

**TREVANION HOUSE**  
**TREVANION ROAD**  
**WADEBRIDGE**  
**CORNWALL**

HERITAGE IMPACT STATEMENT



South West Archaeology Ltd. Report no. 210315



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# Trevanion House, Trevanion Road, Wadebridge, Cornwall

## Heritage Impact Statement

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Finalised: 6<sup>th</sup> July 2021

Work undertaken by SWARCH on behalf of a Private Client

### *SUMMARY*

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*This report presents the results of a heritage impact statement carried out by South West Archaeology Ltd. (SWARCH) for the Grade II Listed Trevanion House ahead of proposed works to renovate and subsequently divide and convert the current specialist respite care centre into four residential dwellings.*

*Trevanion Farmhouse is a complex building range of two storeys, with several one and a half storey and single storey modern rear extensions. The house is Grade II Listed, incorporating 17<sup>th</sup> century or earlier fragmentary remains, and an adapted linear three cell and cross passage range, much of the house represents an 18<sup>th</sup> or early 19<sup>th</sup> century minor gentleman's residence, which has received significant later 19<sup>th</sup> century phases of expansion and change. The house sits on a small corner plot, framed by gardens with a large raised driveway and access ramps and steps to the north-east. The house is enclosed by a modern housing development called Trevanion Barns which replaced an extensive range of historic farm buildings; another U-shaped single storey range of byres survives across the road to the north-west. To the south-west, up the slope across the road is the 'Old Manor House', representing the part-surviving remains of a more extensive complex.*

*The current house presents a character of 'polite' late Regency or early Victorian style, having received a grandiose phase of expansion, rationalising the different phases. The building reflects regional periods of agricultural prosperity,. Much altered in the early 20<sup>th</sup> century with significant historic fabric loss, the structural phasing of the building and its front facade contain the majority of the conservation value. There are numerous layers of flexibility for change on the site and real possibilities to improve the visuals and setting of the heritage asset.*

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March 2021

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## CONTENTS

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<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHY AND LOCATION	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	6
<b>2.0 DESK – BASED APPRAISAL</b>	<b>8</b>
2.1 CARTOGRAPHIC RECORD	8
2.2 LISTING TEXT	13
<b>3.0 HISTORIC BUILDING APPRAISAL</b>	<b>14</b>
3.1 SITE DESCRIPTION	14
3.2 BUILDING DESCRIPTION	14
3.2.1 Crucial Relationships of Spaces within the Building which evidence narrative	28
3.3 SENSITIVITY OF SPACES/FLEXIBILITY FOR CHANGE	33
3.3.1 Archaeological Potential	33
3.4 HISTORIC DEVELOPMENT DISCUSSION	34
3.5 STATEMENT OF SIGNIFICANCE	38
3.5.1 Evidential value	38
3.5.2 Historical value	38
3.5.3 Aesthetic value	38
3.5.4 Communal value	38
3.5.5 Authenticity & Integrity	38
<b>4.0 CONCLUSION</b>	<b>39</b>
<b>5.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>40</b>

## LIST OF FIGURES

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*COVER PLATE: TREVANION HOUSE, FROM THE LANE APPROACH; FROM THE SOUTH-WEST.*

FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).	7
FIGURE 2: EXTRACT OF THE ST BREOCK TITHE MAP OF C.1839. THE SITE IS INDICATED.	8
FIGURE 3: FIRST EDITION OS MAP, 25", PUBLISHED 1881 (NLS). THE SITE IS INDICATED.	11
FIGURE 4: SECOND EDITION OS MAP, 25", PUBLISHED 1907 (NLS). THE SITE IS INDICATED.	12
FIGURE 5: TREVANION HOUSE, WITHIN THE GARDEN SETTING; FROM THE SOUTH-SOUTH-WEST.	14
FIGURE 6: THE REAR ELEVATION OF THE PARALLEL RANGE, ABUTTED BY A NUMBER OF EXTENSIONS; FROM THE NORTH-EAST.	16
FIGURE 7: THE WEST MODERN BLOCK; FROM THE NORTH-WEST.	16
FIGURE 8: THE MAIN FORMAL LIVING SPACE IN THE MAIN RANGE, R3, WITH HISTORIC FIREPLACE; FROM THE EAST.	18
FIGURE 9: THE PANELLED CUPBOARD WITHIN THE REAR CORRIDOR IN THE PARALLEL RANGE; FROM THE EAST-NORTH-EAST.	19
FIGURE 10: THE COMMERCIAL KITCHEN, R5, WITH VISIBLE BLOCKED WINDOW TO THE NORTH-WEST CORNER; FROM THE SOUTH-EAST.	20
FIGURE 11: THE GOTHIC WINDOWS IN THE CROSS-WING; FROM THE SOUTH-WEST.	21
FIGURE 12: THE STAIRS, R6; FROM THE SOUTH-WEST.	22
FIGURE 13: BEDROOM 32A, WITH REMAINS OF TRUNCATED WEST GABLE END STACK; FROM THE SOUTH-EAST.	23
FIGURE 14: THE ARCHWAY AT THE TOP OF THE STAIRS, R25A & R25B, BETWEEN THE MAIN AND PARALLEL RANGES; FROM THE SOUTH-WEST.	29
FIGURE 15: THE VICTORIAN CLOAM OVEN THAT HAS BEEN FORCED INTO THE 17 <sup>TH</sup> CENTURY STACK; FROM THE NORTH-NORTH-EAST.	30
FIGURE 16: GROUND FLOOR PLAN OF TREVANION HOUSE, ANNOTATED WITH ROOM NUMBERS AND SIGNIFICANT FEATURES.	31
FIGURE 17: FIRST FLOOR PLAN OF TREVANION HOUSE, ANNOTATED WITH ROOM NUMBERS AND SIGNIFICANT FEATURES.	32
FIGURE 18: THE BASKET-ARCH SHAPED ARCHWAY BETWEEN THE ENTRANCE HALLWAY AND REAR CORRIDOR; FROM THE WEST-NORTH-WEST.	35
FIGURE 19: PHASED PLAN OF GROUND FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT)	36
FIGURE 20: PHASED PLAN OF FIRST FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT).	37

## LIST OF TABLES

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TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT, DATED	9
TABLE 2: FUNCTION OF ROOMS WITHIN THE BUILDING AND SIGNIFICANT FEATURES	23

## LIST OF APPENDICES

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APPENDIX 1: PROPOSED PRE-APP OUTLINE PLANS	41
APPENDIX 2: PHOTOGRAPHIC RECORDING ARCHIVE	45

## ACKNOWLEDGMENTS

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CORNWALL COUNCIL HER STAFF  
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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**LOCATION:** TREVANION HOUSE  
**PARISH:** WADEBRIDGE  
**COUNTY:** CORNWALL  
**NGR:** SW 98904 71701  
**SWARCH REF.** WTH21  
**PLANNING REF.** PRE-APP  
**OASIS NUMBER:** SOUTHWES1-417050

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage impact statement for Trevanion House, Trevanion Road, Wadebridge, Cornwall, in advance of prospective works to restore and convert the building from a specialist respite holiday centre into four private dwellings.

### 1.2 TOPOGRAPHY AND LOCATION

Trevanion House is located at the south-western edge of Wadebridge, opening onto the high downs called St Breock Downs and established agricultural land to the south and west (see Figure 1). The site lies at a height of approximately 35m (AOD).

### 1.3 HISTORICAL BACKGROUND

Trevanion House lies in the former settlement of Trevanion, in the modern parish of Wadebridge. The settlement historically lay in the parish of St. Breock, in the historic hundred and deanery of Pyder (Lysons 1814). There was a market granted to Wadebridge in 1312, by King Edward II to Walter Stapleton, Bishop of Exeter, along with two fairs, on the festival of St. Vitalis the Martyr and Michaelmas.

The bridge at Wadebridge was built in the 1480s and is made up of sixteen arches that span the River Alan (Lysons 1814). To the west of the bridge lay the parish of St. Breock, and to the east of the bridge lay the parish of Egloshayle. Wadebridge became a parish in its own right in 1898, following the rapid growth of the town towards the end of the 19<sup>th</sup> century (Genuki). The largest manor in the parish was Poulton or Pawton and from early records this manor belonged to the Bishops of Exeter. It is thought that the manor passed to the Priory of Bodmin shortly before the Reformation (Tonkin), following which, it was in the possession of the crown until 1606 when James I granted it to Sir Arthur Gorges. From him, it was sold successively to the Opies, Fownes, Gibbons, Briggs, Lord Dunlace and the Duchess of Buckingham, the Dawes, back to the family of Opie and then to Sir William Morice, secretary of state to Charles II. It eventually passed to the Molesworth family, who commission a study into trade connection improvements for Wadebridge, resulting in the construction of the Bodmin and Wadebridge railway ([moleswortharms.co.uk/wadebridge-history](http://moleswortharms.co.uk/wadebridge-history)).

The Cornwall HER records the medieval settlement of Trevanion (26195), noting that it is first recorded in 1326, when it is spelt *Trevenyon*. This Cornish name contains the element 'tre', meaning 'estate, farmstead'; the second half is believed to derive from a personal name (Gover 1948; Padel 1985). Trevanion lies outside of the Wadebridge Conservation Area.

The site of Trevanion House is noted on the Cornwall HER (26495.10) as being the location of a medieval manor house, with some extant remains in the grounds of the extant building. The farmhouse is recorded as probably 18<sup>th</sup> century, extended in the 19<sup>th</sup> century. It is important to note

that the house is now divorced from its wider setting, the garden much reduced. The gardens have now been significantly landscaped in the later 20<sup>th</sup> century and no obvious medieval remains were viewed and may well have been lost in the later 1990s when the adjacent development was built with the loss of all of the surviving farm buildings formerly associated with the House.

The listing text for the Grade II property, records the building as of 18<sup>th</sup> century date with 19<sup>th</sup> century additions. Just up the road is a medieval dovecote, also noted on the HER (111955) and is a scheduled monument (CO286). This is noted as being one of the best examples in all of Cornwall, dated to the 14<sup>th</sup> century, it is known locally as the 'Culverhouse'. The house directly opposite is now called The Old Manor House and indeed the historic Tithe Map appears to show a series of detached blocks and ranges and an orientation suggesting that this was all once part of the wider medieval Manorial complex.

#### **1.4 ARCHAEOLOGICAL BACKGROUND**

The Historic Landscape Characterisation of Cornwall (HLC) classifies the land the property sits on as anciently enclosed land: Settlement: C20; settled areas from larger farming settlements. The land immediately to the west is classified as Farmland: Medieval; the agricultural heartland, with farming settlements documented before the 17<sup>th</sup> century AD and whose field patterns are morphologically distinct from the generally straight sided fields of later enclosure. Very little, if any, archaeological fieldwork appears to have taken place in the local area, with the majority of the heritage assets to the west coming from documentary evidence, and those to the north-east being the predominantly post-medieval listed structures and buildings of Wadebridge.

#### **1.5 METHODOLOGY**

The building appraisal was undertaken in February 2021 by Emily Wapshott, in line with best practice and ongoing Covid-19 restrictions. The project 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 discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).



## 2.0 DESK – BASED APPRAISAL

### 2.1 CARTOGRAPHIC RECORD

The 1839 Tithe Map shows a substantial building complex at 'Trevannion', seemingly arranged around a large open yard area, bisected by the parish road. On the tithe map, the settlement is clearly very separate from Wadebridge, surrounded by a field pattern clearly based upon medieval strip-fields. The Site is owned at the time of the Tithe Apportionment by Thomas Werry. The holding is noted as of over 181 acres, so a very significant holding for the period. A further small holding of just over two acres is included within the Trevanion holding on the apportionment but is set away to the north at the end of the long track which leads to the farm, by the bridge over the Polmorla river, occupied by John Brewer and others, noted as having a house and orchards. Thomas Werry also owns the holdings of Lower Treneague Farm and land and houses at Trevanson, he also holds 17 or so acres at Trevanson 'in-hand', noted as the occupier but seems to reside at Trevanion. Thomas also owns five houses in Wadebridge. The Werry family are significant landowners in the immediate area, as a Mary Werry owns Treneague Farm and Nanscow Farm.

The large rectangular house and walled garden to front, marked plot **2348** at Trevannion, possibly with cross wing to the east is Trevanion House (arrowed). We can see it is flanked by an extensive complex of farm buildings to the east and south-east; amongst these buildings it is clear several are likely houses but that closest to Trevanion House was a large tithe barn, with horse-engine house. Across the road the 'Old Manor House' building group clearly relates to this wider site and indeed it is all included in plot 2348, named 'houses and courtledge'. There appear to be small fragmentary buildings or outbuildings in the garden of the house we know as 'Trevanion House' which may be those later noted on the HER and there is a significant hachured linear range behind the house now known as 'Old Manor House'.

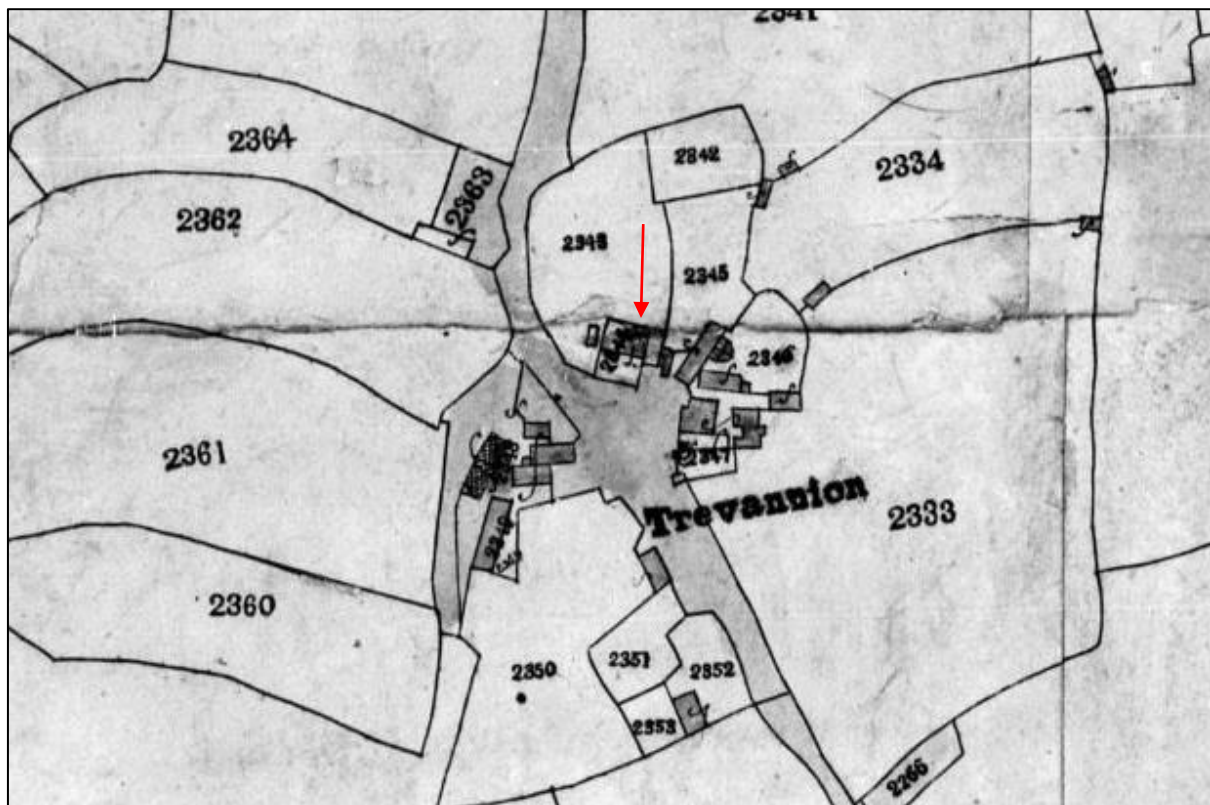


FIGURE 2: EXTRACT OF THE ST BREOCK TITHE MAP OF C.1839. THE SITE IS INDICATED.



The 1841 census confirms and clarifies the tithe apportionment information; Thomas Werry, 60 is the head of the household, described as a 'farmer'. He has a wife Ann who is also 60 and they have three female servants; Ann Strongman who is 30, Christianna Bray, 13, Elizabeth Miners, 40 and there is a boy, Henry Hawke who is 10. There are eleven agricultural labourers and their families marked as permanently resident at the holding: Thomas Bryant, Thomas Guy, Edward James, Stephen James, John Lightfoot, Petherick Bryant, Thomas Johns, William Hoskin, James Hawke, Richard Bray and Jennifer Bray. There are also two tin miners noted, Thomas Bone and William Werry. William Truscott is a tin mining labourer. In total sixty people are noted as resident on the hamlet holding of Trevanion; since Thomas Werry himself is marked as 'occupier' on all of the houses we can assume that all of these people worked for him, receiving their houses in lieu in some way, all property rights retained by the Werry family. There is also a young independent Yeoman, Digory Roberts, with his wife and young son, who it can be assumed held a farm tenancy on this large farm estate. The presence of recurring surnames and the close ages of some of these people, as well as dependant relatives such as older in-laws, suggests whole families are well established, working generation after generation at this large farmstead.

Below are some details of the enclosures in and around the settlement, from the Tithe Apportionment, detailing the number of plots with houses and buildings on the map, in which the community at Trevanion would have lived. There is other interest in the enclosures just around the farmstead, including the mention of the Culvery (dove cote) and recording of the small round building, also the mention of 'crooked meadow' suggestive of active recognition of the curvilinear character of the medieval surviving field system. There is a church park, field name and church park meadow, which considering this is thought to be a manorial complex of the 1300s or earlier may suggest there was once at least possibly a chapel and that Trevannion/Trevanion may represent a shrunken medieval settlement.

TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT, DATED

Plot No.	Landowner	Occupier	Plot Name
<b>Trevanion</b>			
2333	Thomas Werry	Thomas Werry	Culvery
2334			Mowhay Meadow
2341			Crooked Meadow
2342			Garden
2343			Orchard
2344			House and Garden.
2345			Mowhay and Building
2346			Yard and Building
2347			Garden, Courtlage & c.
2348			Houses and Courtledge.
2349			Garden
2350			Meadow
2351			Mowhay and House
2352			Yard and Building
2356			Church Park
2360			Church Park Meadow
2361			Barn Park
2362			Higher Pig Meadow
2363			Linhay and Courtledge
2364			Well Park Meadow
2365			Middle Well Park

In the 1851 census the Thomas Werry and his family have moved from Trevanion but Mary Werry is still noted as being resident at Trevensen, living at Myortle Cottage, and being a '*landed proprietor and farmer of 100 acres, employing three agricultural labourers*'. Abel Werry and his wife Fanny live and farm at another site in Trevanion. Interestingly, the Tithe Map recorded the Werry family as owning both Trevanion and Trevensen; in Mary's household, as agricultural servants or labourers are several of the people who worked for Thomas at Trevanion; Edward James, Martha Bryant and the surnames

Hawke and Bray are also noted, suggesting quite a few people may have moved with the Werry family to their other holding.

Trevanion itself, in the 1851 census has been mis-spelled as 'Trevonning'. It would seem that the change of ownership, with the removal of the Werry family may have precipitated significant change within the holding and appears to mark the division of the site, possibly along the lines of the road division, it is however of note that despite a clear division in ownership the site is still collectively recorded as Trevanion. The Geach family appear to have taken over at least a substantial part of the holding, with the eldest John Geach marked as a 'farmer of 130 acres, with four agricultural labourers'. John's younger brothers Richard and James both also live on the farm. Henry Reed, a nephew is also recorded as resident. There is a female servant Christiana Nankwell and a boy agricultural labourer called Thomas Bazeley. The wider Geach family also own another nearby farm White Cross. Elsewhere on Trevanion holding is Petherick Bryant, who previously worked an agricultural labourer for the Werry family is still resident, with his wife Martha, now noted as a 'farmer of 30 acres' and his daughter Elizabeth lives with him. Another labourer, John Lobb is marked as living on the farmstead, being the 'head' of a household, with his wife and son. There is also a William Rogers, again a labourer, with his wife Grace and there is a widow, Betty Burdon, who is marked as a separate household. William Charleick, his wife and son represent a household at Trevanion.

There is a Thomas Cleave, with a wife Mary and children of the correct names and ages noted as a farmer of 214 acres who employs five men, in the 1851 census, his location is just given as 'T', never fully filled in, so classified on the transcript as just 'St Breock'. In later census records it is clarified that this is Trevanion. Thomas is most certainly a gentleman farmer. He has an extensive household, with a governess and visiting governess, two house servants and three farm servants. This would appear to mark the point at which the house we now know as Trevanion likely received its significant 19<sup>th</sup> century aggrandisements and alterations. We know from the current owners, who have documents appertaining to the 19<sup>th</sup> century ownership of the house, which Trevanion House, as it is called today, the property in question for this building appraisal, was the one taken over by the Cleave family. We can therefore safely assume that the Geach family are living in the large house opposite, now called 'Old Manor House', the labourers and tenants must have lived in cottages and building now all lost or converted.

In the 1861 census Thomas Cleave is noted as a farmer of '260 acres, employing four men'. It is clear from this that the Cleave family have bought even more land and significantly expanded the farmstead. Thomas and his wife Mary, have a son John and daughter Elizabeth. They also have two servants, Leah George, 19 and John Arthur, 11. The Geach family still live in the settlement of Trevanion; John, James and Richard Geach are all noted as 'retired farmer' in one household. Their nephew Henry Reed is still resident with them, as is his mother, their sister, Jane Reed. Petherick Bryant and his wife Martha, also remain at Trevanion, now correctly spelled, as today. He is now described as a 'retired farmer' and has a grandson William Henry Bryant, who is 10 years old and as scholar. There is also another household, a William Rogers, who is a labourer and his wife Grace.

Thomas Cleave and his family remain at the farmstead in 1871, now farming 250 acres and employing five men and 1 boy. Thomas and Mary have one grandson living with them, Charles Nettleton, who is 7 years old. They have one indoor farm servant, Arthur, a house maid Emily, and a domestic servant Ezphena. Thomas Cleave jnr. 29, is a retired '*assistant pay master*' from the navy, he also lives in a separate house on the farmstead with his wife Mary Annie and two children, Anna, and John; they have a resident nurse Alice Vivian. A blacksmith also lives at the farm, called Thomas, with his wife and three children. The Geach family do not seem to be resident anymore and it may be that Thomas now occupies the other large house. The settlement at Trevanion seems to be shrinking.

In 1881 only two households are noted at Trevanion; Thomas jnr. has taken over from his father. He is noted as '*retired assistant paymaster royal navy, farmer of 260 acres, employing 6 labourers*'. He and

his wife now have four children. They are noted as having two domestic servants. A second household is occupied by Thomas Heard and his wife Elizabeth and their four children and a granddaughter. Thomas and John, his oldest son, 23, are both noted as agricultural labourers. The older of Thomas children are noted as being 'scholars'.

The 1881 First Edition OS Map shows Trevanion House building of similar shape and alignment to the present day. There appear to be a few smaller outbuildings and walled enclosures around the farmhouse and some of the larger barns appear to survive but we can see there has been a considerable shrinkage of the site, as supported by the census information. The fields immediately surrounding the farmhouse appear to be orchards, with the road to the west tree-lined.

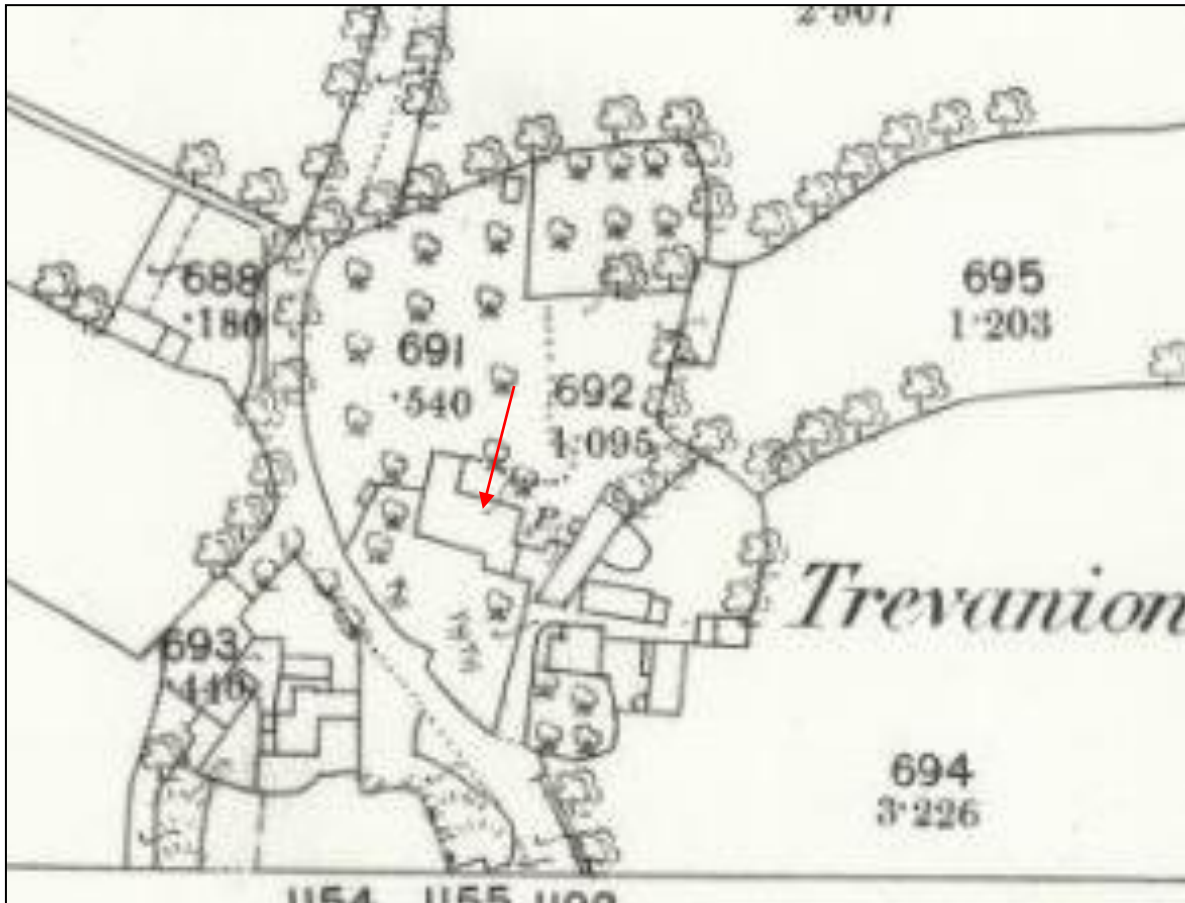


FIGURE 3: FIRST EDITION OS MAP, 25", PUBLISHED 1881 (NLS). THE SITE IS INDICATED.

By 1901 in the wider landscape, Trevanion Road has been laid out, as part of Wadebridge's expanding suburbs, a mixture of semidetached houses, terraced houses and villas and are occupied by people of the new middle, or lower middle classes; such as dressmakers, clerks, carpenters, masons, railway engine driver, retired school mistress. On the farm itself, the Cleave family seem to have left Trevanion, whilst other Cleave family members remain recorded in the parish by the census at Hustyn Gate Farm, Hay Court Farm and at Trevanson. Trevanion House is now occupied by Charles Richards, who is defined as a *'farmer and employer'*, Charles lives with his wife Elizabeth and two daughters and his sister-in-law. A second dwelling at the farm is occupied by William Cox, a farm labourer, his wife Elizabeth and three children.

By 1911, the two main dwellings at Trevanion have been rationalised into *Trevanion House*, still a gentleman's residence and *Trevanion Cottage* (now, 'Old Manor House'), which is more rustic. Living in Trevanion House is Elizabeth Ann Caudy, a wealthy widow of *'independent means'*, who has returned from India. Elizabeth herself was born in Bengal, her daughters born in Bombay, so presumably

associated with either the British army or civil service. Elizabeth employs one general domestic servant. Living in Trevanion Cottage are Robert Nancekivell and his wife Sarah and their son Thomas. Robert is defined as a 'woodman' and his son as assisting him. Also residing in the wider area at Primrose Cottage is John West, who is a postman and his wife Joan. They have several adult children all still at home; Frederick, a carriage painter, George who is a farm labourer, a daughter Lillian who is 'at home' and a younger son Alfred who is a clay miner.

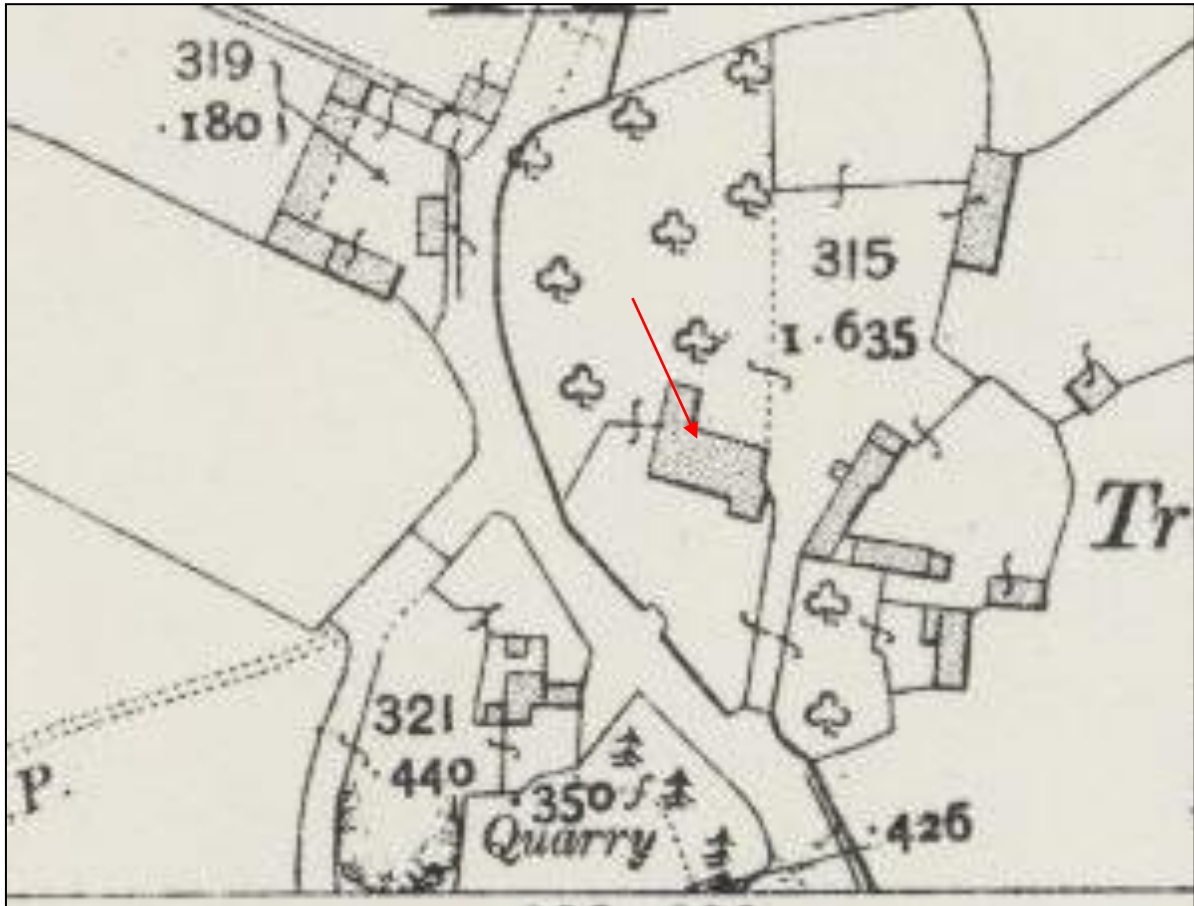


FIGURE 4: SECOND EDITION OS MAP, 25", PUBLISHED 1907 (NLS). THE SITE IS INDICATED.

By the 1907 Second Edition OS map (Figure 4) the property appears to be little altered, but the possible horse engine has been removed from the barn to the east. There has been significant further reduction in the number of buildings or within complexes of buildings certain ranges have disappeared, such as at Trevanion Cottage. The traditional orchards appear sparser, and it would seem that the trees have been cleared from the roadside, the road widened in places. Conifer trees can be seen to be planted to the south of the site forming a small plantation and this may be connected to The Nancekivell's livelihood as 'woodsmen'. The 'garden' at Trevanion House appears to have pushed further out into the former yard area and been formalised with a wall and gateway. A separate drive into the farmyard has been formed, the first separation of the house into its own enclosed domestic setting, away from its working-rural context.

In the wider landscape many of the smaller fields have been combined into larger enclosures and Wadebridge's urban sprawl can already be seen to be gaining on the farmstead, rising up Trevanion Road, with infilling between some of the larger earlier houses, as well as new terraces being built.

## 2.2 LISTING TEXT

Trevanion House is a Grade II Listed building (UID: 1143000), also noted separately on the Cornwall HER (26195.10). Its Listing text is included below:

*Farmhouse. Probably mid C18, extended in early C19 and in mid C19. Stone rubble with brick segmental arches to openings. Rag slate roof with gable end to left and gable end to cross wing on right. Parallel range to rear with slate roof with gable ends. Brick end stacks and brick axial stack to right of centre.*

*Plan: Originally probably of two room and cross or through passage plan, heated by end stacks. Cross wing added on right hand gable end in circa mid C19 and parallel range added across rear in circa mid C19 to form double depth plan. Back kitchen added in one-room plan wing to rear left in circa mid to late C19.*

*Exterior: 2-storeys. Regular 4:1 window front with gable end of cross wing on right. Entrance to right of centre with C19 6-panel door and round arched timber open porch with lattice trellis. 2 late C19 sashes with margin glazing bars to left and late C19 canted bay window to right. 4 late C19 sashes with margin glazing bars above. To right, shallow projecting cross wing with 2-centred arched opening on ground and first floor; C20 door with C19 fanlight and sash with intersecting glazing bars on first floor. Blind roundel above. Rear elevation with C19 sashes.*

*Interior: Not fully inspected but appears to retain early and mid C19 joinery and carpentry details.*

The HER text is below:

*Trevanion is the site of a medieval manor house, with some extant remains in the garden of the present house.*



### 3.0 HISTORIC BUILDING APPRAISAL

#### 3.1 SITE DESCRIPTION

Trevanion House presents as a gentleman's residence, sitting on a small corner plot, framed by gardens with a large raised driveway and access ramps and steps to the north-east. To the east and south-east, the house is enclosed and awkwardly clustered by a modern housing development called Trevanion Barns. This development replaced an extensive range of historic farm buildings; the work apparently undertaken without any historic recording and with the farm buildings being noted on the tithe map, it is clear there has been a significant loss of historic fabric here which has affected in turn the context and setting of Trevanion but also its narrative as a historic farmstead. One barn, a U-shaped single storey range of linhays does survive across the road to the north-west, down the slope and clearly once related to this house, although now converted into dwellings. To the south-west, up the slope and directly across the road is the 'Old Manor House', which in fact historically was called 'Trevanion Cottage'; representing further part-surviving remains of a more extensive medieval manorial complex. Further up the lane is the Grade II Listed culver-house or dovecote, again part of this once wider medieval manorial complex.



FIGURE 5: TREVANION HOUSE, WITHIN THE GARDEN SETTING; FROM THE SOUTH-SOUTH-WEST.

#### 3.2 BUILDING DESCRIPTION

The front elevation of the house faces south-south-west, framed by a low-walled garden, which has some fine veteran trees and a modern pond; the medieval ruins noted on the Cornwall HER are no longer to be seen in this garden setting.

The main range is complex from this vista; the central element representing a core four-window range, with offset front door served by a small fretwork canopy porch. The window openings have clearly been altered, blocked and raised, or cut down and elongated, with brick quoins to the later additions, with horned 3x3 pane sashes. To the 'east' end is a tall gabled cross wing, with gothic arched windows,



to the 'west' is a small modern extension, of two window range, set back from the main building line, of imitation stone and brick style and heritage style sashes. The central elements displays an offset position for the front door, within an elevation otherwise attempting to project symmetry which suggests the re-fronting of a typical vernacular three cell cross passage house, with one or two rooms to the left and single cell to the right. The east cross wing has brick detailing which suggests, it and the window alterations and raising of the walls all occurred in a similar, if not the same phase of aggrandisement.

The east gable displays clear structural phasing with the small blocky cross-wing clearly abutted on its 'north' side, to the rear by the long rear parallel extension which also in-fills behind the main central range. The cross-wing has a rectangular window opening to first floor and a pointed arched opening to the ground floor, it also has a shallow in-line gable stack, with rebuilt brick shaft above the roofline. The east gable of the rear parallel range is blind, but possibly evidences two small blocked slit air vents to the ground floor and there is a more substantial in-line gable end stack, again rebuilt in brick above the roofline.

The rear elevation of the parallel range is complex, significantly obscured in places by the two irregular projecting modern extensions. All of the openings on the rear elevation of the parallel range have brick dressings and the build of the elevation incorporates at least three phases of different stonework, clearly remodelled at least twice. It is of irregular seven-window range, most are hornless sashes, with a fixed arched round-headed stair window to the centre and a larger two-light horned sash to the first floor, west end. To the east end there are symmetrically positioned ground and first floor windows; the ground floor window has been altered from a lower blocked window opening slightly offset to the west. Immediately to the west of the window is a blocked ground floor doorway, with above two closely set narrow window openings, with brick reveals and segmental arches. The stair window sits at half height, lighting a landing, it has brick reveals, is round-headed to the top and has a fixed window with gothic style glazing bars. West of the stair window is another narrow rectangular window opening in an area of much altered stonework, with brick reveals and a hornless sash, beyond a wider double window opening, again with brick reveals, with the double horned sash windows, awkwardly obscured partially by the roof of the service extension. The north-west corner of the elevation has at least two buildings, which suggests the west gable of the parallel range is earlier than the north wall and that the north wall itself has been remodelled, the corner possibly rebuilt.

Of the modern extensions to the house; to the rear, east end there is a modern single storey square building set away from the historic house; with, a small linking flat-roofed corridor connecting it back to the main building. This extension has local stonework with brick dressings, a pitched steep slate roof topped with a timber louvred cupola; this building is of historic pastiche style, with long sash style windows and imitates a garden room or similar structure, but is of awkward massing and scale in comparison to the main building. To the west there is a historic extension, a small blocky building, attached to the kitchens, perpendicular to the main building, with steep pitched roof. The current owners of Trevanion House converted and extended this earlier outshut to provide accommodation for caretakers; this structure is also 'historic' in style, using a mix of stone and brick dressings, but of modern date. The older outshut is now encapsulated within the longer modern building, its footprint obscured externally.

The modern west block is completely separate at the west end of the main range and linked to the main house via a covered fire escape stair; the new build is of local stone with brick dressings, again historic pastiche, designed to blend with the extant structure. This in turn obscures the west gable of the main range; however despite restricted views, it can still be seen that the north-west corner of the original west gable end of the main building represents a different phase to the centre and south-west corner and that there are conflicting styles of build, as well as it being abutted by the parallel range; evidence of a complex developmental phasing history. There is a substantial gable end stack here, the upper shaft rebuilt in brick, of squarer profile. The eaves of the gable are slated. All of the various roofs

of the main, parallel ranges and extensions are of slate, with black glazed and red terracotta ridge tiles and there is a mix of white and black plastic guttering, on green painted barge boards.



FIGURE 6: THE REAR ELEVATION OF THE PARALLEL RANGE, ABUTTED BY A NUMBER OF EXTENSIONS; FROM THE NORTH-EAST.



FIGURE 7: THE WEST MODERN BLOCK; FROM THE NORTH-WEST.

Trevanion House is entered via the front door, leading into a small entrance vestibule (R1); this has a good pair of opposing 19<sup>th</sup> century convex moulded architraves, to the two main reception rooms. There is an archway to the rear of the space, connecting to a corridor within the parallel range, this has moulded springers and is of basket-arch shape. The archway can be seen to be set into either an original low doorway which has been raised and is opposite the front door (potentially confirming the location of a cross passage) or is an altered window opening, as it is clearly an insertion into an existing opening. The rear wall of the entrance appears to have been boarded out; the location of the doorways could suggest that this space once held a small staircase to the rear, before the construction of the parallel range.

To the east, leading off the entrance vestibule is a small formal room or parlour (R2). This room has matching shallow basket-arched alcoves in its east wall, flanking a fireplace, with altered open hearth. This room is lit by an altered window opening in the south wall, now fitted with an early 20<sup>th</sup> century bay window; the original rectangular window opening has a bead moulding within the plaster. No other original decorative features or fittings survive. There is a decorative strip of modern plasterwork used as an imitation picture rail and modern cavetto coving.

Room 3, to the west of the entrance vestibule is a substantial long room, possibly a remodelled former Hall and displays evidence of at least three phases of build, within the walls. The south wall is dominated by two large windows, which have been cut down in the 19<sup>th</sup> century and remodelled; these have 19<sup>th</sup> century frames and mouldings. There is a modern picture rail and coving and skirting boards as to Room 2. To the west end is a large, altered gable-end stack with open hearth, the lintel has been recut and raised, a cloam oven with the date 1889 has been inserted into the south flank within a forced former pyramidal style opening for a previous oven. The sides and back of the oven have been partially in-filled for a later grate. To the south of the stack is a short section of thick battered walling, before a build line can be seen in a clear alignment change in the wall, supporting the exterior evidence the house was re-fronted. Two similar alignment and wall thickness changes on the north wall again at this west end, suggest that the gable end stack was added to an older structure and that in turn that structure has been altered in at least two other phases. A door in the north wall at the west end leads into a cupboard, within a blocked doorway and there is a blocked window half way down the wall, seen as disturbance in the plaster; a forced door in the north wall to the east end leads into the rear parallel range into the former historic kitchen (R5).

Leading off the dining room, R3 through a doorway forced into the north-west corner, in the gable, one enters the modern western block; this has a hallway (R10a) with door back to the modern commercial kitchen and another to the garden, with an accessible toilet (R10b); off this are two ground floor bedrooms and ensuite bathrooms (Rs11a, 11b, 12a & 12b). Nothing within this block is of historic interest and there is significant flexibility for change and adaption here.



FIGURE 8: THE MAIN FORMAL LIVING SPACE IN THE MAIN RANGE, R3, WITH HISTORIC FIREPLACE; FROM THE EAST.

Returning to the entrance vestibule, one then enters the parallel rear range under the open archway, opening into a long narrow east-west corridor (R4) which runs along the rear wall of the main range. To the right of the archway is a good surviving historic feature, a panelled cupboard set into a blocked opening; this cupboard has convex moulded panelled doors and internal shelves, within a simple beaded frame. The corridor has been narrowed and enclosed by modern partitions on the north side which form fire-safety lobbies to the stairs. No other historic features survive and the layout of the rooms accessed off this corridor have been completely transformed, making an assessment of function only broadly possible in consideration of their relationships to the front reception spaces.

To the west end is a large former historic kitchen (R5), assessed as such due to the direct access into the larger reception room, presumed dining room of the Gentry areas. This large room in the rear range is now divided into several modern spaces, as store rooms and boiler rooms; the kitchen has a large blocked window on the north-west corner and a full height blocked opening in the north wall, a lower blocked doorway enters a former lobby and former servant's stairs to the east of this space. A blocked window in the rear wall of the earlier main range can be seen within this space, preserved as an alcove. This room is now a modern commercial kitchen and has been totally stripped of any historic features as have the associated spaces, formed by modern partitions.





FIGURE 9: THE PANELLED CUPBOARD WITHIN THE REAR CORRIDOR IN THE PARALLEL RANGE; FROM THE EAST-NORTH-EAST.

Leading off the kitchen, to the north, through a forced door is another small historic extension with steeply pitched roof, which has in turn been extended with a modern block. Within the footprint of the historic service range here there is a side access corridor (R14), with two rooms formed by modern partitions, a second kitchen (R15) and an office (R16). The current owners discovered lots of meat hooks and domestic features in this area when it was converted. Beyond the thick forced wall to the north of the corridor is a lobby with stair and several bedrooms and bathrooms (Rs17a-21b). There are no historic features left within this rear range and it has not been considered further but several of the walls of the historic element survive, indicating its rough footprint; there is huge potential to focus a lot of change and adaption in these areas of the building.



FIGURE 10: THE COMMERCIAL KITCHEN, R5, WITH VISIBLE BLOCKED WINDOW TO THE NORTH-WEST CORNER; FROM THE SOUTH-EAST.

Next to the kitchen and former servant's stair, within the parallel rear range is the former grand stair hall (R6), now closed by fire-break partitions, with a small accessible toilet inserted underneath. The stairs required complete rebuilding when the building was taken over by the current owners as they were in poor condition. The stair window is now a fixed round-headed window with gothic glazing bar details; the base of the frame however shows it was a sash box once however, so this was likely a simpler earlier style previously.

Further to the east end of the long rear corridor (R4) are a series of lobbies (R7) and small bedroom and ensuite bathroom (R8a, 8b) formed from further service areas, with a rear exterior door now blocked and new openings forced linking to the modern extensions. A door at the south-east corner also links into the cross wing, formerly a secondary reception room, now a bedroom (R9a) and ensuite bathroom (R9b). This rooms has gothic arched windows and a shallow stack, with blocked fireplace to the east wall.





FIGURE 11: THE GOTHIC WINDOWS IN THE CROSS-WING; FROM THE SOUTH-WEST.

Returning to the corridor and rising up the stairs, modern partitions again close the space for fire-safety. Beyond is a landing (R25a) with wide basket-arched opening forced in the spine wall with the main range, with moulded springers, which match those on the ground floor. There is a shallow step up into the main range through this opening, with ceiling heights being higher in the main range than in the parallel range. A long corridor (R25b) has been formed here, within the main range, with lath and plaster partitions forming bedrooms along the south side of the building.

To the east end, to the north-east, a forced door connects to the first floor of the parallel range where there is a domestic lobby (R26) and two bedrooms (R27a, R28a) and ensuite shower rooms (R27b, R28b), all formed from one large historic bedroom space. There is an odd blocked alcove here in the rear wall of the main range, within bedroom R28a; however there are no other historic features surviving, the spaces completely modernised as hotel-style bedrooms.

To the east end to the south-east another forced door links to the first floor of the cross wing which is now a bedroom and ensuite bathroom (R29a & R29b). There is a shallow stack on the east wall and the large blocky angled structure to the west is the former gable end stack serving the main range; the window to the south here are at least later 19<sup>th</sup> century, with pointed gothic arched glazing bars; there is a sash within an opening with bead moulding in the plaster to the east.



FIGURE 12: THE STAIRS, R6; FROM THE SOUTH-WEST.

In the main range, the original bedrooms on the south side of the building have been divided to make smaller bedrooms and ensuite bathrooms (R30a, R30b and R31b). R31a is an original space framed by offset angled lath and plaster partitions, with deep skirting boards with bead moulding and convex beaded door frames, suggesting this is a surviving bedroom space. R32 is an original bedroom and has a surviving plaster cornice to the east, west and south wall and good skirting boards as well, it is divided by a modern partition continuing the corridor to the north side. R32 also contains the partly truncated upper gable end stack which serves R3. A door has been forced into the modern west block linking it to a bathroom, R32b.

At the west end of the corridor R25b, in the north wall, there is a set of paired doors, one leads into a cupboard within a blocked doorway, the other formerly lead to the servants stair, now a boiler/service room (R34). These paired doors may indicate the location of a former stair turret serving the older vernacular range and replaced by the parallel range.

A lobby (R32c) outside bedroom (R32a) has a forced door in the rear wall of the main range, linking to a large historic bedroom (R35a), with small modern partitioned ensuite bathroom (R35b). This historic bedroom has a shallow stack and blocked fireplace and wide two light paired sash windows in the north wall; the view awkwardly blocked by the service range, suggesting phasing. This room projects the most historic character on the first floor.

At the end of the long corridor a door opens into a corridor and lobby which connects to the fire escape stair; this stair is modern and in-fills between the modern block and parallel range, the building of this stair meant the window in the kitchen needed to be blocked. Two bedrooms and ensuite bathrooms within the first floor of the modern west block (R36-38b). This area has no historic value and therefore there is great potential for significant change and adaption, or removal if required.



FIGURE 13: BEDROOM 32A, WITH SOME SURVIVING SKIRTING BOARDS AND PLASTER CORNICE, AS WELL AS REMAINS OF TRUNCATED WEST GABLE END STACK; FROM THE SOUTH-EAST.

The below table details numbers ascribed to rooms within the building assessment and details of significant features, where they survive; the highlighted rooms marking a concentration of features which may require more careful consideration during conversion works, also see Figures 16-17.

TABLE 2: FUNCTION OF ROOMS WITHIN THE BUILDING AND SIGNIFICANT FEATURES

Room No:	Historic Function	Current Function	Significant Features
<b>Ground Floor</b>			
<b>Main Range/Parallel Rear Range</b>			
1	Entrance Hallway	Entrance Hallway	<ul style="list-style-type: none"> <li>• Front door, within beaded chunky frame with pegged corners and rectangular fanlight above.</li> <li>• Moulded architrave to Room 2.</li> <li>• Moulded architrave to Room 3.</li> <li>• Basket arch to rear parallel range, with moulded capitols to springers.</li> </ul>
2	Parlour	Reception Room	<ul style="list-style-type: none"> <li>• Moulded architrave to Room 2.</li> <li>• Pair of basket-arched alcoves</li> </ul>
3	Dining room	Reception Room	<ul style="list-style-type: none"> <li>• Two long (extended) window openings in south wall, bead mouldings to openings, within plaster, beaded sash window frames, sash windows.</li> </ul>

4	Corridor/rear hall	Corridor/rear hall	<ul style="list-style-type: none"> <li>• Large much altered open hearth with raised timber lintel, incorporating 1889 dated cloam oven.</li> <li>• Convex moulded door architrave to R1.</li> <li>• Convex moulded door architrave and four panel door to cupboard in blocked opening to north wall.</li> <li>• Convex moulded door architrave to R5 in north wall.</li> <li>• Blocked window to centre, north wall, seen as slight disturbance in plaster.</li> <li>• Basket arch to rear parallel range, with moulded capitols to springers.</li> <li>• Panelled cupboard, with convex and bead mouldings, plain frame.</li> </ul>
5a	Historic Kitchen	Commercial kitchens	<ul style="list-style-type: none"> <li>• Blocked window in rear wall of main range, survives as deep alcove.</li> <li>• Blocked window in north-west corner of room, shallow angled sloping reveals.</li> <li>• Blocked window or door in north wall, behind commercial ovens.</li> </ul>
5b	Lobby and servants stairs	Boiler room	<ul style="list-style-type: none"> <li>• Blocked door in north wall.</li> <li>• Scarring for removed service stairs.</li> </ul>
5c		Service room	
6a	Stairs	Stairs	<ul style="list-style-type: none"> <li>• Altered round headed stair window in north wall.</li> </ul>
6b		Toilet	N/A
7a	Services	Rear lobby	<ul style="list-style-type: none"> <li>• Blocked door in north wall.</li> </ul>
8a		Bathroom	
8b		Bedroom	
<b>Cross Wing</b>			
9a	Secondary reception room	Bedroom	<ul style="list-style-type: none"> <li>• Convex bead moulded door architrave to corridor.</li> <li>• Arched gothic window to south.</li> <li>• Arched gothic window to east.</li> <li>• Shallow stack to south-east, with blocked fireplace.</li> <li>• Back of substantial gable stack forms irregular west wall.</li> <li>• Possible blocked door to north-west</li> </ul>
9b		Bathroom	

			corner, may have once led back to R2.
<b>Modern West attached-block</b>			
10a	N/A	Hallway	N/A
10b		Toilet	
11a		Bedroom	
11b		Ensuite Bathroom	
12a		Bedroom	
12b		Ensuite Bathroom	
13		Rear fire safety stairs	
<b>Rear Service Wing</b>			
14	Corridor	Corridor	<ul style="list-style-type: none"> <li>Thick historic wall to east, two historic doorways retained as open arches to modern block 2.</li> <li>Thick forced wall to north, linking to modern block 1.</li> </ul>
15	Services	2 <sup>nd</sup> kitchen	<ul style="list-style-type: none"> <li>Blocked opening in rear wall of parallel range, seen within this room – probably a window.</li> <li>Thick wall to west of service wing.</li> </ul>
16		Office	<ul style="list-style-type: none"> <li>Thick wall to west of service wing with window.</li> </ul>
17a		Bedroom	<ul style="list-style-type: none"> <li>Thick section of wall to west, terminates in this room.</li> </ul>
17b		Ensuite Bathroom	
<b>Modern block 1</b>			
18	N/A	Rear lobby and stairs	N/A
19		Bathroom	
20a		Bedroom	
20b		Ensuite Bathroom	
21a		Office	
21b		Upstairs bathroom	
<b>Modern block 2</b>			
22	N/A	Lobby	N/A
23		Dining room	
24		Lobby	
<b>First Floor</b>			
<b>Main Range/Parallel Rear Range</b>			
25a	First floor landing and	Landing	<ul style="list-style-type: none"> <li>Basket-arch detail to large forced</li> </ul>

	corridor		<p>opening between main range and parallel rear range.</p> <ul style="list-style-type: none"> <li>• Step up between ranges, the ceilings in the main range are higher.</li> </ul>
25b		Corridor	<ul style="list-style-type: none"> <li>• Cupboard in blocked door to west end – double beaded doorframe to door to former service stairs – double door alignment may echo presence of a stair turret from earlier vernacular phases, replaced by parallel range.</li> <li>• Historic door frame in original dividing wall to the west end, convex moulded doorframe.</li> <li>• Lobby to west end, where large end bedroom has been divided, convex and bolection style plaster corning, of 19<sup>th</sup> century date survives on the east and north walls.</li> <li>• Deep skirting with simple bead moulding also to the west end in places.</li> <li>• Panelled door to loft.</li> <li>• Forced doorways to east and west ends accessing parallel range.</li> </ul>
26	Historic rear bedroom	Domestic service lobby with fitted kitchen units	<ul style="list-style-type: none"> <li>• Door between main range and parallel range clearly forced – scarring for door frame in plaster.</li> </ul>
27a		Bedroom	N/A
27b		Ensuite bathroom	
28a		Bedroom	<ul style="list-style-type: none"> <li>• Unusual rounded alcove in the rear wall of the main range – may be a decorative feature, be within a blocked opening or possibly hacked for a different door alignment to allow for door furniture if the door opened against the wall.</li> </ul>
28b		Ensuite bathroom	N/A
<b>Cross-wing</b>			
29a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> <li>• Gothic arched window to front.</li> <li>• Back of substantial projecting former gable end stack to main range forms irregular west wall of this room.</li> <li>• Shallow stack to east wall serving blocked fireplace.</li> <li>• Deep skirting boards with bead moulding.</li> </ul>



29b		Ensuite bathroom	<ul style="list-style-type: none"> <li>Window opening with bead moulding detail; sash window.</li> </ul>
<b>Main range/parallel range</b>			
30a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> <li>Convex moulded doorframe from corridor, R25b.</li> </ul>
30b		Ensuite bathroom	N/A
31b		Ensuite bathroom	N/A
31a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> <li>Convex moulded doorframe from corridor, R25b.</li> <li>Convex moulded door to ensuite bathroom, R31b.</li> <li>Deep skirting boards, with bead moulding.</li> <li>Bead moulding detail to window opening.</li> <li>Partition to east and north and west, historic lath and plaster, all at slightly odd angles.</li> </ul>
32a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> <li>Plaster cornice to east, south and west wall.</li> <li>Remains of stack to west, enclosed by built-in wardrobe.</li> <li>Deep skirting with bead moulding to east and south walls.</li> <li>Bead moulding to window opening.</li> </ul>
32c		Modern corridor space linking to modern west block	<ul style="list-style-type: none"> <li>Plaster cornice to east and north wall.</li> <li>Deep skirting with bead moulding to east wall.</li> <li>Convex moulded and beaded door architrave to corridor, R25b.</li> </ul>
32b	N/A	Ensuite space created within modern west block	N/A
33a	Historic bedroom	Bedroom	N/A
33b		Ensuite bathroom	<ul style="list-style-type: none"> <li>Blocked window in rear wall of main range, survives as alcove.</li> </ul>
34	Servant's stair	Boiler room/service room	<ul style="list-style-type: none"> <li>Beaded doorframe, part of double frame to air of doors in north wall of corridor</li> </ul>

			R25b.
35a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> <li>• Large double light later 19<sup>th</sup> century beaded sash window and sash boxes, bead moulding to opening.</li> <li>• Shallow stack with blocked fireplace to west wall.</li> </ul>
35b		Ensuite bathroom	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Modern west block</b>			
36	N/A	Corridor/Lobby	N/A
37a		Bedroom	
37b		Ensuite bathroom	
38a		Bedroom	
38b		Ensuite bathroom	

### 3.2.1 CRUCIAL RELATIONSHIPS OF SPACES WITHIN THE BUILDING WHICH EVIDENCE NARRATIVE

In the early dwelling of which we only have fragmentary surviving walls, Room 3, the potential medieval Hall would have been the focus of all activity and the highest status space in the house. Any cross passage, R1 or services, R2 would have served this larger more important main living space.

Ironically, even after the polite gentrified remodel of the building, first in the Georgian period and the in the Victorian period, it is the polite Gentry spaces, Rooms 1, 2 and 3 which are the collective focus, operating as a cohesive suite of rooms; entrance vestibule and two reception rooms. Again within this suite of Rooms, R2 and R3 are of elevated status, served by the vestibule, which conveys visitors to either of the two formal spaces.

Room 9 in the cross wing, in its earliest form may have been a service space which directly served the main range, Rooms 1-3 in the Georgian period, it certainly is already present on the Tithe map. Within the 19<sup>th</sup> century aggrandized Victorian remodeled house, Room 9 on the ground floor and Room 29 on the first floor become a polite secondary reception room or study and a smart bedroom; again directly relating to the main range.

The parallel range directly relates to the main range and cross wing inclusively, as it has been constructed along back of them, designed specifically in order to provide cohesive, 'modern' service space to the newly aggrandized house. Within the parallel range the new stair hall area, R6 is obviously of polite character, included in the high status of the main range, this is emphasized by the presence of a wholly separate service stair, now removed (R5b/5c & R34) in the house, to ensure they did not use the main staircase and interact with guests etc. However, the other spaces on the ground floor are subservient areas; within that however the larger room, R5, probably being the formal kitchen is of increased importance and activity within the household. On the first floor there were several large bedrooms in the rear range R28-29, R33, R35, accessed via forced openings, these would have held secondary polite status within the sequence of bedrooms and may have been used for family rooms, or nursery, governess rooms etc, the front bedrooms, R30, R31, R32 of better outlook and likely favoured for the master, mistress and guests. The first floor corridor and landing R25a & R25b obviously serve all of these spaces in a mixed polite and service function, conveying family, guests and servants around the first floor.



FIGURE 14: THE ARCHWAY AT THE TOP OF THE STAIRS, R25A & R25B, BETWEEN THE MAIN AND PARALLEL RANGES; FROM THE SOUTH-WEST.



FIGURE 15: THE VICTORIAN CLOAM OVEN THAT HAS BEEN FORCED INTO THE SIDE OF THE 17<sup>TH</sup> CENTURY STACK, REPLACING AN EARLIER OVEN; FROM THE NORTH-NORTH-EAST.

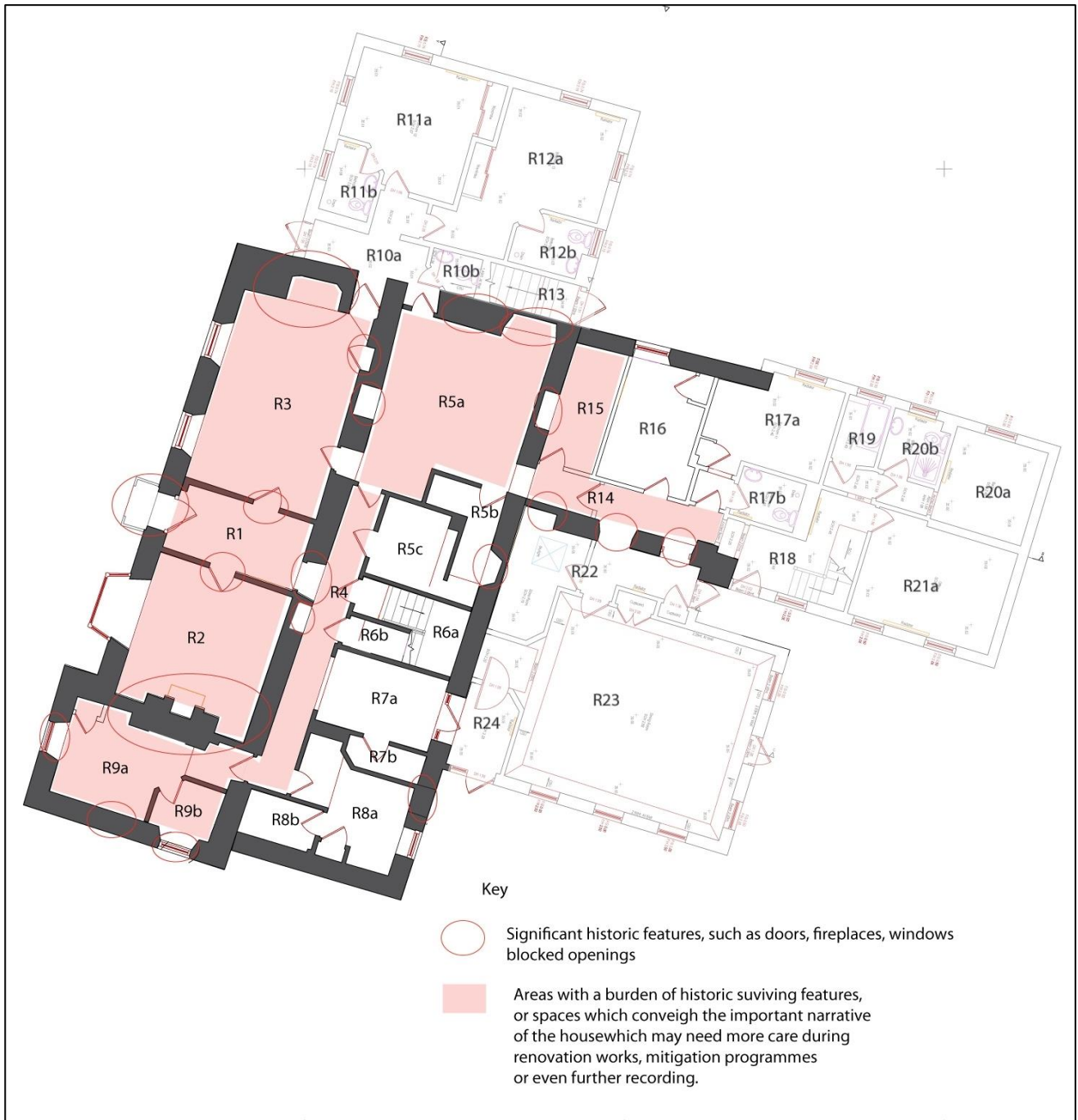


FIGURE 16: GROUND FLOOR PLAN OF TREVANION HOUSE, ANNOTATED WITH ROOM NUMBERS AND SIGNIFICANT FEATURES AND AREAS OF SENSITIVITY TO CHANGE OR FLEXIBILITY (PLANS SUPPLIED BY AGENT).

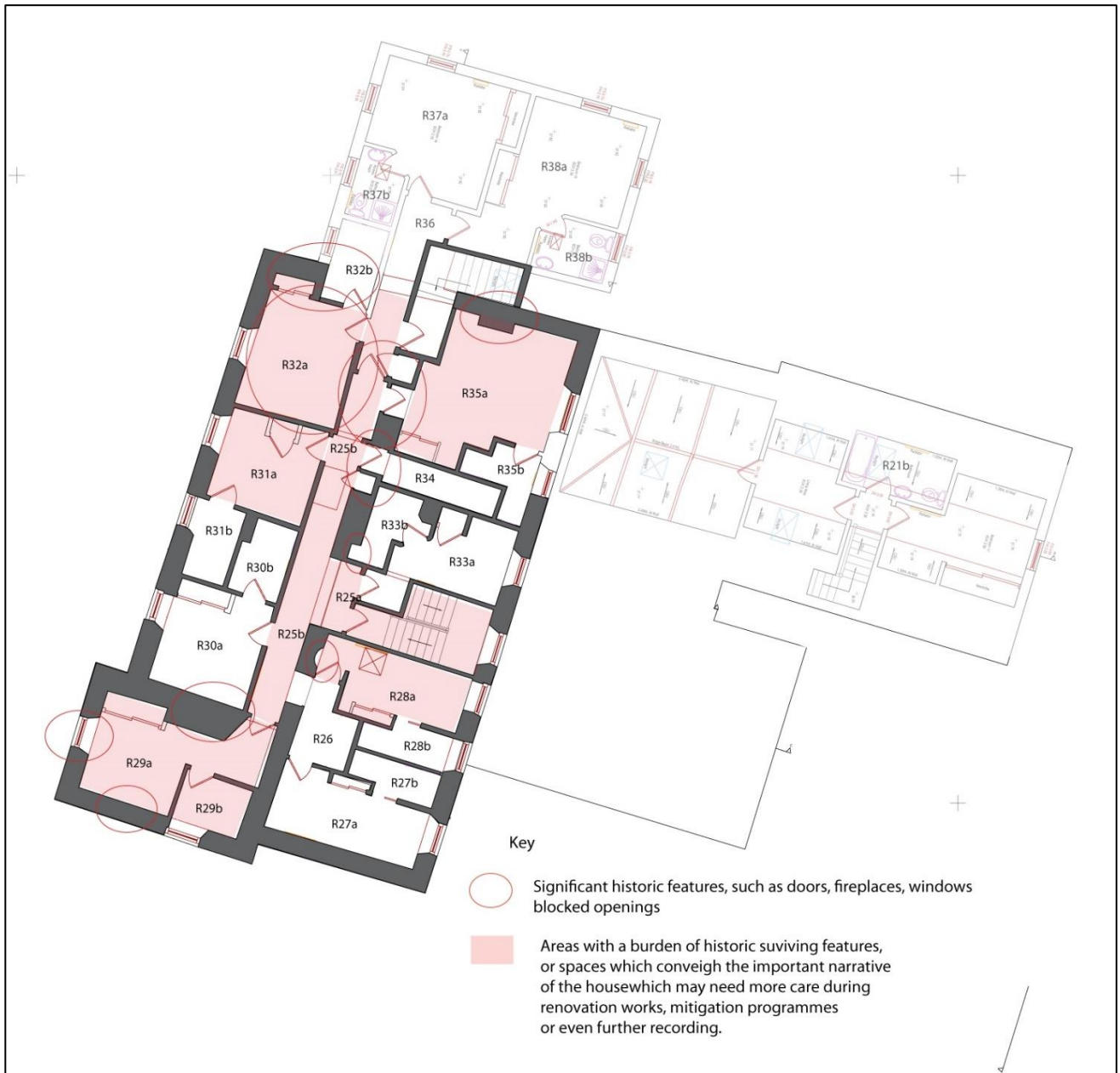


FIGURE 17: FIRST FLOOR PLAN OF TREVANION HOUSE, ANNOTATED WITH ROOM NUMBERS AND SIGNIFICANT FEATURES AND AREAS OF SENSITIVITY TO CHANGE OR FLEXIBILITY (PLANS SUPPLIED BY AGENT).



### 3.3 SENSITIVITY OF SPACES/FLEXIBILITY FOR CHANGE

Some brief pre-application proposals have been drawn up for outline planning permission to be explored. These can be seen in Appendix 1 and are dealt with briefly below, in consideration of Table 2; the areas of sensitivity to change which include important structural phasing or surviving features.

#### 3.3.1 ARCHAEOLOGICAL POTENTIAL

The Cornwall HER identifies Trevanion House as being on the site of a medieval manorial complex and Trevanion House as both incorporating parts of that building and retaining ruins in the grounds. No obvious above ground archaeological remains were noted during the brief site assessment however obviously all of the garden areas will be expected to have been little disturbed (but for the pond area) in the post-medieval or modern periods, first being a farmyard and then a garden. This indicates that any archaeological evidence which may survive could be in relatively good condition. Significant ground-works in and around the building as part of the landscaping or conversion works, except where already significantly landscaped, like immediately adjacent to the modern extensions may benefit from a programme of archaeological monitoring in order to facilitate change and mitigate potential loss of medieval evidence. Any evidence which did remain could be of high status, as the site was a manor and important to the wider area. Archaeological potential for this site is given as **medium/high**.

### 3.4 HISTORIC DEVELOPMENT DISCUSSION

The primary character of Trevannion House is now of polite 18<sup>th</sup>/19<sup>th</sup> century style, but it has a few features and layout quirks which date to earlier periods and the stonework of the ranges is complex in its phasing, suggesting the house has a medieval or late medieval origin, as a cross-passage three cell linear range, or adapted Hall range, or similar.

This first phase is contained within the current main range – Rooms 1, 2 and 3 and Rooms 30a – 32a. The historic upstanding fabric from this early building seems to survive at the west end predominantly and in the north wall. This is merely fragmentary and much of the main range seems to be a significant 18<sup>th</sup> century remodel and re-fronting, on the same or similar footprint. It is not in any way certain that this house is in fact the Hall or primary seat of the Manor complex, but the ‘ghost’ of a three-cell Hall range can be discerned in the current layout and this is the largest structure in the vicinity. It is to be noted that several ranges at the ‘Old Manor House’, formerly Trevanion Cottage have good pre-1700 stonework and there are other walls indicating possibly a courtyard complex of attached and detached ranges which are equally likely to be a significant fragment of the medieval complex and appear less improved and modernised. The Culverhouse is obviously a cohesive part of this medieval site. Any ruins noted in the past in the grounds of Trevanion House or its farmyard are sadly now lost, unless considerably obscured by modern planting or landscaping. A Manor was in its heyday the principal dwelling of its immediate area; it may be, however that in time the house retreated in status to that of a substantial farm. The farm appears to have retained much of the manorial land in its immediate setting at the time of ‘inclosure’ forming a convenient ring-fenced holding.

The current standing structure evidences a ‘ghost’ phase and that is of potential 17<sup>th</sup> century flooring and heating of the Hall, with the addition of a west gable end stack; a stair turret may have provided access to the new first floor from the back of the house. A further obscured phase is the 18<sup>th</sup> century phase which survives in the current adapted structure the east gable and front wall of the main range. This remodelled the potentially floored Hall into a ‘modern’ house, introducing large windows and an attempt at a symmetrical facade. A cross wing was built, possibly for kitchens/service, it is likely many of the larger specialist barns were constructed in this period. This would certainly have taken considerably investment and an effort was obviously made to adapt an old and unfashionable building to meet the standards of the time but it still may only have been of middling, prosperous farming status at this time.

However, the predominant characteristics of the house are now of 19<sup>th</sup> century style and even more complex developments were to come: first, a parallel range was built along the back of the house, expanding the domestic service space and providing a new grander staircase. Second, the house and its different wings were rationalised, openings knocked through to create access and all of the fittings and fixtures were updated to 19<sup>th</sup> century fashions. The only features which do survive in the building are all 19<sup>th</sup> century but for the altered west gable stack. The cross-wing was adapted to reception function and windows and doors along the front south and east walls were adapted with brickwork dressings; several small outshuts were removed. Further services were then added to the rear, to further expand the kitchens. This phase was the main aggrandisement which raised the house to gentleman’s residence status, suggesting a ‘household’ of staff and having such features such as separate service stairs suggests an elevated status above that of ‘farm’.

The 20<sup>th</sup> century appears to have brought a period of stasis and then likely, decline, as a large house built for an extensive staff had dwindling numbers to maintain it. By the 1990s it was in poor condition when bought by the current owners. Its conversion into specialist use as a respite holiday centre has stripped the building of much of its character and features and it has lost its nuanced narrative.



FIGURE 18: THE BASKET-ARCH SHAPED ARCHWAY BETWEEN THE ENTRANCE HALLWAY AND REAR CORRIDOR WITHIN THE PARALLEL RANGE; FROM THE WEST-NORTH-WEST.



FIGURE 19: PHASED PLAN OF GROUND FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT)



FIGURE 20: PHASED PLAN OF FIRST FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT).

### 3.5 STATEMENT OF SIGNIFICANCE

Trevanion House is listed at Grade II and is considered to be of architectural interest, being built of local materials and displaying some historic features indicative of an involved development; although it has been considerably altered in the 20<sup>th</sup> century. The house has its origins in the late medieval period and retains a significant proportion of complex phased historic built fabric; indeed the primary conservation value is the complex and subtle relationships between the different ranges and blocks of different periods and the varying layout and conveys its narrative. Trevanion is the oldest holding in the immediate area with an early-medieval heritage and a local role as a medieval manorial complex

#### 3.5.1 EVIDENTIAL VALUE

High; the farmhouse displays a wealth of obscured features, both structural and detailed; such as the blocked doorways and windows between the front main range and rear extensions, as well as the cross wing. It is also clear that the window sizes and shapes have changed in the facades between the various post-medieval phases of aggrandisement, noted by the presence of extended brick quoins to openings. The evidential value of the physical structure and its complex layout is therefore one of its most significant conservation values.

#### 3.5.2 HISTORICAL VALUE

Medium; the site has local historical associative value as a Manorial site in the medieval period, although it would seem archival evidence about this is not easily accessible. It is also associated with the Werry, Geach and Cleave families, locally notable and the Cleave family are associated with the Royal navy.

#### 3.5.3 AESTHETIC VALUE

Medium; the farmhouse is of traditional regional vernacular form, with exposed stone and its south front was clearly intended to be a presentation facade. The intended Georgian proportions have been altered by 19<sup>th</sup> century additions and overall the elevations and facades have been significantly compromised by later 20<sup>th</sup> century adaptations and extensions.

The interior of the house has a few surviving 19<sup>th</sup> century features, such as doorframes, a panelled cupboard and decorative alcoves, as well as fragmentary cornicing. The main living space, Room 3 remains the quirky visuals of a vernacular fireplace and elegant post-medieval proportions and windows.

#### 3.5.4 COMMUNAL VALUE

None; the farmhouse has no known communal value.

#### 3.5.5 AUTHENTICITY & INTEGRITY

Low; the farmhouse has been much altered in the later 20<sup>th</sup> century to accommodate a specialist holiday-respite centre, it no longer really presents as a 'polite' residence, with much of its interior stripped.

## 4.0 CONCLUSION

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Trevanion House, is listed Grade II and is considered to be of architectural interest, being built of local materials and displaying historic features indicative of an involved development. It has its origins in the late medieval period, the site certainly the location of manorial complex from the 14<sup>th</sup> century at least and retains a significant proportion of complex phased historic built fabric. The primary character of Trevanion House is now of polite 19<sup>th</sup> century style. The building appears to have evolved from a single long rectangular range on an east-west alignment, a typical medieval Hall range of three cells and cross-passage, of the local Cornish vernacular. This was extended by a rear linear parallel range in either the later 18<sup>th</sup> or early 19<sup>th</sup> century, as well as an east end cross-wing, both present on the Tithe Map. Later extensions appear to have expanded the service areas. The house's appearance and narrative over the last two hundred years appears closely aligned with the story of the locally notable Werry, Geach and Cleave families. Whilst the house is an important heritage asset which positively contributes to the national historic building record it has at the core of its narrative a tale of almost continual adaption and change to fit its owners needs and changes to the agricultural industry.

The significant 20<sup>th</sup> and 21<sup>st</sup> century alterations and conversions have stripped out almost all of the interior historic fittings, due to the use of the building as a respite centre and specialist disabled holiday centre. This increases the flexibility for change, especially in the modern extensions. Where historic features do survive, they are now of increased sensitivity and should be retained. Careful division which respects the different character and date of the various ranges and blocks and relationships between certain suites of rooms can be mitigated by further recording or monitoring of works if necessary. Careful conversion of this building is expected to preserve it in a more complete state than continued institutional use as its natural historic structural limitations leave it at risk of further considerable change and historic fabric loss otherwise. There is real architectural potential to improve the setting of the heritage asset by reworking the modern extensions and developing these with modern high quality elements, which are currently of unfortunate historic pastiche and obscure the narrative of the house. Defining the character of these structures is considered an active benefit of the proposed conversion. There is some sensitivity in the front garden area which is proposed for division; this is the one vista in which the house still projects single occupancy gentleman's residence character, so important for the narrative of not only the heritage asset itself but also the wider area. Real care and imaginative solutions need to be applied here to create practical but visually appropriate divisions forming garden areas for the relevant dwellings.

In summary: The house and its neighbouring historic buildings are the remnants of a once important manorial complex and inform on local periods of prosperity and decline and interestingly link to narratives about the development from feudalism, to education and the modern world with opportunities for social advancement; being the home of lords of the manor, farmers like the Werry family, naval officers like RNO Thomas Cleave and army widows travelling back from India like Mrs Caudy. Different families over centuries have established new roots, expanded the holding or retreated and downsized. Interesting documentary evidence also highlights the often multiple generations of families who worked on the larger farmsteads, and the stories of success of hard working men like Petherick Bryant and even of both the clay and tin miners, or more ephemeral industries like the Nancekivell woodsmen in the region; Trevanion settlement and the house at its heart reflects the story of Cornwall in many ways.

As such it is felt the importance of the heritage asset and the unfortunate loss of much in its interior means there is an imperative to make a sensible compromise work on its conversion which it is believed will return the building to more settled upscale residential status, despite its division, more suitable overall to the survival of the building long term, than continued institutional use which may further risk significant fabric loss.



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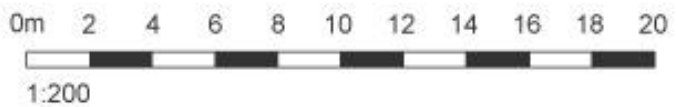
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APPENDIX 1: PROPOSED PRE-APP OUTLINE PLANS



GENERAL OVERVIEW OF PROPOSED DIVISION OF THE GROUND FLOOR OF TREVANION HOUSE.

PROPOSED FIRST FLOOR PLAN

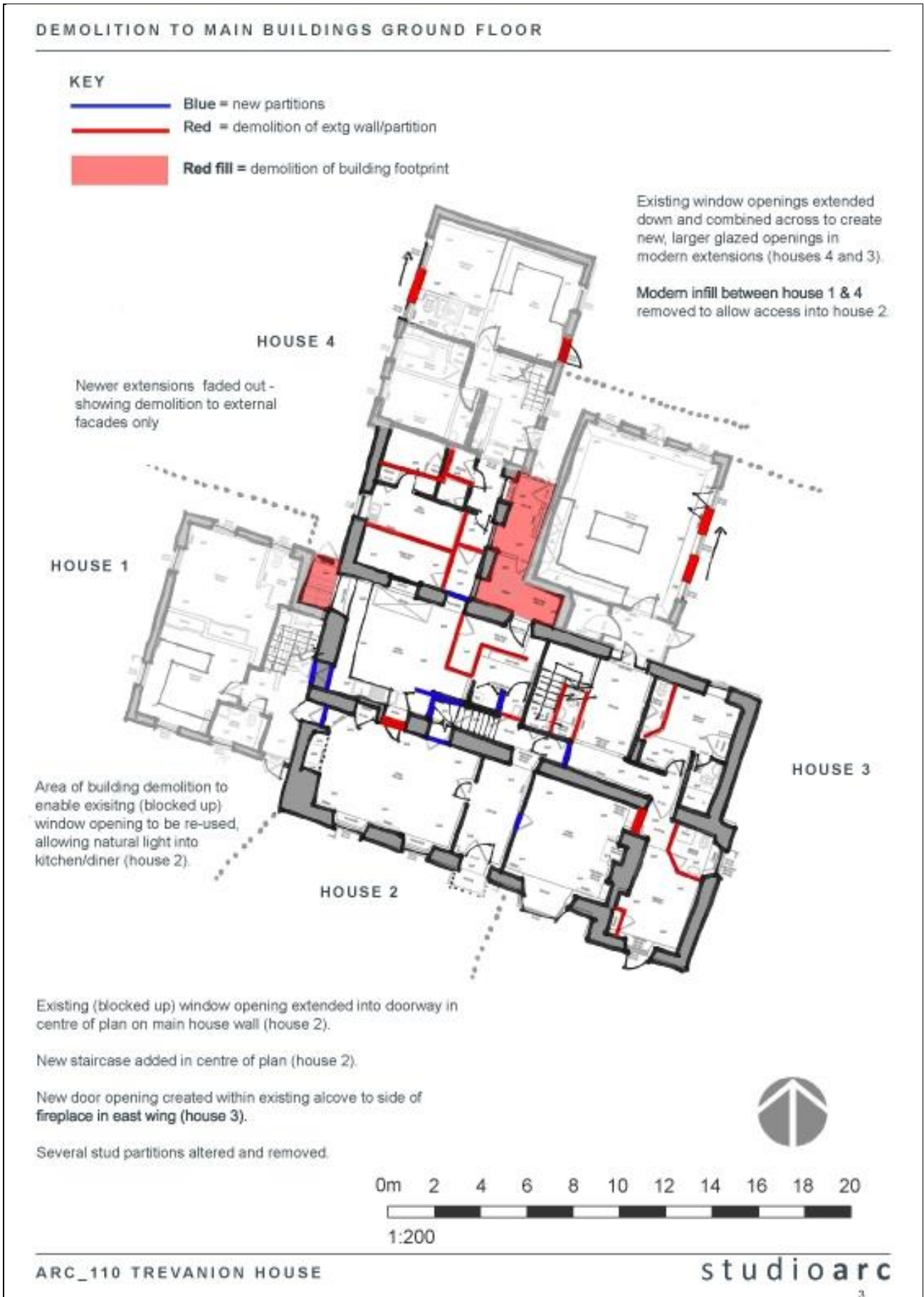


ARC\_110 TREVANION HOUSE

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GENERAL OVERVIEW OF PROPOSED DIVISION OF THE FIRST FLOOR OF TREVANION HOUSE.



GROUND FLOOR DEMOLITION PLAN AND NEW PARTITIONS PROPOSAL FOR TREVANION HOUSE.





FIRST FLOOR DEMOLITION PLAN AND NEW PARTITIONS PROPOSAL FOR TREVANION HOUSE.



APPENDIX 2: PHOTOGRAPHIC RECORDING ARCHIVE



1. THE EASTERN CROSS-WING, WITH GOTHIC DETAILS; FROM THE SOUTH-EAST.



2. THE EAST GABLE OF THE CROSS-WING AND PARALLEL RANGE; FROM THE NORTH-EAST.





3. MODERN BLOCK 1, BEHIND THE MAIN RANGE; FROM THE WEST-NORTH-WEST.



4. MODERN BLOCK 2, BEHIND THE MAIN HOUSE, A PURPOSE-BUILT DINING ROOM; FROM THE EAST.



5. THE WEST GABLE OF THE MAIN RANGE, PARTIALLY OBSCURED BY THE MODERN BLOCK; FROM THE WEST.



6. THE ENTRANCE HALLWAY, R1; FROM THE NORTH-EAST.





7. THE SMALLER RECEPTION TO THE EAST, R2; FROM THE WEST.



8. THE LARGE FRONT WINDOWS IN R3; FROM THE NORTH-EAST.



9. R3, THE CUPBOARD IN A BLOCKED OPENING AND THE FORCED DOOR TO THE REAR PARALLEL RANGE, R5; FROM THE SOUTH-EAST.



10. THE SERVICE CORRIDOR IN THE PARALLEL RANGE, R4; FROM THE EAST.





11. THE BLOCKED WINDOW IN THE NORTH-WEST CORNER OF THE FORMER KITCHEN, R5; FROM THE EAST.



12. LEFT: BLOCKED DOOR TO EXTERIOR AND LOBBY FOR SERVICE STAIRS, R5B; FROM THE WEST.



13. RIGHT: SECOND KITCHEN R15, IN SERVICE WING WITH BLOCKED DOOR OR WINDOW IN REAR WALL OF PARALLEL RANGE, FORMERLY ACCESSING THE KITCHEN, R5.



14. R17A, SHOWING WHERE THE THICK WALL OF THE SERVICE WING ENDS AND THE MODERN BLOCK EXTENDS THE RANGE; FROM THE EAST-SOUTH-EAST.



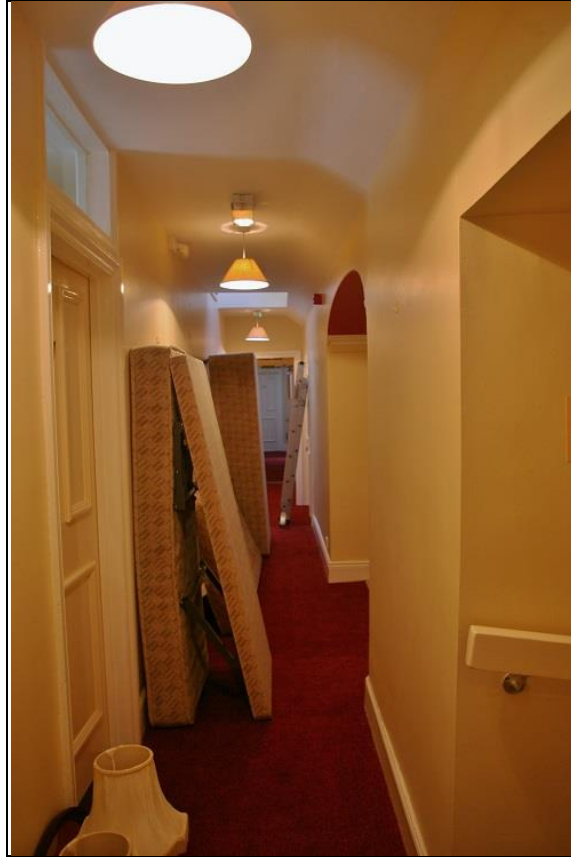
15. THE TWO DOORS OR DOOR AND WINDOW IN THE THICK FORMER WALL OF THE SERVICE WING, R14; FROM THE NORTH-WEST.



16. R9A, THE SECONDARY FORMER RECEPTION ROOM IN THE CROSS-WING; FROM THE NORTH-NORTH-WEST.



17. THE MODERNISED FORMER SERVICES AT THE EAST END OF THE PARALLEL RANGE, R8A; FROM THE SOUTH-WEST.



18. THE FIRST FLOOR CORRIDOR, R25B; FROM THE EAST.



19. ONE OF THE DIVIDED REAR BEDROOMS IN THE PARALLEL REAR RANGE, R27A; FROM THE SOUTH-SOUTH-WEST.





20. THE ORIGINAL TERMINUS OF THE FIRST FLOOR CORRIDOR, WITH PAIRED CONVEX MOULDED DOORS AND OPPOSITE THE LOWER DOORS TO SERVICE STAIR AND CUPBOARD; FROM THE EAST.



21. THE SHALLOW STACK IN R29A, WITHIN THE CROSS-WING; FROM THE NORTH-WEST.





22. THE BLOCKY STACK RISING FROM THE KITCHEN DOWNSTAIRS, WITHIN THE LARGER REAR SURVIVING BEDROOM IN THE PARALLEL REAR RANGE, R35A; FROM THE SOUTH-EAST.



23. LEFT: THE EMERGENCY FIRE SAFETY STAIRS, MODERN; FROM THE SOUTH.

24. RIGHT: LOOKING FROM THE MODERN BLOCK THROUGH THE THICK FORCED GABLE INTO THE HISTORIC CORRIDOR; FROM THE WEST.



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