

CARRICK HOUSE PYDAR STREET TRURO CORNWALL

Archaeological Assessment



South West Archaeology Ltd. report no. 170513

Carrick House, Pydar Street, Truro, Cornwall Archaeological Assessment

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Report Version FINAL
13th May 2017

Work undertaken by SWARCH for
Cameron Cook of Arcadis LLP (The Agent)
On behalf of Cornwall County Council (The Client)

Summary

South West Archaeology Ltd. was commissioned to undertake an archaeological assessment for Carrick House, Pydar Street, Truro, Cornwall. This work was undertaken in order to set the building and surrounding land in its historical and archaeological context.

Although the site lies within the medieval core of Truro, development from the middle of the 20th century onwards has systematically removed all historic structures and above-ground remains associated with the medieval burgage plots and post-medieval buildings and development of this area of Truro. If the scale of the groundworks involved in the clearance of the buildings and the development of the road which runs adjacent was similar in nature to that identified in the immediate vicinity, then it is probable that most, if not all, below ground remains have been truncated. There is a low chance that some remains of St. Mary's Workhouse may remain to the east of Block D of Carrick House as the depth of any groundworks outside of the footprint of the building are unknown. Therefore while the archaeological potential for the site was formerly very high, the likelihood of surviving remains across the site is low.

The significance of the area, due to its history as the planned area of burgage plot settlement along the main route into Truro and its proximity to the castle during the medieval period, as well as the post medieval history associated with institutional buildings such as the almshouses, workhouse and hospital, remains unchanged, but all visual cues have been removed, with the most historic surviving structure being the railway viaduct to the north of the site.



May 2017

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CONTENTS

<i>LIST OF FIGURES</i>	3
<i>ACKNOWLEDGEMENTS</i>	3
<i>PROJECT CREDITS</i>	3
1.0 INTRODUCTION	4
1.1 PROJECT BACKGROUND	4
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	4
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	4
1.4 METHODOLOGY	4
2.0 DESK-BASED RECORDING	6
2.1 HISTORICAL BACKGROUND	6
2.2 CARTOGRAPHIC RECORDS	9
2.3 HER DATA	13
3.0 CONCLUSIONS AND RECOMMENDATIONS	17
3.1 CONCLUSIONS	17
4.0 BIBLIOGRAPHY	18

LIST OF FIGURES

COVER PLATE: CARRICK HOUSE FROM THE WEST; PHOTOGRAPH BY DAVID DIXON (GEOGRAPH.ORG.UK)

FIGURE 1: LOCATION MAP.	5
FIGURE 2: ST. MARY'S WORKHOUSE.	7
FIGURE 3: THE INFECTIOUS DISEASES HOSPITAL, PYDAR STREET.	7
FIGURE 4: THE FOUNDATION STONE OF THE WILLIAMS ALMSHOUSES.	7
FIGURE 5: A GATHERING AROUND A MEMORIAL STONE TO HENRY WILLIAMS.	8
FIGURE 6: 1972 CONSTRUCTION OF ST CLEMENTS ROAD LINKING TRAFALGAR ROUNDABOUT & MORESK.	9
FIGURE 7: EXTRACT FROM THE TRURO ST. MARY'S TITHE MAP 1840..	10
FIGURE 8: EXTRACT FROM THE KENWYN TITHE MAP 1840.	11
FIGURE 9: EXTRACT FROM THE 1880 OS 25 INCH MAP.	12
FIGURE 10: EXTRACT FROM THE 1907 OS 25 INCH MAP.	12
FIGURE 11: EXTRACT OF THE 1935 OS 25 INCH MAP.	13

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1.0 INTRODUCTION

LOCATION: CARRICK HOUSE
PARISH: TRURO
COUNTY: CORNWALL
NGR: SW 82437 45121
SWARCH REF: TCH17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Cameron Cook of Arcadis LLP (The Agent) on behalf of Cornwall County Council (The Client) to undertake an archaeological assessment for Carrick House, Pydar Street, Truro, Cornwall. This work was undertaken in consultation with Charles Johns (SDOHE) and was undertaken in order to set the building in its historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies close to the centre of Truro, approximately 8 miles north of Falmouth and 15 miles south-west of St. Austell. Truro lies within the hundred and deanery of Powder. The site is located at c.10m AOD. The soils of this area are recorded as urban (SSEW 1993); these overlie the sedimentary mudstone and sandstone of the Porthtowan Formation (BGS 2016).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies within the Medieval area of Truro, although outside of the Conservation Area. The Cornwall Historic Landscape Characterisation (HLC) identified the majority of Truro's surround as Anciently Enclosed Land (AEL), *"The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins"*. Two assets are recorded on the Cornwall HER within the bounds of the site. MCO58254, a workhouse, later an 'Infectious Diseases Hospital', and 25245, 17th century Post-Medieval Almshouses which were demolished in the later 20th century.

Three archaeological interventions are recorded in close proximity to the site, at 95-96 Pydar Street (Library) in 1997 (CAU), numbers 4-6 Pydar Street in 1998 (CAU) and in 1999 (EA) at the same address. A desk-based assessment was carried out for Carrick House and the area surrounding it by Wessex Archaeology in 2003.

1.4 METHODOLOGY

This work was undertaken in accordance with recognised best practice, and the assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

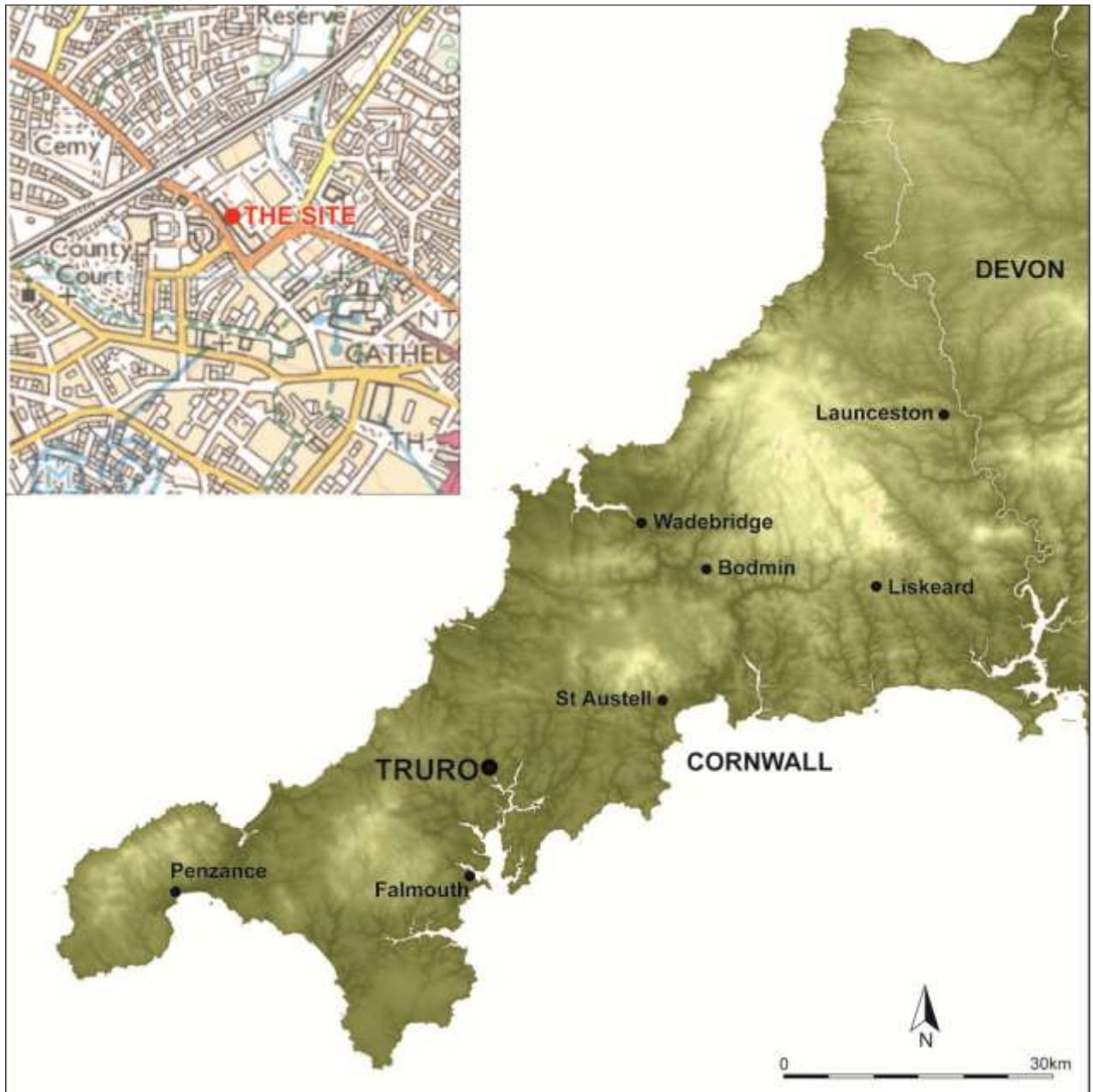


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED RECORDING

2.1 HISTORICAL BACKGROUND

Truro is the county town of Cornwall and the county's sole city. It developed around the confluence of the rivers Allen and Kenwyn, where they become the Truro River. The city began as a settlement at the lowest crossing points of these rivers and at high tide, the highest navigable point for ships (Truro CAA 2010). Truro lies in the deanery and west division of the hundred of Powder. Lysons (1814) noted that the city had been historically recorded as *Treveru*, *Trieureu* and *Truru-burgh*.

Truro market was certified during the reign of Edward I, who also gave Truro the right to elect two members of Parliament. The mayor of Truro's jurisdiction included Falmouth Harbour, the grant of which is attributed to King John and recorded in the Heralds' visitation of 1620, but successfully contested by the people of Falmouth in the 18th century. An act of Parliament was passed in 1540 to encourage repairs in Truro, which had become a "decayed market-town" (Lysons 1814). Carew (1602) in his *Survey of Cornwall* records that Truro comes "behind none in buildings, Launceston only excepted". Lysons (1814) also praises the buildings of Truro "which has of late years very much increased in buildings, is now the handsomest, and, including its suburbs, by far the largest town in Cornwall, except Falmouth".

The Manor of Truro (*Truru-burgh*) was owned by the Chief Justice of England, Richard de Lucy in the mid 12th century (Sheppard 1980). He is the most likely candidate to have built the castle, which lay a few metres to the west of the proposed development site. William of Worcester noted the castle as being in ruins by Edward I's reign and completely removed by Henry VIII's reign.

Two assets are recorded on the Cornwall HER within the bounds of the site; a workhouse (MCO58254) and Williams Almshouses (MCO25245). St. Mary's Workhouse was initially located in St. Clement Street, but the number of poor in the parish was growing and the workhouse was insufficient. As a result, in 1779 a new workhouse was built off Pydar Street and Good Wives Lane, potentially overlapping the footprint of Block 4 of Carrick House. The workhouse was superseded by the Union Workhouse on Tregolls Road in 1851 and was acquired by Truro Council in 1891 for use as an infectious diseases hospital. There was strong opposition from the community who were worried about the proximity of the hospital to St. Mary's School, just across Pydar Steet to the west. Concerns were raised that the drainage to the river would carry diseases and bacteria and that "established house property in the area would be ruined", the hospital was opened in 1893 and treated patients with diphtheria, scarlet fever, typhoid fever, erysipelas, tuberculosis and measles until its closure in 1925. The building was demolished in 1966 (trurouncovered.co.uk 2016).



FIGURE 2: ST. MARY'S WORKHOUSE (TRUROUNCOVERED.CO.UK).



FIGURE 3: (LEFT) THE INFECTIOUS DISEASES HOSPITAL, PYDAR STREET (TRUROUNCOVERED.CO.UK)



FIGURE 4: (RIGHT) THE FOUNDATION STONE OF THE WILLIAMS ALMSHOUSES (TRUROUNCOVERED.CO.UK).

The other asset recorded on the HER on the site is the Williams Almshouses. In 1629 Truro woollen draper, Henry Williams, bequeathed money in a charitable trust for almshouses, also known as hospitals, to be constructed in Pydar Street to house ten poor widows. The almshouses were

completed in 1631 and the trust provided the widows with clothes and four shillings per week. The Almshouses were demolished in 1980. One of the two foundation stones that were displayed over the entrance to the almshouses can now be found in the garden of the bungalows on Union Street. An obelisk memorial for Henry Williams, which originally stood at the almshouses was removed as part of the 1980s demolition and found its way to a rubbish tip. It has since been recovered and now stands at Dairyland, near Newquay (Ipernity.com 2014).



FIGURE 5: A GATHERING AROUND THE MEMORIAL STONE TO HENRY WILLIAMS (TRUROUNCOVERED.CO.UK).

A survey carried out in 1947 to facilitate economic renewal following the war identified Truro as a focus for retail and entertainment development for a large part of mid and south Cornwall, as well as being the 'organising heart of Cornwall', with an increasing interest in administrative and social functions which were at this time replacing the former industrial and distribution activities. An upshot of the survey was the extensive demolition of older working class housing, including around St. Clement Street and Pydar Street. A large number of housing estates were constructed across Truro during this time as well. This trend continued, and increased in scale in the 1960s, with large institutional developments on the fringe of the city including the Treliske hospital complex and the New County Hall. The road system was also overhauled during this period, with the construction of the dual carriageway and Trafalgar Roundabout to the south-east of the site and a new road linking the upper part of Pydar Street to the north-west of St Clement Street, running along the south and west perimeters of the site. The increased demand for parking associated with the new roads resulted in further demolition of buildings around the site for open and multi-storey car parks. Between the 1960s and 1980s all structures on the site, and over much of the upper end of Pydar Street and the cattle market site were demolished in a virtually comprehensive removal of historic structures and layout, including Boscawen Row, St. Mary's Workhouse and Williams Almshouses, with the installation of office buildings and car parks in their place.



FIGURE 6: 1972 CONSTRUCTION OF ST CLEMENTS ROAD LINKING TRAFALGAR ROUNDABOUT & MORESK (QUEENINCORNWALL.BLOGSPOT.CO.UK).

2.2 CARTOGRAPHIC RECORDS

The site lies just within the St. Mary's (Truro) Tithes Map (1841), with part of the car parks and buildings to the north falling into the Kenwyn Tithes Map (1840). The area in which the site is located was a patchwork of gardens, yards and buildings, the pattern of which is indicative of the former burgage plots which were laid out during the medieval phase of construction along Pydar Street. St. Mary's Workhouse is marked as "Poor Ho." and the Williams Almshouses are labelled. Both the workhouse and the almshouses fall under "plot number" 92, glebe lands under the Reverend William Woodes Harvey. Harvey was a tractarian, and as with many clergymen of similar beliefs during the mid 19th century who worked in slum areas, it seems fitting that the workhouse and almshouses were in his charge (cornishstainedglass.org.uk).

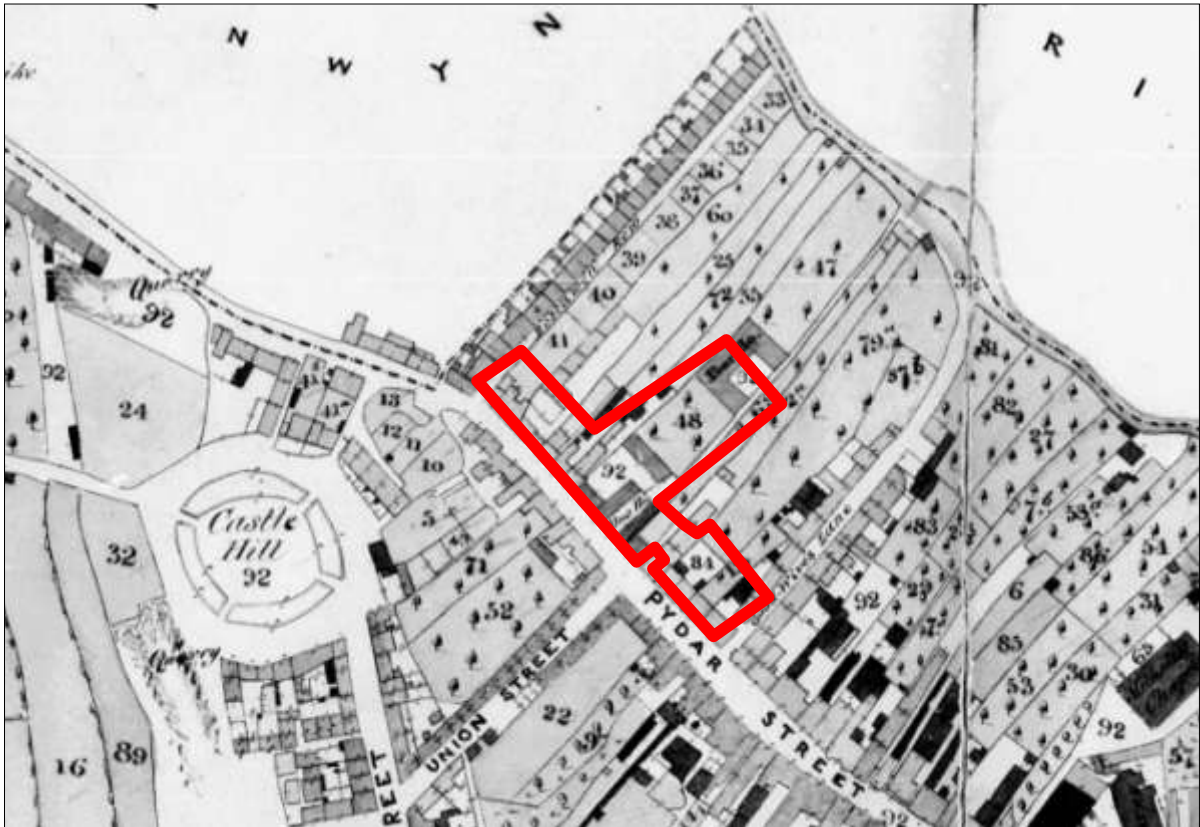


FIGURE 7: EXTRACT FROM THE TRURO ST. MARY'S TITHE MAP 1840 (CRO). THE SITE IS INDICATED.

Landowner	Occupier	Plot No.	Usage
Anna Maria Agar & Edward Crossman	Edward Crossman	2a	Garden
Richard Crossman	Richard Crossman	19	Garden
John Samuel Enys	Richard Morcomb	25	Garden
Earl of Falmouth	John Davey & Francis Rellow	33	Garden
	Robert Davey & John Endean	34	Garden
	George Anthony & William Trewolla	35	Garden
	Joseph Mushford & John Pardoe	36	Garden
	Joseph Pascoe & Thomas Cook	37	Garden
	Thomas Hotton & Samuel Stephens	38	Garden
	William Pascoe & William Dorrington	39	Garden
	John Parsons & Mary Wills	40	Garden
	William Sholl	41	Garden
	John Truscott	47	Garden
Church Wardens & Overseers of St. Mary	Truro Board of Guardians	48	Garden
Thomas Hanke	John Burrows	55	Garden
William Magor	Thomas Merrifield	60	Garden
Thomas Paul	Thomas Simmons	69	Garden
Samuel Randall	Samuel Randall	72	Garden
John Ennis Vivian	Hawkins Williams	79a	Garden
John Ennis Vivian	John Benny	84	Garden (map shows yard)
William Warren	John Benny	87b	Garden
Revd. William Woodes Harvey (Glebe)	Revd. William Woodes Harvey	92	All houses, courtledges and wastes in the parish

TABLE 1: EXTRACT FROM THE ST. MARY'S (TRURO) TITHE APPORTIONMENT, c.1840.



FIGURE 8: EXTRACT FROM THE KENWYN TITHE MAP 1840 (CRO). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

Landowner	Occupier	Plot No	Plot Description
Trustees of Truro Charities	John Penrose	446	Langarth Upper Field
		447	Langarth Lower Field
John Ennis Vivian	John Ennis Vivian	448	The Manor of Newham, Lower Field
		449	The Manor of Newham, Upper Field
		450	The Manor of Newham, House, Garden & Field
		451	The Manor of Newham, Yard
		452	The Manor of Newham, Field
Anna Maria Agar	Richard Kissel	453	Polstairs, Field
		454	Polstairs, Houses & Field

TABLE 2: EXTRACT FROM THE KENWYN TITHE APPORTIONMENT, c.1840.

Between the production of the tithe map and the first edition OS map of 1880, little appears to have changed on the site. There may be a few more houses and sheds/outbuildings, in particular some of the houses along Goodwives Lane which appear to have been divided into smaller units. St. Mary's Workhouse is not labelled on this map, and this would fall in the time period between the closure of the workhouse and the acquisition by the council to remodel it as a hospital. Castle Hill, to the west of the site, has been renamed "Cattle Market". This redevelopment would have taken place very soon after the production of the tithe map. The railway line and viaduct have been constructed – the viaduct at this stage was of timber.

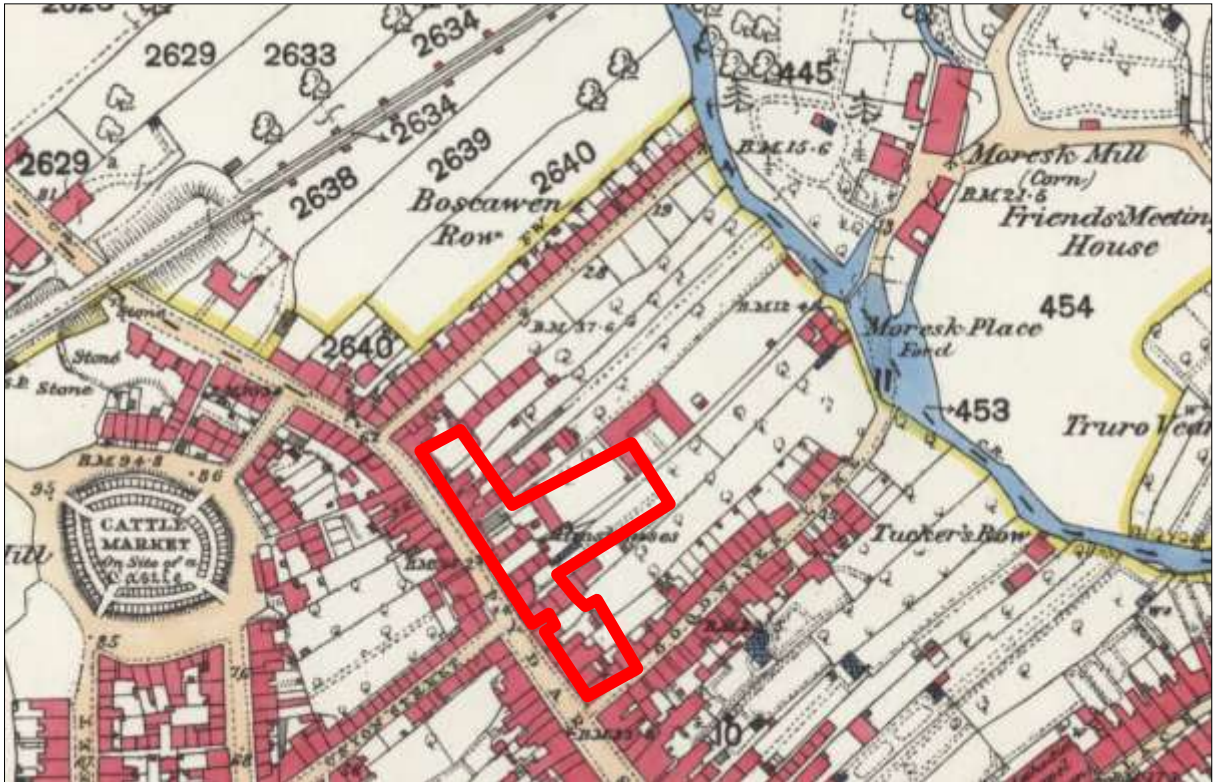


FIGURE 9: EXTRACT FROM THE 1880 OS 25 INCH MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

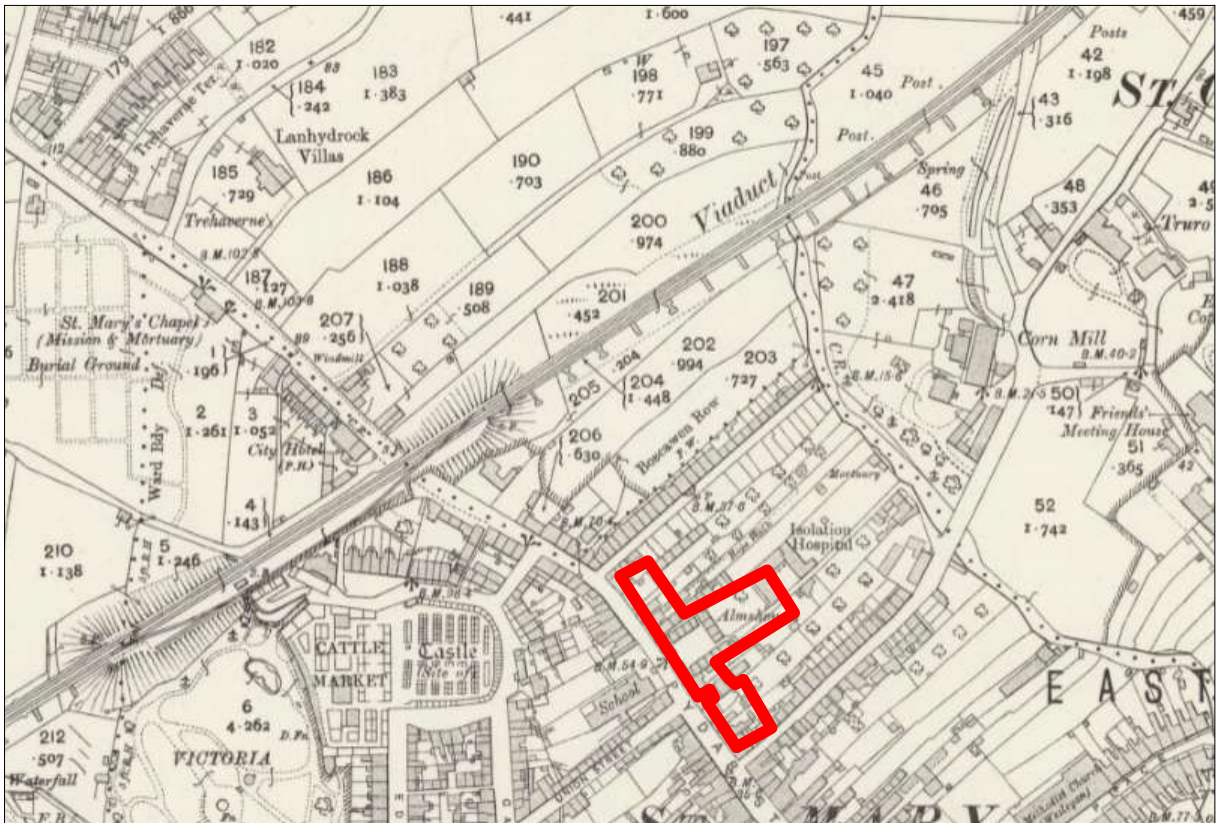


FIGURE 10: EXTRACT FROM THE 1907 OS 25 INCH MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The 1907 OS Second Edition Map shows further small buildings in the area surrounding the site, the almshouses appear to have changed in number and layout, but this could represent more detailed recording of the buildings than the previous edition. The Isolation Hospital is now in use and labelled

as such, and an associated mortuary has been constructed at the eastern end of the plot, possibly a conversion of an outbuilding which appeared on the First Edition. A small extension has been added to the south-east wing of the hospital. On the opposite side of Pydar Street, St. Mary's School has been constructed and the Cattle Market has expanded to the west, the layout on the castle site itself now totally different and no longer following the shape of the earlier mapping, which presumably reflected former earthworks on the site. The railway viaduct would have been reconstructed in stone by the time this map was produced. Goodwives Lane is no longer labelled, and the river appears to be crossed by a bridge rather than a ford to the east of the site.



Figure 11: Extract of the 1935 OS 25 inch map. The approximate location of the site is indicated.

Little change has taken place between the 1907 and 1935 OS Maps. The Isolation Hospital and Mortuary are still labelled, although they would have been disused. The Rope Walk to the north of the hospital also seems to have fallen out of use, and has not been recorded.

2.3 HER DATA

The majority of points recorded on the HER relate to medieval and post-medieval sites. Out of 49 records within 200m of the site, 19 have been demolished or relate to documentary evidence only. The castle is the only (and wrongly dated) prehistoric asset within 200m of the site, there are 3 modern structures and one undated site relating to the watching brief that took place during the construction of Marks and Spencer at High Cross. A number of Grade II Listed buildings sit within 200m of the site, but are not recorded on the HER, the Cathedral is the only Grade I Listed structure and there is one Scheduled Ancient Monument, a wheel headed cross on a modern granite base at High Cross.

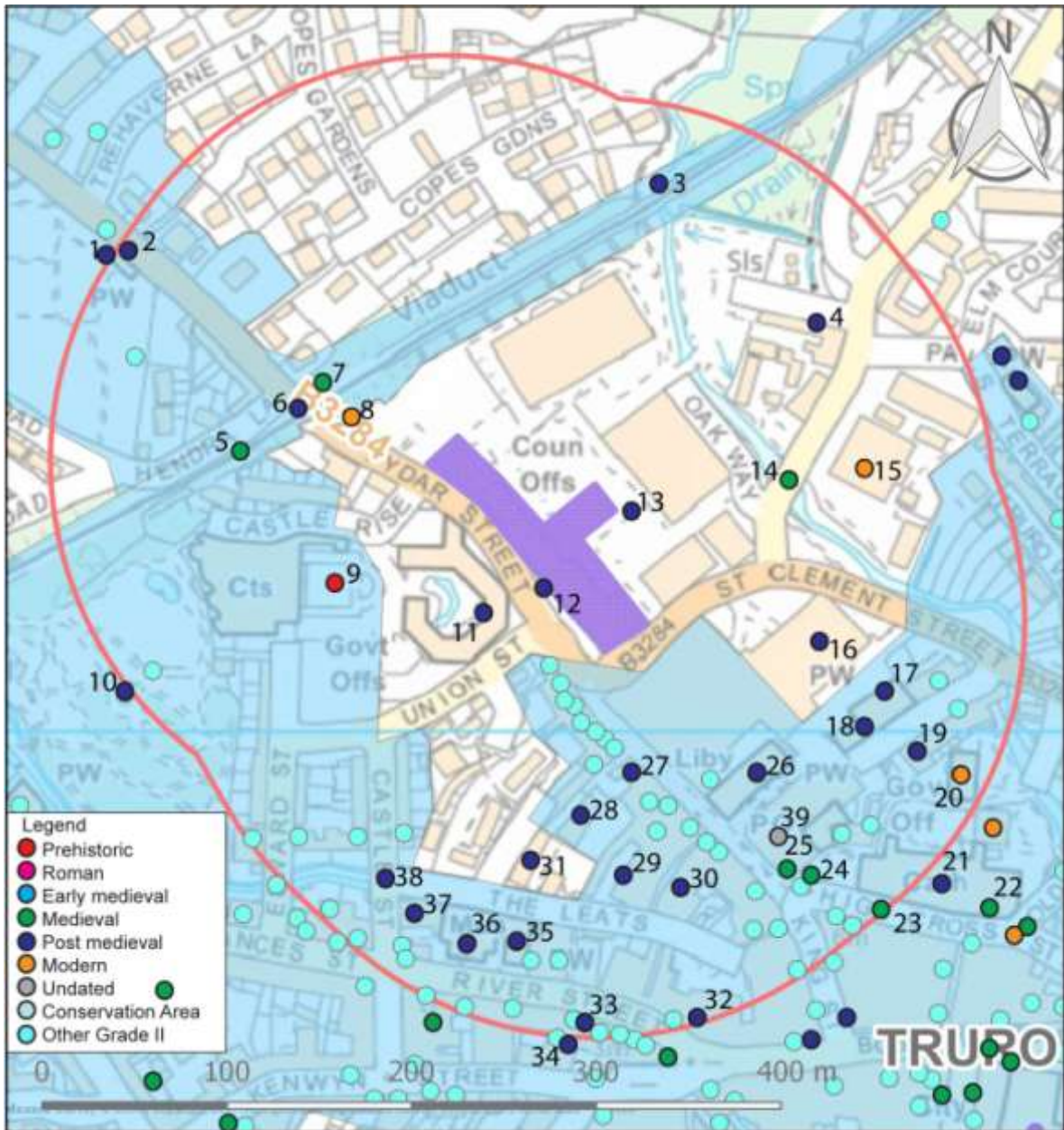


FIGURE 12: MODERN OS MAP SHOWING THE HER DATA WITHIN 200M OF THE SITE (CHER).

No.	Asset	HER No.	Desig.	Description
1	St. Mary's Wesleyan Chapel	MCO56436	Grade II	Building designed by Philip Sambell in 1830 but renovated by Silvanus Trevail in 1885.
2	Kenwyn Toll House	MCO52565	Demolished	Toll house and gate near the cemetery on Kenwyn Hill. Demolished prior to 1880.
3	Viaduct	MCO35399	Grade II	Masonry piers of the original Cornwall Railway timber viaduct of 1859.
4	Moresk Mill	MCO26467	Demolished	Moresk or Truro Vean mill was a site of medieval origin.
5	Griests Almshouses	MCO26469	Demolished	Griest's Almshouses date to the C16th. The fact that the house was originally the benefactor's and founder's own home accounts for the semi-isolation from the town.
6	Railway Bridge	MCO54671	Undesig.	A bridge carrying the line of the Cornwall Railway over the public road.
7	Field System	MCO25162	Demolished	All around Truro are place and field names including the element 'gweal' (gwel), indicating the large open fields in which the burgesses had strips.
8	Boundary Marker	MCO56174	Undesig.	A cast iron Great Western railway boundary marker survives on the eastern side of Pydar Street at the apex of the east wing wall to the railway bridge.
9	Castle	MCO147	Demolished	Truro Castle, built soon after the Norman Conquest then

CARRICK HOUSE, PYDAR STREET, TRURO, CORNWALL

				demolished in c.1154; in 1270, it was described as the 'placea' or vacant plot called 'le castel'.
10	C19th Public Park	MCO58075	Undesig.	The public parks of Waterfall Gardens and Victoria Gardens were created in 1893 and 1898 respectively.
11	St. Mary's CofE School	MCO53090	Demolished	St. Mary's Church of England School moved to Pydar Street from the original school in Old Bridge Street. Built 1891, still extant in 1953 but now demolished to make way for offices.
12	Williams Almshouses	MCO26472	Demolished	Williams Almshouses were founded in 1631. The last remaining structures were recently demolished.
13	St. Mary's Poor House	MCO58254	Demolished	St. Mary's Poor House is recorded on the 1841 Tithe; by 1907 it is recorded as an Isolation Hospital.
14	Moresk Ford	MCO26471	Demolished	Moresk ford was probably the earliest entry into the town of Truro, usually passable at low water. There is a modern bridge at this point.
15	Drill Hall	MCO43048	Undesig.	Truro Drill Hall dates to the Second World War or soon thereafter; it survives and is still in use.
16	Ropewalk	MCO29235	Documentary	A ropewalk to the east of Victoria Gardens is recorded at this location on the town map of 1880.
17	Sunday School	MCO32424	Grade II	A schoolroom (date stone 1868), part of St. Mary Clement Wesleyan Chapel, recorded on the OS 1 st and 2 nd Edition 1:25000 maps. Now used as a Methodist Hall.
18	Nonconformist Chapel	MCO32423	Grade II	Large Wesleyan chapel (St. May Clement) by Philip Sambell plus schoolroom added in 1868; remodelled and refitted in the late C19th by Silvanus Trevail. Used for Methodist conferences since 1887.
19	Wesleyan Day School	MCO32422	Grade II	Wesleyan Day School (date stone 1866) designed by Silvanus Trevail.
20	Truro Cathedral Grammar School	MCO53073	Grade II	Truro Cathedral Grammar School, built 1908 by Frank Pearson. Late Gothic style. Two storeys with four storey tower and responds of never completed cloisters of the Cathedral. Irregular shallow U shaped plan.
21	Truro Cathedral	MCO25159	Grade I	The cathedral church of St Mary the Virgin, designed by J. Pearson in 1880 and completed in 1912.
22	Parish Church of St. Mary	MCO10362	Grade II	The parish church of St Mary.
23	Road	MCO25160	Documentary	The street-plan of the medieval settlement of Truro.
24	Cross	MCO6204	SAM	A wheel-headed cross was found in 1958 and set up on a modern granite base at High Cross.
25	Bullring	MCO25138	Documentary	The base of a cross, originally situated at High Cross (see PRN 18919), remained in situ and was used as a tether for bull baiting. The bull ring was taken up in 1755.
26	Truro Technical School & Library	MCO48443	Grade II	Truro Technical School & Free Library, designed by Silvanus Trevail and commenced in 1897.
27	15 Pydar Street	MCO10994	Documentary	In 1982, 15 Pydar Street was described prior to demolition and rebuilding, as consisting of several periods, an C18th house with C19th alterations fronting a C17th range.
28	Peoples Palace Blacksmiths Workshop	MCO9421	Documentary	A smithy is recorded at this location on the town map of 1880.
29	Malt House	MCO29259	Documentary	A malt house is recorded at this location on the town map of 1878.
30	Post Office	MCO54366	Demolished	Site of Truro's C19th Post Office, High Cross. Built 1886-7. Demolished to make way for Marks and Spencers in 1974, now site a number of smaller shops within the shell of the 1974 building.
31	Tannery	MCO29258	Documentary	A tanyard is recorded at this location on the 1 st Edition OS map c. 1880.
32	Town Mills	MCO25155	Documentary	Town mills recorded in the C13th survived until 1837 when they were demolished. The leat survives running underground for much of its course.
33	Kenwyn Street Blacksmiths	MCO9423	Documentary	A smithy in Kenwyn Street is recorded at this location on the town map of 1880.
34	Nonconformist Chapel	MCO32411	Grade II	Gothic style Congregational chapel is now used as commercial premises.
35	Nonconformist Chapel	MCO32416	Grade II	A Baptist chapel is now part of the County Museum (the Royal Institution of Cornwall).
36	County Museum	MCO32417	Grade II	Royal Institution of Cornwall by Philip Sambell, also

CARRICK HOUSE, PYDAR STREET, TRURO, CORNWALL

				designer of adjacent former Baptist chapel. Fine classical style building of granite ashlar. Contains the Courtenay Library, the home of useful archives including the Shaw Collection.
37	Nonconformist Chapel	MCO52396	Demolished	The site of Methodist New Connexion chapel.
38	Bridge	MCO48360	Grade II	In Castle Street, the bridge over the River Kenwyn and the adjoining bridge over a parallel leat is c.1830s.
39	Undated house	MCO25168	Archaeology	A watching brief was carried out at High Cross (new Marks & Spencers store). No evidence was found of medieval deposits or other archaeological layers except recent deposits, mostly just rubble.

TABLE 3: TABLE OF HER DATA WITHIN 200M OF THE SITE (CHER).

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 CONCLUSIONS

Although the site lies within the medieval core of Truro, development in the 19th century and particularly from the middle of the 20th century onwards has systematically removed all historic structures and above-ground remains associated with the medieval burgage plots and post-medieval buildings and development of this area of Truro. If the scale of the groundworks involved in the clearance of the buildings and the development of the road which runs adjacent to the road was similar in nature to the photo (Figure 6) of a segment of that road under construction, then it is probable that most, if not all, below ground remains have been truncated. There is a low chance that some remains of St. Mary's Workhouse may remain to the east of Block D of Carrick House as the depth of any groundworks outside of the footprint of the building is unknown. Therefore while the archaeological potential is high, the likelihood of surviving remains across the site is low.

The significance of the area, due to its history as the planned area of burgage plot settlement along the main route into Truro and its proximity to the castle during the medieval period, as well as the post medieval history associated with institutional buildings such as the almshouses, workhouse and hospital, remains unchanged, but all former visual cues have been removed, with the exception of the railway viaduct to the north of the site.

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Kenwyn Tithe Map (1840) and Apportionment (1840).



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