ground floor. Enclosed to top. Small lobby between Room I and Room J. Lathe and plaster wall to south, timber-framed partition wall to north (secondary insertion). Row of timber coat pegs at the top of the stairs, cut by insertion of wall to Room J. Lathe and plaster ceiling. (IMG0023, 0047)
Walls:		Lime plastered and painted. Boarded and wall-papered over to south-east corner of south wall, blocking over former door, linking to Section 2. Lathe and plaster partition wall to stairs, to north. Skirting boards, with large bead moulding.
Floor:		Timber plank floor. Wide, almost even width boards.
Ceiling:		Lathe and plaster ceiling, raised slightly into eaves, suspended off collars. Whitewashed. Base of trusses project through ceiling.

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Openings – Doors:	1	Beaded plank door, ledged to rear, on rounded spoon-ended strap hinges, iron thumb latch.
Openings – Windows:	2	Windows described with exterior. Windows in west wall, either side of fireplace. Straight narrow reveals to the south opening, straight, deep set reveals to north window opening, slopes up, open to eaves, without lintel to top. Timber internal sills.
Significant Details/Dating Evidence:		Hob-grate in west wall, decorative sides, with foliate relief. Brick evident in sides of hearth, again an enlarged or even forced hearth? Classically-influenced, simple timber surround. Beaded, on block plinths, moulded with straight narrow mantleshelf. This has been removed and now leans against the east wall. Slate hearth. Iron bar visible above open hearth, may form lintel. Both late 18 <sup>th</sup> or early 19 <sup>th</sup> century style.
Comments:		The floor of this room is in very poor condition.
<b>Room J</b>		
Function:		Domestic. Bedroom
Figure Numbers:		69,70,71,72,73,74
Walls:		Lime plastered and painted and/or wall papered. Timber framed and boarded partition, wall-papered to south, to stairs. Later insertion, cuts early fixed row of timber coat pegs. Timber framed and boarded partition, painted, to north, to Room K. Set awkwardly into the eaves, with infill timber fillets above partition. Beaded skirting boards in part to west wall, partition to north is cut over this, showing it is secondary insert.
Floor:		Timber plank floor. Wide, almost even width boards.
Ceiling:		Lathe and plaster ceiling, raised slightly into eaves, suspended off collars. Whitewashed. Base of trusses project through ceiling.
Openings – Doors:	2	Door to stairs to south, against west wall – narrow beaded door frame. Two panel door, plain to front, fielded panels to rear. Iron thumb latch. LH-hinges. Door reused here, cut to fit door frame, where it slopes against eaves. Door to Room K, to north, against west wall – Partly beaded angled door frame, cut into slope of eaves, re-used timbers. Modern plank door, ledged to rear. Set on T-hinges, iron thumb latch.
Openings – Windows:	1	Window described with exterior. Internally boarded. Internal timber sill, window opening open to eaves
Comments:		The floor of this room is again, in poor condition and no natural light serves the room, the window being blocked. This room appears to have been formed out of a larger open space, during a later phase of the building, the partitions being of very different construction.
<b>Room K</b>		
Function:		Domestic. Bedroom
Figure Numbers:		75,76,77,78,79,80,81,82
Walls:		Lime plastered and painted, some wall-paper, to east and west walls. Timber framed and boarded partition, wall-papered to south, to Room J. Timber framed and boarded partition forming lobby to stairs into Section 4, Room M, in north-west corner.
Floor:		Timber plank floor. Wide, almost even width boards.
Ceiling:		Lathe and plaster ceiling, raised slightly into eaves, suspended off collars. Whitewashed. Base of trusses project through ceiling. Ceiling has collapsed exposing trusses.
Roof Structure:		A-frame trusses, with spiked joints, overlapping at ridge. Half-lapped collars. Partly chamfered truss blades. One square-set chunky purlin to the east side visible within Room K. Modern ridge and rafters, overlaid.
Openings – Doors:	2	Door to south, to Room J - Partly beaded angled door frame, cut into slope of eaves, re-used timbers. Modern plank door, ledged to rear. Set on T-hinges, iron thumb latch. Door to lobby to stairs, leading to Section 4, Room M – Two panel door, plain panels to front, fielded panels to reverse. In narrow beaded door frame, cut to fit into eaves, both door and frame re-used here. Served by a set of modern pine steps.
Openings – Windows:	1	Windows described with exterior. Opening reduced in size. Inserted plaster sloping cheeks reducing width of opening, within wider sloping splays.
Significant Details:		Partition wall, to south, of timber framing to Room J, is inserted into the building to form this space, creating rooms J and K. It may previously have been a more open space as found in Room B, in Section 1.
Comments:		Only a small section of the historic roof is surviving over Sections 3 & 4, more information may be gained during the renovation process when rotten lathe and plaster ceilings can be removed to examine trusses.

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<b>SECTION 4</b>		<b>Description</b>
Function:		End (north) cottage of terrace of four. Two-cell, two part unit, flying freehold, over Room L on ground floor to south. Animal house with door to yard. To north, Room M, is a two storey space, former 'school room', then converted to 'estate office', in the 20 <sup>th</sup> century.
Dating Evidence:		Map evidence, Internal fittings, Building Form/Style. (Cupboards, doors, steps and wood burning range/stove)
<b>S4 Exterior</b>		
<b>S4 Elevation NORTH</b>		<b>Description</b>
Figure Numbers:		31,32
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs. Patching and repairs in cement render/mortar. Brick stack to apex. Large roughly dressed killas slab quoins to north-west corner.
Openings – Doors:	1	Within lean-to extension on west side - Long narrow timber lintel, sawn. Narrow pegged beaded timber door frame. Granite quoins to opening on right hand side.
Roof Covering:		Gable-end, but battened and felted, no slates.
Drainage/Guttering:		Cast iron guttering, hopper and downpipe.
Significant Details:		The east side of the wall has a defined scar patched with mortar and some projecting or rough stones which may indicate a continuation of the east wall; the wall appears battered here, sloping outwards quite noticeably. The base of the wall is built in tighter packed older stonework, in more weathered condition but seemingly using larger stones.
Relationships:		The small lean to, gardener's shed, messily abuts the north-west corner of the elevation. This is a later extension, associated with the sunken gardener's walkway.
<b>S4 Elevation WEST</b>		<b>Description</b>
Figure Numbers:		33,34,35,36,37,38,39,40,41,42,43
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs. Patching and repairs in cement render/mortar, dated to 1980s with graffiti. Significant patches of brick patching. Several significant build lines or blocked openings within this section of wall.
Roof Covering:		Battened and felted but no slates.
Drainage/Guttering:		Cast iron guttering, hopper and downpipe.
Openings – Windows:	2	GF – Wide timber unglazed two-light, window, pegged joints, with chamfered jambs and mullion. Narrow weathered timber lintel. Roofing slate reused as sill. Some render within reveals. Internal shutters and some internal boarding to base. Some wire mesh/gauze remains to both lights. To centre, south of doorway, a 12 pane sliding sash, narrow timber frame, small rectangular panes. Brick patching to jambs, with cement mortar, slate slab sill, narrow timber lintel. Window is set within a blocked doorway.
Blocked Openings:	2	GF - Blocked doorway to north of doorway, obscured by brick privvy, low set wide timber lintel, much weathered/rotted away. FF - Blocked possible window on the first floor south of the door, quoins to former jambs of this blocked opening.
Openings – Door:	2	Narrow rotted/failing timber lintel, jambs much patched with brick and cement. Narrow water-damaged timber door frame, with narrow chamfer. Modern plank door, ledged and cross-braced, bolted strap hinges. Decorative 'spear-head' ends. Thumb latch opener and modern bolt. Granite threshold. To Room L. Thick, crude ledged plank door on bolted strap hinges. Timbers used for ledging are moulded, suggesting reuse.
Significant Details/Relationships:		Band of disturbed stonework, heavily re-pointed in cement between Section 3 and Section 4. Is this a build-line? Does this point to Section 4 being an extension of the terrace, or a significant rebuild of an earlier structure?
<b>S4 Elevation EAST</b>		<b>Description</b>
Figure Numbers:		26,27,28,29,30
Fabric Description:		Killas rubble stone, loosely packed, some quartz and granite inclusions. Lime and cement mortar repairs. Patching and repairs in cement render/mortar, dated to 1980s with graffiti. Significant patches of brick patching. Several significant build lines or blocked openings within this section of wall.
Roof Covering:		Battened and felted but no slates.
Drainage and Guttering:		Some cast iron guttering to north end, otherwise missing.
Openings – Windows:	3	To south, large 6x6 pane hornless sash window, in wide nailed timber frame. Narrow timber lintel and slate slab sill. To north, at first floor level, a forced opening, much patched with cement and brick. Hornless

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		8x8 sash, reset in narrow timber frame. Narrow timber lintel above at eaves. No sill, set on timber lintel of window in forced opening below. To north, on ground floor, a forced opening, set within a blocked opening. Narrow timber lintel, reveals rebuilt in brick and patched and partly obscured by cement and cement render. Slate slab sill. 4X4 pane, sliding sash. In narrow nailed timber frame.
Openings – Doors:	2	Doorway to Room L, to south of Section 4. Chunky timber door frame, wide bead moulding. Braced with spear-headed straps, rotted to base. Narrow weathered timber lintel. Some use of roughly dressed blocks and granite in the reveals. Doorway to Room M, to north of Section 4. Narrow timber door frame, which has failed due to water damage. Narrow rotten timber lintel. The reveals of this doorway are patched heavily with brickwork and cement.
Blocked Openings:	2	Narrow blocked long narrow window opening or possible infill between build lines, in an area of disturbed stonework, underneath the flying freehold from Section 3, to the south side of the elevation of Section 4. Narrow blocked doorway, with narrow timber lintel, (remains to left of ground floor window). Opening blocked with dressed blocks, in cement mortar, reused from elsewhere on site to lower part, forming a window. With more modern looser rubble in modern lime pointing above, totally blocking opening. There is further disturbance to the stonework to the north (right) of this doorway.
Significant Details:		The two windows to the north may be within the disturbed stonework of a removed lateral stack, similar to that to the south, which has then had a doorway cut in and then blocked to form a window, then totally blocked, before the current windows were forced in. The lower part of the wall exhibits different stonework, stones with some shaping, forming blockier, neater stonework, roughly coursed. There are also some larger more irregular stones. The stonework is also noticeably greyer in colour, with stonework above being a pale yellowish-red colour. The abutting wall of the once 'peach house' within the walled garden, displays a blocked doorway and several blocked windows, suggesting an earlier building, which may have been associated with the terraced row of cottages.
Relationships:		Where Section 3 has a flying freehold over Room L there appears to be a long narrow blocked opening in the centre of the elevation. There is then a possible build line to the north and the wall is relieved with marked scarring running from eaves to base of wall. Taken in combination with the disturbance on the west elevation this may suggest Section 4 is a rebuild or extension to the row, or that at least this end of the terrace has been heavily altered or possibly reduced.
<b>S4 Interior</b>		Description
<b>Room L</b>		
Function:		Non-domestic. Animal Housing, stable/byre.
Figure Numbers:		94,95,96,97,98,99
Walls:		Exposed stone, whitewashed. Timber posts are braced against the east wall, probably for former partitions.
Floor:		Cobbled floor, notable use of decorative quartz stones.
Ceiling:		Large transverse ceiling beams, irregular in shape (log form), some attempts at chamfering, partially embarked in places. Floor boards of first floor laid directly on the back of the beams. Boards are very thick and of fairly even width. There are some large timber braces and blocks for partition fittings attached to some of the beams.
Openings – Doors:	1	Thick, crude ledged plank door on bolted strap hinges. Timbers used for ledging are moulded, suggesting reuse.
Openings – Windows:	1	Wide timber unglazed two-light, window, pegged joints, with chamfered jambs and mullion. Internal shutters, with four ventilation holes, fish-tail ended T-hinges and some internal boarding to base. Some wire mesh/gauze remains to both lights.
Significant Details/Fittings:		Some of the beams are braced by cut timbers, where water damage has affected them. The steps which access Rooms I,J,K on the first floor in Section 3, from Section 4, Room M, project into this space to the north-west corner, supported on posts. Large iron hook on second ceiling beam from the south.
Relationships:		Walls to north and south (stone party walls) only to first floor level and are not tied in to long east-west elevations.
<b>Room M</b>		
Function:		Non-domestic, but formerly heated. School Room, then converted into Estate Office in the 20 <sup>th</sup> century. (Possible first use as another staff cottage).
Figure Numbers:		83,84,85,86,88,89,90,91,92,93
Walls:		Plastered and painted walls. Part timber picture rail and dado affixed to east wall, small pulleys

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		attached to this may have been for attaching/stretching maps.
Floor:		20 <sup>th</sup> century pine parquet floor. Slate hearth beneath 20 <sup>th</sup> century wood-burning stove/oven.
Ceiling:		Lathe and plaster ceiling, whitewashed. Raised up into eaves, suspended from collars, forming shallow vault. Area cut in to north gable, where stack has been removed, braced with iron strap.
Openings – Doors:	2	Door in south wall, at first floor height, leading to rooms I, J and K. Accessed via a set of simple modern pine steps. Re-set, re-used, chamfered door frame, cut into the sloping eaves on the west side. Four panel door, moulded panels to exterior, fielded panels to reverse. Door in west wall, on the ground floor, off-set for the centre of the room. Low timber door frame. Modern plank door, ledged and cross-braced, bolted spear-end strap hinges.
Openings – Windows:	4	Described with exteriors.
Significant Details/Fittings:		There is a tall panelled cupboard with two doors, set into a partly blocked doorway in the west wall, just north of the entrance door. The panelled doors are moulded. There is an open shelf below. Small pulley wheel is set into the top of the cupboard, there is also one on the picture rail to the east wall and another set into the ceiling, at the north end. These may be for large estate maps, or possibly a blackboard, for either the office or school room function.

BUILDING N		Description
Function:		Outside privvy (toilet) to school room/estate office.
Dating Evidence:		Form/Build of structure.
Elevation SOUTH		Description
Figure Numbers:		33,34
Fabric Description:		Single storey lean-to extension, brick, cement mortar.
Roof covering:		Corrugated sheeting over timber structure.
Opening – Doors:	1	Narrow timber lintel. Narrow timber chamfered door frame. Modern plank door. Thumb latch.
Opening – Windows:	1	Window integral to door frame, under same lintel. Narrow, chamfered, nailed timber frame.
Fittings:		Wooden toilet seat/bench.
Relationships:		Built across and partly obscuring a blocked doorway in the west elevation of Section 4. Built up against earlier stone gardener's shed/store, which served the sunken gardener's walk; the earlier building then also being converted to a privvy.
Elevation WEST		Description
Fabric Description:		Obscured by overgrowth. Brick and cement mortar construction.

BUILDING P		Description
Function:		Gardener's Shed/Store, serving the sunken gardener's walk. (The structure was converted to an outside privvy in the 20 <sup>th</sup> century.)
Dating Evidence:		Style/Form of stonework. Internal fittings. Association with gardener's sunken walk.
Elevation NORTH		Description
Figure Numbers:		31
Fabric Description:		Larger blockier killas slabs, rubble construction, in a lime mortar, patched with later cement. Some granite blocks forming quoins to the right hand reveals of doorway.
Roof covering:		Corrugated sheeting.
Openings – Doors:		Narrow timber lintel, wide beaded timber door frame, pegged joints. Granite block quoins to the right hand reveal to doorway.
Interior:		Lime plastered, fitted with later brick privvy with bench seat.
Relationships:		Extension abutting the north-west corner of Section 4 and west elevation of terraced row. Associated with sunken gardener's walk. Abutted later brick privvy to south side.
B5 Elevation WEST		Description
Fabric Description:		Obscured by overgrowth. Killas rubble stonework in a lime mortar.

Yard to West		Description
Summary:		Stepped cobbled yard serving row of terraced staff cottages. Constructed in the orneé style, with decorative elements.
Dating Evidence:		Style/Form of construction.
Figure Numbers:		42,43,50,53,54,149,150,151,152,153,154,155,158
Fabric Description - Yard:		Stone cobbled yards, with granite kerb stones and heavy use of decorative quartz stones.
Fabric Description – Walls:		Stone-faced herringbone banks enclose the south and south-west end of the yard, with

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	<p>herringbone stone walls enclosing the north-west and north end, now partly truncated by Buildings N &amp; P.</p>
Layout/Plan:	<p>To the south the yard respects Sections 1 and 2, stepping down the slope, just south of their party wall, with a curving granite kerb.</p> <p>The yard then respects the width of Section 2, there is then is a raised granite kerb almost opposite the party wall between Sections 2 &amp; 3, where the yard steps down again.</p> <p>The next section, respecting Section 3 and the animal house, Room L (of Section 4) appears to be grass, but may have been gravelled. A raised cobbled path, of stone and quartz, with a decorative quartz kerb, runs across this section in a shallow curve, serving the front door of Section 3. A cobbled path frames the grassed area, running along the full width of the west, front elevation of Section 3, down to Section 4. This appears to have a granite kerb, as before.</p> <p>To the north, another cobbled yard respects the central and north end of Section 4, now built over by buildings N &amp; P, again with granite kerb stones.</p>
Openings/Entrances:	<p>To the south, a set of granite and stone steps leads down from the main service drive. This is cut into the bank and incorporates large quartz stones, creating a decorative effect. The bank is stony but significantly overgrown and may represent a decorative rockery or similar.</p> <p>To the centre the grassed section of the yard, respecting Section 3, is accessed via a steep ramp, approaching from the north-west. Leading off the main back drive to the house. Covered in concrete.</p> <p>To the north end, the wall of the yard angles inwards towards the building, forming a trapeze shape. Buildings N&amp;P have been built over this area. It is not clear if there was an entrance into the gardener's walk, or if Building P terminated the cobbled yard.</p>
Features:	<p>A projecting raised cobbled area, formerly with railings, respects the west, front elevation of Section 2, north of the entrance door. This can be seen to have served a porch, now demolished. (149,46)</p> <p>Off-set to the south end there are two large granite cisterns, which collect water from a diverted spring. These cisterns are served by a set of steps which rise from the lower north side. (150,152,153)</p> <p>The spring water is then carried in a granite-line culvert along the edge of the cobbled yards, against the wall, until just before the access ramp it enters a stone-lined land drain. (151)</p> <p>To the north end a further culvert appears to carry water to another cistern, set down into the cobbled yard surface, within a built, rectangular alcove in the stone wall. (158) A below ground stone-lined land drain appears then to carry the water away beneath Buildings N&amp;P. Similar cisterns can be seen across the gardens, built into walls.</p>
<b>B5 Elevation WEST</b>	
Fabric Description:	Obscured by overgrowth. Killas rubble stonework in a lime mortar.

## Appendix 4 Inventory of Historic Features – List by Section/Room

No. of Section	Room Name/Letter	Inventory/List of Historic Features
Section 1 general		Cast iron guttering and downpipes, decorative hopper. Possible plinth to internal base of east wall, suggesting former exterior wall?
Section 1	A	Folding, two part door, panelled and framed, on L-H hinges. Ledged plank door, half-braced, low and wide, with iron door furniture; strap hinges, square-ended, bolted, with bolted pintles, large thumb latch. Two light, five pane casement window, horizontal glazing bars. Pine settle, not fixed against north wall. Pine pitting table/bench, not fixed. Pine shelves fixed to east wall. Two sets of coat pegs, one to west wall, one to north.
	B	Six pane hornless sash, reused as an 'awning' casement, in a nailed narrow timber frame. Fireplace, open hearth, framed in granite blocks, built within south wall. Boarded plank partition and boarded plank door to north.
	C	Horned sash window, 8x8 panes, in pegged narrow timber frame. Two and a half plank door, on tee hinges, modern bolt, within south timber plank boarded partition. Door in north wall, 18 <sup>th</sup> century fielded two panel door.
Section 2 general		Cast iron guttering and downpipe, decorative hopper.
Section 2	D	Four panel, beaded door. Butt hinges and iron thumb latch. Fitted work bench to south-west corner, fixed pine shelves over. Crude shelf fixed to ceiling beams to east side of room.
	E	Battered section of wall to base, of different construction. Granite post/slab and brick built hearth/stack, within the room, against east wall. Brick fireplace forced into the east elevation at first floor. Stone hearth, with circular profile flue, built into the east wall at first floor height (same as in Room B). Brick copper, built against east wall and party wall to Room H. Timber ladder serving space above Room H, not fixed. In the west wall: Tall narrow, 9 pane opening casement; Wide two light opening casement 18 pane window; 18 pane sliding sash; 12 pane sliding sash. Four panel door, base repaired with planks. Butt hinges, latch removed. Small cupboard inset into east wall, at first floor height.
Section 3 general		Cast iron guttering and downpipe, decorative hopper. Cast-iron boot scraper to north of main doorway.
Section 3	F	Crude pine shelf attached to beam/joists at the east end of the room. Narrow, two light five pane casement, horizontal glazing bars, some leaded glass. There is an iron hook in the ceiling near the window.
	G	Ornate cast-iron range of c.1860-1880. Timber mantleshelf, now detached from wall. Remains of timber settle against the lathe and plaster wall which forms the lobby. Fitted cupboard against the stairs, to the north. Two single panel doors, one long to top, small square one below, moulded surrounds, on butt hinges. Lathe and plaster fitted shelf-unit to the south-west corner of the room. Beaded moulded surround to openings. Large square 8x8 sash window, hornless, set within wide pegged timber



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		frame.
	H	Beaded skirting boards. Timber moulded cornice. Two panel, bolection moulded 18 <sup>th</sup> century door, cut down to fit doorway, reused. Art Nouveau cast iron grate, with tiled splayed sides and decorative hood. Wide, three light, sliding sash, 16 panes, fine glazing bars.
	I	Small square 9x9 former sash window, set on its side, forming sliding sash. Hornless double hand 8x8 sash window, in wide pegged frame. Hob-grate in west wall, decorative sides, with foliate relief.
	J	Horizontal sliding sash, 8 panes to left, 12 panes to right, very narrow glazing bars.
	K	Two panel door, plain panels to front, fielded panels to reverse. In narrow beaded door frame. 9 pane opening casement in chunky nailed timber frame, with chunky glazing bars.
Section 4 general		Cast iron guttering and downpipe, decorative hopper.
Section 4	L	Unglazed two-light, window, pegged joints, with chamfered jambs and mullion. Wooden plank shutters to window. Thick, crude ledged plank door on bolted strap hinges. Cobbled floor surface.
	M	12 pane sliding sash, narrow timber frame, small rectangular panes. Large 6x6 pane hornless sash window, in wide nailed timber frame. Hornless 8x8 sash, reset in narrow timber frame. 4X4 pane, sliding sash. In narrow nailed timber frame. Tall panelled cupboard with two doors, the panelled doors are moulded. There is an open shelf below. Small pulley wheel is set into the top of the cupboard, there is also one on the picture rail to the east wall. Picture rail on east wall. Early 20 <sup>th</sup> century stove.
Room N		Wooden seat to earth closet/privvy.
Room P		Wooden seat to earth closet/privvy.

Appendix 5  
Phased Plans and Elevation Drawings

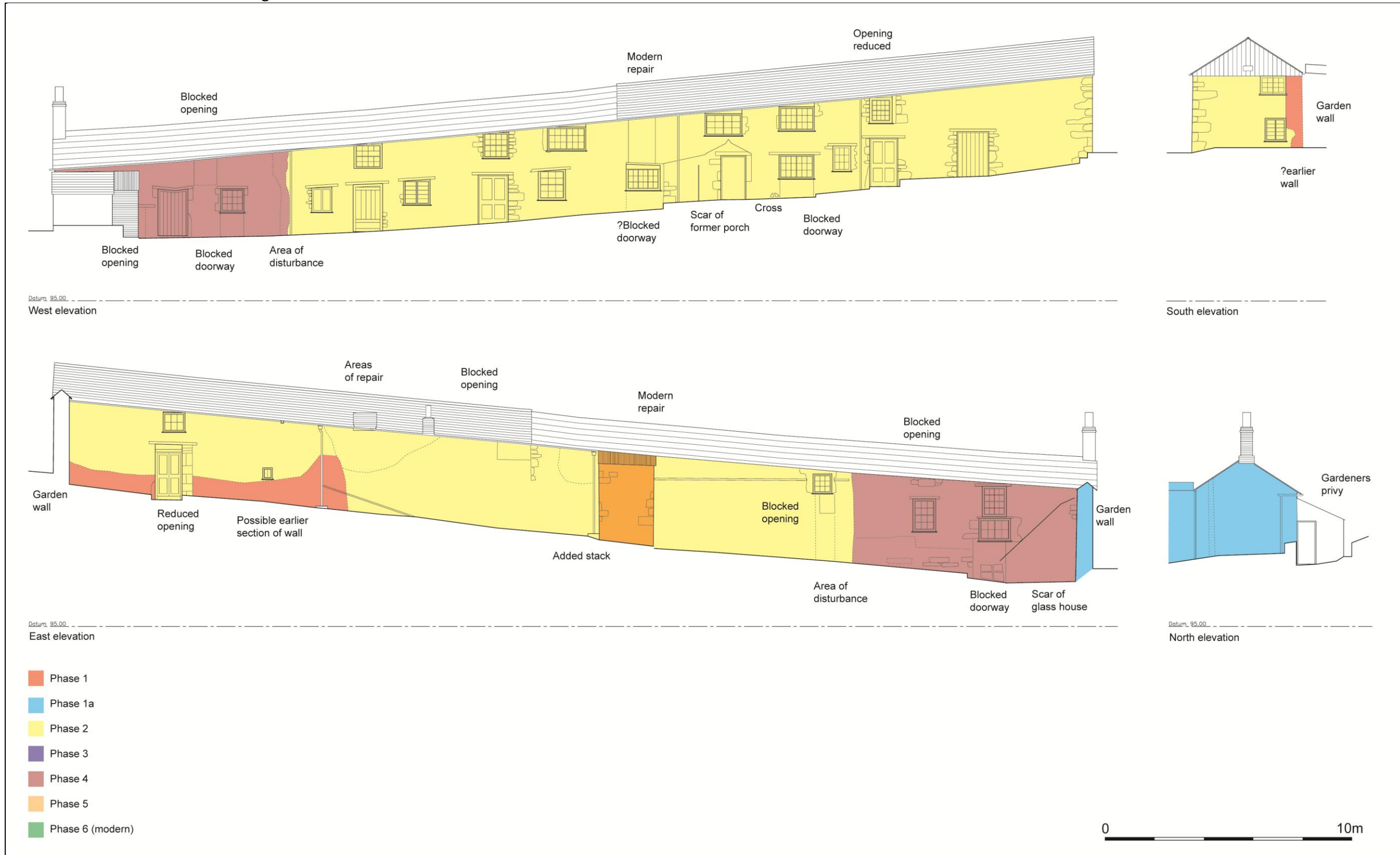


Figure 11: Phased drawing of the external elevations.

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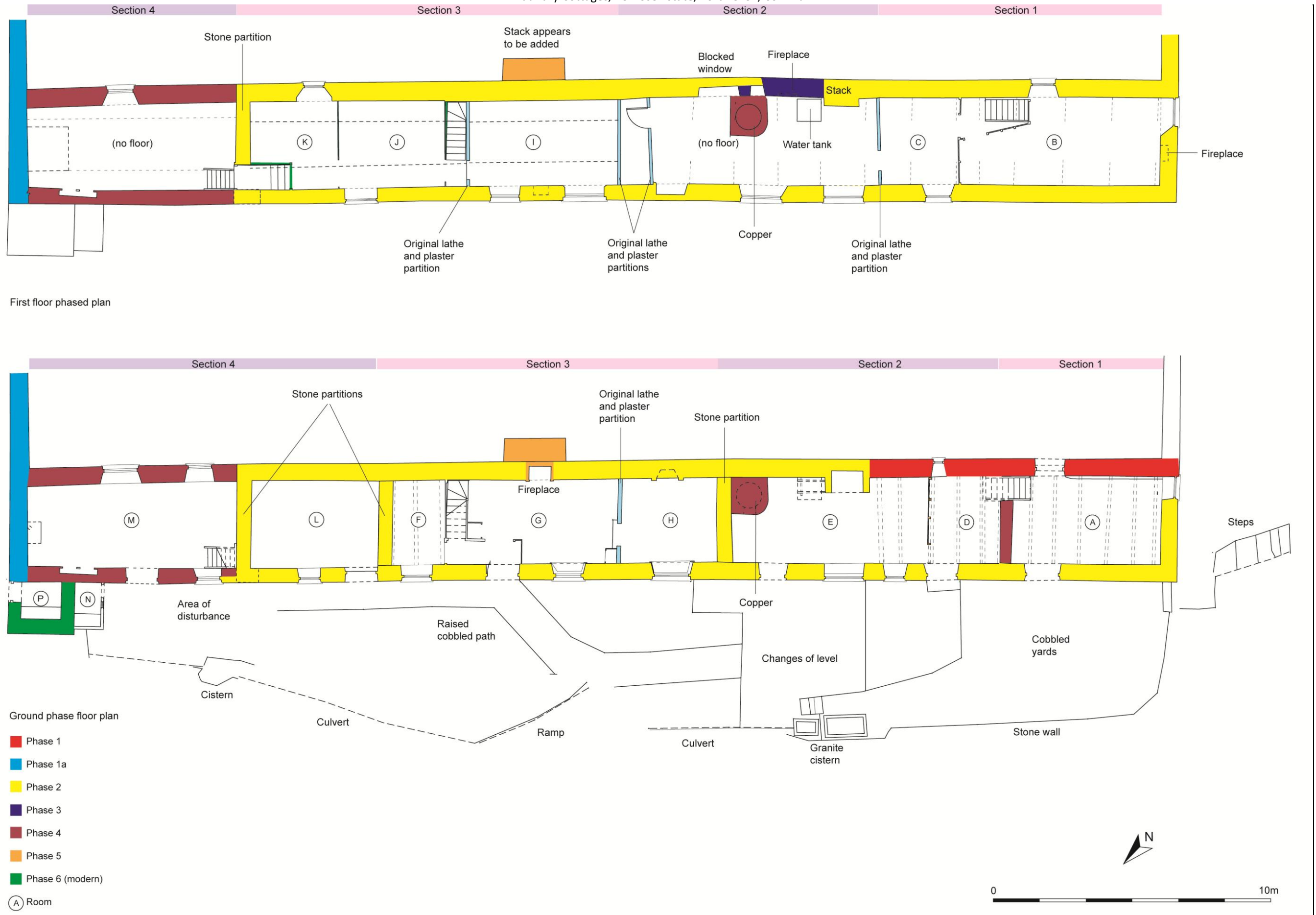


Figure 12: Phased plans of the ground and first floors.



Figure 13: Phased image of the internal elevations.



## Appendix 6 Photographs

### Exterior



Figure 14: The south elevation and garden wall; from the south-west.



Figure 15: View of the south elevation; from the south.



Figure 16: The join of the cottages and garden wall, from within the walled garden; from the north-east.



Figure 17: The south end of the east elevation, Section 1; from the east.



Figure 18: Section 1's east elevation; from the east.



Figure 19: Section 1 running into Section 2; from the east.



Figure 20: South end of the east elevation; from the east.



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Figure 21: View of the south and central portion of the east elevation of the building; from the east.



Figure 22: The east elevation of Section 2; from the east.



Figure 23: The east elevation of Section 3; from the east.



Figure 24: Detail of the Section 3 chimney stack; from the east.



Figure 25: The central to northern section of the east elevation of the building; from the east.



Figure 26: Northern part of the east elevation of Section 3; from the east.



Figure 27: View of the disturbed area between Section 3 and Section 4 on the east elevation; from the east.



Figure 28: The east elevation of Section 4, showing infill and blocked openings; from the east.





Figure 29: The north-east corner of the building, where it abuts the earlier wall of the former glass house or peach house; from the south-east.



Figure 30: As above.



Figure 31: View of the small stone-built privy which abuts the west wall of Section 4, serving the sunken gardeners walkway; from the north.

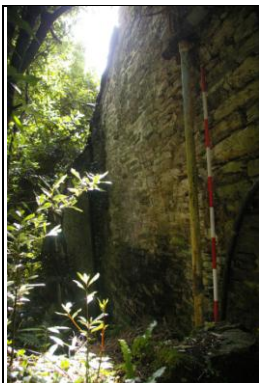


Figure 32: The north wall of the building showing significant disturbance to the stonework; from the west, north-west.



Figure 33: The brick built privy which abuts the west elevation of Section 4; from the south.



Figure 34: The doorway to Room M in Section 4; from the south-west.



Figure 35: View of the doorway in relation to the blocked window at first floor height in the west elevation of Section 4; from the west.



Figure 36: The west elevation of Section 4; from the north, north-west.





Figure 37: The various blocked and forced openings in the west elevation of Section 4; from the south-west.



Figure 41: View along the west elevation of Section 4; from the south-west.



Figure 38: The window within the blocked doorway in the west elevation of Section 4; from the north-west.



Figure 42: Longer view along the west elevation of the building, at the north end; from the south south-west.



Figure 39: View of the significantly disturbed area of stonework between Section 3 and Section 4, on the west elevation; from the north-west.



Figure 43: As above.



Figure 40: The mullion window in the animal house, Room L; from the west.



Figure 44: The west elevation of Section 3; from the west.





Figure 45: The west elevation between Section 2 and Section 3; from the west.



Figure 46: The doorway to Section 2, in the west elevation, with scar for former porch; from the west.



Figure 47: View along the west elevation of Section 2; from the south-west.



Figure 48: The doorway of Room D, in Section 2; from the west.



Figure 49: The west elevation of Section 1, the doorway through to the walled gardens; from the west.



Figure 50: The west elevation; from the south, south-west.



Figure 51: The blocked doorway in the west elevation of Section 2; from the west.



Figure 52: Some of the openings in Sections 1 and 2, showing original stone quoins and patching with brick as openings have been reduced or forced; from the west.





Figure 53: Wider view of the west elevation and the yards; from the south-west.



Figure 54: View of the south end of the west elevation of the building; from the north-west.



Figure 55: View of the doorway in Section 1, in relation to the doorway to Room D, in Section 2; from the west.

### Interior



Figure 56: The cast-iron range in Section 3, Room G; from the west, north-west.



Figure 57: The cupboard and stairs in Section 3, Room G; from the south.

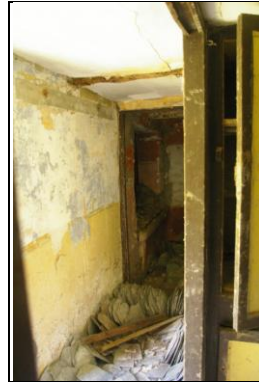


Figure 58: The lobby in Section 3, with door to Room F; from the south-east.



Figure 59: The door to the understair cupboard in Section 3; from the south-west.

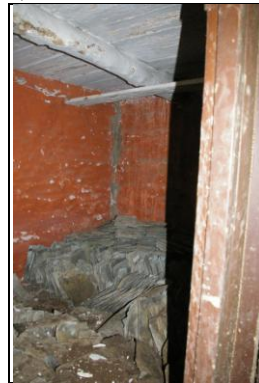


Figure 60: Room F, in Section 3; from the south-west.





Figure 61: The door to Section 3; from the north.



Figure 65: The fireplace in the west wall of Room I, Section 3; from the north, north-east.



Figure 62: View up the stairs in Section 3; from the east.



Figure 66: View to the window to the south, in Room I, Section 3; from the north, north-east.



Figure 63: View of Room I, in Section 3; from the north, north-west.



Figure 67: View of the former lathe and plaster roof in Room I, Section 3; from the north.



Figure 64: View of the plastered walls within Room I of Section 3 and the surviving but loose timber fireplace surround; from the north-west.



Figure 68: View to the north-east corner of Room I, Section 3; from the south-west.



Figure 69: View of the later plank and board partition wall which forms Room J, in Section 3; from the north.



Figure 70: The plastered and painted east wall of Room J, Section 3; from the north-west.



Figure 71: The later plank and boarded partition which divides Rooms J and K; from the south.



Figure 72: The window which lights Room J, in the west wall; from the south-east.

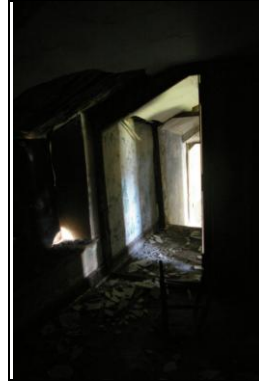


Figure 73: View through the doorway to Room K, from Room J, in Section 3; from the south-east.



Figure 74: View through to Room I, from Room J, in Section 3; from the north, north-east.



Figure 75: One of the surviving A-frame roof trusses to the north end of the building, in Section 3; from the north, north-west.



Figure 76: The window in the east wall of Room K, in Section 3; from the north-west.





Figure 77: View of the north-east corner of Room K, in Section 3; from the south-west.



Figure 81: The north wall of Room K dividing the south end of the building from Section 4; from the south-west.



Figure 78: One of the later timber partitions which forms Rooms J and K; from the north-west.



Figure 82: The small lobby, with opposing doors, which has been forced through the former north wall of Section 3; from the north.



Figure 79: View through Room J, to Room I, in Section 3; from the north.



Figure 83: Room M, Section 4; from the south, south-west.



Figure 80: The door between Rooms J and K, showing it has been cut down to fit with the later inserted partition; from the north.



Figure 84: The cupboard in Room M, Section 4; from the east south east.



Figure 85: View of the odd space left the demolished stack in Room M, Section 4; from the south-east.



Figure 86: The 20th century stove in Room M, Section 4; from the south, south-east.



Figure 87: Detailed view of the hob grate in the west wall of Room I, in Section 3; from the north-east.



Figure 88: The south wall of Room M, the two storey solid partition wall between Sections 1-3 and 4; from the north.



Figure 89: View along the east wall of Room M, Section 4; from the south-west.



Figure 90: View of the forced windows in the east wall of Room M, Section 4; from the south-west.



Figure 91: The south-west corner of Room M, Section 4, the doorway is forced to Section 3 and the window is set into a blocked doorway; from the north-east.



Figure 92: The parquet floor in Room M, Section 4; from the south.





Figure 93: The failing doorway in the west wall of Room M, in Section 4; from the north-east.



Figure 97: View of where the stairway from Room M is forced through the wall Room L; from the south-east.



Figure 94: The stone partition wall, to first floor height only, between Room L and F; from the west, north-west.



Figure 98: The former cobbled floor, where it is exposed, showing use of spar/quartz stones, as in the yards; from the south-west.



Figure 95: View through the doorway into Room L, the animal house; from the west.



Figure 99: View down the east wall of the animal house, Room L; from the south-west.



Figure 96: View down into the animal house, Room L; from the doorway; south-west.



Figure 100: View of the stone slab floor in Room A, Section 1, leading through to the walled garden; from the west.





Figure 101: The west wall of Room A, Section 1, showing the timber coat hooks; from the east, north-east.



Figure 102: As above.



Figure 103: View of the east wall of Room A, Section 1, showing the fitted shelves, the potting table and at the base of the wall, the plinth; from the west, north-west.



Figure 104: The folding door to the walled gardens, in a reduced doorway in the east wall of Room A, Section 1; from the west.



Figure 105: View of the south elevation of Room B, in Section 1, with fireplace built into the width of the wall; from the north.



Figure 106: View along the west wall of Room B, in Section 1; from the north, north-east.



Figure 107: View along the east wall of Room B, Section 1, with window; from the south-west.



Figure 108: View of the modern timber framed A-frames in the roof, Section 1; from the south.





Figure 109: The early boarded partitions which form the rooms on the first floor in Section 1; from the south.



Figure 113: As above, with flash.



Figure 110: The door in the partition, to Room C in Section 1; from the west, south-west.



Figure 114: The north wall of Room C, Section 1, a timber and lathe and plaster partition, with panelled door from the south.



Figure 111: As above.



Figure 115: The west door in Room A, Section 1; from the east.



Figure 112: View along the west wall of Room C, Section 1; from the south-east.



Figure 116: View into Room D, in Section 2; from the west, north-west.



Figure 117: The boarded partition between Room D and Room E, in Section 2; from the west.



Figure 118: The east wall of Room D, Section 2; from the west.



Figure 119: Floor in Room D, Section 2, appears to be of earth; from the west.



Figure 120: Door to Room D, Section 2; from the south-east.



Figure 121: The boarded partition between Room D and Room E, in Section 2; from the north.



Figure 122: View of the partition between Room C and Room E, in Section 2; from the north.



Figure 123: Window in the west wall of Room E, Section 2, south end; from the east.



Figure 124: Altered windows in the west wall of Room E, Section 2; from the south-east.





Figure 125: Detail of windows in the west wall of Section 2; from the south, south-east.



Figure 126: Blocked opening in the west wall of Section 2, from Room E; from the east.



Figure 127: The chimney stack in Room E, Section 2; from the west, north-west.



Figure 128: View of the water tank in Room E, Section 2; from the west.



Figure 129: The copper inserted into Section 2, Room E; from the south, south-west.



Figure 130: View of the stone flagged floor in Room E, Section 2; from the south.



Figure 131: The stone partition wall of first floor height only, between Room E, Section 2 and Room H, Section 3, with copper built up against it; from the south.



Figure 132: The open area of first floor which has survived, Room E, Section 2, north end; from the south.



Figure 133: The doorway and window above in the west wall of Room E, Section 2; from the east, south-east.



Figure 134: The ladder to the raised area in Section 2, formerly the first floor, before conversion to a laundry; from the east, south-east.



Figure 135: The top of the copper in Section 2; from the west.



Figure 136: View of the in-wall fireplace and the forced brick fireplace, both in the east wall of Room E, Section 2; from the west, north-west.



Figure 137: The blocked window, at first floor level in the east wall, Room E, Section 2; from the south-west.



Figure 138: The boarded partition/lathe and plaster cupboard space, between Room E, Section 2 and Room I, Section 3, on the first floor; from the south.



Figure 139: The fireplace forced in the east wall of Section 2, at first floor level and rebuilt in brick; from the north-west.



Figure 140: Detailed view of the copper; from the west.



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Figure 141: The south wall (stone partition, to first floor height to Room E) of Room H, Section 3; from the north.



Figure 145: Door to Room G and window in Room H, Section 3; from the south, south-east.



Figure 142: The boarded window seat to the window in Room H, Section 3, in the west wall; from the north-east.



Figure 146: The lathe and plaster partition wall between Room G and H, in Section 3; from the north, north-east.



Figure 143: View of the north wall of Room H, Section 3, with door to Room G; from the south.



Figure 147: The west wall of Room G, in Section 3, with boarded window seat, panelled cupboard and settle; from the north-east.



Figure 144: The east wall, with the scar of the fireplace showing behind the contents of the room; from the south-west.



Figure 148: The east wall of Room G, in Section 3, with the cast-iron grate; from the north-west.



Yard



Figure 149: Cobbled raised path which runs in front of Section 3; from the north.



Figure 150: View of the upper sections of the stepped cobbled yards; from the north.



Figure 151: The culvert which runs to the west of the yard, within a granite slab-lined channel, alongside the revetment walling; from the south-east.



Figure 152: The granite dressed cisterns, to the southern part of the yards, for clothes washing; from the north-east.



Figure 153: The south end of the yards; from the north.



Figure 154: Detail showing the herringbone revetment walling, which encloses the yards; from the north.



Figure 155: The dressed granite block steps which rise around the south-west corner of the building, giving access to the back drive; from the north-west.



Figure 156: View of the medieval wheel head cross built into the west wall; from the west.



Figure 157: The cast-iron boot scraper by the door to Section 3, one of the domestic cottages; from the west, south-west.



Figure 158: The cistern built into the revetment walling to the north end of the yard, probably for animal watering; from the south-east.



Laundry Cottages, Penrose Estate, Porthleven, Cornwall



Figure 159: Plan showing location and direction of photographs taken.



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