

# EMPACOMBE HOME FARM MOUNT EDGCUMBE MAKER CORNWALL

Statement of Significance & Heritage Impact Assessment



South West Archaeology Ltd. report no. 171207



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# Empacombe Home Farm, Mount Edgcumbe, Maker, Cornwall

## Statement of Significance & Heritage Impact Assessment

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By E. Wapshott & B. Morris

Report Version: 01

7<sup>th</sup> December 2017

Work undertaken by SWARCH for Andrew Wilks of ADW Design Group

On behalf of the Earl of Mount Edgcumbe (the Client)

### *Summary*

*South West Archaeology Ltd. was commissioned to produce a statement of significance for a series of redundant farm buildings at Empacombe Home Farm, Mount Edgcumbe, Maker, Cornwall. This work included a desk-based assessment and historic building appraisal, and was undertaken in order to determine the significance of the farm buildings prior to a planning submission.*

*The main range at Empacombe Home Farm was built in the last quarter of the 18<sup>th</sup> century; the U-shaped range faced onto a yard that overlooked the new kitchen garden within the shallow valley that drops down to the sea at Empacombe Harbour. The apparent symmetry of the arrangement misrepresents what is in fact the end product of a process of evolution. B5 is disproportionately-strong for a simple farm building, and may reflect the influence of Thomas Parlby, an engineering contractor who undertook a series of contracts for the Navy at Plymouth and elsewhere. The rest of the farm buildings are more typically agricultural in character, but mimic the design aesthetic of B5. All the buildings incorporate elements from earlier structures, reflecting both a pragmatic approach to construction (e.g. reusing roof trusses) and a desire to adore for public display (e.g. inset carved granite stonework). Changes in c.1800 saw the construction of B3, and the introduction of a domestic structure would imply changes to how the farm was managed. If B3 did indeed replace a granary, then its loss prompted a series of changes to the farm buildings: B5 was converted into a threshing barn, B1.1 and B4 were raised to replace lost fodder storage, and the first-floor in B1.3 was converted for grain storage and processing. Later in the 19<sup>th</sup> century a second range of buildings were built to the east, including a fairly elaborate carriage house. Changes in the 20<sup>th</sup> century were more workaday, with the ground floor in B1.3 converted to a milking parlour with dairy (B1.4) constructed to the north.*

*Empacombe Home Farm includes an interesting range of structures, with a complex structural evolution linked to changes within the Mount Edgcumbe estate. B1 and B2 are the subject of this assessment, but B3-5 were inspected to provide the necessary contextual information required to inform interpretation. B5 is the most important structure, but does not form part of this planning application. Until recently this was a working farmstead, and thus historic fittings and fitments have not fared well; the first floor in B1.3 contains the best-preserved internal features, and these should be retained as part of any development. Beyond this, it is the external appearance of the buildings that is most important, specifically the presentation elevations of B1.1 and B1.3.*

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December 2017

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## ACKNOWLEDGEMENTS

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LORD MOUNT EDGCUMBE  
ANDREW WILKS OF ADW DESIGN GROUP  
THE TENANT FOR ACCESS TO THE PROPERTY  
CYNTHIA GASKELL-BROWN FOR HELP AND ASSISTANCE  
THE STAFF OF THE CORNWALL RECORD OFFICE

## PROJECT CREDITS

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REPORT: DR. BRYN MORRIS; EMILY WAPSHOTT  
EDITING: NATALIE BOYD



## 1.0 INTRODUCTION

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**Location:** Empacombe Home Farm  
**Parish:** Maker  
**County:** Cornwall  
**NGR:** SX 44735 52642  
**Planning Ref:** PA16/03346/PREAPP  
**SWARCH Ref:** MEH17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Andrew Wilks of ADW Design Group (the Agent) on behalf of the Earl of Mount Edgcumbe (the Client) to produce a statement of significance for a series of redundant farm buildings at Empacombe Home Farm, Mount Edgcumbe Maker, Cornwall. This work was undertaken in order to assess the significance of the buildings prior to a planning submission.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Empacombe Home Farm is located towards the eastern end of the Rame Peninsula in the ancient ecclesiastical parish of Maker, on the Cornwall side of the Tamar Estuary. The farm is situated on a NNW-facing slope at the head of a shallow coombe that drops down to the sea at Empacombe Harbour, at an altitude of c.35m AOD. The soils of the site are the shallow well-drained loamy soils of the Powys Association (SSEW 1983), which overlie the slates and siltstones of the Saltash Formation (BGS 2017).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Empacombe Home Farm was built in the 1770s to serve the Mount Edgcumbe estate. It appears to have been built at the same time as the new kitchen gardens, which had been relocated from an original site closer to the main House. The works were overseen by Thomas Parlby, a notable Naval contractor, and the works appear to coincide with the retirement of the former head gardener Thomas Hull. The earliest building on the site, B5, is over-engineered for a farm building of this date, and the design may well owe something to naval architecture. The rest of the main range are more in keeping with an estate farm, albeit one that mimics the styling of B5. The Listing describes B3, the current farmhouse, as a converted granary, but the cartographic sources would suggest it replaced an earlier building. The older buildings were altered, and new buildings added, throughout the 19<sup>th</sup> century.

### 1.4 METHODOLOGY

The building appraisal was conducted by Emily Wapshott and Bryn Morris in September 2017. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

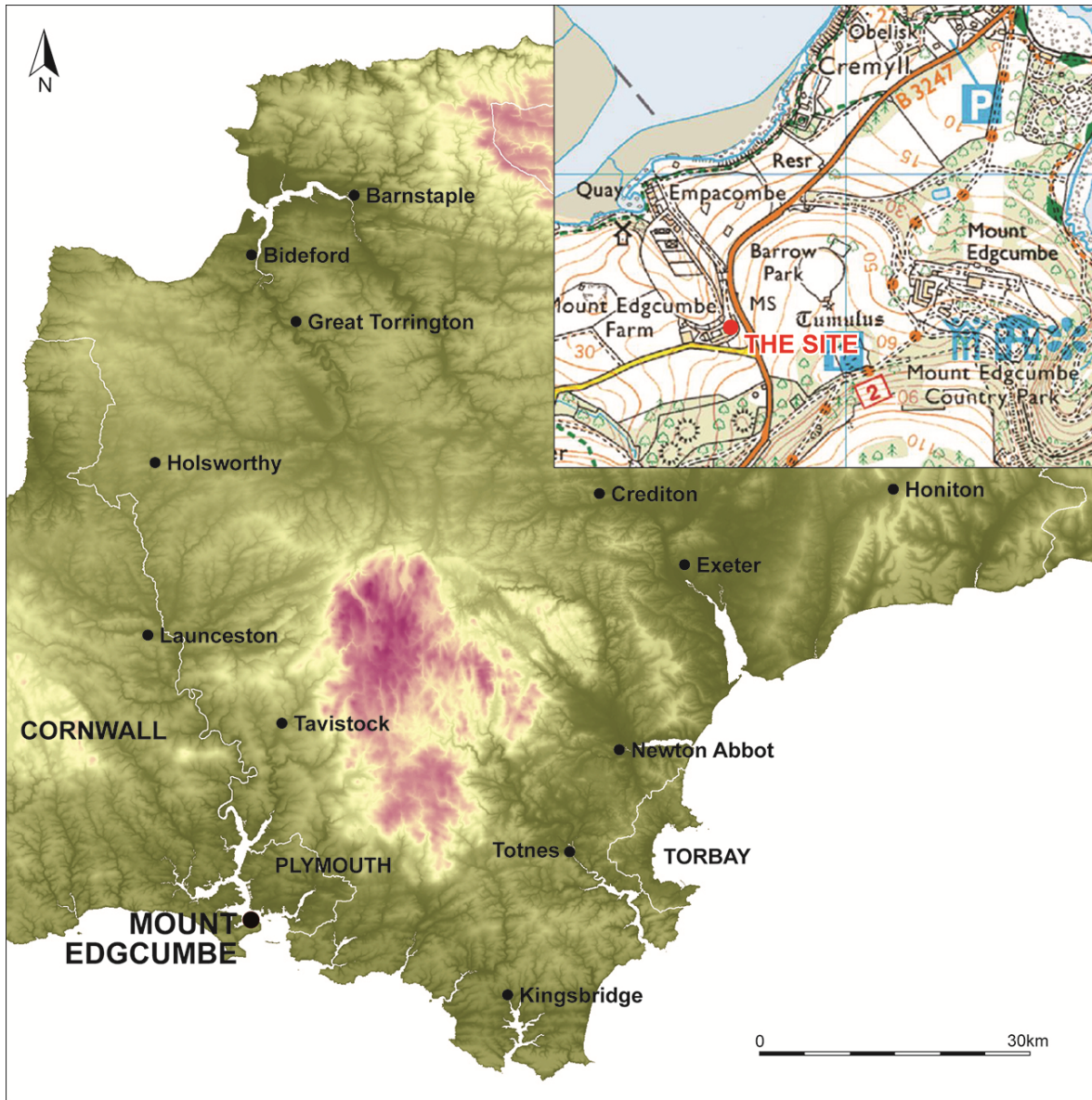


FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 HISTORICAL BACKGROUND

During the medieval period the principal seat of the Edgcumbes was at Cotehele in Calstock. In 1493 Sir Piers Edgcumbe married Joan Durnford, whose dowry included an estate on the Rame Peninsula. Sir Piers established a deer park there in c.1515, but it was his son Sir Richard (1499-1562) who had Mount Edgcumbe House built in 1546-53. The house was built by Roger Palmer of North Buckland to an innovative design, featuring the slender round corner towers favoured by French houses of this date, and was extended and partly rebuilt over the course the 17<sup>th</sup> and 18<sup>th</sup> century. The house was gutted and rebuilt following the 1941 Plymouth Blitz, an event cited as being responsible for a lack of 18<sup>th</sup> and 19<sup>th</sup> century documentary sources for the estate. The House and park were sold to Plymouth and Cornwall Councils in 1971.

Just as the house was both a dwelling and an expression of status and aspiration, so too was the landscape in which the house was located. It is highly probable that the enclosure of the deer park in c.1515 saw the creation of specific buildings and enclosures, and led to a range of alterations to the former agrarian landscape. However, the construction of the house in the mid 16<sup>th</sup> century led to a more obvious reordering of its surroundings, including a long avenue of trees leading down to the river. In the 1660s Colonel Piers Edgcumbe obtained permission to move the public road to extend the House, and a cascade of four rectangular lakes was created to the north of the avenue.

Subsequent phases of landscape design in the 18<sup>th</sup> and 19<sup>th</sup> century are more recognizable and have left a park 'thickly populated with picturesque features and structures' (Pevsner 2014, 364). The Edgcumbes were a wealthy landed family, but they also owned land in Stonehouse and George Edgcumbe (1721-1795) was an admiral in the Navy. These advantages brought wealth to the family and investment to the estate. George's father Richard retired from politics in 1742, and he and his sons were enthusiastic advocates of the *natural style*. Thomas Hull was head gardener 1731-72, responsible for the planting of exotics and a series of paths, terraces and follies.

The history of the estate and the family is of relevance to the farm because, as the documentary and cartographic sources make clear, the farm was a *de novo* creation of the 1770s. The kitchen garden was relocated to Empacombe when the Amphitheatre area was incorporated into the formal gardens. Decisions taken elsewhere on the estate had a clear and immediate bearing on the creation and ongoing development of the home farm. A holistic analysis of the development of the park and surrounding area, taking into account the changing demands of the family and the estate, would make a striking contribution to our understanding of the individual elements. For example, the Edgcumbe estate in Stonehouse included the Church of St George and St Lawrence. When this was demolished, its architectural stonework was reused across the estate, for example during the construction of the Folly in 1747. Both the Home Farm and the ruined windmill sport inserted reused carved granite stonework.

In the 1720s Empacombe was considered for a new Naval victualling yard, with work on a brewery from 1733 (e.g. Buchet 2013, 67). However, further documentary research has concluded that these works took place at the South Down victualling yard, and despite much correspondence, Empacombe was never developed for that purpose (Gaskell-Brown 2017; PRO: ADM110/16).

According to Pevsner (2014, 366), the new kitchen gardens were constructed in 1775-76 and the process was overseen by *Thomas Parlby*. Despite the Blitz, some references to this work survive: bills and receipts for work on the new gardens (1775-76), and for stone, brick (dated 29.09.1775) and slate (1775-77) [CRO ME2036-41]. The cartographic sources (below) indicate the gardens were laid out after 1774 but before 1784, with the map of 1780 hinting that B5 had been

constructed by that date. Swete (in 1792) refers to 'the village of Empty coombe, pleasantly situated near the new-gardens of Lord Edgecombe... On the right [at Millbay] appear a long line of buildings, which I was told were the King's Brewhouses...' (Gray 1997, v1 p144).

It can be no coincidence that the retirement of Thomas Hull (in 1772) is followed by a burst of activity across the estate, including the kitchen gardens and home farm, and it is relevant to consider the life and career of the first Earl, George Edgcumbe, in this context. He inherited the estate in 1761, became rear-admiral in 1772, and became commander-in-chief at Plymouth in 1776×1780. George was also a member of Horace Walpole's Strawberry Hill set, and a patron of Joshua Reynolds, John Opie and David Garrick. His association with the Navy in Plymouth would have brought him into contact with *Templar & Parlby*, a civil engineering company that worked extensively on Naval commissions in Plymouth, Portsmouth and elsewhere, but also undertook civilian commissions. There were three partners: James Templar, Thomas Parlby and John Line. The first two were self-made men: Templar was an apprentice carpenter 1736-39 but broke his indentures, reappearing in Rotherhithe several years later. Parlby was a stonemason, the son of a ship's carpenter from Chatham. Amongst other commissions *Templar & Parlby* built or rebuilt the Naval Hospital at Stonehouse (1758), Plymouth Dockyard (1763), Basin 1 and attached dry dock at Portsmouth (1760s), the Royal Marine Barracks Plymouth (1779×85), St Ann's Church Portsmouth (1786), and Stonehouse Chapel (1787). Note that it was George Edgcumbe who sold the Government the land on which the Naval Hospital and Royal Marine Barracks were built. Their civilian contracts included Stover House (Teigngrace), which Templar built for himself, Shute House (Shute) for Sir John William de la Pole (who married Templar's daughter/Parlby's niece) (see Meller 2015), and the new kitchens at Saltram (1788). Parlby himself resided at Stone Hall in Stonehouse, and Line bought Lindridge House (Bishopsteignton).

It is worth noting that in 1779 over 100 'ancient' oaks were felled in the park to make way for emergency fortifications, and thus when Home Farm was being built there may have been a glut of good timber.

This account is derived from Drabble 2010; Gaskill-Brown 1998; Meller 2015; Pevsner 2014.

## 2.2 CARTOGRAPHIC RECORDS



FIGURE 2: EXTRACT FROM THE 1539 COTTON MS AUGUSTUS II MAP (STUART NO.1).





FIGURE 3: EXTRACT FROM A 1693 MAP IN KING'S [GEORGE III] TOPOGRAPHICAL COLLECTION [A COLOURED SCHEME FOR FORTIFYING THE ISLAND OF ST NICHOLAS, OR DRAKE'S ISLAND, IN PLYMOUTH SOUND]

BL = [HTTP://WWW.BL.UK/ONLINEGALLERY/ONLINEEX/KINGGEORGE/A/ZOOMIFY78031.HTML](http://www.bl.uk/onlinegallery/onlineex/kinggeorge/a/zoomify78031.html)

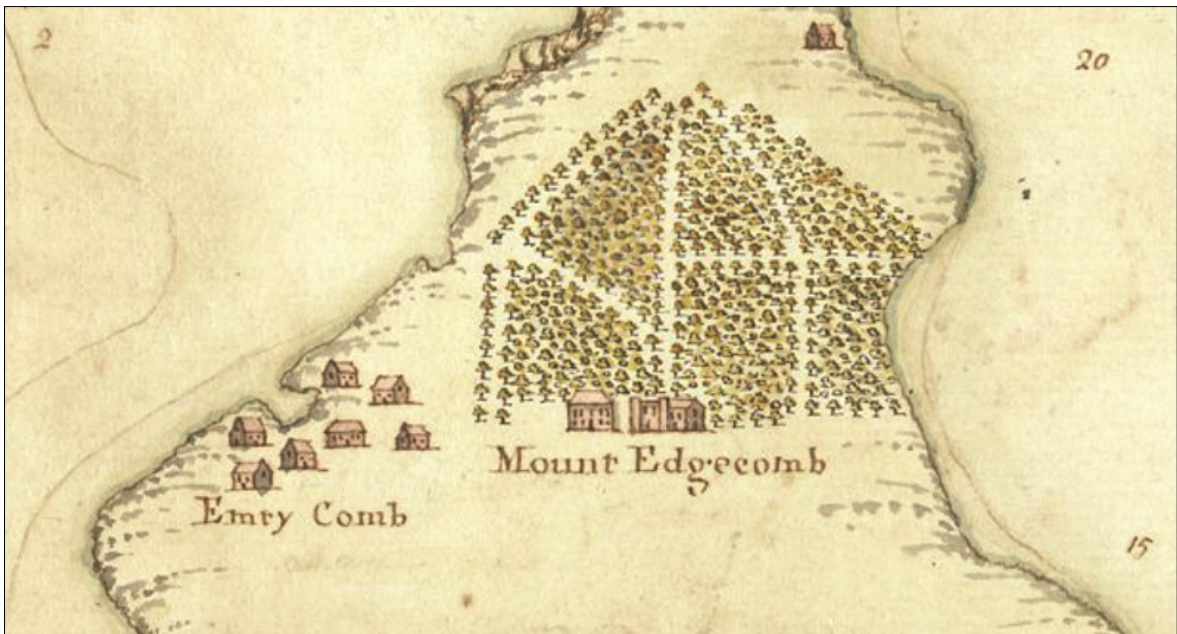


FIGURE 4: EXTRACT FROM A 1720 MAP IN KING'S [GEORGE III] TOPOGRAPHICAL COLLECTION (STUART NO. 85).



Empacombe Home Farm, Mount Edgcombe, Maker, Cornwall

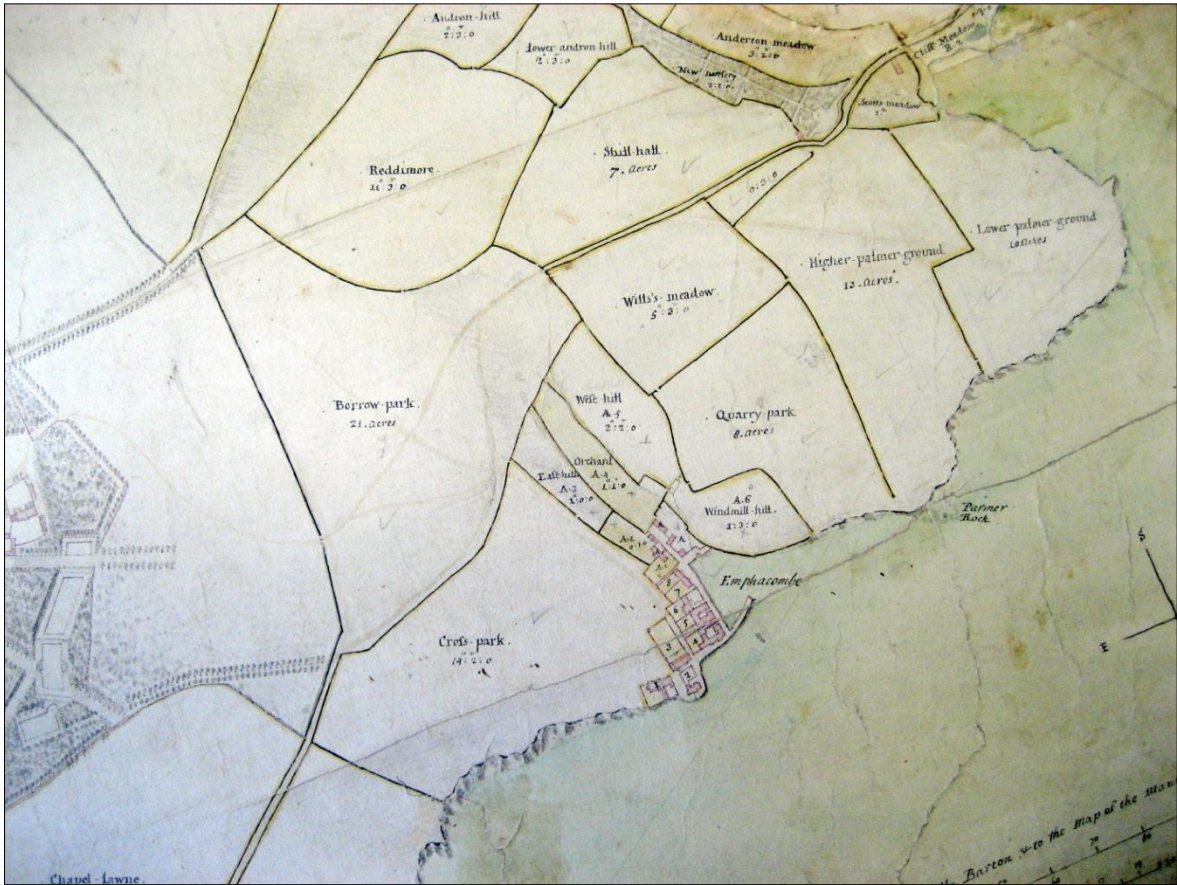


FIGURE 5: EXTRACT FROM THE 1729 MOUNT EDGCUMBE ESTATE MAP (CRO).



FIGURE 6: EXTRACT FROM THE 1765 DESMARTEZ MAP (STUART NO.117).





FIGURE 7: EXTRACT FROM A CHART OF 1774 (STUART NO.154).

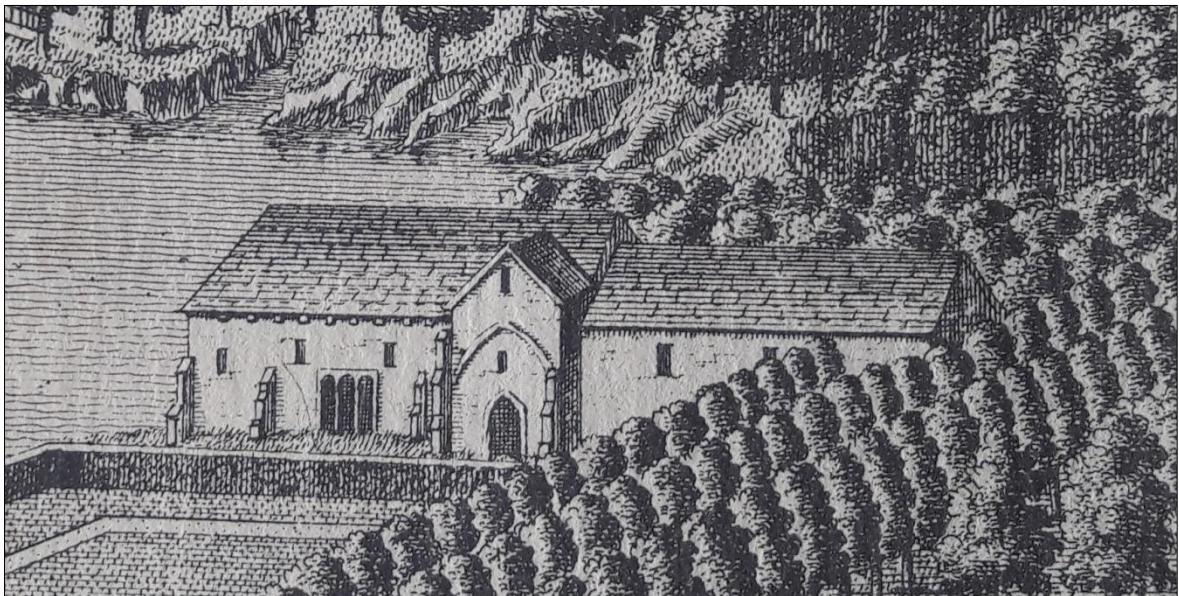


FIGURE 8: ILLUSTRATION OF THE BARN AT BARN POOL THAT DISAPPEARS FROM THE HISTORIC MAPS AFTER 1774 (DERIVED FROM AN ENGRAVING BY THOMAS BADESLADE DATED 1737).





FIGURE 9: EXTRACT FROM A C.1780 RELIEF MAP OF THE PLYMOUTH AREA (STUART NO.174), WITH INSET SHOWING SITE.

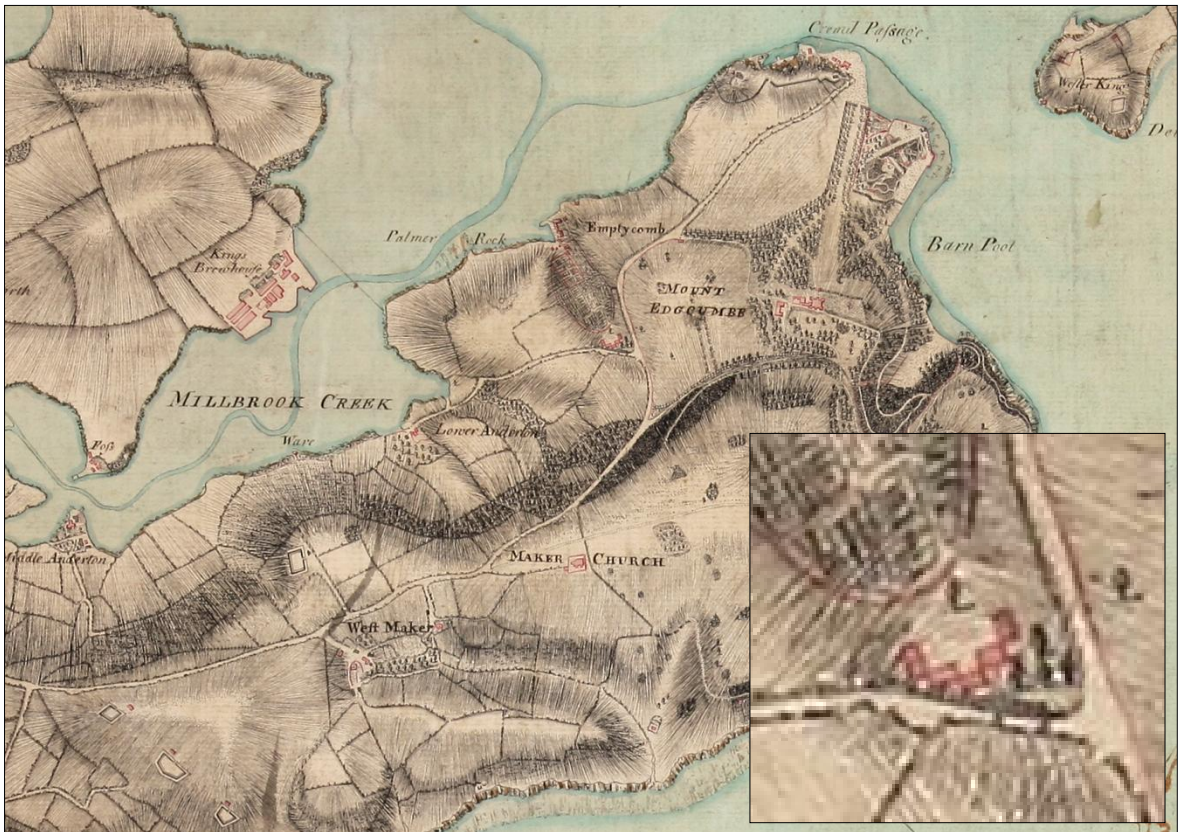


FIGURE 10: EXTRACT FROM THE 1784 GARDNER MAP (STUART NO.180).



Empacombe Home Farm, Mount Edgcombe, Maker, Cornwall

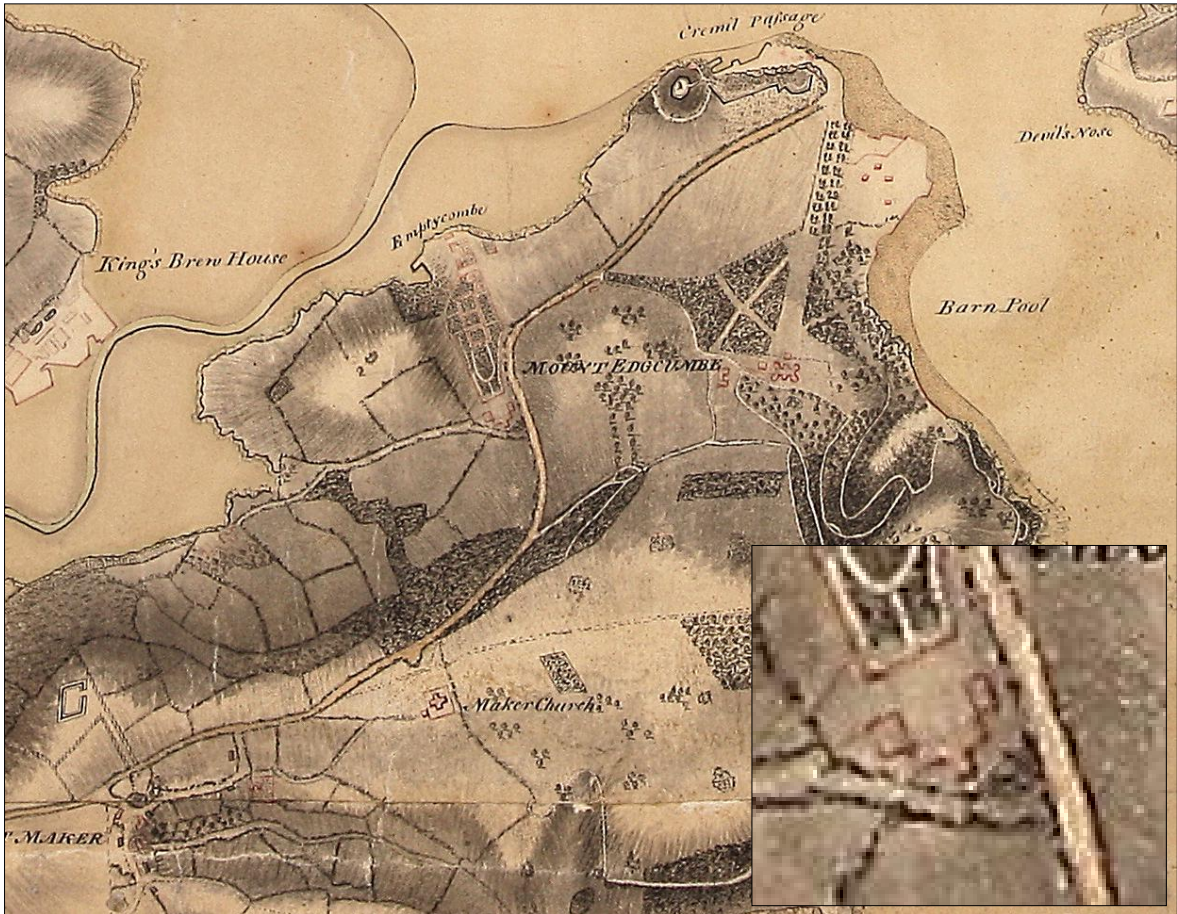


FIGURE 11: EXTRACT FROM THE 1793 STURT & SPICER MAP (STUART NO.194).



FIGURE 12: EXTRACT FROM THE 1841 MAKER TITHE MAP (CRO).



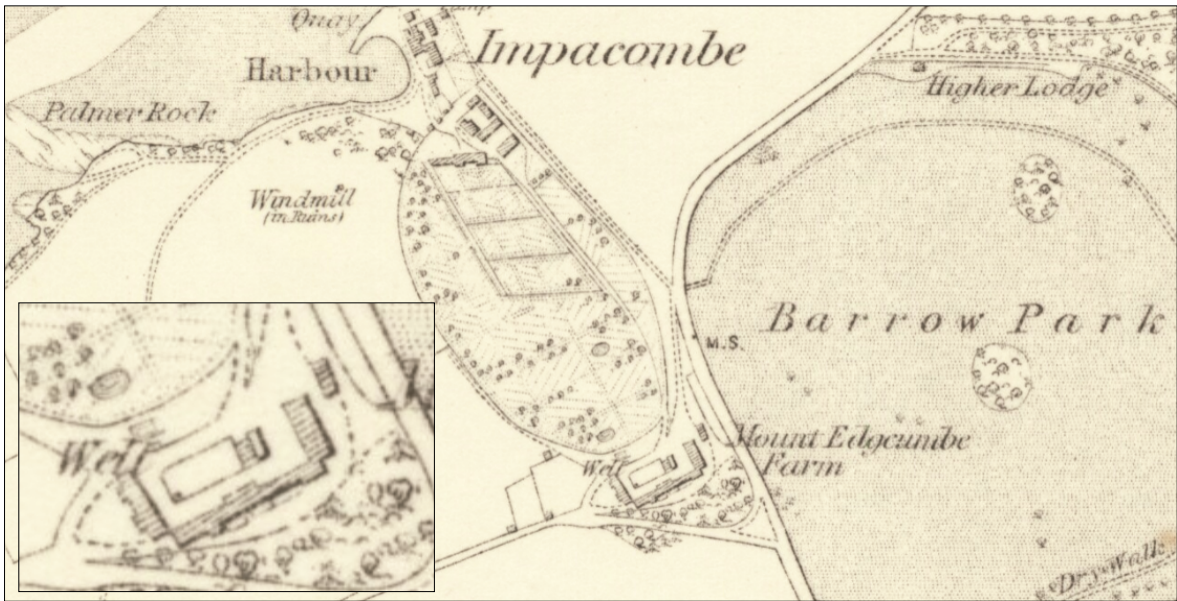


FIGURE 13: EXTRACT FROM THE 1856×1866 6INCH OS MAP (CORNWALL SHEET LV).

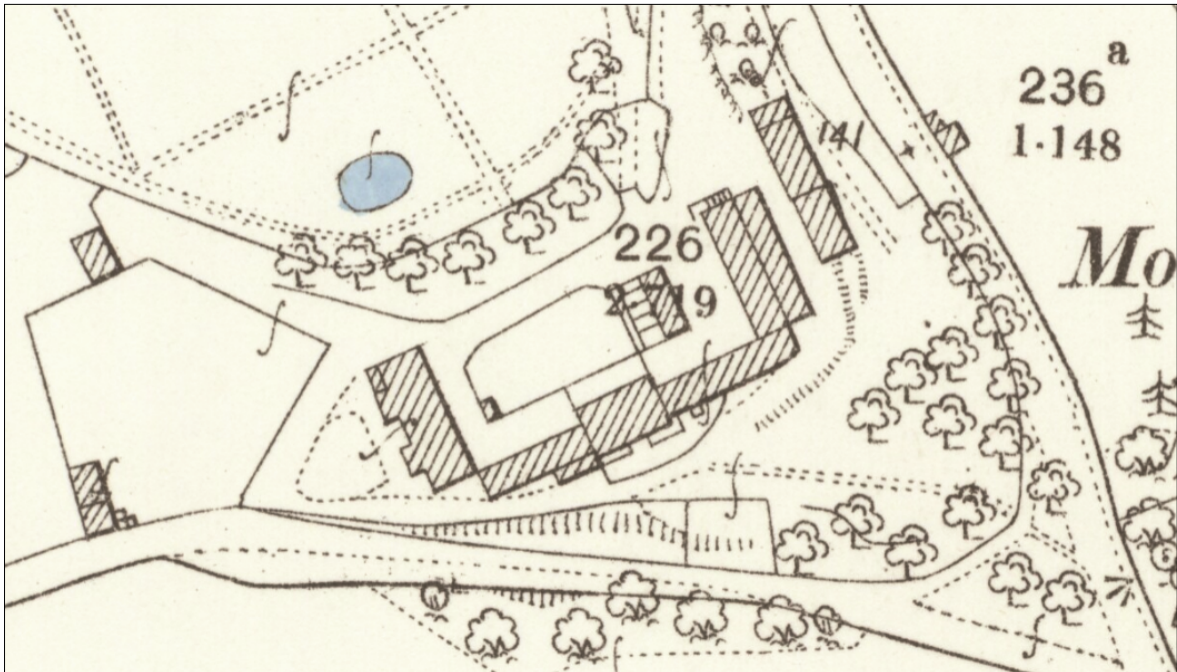


FIGURE 14: EXTRACT FROM THE 1892×1894 1<sup>ST</sup> EDITION 25INCH OS MAP (CORNWALL SHEET LV.2) (CRO).



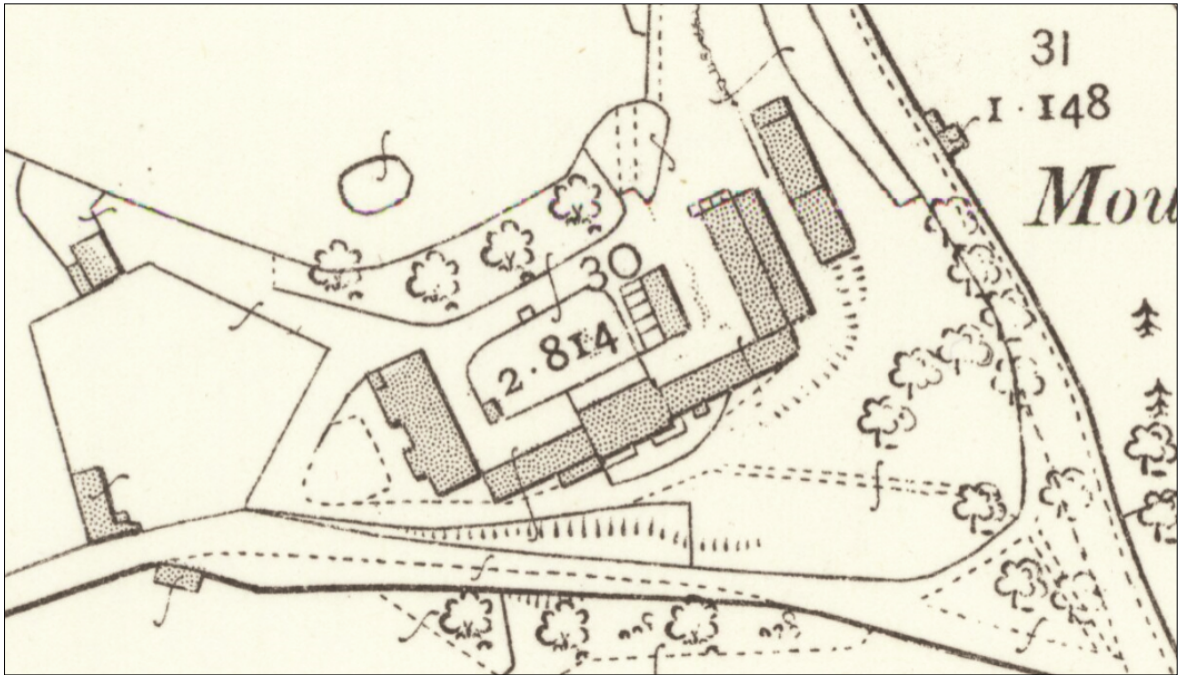


FIGURE 15: EXTRACT FROM THE 1905x1906 2<sup>ND</sup> EDITION 25INCH OS MAP (CORNWALL SHEET LV.2) (CRO).

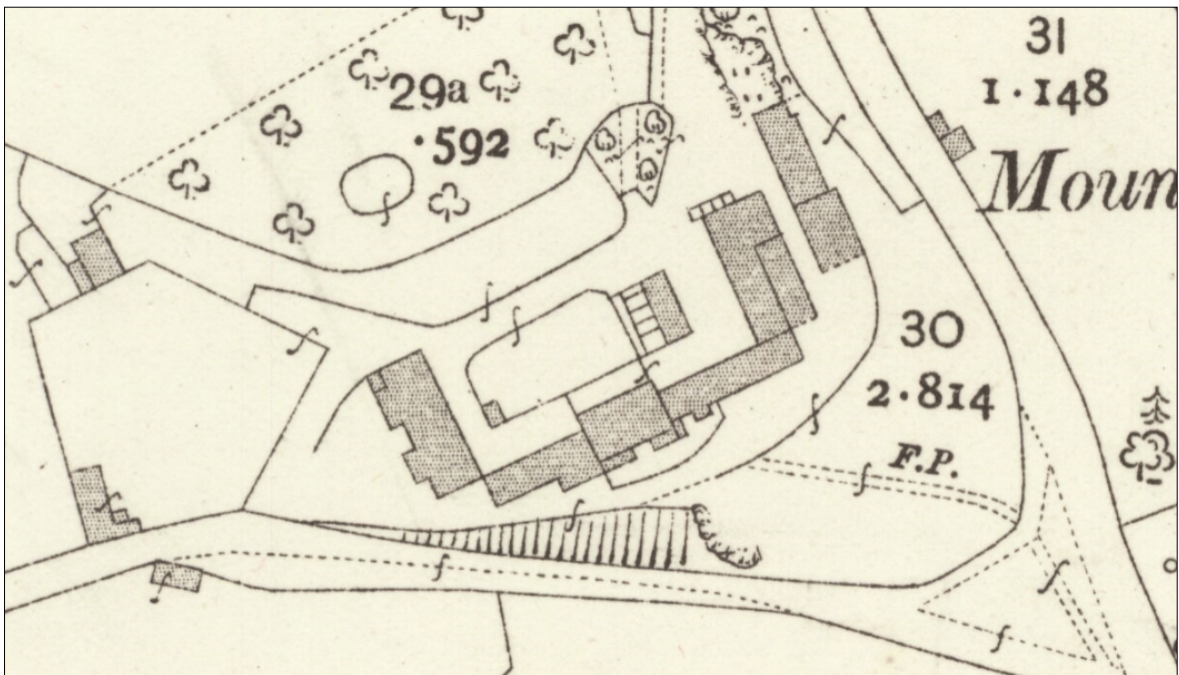


FIGURE 16: EXTRACT FROM THE 1912x1914 3<sup>RD</sup> REVISION 25INCH OS MAP (CORNWALL SHEET LV.2) (CRO).

### 3.0 HISTORIC BUILDING APPRAISAL

#### 3.1 SITE DESCRIPTION

Empacombe Home farm is located toward the top of a shallow valley that drops down from Maker Heights to the sea at Empacombe harbour. The farm buildings sit within what is probably an artificial terrace cut back into the slope above, and which projects out over the original floor of the coombe. The complex comprises two ranges of historic stone buildings. The main complex is grouped around three sides of the yard, which is open to the former kitchen gardens on the downslope (north) side. Facing each other across the central yard are a pair of two-storey buildings (B1.3 & B5), to the centre and facing down the coombe is a two-storey farmhouse (B3), and the three buildings are linked by a pair of single-storey buildings (B1.1 & B3). B1.3 has a lean-to to the east (B1.5). To the east, and parallel with B1.3, is a later and smaller range of buildings (B2).

The buildings covered by this assessment are those to the east of the farmhouse (B1 & B2); the numbering is based on the conventions adopted by the architect. The other buildings were inspected and are referenced for context. The first range, attached to the farmhouse on its eastern side, consists of five main elements: a single-storey animal shed (B1.1), a root house (B1.2), a two-storey barn (B1.3), a modern brick dairy (B1.4) and a rear lean-to (B1.5). The second range lies to the east and parallel to the first, terraced into the slope behind. This range consists of three main elements: a two storey bank barn (2.1), a coach house (B2.2), and a single heated room for a groom (B2.3).

The farm buildings are Listed Grade II, and the Listing text describes them as a *little altered planned farmyard built as the Home Farm for Mount Edgcumbe* that dates to the mid 19<sup>th</sup> century. However, the farm was actually built in the third quarter of the 18<sup>th</sup> century (see above), and that rather than being a planned yard of buildings, its current symmetry has evolved over time. Additional photographs can be found in Appendix 2.

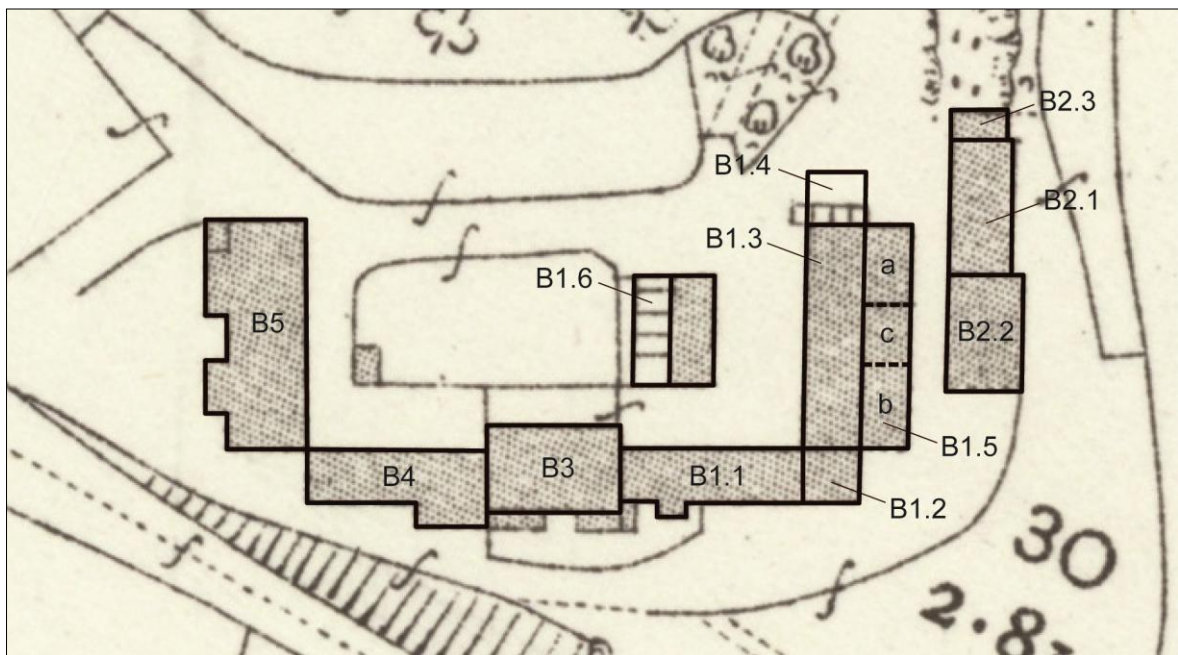


FIGURE 17: EXTRACT FROM THE 3<sup>RD</sup> REVISION OS MAP OF 1912x1914, WITH BUILDINGS LABELLED.

## 3.2 BUILDING DESCRIPTIONS

### 3.2.1 BUILDING 1.1

#### *Description*

This is a single-storey barn terraced into the slope and adjoining the farmhouse to the west. The north (presentation) wall is of semi-coursed stone rubble that has been raised from a one storey to 1½ storey; the lower part of the wall containing the openings is much thicker, and the raise is marked by a brick string course. The building has a pitched roof of corrugated asbestos sheets supported by scissor trusses. To compensate for the narrowed front wall, the feet of the trusses sit on short timber pads that project from the wallplate; as a result, the trusses are failing at the collar. The presentation elevation faces down the coombe and contains four wide (7ft) round-arched full-height openings (all partly-blocked) with a central doorway. The four wide openings have brick segmental arches and stone quoins. The central doorway has a replacement flat gauged arch with raised keystone with brick above, and alternating brick and stone quoins. This doorway features an inserted 17<sup>th</sup> century granite doorcase with roll moulding to match the door in the rear elevation. B4 has a similar central doorway, but has a round-headed arch, indicating the granite doorcase and flat arch were inserted into an existing building. There is a single blocked window at first-floor level towards the western end. The rear (south) wall is of coursed blocky stone rubble and is a later rebuild. This elevation is abutted by a stone-rubble lean-to with a slate roof, and features three short ventilation slits and a single central doorway with a simple brick segmental arch. This doorway corresponds to the central door in the north elevation, and features a matching reused granite doorcase. The east (former gable) wall is of stone-rubble to the level of the eaves, and boarded-out with timber above; there is a doorway with 19<sup>th</sup> century door to B1.2 in this wall. The raise apparent in the north wall may have been undertaken to create a hayloft, as some joist sockets are visible. The interior lacks historic features, but features a brick-walled cross passage with cobbled floor and sturdy 19<sup>th</sup> century wooden doors. East of the cross-passage there is an earth floor. West of the cross-passage the groundfloor has been adapted with black walls and concrete floors to provide single-storey store rooms for the house. Abutting the rear of B1.1 is a small, single-cell building of stone rubble with a mono-pitch slate roof and a door with bull-nosed brick to the reveals.

#### *Function*

This structure is likely to have been a multi-functional animal shelter shed and equipment store, with easy open-fronted access.

#### *Relationships*

To the east, the south wall of B1.1 extends to form the south wall of B1.2. It is attached to B1.3 at its north-east corner, but the relationship is unclear as there is a blocked doorway in the south wall of B1.2 at this point. To the west, the lower (earlier) north wall appears to have been cut by the walls of B3, but the upper (later) part of the same wall appears to abut B3. The build, structural phasing, roof structure and character of the openings are almost identical to B4. The arched openings in brick are almost identical to those of B1.3 and B5.

#### *Significant Features*

- The arched doorways in the north elevation;
- The inserted granite doorcases;
- The cobbled cross passage;
- The three 19<sup>th</sup> century doors;
- The scissor trusses.





FIGURE 18: THE FRONT (NORTH) ELEVATION OF B1.1; VIEWED FROM THE NORTH-WEST.



FIGURE 19: THE REAR (SOUTH) ELEVATION OF B1.1; VIEWED FROM THE SOUTH-WEST.





FIGURE 20: THE EAST ELEVATION OF B1.2; VIEWED FROM THE EAST.

### 3.2.2 BUILDING 1.2

#### *Description*

This single-storey structure links B1.1 and B1.3. It is square in plan, but with the south-eastern corner built at an angle to facilitate access around the side of the building to the coach house (B2.2). The original build of the structure is impossible to determine, as the south and south-east walls are of one build with the south wall of B1.1, and the east wall features only a large forced opening with reveals rebuilt in concrete block with a concrete lintel. The south-east corner sports a large buttress of concrete blocks. The pitched roof is supported by a single scissor truss and an *ad hoc* arrangement of other principal rafters, carrying a roof of corrugated asbestos sheets. It has an earth floor.

#### *Function*

This is probably a former root house, with access to the feed channels in the adjoining buildings.

#### *Relationships*

It adjoins B1.1 to the west and B1.3 to the north. It shares the rebuilt south wall of B1.1, but utilises the walls of the other structures. At its base, the east wall of B1.2 extends slightly beyond its gable, perhaps suggesting B1.3 originally extended further to the south.

#### *Significant Features*

- None.

### 3.2.3 BUILDING 1.3

#### *Description*

A tall two-storey barn terraced into the slope; the building is of poorly-coursed stone rubble with roughly-dressed quoins to corners to the corners. It has a tall hipped roof of corrugated asbestos sheets carried on oak trusses; these trusses have tie beams and raised collars, but they are a mix of different reused timbers. At least one of the trusses has a half-lapped pegged notched collar with chamfers, similar to those in B5, but the rest differ in varying degrees. There is evidence of



burning on the north-east side of the roof structure, with scorching to the truss blades. The tie beams and raised collars would imply a loft space in the roof. The presentation (west) elevation faces onto the yard, and has seven wide (6ft) round-arched full-height openings (five partly-blocked). These openings have brick segmental arches and stone quoins also identical to those of B1.1, B4 and B5, but the openings are slightly narrower than those of B1.1. At first-floor level there are two loading doors: the northern door is forced; the southern door is part-blocked in brick with a glazed window above. Abutting the north-west corner is a substantial and well-built buttress of stone rubble with dressed quoins, in character and style reminiscent of 19<sup>th</sup> century railway architecture. This buttress supports the north-west corner of the building, which has started to fail and move. The rear (east) wall has a single narrow forced doorway into B1.5c with an iron lintel, and two small windows with original frames, timber shutters and iron fittings set up under the eaves. The north and south (gable) elevations were originally open (or timbered?), later infilled with stone rubble walls. The south wall has a single ground floor doorway into B1.2, forced through to provide access to a feeding passage in the milking parlour. This replaced a doorway (now blocked) in the south-east corner of that wall. There are two short slit vents at first-floor level. The north wall features a substantial stone rubble external stair, with a doorway beneath with a round arch of narrow bricks providing access between. The lateral thrust of this arch, combined with the ground falling away to the west, has caused this corner of the building to fail. The stairs give access to the first floor; the doorway has a wide granite threshold. The internal ground floor space is given over to a single room with a tall ceiling. The walls are whitewashed and rendered to chest height as a milking parlour, but all the internal walls and fixtures apart from the central sliding metal door have been removed. Beneath the concrete a small patch of worn granite setts was observed. The tall ceiling is carried by fairly substantial transverse beams and joists. The first floor is split into two unequal halves by a timber partition that extends up the apex of the roof, with door to the western side. The walls are plastered with some pencil graffiti (tally marks), with heavy plain skirting boards. The drive from the flywheel in B1.5c enters through the east wall into a timber housing with flywheel in the southern room, and the belt would have passed through a slit in the timber partition to drive machinery in the northern room. Part of a timber press base from a cider press sits on top of this timber housing.

#### *Function*

This was a multi-functional barn and animal shelter shed. It is something of a mystery why the gable walls were not built at the same time as the long walls, which must surely have affected the strength of this building with its high roof. Alternatively, it is possible that this was originally a single-storey structure like B1.1, and only later was raised to two storeys; this building is similar in width to B1.1, but is much narrower than B5, the building it ostensibly mirrors. The ceilings on the groundfloor are quite high, which might point to an original function here as a stable. This space was later adapted (1950s?) for use as a milking parlour, with access for the cows via a concrete ramp to the west. The first floor was clearly a grain store (as indicated by the plastered walls, integral skirting boards, shuttered windows and boarded partition) with the northern end housing machinery for grinding and dressing.

#### *Relationships*

B1.3 adjoins B1.1 at its south-west corner, and the relationship between the two is unclear. B1.2, B1.4 and B1.5 were all built abutting B1.3. B1.5 contains an external flywheel that drove machinery within the building. The use of arched openings in brick mirrors B5, and is almost identical to B1.1 and B4. The roof structure in B1.3 is identical in pitch and form to B5, and the roof trusses are similar; however, the trusses are less consistent than those in B5.

#### *Significant Features*

- The arched openings to west and north elevations;
- The first-floor partition and door;

- The first-floor plaster with evidence of graffiti;
- The first-floor skirting boards;
- The first-floor window shutters;
- The remaining first-floor machinery and flywheel;
- The roof trusses.



FIGURE 21: THE FRONT (WEST) ELEVATION OF B1.3; VIEWED FROM THE WNW.



FIGURE 22: THE FIRST-FLOOR INTERIOR OF B1.3; VIEWED FROM THE NORTH.





FIGURE 23: THE EAST ELEVATION OF B1.4 AND STAIRS TO THE FIRST FLOOR OF B1.3; VIEWED FROM THE EAST.



FIGURE 24: THE EAST ELEVATION OF B1.5 (B1.5B IN THE FOREGROUND); VIEWED FROM THE SOUTH-EAST.

### 3.2.4 BUILDING 1.4

#### *Description*

Structure 1.4 is the dairy attached to the milking parlour in B1.3; it is built around and encompasses the stone-rubble steps leading up to the first floor in B1.3. The structure is built of dark red machine-made brick set on a thick concrete plinth. It has a mono-pitch roof of

corrugated asbestos sheeting carried on simple timber rafters. The east and west walls feature a central galvanised-steel hopper window and there is an exterior timber door to the north-east corner. There is a blocked slit to the south of the west window. Access to B1.3 was via an existing opening in the south-west corner that runs beneath the steps, with a rounded segmental arch or small handmade bricks. The interior is rendered, with the remains of a plaster ceiling. All machinery fittings have been removed. It has a concrete floor.

*Function*

This was a purpose-built dairy containing the bulk tank and milking machine.

*Relationships*

It is attached to the north gable of B1.3, and served the milking parlour there.

*Significant Features*

- The galvanised steel windows are a period feature.

### 3.2.5 BUILDING 1.5

*Description*

B1.3 is a single-storey lean-to running the full length of B1.3, divisible into three main components: a northern cartshed (B1.5a), a southern cartshed (1.5b), and a central machine bay (1.5c). The outer wall of the B1.5a and B1.5b is of stone rubble, with a window in the wall of B1.5a and a pillar with dressed limestone blocks to the south end of B1.5b. The roof of corrugated asbestos sheets is carried on simple timber rafters; these include a number of reused timbers. The roof of B1.5a is a replacement sheet roof and there is evidence of a fire. B1.5a is open at the northern end, and B1.5b is open to the south, with the angle of the roof infilled with timber and asbestos sheet. The east wall of B1.5c is of concrete block with galvanised steel windows. B1.5c is divided off from B1.5a by a later wall of stone rubble with a 19<sup>th</sup> century door, and from B1.5b by a later wall of concrete block with a reset 19<sup>th</sup> century door. B1.5c features two transverse reused beams above head height that support a cast-iron flywheel; the drive shaft goes through the wall into B1.3. Beneath the flywheel is a narrow forced doorway with an iron girder for a lintel. The wall of B1.5a has been raised slightly, and its floor lowered. There are concrete floors throughout.

*Function*

Cartsheds with access for a machine/engine to drive the flywheel in B1.5c, probably replaced with a fixed engine when the concrete block walls were built.

*Relationships*

The lean-to is attached to the eastern side of B1.3. The build of the internal stone wall, and build of the raise to B1.5a, is similar to that of B2.2; the build of the stone rubble east walls is similar to that of B2.1. The pillar at the southern end of B1.5b incorporates dressed limestone blocks similar to those used in B2.2.

*Significant Features*

- The C19 doors;
- The flywheel and timber brackets.





FIGURE 25: THE NORTH AND EAST ELEVATIONS OF B2.1, WITH B2.3 TO THE LEFT; VIEWED FROM THE NORTH-WEST.

### 3.2.6 BUILDING 2.1

#### *Description*

B2.1 is a two-storey bank barn built of slate and shale rubble cut back into the solid rock; the north-west corner above the door has been recently rebuilt and the lintels replaced. The hipped roof of blue slate is carried on 20<sup>th</sup> century roof trusses with tie beams and queen posts. The principal elevation is to the west, with two doors and two windows at ground floor level opening onto a single room. The openings have flat lintels of thin timber; some have been replaced in concrete. The north-west door has a weathered oak frame with beaded moulding. At first floor level there are two glazed timber windows in the west elevation, and one in the north elevation. Access to the first floor is from ground level to the east via a wide loading door next to a blocked window, or from a forced doorway in the south wall into B2.2. The internal east wall at ground floor level steps back at ceiling height, supporting very heavy, but rather crude, transverse beams; these beams go into the west wall, but are now supported on heavy timber uprights. There is a blocked doorway into B2.2, with a timber shelf above, and the remnants of a stone-rubble trough along the base of the east wall. Next to the blocked opening within B2.2 an architectural fragment has been incorporated into the stonework. The first floor has been converted and is used as an artist's studio.

#### *Function*

A bank barn, with a stock shelter shed at ground floor level with storage above. The later coach house (B2.2) and heated room (B2.3) would suggest use as a stables.

#### *Relationships*

B2.2 and B2.3 abut this building. The character of the build is similar to B1.5a and B1.5b.

#### *Significant Features*

- The heavy timbers supporting the first floor;
- The north-west door frame;
- The architectural fragment in the south wall.





FIGURE 26: THE SOUTH AND WEST ELEVATIONS OF B2.2; VIEWED FROM THE SSW.

### 3.2.7 BUILDING 2.2

#### *Description*

B2.2 is a complex structure attached to the southern side of B2.1, built in the Arts & Craft style. It is of stone rubble construction with a pitched slate roof supported by 20<sup>th</sup> century scissor trusses. The west elevation incorporates a gable and contains two wide openings with round-headed brick arches at ground floor level. There is a small glazed dormer window and a loading door with brick segmental arch at first floor level, with a tall narrow glazed window above the loading door. There are two more wide openings with round-headed brick arches in the south elevation, with glazed dormer windows above. At least one of these dormers was formerly a loading door. The rear (east) of the building is accessed from at first floor level, with a wide double-door and a single door set within a projection with a dormer over. The two sets of doors are original (late 19<sup>th</sup> century). The ground floor is divided by a stone wall into two rooms; neither room contained visible historic details. The ceiling joists are supported by single transverse beams, with brick or block pillars added later for additional support. The first floor is divided into two rooms by a timber partition; these rooms are open to the roof and, with the exception of the upper part of the partition, contain no historic fittings.

#### *Function*

This was a coach house, probably with residential accommodation above.

#### *Relationships*

B2.2 abuts B2.1.

#### *Significant Features*

- The arched openings;
- The Arts & Craft styling of the exterior.

### 3.2.8 BUILDING 2.3

#### *Description*

B2.3 is a single room with a mono-pitch roof built up against the north wall of B2.1. Its walls are of stone rubble, with a doorway with timber lintel in the east wall; and a window opening in the north wall opening onto a terrace cut back into the slope and secured by a tall stone rubble wall to the east. The roof is carried on simple timber rafters, which support corrugated asbestos sheets. Inside, there is a fireplace in the south-east angle with a brick back and reveals, with a brick segmental arch supported by an iron plate. This has been partly blocked or modified in brick to create two separate hearths. A brick chimney stack rises to roof level. The floor is concrete.

#### *Function*

This does not appear to be a forge, so a small heated room would suggest a semi-domestic use, perhaps for a groom.

#### *Relationships*

B2.3 abuts B2.1. The build of the terrace wall is similar to that of B2.2.

#### *Significant Features*

- The brick hearth.

While not part of this formal assessment, buildings 3-5 and the farmyard were examined to provide contextual information.



FIGURE 27: THE FRONT (NORTH) ELEVATION OF B3; VIEWED FROM THE NNE.

### 3.2.1 BUILDING 3

B3 is the current farmhouse, described in the Listing as a converted granary, but for which there is doubtful evidence. The early maps (see above) appear to show the original structure set further back in the slope, and, subject to more detailed examination of the house, it is more likely this was domestic in character from the outset. The building is gabled with a slate roof and axial gable brick stacks. The walls are of stone rubble construction, crudely incorporating large irregular



blocks; the used of narrow upright quoins to the window and door openings is similar to the forced openings in B5. The front (north) elevation is symmetrical with a 2/1/2 windows and a central door. There are three dormers above. The window casements are timber, but appear to be replacements; the central door and frame have original beaded detailing. There is a mean concrete-block porch with a mono-pitch asbestos sheet roof. The rear (south) elevation is similar to a bank barn, in that it is accessed at first-floor level, with windows identical to those at the front flanking a central door. There are three dormers above. The interior was not inspected, but the east wall of the kitchen (abutting B1.1) features three deep arched openings. A number of the doors on the ground floor feature are of very wide (0.3-0.4m) boards with bead moulding; some of the doors on the first floor feature H-hinges. This would indicate reused 18<sup>th</sup> century doors and fittings.

### 3.2.1 BUILDING 4

B4 is almost identical to B1.1. It features the same arched openings, roof structure and structural development. It differs from B1.1 in that there are no door openings in the south wall, and the central door opening in the north wall features a round-headed brick arch rather than a flat gauged brick arch, and it lacks the inserted granite doorcase. In exposed west gable there is a wide opening with an elliptical arch of brick containing some gauged brick; this is blocked with concrete block. To the rear of B4 is a small, single-cell stone-rubble mono-pitch building with double garage doors.



FIGURE 28: THE FRONT (NORTH) ELEVATION OF B4; VIEWED FROM THE NORTH-WEST.

### 3.2.1 BUILDING 5

B5 is the most interesting structure. It is ostensibly a large bank barn with opposing threshing doors at first floor level, with housing for animal below. However, its structural history is much more complex. It is a large rectangular structure of good quality stone rubble build with prominent quoins, with the ground floor forming a slight plinth to the first floor. It has a tall hipped roof of corrugated asbestos sheets carried on oak trusses with half-lapped pegged notched collars; the feet of the trusses and the underside of the collars are slightly chamfered, and the purlins are original. The style and form of these trusses would suggest a later 17<sup>th</sup> or very

early 18<sup>th</sup> century date, reused in this position. However, the north and south trusses above the hips are different, in a similar style but in reused and heavier timber. Also, one of the collars on the early trusses is upside down, suggesting the roof is reset. Tie beams and queen struts have been attached later to provide additional strength. At ground floor level there is a blocked doorway and a slit vent in the north wall, and a doorway and window in the east wall; the doors and windows feature brick segmental arches. There are four other openings (two partly-blocked in stone rubble) in the east wall, each with round-headed brick arches and stone quoins. At first-floor level there are two sets of opposing threshing doors have been forced into the east and west walls; the doors to the west have been provided with porches. The frames and doors appear to be original. The ground to the rear has been built up, and there is a retaining wall with half-arch running the length of the rear wall; to the north end there is a structure (?cistern) integral to this. There is a forced loading door with a brick segmental arch in the south gable, and there is a narrow forced window opening in the middle of the east elevation. Above the level of the threshing doors is a line of short slit vents with brick reveals and slate louvres; these adapt existing slit vents, or are forced. In the north gable a large (1½ storey) 17<sup>th</sup> century style shallow roll-moulded granite round-headed window frame has been inserted, with the remnants of a plastered internal field that once carried a painting of the Earl of Mount Edgcumbe's heraldic device. Internally, the low ground floor is divided into two rooms by a stone wall: the northern room (served by the door with window) has a concrete floor; the southern room (served by the round-arched openings) has a cobbled floor. Both feature very substantial beams and joists, some of which are have beading and appear domestic in character. There is a double-plank floor between the threshing doors, and numerous shaped treenails have been hammered into the underside of the floor to secure the planks. At first-floor level the tall internal space is used as a carpenter's workshop and store, and original features are not readily apparent. However, adjacent to the narrow forced opening in the east wall is a (probably early 20<sup>th</sup> century) grain cleaner bearing the name-plate S.E. FRY & SON ENGINEERS TEDBURN ST MARY. The scale and build of this building is dissimilar to the other structures, which are more appropriately-scaled farm buildings.



FIGURE 29: THE FRONT (EAST) ELEVATION OF B5; VIEWED FROM THE NORTH-EAST.



### 3.2.2 BUILDING 6

This structure is first shown on the 1<sup>st</sup> edition OS map of 1892×4. This small rectangular building is shown associated with five open pens and a feeding passage, and was a pigsty. The base of its narrow stone walls is visible in places, as is the base of the slate slabs that defined the pens. This structure was demolished and removed in the 1950s (tenant *pers. comm.*)



FIGURE 30: THE CENTRAL YARD FROM THE TOP OF THE EXTERNAL STAIRS TO B1.3; VIEWED FROM THE NORTH-EAST.

### 3.2.3 THE CENTRAL FARMYARD

The farmhouse and the main range of buildings face onto a central yard. The yard is fairly level, but that is because a retaining wall was built across the head of the coombe and ground levels south of that wall raised to the level of the buildings. The retaining wall is of particular interest in its own right. There are four pillars of well-executed mortared masonry separating sections of rather crude pitched dry stone walling in a style similar to a hedgebank or perhaps a harbour wall. Above this is a narrow mortared stone wall. The differential settling of the dry stone sections has caused the wall above to warp and twist. The upper part of the walls enclosing the adjacent kitchen garden are missing at this point, facilitating views to this wall. That would suggest the wall itself, or whatever structures preceded it, was intended to be a focal point. There is a spring behind the farmhouse which descends through a culvert below the yard and runs down the coombe through the kitchen garden. Based on contemporary parallels, this may have carried nitrogen-rich water from the yard/ central muckheap down through the garden in a very progressive way. Alternatively, it is possible there might have been a water feature built into the yard itself.

The central part of the yard is enclosed by a low stone rubble wall with a small structure in the south-west corner; this has a small opening low down on its northern side. The northern wall of this enclosure is capped with large reused stone blocks; the rest is capped with a cement mortar. In the centre of the north wall there is a blocked opening that survives as an alcove. A cobbled yard surface and stone drain appear to survive beneath the grass between B4 and B5 and the central enclosure; traces of cobbling survive immediately in front of B1.1. The current farm track passes in front of the buildings and north of the enclosure.

The southern part of the wall around the kitchen garden has been recently repaired. The wall itself bears closer scrutiny, as the south-western part has clearly been raised. The track up the eastern side of the garden enters the farmyard through a gateway flanked by round blocks of slatestone masonry, but the gateway through the kitchen garden wall is flanked by tall piers of dressed ashlar masonry topped with complex pyramidal capstones.

### 3.3 PHASING

Despite its apparent symmetry and architectural similarities, this U-shaped complex of farm buildings appears to have been developed over a relatively short period of time via a number of phases and sub-phases of expansion and adaption. These successive alterations relate to changes in function and requirement, but perhaps more importantly to the manipulation of the buildings within the designed landscape around Mount Edgcumbe and Empacombe. The documentary and cartographic evidence indicates that most of the buildings were constructed or started in the third quarter of the 18<sup>th</sup> century. That being the case, many of the observed changes must have occurred in fairly rapid succession over the course of the late 18<sup>th</sup> and 19<sup>th</sup> century. Certain features, and most obviously the roof of B5, might suggest a start date in the early 18<sup>th</sup> or even 17<sup>th</sup> century, but greater weight is afforded to the documentary sources due to the number and quality of the 18<sup>th</sup> century maps. The apparent conflict would suggest the fairly extensive recycling of materials (roof timbers, decorative granite elements, doors) and that interpretation must be approached with caution.

#### 3.3.1 PHASE 1 – 1775-1780

B5 constructed, possibly contemporary with the construction of the kitchen gardens at Empacombe. The size and quality of the materials used in the construction of this building, and its overall build quality, set it apart from the rest of the complex. The strength of the structure appears excessive for a farm building of this date, and as it was later adapted as a threshing/bank barn, its original purpose seems unclear. It is possible it can be related to the activities of the Royal Navy, which made plans in the early 1700s to construct a victualling yard and brewhouse at Empacombe; however, the alternative site at Millbay was selected instead. Alternatively, the Rudyerd (Eddystone) Lighthouse was fabricated at Empacombe in 1706×09 (Smeaton 1791), and there might have been need for a secure storehouse, or at least experienced masons and craftsmen looking for work after it was completed. However, this seems rather too early. If *Templar & Parlby* were involved, with their background in Naval building might provide a context for the creation of an over-engineered building. The substantial barn demolished at Barn Pool in after 1774 may have provided structural components for the buildings at Empacombe, although the image we have of that barn implies it predates the 17<sup>th</sup> century. The cartographic evidence would suggest the earliest date for this structure is, however, 1775. The creation of a home farm at this time would correspond with the rise of the agriculturalist movement which developed out of the fashion for all things bucolic in the later 18<sup>th</sup> century. Owners of estates began to pay direct academic attention to husbandry, particularly to stock keeping. This also coincides with the increasing prominence of the Edgcumbe family, ennobled as Barons in 1742 and Earls in 1789, who would need to keep abreast of developments in noble fashion.

#### 3.3.2 PHASE 2 – 1780-1784

B1.1, B1.3, B4 and the forerunner of B3 constructed, and the U-shaped layout of the farmstead established. The basic design aesthetic of brick round-headed arches is established in this phase, to mimic B5. The elegant arched openings of the shelter sheds defined in segmental brickwork show an attention to detail and style associated with the designs of an architect. If the scissor trusses of B1.1 and B4 are original, this is an unusually early use of this structural style. This must be balanced against the mismatch reused of timbers used in the roof of B1.3, which was presumably necessary to provide a match in pitch and height to the roof of B5. We know from the



labels given to parts of the designed landscape around Mount Edgcumbe that sheep were also an important feature: the large grassy areas of *Sheep Park* would certainly require a flock and associated farm buildings. The relatively low and open character of B1.1 and B4 is more suited to the keeping of sheep in hurdled pens than to heavy cattle that require more enclosure and control. To this we may consider the fashion for shepherds and shepherdesses in 18<sup>th</sup> century high culture, influenced by the French Court and Marie Antionette's *Petit Trianon*. This fashion is reflected in art, the costumes worn for female aristocratic portraits (*La Jolie Bergère*) and in material culture, particularly the decoration of porcelain and in statuary. If this identification is correct, the shelter sheds at Empacombe would have fulfilled both a functional and a picturesque role. It should also be noted that a culverted watercourse runs through down the combe through the farmyard and kitchen gardens. This could have fulfilled a role as a picturesque water feature, or picked up nutrients from the yard to deliver to the gardens below.

### 3.3.3 PHASE 3 – c.1800

The forerunner of B3 demolished and B3 constructed as the farmhouse. The provision of a house presumably reflects broader changes within the management of the estate, and a need to have staff on site. If the earlier building had indeed been a granary (or perhaps a threshing barn?) it would need to be replaced. This phase would therefore see B5 adapted to function as a threshing barn, with double opposing threshing doors inserted, floors reinforced and slit vents created or adapted. This phase may also include the raise to B1.1 and B4, as the conversion of B5 to a threshing barn would have created a need for more room for the storage of fodder elsewhere. If B1.3 was originally a single-storey structure, it would have been raised to two storeys during this phase.

### 3.3.4 PHASE 4 – c.1800-1841

B1.5 and B2.1 constructed; the gable ends of B1.3 built up in stone and the external stair provided. B2.1 would have provided more stabling for horses with storage above; B1.5 would have provided open-sided but sheltered storage for carts or other implements. B2.1 is cut back into the solid rock and the quarried stone may well have been used to build the walls in this phase. Closing in B1.3 would allow the first floor to be used as a feed store and processing area; the timber partition and other features here would therefore date to this phase. Having machinery at first floor level would indicate either a horse engine in B1.5c or perhaps a belt drive from a steam engine.

### 3.3.5 PHASE 5 – 1841-1856×66

The central courtyard with pigsties was laid out in this phase, and the porches on the rear (west) elevation of B5 also date to this period. The insertion of pigsties into the central yard would suggest the polite element of the farmyard was no longer of principal concern. It is possible the blocking of the arched openings in B1.3 and B5 occurred at this date. The small shed to the rear of B4 also features on the 1856×66 map.

### 3.3.6 PHASE 6 – 1856×66-1892

B2.2, B2.3, and the terrace wall adjacent to B2.3 built, together with the internal wall and raise of B1.5a and the rebuild of the rear walls of B1.1 and B4. B2.2 is built in an accomplished style with fashionable pointed gables, and mimics the brick arches of the earlier buildings. This small building was purpose-built as a trap house or carriage house, with loft or perhaps accommodation for a groom above, served by dormer windows. This new building was served by a new driveway bringing traffic around the rear of the barns, and seems to have necessitated the partial rebuild of B1.1, B1.2 and B4. This trap house probably served the resident of the farmhouse, perhaps a family member or senior member of estate staff who needed their own vehicle. B2.3 was built at the northern end of B2.1 to provide a heated space for grooms/staff.

### 3.3.7 PHASE 7 – POST 1892

Later modifications to the buildings include the demolition of the pigsties, the conversion of B1.3 to a milking parlour, and the construction of B1.4. This is likely to include new roof structures for B2.1 and B2.2. The small shed to the rear of B1.1 also features on the 1892 map.

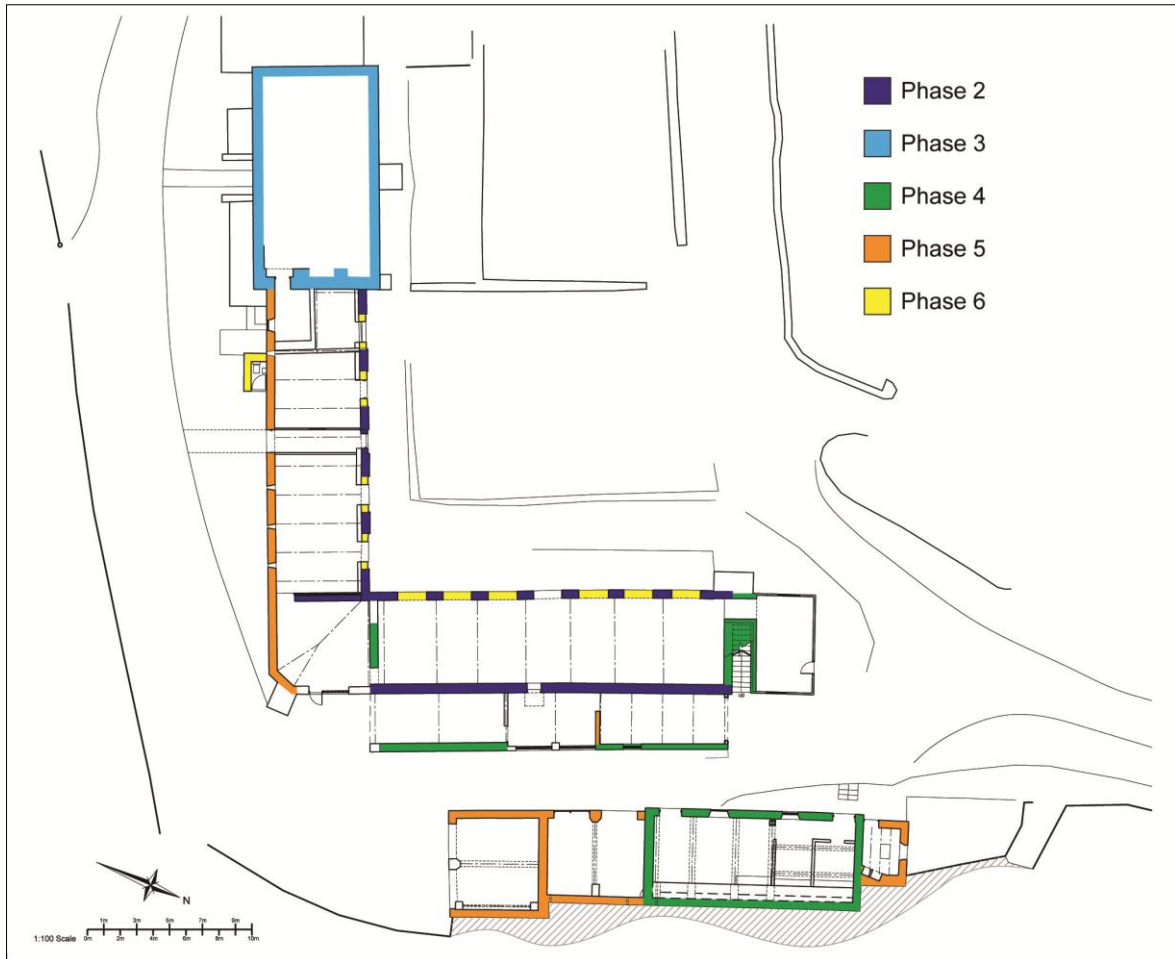


FIGURE 31: PROVISIONAL PHASE DIAGRAM (BASED ON SUPPLIED DRAWINGS).

## 3.4 SETTING

The farm buildings are located at the southern end of a shallow coombe (Empacombe) that drops down to the estuary of the Tamar to the north. To the south, the land rises quite steeply to Maker Heights; these steeper slopes are well-wooded with a mix of deciduous trees. The main road (B3247) runs through these trees and sweeps down between the farm and Barrow Park. Lower Anderton Road approaches from the west and gives views across the rear of the farm and the roofs of the main range; the road joins the B3247 just south of the farm. The Listed buildings are tucked into a hollow at the head of the coombe; this hollow may have been enlarged by quarrying (as marked on the 1912×1914 OS map). The hollow also insulates the farm from the effects of road traffic. West of the historic farmbuildings is a concrete yard and two modern steel-portal framed buildings. South of the farm is the large and unusual oval walled kitchen garden that encloses most of the coombe below. The tall stone walls enclose an area of c.3.2ha, and the internal area is, for the most part, laid to pasture, with a band of woodland along the eastern side. The walls terminate at a small harbour with late 17<sup>th</sup> or early 18<sup>th</sup> century houses and warehouses to the eastern side. An embattled screen wall with elaborate gateway with Italianate and Gothic influences separates the gardens from the harbour. A sinuous carriage drive along the eastern side of the gardens rises from the riverside gateway to the farm. East of the gardens, and largely



concealed by the woodland, is the parkland associated with Mount Edgcumbe. To the west there are open agricultural fields with low hedges and banks of woodland concealing structures (i.e. an overgrown quarry with lime kiln; a former battery). On a small rise above the harbour is a GII Listed ruined stone windmill tower; this is a prominent feature in the local landscape, and noted as 'a fine feature in the scenery' by the Rev. Swete (Gray 1997, v.1 p144).



FIGURE 32: THE GROUP VIEWED FROM THE SOUTH, AT THE BASE OF THE SLOPE BELOW LOWER ANDERTON ROAD. THE RUINED WINDMILL TOWER IS INDICATED.



FIGURE 33: THE VIEW FROM THE HARBOUR WALL AT EMPACOMBE, FROM THE NORTH. THE FARMHOUSE IS INDICATED.



The area to the west of Barrow Park lies outside the area of the formal park as defined by the map in an early 19<sup>th</sup> century guide to Mount Edgcumbe (anon. 1821). However, the landscape around Empacombe is reminiscent of rolling parkland, a bucolic landscape setting framed by agricultural fields containing features of interest, like the windmill tower. The symmetry of the historic farm buildings and the use of certain architectural motifs (principally the wide round-headed arches) would suggest the farm was intended to function as a component, albeit also functional, within a landscape manipulated for visual effect. The use of the word *manipulated* is deliberate and used to distinguish this landscape from the core parkland, for which the term *designed* (i.e. subject to comprehensive and planned intervention) is more appropriate. The harbour, gardens, farmyard and windmill tower are all complementary and intervisible elements of this manipulated landscape. However, the location of the farm in this landscape (and presumably an active choice), and the screening provided by trees to the east and the modern farm buildings to the west, means it is a relatively recessive feature, only properly visible from a restricted number of viewpoints.



FIGURE 34: THE VIEW FROM THE RUINED WINDMILL TOWER TO THE NORTH; VIEWED FROM THE NNW.

### 3.5 SIGNIFICANCE

The farm buildings are *Listed* GII and fall within the Mount Edgcumbe GI *Registered Park and Garden*. Taken as a whole, and based on the categories defined in *Conservation Values* (English Heritage 2008) and ICOMOS (2015), the value of these buildings is considerable:

#### 3.5.1 EVIDENTIAL VALUE

The historic building appraisal undertaken has determined that the structural development of the farm buildings is more complex than previously appreciated and certain buildings (notable the first floor in B1.3 and B5) contain a range of original features. Most of the historic internal features and fittings (except where noted above) have been lost. In terms of the archaeology, elements of the building that preceded B3 may survive to the south of the farm. The features



and/or structures may be buried below the yard, as hinted at by the unusual composition of the retaining wall. The relationship between the farm and the gardens remains to be determined.

### **3.5.2 HISTORICAL VALUE**

Individually, the buildings do not hold any particular historic value beyond their vernacular styling. B5 is of greatest interest, being the earliest structure and having such an early roof structure. B1.1, B1.3 and B4 are also of merit, in the use of the round-headed arched openings. B2.2 is also more obviously an estate building, with decorative architectural flourishes such as the dormer windows, pointed gables and barge boards. However, the key historical value lies in the relationship between the farm and the park. Even apart from the fact that the buildings appear to form an extension of the designed landscape around Mount Edgcumbe, decisions relating to the park often had a clear impact on the farm and its buildings. The displacement of the kitchen gardens and home farm from the park led to the creation of the site, and it is likely architectural and structural elements from around the estate were used to build the farm. The changing use of buildings on the farm would have been linked to the changing needs of the park, and of changes in fashion.

### **3.5.3 AESTHETIC VALUE**

Aesthetically this is a farmyard complex of impressive scale and generous Georgian proportions, broadly symmetrical in appearance with recurring round-arched detailing. The central location of the farmhouse, with its symmetrical arrangement of windows with dormers above, complements the other buildings. The tall pitched roofs of B1.3 and B5 are also a factor. More broadly, the farm acts as a visual focus from a restricted number of viewpoints within the immediate landscape; it is most readily appreciated from the ruined windmill tower to the north, but is discernible from Empacombe harbour and viewpoints within the kitchen gardens.

### **3.5.4 COMMUNAL VALUE**

None of the buildings have any communal value.

### **3.5.5 INTEGRITY**

The buildings are in a fair condition; B3 is in good condition. The loss of internal features and historic roof coverings has negatively affected the integrity of most of the buildings. It seems relatively clear B2.1 and B2.2 were comprehensively restored in the late 19<sup>th</sup> or even early 20<sup>th</sup> century.

### **3.5.6 AUTHENTICITY**

These are genuine agricultural buildings. While most of the historic and recent (e.g. milking parlour) features have been removed, the function and use of the buildings can still be determined. There are no hints of pastiche, and repairs are relatively localised. The most damaging external loss has been the roof coverings.

### **3.5.7 SUMMARY**

The significance of the buildings is three-fold: firstly, as complex multi-phase collection of good vernacular buildings in relatively good condition; secondly, via its relationship with the estate and the interactions between the two; and thirdly, as a visual component within the manipulated landscape around the core parkland at Mount Edgcumbe.

## **3.6 IMPACT ASSESSMENT**

It is proposed that B1 and B2 be renovated to provide a wedding venue. This would not affect the historical association of the farm with the Mount Edgcumbe estate, and indeed is being undertaken on behalf of the current Earl of Mount Edgcumbe. The proposed external changes are unlikely to have a significant effect on the appearance of the farm in wider landscape views

due to its recessive character and a general lack of elevated and unimpeded viewpoints, the ruined windmill excepted.

The main issue is the potential effect on the historic fabric of the buildings. These buildings are now redundant and in declining condition – the north-west corner of B1.3 is in need of attention, and the scissor trusses in B1.1 are all failing – so a sympathetic development that ensures the survival of these buildings is to be encouraged. In broad terms the proposed development is preferable to a residential development, in that the large internal spaces would be preserved. The ground floor in B1 throughout is largely lacking in historic detail, and historic fittings in B1.3 on the first floor would be retained as part of the conversion process. Similarly, B2 is largely lacking in internal features. It is proposed to remove the stone rubble walls blocking the arched openings in B1.3, and remove the walls and roof of B1.5b and B1.5c. Opening up the archways would restore the original appearance of the building. The lean-to is likely to date to Phase 4 (early 19<sup>th</sup> century), but providing the flywheel in B1.5c is protected, and the 19<sup>th</sup> century door and frame are relocated, this is an acceptable loss. The roof is not original, the wall has been rebuilt in the 20<sup>th</sup> century (client *pers. comm.*), and the walls lack historic features and fittings. The aesthetic value of this range of buildings lies in the elevations that face onto the yard – not the ones to the rear – so great care should be exercised to ensure sympathetic treatment of these presentation elevations.

A secondary consideration is the immediate setting of the buildings, which would change from a historic (formerly) working farmyard to a wedding venue, with intermittent use, provision for car parking, and the introduction of inauthentic elements. This would alter how the Listed buildings are currently experienced.

### 3.6.1 SUMMARY

Table 1: Impact Summary (see Appendix 1).

Value of the group	High GII Listed plus uplift for group, design and associations
Magnitude of impact	Minor to Moderate Change somewhere between slightly different and significantly modified
Significance of effect	Moderate/Slight to Moderate/Large
Overall impact assessment	Negative/Minor <i>Negative</i> changes to the structure and the setting partially offset by the <i>positive</i> benefit of the development and mitigation (see below)

### 3.6.2 MITIGATION

It is recommended that a level 2/3 building survey (Historic England 2015) is undertaken prior to work commencing, and that should historic fabric be revealed during the course of the work (e.g. granite setts in B1.3 etc.) that this is also recorded. As this is a *de novo* site of the 1770s it is unlikely any significant early archaeological remains survive below the site. However, any works to the central yard area or to the rear of B3 should be monitored in case structural evidence relating to the original (1780s) layout of the farm survives.



## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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### 4.1 CONCLUSIONS

The main range at Empacombe Home Farm was built in the last quarter of the 18<sup>th</sup> century; the U-shaped range faced onto a yard that overlooked the new kitchen garden within the shallow valley that drops down to the sea at Empacombe Harbour. The apparent symmetry of the arrangement misrepresents what is in fact the end product of a process of evolution. B5 is disproportionately strong for a simple farm building, and may reflect the influence of Thomas Parly, an engineering contractor who undertook a series of contracts for the Navy at Plymouth and elsewhere. The rest of the farm buildings are more typically agricultural in character, but mimic the design aesthetic of B5. All the buildings incorporate elements from earlier structures, reflecting both a pragmatic approach to construction (e.g. reusing roof trusses) and a desire to adore for public display (e.g. inset carved granite stonework). Changes in c.1800 saw the construction of B3, and the introduction of a domestic structure would imply changes to how the farm was managed. If B3 did indeed replace a granary, then its loss prompted a series of changes to the farm buildings: B5 was converted into a threshing barn, B1.1 and B4 were raised to replace lost fodder storage, and the first-floor in B1.3 was converted for grain storage and processing. Later in the 19<sup>th</sup> century a second range of buildings were built to the east, including a fairly elaborate carriage house. Changes in the 20<sup>th</sup> century were more workaday, with the ground floor in B1.3 converted to a milking parlour with dairy (B1.4) constructed to the north.

Empacombe Home Farm includes an interesting range of structures, with a complex structural evolution linked to changes within the Mount Edgcumbe estate. B1 and B2 are the subject of this assessment, but B3-5 were inspected to provide the necessary contextual information required to inform interpretation. B5 is the most important structure, but does not form part of this planning application. Until recently this was a working farmstead, and thus historic fittings and fitments have not fared well; the first floor in B1.3 contains the best-preserved internal features, and these should be retained as part of any development. Beyond this, it is the external appearance of the buildings that is most important, specifically the presentation elevations of B1.1 and B1.3.

### 4.2 RECOMMENDATIONS

- A thorough Level 2/3 building survey should be undertaken prior to works starting in earnest;
- Monitoring work may be required, in order to record any historic fabric that might be revealed, especially if any demolition works are sanctioned;
- Works should seek to retain those historic fittings and fitments that have survived.

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## APPENDIX 1: IMPACT METHODOLOGY

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings. This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 2-4), used to complement and support the more narrative but subjective approach advocated by Historic England. This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

Table 2: Magnitude of Impact (based on DMRB vol.11 tables 5.3, 6.3 and 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

Table 3: Significance of effects matrix (based on DRMB vol.11 tables 5.4, 6.4 and 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Scale of Impact.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
Negative/minor	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
Negative/moderate	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Negative/substantial	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.



APPENDIX 2: ADDITIONAL BASELINE PHOTOGRAPHS



B1.1 AND B1.2 VIEWED FROM THE EAST.



THE REAR (SOUTH) WALL AND DOORWAY OF B1.1, WITH LEAN-TO AND B3; VIEWED FROM THE SOUTH-EAST.





THE REAR (SOUTH) WALL OF B1.1, SHOWING THE CONTINUOUS BUILD; VIEWED FROM THE SOUTH-EAST.



THE INTERIOR OF B1.1; VIEWED FROM THE SOUTH.





THE FRONT (WEST) ELEVATION OF B1.3, WITH HEAVY BUTTRESS IN THE FOREGROUND; VIEWED FROM THE NORTH-WEST.



THE GROUND-FLOOR INTERIOR OF B1.3; VIEWED FROM THE SOUTH.





THE FIRST-FLOOR ROOF STRUCTURE IN B1.3 (SOUTH ROOM); VIEWED FROM THE SOUTH.



THE FLYWHEEL AT FIRST-FLOOR LEVEL IN B1.3, WITH SCREEN BEHIND; VIEWED FROM THE SOUTH.





ONE OF THE TWO SHUTTERED WINDOWS AT FIRST-FLOOR LEVEL IN B1.3 (THIS IS THE EXAMPLE IN THE SOUTH ROOM); VIEWED FROM THE WEST.



LEFT: THE DOOR AT FIRST-FLOOR LEVEL IN B1.3; VIEWED FROM THE SOUTH.

RIGHT: THE EXTERNAL STAIRS LEADING UP TO THE FIRST FLOOR IN B1.3; VIEWED FROM THE EAST.





THE INTERIOR OF B1.4; VIEWED FROM THE NORTH-WEST. THE PASSAGEWAY TO B1.3 IS ON THE RIGHT.



THE EAST ELEVATIONS OF B1.2, B1.3 AND B1.5; VIEWED FROM THE SOUTH-EAST.





THE EAST AND NORTH ELEVATIONS OF B1.3, B1.4 AND B1.5, WITH B3 AND B4 IN THE BACKGROUND; VIEWED FROM THE NNE.



THE EAST WALL OF B1.5A; VIEWED FROM THE NORTH-EAST.





THE INTERIOR OF B1.5C; VIEWED FROM THE SOUTH.



VIEW SHOWING B1.3 AND B1.5 IN RELATION TO B2.2; VIEWED FROM THE SOUTH.





LEFT: THE SURVIVING DOOR AND FRAME IN B2.1; VIEWED FROM THE WEST.  
RIGHT: THE WEST ELEVATION OF B2.2; VIEWED FROM THE NORTH-WEST.



THE GROUND-FLOOR INTERIOR OF B2.1; VIEWED FROM THE SOUTH.





THE ARCHITECTURAL FRAGMENT BUILT INTO THE SOUTH WALL OF B2.1.



THE INTERIOR OF B2.1 AT FIRST-FLOOR LEVEL, SHOWING THE ROOF STRUCTURE; VIEWED FROM THE NORTH.





LEFT: THE FIRST-FLOOR INTERIOR OF B2.2 (NORTH ROOM); VIEWED FROM THE NORTH.  
RIGHT: THE INTERIOR OF B2.3 SHOWING THE HEARTH; VIEWED FROM THE WEST.



THE REAR (SOUTH) ELEVATION OF B3, WITH SHED ABUTTING B4 TO THE LEFT; VIEWED FROM THE SOUTH-WEST.





THE WEST GABLE OF B4 SHOWING THE DEPRESSED ARCH, WITH THE SOUTH WALL OF B5 TO THE LEFT; VIEWED FROM THE WEST.



THE WEST ELEVATION OF B5, SHOWING THE TWO PORCHES; VIEWED FROM THE WEST.





DETAIL OF THE SOUTH PORCH DOOR; VIEWED FROM THE WEST.



THE NORTH GABLE OF B5, WITH B1.1 AND B1.3 IN THE BACKGROUND; VIEWED FROM THE NORTH-WEST.





STRUCTURE ABUTTING THE NORTH-WEST WALL OF B5; VIEWED FROM THE NORTH.



THE MANY TRUNNELS IN THE FLOOR BENEATH THE SOUTH THRESHING DOORS IN B5; VIEWED FROM THE NORTH-EAST.





DETAIL OF THE ROOF STRUCTURE IN B5, SHOWING THE UPSIDE DOWN NOTCHED LAPPED COLLAR; VIEWED FROM THE SOUTH.



THE FARMYARD, VIEWED FROM THE NORTH-WEST.



Empacombe Home Farm, Mount Edgcumbe, Maker, Cornwall



AS ABOVE, DETAIL OF THE RETAINING WALL SHOWING THE PILLARS OF DRESSED MASONRY SEPARATED BY PITCHED DRY STONE WALLS; VIEWED FROM THE NORTH-WEST.



THE ENTRANCE INTO THE FARMYARD AT THE END OF THE CARRIAGE DRIVE LEADING UP FROM EMPACOMBE HARBOUR; VIEWED FROM THE NORTH.





THE VIEW UP TO THE FARM FROM EMPACOMBE HARBOUR, WITH INSET; VIEWED FROM THE NORTH.



AS ABOVE, DETAIL.



Empacombe Home Farm, Mount Edgcumbe, Maker, Cornwall



THE VIEW FROM THE RUINED WINDMILL TOWER, WITH INSET; VIEWED FROM THE NNW.



AS ABOVE, DETAIL.





THE RUINED WINDMILL TOWER WITH THE FARM IN THE BACKGROUND; VIEWED FROM THE NORTH-WEST. NOTE THE USE OF INSERTED GRANITE WINDOW AND DOOR FRAMES.



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