

DERELICT COTTAGES OLD PORTREATH ROAD REDRUTH CORNWALL

Historic Building Recording



South West Archaeology Ltd. report no. 231020



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Derelict Cottages, Old Portreath Road, Redruth, Cornwall

Historic Building Recording
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Work undertaken by SWARCH on behalf of a Private Client

SUMMARY

This report presents the results of historic building recording carried out at Derelict Cottages, Old Portreath Road, Redruth, by South West Archaeology Ltd. (SWARCH). This report builds upon an earlier appraisal by Ratcliffe (2019) to create a complete and detailed record.

Whilst only surviving in ruinous form, the cottages still emulate a strong vernacular build and presence amongst the immediate landscape. The building existed pre-tithe and may have been ruinous at the time of the 1809 surveyor's draft; with residents redeveloping a small agricultural building situated to the corner of a larger enclosure, once formally considered rough ground. The surrounding irregular field patterns suggest a post-medieval reclamation of the land, likely associated with the expansion of the local mining interests. The building sees several drastic changes between 1843-1881 and includes several extensions, transforming the place to accommodate two separate dwellings, undergoing detrimental resurfacing/ finishing in the mid-20th century where cement products are used to resurface the floors and render internally as well as externally, likely contributing to the properties subsequent demise.



September 2023

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ACKNOWLEDGMENTS

THE CLIENT (FOR ACCESS)

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1.0 INTRODUCTION

LOCATION:	OLD PORTREATH ROAD
PARISH:	REDRUTH
COUNTY:	CORNWALL
NGR:	SW 68748 43379
SWARCH REF.	ROP23
PLANNING REF.	PA19/10430
OASIS NUMBER:	SOUTHWES1-517734
ADS RECORD:	20023398

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake full Historic Building Recording (HBR) of the derelict cottages, Old Portreath Road. Works on this site are being undertaken as part of planning application PA19/10430 for the reinstatement of a former mine workers cottage. This work was undertaken in accordance with a Written Scheme of Investigation (WSI; Boyd 2023) drawn up in consultation with Cornwall Council. The recording work was undertaken considering ClfA recommended current guidance and Historic England's guidelines, building upon an earlier building appraisal (Ratcliffe 2019).

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies along the east side of Old Portreath Road, Redruth, with an access track to the south. It is made up of the ruins of a former dwelling (possibly for multiple occupancy), within a triangular patch of land that has historically been used as a garden, which retains mature, native, planting along the northern and eastern boundaries including several apple trees. The site lies at an altitude of c.84m AOD. The soils are recorded as the well-drained fine loamy soils over slate or slate rubble of the Denbigh 2 Association (SSEW 1983), overlying the metamorphic metamudstone and metasandstone of the Porthtowan Formation (BGS 2023).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies just to the north of the town of Redruth, in the parish of the same name, and the deanery and east division of the historic hundred of Penwith (Lysons 1814). The right of freewarren of the parish was held by Lord de Dunstanville as part of the Manor of Tehidy. The site likely historically lay within the lands of the Manor of Tolgus, or *Tolgoose*, which belonged to the Wolvedons before passing to the Tregians. Lysons notes that the manor then passed "with the Golden Estate" to James Buller, Esq., M.P. who also held the Manor of Treworgie in Redruth Parish. The barton of Tolgoose was historically the seat of the Renfreys, passing through marriage to the Husseys, by the 19th century surviving as a farmhouse. Lysons credit Tolgoose as a producer of vast quantities of tin and copper.

The Cornwall Historic Landscape Characterisation classifies the land as *post-medieval enclosed land: land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. Generally, in relatively high, exposed or poorly-drained parts of the county.* The site lies just outside the World Heritage Site for the Redruth and Camborne mining district, and the wider area is littered with mining occupation and works. The ruins have good views over to Carn Brea monument to the south-west. Along Old Portreath Road, post-medieval occupation is well-represented to the HER, and includes features previously connected to Tolgoose Mine operations. Particularly to the east side of Old Portreath Road, this includes several buildings (UID: MCO12602; MCO37292; MCO37293; MCO37294; MCO28908), as well as a listed chimney (UID: DCO7489), a Brunton calciner (UID: MCO24799) and a former arsenic works forming part of a

designated Scheduled Monument (UID: DCO1118) to the south. There are limited prehistoric features within the immediate setting, aside from a recorded Bronze Age barrow to the south-west (UID: MCO8299). Several medieval features are recorded to the north-west beyond Sparnon Gate including early-medieval field systems and boundaries (UID: MCO37318; MCO37317), likely formerly associated with the medieval settlement of Goonraw (UID: MCO14579).

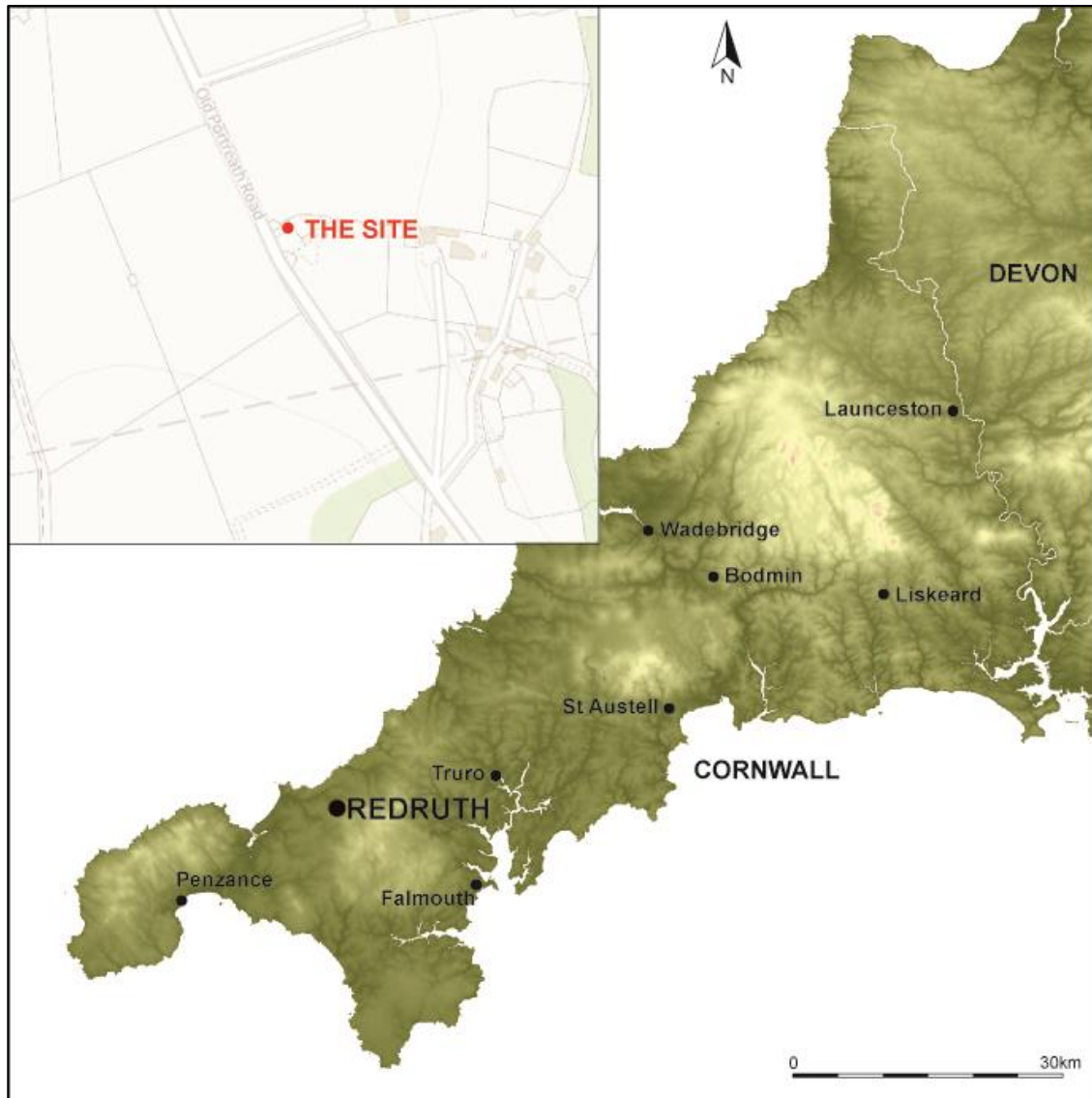


FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.

1.4 METHODOLOGY

Building recording works were conducted by A. Allen ACiFA in August 2023, this work utilised an earlier appraisal report completed by Ratcliffe (2019) to provide the best possible record of the ruins, and in-line with industry standards and the requirements of Cornwall Council. All recording was undertaken in line with best practice and follows the guidance outlined in: CifA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

1.5 PLANNING CONDITION

This report and the subsequent digital archive which will be submitted has been produced to fulfil a Building Consent Condition. Condition 4 of the Building Consent PA19/10430states:

A) No works hereby approved shall commence until a programme of archaeological and historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions, and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation*

B) No works shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development hereby approved shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological and historic building recording condition will normally only be discharged when all elements of the Written Scheme of Investigation including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: A pre-commencement condition is necessary in this instance due to the need to ensure that programme and methodology of site investigation and recording of archaeological and historical features is undertaken before physical works commence on site, in accordance with policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 205 of the National Planning Policy Framework 2021.

2.0 DESK-BASED ASSESSMENT

2.1 CARTOGRAPHIC RECORD

This desk-based assessment has been informed by Ratcliffe (2019) earlier appraisal works.

As aforementioned, the site likely formed part of the Manor of Tolgus, later forming part of a large mining area, contributing to the extensive mining of tin and copper to the region. The earliest recorded mining activity to Tolgus is dated to early 18th century, documenting accounts and activities to this district (held at Kresen Kernow under reference AD2258/1/79; Ratcliffe 2019), which seemingly first records the *Tolgus Downs*. Further archival records show this area was sub-divided and let by the Buller estate possibly to the *tinners* and workers for the area – several leases dated to the 18th century are available to the Kresen Kernow archives specifically pertaining to *Tolgus Downs*. Many reference the plots have existing built remains, though the lease generally specifies release of the plots back to the estate upon death of the lessee, which would suggest plots go into a period of abandonment and neglect before being relet (Ratcliffe 2019). This is considered typical activity on common land within mining districts across the county (Herring 1998). Ratcliffe (2019) found via the client the building had been abandoned c.1960 under a known address of *John's Cottages*, undergoing several instances of stone robbing thereafter – explaining the missing granite quoins.

The site sits to a former main road that led to the historic mining port town of Portreath, connecting Redruth with the coastline, replaced by a more direct route that forms the now B3300 (New Portreath Road) in the 20th century. Tolgus Downs appears to have been restructured into formalised parcelled enclosures by the Surveyors Draft map of Redruth, surveyed c.1809. The ruins do not look to exist by the early 19th century, though detail is not particularly clear to this map. The first good cartographic recording of the site appears with clear detail to the 1843 tithe map of Redruth, see Figure 3.



FIGURE 2: EXTRACT FROM THE 1809 SURVEYORS DRAFT MAP OF REDRUTH BY CARTOGRAPHER ROBERT DAWSON (BL). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The tithe map details the site surrounded by several field enclosures and places the building (plot 603) within a triangular portion (plot 602) to the north end of a larger, irregular plot 601. These plots are recorded under the North Country tenement, owned by James Wentworth Buller Esquire, and occupied by James Glasson and presumably his son James Glasson Junior. Another James Glasson is recorded as a farmer occupying approximately 12 acres with other associated buildings (including house) to the north, and so this may have been an opportunity to expand his acreage/ smallholding for his children. It is clear from the tithe map the area is concentrated with mining operations, with several buildings and chimneys depicted to the wider *Tolgus Downs* area, and it is likely the smaller enclosures/ homesteads are associated with those working within the immediate mining industry.

James Glasson is recorded to the North Country in the 1841 census records. He is listed as the *head* and a farmer, living with his wife *Mary* and *Richard Glasson* (their son?) who is recorded here as a *copper miner*. James Junior may be situated elsewhere before the tithe recordings, as there is another young James Glasson listed at an address to Redruth Fore Street as a copper miner, living with his large young family. The Glasson's appear to move from North Country to Miners Row, Redruth, so later occupation of the ruins is difficult to ascertain without an address, though there are lots of different mining families occupying the area.



FIGURE 3: EXTRACT FROM THE REDRUTH TITHE MAP 1843 (TNA). THE SITE OCCUPIES PLOT 603 AND IS INDICATED.

The building is next recorded to the First Edition OS mapping, surveyed c.1881 (copy not available). Here it shows little development to the building, which has been divided into two dwellings with small extension to the west rear end. It appears far blockier than that illustrated to the tithe, and so a possible service lean-to may have been added/ and then extended upon between 1843-1881. The plot is bounded, along the same tithe enclosures, with small garden spaces and the boundaries are represented with mature shrubbery. To the east a pump is marked, which survives in place today, carefully boarded over. The building respects a small front garden to the south, split by a central pathway, which may represent small vegetable plots and the layout of the approach.

It is again seen to the revised Second Edition OS mapping, surveyed c.1901 with little major change (see Figure 4). Both cottages are divided each with their own separate extensions. C2 is considered one block with west block fully incorporated. A outdoor loo is possibly located to east end of garden, and the plot is very much divided from its larger south enclosure, with access illustrated separately.

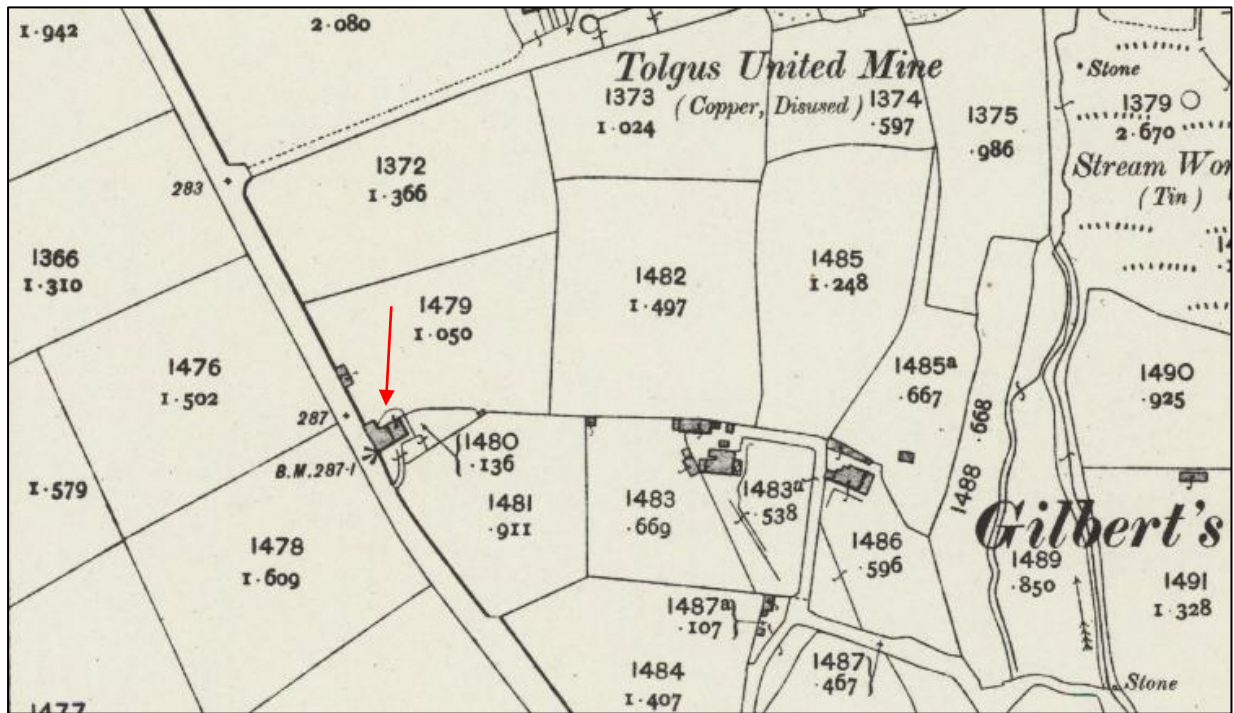


FIGURE 4: EXTRACT FROM THE 25-INCH REVISED SECOND EDITION OS MAP SURVEYED C.1901 (NLS) (CORNWALL SHEET LXIII.3).



FIGURE 5: THE SITE AS IT STANDS TODAY (GOOGLE MAPS 2023©).

The site presently is ruinous and can be seen from the road. A wide, modern access is located to the south, and the site retains its earlier tithe boundaries. A small house garden survives in part to the west side with a boarded out well, this is bounded to the south elevation by a killas rubble wall, and bounded to the north with mature, native shrubbery. The site has grand views across to Carn Brea and the Basset Monument to the south-west, and the surrounding plot is disused and overgrown. Much of the former building rubble has been moved to a large pile to the south-east, and the plot includes several mature apple trees.

3.0 HISTORIC BUILDING RECORDING

3.1 INTRODUCTION

This report builds upon an earlier building appraisal by Ratcliffe (2019). SWARCH conducted a visit in October 2023 to fully record the ruins as they currently stand to help make the following informed historic interpretations.

3.2 SITE DESCRIPTION

The remains of the ruins are located to the west side of Old Portreath Road and are visible beyond the hedge banks that immediately separate them from the road. Access was gained through a modern fenced gate to the south, which had landscaped earlier access to fit a large agricultural gate. The plot slopes slightly to the east, and the ruins sit to the very north-west corner, fronted with an overgrown garden lawn, light earthworks show an earlier central pathway. Immediately east is another small house garden with stone rubble walls to the south side, and small (reused?) granite piers creating a small garden access amongst a granite rubble low stone wall. The north-west corner of this small, separate plot, as indicated to the First Edition OS mapping, includes a large boarded over well. The immediate footprint has been resurfaced with weed barrier sheeting laid with loose yellow chert gravel.

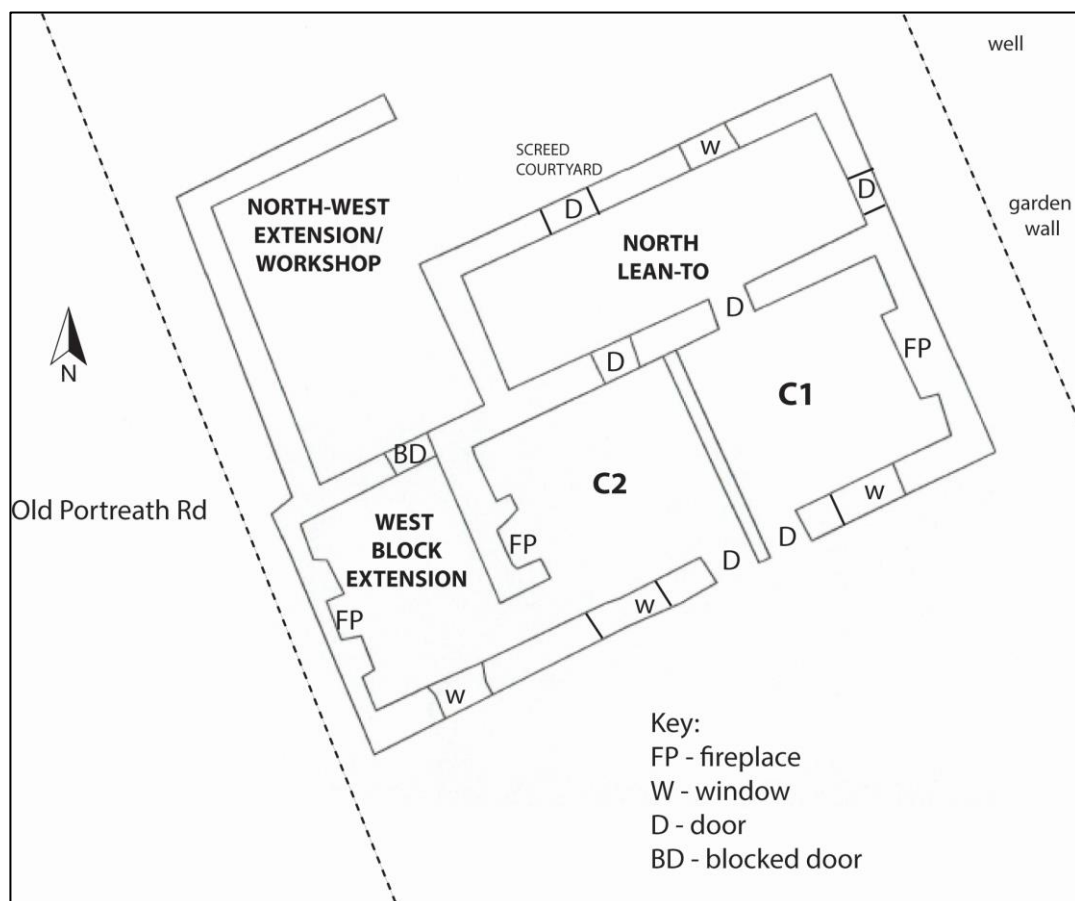


FIGURE 6: EXISTING PLAN OF SITE ANNOTATED BY SWARCH.

3.3 BUILDING DESCRIPTION – FRONT SOUTH EXTERIOR REMAINS

Remains to its southern frontage do show signs of earlier proportions and symmetry. A split central door opening is flanked to the east and west with large ground-floor window openings. The level of the ruins here do not rise above ground floor level, though it is likely the building had reflected first floor

window openings, perhaps much smaller. The central door opening had dressed granite quoin blocks to both sides just surviving, though evidence to the internal door partition, may suggest the opening was later altered/ forced wider to accommodate two separate doors for two separated dwellings, or the door opening was originally very wide associated with a possible earlier, agricultural function. The surviving walls are thick 0.6m in depth, the majority built in killas stone rubble, local to the area. The masonry slightly differs to the west end and there is a distinct build line surviving to the fabric, evidencing this end is a later extension. This extension abuts a series of surviving quoins to the earlier range, with evidence of several separate lime mortar repointing works, protecting an original reddish-brown, friable earth mortar – though the finishes varied across the elevations.



FIGURE 7: THE RUINOUS SOUTH FRONT, FROM THE SOUTH-EAST WITH 1M SCALE.

3.4 BUILDING DESCRIPTION – EAST EXTERIOR

The east elevation retains the most fabric, raising to the north-east corner to above ground-floor height. This elevation respects the eastern garden, though no ground-floor openings connecting both spaces existed, implying the enclosed garden was likely secondary. The masonry was similar to the southern frontage, though had obviously been repointed with a cement-heavy product in patches across the surviving external elevation. To this elevation the masonry was less-weathered, compared to the north and south ends, though used similar killas rubble stone; granite quoins to the south-east corner appear to have been robbed out (one small one survived to the base of the corner) - the earth mortar was more pronounced to this elevation, and the masonry had not been as heavily repointed with lime. Just above ground-floor level, to the south side of the internal stack, appeared to be a small window opening, which may have lit an earlier first-floor landing (stairs likely ran along the rear north internal elevation). To the north end is the surviving east section of the additional, single-storey lean-to, and the masonry to this end has been fully rendered in a cement-based product. The lean-to, to the south end, has a surviving door opening, currently propped to the lintel with scaffolding acro-props and modern pine slabs, though the original lintel could be seen above this, which was rustic in appearance and form. This door opening had a granite threshold which extended to the external pathway between house and garden. Under the crumbling render, granite quoins could be seen to survive to the north-west corner.

3.5 BUILDING DESCRIPTION – NORTH EXTERIOR

The north end forms part of the extended lean-to space, likely associated with services added to the main range between c.1843-1881. This external elevation has been again heavily rendered, though crumbling patches reveal a Cornish killas rubble build, with odd, dressed granite quoin stone lining the openings. The lean-to wraps the main original range, with a single window opening to the east side, and a narrow door opening to the west corner. This door opening opens out to a small, cemented courtyard, with the remains of a small drain to the base of the east jamb. The drain is cement moulded, wide with sloping, angled sides, beneath this top plate was a small brick-built drain. The extension to the west of the main range had been extended to the north, with walls following the road to the west, and remains of a cement-rendered section to the north, currently overgrown. Cement to the threshold of the north-east opening, which was set amongst some granite slabs, showed small sockets for a small door, this space likely functioning as a small workshop.

The north elevation of the extended western block included a central blocked doorway. This blocked opening still retained its rustic timber lintel and had been blocked with killas rubble and lime mortar. The opening did not exist with any distinct detailing, aside from a select few slate blocks, used for quoin dressing to the east side. This end of the elevation was much the same as the east lean to, built using killas rubble, though unrendered, and lime mortar repointing was clear above a dark red-brown earth mortar.

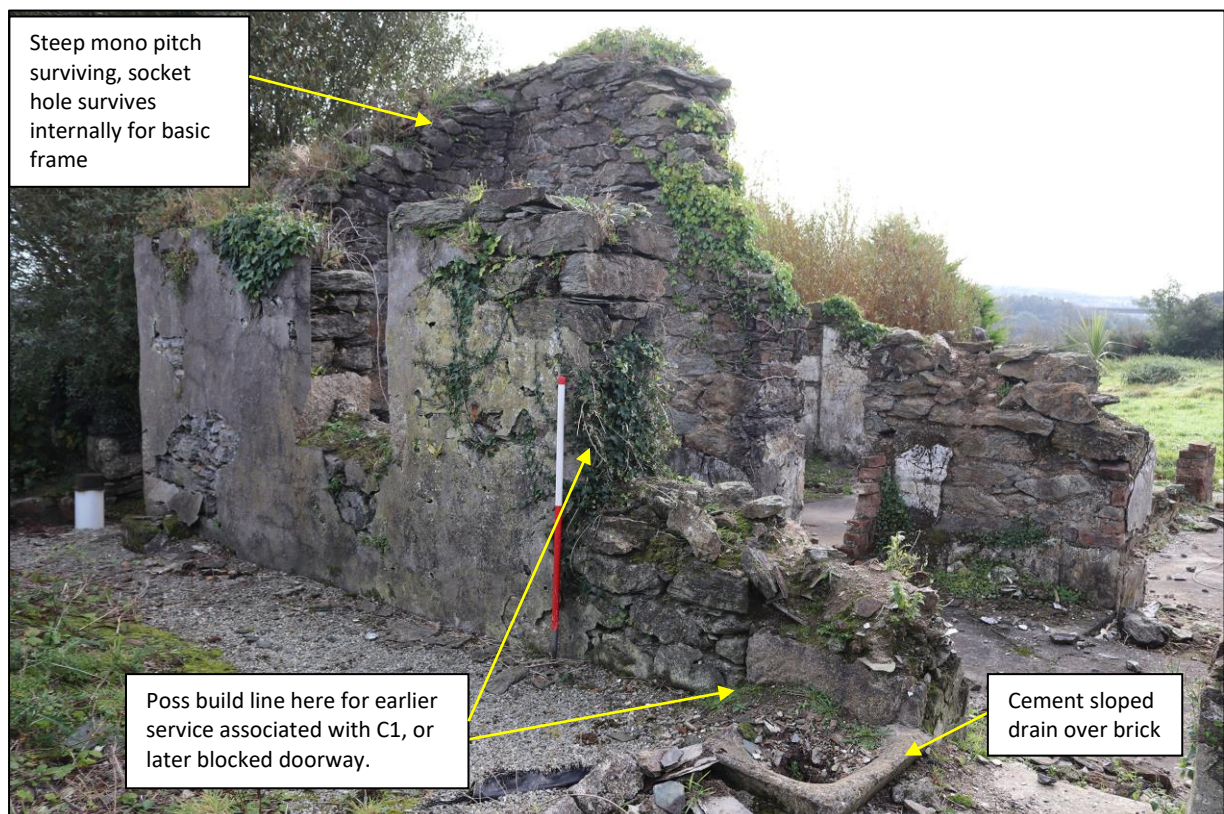


FIGURE 8: THE NORTH ELEVATION, POSSIBLY SHOWING SOME STRUCTURAL PHASING. FROM THE NORTH-WEST WITH 1M SCALE.

3.6 BUILDING DESCRIPTION – WEST EXTERIOR

The west elevation respects Old Portreath Road, and forms part of the western extension block – the main range originally would not have sat this close to the road. The masonry rises above low banks, though has been heavily rendered and is largely overgrown. The north end of the rear extension to west block is hidden by overgrown shrubbery.

3.7 BUILDING DESCRIPTION – INTERIOR OF COTTAGE 1

Cottage 1 (C1) sits to the east end of the main range and was accessed via former front door entrance to the south front. The door opening here has been reduced to split into two individual openings for separate dwellings. This was evidenced by the surviving section of brick partition that split the large room of the main range; not much of this partition survived, however its length continued to the north rear wall from the door. Either side of the partition were sections of cement skirting. To the east of the main south door was a large window opening with lightly splayed sides and a rubble internal sill. Opposing the south door was another slim door opening opposing to the rear, leading up through to the extended lean-to space.

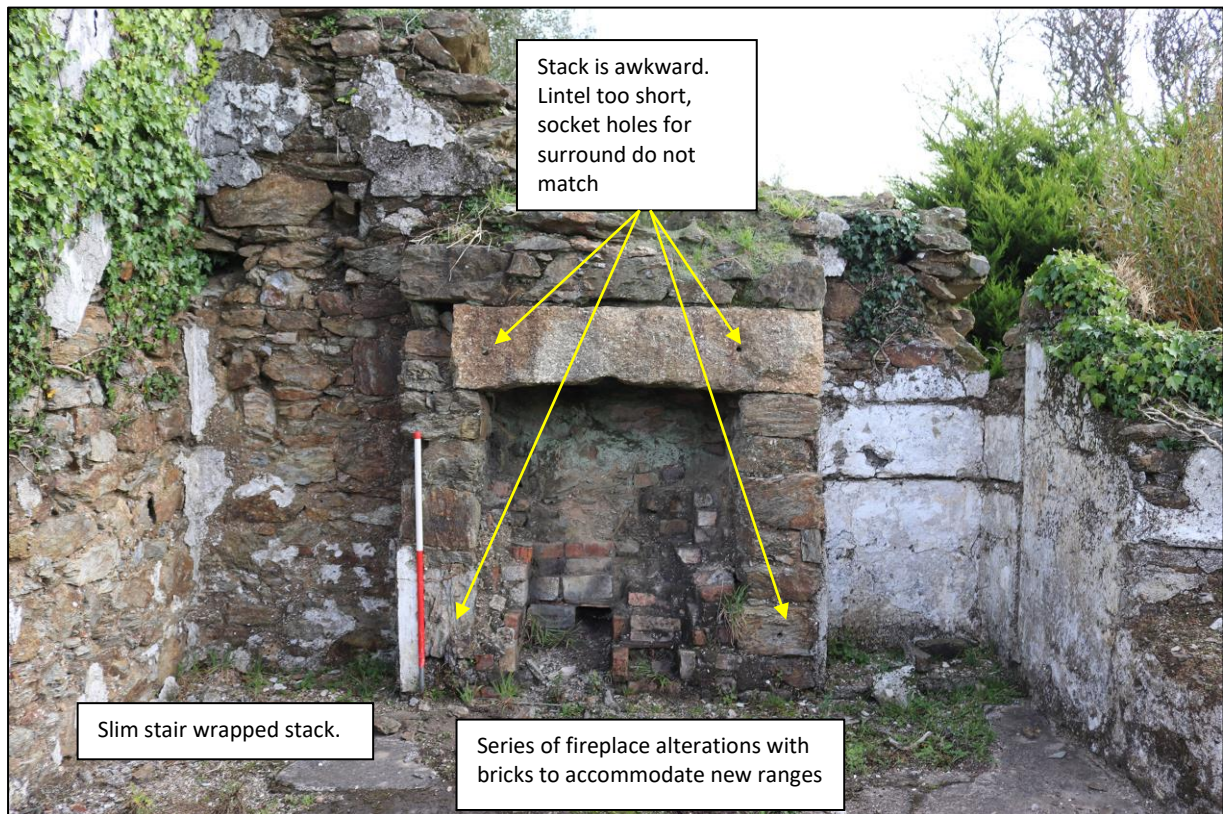


FIGURE 9: THE INTERNAL STACK OF C1. TAKEN FROM THE WEST WITH 1M SCALE.

Limited internal features survive and the only fabric to survive above ground-floor height, across the site, existed to the north-east corner. A large, projecting stack existed centrally to the east elevation, remains of which only survived to above the lintel. The stack was built using killas rubble, though it was clear it had had several alterations to the fireplace, with several phases of brick alterations to fit later stoves. These bricks included white ceramic brick labelled *Rogers & Co* (part of the Wheal Remfry Brickworks & China Clay Works c.1870s), small frog-less red bricks, and glazed brick. The stack has a large granite lintel, though is considered very short against the north jamb, appearing as generally quite awkward, and so may have been reset in a later widened stack. Socket holes do survive to the lintel, as do two opposing socket holes of a similar dimension to two killas rubble blocks either jamb, suggesting an earlier mounted fireplace surround. Though they currently do not match with the lintel, implying the fireplace has been altered/widened. Either side of the stack are two alcoves – the southern alcove has scars to a thick, cement-based render (seen across the internal spaces) for former shelving. The northern alcove likely sat under a small set of stairs that wrapped the north and east elevations with small socket holes seen to this corner. The floor of the cottage has been infilled with a cement-based material, though areas do survive exposed, particularly to the north-east corner, where the cement has been possibly wrapped around the base of a step with slim square newel post. The

floor beneath the cement appeared to be a packed earth floor, similar to material seen to the original mortar – with some areas of burning noted.

3.8 BUILDING DESCRIPTION – INTERIOR OF COTTAGE 2

Cottage two (C2) occupies the west space of the main range. Both cottages were reflected in style/layout, though the ground-floor space to C2 was slightly smaller. A smaller stack was reflected centrally to the west elevation, though survived without its lintel, and was slightly smaller than that seen to C1. It too had undergone several phases of alteration, and the iron base plate for a small stove had been left in situ to the base. Cement render survived at an angle to the north elevation, following the line of the staircase. To the south jamb under the cement render were original, small, slate tiles, complete with tack holes, that had likely been reused from an earlier roof, presumably used by the plasterer for a flat surface. The roof likely had at least two phases of repair/ reworking. The south side of the fireplace had been forced through for access to a small western block extension. Another narrow doorway, opposing the main front entrance was located to the north rear elevation, similar to C1, for access to the extended lean-to space. This opening has been patched with brick, and its narrow width suggests that it was later forced, similar to C1.



FIGURE 10: BREACHED OPENING TO THE SOUTH-WEST CORNER OF C2 AGAINST SOUTH SIDE OF STACK, TAKEN FROM EAST WITH 1M SCALE.

3.9 BUILDING DESCRIPTION - INTERIOR OF REAR LEAN-TO

The rear lean-to space is accessed via both cottages, through narrow openings to the north elevation, by passing the stairs. For both cottages there is a small step-up, and this space again has been divided with brick partitions, continued from the line of the cottage split internally – the partition made with red frog-less bricks. Both require a small step-up into the space – C1 had a granite step set into cement floor. For C1 there was access to the exterior via another narrow doorway to the east elevation – the stonework here survives above ground-floor height, showing the pitch of the lean-to roof. To the north wall was a large window opening with lightly splayed sides as part of C1's section. The west end of the

space was much smaller for C2 with a narrow door opening to a small cement-surfaced courtyard. It is possible the lean-to was developed in two sections, the first for C1. This is evident by a possible build line to the west end on the edge of the division; internally this is marked with several granite quoin stone to the west edge of the surviving fabric; the masonry between ends was slightly different in form – much heavier to the east than the west side. Moreover, the north-west corner of this west end had been built using reused white bricks, many labelled *St Day* not seen elsewhere to the masonry. *St Day* brickworks was founded in 1860, closing c.1912. It is unclear if the west end had any window openings in the north or west elevations.



FIGURE 11: THE WEST END OF LEAN-TO, SHOWING POSSIBLE BUILD LINE TO NORTH. FROM THE EAST WITH 1M SCALE.

3.10 BUILDING DESCRIPTION – INTERIOR OF WEST EXTENSION BLOCK

It is clear from the external south elevation this end of the building abuts the former main range. It is a single room space, and much smaller than that to C1/ C2, likely only built to extend C2. To the west elevation is a small, projecting stack, rendered to both sides, though a small granite lintel is exposed. The fireplace has been altered and reduced with angled cement splays to fit a small burner. This stack included small glazed red quarry tiles set into cement floor acting as a decorative threshold of mid-20th century design.

To the south end was a large window with lightly splayed sides and a sloped, rendered sill. Internally it appeared this opening may have been a former door opening, though this detail was not completely clear from the exterior. To the north elevation, part of a timber lintel remained in situ, aligned with a blocked build line, as seen to the north-west rear extension. This end has likely seen several alterations, the last of which was likely conducted c.mid-20th century, possibly with a variety of slightly earlier functions, though it is clear it was added later to support the main range.



FIGURE 12: PROJECTING STACK TO WEST ELEVATION OF WEST BLOCK, INCLUDING PATCHING WITH BRICK AND SHORT LINTEL, FROM THE EAST WITH 1M SCALE.

3.11 GARDEN DESCRIPTION

The south front garden had light earthworks for an earlier central footpath, and as Ratcliffe (2019) deduces, this space was likely used for small, later, vegetable plots for the dwellings. The grounds also include another small, triangular garden space to the east which was complete with rubble stone wall to the north and south elevations triangulating further east. The north boundary included mature shrubbery. A well was located to this garden to the north-west corner, now boarded over, and several smaller, more modern raised vegetable beds survives to the east end. The space is bounded to the west with killas rubble and granite rubble, accessed via two low granite posts with socket holes. The extended boundaries to the east include several mature apple trees of differing varieties, and the surrounding plot is undulating and uneven, with several areas of disturbance. There are good views over to Carn Brea and the Basset Monument to the south-west.



FIGURE 13: FROM THE GARDEN LOOKING BACK TO EAST ELEVATION OF MAIN RANGE.

3.12 HISTORIC PHASING AND NARRATIVE DISCUSSION

The following interpretation has been informed by the earlier appraisal and SWARCH's subsequent visit. The building is ruinous, so full interpretative assessment of the buildings could not be made, these interpretations were made from observations to the surviving fabric and analysed against available mapping evidence.

The ruins sit within the former Tolgus Downs area, on earlier regarded 'rough ground/ common ground' (HLC 2023) that extends north from Redruth. The area is dominated by post-medieval archaeology and heritage, particularly focused around the growth of the mining industry and rapid expansion seen to the local area post-18th century – Old Portreath Road was aptly situated to connect what was at this time an important industrial port and the town. The first record of mining to the Tolgus Downs region dates to the early 18th century, though its likely it occurred on a smaller, less corporate scale prior to this. The landscape may have been used on an agricultural basis in conjunction with small mining operations.

The building is first recorded with any detail to the tithe map of 1843, sectioned into a small triangular plot enclosure to the very corner of a large, irregular field. As a homestead this appears as slightly unusual and would be expected to have been included within a slightly larger enclosure. This may provide some evidence to an earlier agricultural or perhaps industrial function, being located close to the road. Limited detail to the earlier 1809 Surveyors Draft shows the building did not seemingly exist at this time. Though if it had been ruinous/ abandoned as part of several leases, it may not have been marked.

There are interpretations that can be made from the surviving fabric, though it is difficult to say with any certainty the sites exact history of development due to limited features and as the fabric does not surviving above ground-floor level. The proportions seen to the main range, in particular the width of the front door opening to the south elevation, flanked by two large ground-floor windows, may suggest the main range had a primary agricultural function, which may have been extended to the

west end initially as a store. This may have then been transformed to a single dwelling, as the census records for 1841 would align with – only a small number of the Glasson family are recorded here. This space then may have been supported by a small service space to the rear (lean-to) north (east) – the masonry, although obscured by render, is very much in keeping with the rest of the main range and may have included a small scullery section with a copper/ boiler. The building was then split into two separate dwellings, and this involved dividing the main range with a brick partition. It is likely then the rear services were adjusted and extended to provide service spaces for both cottages – the masonry differs to the north-west end, including the reuse of brick as seen to the alterations in the fireplaces. It is clear from the mapping the extensions and divisions happen sometime between 1843-1881.

The whole building then sees some significant renovation to the mid-20th century, which includes the resurfacing of internal floors with a screed product; this extends to the rendering of internal and external walls which must have had significant moisture implications and may have led to its full abandonment in late 20th to early 21st century. The use of different bricks seen within areas of alteration (fireplaces, possible lean-to extension to west) suggest some changes occurred post-1870 – but in general these are not possible to differentiate from the other 19th century changes. These more limited tweaks, perhaps reflecting subsequent changes in tenant or ownership of one of the two cottages.

The phasing can be briefly summarised by:

- Phase 1 – Early 19th century – it may have origins as an agricultural building as part of a larger enclosure. It is vernacular in build, using Cornish Killas rubble and granite dressings to openings – fairly formal in appearance, though the masonry is not particularly spectacular – granite appears reused in places and not always dressed – possibly evidences an attempt to transform a low-status agricultural building into a formalised residence of some detail. The Glassons were farmers as well as miners, James (possibly snr) Glasson is recorded further north occupying at least 12 acres. The site could have been seen as an opportunity to expand, transforming into a small dwelling. The west end may have been extended as part of this transformation to dwelling, forming an earlier service space for a single range.
- Phase 2 – The cottages are formally subdivided into two with brick partitions. This includes rework of the interior to include two sets of stairs and stacks, as well as restructuring openings to fit both. Rear services are likely added to C1, and the west block possibly reorganised for separate C2 benefit. Several alterations occur between 1843-1881, including to the fireplaces, the western block then may be fully incorporated into the range, breaching the south-west corner for formal internal access, a small fireplace added to heat the room and the rear access fully blocked to make a contained space.
- Phase 3 – mid-late 20th century ‘upgrades’. The house is rendered internally and externally, and fireplaces are likely upgraded (west block includes mid-century quarry tiles and sloped cement for grate). The render likely compromised the buildings functionality (moisture), leading (at least in part) to its demise.
- Phase 4 – the site is used for a modern landscaping business, and the property is left to ruin.

3.13 SUMMARY OF SIGNIFICANCE

Though the building is ruinous, its vernacular form can still be observed and as such can be considered an undesignated heritage asset – whilst it cannot be compared to other designated assets, it can be described as having limited value, contributing to the wider landscape and narrative of this important mining area. The ruins show the cottages were built with Cornish killas rubble and dressed with granite quoins to corners and openings, rising above ground-floor level. Even with later alterations, the adjustments still use locally crafted items, including bricks from the local China clay works (St Day and Rogers & Co bricks). A basic earth mortar had been initially used and sections of lime mortar survived under cement render both internally and externally. So, whilst the site is limited in fabric and features,

it does provide some element of *authenticity*. Though in its current ruinous state its evidential value is limited, as well as its historical illustrative value, though this likely would have been compromised anyway due to the amount of render applied internally and externally.

Beneath the screed layer to the internal ground-floor, a packed earth floor was seen, implying sealed archaeological deposits do exist. As such, archaeological monitoring to further development and groundworks is advised, this could further our ability to understand an earlier form/ internal layout, whilst informing on possible earlier functions. This will further provide some heritage mitigation if development seeks to demolish the existing footprint.



FIGURE 14: BENEATH SCREED LAYER A PACKED EARTH FLOOR IS VISIBLE. THE SHAPE TO THE WEST SIDE REFLECTS THE POSSIBLE BASE OF A NARROW STAIRCASE THAT ROSE AGAINST THE NORTH ELEVATION. THIS IS REFLECTED SIMILARLY TO C2. TAKEN FROM ABOVE FROM NORTH WITH 1M SCALE.

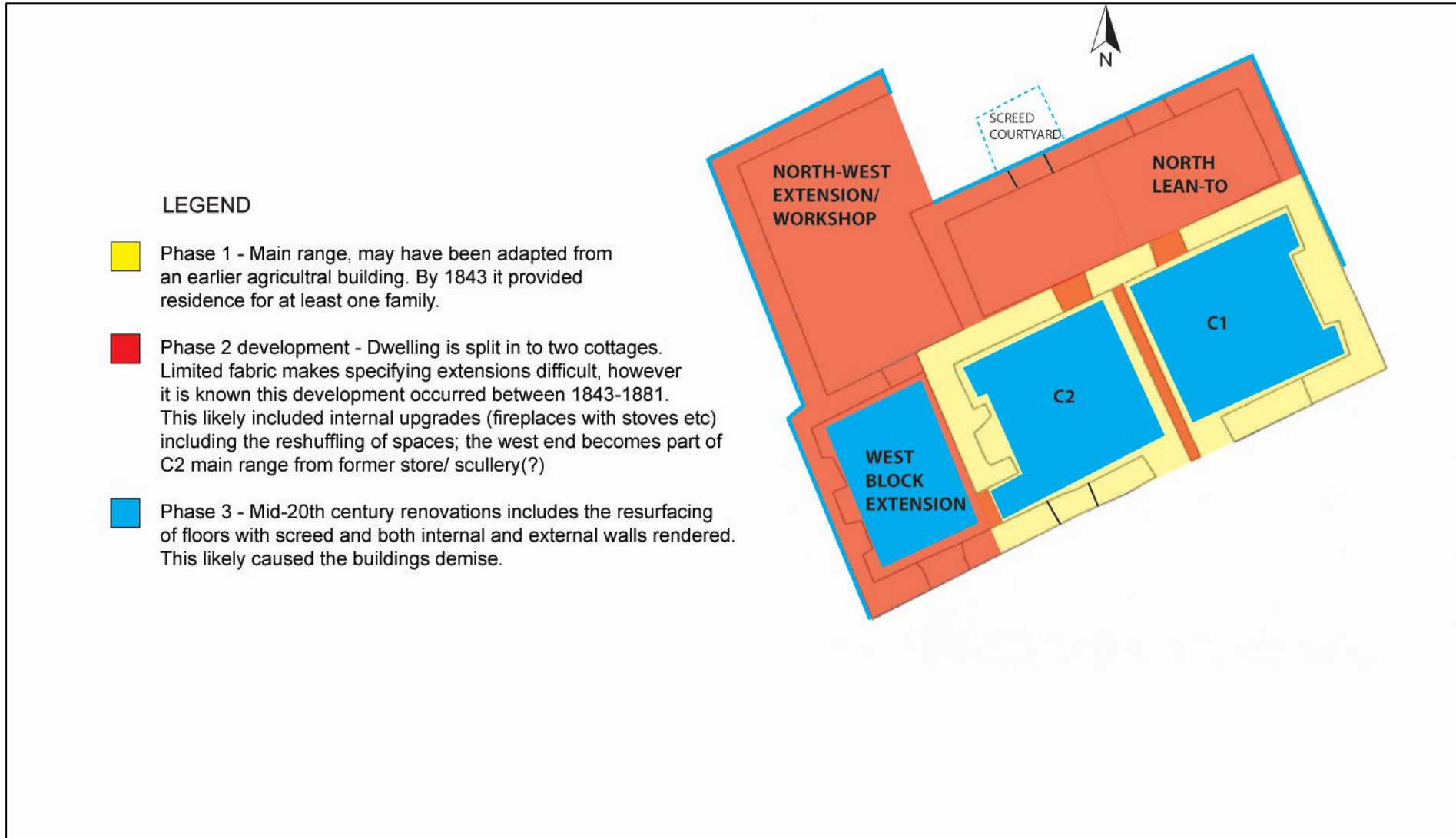


FIGURE 15: GROUND FLOOR PHASING OF THE RUINS BASED ON EVIDENCE SEEN INTERNALLY AND MAPPING EVIDENCE. NOT TO SCALE (PROVIDED BY CLIENT).

4.0 CONCLUSION

Whilst only surviving in ruinous form, the cottages still emulate a strong vernacular build and presence amongst the wider landscape. The building existed pre-tithe and may have been ruinous at the time of the 1809 surveyor's draft; with residents redeveloping a small agricultural building situated to the corner of a larger enclosure, once formally considered rough ground. The surrounding irregular field patterns suggest a post-medieval reclamation of the land, likely associated with the expansion of the local mining interests. The building sees several drastic changes between 1843-1881 and includes several extensions, transforming the place to accommodate two separate dwellings, undergoing detrimental resurfacing/ finishing in the mid-20th century where cement products are used to resurface the floors and render internally as well as externally, likely contributing to the properties subsequent demise.

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APPENDIX 1: BUILDING RECORDING TABLES – EXTERIORS

BUILDING	General Description
Function/Summary:	Small, vernacular pair of dwellings may originally had an agricultural function. Single range divided in to two post-1843, extended to the rear north and west end. Small triangular garden sloping to the east; plot set within a larger disturbed, irregular shaped enclosure – once part of Tolgus Downs and the Buller estate. Good views to Carn Brea and Basset Monument to south-west.
Dating Evidence:	Form, build and plan, analysed against historic mapping.
Exterior	
Elevation NORTH	Description
Fabric Description:	<p>Lean to: Cornish killas rubble, some slate blocks noted to blocked opening to the west block. Dressed to corners and openings with granite quoin blocks. slate levelling courses used to the rear north extension. Externally has been heavily rendered in screed – this is pulling away in large areas to expose the vernacular materials. Ruinous; does not survive above ground-floor level.</p> <p>Main range: Cornish killas rubble, large blocks packed with a red-brown, earth mortar, approximately 0.6m thick. Forced openings for both dwellings include patch repair with brick.</p> <p>West block extension: Cornish killas rubble, large blocks packed with a red-brown, earth mortar, areas of lime mortar seen, and later patch repair. Single blocked doorway with rustic timber lintel blocked with killas rubble. The opening to the west side has a few large grey-brown slate blocks acting as quoin detailing.</p>
Roof Covering	No roof survives, though the pitch to the east side and evidence of socket holes for split basic a-frame would evidence a shallow mono-pitched roof to this addition supporting the main range.
Opening – Windows:	Definite window to east side, with some quoin detailing under render. Another possible later window, slim and rectangular to east side of rear door.
Openings - Doors	Rear door to small concrete courtyard. Narrow in width, reflects internal forced door for C2. Access for C1 to the east elevation.
Blocked openings:	West block extension: single blocked doorway with rustic timber lintel blocked with killas rubble. The opening to the west side has a few large grey-brown slate blocks acting as quoin detailing.
Drainage/Guttering	Small cement-sloped drain, over brick to the east side of doorway to C2.
Significant Details:	None.
Relationships:	<p>To the east end is a rear lean-to extension, likely initially built much smaller to support the main range. Evidence to the west end of this block suggests it may have been extended later with reused white bricks <i>St Day</i> to support the functions of both cottages. This theory is supported by a possible build line with quoin detailing to the centre of the elevation, just east of C2 courtyard door.</p> <p>This lean-to abuts the main range with forced socket holes to the north of main range and clear internal build lines. The main range has been extended to the west, again clear build lines to the north and south show the west end abuts main range. This west end has been extended again as a possible workshop space to the north, though this area is harder to quantify due to its overgrown present standing.</p>
Elevation SOUTH	Description
Fabric Description:	South elevation is the main front for the cottages. The build does not survive above ground-floor level. Cornish killas rubble, large blocks packed with a red-brown, earth mortar, approximately 0.6m thick. Lime mortar repointing visible, and areas of later cement-based repair. This elevation likely never had the same level of external rendering, keeping its outward appearances and aesthetics intact, this may be why more areas of lime pointing are noted. The west block extension comprises of the same.
Roof Covering:	The build is ruinous, no roof survives. However, beneath some areas of internal

	rendering, the plasterer has reused scantled Delabole slate to create a level underside for rendering. These pieces are complete with tack holes and so have come from a roof, the build likely had been reroofed and so a slate roof could be assumed.
Openings – Doors:	GF central front door that has been split for two separate dwellings – evidenced by width and surviving brick pier fronting internal brick partition. There is a possibility opening to the west block extension may be a blocked door, though limited fabric makes this difficult to determine – its is slightly more obvious from the internal elevation.
Opening – Windows:	A pair of windows flank the front doors to the east and west. Granite quoin dressings line the openings, and its likely these windows were reflected to the first floor above. To the west block extension there is a single window opening of similar dimensions to the main range, though its possible this was a blocked door reduced to form a window.
Blocked openings:	There is a possibility opening to the west block extension may be a blocked door, though limited fabric makes this difficult to determine – its is slightly more obvious from the internal elevation.
Drainage/Guttering	Non existent.
Significant Details:	The width of the front door – may imply the main range had an earlier agricultural function flanked by two windows, disturbance is difficult to ascertain due to limited fabric. With the windows, it would certainly have the right dimensions for an earlier stable block/ agricultural outbuilding.
Relationships:	This elevation has views across to Carn Brea to the south-west, as well as modern views to Redruth, whilst fronting a large, irregular shaped enclosure. The west extension block abuts the main range and is a later extension built between 1843-1881.
Elevation WEST	Description
Fabric Description	This elevation respects the road, forming part of the west block extension. It is largely obscured by render and overgrown shrubbery, though Cornish killas rubble can be seen. Its north workshop extension – wall are too overgrown to make comment. Fabric does not survive above ground-floor height.
Roof Covering	The build is ruinous, no roof survives.
Openings - Doors	N/A
Openings - Windows	N/A
Blocked openings:	N/A
Drainage/Guttering	N/A
Significant Details:	None.
Relationships:	This west block abuts main range to the east. It has been extended further north to create possible workshop space, though relationship between this and west block is difficult to see – going from mapping it is likely the north end abuts the west extension.
Elevation EAST	Description
Fabric Description:	This elevation respects garden boundaries to the east with well. Small modern gravelled footpath separates the spaces. Long elevation including both main range and extended lean-to. Has been rendered and patched repaired. North end fully rendered. The most fabric surviving above ground-floor height survives to the north-east corner. Under render – killas rubble build with earth mortar and phases of lime repointing/ repair.
Roof Covering:	The build is ruinous, no roof survives.
Openings: Doors	To the north end as part of the lean-to extension. Single-width slim doorway currently propped by modern scaffolding bars to a rustic timber lintel. Cement render covers any details, though the cement has been shaped above door to provide a weather run-off.
Openings: Windows	It is possible there is a small window just surviving to first-floor height, sitting to the south side of the stack, which would have lit a small landing.
Blocked openings:	N/A
Drainage/Guttering	N/A

Significant Details:	N/A
Relationships:	North lean-to abuts the main range, this can be identified from the internal elevation.
INTERIOR	
Note:	The build sits as ruinous, not much fabric survives, particularly above first-floor height. Historic interpretation has been based on what survives, analysed against earlier mapping.
GF space C1 comment on fabric surviving:	<p>Largest interior space. Accessed via door, restructured with brick pier to accommodate two openings, to the south elevation. This opening is flanked by large window opening with lightly splayed sides to the east.</p> <p>Floor has been resurfaced to mid-20th century with screed finish, similar to the internal and external rendering seen across the build. There are areas of the floors left exposed, likely under the former stairs to the north-east corner – the screed layer is seen to wrap a narrow structure with a small newel post footprint. These exposed areas reveal a red-brown packed earth floor (similar to mortar) – areas/ patches of burning were noted. Archaeological deposits likely remain sealed under screed.</p> <p>Large projecting stack against east elevation which has had several phases of alteration, it has possible been widened – lintel appears too short and awkward. The lintel includes socket holes for possible earlier surround though these do not match in alignment with socket holes seen to the base killas jambs – suggesting alteration. The fireplace has been altered with several layers of mid-19th century brick (<i>Rogers & Co</i> - part of the Wheal Remfry brickworks), to fit later stoves or ranges. Scarring for shelving to south alcove, north alcove likely sat under small set of stairs – socket for this/ floor joist could be seen to the surviving fabric to north-east corner.</p> <p>Narrow forced doorway to the rear leading up to the north extended lean-to. Opening has been patched with brick and slate. Walls are 0.6m thick.</p>
GF space C2 comment on fabric surviving:	<p>Smaller than C1. Accessed via door, restructured with brick pier to accommodate two openings, to the south elevation. This opening is flanked by large window opening with lightly splayed sides to the west – similar to east side, with granite quoin dressings.</p> <p>Floor has been resurfaced in mid-20th century with screed finish, similar to the internal and external rendering seen across the build. There are areas of the floors left exposed. These exposed areas reveal a red-brown packed earth floor (similar to mortar) – areas/ patches of burning were noted. Archaeological deposits likely remain sealed under screed.</p> <p>Reflected projecting stack against west elevation, survives without lintel. The fireplace has been altered with several layers of mid-19th century brick and iron plates, to fit later stoves or ranges. Screed render follows sharp angle suggesting reflected stairs against north elevation – ceilings may have been very low, suggesting the original range may have been raised from 1.5 storeys to accommodate two dwellings.</p> <p>Narrow forced doorway to the rear leading up to the north extended lean-to. Opening has been patched with brick and slate. Walls are 0.6m thick.</p> <p>Forced (?) opening to the south side of the stack, leading through to the west extension block, which steps up into the space.</p>
GF space west extension block comment on fabric surviving:	<p>Accessed only via opening to south side of C2 stack, steps up into small square space. The size of this – it is likely this was never a separate cottage space. Its function has changed in the mid-20th century possibly, which made it part of C2, was likely a small lean-to(?)/ store/ separate service block for C2 earlier than this.</p> <p>Space has been heavily rendered and floor fully screeded. Small stack against east elevation, though has been built up with rubble and bricks/ slate – suggests a later</p>

	<p>addition to the space. This has been altered in the mid-20th to fit a small grate/ stove and re-fronted to the threshold with glazed, small, red quarry tiles of the era. Perhaps the only surviving feature that gives us sense of personality/ design movement.</p> <p>Opening to the south elevation may have been a blocked doorway, restructured to fit a door – possible evidence of this end having an earlier function separate from living space. The opening has lightly splayed sides and has been rendered.</p> <p>Lintel and build line seen to the north-east corner, matching that seen to the exterior.</p>
<p>GF space rear north lean-to comment on fabric surviving:</p>	<p>Narrow lean-to. Pitch of the roof is visible to the east elevation, socket holes for basic half a-frame can be seen to the south elevation, forced into main range. Again floor has been resurfaced, and areas of the interior walls. Access from main range via narrow forced doorway to south this had granite step (compared to C2 threshold which was screed surfaced – further evidence the lean-to may have been extended), access also to garden and passage to east. This opening is narrow and currently propped under lintel. Build line to this corner shows relationship with main range (lean-to abuts main range).</p> <p>Large window to north elevation east side with lightly splayed sides and granite dressings. There may be a build line to the west of this opening suggesting the lean-to was extended for C2 too. Slim brick partition separates the space.</p> <p>The rear west wall is also built to the build line with reused <i>St Day</i> white bricks – as the lean-to to the east and the west extension block all use killas rubble with granite, this is unusual to see and further suggests the lean-to saw a second phase of extension.</p> <p>Door opening to the west end reflects narrow forced opening to main range. This leads out to a small, concreted courtyard with cement sloped drain over brick base to east jamb.</p>
<p>GF space north extension to west end comment on fabric surviving:</p>	<p>This space is a little harder to make out. Wall to the far north is overgrown but had been heavily rendered. Floor very uneven with lots of disturbance, broken pottery and pipe found. Square socket holes to the threshold to the east showed a possible narrow opening/ or split door opening akin to those for garages. Blocked opening the the rear of the west extension block, complete with rustic timber lintel and a few large slate blocks mimicking quoin dressings the west side.</p>

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE RUINS HAVE GOOD VIEWS OVER TO CARN BREA AND THE BASSET MONUMENT, ERECTED C.1836.



2. THE SOUTH FRONT; FROM THE SOUTH WITH 1M SCALE.



3. C1 EXTERIORS, BRICK PIER SHOWING DIVISION OF DOOR OPENING. FROM THE SOUTH-WEST WITH 1M SCALE.



4. DETAIL OF THE SOUTH OPENINGS FOR BOTH COTTAGES, DIVIDED WHEN COTTAGE SPLIT TO TWO DWELLINGS C1843-1881. FROM THE SOUTH-WEST WITH 1M SCALE.



5. THE WEST EXTENSION BLOCK BUILT AGAINST QUOIN DETAILING OF THE MAIN RANGE; FROM THE SOUTH WITH 1M SCALE.



6. THE SOUTH-WEST CORNER, GRANITE QUOINS HAVE BEEN ROBBED OUT. TAKEN FROM THE EAST WITH 1M SCALE.



7. LEFT: EAST ELEVATION WITH CEMENT RENDER FROM SOUTH. RIGHT: EAST ELEVATION FROM NORTH CORNER. BOTH WITH 1M SCALE.



8. OPENING TO THE EAST SIDE OF NORTH LEAN-TO MODERN PINE SLABS PROP OLDER RUSTIC LINTEL. ABOVE HAS BEEN SHAPED WITH RENDER TO CREATE RUN-OFF.



9. GRANITE THRESHOLD FOR ABOVE OPENING. MOUNTED WITHIN MODERN LANDSCAPING FABRIC AND LOOSE GRAVEL.



10. PASSAGE BETWEEN EAST ELEVATION AND GARDEN SPACE; FROM THE NORTH WITH 1M SCALE.



11. CORNER OF NORTH LEAN-TO, KILLAS RUBBLE AND GRANITE QUOINS UNDER MID-20THC RENDER; FROM THE NORTH WITH 1M SCALE.



12. THE NORTH ELEVATION OF LEAN-TO SHOWING SHALLOW MONO-PITCH; FROM THE NORTH-WEST WITH 1M SCALE.



13. PAIR OF FORCED DOORWAYS TO NORTH INTERNAL ELEVATION AND OPENING TO C2 COURTYARD; FROM THE NORTH-WEST WITH 1M SCALE.



14. VIEW TO NORTH EXTENSION ON WEST BLOCK; FROM THE EAST WITH 1M SCALE.



15. THE NORTH ELEVATION OF WEST BLOCK WITH BLOCKED DOORWAY; FROM THE NORTH WITH 1M SCALE.



16. BLOCKED DOORWAY TO WEST BLOCK; FROM THE NORTH WITH 1M SCALE.



17. VIEW ACROSS TO LEAN-TO, FROM THE WEST WITH 1M SCALE.



18. THE FLOOR OF THE NORTH WEST BLOCK WAS HEAVILY DISTURBED INCLUDING THIS OVERGROWN DAMP PIT; FROM THE WEST 1M SCALE.



19. SCREED WRAPPING SOCKET TO THRESHOLD OF NORTH WEST EXTENSION.



20. THE NORTH WALL OF NORTH WEST BLOCK; FROM THE SOUTH TAKEN WITH WIDE-ANGLED LENS.



21. THE CONCRETE COURTYARD FOR C2; FROM THE WEST WITH 1M SCALES.



22. THE WEST OF THE LEAN-TO BUILT WITH BRICK TO THE CORNER NOT SEEN ELSEWHERE TO MASONRY, THICKNESS WALL TO THIS END DIFFERED FROM THE EAST. FROM THE EAST WITH 1M SCALE.



23. ST DAY BRICKWORKS CLOSED IN 1912.



24. EXTERNAL OPENING FOR C2 IN NORTH WALL. FROM THE SOUTH WITH 1M SCALES.



25. THE NORTH- EAST END BUILD LINE APPARENT, IMPLYING TWO PHASES OF LEAN-TO. FROM THE SOUTH WITH 1M SCALE.



26. EAST END OF THE LEAN-TO, FROM THE WEST WITH 1M SCALE.



27. GRANITE STEP UP TO LEAN-TO FOR C1.



28. SCREED STEP UP TO LEAN-TO FOR C2.



29. EAST END OF C1, FROM WEST WITH 1M SCALE.



30. DETAIL OF THE STACK C1, FROM THE WEST 1M SCALE.



31. THE ROGER & CO BRICK SEEN TO ALTERATIONS MADE TO FIREPLACE. FROM WEST.



32. THE EAST WINDOW OPENING FOR C1, FROM THE NORTH-WEST WITH 1M SCALE.



33. THE VIEW TO C2 FROM C1. WITH 1M SCALES.



34. THE PAIR OF FORCED OPENING TO THE NORTH ELEVATION FOR REAR SERVICES; FROM THE SOUTH WITH 1M SCALE.



35. THE REUSED SLATES SEEN UNDER INTERNAL RENDERING.



36. THE PROJECTING STACK TO WEST BLOCK; FROM THE EAST WITH 1M SCALE.



37. THE STACK HAD BEEN REWORKED IN MID-20TH INCLUDING QUARRY TILE THRESHOLD.



38. THE POSSIBLE BLOCKED DOOR NOW WINDOW TO SOUTH ELEVATION OF WEST BLOCK; FROM THE NORTH WITH 1M SCALE.



39. THE NORTH AND EAST ELEVATION OF WEST BLOCK SHOWING BLOCKED OPENING, FROM THE SOUTH-WEST WITH 1M SCALE.



40. REUSED GRANITE POSTS FORMING ENTRANCE TO HOUSE GARDEN TO EAST, FROM THE SOUTH-WEST WITH 1M SCALE.



41. THE NORTH BOUNDARY WALL OF EAST GARDEN FROM THE SOUTH.



42. THE BOARDED UP WELL TO THE NORTH-WEST CORNER OF GARDEN; FROM THE SOUTH- EAST.



43. THE SOUTH RUBBLE WALL OF GARDEN OVERGROWN, FROM THE EAST WITH 1M SCALE.



44. C1 & C2 TAKEN WITH WIDE-ANGLED LENS FROM THE WEST.



45. C1 & C2 TAKEN WITH WIDE-ANGLED LENS FROM THE EAST.



46. THE WEST BLOCK EXTENSION TAKEN WITH WIDE-ANGLED LENS FROM THE SOUTH-EAST.



47. THE WEST BLOCK EXTENSION TAKEN WITH WIDE-ANGLED LENS FROM THE NORTH.



48. LEAN-TO FROM WEST TAKEN WITH WIDE-ANGLED LENS.



49. LEAN-TO FROM EAST TAKEN WITH WIDE-ANGLED LENS.



50. THE MODERN AGRICULTURAL GATE TO THE SOUTH-WEST OF THE SITE.



51. THE WEST ELEVATION RESPECTING OLD PORTREATH ROAD. FROM THE SOUTH-WEST WITH 1M SCALE.



52. THE RUINS FROM OLD PORTREATH ROAD FROM THE NORTH-WEST, VIEWS OVER TO REDRUTH.



53. MOUND OF KILLAS AND GRANITE RUBBLE SEEN TO THE SOUTH-EAST CORNER OF THE GARDEN. FROM THE WEST.



54. THE IRREGULAR SHAPE OF THE LARGER ENCLOSURE, FROM THE NORTH-WEST.



55. YOUNG APPLE TREES LINING THE SOUTH ELEVATION OF THE GARDEN WALL, FROM THE SOUTH-EAST.



56. THE VIEWS TO CARN BREA AND BASSET MONUMENT BEYOND NEIGHBOURING TITHE BOUNDARIES, FROM ACCESS.



57. CONIFER HEDGE TO THE SOUTH-WEST BOUNDARY, FROM THE NORTH-EAST.



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