

Land at Grenville Road, Lostwithiel, Cornwall – Archaeological Statement

South West Archaeology Ltd. 09.09.2016

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Project Background

South West Archaeology Ltd. was approached by Andy Golay of Golay Planning (the Agent) on behalf of Jenna Gendall (the Client) to produce an archaeological statement for land at Grenville Road, Lostwithiel, Cornwall, to inform pre-application proposals for redevelopment of the site. This archaeological statement reviews existing documentary and cartographic sources and is intended to inform and guide decision making with regard to the heritage impact and any subsequent archaeological work on the site.

Site Location

The site is located on a moderately steep south slope of the east bank of the River Fowey at the eastern edge of the settlement of Lostwithiel, Cornwall, at an altitude of c.48-62m AOD. The soils of this area are the well drained fine loamy and fine silty soils of the Denbigh 1 Association (SSEW 1983). These overlie the mudstone of the slate, siltstone and sandstone of the Meadfoot Group (BGS 2016).

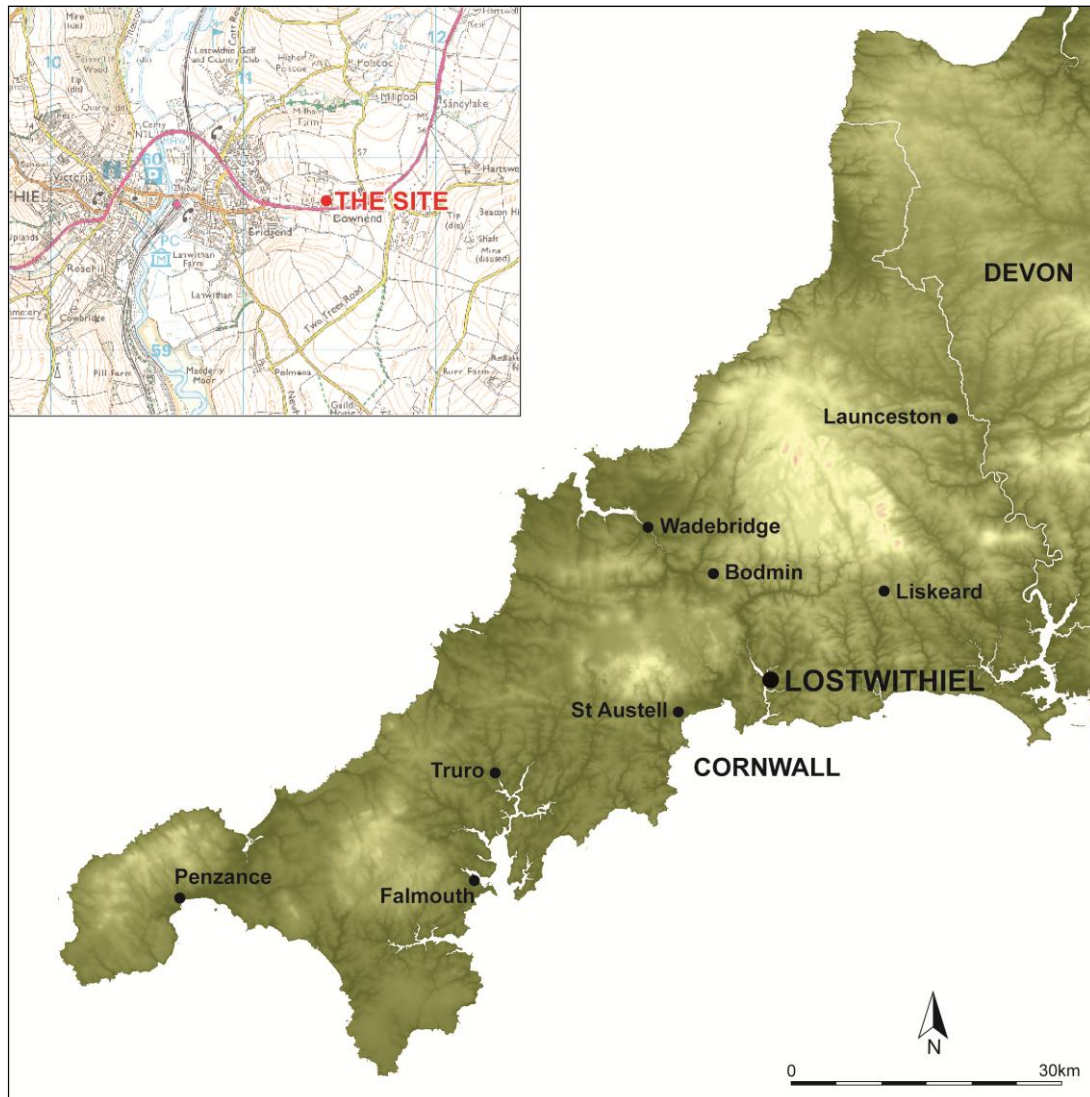


FIGURE 1: SITE LOCATION

Site History

The town of Lostwithiel is on the border of the parish of the same name in the hundred and deanery of Powder; with that of St. Winnow, in the hundred and deanery of West. The site is located on the eastern fringes of the modern town of Lostwithiel (from the Cornish *lost* and *gwithyel* meaning 'tail of the forest') (Watts 2002), where it has subsumed the historic manor of Bridgend (from the English referring to Lostwithiel Bridge). Settlement at Lostwithiel is first recorded in 1189, founded by Robert de Cardinham, Lord of Bodardle, when it had a market and chapel by 1202. An annual fair is recorded by 1224. Lostwithiel was one of Cornwall's five coinage towns and tin tested prior to export (Berry *et al* 2008), being incorporated in 1623, and the town charter renewed in 1732. A market is recorded as being held every Friday and there are three fairs. During the Civil War, Lostwithiel was the site of a battle between the Royalist forces under Sir Richard Grenville and a brigade of the Parliamentarian army under Lord Robarte. Battle took place in the summer of 1644, after which the victorious Parliamentarian forces of Earl of Essex set up headquarters in the town. However, during the retreat of these forces later the same year the church was damaged by an explosion of gunpowder (Lysons 1814). Settlement at Bridgend is first recorded in 1366 and formerly belonged to Early Mount-Edgcumbe and a branch of the Carminows. The site is approximately 0.5km east of the historic settlement of Bridgend with its 14th century mill, and the Medieval Lostwithiel Bridge. The modern A390 predominantly follows the line of an 18th century Turnpike road, an important trading route with the port of Lostwithiel, though the modern road now bypasses the town itself whereas the turnpike road continued through, now known as Grenville Road.

The potential for the archaeological importance of the site is suggested by its proximity to the historic manor at Bridgend and core of Lostwithiel, and the Registered Battlefield for the Battle of Lostwithiel to the west. The site is located within *pre-17th century Medieval Farmland* bordered by *Post-Medieval Enclosed Land 17th-19st century* to the south; *Settlement pre-1903 and 20th century* to the west (Cornwall HLC). This would also highlight the potential for prehistoric and Roman archaeology or deposits within the area.

No archaeological investigations have been carried out on the proposed development site, though limited small scale works have been carried out further afield in Lostwithiel, with building recording and archaeological monitoring identifying earlier phases of the existing Duchy Palace building (Sturgess & Thomas 2013). The majority of the work however, has been associated with heritage assessments of the wider landscape, but including more specifically Lostwithiel (Berry *et al* 2008).

Documentary evidence suggests the presence of prehistoric funerary monuments (HER2256), though no evidence has been found; and the precursor to the current settlement (HER7672). However, it is from the Medieval period that more definitive evidence has been found. The early agricultural history of Bridgend is reflected in the field boundaries and cropmarks identified on aerial photographs (HER 40419; 40420). Into the Post-Medieval period, the strategic importance of Lostwithiel is defined by the siting of a Civil War battle and subsequent creation of military headquarters in the town (HER57023). The increasing importance of road transport led to the construction of a toll house (HER52687), and the continued development of agricultural industry with the re-building of Sheepwash Mill (HER26730) likely a result of increased trade. Religious and educational needs required by further growth and expansion of Bridgend were met by the construction of St. Faiths House of Mercy (HER54384); two chapels (HER52257; 44944) and a new national school (HER53138). Increased industrialisation can also be seen in the 19th century Prince Ernest iron mine, whilst further growth of the settlement can be seen in the construction of a number of Listed buildings from this period, including Glenview House (HER13128) and Oak Cottage (HER13129). The locations for the heritage assets are shown below (Figure 2), a full summary being given in Appendix 1.

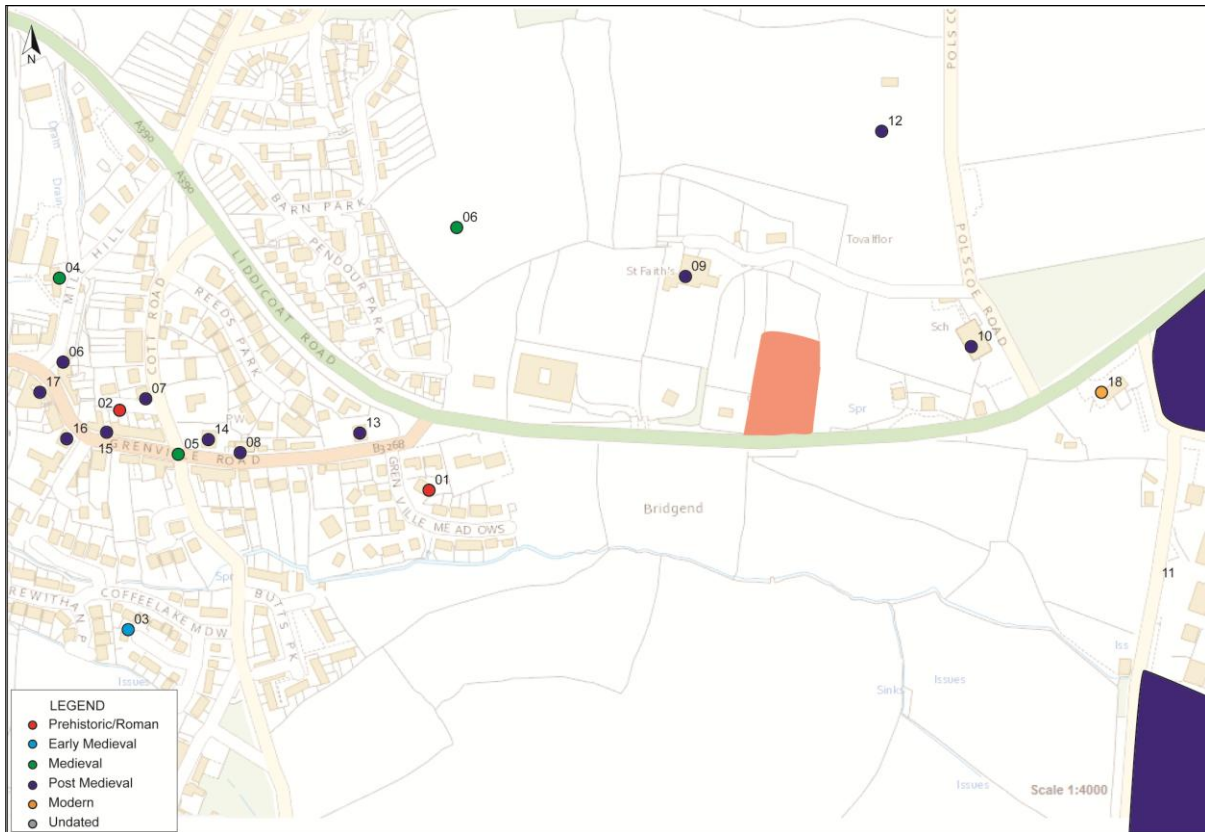


FIGURE 2: THE PROPOSAL SITE (SHADED RED), SHOWING THE LOCATION OF PREVIOUS ARCHAEOLOGICAL INTERVENTIONS AND THE KNOWN HERITAGE ASSETS (SOURCE: CORNWALL HER).

Cartographic Evidence

1805 Ordnance Survey Draft map

The earliest cartographic source available to the study is the 1805 Ordnance Survey surveyors draft map (Figure 3). This map shows the landscape in some, if misleading, detail. It shows Lostwithiel (*Lestwithiel*) and Bridgend (*Bridge End*) on opposite sides of the River Fowey, within a largely agricultural landscape of enclosed land based on elements of the earlier Medieval strip fields.

1842 St. Winnow Tithe Map

The 1842 Tithe map shows the site in detail for the first time, and the field pattern is depicted much as it appeared on the Ordnance Survey draft map, though with more detail of individual plots of land. The curving boundaries and narrow plots of the Medieval strip fields are much more prominent, particularly in the fields surrounding the proposal site, whilst Bridge End itself remains a relatively undeveloped settlement following the line of the road. The field pattern and very definite nature of the boundary enclosing many of these fields, is perhaps suggestive of a large early medieval enclosure framing a settlements (Bridgend's) landholding, subsequently being farmed and sub-divided through the medieval and post-medieval period.

The proposal site formed the southern part of field (No. 417) named as Calamere (likely meaning Hard/Stoney hill) in the accompanying apportionment, and is described as Arable. The field was owned by Thomas Curteys and occupied by an Abraham Wellington. Much of the land immediately surrounding Bridgend, the plots abutting the roads is depicted as orchard, though the wider fieldscape can be seen to be agricultural.

1888 Ordnance Survey Map

The 1888 1st edition Ordnance Survey (Figure 5) shows a similar landscape to that of the previous maps, though with increasing evidence of field rationalisation reflecting Post-Medieval enclosure of the landscape, though much of the orchard surrounding Bridgend remains, with even the addition of a few new small areas of orchard/plantation surrounding Collamere. Limited growth of Bridgend can be seen in the addition of new buildings, the most significant development being the construction of St. Faith's House of Mercy and associated chapel to the north of Collamere; a new school to the east of the site; and the creation of the railway to the west of the settlement. The site itself is located to the north of the turnpike road, within a larger field with a fountain noted at its southern end.

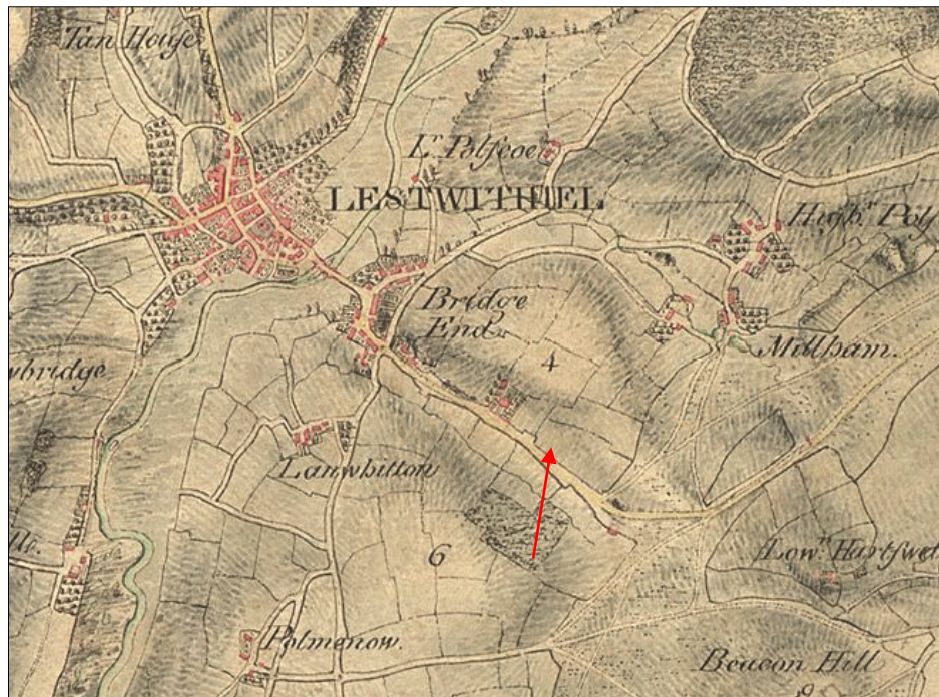


FIGURE 3: THE 1805 ORDNANCE SURVEY SURVEYORS DRAFT MAP (SOURCE: CORNWALL RECORD OFFICE); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

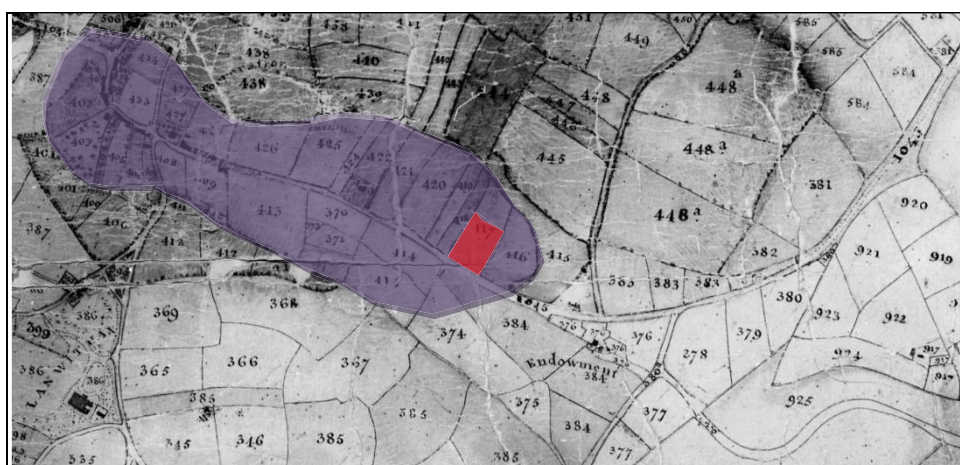


FIGURE 4: EXTRACT FROM THE 1842 TITHE MAP FOR ST. WINNOW. THE APPROXIMATE SITE LOCATION IS HIGHLIGHTED RED. THE POSITED EARLY MEDIEVAL ENCLOSURE IS SHOWN IN PURPLE.



FIGURE 5: EXTRACT FROM THE 1888 1ST EDITION ORDNANCE SURVEY MAP, SURVEYED 1881; THE SITE IS HIGHLIGHTED RED.

1908 Ordnance Survey Map

By the 1908 2nd Edition Ordnance Survey map (Figure 6) there had been limited development of the village; there are very few new buildings in the core of the village, those that do now appear being to the east along the turnpike road, with new buildings in the plots to the east and west of the proposal site. There has been almost no boundary alteration at this time, though some of the orchard has been lost. The site itself shows no alteration, the only change being the building of Woodville and Haslemere, with associated slight boundary alteration to these plots.

Later Development

It was only in the later 20th century that the area surrounding the proposal site can be seen to have significantly altered, Bridgend growing significantly and being subsumed as a suburb of Lostwithiel. As part of this development the modern A390, which follows the old turnpike road as it passes to the south of the proposal site, diverges as Liddicoat Road to cut through the fields between Burns Cottage and Walkhams Row, with much post-war development stemming from it.

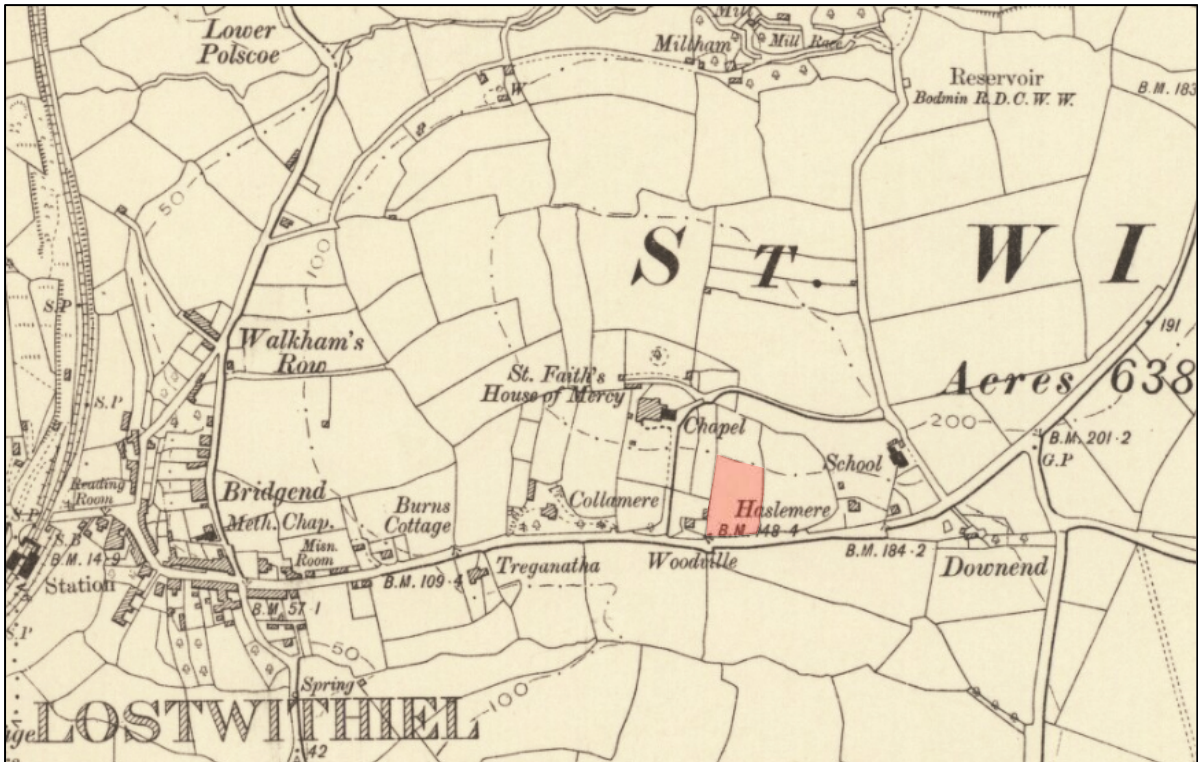


FIGURE 6: EXTRACT FROM THE 1908 2ND EDITION ORDNANCE SURVEY MAP, REVISED 1905; THE SITE IS HIGHLIGHTED RED.

Current Setting

The current setting of the site is to the east of the core of Bridgend, though many of the properties date to the 19th century, with several Listed, being examples of the type and style of the development of the area. One of these, St Winnow school, is located to the east of the proposal site, was built in the mid 19th century. The site is located within an area of undeveloped agricultural land, with small scale 19th and 20th century housing, and 19th century religious and educational facilities to either side.

Proposals

The proposals are for the construction of ten new houses with associated landscaping within a 1.8 acre site to the north of Grenville Road, the modern A390, with Lostwithiel/Bridgend to the west. It would see the development of previously undeveloped agricultural land to the west of the historic core of Lostwithiel and Bridgend. The proposal site is situated in an area of predominantly large detached buildings, including the 19th century St. Faiths children's home to the north and the similarly dated St. Winnow School to the east.



FIGURE 7: PRELIMINARY SCHEMATIC SITE LAYOUT OF PROPOSALS.

Impact Assessment

As with any development, there is the potential for harm to setting of the Listed buildings within the area, and for an impact on buried archaeological remains. The proposal site is located to the west of one of these Listed Buildings, The Grade II Listed St. Winnow School, and is likely to be visible from its rear. However, these views already include late 19th century housing in close proximity and the wider town of Lostwithiel. The proposals are planned to be sympathetic to the nearby buildings style and scale, and it is unlikely that the new buildings would be of less architectural merit, or cause any significant level of harm to the setting of the Listed building or its curtilage. The only other Listed structure in close proximity to the site is the roadside fountain on Grenville Road to the south-east. The limited roadside setting of this asset is very unlikely to be impacted in any way by the proposals.

The majority of the Listed Buildings in the area are located within the core of the settlement to the west of the proposal site, which has already been extensively developed with modern housing and the construction of a new bypass and any views towards the site are already partially/completely screened by existing buildings, the development representing a small growth on the limits of the suburb. As a suburb, Bridgend contains almost entirely 19th century or later phases of buildings. This includes modern 20th century development along the A390, on which the proposal site is situated. As such the proposal site would form part of this expansion, but at a greater distance, from the historic core.

There are no known archaeological deposits on the site, cartographic evidence suggesting that it has remained undeveloped. However, any groundworks would have an impact upon buried archaeological remains; the presence of the registered battlefield c.300m to the east of the site should be taken into consideration, there being the potential for associated artefacts, though the extent and nature of these remains uncertain. Given this uncertainty and the limits of the size of the

site and scale of development it would seem appropriate for archaeological monitoring and recording (i.e. a watching brief) to be undertaken as a condition subject to planning approval being given.

Conclusion

The proposed development is unlikely to have any significant detrimental impact on the setting of the Listed Buildings, the surrounding area already containing substantial modern development; and whilst there would be an impact on any possible buried archaeological remains, it is likely that this impact would similarly be low, and could be mitigated by a planning condition requiring archaeological monitoring and recording during groundworks.

References:

- Berry, E., Blackman, T., Buck, C., Cahill, N., Colwill, S., Mattingly, J., Powning, J., & Thomas, N. 2008: *Lostwithiel 'the Fairest of Small Cities': Historic Characterisation*
- BGS geology viewer 2015: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
- Lysons, S. & Lysons, D. 1814: *Magna Britannia: Volume 3 Cornwall*
- SSEW 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations).*
- Sturgess, J. & Thomas, N. 2013: *The Duchy Palace, Lostwithiel, Cornwall: Historic Building Record and Archaeological Watching Brief (CAU)*

Appendix 1 Key Heritage Assets

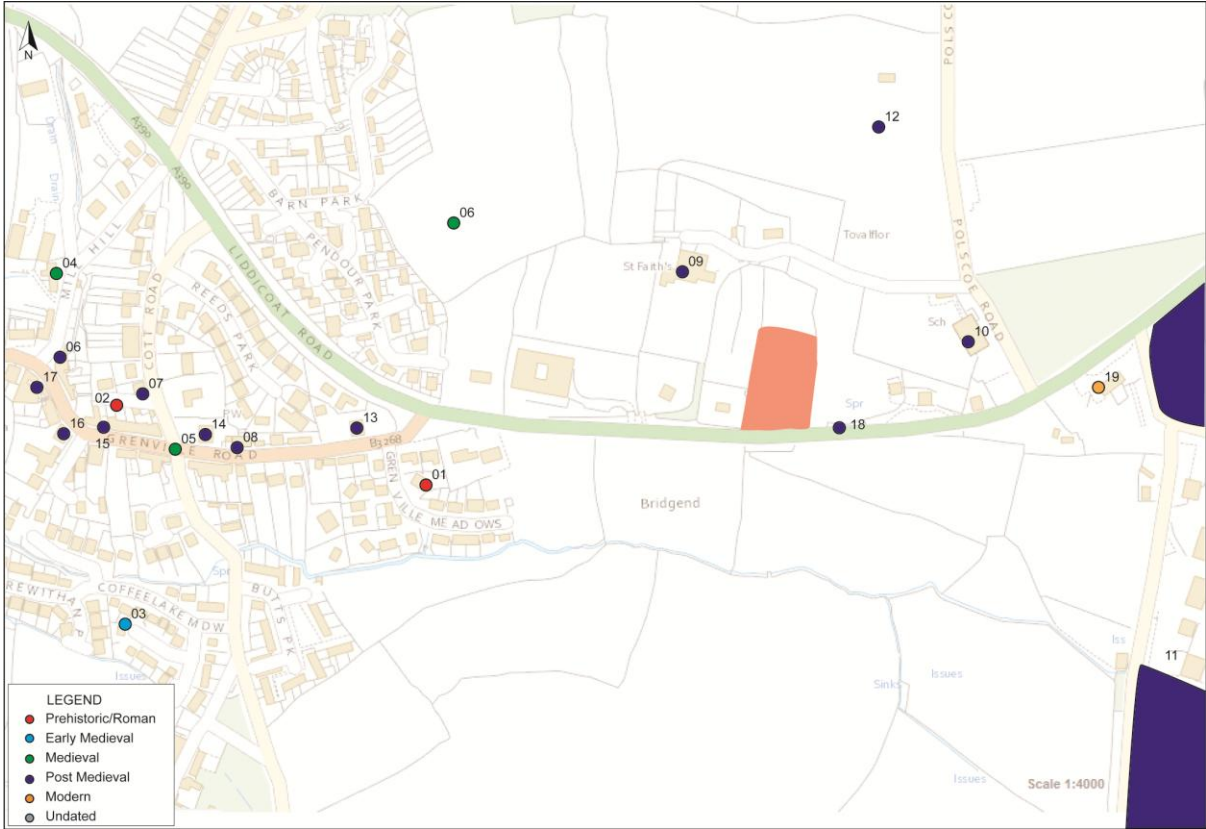


Figure 8: THE PROPOSAL SITE (SHADED RED), SHOWING THE LOCATION OF PREVIOUS ARCHAEOLOGICAL INTERVENTIONS AND THE KNOWN HERITAGE ASSETS (SOURCE: CORNWALL HER).

Map Number	HER No.	Name	Record Type	Description
01	2256	Bridgend – Bronze Age barrow	Documentary	The site of two possible, though unlikely, barrows recorded in 1606
02	7672	Bridgend – Iron Age round, Romano-British round	Documentary	The field-name 'Greensbury' suggests the site of a round, but there are no remains.
03	40419	Bridgend – Early Medieval field boundary	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs
04	26730	Lostwithiel – Medieval corn mill, Post-medieval corn mill	Documentary, Extant structure	Sheepwash Mill is first recorded in 1331, and the present building is 19 th century
05	13594	Bridgend – Medieval settlement	Documentary	The settlement of Bridgend is first recorded in 1366.
06	40420	Bridgend – Medieval field system, Post-medieval field system	Cropmarks	Field boundaries of medieval or later date, visible as earthworks and cropmarks on aerial photographs.
06	52687	Lostwithiel – Post-medieval toll house	Extant structure	The toll house at Lostwithiel is sited on the eastern side of the medieval bridge.
07	52257	Lostwithiel-Bridgend – Post-medieval non-conformist chapel	Extant structure	A primitive Methodist chapel is recorded on the 1 st and 2 nd edition OS Maps. It is still extant, but now a private dwelling.
08	44944	Bridgend – Post-medieval church	Listed Building	Grade II listed building. Chapel of Saint Saviour. Anglican chapel of ease, built c.1880.
09	54384	Lostwithiel – Post-medieval nunnery	Extant structure	St Faith's House of Mercy and associated Chapel. Built by GE Street in 1864. Founded by Rev. William Everest, the Chaplain of Bodmin Jail and built on land donated by Thomas James Agar-Robartes, 1st Baron of Lanhydrock
10	53138	Bridgend – Post-medieval school	Listed building	Grade II listed building. National school, built 1850 possibly on older site, extended c.1880. Includes one re-used 17 th century granite door head.
11	57023	Lostwithiel – Civil War battlefield site	Artefact scatter, Documentary, Registered battlefield	Sites to the north and south of the town of Lostwithiel saw a battle fought in two main phases.
12		Prince Ernest Mine	Documentary, Extant structure	
13	13431	48 Grenville Road	Listed Building	Grade II listed building. 1830 slatestone house.
14	13129	Oak Cottage	Listed building	Grade II listed building. 1820 rubble stone building.
15	13898	18 Grenville Road	Listed building	Grade II listed building. 1830 slatestone house.
16	13128	Glenview House	Listed building	Grade II listed building. 1830 slatestone house.
17	13423	5 and 7 Grenville Road	Listed building	Grade II listed building. 1800 stone rubble built building.
18	13130	Fountain, Grenville Road	Listed structure	Grade II Listed Fountain. 1868 Granite set into rubble wall.
19	38370	Downend Garage	Extant structure	A 1930s purpose-built garage.