

THE BARNs
CARWYTHENACK FARM
GWEEK
CORNWALL

Results of a Heritage Assessment



South West Archaeology Ltd. report no. 210702



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The Barns at Carwythenack Farm, Gweek, Cornwall

Results of a Heritage Assessment

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Work undertaken by SWARCH for a Private Client (the Client)

SUMMARY

This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for private clients at Carwythenack Farm, Gweek, Cornwall, in advance of a proposed planning submission.

The Barns are considered to be undesignated local heritage assets. The condition of the buildings is now poor and if left, they will inevitably collapse; it is felt the buildings are significant enough to provide considerable impetus to a project of renovation. Conversion of the barns into dwellings is the most practical way to ensure their survival and the wider clearing and conservation of the site, including the other potential archaeological features which it may contain. The main heritage value of the buildings which stand on the site today is that they are the last remnants of Carwythenack's lost mansion-house complex, particularly barn range 1 and 2.

The proposed conversions and demolitions of these redundant farm buildings will not cause any significant level of harm to the nearby designated heritage assets, and if anything, a high quality and sensitive development is likely to improve the settings of these assets.



February 2022

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CONTENTS

<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
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHY AND LOCATION	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	7
2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND	8
2.1 DOCUMENTARY & PARISH RECORDS	8
2.2 CENSUS RECORDS	11
2.3 CARTOGRAPHIC RECORDS	12
2.4 DESIGNATIONS, HER AND LISTING TEXTS	16
2.5 NOTE ON THE ARCHITECTURE OF RECYCLED STONE IN THE BARNs AT CARWYTHENACK	17
3.0 HISTORIC BUILDING APPRAISAL	19
3.1 SETTING AND LANDSCAPE CONTEXT	19
3.1.1 The Walled Garden(s)	20
3.1.2 The Farmhouse	20
3.1.3 The Modern pole barns and sheds	22
3.1.4 the ruins of the mansion house	22
3.2 BARN DESCRIPTIONS	22
3.2.1 Barn Range 1 – Buildings A & B	22
3.2.2 Barn Range 2 – Buildings A, B & C	23
3.2.3 Barn Range 3	26
3.2.4 Barn Range 4	27
3.2.5 Barn Range 5	28
3.2.6 Barn Range 6	29
3.3 THE FUNCTION OF THE BARNs WITHIN THE COMPLEX/BARN RANGE	30
3.4 SENSITIVITY OF SPACES – FLEXIBILITY FOR CHANGE WITHIN THE BARN RANGE	32
3.5 ARCHAEOLOGICAL POTENTIAL	32
3.6 HISTORIC DEVELOPMENT DISCUSSION	34
3.6.1 Early-mid 18 th century phase	34
3.6.2 Later 18 th century phase	34
3.6.3 Mid 19 th century phase	34
3.6.4 Late 19 th century phase	34
3.6.5 20 th century phase	34
3.7 STATEMENT OF SIGNIFICANCE	36
3.7.1 Archaeological Value	36
3.7.2 Evidential value	36
3.7.3 Associational Value	36
3.7.4 Historical value	36
3.7.5 Aesthetic value	36
3.7.6 Symbolic/Iconic Value	37
3.7.7 Communal value	37
3.7.8 Authenticity & Integrity	37
3.8 CONSIDERATION OF PROPOSALS	37
4.0 CONCLUSIONS AND RECOMMENDATIONS	41
5.0 BIBLIOGRAPHY & REFERENCES	42

LIST OF FIGURES

COVER PLATE: THE BARN COMPLEX AT CARWYTHENACK FARM; FROM THE SOUTH.

FIGURE 1: SITE LOCATION.	6
FIGURE 2: LOCATION PLAN.	7
FIGURES 3A & 3B: LEFT; RICHARD HILL; RIGHT; THE CREST OF THE FAMILY TREMAYNE.	10
FIGURE 4: 1811 SURVEYORS DRAFT.	13
FIGURE 5: ANNOTATED EXTRACT OF THE TITHE MAP, SHOWING THE OWNERSHIP ACROSS THE SITE.	14
FIGURE 6: THE 1ST EDITION OS MAP, PUBLISHED 1888.	15
FIGURES 7A & 7B: DETAIL OF THE HOUSES AND YARDS FROM THE FIRST EDITION AND SECOND EDITION MAPS.	15
FIGURE 8: 2 ND EDITION OS MAP, SURVEYED 1906, PUBLISHED 1907.	16
FIGURE 9: THE LONG TRACK DOWN TO CARWYTHENACK; FROM THE WEST.	19
FIGURE 10: THE MODERN AGRICULTURAL YARD SETTING OF THE BARNs; FROM THE NORTHWEST.	20
FIGURE 11: THE FORMAL GARDENS, NOW A FIELD, WITH GATE PIERS, HEDGE, VETERAN TREE AND CLEAR LINEAR EARTHWORKS,.	21
FIGURE 12: THE FARMHOUSE AT CARWYTHENACK; FROM THE WEST-SOUTH-WEST.	21
FIGURE 13: BARN RANGE 1; BUILDING A IN THE BACKGROUND, BUILDING B IN THE FOREGROUND.	23
FIGURE 14: THE REAR WALL OF BARN RANGES 2 & 3; FROM THE NORTH-WEST.	24
FIGURE 15: BARN RANGE 2, THE EAST FRONT, BUILDING C IN THE FOREGROUND AND BUILDING B TO THE CENTRE.	26
FIGURE 16: BARN RANGE 3; FROM THE EAST.	27
FIGURE 17: BARN RANGE 4, WITH CONCRETE BLOCK BUTTRESSES AND RAMP TO LOFT; FROM THE NORTH-EAST.	28
FIGURE 18: BARN RANGE 5; BUILDING A, OPEN FRONTED IN THE BACKGROUND, BUILDING B IN THE FOREGROUND.	29
FIGURE 19: THE STABLES, BARN RANGE 6; FROM THE NORTH-EAST.	30
FIGURE 20: A DRESSED, CARVED GRANITE –STONE, REUSED IN THE RAMP SERVING THE LOFT OF BARN RANGE 4; FROM THE NORTH.	33
FIGURE 21: BLOCK PHASED PLAN OF BARNs SHOWING DEVELOPMENT OF THE COMPLEX.	35
FIGURE 22: PROPOSALS FOR THE SITE AT CARWYTHENACK FARM.	40
FIGURE 23: THE INTERIOR OF BARN RANGE 3; FROM THE SOUTH-SOUTH-EAST.	41

LIST OF TABLES

TABLE 1: EXTRACT FROM THE 1842 TITHE APPORTIONMENT FOR CONSTANTINE; THE RELEVANT PLOTS ARE HIGHLIGHTED IN RED.	13
TABLE 2: FUNCTION OF SPACES WITHIN THE BARN COMPLEX	31

LIST OF APPENDICES

APPENDIX 1: PHOTOGRAPHIC ARCHIVE OF SITE VISIT	43
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CORNWALL COUNTY COUNCIL
 THE CLIENT (FOR ACCESS AND FOR SUPPLYING DOCUMENTATION)

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1.0 INTRODUCTION

LOCATION:	CARWYTHENACK FARM
PARISH:	GWEEK
COUNTY:	CORNWALL
NGR:	SW 71858 28352 (GENERAL POINT IN YARD)
PLANNING REF:	PRE-PLANNING
SWARCH REF:	GCFB21
OASIS REF:	SOUTHWES1-424472

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake a heritage assessment for the Barn complex at Carwythenack Farm, Gweek, Cornwall. This work was undertaken in accordance with best practice, Historic England and ClfA guidance.

1.2 TOPOGRAPHY AND LOCATION

Carwythenack Farm lies (as the crow flies) 1.5km from Constantine village and c.2km from the village of Gweek (Figure 1). The farm sits on a gentle east-facing slope at the curving head of a shallowcombe where a spring rises which runs south, the ground dropping into a steep wooded valley, being a tributary of the Helford River, at an altitude of approximately 60m (AOD). The soils of the area are of the Manod Association, Palaeozoic slate mudstone and siltstones, being well drained fine loamy or silty soils over rock (SSEW;2021). The bedrock is the Mylor slate formation – Hornfelsed Slate and Hornfelsed siltstone, a metamorphic rock formed 359 to 383 million years ago in the Devonian period, sedimentary rocks formed by open seas (BGS; 2021).

1.3 HISTORICAL BACKGROUND

Carwythenack was historically in the parish of Constantine and Gweek was formerly a village within that parish. In 1985 however, the civil parish of Gweek was formed; combining sections of Mawgan, Manaccan and Constantine. The historical background for the farmstead is therefore Constantine parish.

Constantine is supposedly named after Saint Constantine an ancient Cornish saint from the 6th century, possibly associated with a minor British or Bythronic King. The Cornish name *Lann Gostentein*, means *church enclosure of St Constantine* and the *Lann* etymology may indicate an early Christian centre. Certainly by the Domesday Survey the church of St Constantine is noted as collegiate and having one manor, in the hundred of Winnianton. Constantine lies in the ancient hundred and deanery of Kerrier and Lysons discusses the manor of Carwithenack first in the parish section; *'The manor of Carwithenack, in this parish, belonged anciently to the family of Stapleton: it is now the property and seat of Peter Hill, Esq., whose grandfather purchased it, about the year 1730, of the Chapmans. Hals relates an extraordinary escape of one of the Chapman family, who fell into a mine twenty fathoms deep, and was taken out alive (Lysons; 1822).* The parish church of St Constantine is Grade I Listed, a 15th century rebuild of an ancient church, with some fine reused Norman fabric. There are one hundred and nine listed buildings in the parish.

1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation for Cornwall (HLC) characterises the property as medieval farmland: HC04. This is described as *'The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins'*.

In the immediate vicinity of the farmstead, in fact just across the road is an Iron-Age/Romano-British sub-rectangular enclosure (MCO7822) and bronze age barrow (MCO49926) which survive as crop marks. Just below these on Lower Carwythenack farmland there is a field called 'round field' which may also indicate a further Iron-Age round (MCO8201) and there is a further crop mark of a round almost immediately adjacent to the farmhouse at Lower Carwythenack (MCO49927). In the fields just north-east of the farm at Carwythenack there are three rounds recorded, one at Brookfield (MCO49903) and two at Trevassack (MCO49904) and (MCO49905). There is also another Bronze Age barrow at Boswidjack, just to the north-west (MCO49902). From this we can see the density of prehistoric activity in this area and the rich archaeological record, which also includes early-medieval settlements as Trengilly (MCO11496) and Trevassack (MCO11338). The area would be described as having high archaeological potential.

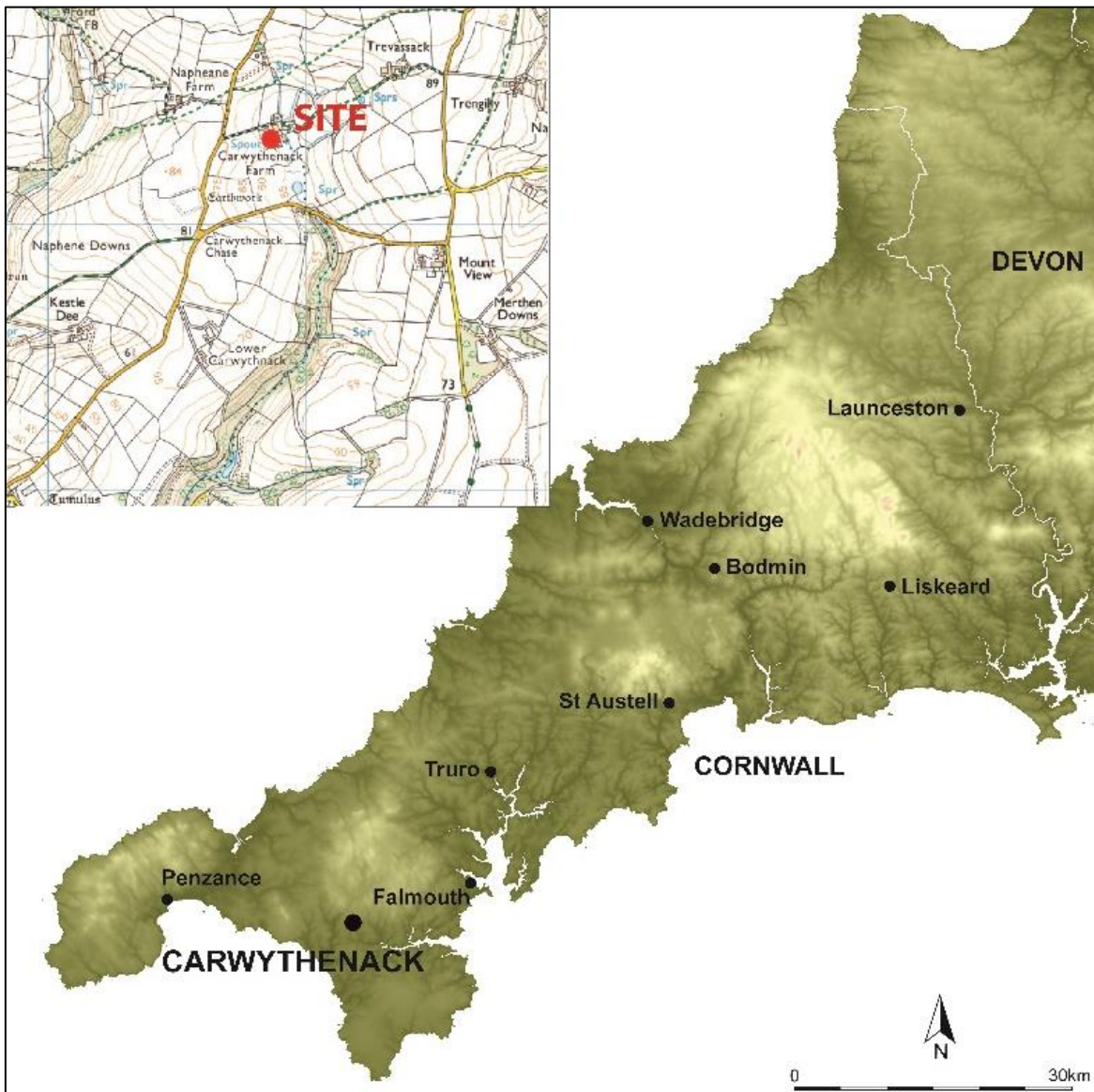


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

1.5 METHODOLOGY

The historic building appraisal site visit was conducted in person in line with COVID-19 precautions by E. Wapshott on 24th May 2021. The work was undertaken in line with best practice, adapting to the particular circumstances of the COVID-19 pandemic. This work follows the guidelines laid down in Cifa's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the setting follows the approach outlined in the appropriate guidance (DoT guidance and Historic England 2015).

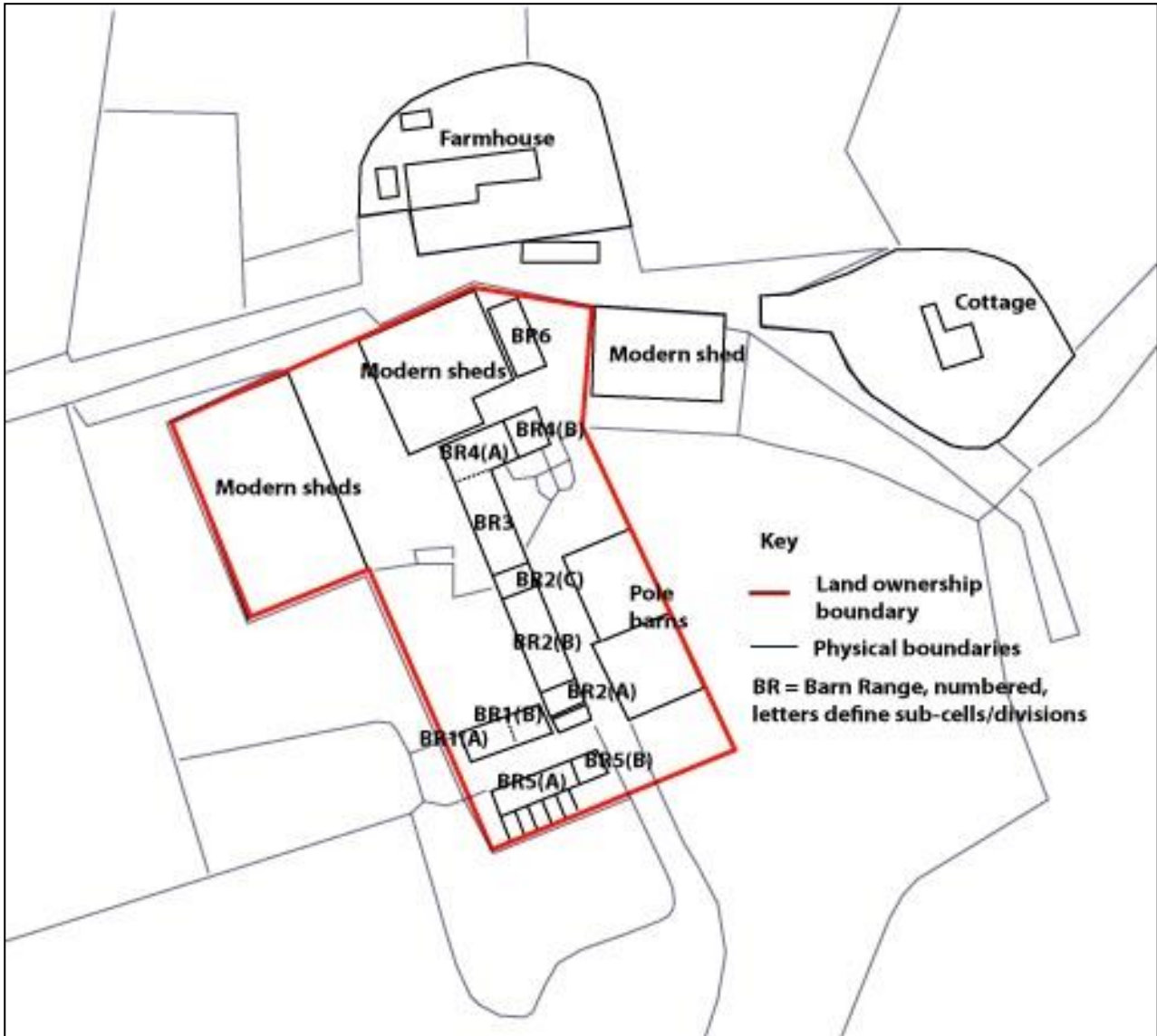


FIGURE 2: LOCATION PLAN, AS ADAPTED FROM THE CLIENT DOCUMENTS, SHOWING THE RANGES OF HISTORIC BARNs ON THE SITE.

2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND

2.1 DOCUMENTARY & PARISH RECORDS

Lysons Magna Britannica; Vol. 3 Cornwall (1822) records Carwithenak, Constantine, as the Gentry seat of Mr Peter Hill Esq. *'The manor of Carwithenack, in this parish, belonged anciently to the family of Stapleton: it is now the property and seat of Peter Hill, Esq., whose grandfather purchased it, about the year 1730, of the Chapmans. Hals relates an extraordinary escape of one of the Chapman family, who fell into a mine twenty fathoms deep, and was taken out alive (Lysons; 1822).* It seems that some of these quoted facts seem to disagree with details in the National Archives and Tremayne family archives which indicate an earlier purchasing of the manor by the Hill family. The 'Stapleton' to which the Lysons brothers are referring is Walter Stapleton, the Bishop of Exeter (1262-1326). His family's seat however, was in North Devon at the mansion of Annery House but the Bishopric of Exeter held many manors across Devon and Cornwall, at one point Treasurer to Edward I, Walter spent a lot of time in London, and documentary sources indicate the earliest reference to Carwythenack isn't until 1303; so it is likely that the 'manor', understood at this time as an estate of land, was managed remotely by a steward or bailiff and was merely an ecclesiastical holding, not a personal occupancy; many manors and their valuable tithes were settled on Stapleton Hall at Oxford, the college founded by Walter, which went on to be Exeter College. The link with the Stapleton family is reported in the *'History of Cornwall'* by Fortescue Hitchins, printed in 1824; *'The manor of Carwythenack in the parish of Constantine, Cornwall, belonged so early as the reign of Edward II to the family of Stapleton'*.

It seems in fact it was the notable Cornish Tremayne gentry family who did settle at the manor in the 14th century and developed the site. Richard Tremayne (1300-1354) married Mary Ermy in 1330; they had two sons, John in 1334 and Richard in 1337. John the older brother took an estate at Tregoff in Cornwall and Thomas, the younger brother, became Lord of the Manor of Carwythenack in 1357. Thomas married Isabella Trenchard, (heiress of the Trenchard fortune and Collocombe in Devon) in 1360. Isabella and Thomas had six children; Nicholas, John, Thomas, Richard, Agnes and James. This branch of the family remained at the site as one of two primary residences, moving between the two until Edmund Tremayne of Collocombe, Devon settled more fully in the eastern country and sold the manor in 1653 to Anthony Chepman of Constantine for £850, who combined it with his own lands to make a more substantial holding.

Gover's Place-names of Cornwall also discusses the settlement of Carwythenack, noting it is first recorded in 1303 when it spelt *'kayrwethenec'*, which in the Cornish-language contains several important elements; *ker* meaning 'fort' or 'a round', plus a personal name, and suggests the site of a round. Christopher Henderson's 1937: *A History of the Parish of Constantine in Cornwall* discusses the Georgian mansion which *'replaced the manor house at Carwythenack. It was built by William Hill but fell into disrepair at the end of the 19th century and has since been demolished. Its stonework was re-used in the present farmhouse at Lower Carwythenack'*. Henderson also discusses the presence of a Culverhouse on the site and the presence of a chapel which supposedly gained a licence in 1375. The tithe recorded field-names of great and little 'calabmah' which does seem to support the presence of a dovecote. C.S Gilbert (1820) also discusses a chapel at the site, which was supposedly mentioned in several documents.

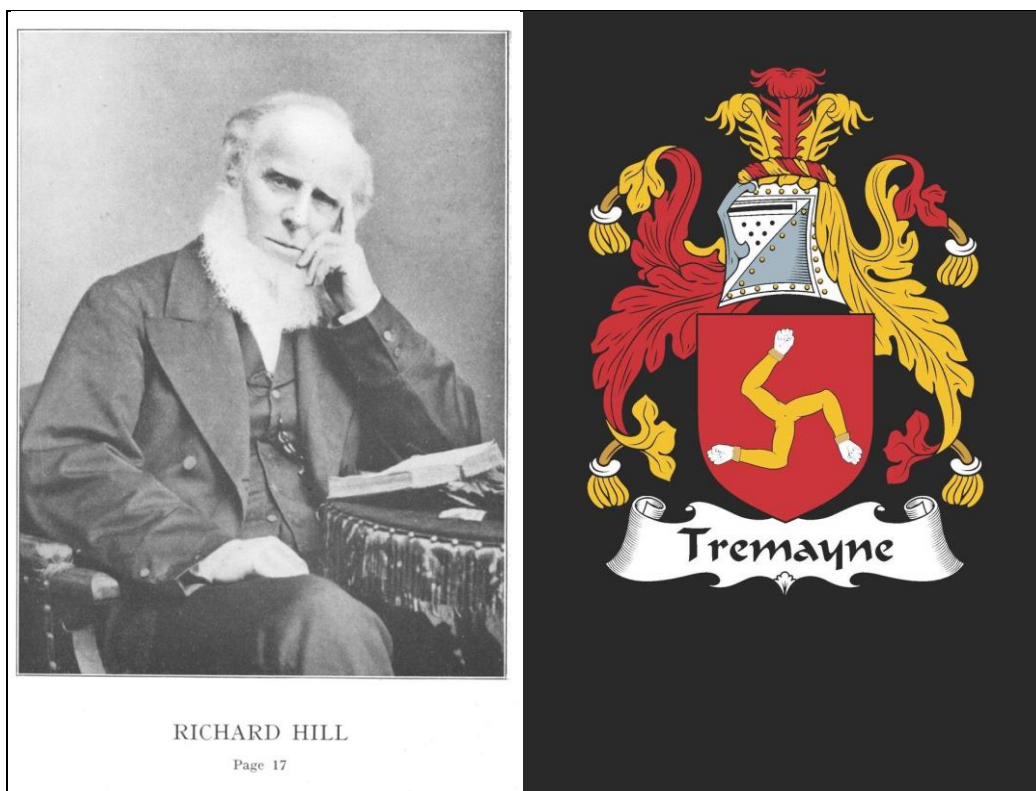
The builder of the 'mansion house' seems to have been William Hill, who bought the ancient Manor of Carwythenack in 1707 from the Chepman family. He was first married to Catherine Borlase of Pendean and secondly to Charity Bullocke of Helston. He had one daughter to his first wife, who married William Pryce Esq. the noted author of the 'Mineralogy of Cornwall', published 1778. It seems, however, it was William's second family with Charity who inherited the estate at Carwythenack. William had inherited money and land from another line of the Hill family and both of his wives were heiresses, so it is believed it was William who knocked down the medieval

house on the site and remodelled the site into a polite Gentry estate, with a new mansion house and laid out gardens, likely adapting medieval fishponds into a single 'lake' and creating 'plantations'.

William and his son, (born 1714) were both known in Cornwall as '*William Hill of Carwythenack*' Gent, recording the new recognised status of this holding. The younger William was born in 1714 and died in 1784, he was married first to Elizabeth Williams, who died young, childless and second, to Anne Vivian of the notable Vivian family. Anne and William had twelve children in total; their daughters marrying into various gentry families across Cornwall and Devon. Their children including three sons William, who married Catherine Tremehere in April 1789 but died childless and Peter Hill, who married Jane Penneck Robinson in February 1789 and John who inherited land at Trenethick via a distant cousin. William's eldest daughter, Charity, named after her grandmother, is recorded in the 1835 *History of the Commoners of Great Britain and Ireland: Peerage, Gentry and Royalty*, as marrying the Reverend Richard Gervays Grylls on July 24th 1783.

Younger brother Peter Hill Esq. (1754-1818) and Jane Penneck Robinson (1762-1837) had six children; William Robinson Hill (1790-1828), Anna Hill (1791-1793), Harriet Hill (born 1793), Frances Jane Hill (1796-1860), Caroline Mary Hill (1798-1861) and Richard Hill (1799-1880). Richard was educated at Exeter College Oxford and went into the church, becoming a curate, perpetual curate and then vicar; however he left the established church, impressed with the evangelical movement and he moved to Plymouth and helped to form the Plymouth Brethren movement. He died in London, in Notting Hill in 1880 and is buried in Kensal Green cemetery. There is a record of a deed/licence for a sett (mining) in Kea parish between an 'R.Hill of Carwythenack, gent and J Williams of Scorrier House', dated 1819, signed by R. Hill with a wax family seal, in the Cornwall Record Office.

Frances Jane Hill (1796-1860) who married James Trevenen Esq; Frances and James, who was in the navy, lived at Bosahan, in St Anthony in Cornwall, where they are recorded on the 1841 and 1851 census. Caroline Mary is noted as a spinster of independent means, aged 40, but seems to be in their household in the 1841 census. It seems unmarried Caroline retained the rights to the inheritance of the house and is marked via her trustees as the owner on the tithe apportionment; as an unmarried woman she would not have been allowed to manage the estate herself. It seems it is at this point that the estate is rented out to a series of tenants and the decline of the main building may have started. Caroline's trustees are both relatives, one a brother-in-law the other an uncle by marriage.



FIGURES 3A & 3B: LEFT; RICHARD HILL (PLYMOUTH BRETHERN ARCHIVE); RIGHT; THE CREST OF THE FAMILY TREMAYNE (BURKES PEERAGE ONLINE).

We do not seem to have a definitive event recorded for the loss of the Manor House. Instead it seems like the usable farmland around the house may have been rented out or even sold, making the large house less tenable and it went through the hands of several families before not seemingly being recorded in the later 19th century census records; we can only assume the building was abandoned and very quickly fell into disrepair even if the valuable farmland around continued to be cultivated, the farmhouse seems to be in continual occupation. The Cornwall HER records the mid 20th century history of the documentation of the site: A masonry wall, shown on the OS map of 1960 as the remains of the manor house has been entirely destroyed, but was unlikely to be of medieval origin. In the mid 20th century the 1962 OS mapping still marked the manor house remains. An Edward Dowson in his work 'the Constantine Checklist' of 1966 also lists the manor but doesn't record a chapel. The updated OS visit of 1971 also couldn't find the dovecote or chapel but the site is marked as overgrown by this time and it seems the plantations and woodland garden had quickly become out of control, swallowing much of the landscape detail and presumably the ruins themselves. In 1971 the OS records that the only remains are a Georgian gateway and walling probably enclosing the garden.

Local colloquial folklore records the later mansion as brick and stone and that the material was removed by locals to build houses in the later 19th and early 20th century, hence the lack of standing ruins today, despite a relatively short space of time. The wall which was recorded in 1960s was most likely to date to the 18th century mansion. The marked decorative 'Queen Anne' style of the gate piers is the only evidence of the potential formal style of the Hill mansion and their brick build does support the local assertion of a more modern house having been constructed, although services etc. may still have been of the local vernacular style, and may predate the mansion.

2.2 CENSUS RECORDS

The 1841 census does not appear to be searchable online for Carwythenack; it is noted that the map and apportionment are spelt differently and all known variations of the spelling have been used and this is likely a quirk of both the original document and transcription. However the tithe and apportionment is dated 1842, so we can extrapolate from that document that the Williams family occupied the core of the estate a year earlier as well. Caroline Mary Hill, the oldest unmarried Hill sibling, is recorded by the Tithe Apportionment as the owner of the estate, under the trusteeship of Reverend Edward Trevenen, (one of her brother-in-law's brothers) and Reverend William Veale.

By the 1851 census Carwythinack has two settled households, treating the wider site almost as a hamlet with both Lower Carwythenack and Carwythenack included together and no definition between; it is noted on the tithe map, however, that Lower Carwythenack seems to be a larger holding in acreage, so we can assume that the larger holding in the census is in fact Lower Carwythenack. It is not clear if the 'mansion house' is occupied, the Williams family who held most of the land on the tithe map, directly from Caroline Mary Hill are no longer present. It may be that the large house is not occupied at the time of the census.

The Kempthorne family, led by Edward, the head, a *'farmer of 100 acres and employer of eight men'* is 58, his wife is Mary. A, 54 and they have two children at home, Charles 22, James 19 and Mary, 5 who is a visiting relative. Two live-in farm workers are also on the farm; Peter Jeary, 23, William Exelby, 19 and one house servant Jane Roberts, 52. Harriet Rowe, 61, a widow is also present at 'Carwythinack', noted as *'a farmer of 14 acres'*. The Rowe family are likely the relatives of Richard Rowe marked as one of the lessees of the estate land on the tithe map and apportionment of 1842. Two adult children are present on the farm with Harriet, Mary, 33 and William, 26, both are marked as working on the farm. A niece, a visitor and a nephew make up the rest of the household.

The 1861 census for Constantine, Folio 67, pages 25-26 has three households noted at Carwythenack. The Kempthorne family (Lower Carwythenack?) are still in occupation; Charles is now the head of the family, aged 30, an independent *'farmer of 200 acres and employer of 2 men and 1 boy'*, his wife is called Loveday, also 30 and they have a 5 month old son called John. They have five live-in agricultural servants or labourers; William Exelby, Thomas Thomas, John Winn, Jane Roberts and Elizabeth Willis. It is clear that the Kempthorne's have significantly enlarged their farm. The Rowe family are also still present (Carwythenack; farmhouse?); the head of the house is still Harriet, noted as independent, a *'farmer of 60 acres and an employer'*. Harriet has a daughter, Mercy, who is 44 and two sons, Richard 39 and William 37, both of whom are marked as agricultural labourers on her farm. Also in Harriet's household are her seven grandchildren (Emily (15), Mary (11), Benjamin (10), William (7), Harriet (5), Solomon (3) and Mary (1)). It is notable that Harriet has also increased her land holding; could the Kempthornes and Rowes be picking up the land from the mansion-house estate? Frances Hill and Caroline Mary Hill, die respectively in 1860 and 1861.

The other family is the Copeland family (Carwythenack; mansion house?); Geoffrey, A Copeland, the head of the family is 45, his wife Elizabeth is 41. He is noted as independent, a *'manufacturer'* of cartridges, born in Woolwich in Kent, Elizabeth is from Fowey and several of their older children were born in Kent, the youngest in Cornwall so it seems the family has moved around. Their oldest son George is an assistant to his father and is 19; they have nine more children, all of whom are too young or marked as 'scholar' (Benjamin (17), Jane (15), Henry (13), Horace (11), Emily (9), Alfred (6), Georgina (3), Fred (2) and Elizabeth (2months)) and a live-in governess Ms Anne E Peek, 22 who was born in Dartmouth in Devon.

The 1871 census again records four households at Carwythenack; the Rowe family as very much still present and farming the land; Richard Rowe, 49, Harriet's oldest son is now the head of the household, described as a 'farmer'. Richards wife Jane is 50 and they have four children living at home; Thomas, Soloman, Harriet and Mary. Harriet is still alive, now 77, noted as 'mother'. The eldest child Thomas is marked as an agricultural labourer.

A second household, the Pengilly family occupy at house at Carwythenack but in Manaccan parish, so again, likely Lower Carwythenack, also the acreage is fairly similar. William Pengilly, 56, is a *'farmer of 117 acres, employing 1 man and 1 boy'*. William has a wife Jane, 49 and three children Margaret, 23, William 16 and Richard 12. They also have two live-in servants, George Wyatt, 23 an indoor servant and 'local methodist' and Alonso Essex, 15, a 'general indoor servant'.

The third household is of the Rawsthorne family, who appear to have bought the entire former Hill estate. Charles Rawsthorne, 40 is the head of the family and *'farmer of 765 acres, employing two men'*; 765 acres seems far too large for the region, where farms tend to be smaller in a surviving medieval field system pattern, but having checked the original document it does indeed seem to be the number given, however this may be a mistake. Charles' wife Emily is 25, they have four children; John, 10, Emily, 9, Fanny 8 and Sidney, 2. Jane Roberts who is marked within their household is a farm servant and William Reynolds, an agricultural labourer, 24 and his wife Elizabeth who is 29, work for the family and are within the same entry but marked as a separate household.

The 1881 census and the 1891 census do not seem to include Carwythenack, in any of its known spelling iterations and colloquial knowledge indicates the house was lost or abandoned in the later 19th century. Since the early 1900 mapping indicates the house ruinous and, of course no one would be expected to be living there, but the farmhouse was presumably still occupied.

2.3 CARTOGRAPHIC RECORDS

The Robert Dawson 1811 surveyor's draft, prepared for the tithe mapping and OS mapping and records the site at Carwythenack. The map is not particularly detailed but the main house is marked and a short block behind, all coloured red for occupied buildings and then a series of lineally arranged but detached buildings run behind it, on the same footprint of the barns today, but clearly not a continuous range. The farmhouse is also clearly present to the north. The pond is clear and the field boundaries look very similar but a drive appears to approach from the south, with a lodge; the gardens appear to be very formal with some unusual enclosure shapes and smudged details, indicating layout, it looks like there may be features in the field which retains the gates and it is clear the gates are more of an eye-catcher feature to the garden, as there is no entrance on this side.

The 1842 Constantine tithe map is considerably more detailed and the buildings sit within a pocket landscape carved out of a more established medieval field system; the 'estate' is called Carwithenack on the map but referred to as Carway Thenack on the apportionment. A large rectangular plan house, with small projection to the north-east, is attached to a walled garden to the west and a parallel rectangular and a small detached block sits in an irregular shaped plot sits to the north. A further small rectangular block is enclosed in a small plot to the north-west. A long range of buildings and several small blocks run north and are enclosed in a farmyard with several small walled yards and a long drive to the west linking to the parish road. The farmhouse sits in an oval plot to the north of the yard.



FIGURE 4: 1811 SURVEYORS DRAFT, APPEARS TO SHOW A COMPLEX GARDEN LANDSCAPE AND THE MANSION AND SEVERAL PARALLEL AND PERPENDICULAR BLOCKS, APPROACHED VIA THE LONG SOUTH DRIVEWAY, WITH THE LODGE TO THE BOTTOM; (BRITISH LIBRARY; 2021).

TABLE 1: EXTRACT FROM THE 1842 TITHE APPORTIONMENT FOR CONSTANTINE; THE RELEVANT PLOTS ARE HIGHLIGHTED IN RED.

Plot No.	Landowner	Occupier	Plot Name
2809	Caroline Mary Hill (Trustees – Rev. E Trevennen, Rev. W Veale)	Henry Williams	Horse Close
2810			New Moor
2811			Hog Meadow
2812			The Preden
2813			(Part of the above)
2814			The Nabine
2815			Chose Field
2816			Richard Rowe
2817		Joseph Thomas	Great Calabmah
2818			Little Calabmah
2819			Moor
2820		Henry Williams	Yard
2821			Back Garden
2822			Garden
2823			Houses and Lane
2824	Mansion House and Offices		
2825	Lower Plantation		
2826	Pond		
2827	Plantation		

Plot 2820 is not defined as having a function and we can assume it is merely a 'yard'. 2821 is marked as *garden*; 2822 is marked as *back garden*; 2823 is marked as '*houses and lane*'; 2824 is marked as '*mansion and offices*'. The land is split into Carway Thenack and Lower Carway Thenack, with ownership held by Caroline Mary Hill, whose estate is being managed by two trustees, Rectors, Rev. Edward Trevennen and Rev. William Veale. We can clearly see that the barn range is already present on this map in almost the same form we see it today, indicating that the barns are 18th century and all of the later phasing is early 19th century and predates the later

1830s or early 1840s surveying of the tithe. Barn ranges 3 and 4 are the only ones which seem markedly different as they are not attached and barn range 4 has a small projection on the south-west corner.

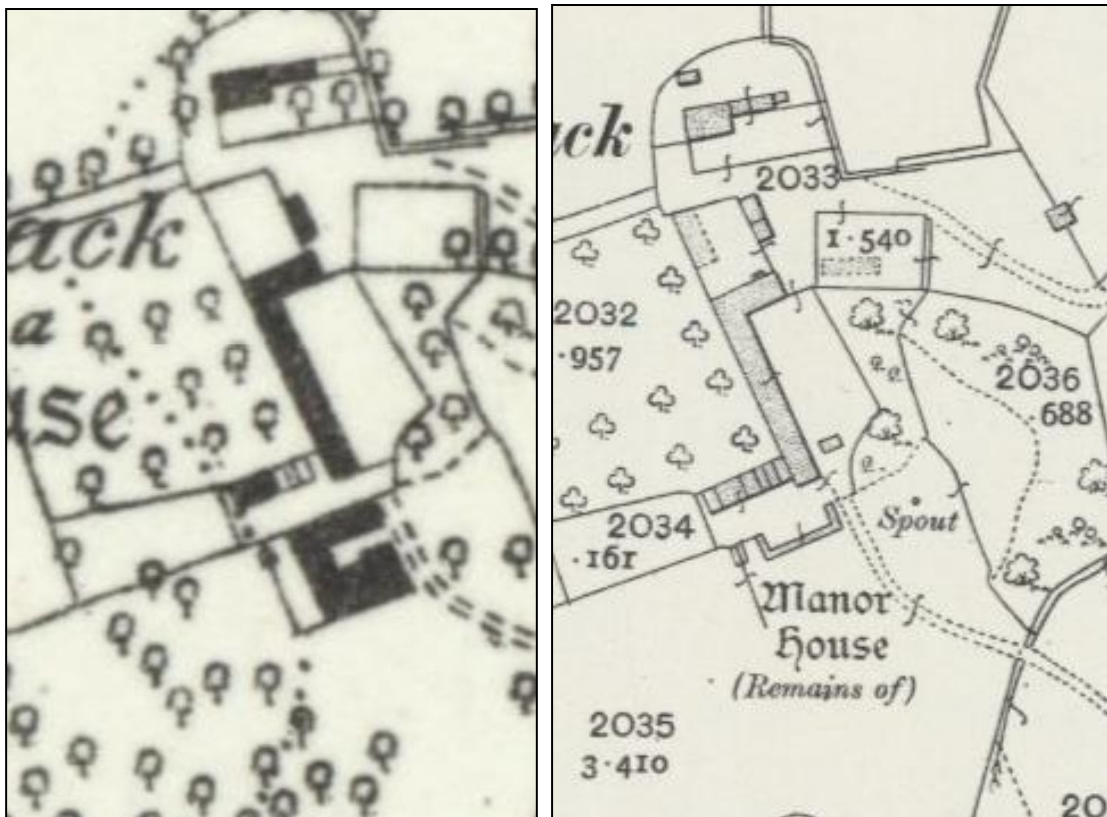


FIGURE 5: ANNOTATED EXTRACT OF THE TITHE MAP, SHOWING THE OWNERSHIP ACROSS THE SITE; TO BE READ IN CONJUNCTION WITH THE APPORTIONMENT TABLE (TNA; 2021).

By the 1st Edition 6-inch OS map, surveyed in 1877, published in 1888 far more detail is given on the planting of the estate and the relationships of the wider landscape. The buildings primarily look the same, apart from the rectangular range behind the ‘mansion’, barn range 1, which appears to have been truncated, with a gap between the building and the long linear range. To the far end the barn range 3 has now been built onto and linked to barn range 4. We can also see the houses marked on the 1842 map and owned by Richard Rowe below the pond is marked here a ‘Lodge’ and a dotted line appears to mark a carriage drive up to the mansion. A definitive line of trees encloses the rectangular field and garden to the west, where the gate piers still stand, marking the difference between leisure grounds and farmland. The mansion house has acquired an L-shaped range of service buildings within the walled garden next to the house and in the yard behind, a wall now built between the manor and the former ‘offices’. It may be that this is the point barn range 1 becomes part of the farmyard complex, no longer domestic. Boundaries and lines within the yard area seem to have been formalised and it may be that the mansion is now very much separate from the rest of the holding.



FIGURE 6: 1ST EDITION OS MAP, PUBLISHED 1888 (NLS; 2021).



FIGURES 7A & 7B: DETAIL OF THE HOUSES AND YARDS FROM THE FIRST EDITION AND SECOND EDITION OS MAPS (NLS; 2021).

On the 2nd edition OS map, surveyed in 1904 and published in 1905, the barns seem largely unchanged from their 1880s appearance. The ramp on the north side of barn range 4 has been added and we have more details about the sub-divisions in barn range 1, a small outbuilding has also been added to the east of barn range 2 and an open sided shed is marked north-west of barn

range 4 and west of barn range 6. There is far less detail about the planting on the estate and the lack of trees annotated in some of the fields may suggest clearance to use as farmland, showing ingress into the once polite landscape. The mansion itself survives only as a few rear walls of the 19th century service building block which had first appeared on the 1880s map. The 18th century building has apparently been completely removed, although part of the walled garden survives. The lodge, carriage drive and lower woodland and pond are all still present.

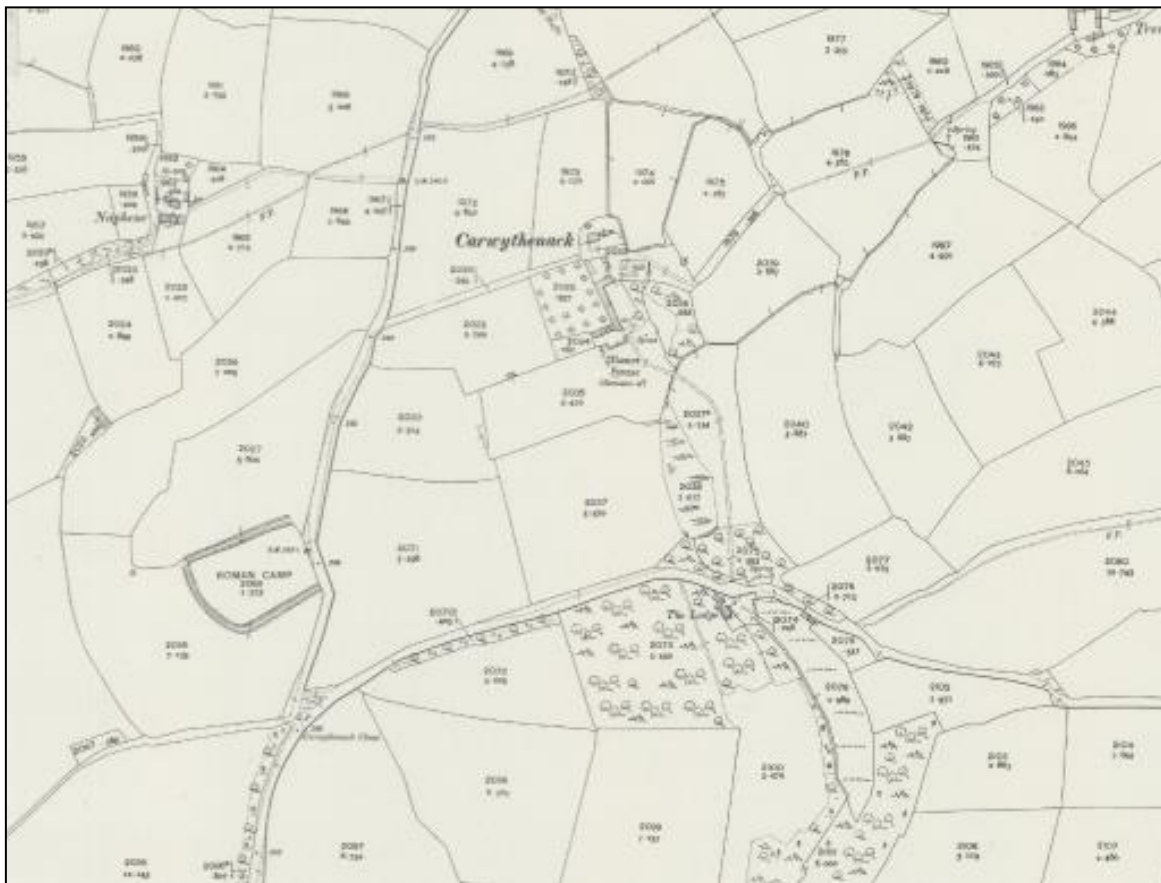


FIGURE 8: 2ND EDITION OS MAP, SURVEYED 1906, PUBLISHED 1907 (NLS; 2021).

2.4 DESIGNATIONS, HER AND LISTING TEXTS

An ancient manor house at Carwythenack was replaced in the Georgian period by a mansion house, which declined in the later 19th century and was demolished in the early 20th century. It is recorded on the Cornwall HER (MCO11704/HER24562.30). The wider farmstead in fact represents a much earlier settlement site; recorded on the Cornwall HER as a '*medieval settlement*' (MCO13898/HER24562), first documented in AD1303. A medieval or post medieval dovecote, or culver house is also recorded in the fields behind the farmhouse in the 1930s (MCO10522/HER24562.20) and there is also a reference in 'Gilbert' to a medieval chapel (MCO9855/HER24562.10).

The barn range complex at Carwythenack Farm are not Listed buildings, however, the farmhouse is Listed at Grade II status of Regency date and Gothick style. The historic walled gardens and gate piers, (the remains of the mansion house landscape) and the sites former well-head are also individually Listed Grade II.

The List ID for the farmhouse; 1142118:

Farmhouse. Circa early C19, probably pre 1820. Rendered shale rubble. Bitumenised scantle slate roof with gabled ends, with lower eaves at the rear over the outshut. Rendered gable end stacks

and another rendered stack over the right hand side of the rear outshut. Plan: Double depth integral outshut plan. 2 principal front rooms the right hand room is larger and both are heated from gable end stacks. Between the 2 rooms there is an entrance passage leading to a dog-leg staircase at the back in the integral outshut. The outshut also contains the kitchen with a side stack behind the right hand room and a smaller dairy or pantry behind the left hand room. In the C20 a single storey extension was added to the rear right behind the kitchen. Exterior: 2 storeys. Almost symmetrical 3-window front. Original C19 Gothick 2- light casements with 2-centred arch lights each with 6-panes per light and intersecting glazing bars in their heads. Granite window cills. Doorway to left of centre with original C19 flush panel door with painted arch top light ; the head of the doorframe is also arched forming spandrel lights on unusual feature. Rear elevation has an original C19 12-pane sash lighting the staircase to right of centre ; 2 C19 horizontally sliding sashes to right and C20 concrete block single storey extension to left. Interior: Partly inspected, has unaltered plan, much original carpentry and joinery including dog-leg stair with stick balusters and panelled doors. In 1820 C.S. Gilbert in his survey of Cornwall describes the since demolished mansion Carwythenack as "lately much improved and the plantation, walks and waterfalls considerably enlarged and beautified". Carwythenack farmhouse was probably built as part of these improvements. Carwythenack was formerly in Constantine parish before the parish boundaries were changed.

The List ID for the walled gardens and remains; 1159661:

Garden walls and gate-piers of the demolished mansion Carwythenack. Circa early C18. Slate rubble walls with dressed granite quoins and red brick gate-piers with granite dressings. The walls are on 2 sides of a rectangular field originally a garden. On the long north side there is a large recess flanked by doorways. On the shorter west side a pair of large red brick gate-piers in Flemish bond with large granite plinths with cyma moulding and similarly moulded cornices with granite ogee-shaped caps with obelisk finials ; both the finials are overgrown with ivy. On the south side of the garden there is a stone rubble retaining wall because the field to the south is lower. The east side is open. The now demolished mansion house appears to have been situated in the north east corner where the ground level is slightly raised. In the C17 Carwythenack was held by the Chepmans or Chapmans. John Chapman of Wendron sold it in 1716 to Peter Hill a merchant of Falmouth. William Hill (son of Peter) probably built the Georgian mansion and walls. In 1820 C.S. Gilbert in his Survey of Cornwall (p. 780) describes it as the seat of William Robinson Hill " A handsome square edifice build with reddish stone and a large cupola on the centre of the roof lately much improved and the plantation, walks and waterfalls considerably enlarged and beautified". At the end of the C19 the house fell into dis-repair and was demolished, its materials used to build a new farmhouse at Lower Carwythenack. Sources: Charles Henderson, A History of the parish of Constantine in Cornwall, p.p. 133 to 138. Carwythenack was formerly in Constantine.

The List ID for the well; 1328395:

Well associated with the demolished mansion Carwythenack. Probably early C18. 5 granite steps lead down to a rectangular well with coursed granite rubble retaining walls. On the shorter south wall opposite the steps there is a granite spout from which the water issues into a sump at the bottom of the steps. One of the steps is a reused piece of granite with a hollow chamfer. The well was probably built in association with the now demolished circa early C18 mansion Carwythenack of which only the garden walls and gate-piers q.v. survive. Source: Charles Henderson, A History of the Parish of Constantine in Cornwall, p.p. 133 to 138. Carwythenack was formerly in Constantine parish before the parish boundaries were changed.

2.5 NOTE ON THE ARCHITECTURE OF RECYCLED STONE IN THE BARNs AT CARWYTHENACK

At least three large dressed granite stones have been noted in the barns as reused from the ancient manor-house at Carwythenack. Colloquial knowledge referenced the stones as reused from the 18th mansion but these scroll carvings, sometimes known as rams-head carving are a late

medieval or early post medieval architectural device, often seen in 16th and 17th century in the Westcountry. Used as they are in 18th and early 19th century service and agricultural buildings, they clearly represent the very fragmentary remains of the original medieval manor house on the site, as replaced by William Hill in the early 1700s. It is noted by several scholars that the stones from the Georgian mansion were reused to construct the current Lower Carwythenack farm. However Lower Carwythenack Farm is noted as substantial in the 19th century records at the same time as the standing mansion, although that isn't to say it couldn't have been rebuilt again, in new fashion, in the later 19th century but a study of the Lower Carwythenack House may reveal further details about the demolished medieval house and the Georgian Mansion from Carwythenack.

3.0 HISTORIC BUILDING APPRAISAL

3.1 SETTING AND LANDSCAPE CONTEXT

The farmstead is accessed down a long formal farm track, leading off the parish lane; there is a good set of dressed granite gate piers and flanking herringbone banks at the entrance of the driveway, cohesive with an 18th or 19th century date for this feature, which runs down between Cornish hedge banks, planted with mature trees. The drive terminates in front of the farmhouse in a smallish irregular yard bounded by modern sheds to the south, the farmhouse to the north and some small modern stables and workshop to the north-east. To the east a gate leads off the yard to a cottage built in a wooded plot, of more obvious Victorian appearance.



FIGURE 9: THE LONG TRACK DOWN TO CARWYTHENACK; FROM THE WEST.

The historic barns are initially screened from view by the extensive black corrugated-sheet clad modern sheds which dominate visually and somewhat oppress the character of the site, at present. To the south-east of the yard is a detached single storey stable and other modern metal framed shed, with a gate between to a stone barn and through this gateway there is an extensive historic yard and linear range. The southern half of the site is quite wooded, a large metal pole barn occupies the eastern half, an L-shaped range of attached barns forms the north and west sides, with another range of single storey block-work buildings to the south, with wooded overgrown grounds beyond. The yards present as simple working agricultural but abandoned and derelict, un-modernised. There is a feeling of enclosure as some of the trees, once planted as ornamental gardens have grown very tall and restrict views in and out.

The site appears to be terraced with a steep slope with steps leading up to the remains of historic walled garden and a large field with a set of grand gate piers can be seen to the south-west. The holding is defined by particularly mature hedge banks and curvilinear field boundary patterns to the north and north-east; the wider area is of simple rural working agricultural character.



FIGURE 10: THE MODERN AGRICULTURAL YARD SETTING OF THE BARNs; FROM THE NORTHWEST.

3.1.1 THE WALLED GARDEN(s)

The title apportionment gives us lots of detail on the function of the various spaces around the Gentry residence and Plot 2821 and 2822 are both defined as 'Garden', 2821 is called 'back garden' which probably means kitchen gardens and functional spaces and includes a potting shed or similar in the corner; 2822 is a large walled lawn garden with grand gate piers, seemingly a polite space. This 'garden' is now a large field but there is one very fine tree surviving, near the wall to the north; there are noticeable earthworks in this field, including a linear pattern running up to the gate piers which may once have been a raised path or parterre, other areas appear more sunken. The 18th century was a time in which formalized, structured garden spaces were fashionable; as we do not have a record of the Carwythenack garden we cannot know exactly what the current grass sward seals but there is certainly evidence of historic features within this space. The kitchen garden has become overgrown and is now scruffy but delightfully rustic woodland carpeted in bluebells and wild garlic. The remains of the potting shed in the south-east can be seen and other anomaly in the wall may be a ruinous second structure. This area now presents as a field but it is important to recognize the different status and function of these spaces, a formal polite garden and working kitchen garden; these spaces bring character to the site and are important for the overarching narrative and significance. Care should be taken particularly in the field with the gate piers, as extensive remains of archaeological interest could survive; this area has *High* archaeological potential.

3.1.2 THE FARMHOUSE

The farmhouse is of vernacular killas with faced and dressed massive granite dressings to the openings and corners. It is of pleasing Gothic style, with decorative windows but is noticeably asymmetrical and this may be due to the building being remodeled from a different structure; it is enclosed within a walled cottage garden. Behind the farmhouse are small paddocks and a garden, curvilinear field boundaries fan out behind the farmhouse with really heavy mature tree planting; this field pattern is noted on all historic maps, even the surveyors draft and frames an ovoid

enclosure in which the farmhouse sits; possibly evidence of the landscape associated with the much earlier medieval phase of the site.



FIGURE 11: THE FORMAL GARDENS, NOW A FIELD, WITH GATE PIERS, HEDGE, VETERAN TREE AND CLEAR LINEAR EARTHWORKS, INDICATING HISTORIC GARDEN STRUCTURES OR LAYOUT; FROM THE NORTH-EAST.



FIGURE 12: THE FARMHOUSE AT CARWYTHENACK; FROM THE WEST-SOUTH-WEST.

3.1.3 THE MODERN POLE BARN AND SHEDS

To the north-west of the historic barns, north and east there are modern concrete and timber sheds, open span agricultural buildings, a more enclosed corrugated shed and metal framed pole barns with corrugated cladding. All of these structures date from the mid-late 20th century and are associated with the phase of concreted yard surfaces and some concrete block additions to the historic barns. They contribute at present to the abandoned rural farming character of the site but are visually dominant over the historic buildings and are in relatively poor condition. Although the scale of the buildings is quite significant they are not expected to have disturbed the ground beneath them to any real extent, as they are all largely frame-construction; there is potential for archaeological evidence to survive beneath the concrete slab footprint of these buildings. A good quartz, slate pebble and granite cobbled yard is seen to partially survive beneath the concrete in the yard to the east of Barn range 2, adjacent to the pole barns. It is believed the ground surface has been considerably built up in the yard with the agricultural sheds behind barn ranges 1-3; this concreted area however as 'garden and yards' may seal more interesting occupational deposits.

3.1.4 THE RUINS OF THE MANSION HOUSE

Behind the single storey barn range which is referred to in this report as barn range 5, low walls appear to indicate pig pens, or a range with small rooms, however other low walls and ruinous features looked to be visible above the dense foliage. This building sits on the line of the 19th century service outbuildings which are first documented on the 1880s mapping. The location of the actual manor house is just outside of the ownership boundary of the site but this area is of *High* archaeological potential and sensitive to development; careful clearance of the area is recommended first, as further assessment may need to be made on the impact and archaeological features associated with the lost mansion may be found.

3.2 BARN DESCRIPTIONS

The barns have been organised into six ranges for the purposes of this study (see Figure 12). The numbering does not indicate superiority or chronology but the survey merely started at the south end of the site and moved methodically northwards, working on the main attached range first, the two detached, much modernized blocks were surveyed last. The modern barns and sheds have been loosely discussed above in setting and are not dealt with further due to their lack of historical significance.

3.2.1 BARN RANGE 1 – BUILDINGS A & B

Barn range 1 is of single storey height, to the south-west of the site. It is linear in form, on a rough east-west alignment, now of roofless ruined condition. It is formed of two historic gabled attached buildings, with a modern section of infill between it and Barn range 2 to the east, at a perpendicular angle. To the south this building faces onto the former 'domestic offices' courtyard behind the 18th century mansion house, the ground surface is of damaged quartz cobbling, with a raised concrete platform along the front of the building and a concrete block water trough; to the north it faces onto the yard, the ground level of which has been significantly raised. The modern wall coverings of cement render obscure vital details about this range which directly served the manor house and further recording after proper clearance and stripping of the render, of at least the interiors, would be able to inform on the mansion-house site.

BR1 – Building A; is of three bays length, with tall single storey walls to north and south, the front wall is cement rendered, the walls are quite thick, straight in profile and post-medieval in appearance. The south front elevation has two tall narrow doorways, with altered granite lintels and scars in the render for doorframes. There is a raised pointed stone rubble gable to the east side, collapsed to the west. The building has a dividing wall and the two separate rooms have been converted into two animal stalls. Rendered concrete water troughs back onto the central

party wall and there are metal and concrete feeder troughs to the north wall. All internal walls are cement rendered, with the east west and north walls appearing to be blind. The granite lintels used over the doorways have pintle holes indicating they have been recycled here, there is evidence of facing and rustication so these may have been recycled from either previous of the lost high-status houses.

BR1 – Building B; of lower height, probably also once three bays in length, of more obvious vernacular build, rendered externally its walls are thicker and more irregular in profile. This has two low doorways to the front wall, with roughly dressed granite lintels and dressed granite visible to the reveals in places, there is a blocked window and door in the rear wall and the gable to the west belongs to BR1A. This building also contains animal pens which are uncomfortable with the rear openings, for example closing against the window opening, so again are a secondary use of this space. Concrete block walls form two pens and a thick end wall to the east has been partly truncated and capped in cement, leaving the space open to Building C. The walls are internally rendered obscuring further details.



FIGURE 13: BARN RANGE 1; BUILDING A IN THE BACKGROUND, BUILDING B IN THE FOREGROUND, WITH TALL GABLE BETWEEN; FROM THE SOUTH-EAST.

Building C is in fact negative space, a section of infill, enclosed to the front by a short section of concrete block walling and with contiguous rubble stone walling behind, this was probably used as covered storage and then later adapted for further animal housing. The party wall to Building B is in fact the thick stone former gable end of that earlier building.

3.2.2 BARN RANGE 2 – BUILDINGS A, B & C

Barn range 2 is of two storey height forming the west side of the main east farmyard, a long linear range on a north-south alignment; formed of three attached buildings, a lean-to, a barn and a cart store. The building is still roofed with corrugated concrete fibre sheeting panels but is damaged in places and sections of the loft floor have failed due to water ingress, so the loft was not accessed. The building faces east, having a 'presentation' front and there is an associated quartz and granite cobbled yard surface along the front, partly covered by modern concrete. At the south end of the

east elevation the building is failing, with a significant lean; this is due to the knocking out of windows to form doorways and the forcing/enlarging of openings above, which has weakened the build. This east wall includes important details which indicate this had a domestic-service origin rather than originally being a barn, as all of the openings along the ground floor show evidence of being windows, there are no original doorways and several windows above are enlarged into loading doors. It is attached to barn range 3 on the north end. The rear wall of Barn range 2 and Barn range 3 seems to incorporate fragments of battered walling, which may relate to other walled gardens linked to the 18th century mansion or even earlier structures associated with the medieval manor complex. Behind this barn it faces onto the former second yard space, the ground levels of which have been significantly raised. This range also includes three pieces of visible recycled stone, in its walls, believed to be from the medieval manor complex.

BR2 – Building A; is a small lean-to, built onto the south end wall of Br2B. It is of rubble build with a steep corrugated tin roof and a stable door in the east wall, facing out into the yard. Internally it has a concrete trough to the west wall. It has been used in the current complex as the entrance to Br2B, with a doorway forced in the wall of the earlier building for access at this end.



FIGURE 14: THE REAR WALL OF BARN RANGES 2 & 3, SHOWING COMPLEX PHASING EVIDENCE SUCH AS RAISES AT THE EAVES AND BLOCKED AND FORCED OPENINGS AND THE EXTENSION AND TRUNCATION OF EARLIER WALLS; FROM THE NORTH-WEST.

BR2 – Building B; comprises a long barn range of six or seven bays length. It is of low two storey height, narrow in width. The rear wall is of dense platey killas/mudstone rubble stone, graduated in weight and battered, with a clear raise indicating the loft is a later addition. It appears to have been heavily externally re-pointed in a hard whitish lime mix mortar, likely in the 19th century. The south gable has a forced door enclosed within Building A, which has timber lintels, the stonework much patched with brick. The north gable has a forced door enclosed within Building C, again with timber lintels. The east elevation is of graduated regularised rubble stonework, again of the local killas, with granite dressed and squared quoins to corners. The east elevation is an asymmetrical facade which aspires to a symmetrical arrangement of two loading doors over two doorways, on the ground floor the doors are flanked by three windows and on the first floor with a central

window. All of the openings have good local vernacular squared and dressed but only roughly faced granite quoins to the reveals. The two first floor loading doors rise directly from the granite slab lintels of the doorways and have quoins running all the way down. The window has a chunky pegged frame and a pair of plank boarded shutters, the loading doors have pegged frames and plank boarded stable doors. The ground floor south window does not have granite quoins reveals to the south side and has actually been formed within a very carefully blocked doorway opening, the quoins having been removed and the stonework rebuilt; the only evidence is two short sections of straight build line and the whitish coloured re-pointing. This doorway was likely blocked in the 19th century as the window is set with a good pegged timber hopper frame, now blocked with corrugated sheeting. The two doorways on the ground floor have been cut down from windows, the quoin reveals stop in line with the other windows and the stonework below is disturbed and repaired, using lime-cement mix re-pointing. This means there were originally four identical window openings on this elevation with only one south doorway. Right of the current south door is a small square fixed pane, in a tiny opening with quoin reveals, a keeping place or similar. Both of the doorways have nailed timber frames and recycled plank boarded doors on a variety of different strap hinges, the windows are timber pegged agricultural character hopper casements, some boarded over, where glass survives two large fixed panes lie over an opening hopper framework, most of which are missing. The small opening has a domestic character beaded fixed two pane window in a beaded pegged frame, painted a putty colour.

Internally this building has modern concrete pens breaking up the ground floor, with a concrete floor and drain to the east side, a long dark feed channel, blocked with rubbish runs down the rear west wall, served by the door from Building C to the north end. There are concrete troughs against the feed channel and lots of modern timber hayricks, above the boarded loft is a mix of old wide boards and narrow replacement boards; the chunky joists are close set, but not of agricultural weight and the majority display nail staining indicating lath and plaster ceilings were once a feature of this building. The roof, glimpsed through the floor and openings is of A-frames, seemingly quite lightweight for the span, probably elm, replaced or braced with 20th century pine trusses.

BR2 – Building C; is a short two bays width, a two storey section of infill, built between separate barns, Br2B and Br3. It has a rubble-built front wall, with a large section of recycled dressed granite square ashlar blocks and a double height, off-centre trap or cart door, with heavy pine lintel and painted plank doors on heavy hinges. The front wall, on its inner face contains at least two blocks of recycled stone with coiled or scroll carving, damaged sections of ‘rams-head’ carving, another piece of which is seen in the ramp of barn range 4. Access is provided via two forced doorway to Br2B and Br3 to the west side. There is a small slit vent to the west wall, which clearly shows evidence of a raise, being battered and of far heavier more vernacular build to the ground floor.



FIGURE 15: BARN RANGE 2, THE EAST FRONT, BUILDING C IN THE FOREGROUND AND BUILDING B TO THE CENTRE, BUILDING A IN THE BACKGROUND; FROM THE NORTH-EAST.

3.2.3 BARN RANGE 3

The building is of more obviously agricultural quality than Barn range 2. It is also a narrow long linear range, on a cranked alignment from Br2, slightly angled to the north-east. It is of low two storey height and has a small concrete block generator shed built onto its east front elevation, which faces into the main historic farmyard, to the rear, like Br2, it faces onto the second yard, the ground level of which has been significantly raised. The building has a contiguous corrugated concrete-fiber sheeting roof with Barn range 2. The barn is now abutted by barn range 4 at the north end; barn range 4 has been built out and around to meet barn range 3. The walls are killas rubble, quite loosely built, it has some granite dressings. To the south end of the east wall there is a door with small window above, to the centre a loading door over a blocked doorway set within a window and there is a second small window at first floor to the north end and another forced doorway below. The west wall has a one slit vent and two small windows to the west at ground floor, with a larger window and door to the rebuilt north-west corner, where the barn has been adjoined by an barn range 4. This barn is still full of lots of farming debris and further recording would be beneficial, to allow more detailed study of the phasing, particularly if the rear wall could be cleared of external foliage.

Internally this building is set up very much like Br2B, it has modern concrete pens to the east, with a feed channel to the west, served by a door in the north wall, with thick frame and plank stable door and another forced door to the south from Br2C. The loft floor structure here is heavier than in Br2B, with large wide elm boards and replacement pine boards, most of the floorboards are missing. To the north end the build changes becoming much looser and rubbly, there is a massive pine beam, bracing the former end of the barn and a timber frame with plank boarding has been installed above, there is hatch with a rotten timber ladder and a framework for a timber hopper within the loft. The barn is open to barn range 4 at this end.



FIGURE 16: BARN RANGE 3; FROM THE EAST.

3.2.4 BARN RANGE 4

This building lies at a perpendicular angle to barn ranges 2 and 3, attached at the west end by an extension. It is also of low two storey height, with a contiguous roof from Br3, concrete-fiber sheeting roof. To the south this building faces onto the east historic farmyard, to the north, it is enclosed by the modern corrugated barn and barn range 6. On its south side it is abutted by a series of concrete block structures all ruinous and roofless, these are of no historic value and are not discussed further. Historic phasing is clear to read in the stonework of the walls, but the buildings would benefit from further recording when the concrete block adjacent structures are removed from the south, to pick up the details of the truncated structure.

Br4 – Building A – this is an extension on the end of the original building; it is built of rubble and links in an L-shaped form to the south to Barn range 3. It has a stable door to the south, with loading door above, against barn range 3, there is also a projecting section of truncated wall, as the historic mapping shows the barn returned to the south here previously. There is also a loading door in the north wall; the north-west corner of this building has had to be rebuilt in concrete block. It has a concrete partition wall on the ground floor which forms two large open animal pens. On the first floor the loft is contiguous across the entire range, formed by narrow plank boards over lightweight close-set joists, it is closed from barn range 3 by a plank boarded partition, with a timber frame and a doorway links the two lofts.

Br4 – Building B; this is the original part of the building a four bay range with former south projection, now truncated and demolished. It has thick battered graduated regularised rubble walls, with historic whitewash to the interior. The walls have been raised to allow for more room for the loft. This has a large opening to the east end, which now has a concrete lintel and a substantial ramp runs up to a loading door in the north wall, which is also forced with a concrete lintel and rendered reveals, recycling an older plank boarded door and frame; the ramp includes rubble (presumably) recycled from the previous houses on the site. The loft over is contiguous with the adjacent element, the build line where the stonework form changes is very clear along

this range, there is a further loading door on the north wall, on the build line, which accesses the loft, now blocked by the modern corrugated barn.



FIGURE 17: BARN RANGE 4, WITH CONCRETE BLOCK BUTTRESSES AND RAMP TO LOFT; FROM THE NORTH-EAST.

3.2.5 BARN RANGE 5

The building is a long narrow, low single storey range of concrete block construction, with the south wall incorporating some earlier stonework, the north side open to a yard, under a corrugated roof, with timber posts. To the west the majority of the building is an open linhay-style equipment store, with a raised concrete floor. To the east end, there is an enclosed animal pen, with two stalls formed by a concrete block partition wall, this has a door to the north and a crittal-style metal hopper window to the east, again there is some stonework in the south wall. The roof is of modern trusses. The external walls are rendered and the building is very overgrown, there appear to be pig pens behind and other ruins, possibly of the manor house. This faces out to the north, onto a small yard enclosed by concrete block walls to the east side; the yard has granite and quartz rustic cobbling beneath the overgrowth. The building is not of historic interest but may seal archaeologically valuable remains of the manor house or mansion phase.



FIGURE 18: BARN RANGE 5; BUILDING A, OPEN FRONTED IN THE BACKGROUND, BUILDING B IN THE FOREGROUND; FROM THE NORTH-EAST.

3.2.6 BARN RANGE 6

The building is a long narrow single storey linear range, within the north yard serving the farmhouse, on a north-south alignment. The building faces out onto a sunken area of concrete which shows an original quartz and granite cobbled surface survives beneath. It has obviously been used as stables and adapted into use for cows or pigs, significantly rebuilt in concrete block to the south end, with some rendered stonework surviving to the north-east and north walls. It has a collapsed corrugated roof, shallow mono-pitch roof. It has a mid-20th century crittal-style hopper window to the south and a matching set of red painted relatively modern plank boarded stables doors to the east wall, five in number; there is a boarded six pane wooden framed hopper window to the north end. Build lines at the west eaves would suggest this had a steep pitched roof at some stage. Internally concrete block walls divide the building into stalls, with troughs to the west end, the roof carried on lightweight modern timbers, with posts for support. The building is of little historic interest, as it is largely rebuilt but may seal archaeological remains. It does provide some working agricultural setting to the farmhouse at present but is visually dominated by the modern corrugated barn; stables are usually quite well outfitted buildings on a farmstead and of some status, connected to the value of the horses, as power but it is clear this building has suffered from a lack of use in the 20th century, presumably as the horses were replaced with machinery.



FIGURE 19: THE STABLES, BARN RANGE 6; FROM THE NORTH-EAST.

3.3 THE FUNCTION OF THE BARNs WITHIN THE COMPLEX/BARN RANGE

The barns have been constructed over a long period of time in the 18th and 19th centuries on a site with ancient origins. There was a high status Gentry residence, a '*mansion house*' which was lost to abandonment/an episode of damage in the late 19th century, on the site and therefore some of the buildings (Barn ranges 1 & 2) predate the simple farming phase of the site. Collectively the buildings reflect both a home farm set-up and a polite landscape of service buildings in their first iteration. The majority of the buildings have been converted into general animal housing, piggeries, cow byres and milking parlours in the 20th century.

TABLE 2: FUNCTION OF SPACES WITHIN THE BARN COMPLEX

Barn No:	Current Function – late 19 th century and later	Historic Function – early 19 th century and earlier
Barn Range 1		
1A	Animal pens	18 th century domestic services to the mansion house
1B	Animal pens	
1C	Animal pens	20 th century infill
Barn Range 2		
2A	Storage/feed shed	Early 18 th century domestic services to the mansion house
2B	Cow byres	
Loft over 2B	Loft	Late 18 th or early 19 th century raise/alterations to create loft?
2C	19 th century infill – cart shed/trap house	Early 19 th century infill – cart shed/trap house (pre tithe map)
Barn Range 3		
3A	Cow byres	Late 18 th or early 19 th century barn (pre 1811 surveyors draft)
Loft over 3A	Loft	
Barn Range 4		
4A	Animal pen	Mid 19 th century infill (appears by 1880s mapping)
4B	Store/animal pen	Late 18 th or early 19 th century barn (pre 1811 surveyors draft)
Loft over 4A&B	Loft	
Open-fronted shed/end stall house – Barn range 5		
5A	Open fronted covered storage shed	Mid 20 th century structure replacing 19 th century service buildings for the mansion house. May incorporate remains in the rear south wall.
5B	Animal house	
Stables – Barn range 6		
6A	Animal pens/stables	Building shown on 19 th century mapping in this location.

3.4 SENSITIVITY OF SPACES – FLEXIBILITY FOR CHANGE WITHIN THE BARN RANGE

Barn range 1 incorporates the altered remains of a building recorded on the title as 'offices' to the mansion house. Altered openings indicate windows and doors in a more typical domestic-service pattern but much in this range is obscured by overgrowth and render; the sensitivity and potential for further information could not be fully assessed. It is felt that as this is the last structure directly linked to the mansion house it should at least be fully recorded before loss but ideally would be adapted in situ.

Barn Range 2 has something of a presentation front on its east face, with neater stonework and dressed granite details to the openings. It also contains features which indicate the complex involved narrative of the site; such as the regular spacing of windows along the east elevation, some of which have been chopped down into doors for barn use at a later date, which would indicate a more service-related function for this building at some stage and the inclusion of at least two (visible and identified) carved pieces of granite from the medieval manor house/phase in the front, east infill wall of B2C. It is felt this building is ripe for conversion, to ensure its survival with much of its historic interior stripped out and altered in the 20th century there is a lot of internal flexibility; its front wall is also failing so conversion will allow for this to be repaired; the exterior visual appearance of this barn are important and minimal change would be preferential. Full recording and understanding of this building would be required before conversion due to its potential role on the former mansion site.

Barn range 3 contains a massive pine dressed and faced beam, reused to brace the end, where the barns have been linked on the corner; this beam has cut sockets and other details which would suggest it was part of another frame or structure, possibly a horse engine bracing post and has been recycled here. This barn is also much altered with concrete block pens and internally has a lot of flexibility for change and conversion which will ensure its survival. Its exterior is of less sensitivity than BR2 as it has always just been a barn and altered in the 19th and 20th centuries, there may be more room to alter the exteriors here, as long as the overall farmyard visuals are not affected.

Barn range 4 also contains a large block of carved stone, a sizeable rams-head carving used on the corner of the granary slope/ramp serving the loft. This has been much altered and certainly there is the potential to remove all of the concrete structures from the south front and if necessary replace, extending the footprint, if desired. It is flexible internally for change, with few fittings surviving.

Barn range 5 is of no value in itself but contains fragments of stone walling which are the remnants of the Victorian service courtyard which was built behind the mansion house. The barn itself is not sensitive to change but in its removal and site preparation some recording of the wall fragments would be expected and significant survey and recording may be needed of above and below ground remains of the rest of the building, within/around this building.

Barn range 6 contains only fragments of a 19th century agricultural building and is much altered, ripe for removal, alteration and change, as required. Its current appearance is not beneficial to the nearby Listed farmhouse.

3.5 ARCHAEOLOGICAL POTENTIAL

The barn ranges are framed by the yard to the east, with modern agricultural sheds and historically gardens to the west, now another yard, with modern agricultural sheds; the farmhouse to the north. The mansion house was to the front (south); now overgrown and wooded but with standing ruins, gardens, a drive and a pond also within overgrown woods

further south, walled gardens to the west. The location of the medieval house is unknown but presumably broadly in the location of the current buildings. With a documented history which goes back to the medieval period and features onsite which have not been fully explored, such as the well and possible lost dovecote and chapel there is high archaeological potential on the wider site and within the current farmyard areas, although there would be disturbance expected here. The nature of the archaeological evidence may be regionally important and the wider area is very rich in prehistoric archaeological deposits and the gardens of the former mansion house, now overgrown will have been protected from modern intrusive farming methods, so if earlier prehistoric evidence survives below ground in the areas it is expected to be in very good condition. Archaeological potential is assessed as *HIGH* and all ground-works in and around the barns, associated with their conversion but any other landscaping of any considerable extent ought to be monitored archaeologically under an approved programme of works.



FIGURE 20: A DRESSED, CARVED GRANITE –STONE, REUSED IN THE RAMP SERVING THE LOFT OF BARN RANGE 4; FROM THE NORTH.

3.6 HISTORIC DEVELOPMENT DISCUSSION

The site has its origins in the medieval period, as an ancient manor, associated with the locally notable Stapleton, Tremayne and Chepman families. Bought by the Hill family in the early 1700s they remodeled the site into a polite Gentry house and landscape which survived intact until the late 19th century. The farming aspect of the estate continued after the loss of the mansion house until the recent sale and division of the site.

3.6.1 EARLY-MID 18TH CENTURY PHASE

Of the buildings on the site Barn range 1 is likely contemporary to the mansion house, noted as 'offices' on the tithe map and enclosed within a contained courtyard behind the house. What exactly survives within that building from that time is however questionable and at present obscured by foliage and render. Barn range 2, building B is also likely of 18th century date, much altered in the 19th and 20th centuries. It appears to have been a long linear range with windows along the east side facing out into a yard; this again seems more typical of a service building than a barn.

3.6.2 LATER 18TH CENTURY PHASE

It is not clear when the farmhouse was constructed at the site but it is expected to be of later 18th or even very early 19th century in date, of Gothic influence in its detailing. It is likely that as the 'home farm' was built the barns were also constructed, including barn range 3 and barn range 4 – building B. It is likely the first significant phase of alteration may also have been undertaken on barn range 2, raising the walls and adding or converting a loft and it was attached to barn range 3 with an infill cart storage barn.

3.6.3 MID 19TH CENTURY PHASE

Additional buildings like the service ranges to the mansion house appear on the 1880s mapping, having not been present on the tithe map. These are now broadly represented within the complex by barn range 5, although what remains, if anything will only be fragmentary stone walls in the south elevation. Barn range 1 seems to have been altered, extended and divided up, as shown on the mapping. The west end of barn range 4 is also extended to form a continuous L-shaped range and a loft is added to the building. The cottage is built to the east.

3.6.4 LATE 19TH CENTURY PHASE

The mansion becomes unoccupied and then falls swiftly into disrepair, likely after years of tenancy and then several changes in ownership. The barns are further rationalized and some changes happen to opening in lofts etc. The lean-to, Barn range 2, building A is probably added. The barns become fully agricultural in function and now wholly serve the farmhouse. Some of the material from the mansion is supposedly reused to build a grander farmhouse at Lower Carwythenack Farm.

3.6.5 20TH CENTURY PHASE

The farm continues on the site, as does the cottage, the mansion completely disappears due to sale or local robbing of the stone and brick. The barns become redundant over the latter end of the 20th century and are largely replaced by modern sheds.

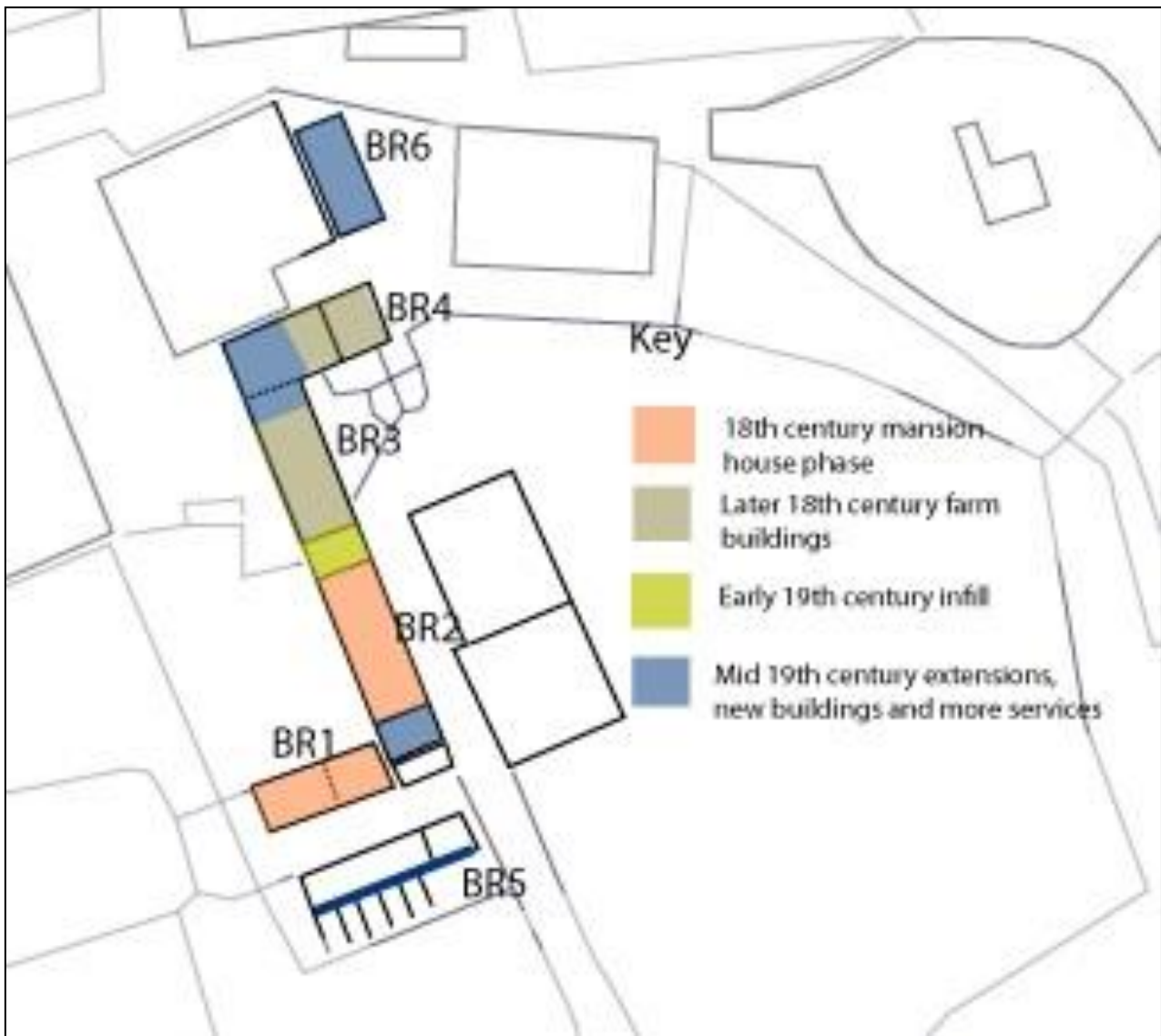


FIGURE 21: BLOCK PHASED PLAN OF BARNs SHOWING DEVELOPMENT OF THE COMPLEX; (AS ADAPTED FROM PLANS SUPPLIED BY CLIENT).

3.7 STATEMENT OF SIGNIFICANCE

The barns are not Listed and are not recorded separately on the Cornwall HER, however they are undoubtedly a local undesignated heritage asset and of local and regional value, both as part of the wider site and in their own right. The main heritage value of the buildings which stand on the site today is that they are the last remnants of the manor's mansion-house phase as Barn range 1 is marked up on historic maps as 'offices' and Barn range 2, (B2B) is a former service building, later adapted into a barn. The condition of the buildings is now poor and if left, they will inevitably collapse; it is felt the buildings are significant enough to provide considerable impetus to a project of renovation. Conversion of the barns into dwellings is the most practical way to ensure their survival and the wider clearing and conservation of the site, including the other features which it may contain, not seen during the initial brief site assessment.

If we apply the Historic England classifications of value to the building, to explain the level of significance applied:

3.7.1 ARCHAEOLOGICAL VALUE

High; the site will contain occupational deposits from the medieval period to the 19th century, of archaeological interest and there is a ruined mansion house, dovecote and possible chapel somewhere within the core settled area of the farmstead. The wider area is particularly rich in prehistoric evidence.

3.7.2 EVIDENTIAL VALUE

High; this is one of the surprising conservation values for these barns; they appear to incorporate an earlier garden wall to the rear, there is numerous phasing, where separate buildings have been in-filled to form a continuous linear range and there is even evidence of recycled material from the medieval phase of the site. Openings have also been blocked and altered indicating previous use for Barn ranges 1 & 2, as services for the 18th century mansion.

3.7.3 ASSOCIATIONAL VALUE

Medium; the barns are the last built-form remnants of a Gentry site with mansion-house and an ancient manor form the medieval period, of considerable local importance. Carwythenack is noted in various works on Cornwall and is of regional historical (associational) value.

3.7.4 HISTORICAL VALUE

High; one of the highest conservation values of the barns. The site is associated with the Stapleton, Tremayne and Chepman families from its earliest medieval phase; all regionally important gentry families. In the 18th century it was bought and remodelled by the Hill family. One of the Hill daughters in the 18th century married William Pryce who published on the archaeology and mineralogy of Cornwall and was well known in his day. Richard Hill a younger son in the 19th century became a founder of the Plymouth Brethren and his sister Frances married James Trevenen, a celebrated naval officer, who was nephew of the more famous Captain James Trevenen who was in the British and Russian navy and fought in the American War of Independence and the Russo-Swedish war and led the Mulovsky expedition for Catherine the Great.

3.7.5 AESTHETIC VALUE

Low to Medium; this is one of the most complex conservation values for these buildings. The barns have some fine 18th century vernacular details and the east front of barn range 2 is quirky and clearly communicates the complex development of the site. The barns have suffered considerably from a period of neglect and dereliction and now present as very untidy and overgrown filled with rubbish; they also have quite a bit of inappropriate 20th century concrete

block addition, particularly to barn range 4. These issues reduce their overall aesthetic value but are all conditions which could easily be rectified and improved as part of their restoration and conversion.

3.7.6 SYMBOLIC/ICONIC VALUE

Low; the lost mansion house of Carwythenack is something of a local legend in the parish and has certainly been discussed by many academics who have covered the area in various local history studies.

3.7.7 COMMUNAL VALUE

None. There is no communal value, indeed quite the opposite, either as a medieval manor or a Georgian mansion-house the site's narrative was defined by its privileged owners.

3.7.8 AUTHENTICITY & INTEGRITY

Medium to High; this is a complex issue as the barns present very authentically as an abandoned farmstead but their older polite service narrative is almost wholly obscured. They are completely unrestored and agricultural debris and old machines can still be found amongst the buildings, so the wider site is very authentic. The structural integrity of the barns is high, as the majority seem largely complete, although Barn range 1 has lost its roof.

3.8 CONSIDERATION OF PROPOSALS

Conversion of the barns into dwellings is the most practical way to ensure their survival and the wider clearing and conservation of the site, including other features which are currently overgrown and may be deteriorating without survey and recording. However, design and conservation are important issues on such a historic site and it is important the conversion is sensitive to the heritage values of the buildings. (See Figure 22 for plan). It is understood that a strong modern-rustic agricultural aesthetic is aimed for with the new-build houses and this is encouraged from a conservation perspective on such a complex site. Historic pastiche and the creation of 'traditional' buildings should be avoided at all costs at risk of confusing the lost mansion-home farm narrative.

The site is clearly now of simple working agricultural character and innovative design could really contribute positively to the aesthetics of the site, especially if bold choices can be made, converting this back to more of a settled middle status or gentry character site, a 'grand designs' project as such. Providing a clear line between the 20th century and a new 21st century phases of the site is important; the choice of timber is supported as it will clearly define the phasing and will also soften into the established wooded setting overtime. It would be beneficial if other local materials such as granite and stone could be worked into the designs or landscaping, or any materials from barns being removed could be recycled onsite into the wider project to ensure the ongoing Cornish character and regional identity of the farmstead.

If we look at the proposals:

- **Barn range 1 is to be demolished and replaced with timber clad workshops and garages.** As we have discussed above Barn range 1 contains evidence of the 'offices' of the mansion house and may seal other archaeological deposits associated with the high status parts of the site. The difference in form between this building and the other barns informs on the narrative. Whilst historical significance does not preclude removal and demolition (and the poor condition of the building and considerable alteration is acknowledged), it is felt that if this plan moves forward with the loss of the building, then a programme of detailed

archaeological work should be undertaken as mitigation of this loss. As a minimum the render should be removed and the building fully cleared out before demolition so full level 3 building recording can occur; this can be based on the good quality survey drawings which exist. Secondary measures would include the archaeological monitoring of ground works in this area.

- **Barn range 2 is to be retained and converted, known as House No.4 on the plan.**
 This is supported; the building is unlikely to survive unless converted. However there is considerable interest in this structure which is the most independently significant on the site, out of the historic barns and so a programme of building recording would be beneficial as part of a conditional planning permission, based on the good quality survey drawings which have been prepared. There does need to be a caveat that the important front east wall is supported and repaired, or replaced/rebuilt using the same stones, in the same style and that innovative use of glass to form an atrium is considered external to the historic footprint, in such a way as to look through and along the building, possibly associated with the large cart doors. Loss of the principle features which link this building to a potential service function is very damaging to the narrative of the site and is cumulatively damaging if Barn range 1 is also allowed to be removed as the only evidence of the former gentry phase of the site would then be wiped out, which is felt unacceptable from a heritage perspective. It is acknowledged that the wall is in poor condition, but it is felt it contains enough evidence that options should be sought for retention or rebuilding, not loss, the barn should not be opened up on this side, openings could be allowed in the rear wall or velux windows in the roof would be a more conservation-appropriate solution.
- **Barn range 3 and Barn range 4 are to be converted into a house, known as House No.3 on the plan. The concrete block piggeries on the south side of Barn range 4 are to be replaced with new timber structures.**
 This is supported; again the building will not survive forever in such a dilapidated state. As with barn range 2 a programme of historic building recording would be beneficial before works start but after the barns have been properly cleared as there is interesting phasing in this structure, which informs on the narrative of the site.
- **Barn range 5 is to be demolished and replaced with a timber new-build.**
 The structure in this location is of no value but contains fragmentary evidence of the service buildings added to the mansion in the 19th century and the area immediately behind comprises the courtyard of the mansion house and possibly even its back wall. This is therefore archaeologically sensitive. Once the block work remains are removed ground works here would need to be monitored and recorded for evidence of the mansion and other associational deposits. It is felt archaeological work can adequately mitigate the loss of the current building and development of the site. It may lead to significant information gathering which would be of local and wider public benefit.
- **Barn range 6 is to be removed.**
 This structure only survives in part and is of no particular interest; it is felt this area is more disturbed than others and the works can continue unaffected.

- **The modern barns and pole barns are to be demolished, some will be replaced with timber workshop; the agricultural sheds to the north-west are to be replaced by two timber modern houses.**

Removing the poor quality 20th century buildings, many of which are significantly dilapidated and opening the yard areas back up is considered a benefit of the proposals. Where areas of quartz paving, cobbling and historic yard surfaces can be seen, i.e. between barn ranges 1 and 5 and east of barn range 2, it is strongly advised that this is retained and made a feature of. Across the site it is appropriate for ground works to be monitored due to the high archaeological potential and ancient origins of the manor. Reconnecting the historic barns with their wider setting will have a positive impact and allow the historic range to once again be the focus of the site, visually and spatially.



FIGURE 22: PROPOSALS FOR THE SITE AT CARWYTHENACK FARM (AS SUPPLIED BY CLIENT).

4.0 CONCLUSIONS AND RECOMMENDATIONS

The barns at Carwythenack are of local and regional importance and barn ranges 1 and 2 represent the fragmentary remains of the mansion house phase of the site. The condition of the buildings is poor and if left, they will inevitably collapse; it is felt the buildings are significant enough to provide considerable impetus to a project of renovation; and conversion of the barns into dwellings being the most practical way to ensure their survival. The barns are not Listed and are not recorded separately on the Cornwall HER, however they are undoubtedly a local undesignated heritage asset. Many aspects of the proposals are supported but it is felt that the development must go hand in hand with further recording survey and study of the site, due to its local and regional importance and the potential for archaeological evidence which may be uncovered.

The proposed conversions and demolitions of these redundant farm buildings will not cause any significant level of harm to the nearby designated heritage assets, and if anything, a high quality and sensitive development is likely to improve the settings of these assets.



FIGURE 23: THE INTERIOR OF BARN RANGE 3; FROM THE SOUTH-SOUTH-EAST.

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APPENDIX 1: PHOTOGRAPHIC ARCHIVE OF SITE VISIT



1. VIEW FROM THE TOP YARD, LOOKING THROUGH THE GATE INTO THE COTTAGE; FROM THE WEST.



2. THE MODERN AGRICULTURAL SHEDS TO THE WEST AND NORTH-WEST OF THE HISTORIC BARNs; FROM THE NORTH-EAST.



3. THE LARGE CORRUGATED BARN TO THE NORTH OF THE HISTORIC BARNs, WHICH SOMEWHAT CLUSTERS THE FARMHOUSE; FROM THE WEST-NORTH-WEST.



4. THE LARGE CORRUGATED BARN IS BUILT VERY CLOSE TO THE HISTORIC BARN RANGES 3 & 4, CLUSTERING AND VISUALLY DOMINATING THE HISTORIC BUILDINGS; FROM THE SOUTH-WEST.



5. THE REAR WALL OF BARN RANGE 3, WHERE IT IS LINKED TO BARN RANGE 4, THE CORNER HAVING TO BE REBUILT AGAIN IN BLOCK WORK; FROM THE WEST.



6. BARN RANGE 6 IS TO THE EAST OF THE CORRUGATED BARN, VIEW SHOWING ITS NORTH WALL; FROM THE EAST.



7. THE SOUTH END OF BARN RANGE 6, WITH THE FARMHOUSE IN THE BACKGROUND; FORM THE SOUTH-EAST.



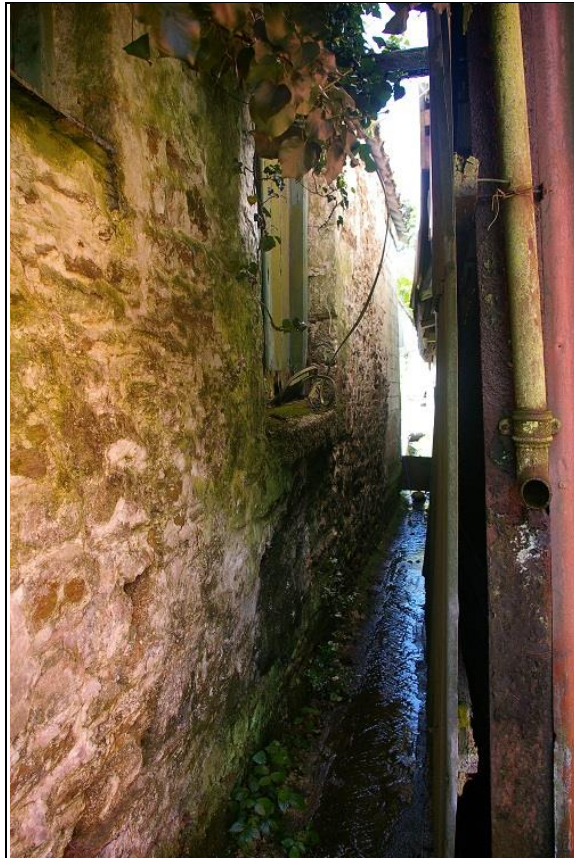
8. BARN RANGE 4, THE EAST GABLE AND CONCRETE BLOCK BUTTRESS, WITH CONCRETE BLOCK PIGSTIES TO THE SOUTH; FROM THE EAST-NORTH-EAST.



9. THE NORTH ELEVATION OF BARN RANGE 4, AT THE EAST END, WITH THE DOOR TO THE LOFT, FORCED INTO THE WALL, SERVED BY A RAMP BUILT OF RUBBLE STONE; FROM THE NORTH-WEST.



10. THE LOFT IN BARN RANGE 4, AS ACCESSED VIA THE RAMP; THE BUILD LINE CAN BE SEEN IN THE WALLS, WHERE THE BARN WAS EXTENDED TO MEET BARN RANGE 3 TO THE WEST; FROM THE NORTH-EAST.



11. THE REST OF THE NORTH ELEVATION OF BARN RANGE 4 IS BLOCKED BY THE CORRUGATED BARN, SHOWING A CLEAR BUILD LINE WITHIN THE STONework, WHERE THE BARN WAS EXTENDED TO MEET BARN RANGE 3; FROM THE EAST.



12. THE INTERIOR OF THE GROUND FLOOR OF BARN RANGE 4, BUILDING B, OPEN TO THE EAST GABLE, SHOWING BATTERED WALLS TO THE EAST END AND AGAIN A CHANGE OF BUILD; FROM THE EAST.



13. THE SOUTH FRONT OF BARN RANGE 4 WITH RUINED CONCRETE BLOCK BUILDINGS ATTACHED; FROM THE SOUTH-EAST.



14. THE SOUTH ELEVATION OF BARN RANGE 4, SHOWING THE PROJECTING STUB WALL OF THE FORMER PROJECTION SHOWN ON THE HISTORIC MAPPING; FROM THE SOUTH.



15. PROJECTING WALL STUB ON THE FRONT OF BARN RANGE 4; FROM THE SOUTH-WEST.



16. BARN RANGE 4, BUILDING A, SHOWING TWO CONCRETE PENS, SHOWING BUILD LINE IN THE REAR WALL WHERE IT WAS EXTENDED OUT TO MEET BARN RANGE 3; FROM THE SOUTH-WEST.



17. THE EAST FRONT OF BARN RANGE 3, WITH SMALL CONCRETE BLOCK GENERATOR SHED; FROM THE SOUTH-EAST.



18. THE BACK WALL OF BARN RANGE 3, SHOWING DIFFERENT BATTERED BUILD TO THE LOWER PART OF THE WALL, WITH MODERN CONCRETE PENS; FROM THE SOUTH-EAST.



19. THE ROOF OVER BARN RANGE 3, THE ELM TRUSSES HAVE LARGELY FAILED, REPLACED WITH 20TH CENTURY PINE AND CORRUGATED SHEETING; FROM THE SOUTH.



20. THE LARGE PLANK BOARDED DOORS TO BUILDING C, BARN RANGE 2; FROM THE NORTH-EAST.



21. A – THE END WALL OF BARN RANGE 3, WITHIN THE INFILL SECTION BUILDING C, BARN RANGE 2. B – THE END WALL OF BARN RANGE 2, FROM WITHIN BUILDING C, WHICH IS INFILL.



22. ONE OF THE OTHER REUSED CARVED STONES IN THE WALL OF THE INFILL BARN, BUILDING C, BARN RANGE 2; FROM THE WEST.



23. THE ROUGH EMBARKED TRUSSES OVER INFILL STRUCTURE BUILDING C, OF BARN RANGE 2, CLEARLY OF A POORER QUALITY THAN SOME OF THE OTHER 18TH CENTURY BUILDINGS; FROM THE SOUTH-EAST.



24. THE INTERIOR OF THE LARGE POLE BARN WITHIN THE EAST YARD; FROM THE NORTH-EAST.



25. THE POLE BARN WITHIN THE EAST YARD, OPPOSITE BARN RANGE 2; FROM THE NORTH-WEST.



26. THE LOW POLE BARN SHEDS IN THE EAST YARD OPPOSITE BARN RANGE 2; FROM THE NORTH-WEST.



27. LONG VIEW OF THE MODERN POLE BARNs IN THE EAST YARD; FROM THE SOUTH-WEST.



28. BARN RANGE 2, BUILDING B, THE LONG BARN TO THE CENTRE, BUILDING A TO THE FOREGROUND; FROM THE SOUTH-EAST.



29. THE GROUND FLOOR INTERIOR OF BARN RANGE 2, BUILDING B, WITH MODERN CONCRETE PENS BREAKING UP THE SPACE; FROM THE SOUTH-EAST.



30. THE INTERIOR OF BUILDING A, BARN RANGE 2, A LEANTO BUILT ON THE END OF BUILDING B; FROM THE EAST.



31. BUILDING A, BARN RANGE 2, WITH CONCRETE BLOCK WALL ENCLOSING THE FORMER MANSION HOUSE REAR COURTYARD; FROM THE SOUTH-EAST.



32. THE FORMER MANSION HOUSE COURTYARD OF 'OFFICES'; FROM THE EAST.



33. BARN RANGE 2, BUILDING A; FROM THE SOUTH.



34. THE QUARTZ AND COBBLED YARD SURFACES SEEN IN THE EAST YARD AND SOUTH YARD.



35. BARN RANGE 5, OPEN FRONTED LINHAY AND ANIMAL HOUSING, ON THE LINE OF THE VICTORIAN SERVICE BUILDINGS; FROM THE NORTH-WEST.



36. THE EAST END OF BUILDING RANGE 5, BUILDING B—AN ANIMAL HOUSE; FROM THE EAST.



37. THE INTERIOR OF BUILDING A, BARN RANGE 5; FROM THE NORTH-EAST.



38. THE INTERIOR OF BUILDING A, BARN RANGE 1; FROM THE SOUTH.



39. THE OVERGROWN INTERIOR OF BUILDING B BARN RANGE 1, SHOWING BLOCKED WINDOWS AND DOORS TO THE FORMER REAR YARD AND MODERN ANIMAL PENS; FROM THE SOUTH-WEST.



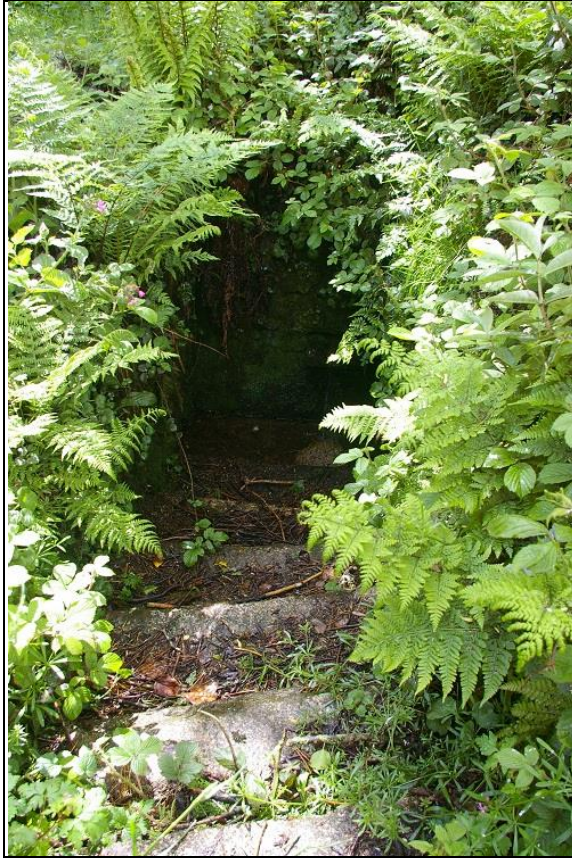
40. LOOKING THROUGH BUILDING B, BARN RANGE 1 TO THE RAISED GABLE BETWEEN TO BUILDING A; FROM THE EAST.



41. STEPS UP TO THE FORMAL GARDEN, WITH OVERGROWN HEDGEROW TREES ON A STONE-FACED BANK, ALSO SHOWING THE WALL AND FORMER POTTING SHED OR POSSIBLY EVEN GARDEN STRUCTURE OF THE KITCHEN GARDEN TO THE RIGHT HAND SIDE; FROM THE EAST.



42. THE LISTED FORMER GARDEN WALLS; WEST OF THE BARNs; FROM THE SOUTH.



43. THE LISTED WELL JUST SOUTH-EAST OF THE MODERN POLE BARNs WITHIN THE EASTERN YARD; FROM THE NORTH.



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