

**No. 34 (FORMER LONDON INN)  
FORE STREET  
REDRUTH  
CORNWALL**

Historic Building Recording



South West Archaeology Ltd. report no. 230904



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## No. 34 (Former London Inn) Fore Street, Redruth, Cornwall

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Historic Building Recording

By A. Allen ACIfA

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Finalised: 30<sup>th</sup> October 2023

Work undertaken by SWARCH on behalf of a Private Client

### SUMMARY

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*This report presents the results of retrospective historic building recording carried out at The Former London Inn, No 34 Fore Street, Redruth, by South West Archaeology Ltd. (SWARCH) after conversion works had been almost completed. This report builds upon and synthesises the available record using an earlier heritage impact assessment report by Cornwall Archaeological Unit in 2021, before the building's recent conversion.*

*No.34, formerly the London Inn, was likely developed within earlier medieval plots along Fore Street, Redruth. The building is jointly Grade II listed with No.33, which from its south fronting façade, appears to have been built as one building, with origins in the late 18<sup>th</sup> century. The coaching inn was well placed along the main London carriage route – likely from which it bore its name – fulfilling the wider demand for lodgings as the surrounding mining industry rapidly developed. The building has undergone significant change and been extended during the 19<sup>th</sup> and 20<sup>th</sup> centuries, changing from a popular coaching inn with stabling and accommodation to a basic public house and now to newly converted residential flats with ground floor commercial space. CAU (2021) found 18<sup>th</sup> century fabric surviving in some fittings and timbers, though much of this has now been covered/ boxed out. The building had been fully refurbished before this historic building recording was carried out so there was little room for further comment or additional information to be gleaned, although many of the conclusions of the CAU report have been validated.*

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September 2023

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## ACKNOWLEDGMENTS

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THE CLIENT (FOR ACCESS)  
INFLUENCE PLANNING (THE AGENT)

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	NO.34, FORMERLY KNOWN AS LONDON INN
<b>PARISH:</b>	REDRUTH
<b>COUNTY:</b>	CORNWALL
<b>NGR:</b>	SW 69960 42076
<b>SWARCH REF.</b>	RFS23
<b>PLANNING REF.</b>	PA21/10829 AND PA21/11501 (LBC)
<b>OASIS NUMBER:</b>	SOUTHWES1-518901

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake full (retrospective) Historic Building Recording to complete the historic record of the formerly known London Inn No.34, Redruth, Cornwall. This work was undertaken in accordance with a Written Scheme of Investigation (WSI; Boyd 2023) drawn up in consultation with Cornwall Council Guidance. The recording work was undertaken considering ClfA recommended current guidance, and Historic England's guidelines and builds upon an earlier building appraisal (CAU 2021), and a recent site visit post-conversion works.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies along the north side of Fore Street, Redruth. The building forms part of a grouped listing with neighbouring No.33 at c.118m AOD. The soils of the site are recorded as fine loamy soils over slate or slate rubble of the Denbeigh 2 Association (SSEW 1983), overlying the hornfelsed slate and hornfelsed siltstones of the Mylor Slate Formation (BGS 2023).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Redruth is likely to have formed part of the large Domesday manor of Tehidy, held by Robert, Count of Mortain in 1086 and Ordwulf of Tehidy prior to the Conquest. The parish of Redruth was situated in the deanery and east division of the hundred of Penwith (Lysons 1814). The town originated as a medieval market town, located strategically close to the river and on an important historic crossroad. The original settlement of the 6<sup>th</sup> century developed around St Euny church, which is now located c.1km south-west of the current town centre. By the 14<sup>th</sup> century, the settlement of Redruth had been developed to the neighbouring valley, strategically focused on the fording point of the Red River – from which the name is derived (*rid* meaning 'red' and *ruth* meaning 'ford' (Padel 1985).

Fore Street followed an old cross-county road, and evidence of a medieval market form and layout exist, the building frontages likely represent the medieval build line. Either side of Fore Street, towards the west end, were clearly curvilinear burgage plots, with these forms still survive in the town layout. Both No.33 and No.34 are examples of 18<sup>th</sup> century buildings, developed upon earlier medieval plots to meet the growing accommodation demands as the town developed along with the wider mining landscape. Lysons (1814) observes a significant increase in the size of Redruth and its surrounding settlements in the eighteenth century as a result of copper mining. No.34, formerly known as the London Inn, is a recorded former coaching inn located towards the centre of Fore Street and is designated as a Grade II listed building alongside its neighbouring shop No.33 (part of the same listing), contributing to the local Redruth Conservation Area, and wider World Heritage Site (WHS).

The Cornwall Historic Landscape Characterisation classifies the land No.34 sits on as *20<sup>th</sup> century settlement: settled areas from larger farming settlements upwards*. Both listed properties sit opposite

several additional listed buildings on Fore Street, including Nos 70 and 72 (UID: 1142560), and the neighbouring Clock Tower and lock up (UID: 1253301). To the east side of No.34 is a listed telephone kiosk (UID: 1142559), and the neighbouring Red Lion Hotel is also Grade II listed (UID: 1328199).

#### 1.4 LISTING TEXT

The former London Inn is designated Grade II listed alongside the neighbouring shop No.33. The listing text is included below for context:

*Former coaching inn, now in commercial and residential use. Late C18, altered. Dressed granite, brought to courses, roof of local slate and Welsh slate. Elongated L-shaped plan formed by a long front range, with a central wagon-passage between the shop to the left and the public house to the right, and a long rear wing to the right-hand end. Three storeys and 4+3 bays; the wagon entrance in the fourth bay has a quoined surround and rectangular lintel supported at the right-hand end by a cut-away corbel. The four-bay shop to the left has a modern shop-front at ground floor, four 12-pane sashed windows at first floor (that over the wagon entrance slightly smaller), and four low six-pane sashes at second floor. The three-bay public house to the right is symmetrical, with a wide Doric porch in the centre (the top carrying iron railings), flanked by tripartite sashed windows with lintels scored in imitation of voussoirs; at first floor, a 16-pane sash in the centre and large 25-pane sashes to each side; and at second floor, altered and enlarged windows breaking through the eaves, with hipped dormer roofs, now all 20-pane sashes (but formerly like those to the left). All windows have raised sills and quoined jambs. Large gable chimney stacks. The rear and rear wing are considered to be of lesser interest.*

*INTERIOR: it is understood that as part of a 1960s conversion into a supermarket, all of the internal walls on the ground floor were removed. The upper floors were altered but retain many original features and fittings, and much of their C18 plan form still survives.*

*The buildings form a group with the former Red Lion Hotel adjoining to the right, and with telephone kiosk beside the junction between them.*



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

## 1.5 METHODOLOGY

Building recording works were conducted by A. Allen ACiFA in August 2023, this work utilised an earlier appraisal report completed by CAU (2021) to provide the best possible record of the building and in-line with industry standards and the requirements of Cornwall Council. Renovation works had already begun by the time of SWARCH's visit, with the flats in the final stages of their conversion. 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).

## 1.6 PLANNING CONDITION

This report and the subsequent digital archive which will be submitted has been produced to fulfil a Listed Building Consent Condition. Condition 3 of the Listed Building Consent PA21/11501 states:

*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 CAU (2021) report, for which the property was extensively researched.*

The building is located along the main coaching road through Redruth and is recorded to have been established as a primary coaching inn for the town with capacity for the stabling of approximately sixty horses, whilst also providing cover and security for gentry carriages (Tangye 2001). The site is likely recorded to the OS Surveyors Draft Map of Redruth c.1809 (see Figure 2). Though detail is not entirely clear both Nos 33 and 34 are depicted close to the corner of Green Lane and along the northern side of main county road.



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 next available map to provide some detail of the buildings is the 1841 tithe map for Redruth where the buildings are illustrated under separate plots (see Figure 3). The London Inn No.34 Fore Street (plot 2025) is recorded in the tithe apportionment as owned by John Penberthy Magor & Company. He is known to have been the owner of the Redruth Brewery and suggests the London Inn was brewery owned at this date, though at the time of the tithe survey he is listed as residing at Penventon. It was occupied by Nanny Teague who is listed as an innkeeper. The neighbouring property at No.33 (plot 2024) is listed separately as a town house plot, owned by Reginald Jenkin and occupied by Matthias Boase. The plot to the east, 1882a (now the Red Lion) was owned by John and Michael Williams who leased the property to Mary Trevena and others and the occupier appears to have been Nicholas Trevena. The property is recorded as houses and yards suggesting it was in private residential use at this date. The buildings are shown on the Ordnance Survey Town Plan of 1877 (Figure 4). The London Inn is illustrated as a long L-shaped build with two small outbuildings to the northern rear end and another single outbuilding along the west boundary. These are accessed via a small carriage passage to the west side of the building. The property appears on this map as unbounded to the north-



west. The building to the west is clearly identified as the Red Lion Hotel on this map and further public houses are visible to the west and south west.



FIGURE 3: EXTRACT FROM THE REDRUTH TITHE MAP 1843 (TNA). THE APPROXIMATE SITE IS INDICATED



FIGURE 4: EXTRACT FROM THE 1877 TOWN PLAN FOR REDRUTH (NLS). THE APPROXIMATE SITE IS INDICATED.



The building is shown on the Second Edition OS map, surveyed 1906 (Figure 5), though little change is visible. The portico is not shown on this map but given it is still extant this is either an error or mapping convention.

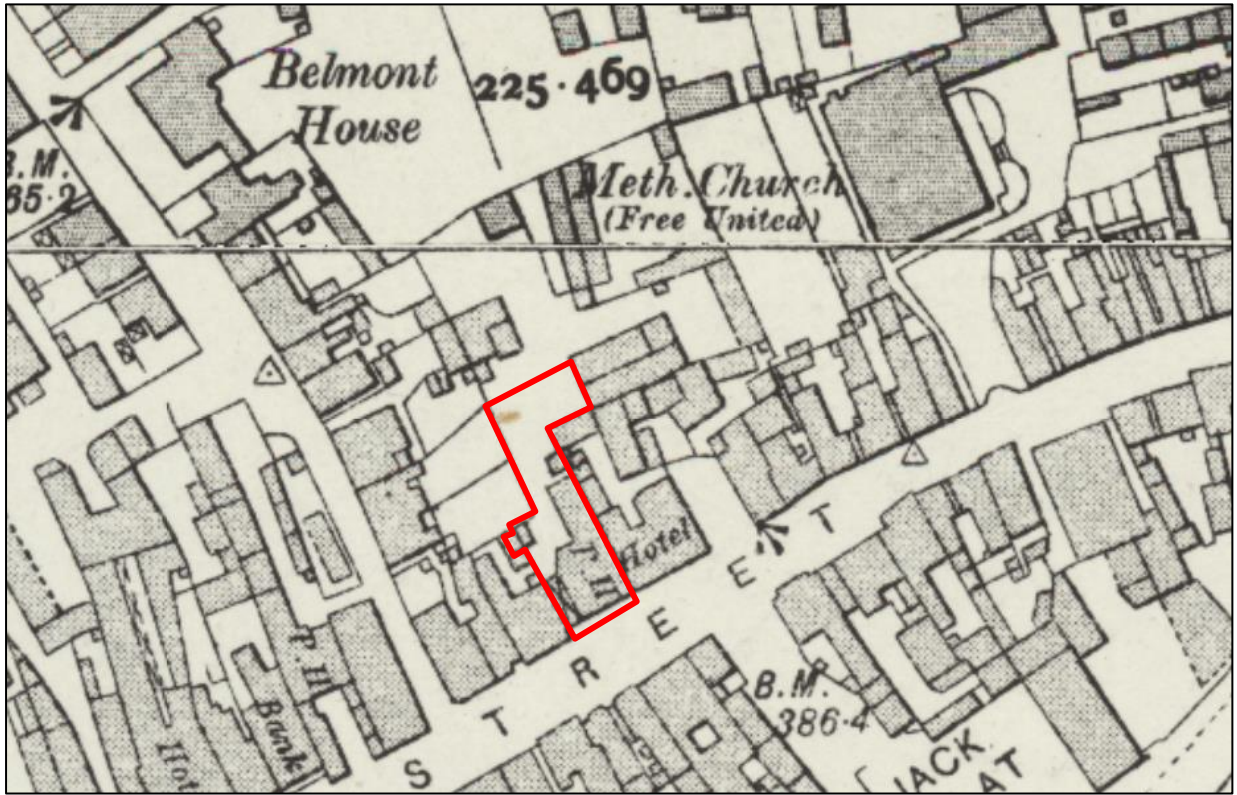


FIGURE 5: EXTRACT FROM THE 25" REVISED SECOND EDITION OS MAP SURVEYED C.1906 (CORNWALL SHEET LXIII.3 & LXIII.7) (NLS).



FIGURE 6: THE SITE AS IT STANDS TODAY (GOOGLE MAPS 2023©).

## 2.2 DOCUMENTARY & CENSUS RECORDS

*A substantive documentary history of The London Inn was carried out by the Cornwall Archaeological Unit in 2021 (CAU 2021). For detailed a documentary history of the building that report should be referred to. The following information summaries key details and expands on detail available in that report where applicable but does not attempt to duplicate information provided in the CAU 2021 report.*

- The Cornish Telegraph 1880 suggests neighbouring No.33 had become the mining offices of WT Davey a known mining stock and share broker. However, No.34 remained a public house.
- A newspaper article dated 1907 records the building still under the ownership of the Redruth Brewery with 12 bedrooms and capacity for the stabling of 80-90 horses. However, interestingly a license renewal document reveals the London Inn was considered lower class to that of its neighbouring counterpart The Red Lion, and that its rear stabling block was rented separately.
- The Cornish mining industry entered significant decline during the latter half of the 19<sup>th</sup> century, which created diminishing prospects for the growth and progression of Redruth itself. The development of rail travel, and the later introduction of rail line to Redruth would have likely reduced the need for coaching inns, although records indicate it survived as a hotel and public house into 20<sup>th</sup> century. CAU (2021) noted the earlier 18<sup>th</sup> century form of the London Inn was significantly altered in the 20<sup>th</sup> and 21<sup>st</sup> centuries which had removed most of the original layout, however the appraisal did note that several 18<sup>th</sup> century features had survived the successive renovations and alterations that were worthy of recording. These features included fireplaces, timber floors, roof timbers and earth-plastered walls. The mid-20<sup>th</sup> century rear extensions, even though concrete-block built with flat-roofs, also included architectural details of this date.

Records held at Kresen Kernow archive evidence the London Inn having been constructed by the later 18<sup>th</sup> century. The earliest reference to the public house is a reversion of 1798 (Kresen Kernow HX/798). Another document of a meeting *held at the London Inn* regarding legal business owed to Lady Grenville's Court, is dated 1804 (KK GHW/13/4/3/1/4), and a later reference within the Bodmin sessions describes another meeting to discuss the "Rules of New Tradesmen's Association held at London Inn, Redruth..." (KK QS/1/11/560) dated 1830. The census records show several occupiers between 1841-1911 and gives some insight into the operations of the building, whilst indicating the need for service quarters.

The 1841 census records list Nanny Teague as a publican, aged 25 (possibly an error as she is 43 in the 1851 census and appears to have children aged between 12 and 6 years old in 1841), and living with four young family members and two teenage domestic servants *William Carkeet* and *Jane Johns*. By 1851, Nanny appears to have married a *John Trestrail*, who is listed as an Innkeeper, carpenter and joiner master, and Nanny is recorded as an Innkeeper's wife. This census recording lists the address as Fore Street, London Inn, and Nanny lived with several of her children and two servants, a house servant *Amelia Trestrail* and a stable boy *William Hellings*. There are also two lodgers, Owen and Micheal Coly, who are listed as *Hawkers of silk*. The 1861 census lists new innkeepers of the London Inn *John* and *Elizabeth Snow* (address is not listed, but this is assumed from the subsequent 1871 census which does record the Snow family at London Inn). They resided with several young family members, and five servants including barmaid *Sarah Whitburn*, nurse *Rebecca Moore*, two house servants *Sophia Dower* and *Elizabeth Glasson* and an ostler (coachman) *James Holman*; the need for servants may have initiated accommodation extensions to the rear. The Snow family are recorded at the London Inn in the 1871 census with visiting in-laws and only three domestic servants. The Inn



doesn't appear as clearly in the 1881 & 1891 census records. By 1901, the inn has new occupiers *Charles* and *Jane Thomas*, Charles is listed as a licensed Victualler Publican. They reside with two general domestic servants and two listed lodgers. The 1911 records show another change of hands, and it is occupied by *John Daddow* and his wife *Ellen*. They live here with their young son and a single domestic servant *Margery Warren*. The 1939 Register suggests another change of lessee with the pub named the London Hotel and run by Arthur Oaks and his sister Mabel. They employ three live in staff, a cook, a waitress and a chamber maid. The shift in numbers of servants may indicate the growth and demands of the business. It would appear from the census, the coaching operations of the inn may have ceased by the end of the 19<sup>th</sup> century, aligning with Redruth's wider economic decline.

## 3.0 HISTORIC BUILDING RECORDING

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### 3.1 INTRODUCTION

This report builds upon an earlier building appraisal by CAU (2021). SWARCH conducted a visit in August 2023 to assess whether there was further potential to understand the building and its fabric, however the building had already undergone conversion and works to create several flats and a small beauty commercial business to the front ground-floor were almost complete.

### 3.2 SITE DESCRIPTION

No.34, formerly the London Inn, lies along the northern edge of Fore Street, Redruth, close to Green Lane. It sits amongst several other designated properties lining this street and forms a designated group with neighboring No.33 and telephone box to the east side. It is clear from the south street elevation both No.33 and No.34 were intentionally built together to create a unified front, however obvious later adjustments to some window openings and the conversion of No.33 to a commercial unit to the ground floor has ultimately impacted on the original symmetry and proportions that would have been seen from its original 18<sup>th</sup> century front.



FIGURE 7: THE SOUTH FAÇADE FRONTING FORE STREET, NEIGHBOURING NO.33 STILL COMPLETE WITH SOME ORIGINAL WINDOWS.

### 3.3 BUILDING DESCRIPTION – FRONT SOUTH EXTERIOR

*Note: The following descriptions include synthesised recordings from CAU (2021) earlier appraisal works, which began to understand the building pre-conversion. Very little can be added from SWARCH's visit post-conversion, aside from identifying changes and upgrades.*

Its frontage before conversion was very dilapidated, ground-floor windows (front and rear) and the central door were boarded over, and the former carriage passage to the west side was fenced off for security; the site overall appeared abandoned and generally uncared for. However, recent conversion

works have made the site look very different; the windows have been reinstated with heritage sash replacements including the ground floor tri-partite sashes, and the carriage passage has a new ornate iron gate which matches a new railing lining the central portico.

It is clear both No.33 and No.34 were built with unity in mind, several external details match the openings and eaves on both properties, and the elevation presents with a cohesive dressed granite block front.

The front elevation respecting Fore Street is of dressed granite block, redecorated with modern ribbon cement repointing throughout which obscures original presentation and masonry details, more recent cement can be seen to the openings, particularly around the ground-floor door. At the eaves level are elements of original dentil cornice details, though this has been cut by 20<sup>th</sup> century hipped dormers and cut by the pavement to the west end is a dressed granite arch, implying an earlier cellar space existed.

Access to the public house was through a central door under the projecting portico. The door had been revealed post-conversion (boarded over pre-conversion), and consisted of two slim, paneled doors with integral leaded light pane above – likely an original feature. The entrance has been heavily repointed in cement which unfortunately obscures the detailed granite masonry including quoins, flat arches, voussoirs, and lintels. The portico has been reroofed and relined with new railings above. Earlier photographs of the portico imply this projection is a later addition, although it and the two pillars are shown on the 1877 town plan, with railing added in the mid-20<sup>th</sup> century.

### 3.4 REAR ELEVATIONS – EXTERIOR DESCRIPTION



FIGURE 8: SLATE HANGING CONTINUES TO THE FF (MODERN) THE STAIRS HAVE BEEN RECYCLED FROM THOSE WHICH EXISTED INTERNALLY. TAKEN FROM THE NORTH-WEST WITH 1M SCALES.



Much like the frontage, the rear of the property pre-conversion had an abandoned feel; all windows were boarded, including boarding to neighbouring No.33. Fencing blocked the rear yard, which was unmaintained and overgrown, and all door openings were also blocked. The rear of the property is largely covered by full-scale render works to all rear elevations, and the upper floors had been decorated with modern slate-hanging. Earlier recording by CAU (2021) found in the interior exposed sections that these rear walls were comprised of stone rubble and granite, though the built form had been compromised by modern alterations, concrete blockings, and cement repair.

A lot of work has been undertaken to the external elevations, including fresh paintwork and replacement sash windows. A metal, heavy-duty staircase, that had been utilised inside the property, has been reused at the southern end of the building (client pers. comm. ), creating separate access for the new first-floor flats to this end. New basic timber doors have been replaced to the ground-floor openings, and the rear concrete block extension remains to the far northern end (access not obtained during site visit). The rear of the property now acts as a site compound, and it had been cleared of overgrown vegetation and lined with a rubble mix, this had exposed stone rubble walling to the far north, including surviving wall running along the west boundary, ending by the carriage passage to the south. These boundary walls are likely the historic boundaries as seen to earlier mapping, including the tithe map of 1841. This wall, particularly to the west side, appeared precarious in form with several bulges/ fallouts noted. It largely consists of regularised, heavy granite rubble, coped to the top with rounded cement (north end). The far rear north wall was built up higher and showed evidence of blocked openings but had been heavily repointed in places with cement; beyond this was waste land that was covered with shrubbery and several large, mature trees.

### 3.5 THE CARRIAGE PASSAGE



FIGURE 9: THE NORTH FACING REAR OF CARRIAGE PASSAGE WITH (MODERN) SLATE HANGING. TAKEN FROM THE NORTH WITH 1M SCALES.

Pre-conversion the carriage passage, located to the west side of No.34, had been fenced off, though alterations could be identified to its surviving form. Several phases of widening could be seen from

earlier recording work, this likely coincided with mid-20<sup>th</sup> century renovations/alterations and later 21<sup>st</sup> century strengthening works. The historic eastern side had lost most of its original fabric, being rebuilt in concrete blockwork, though the base of stone rubble wall was visible. To the east wall appears to be an undercut blocky stack using dressed granite blocks, blocked with rubble to base – this just determinable under the paint and presumably would have serviced an internal space to No.34, or No.33, (No.33 windows above passage) though any evidence of this in the internal face of No.34 has been blocked over during conversion works.

During conversion works, services had been dug into the ground-floor of the passage, following the line of earlier services entering at the north-east corner – this was brick-lined at this end with 20<sup>th</sup> century rusted pipework exposed. This was done without archaeological monitoring and the trench had been open for longer than 3 months; this exposure had obscured any archaeological deposits (if present). However, it could be identified that the floor had been lined with a 0.3-4m layer of concrete and had likely been subject to heavy disturbance from previous 20<sup>th</sup> century alteration works. New gates had been added to the south entrance, with new sockets forced either side. The original width of the passage can still be seen through the length of the surviving lintel to the frontage, which has been later underbuilt with a pier to support the widening works, though the presence of this important feature has been unfavourably dominated by the recent masonry replacing the ground-floor shop frontage to No.33 which is considered not in-keeping with the rest of the façade compromising both buildings narrative and significance as designated heritage assets.

### 3.6 INTERIOR DESCRIPTION



FIGURE 10: EXPOSED FIREPLACE TO FF FLAT TO EAST WITH AREA OF DISTURBANCE TO PARTY WALL, RELATED TO MASONRY ON GF. TAKEN FROM THE WEST WITH 1M SCALE.

CAU 2021 observed the rear northern end of the building likely operated as part of the coaching inn stables, with staff accommodation likely existing above this. The southern end likely operated as part of the inn and the innkeeper's family quarters above. Within their recording works, several fireplaces were noted across the floors and an earlier layout could be identified from the stripped partitions and



surviving timber joists, as well as several surviving 18<sup>th</sup> century timbers to the roof space, and evidence of brick chimney stacks. Post-conversion, however, many of these features are now covered. The flats occupying the first-floor to the south end include several areas of repointed, exposed 'feature' walls that include the rustic granite rubble stonework and a glimpse of the 18<sup>th</sup> century fabric. A small fireplace was noted on the eastern side with heavy dressed granite lintel, another section of exposed wall to the west flat indicated another blocked, small fireplace, though without the context of the rest of the wall, it was difficult to confirm. The lintels above the south windows of both these first-floor flats have also been left exposed and show slim adze cut timber lintels above lightly splayed window openings, now decorated to the splays with modern shutter-style panelling, though the window seat spaces have been retained. The second-floor flat was fully boarded out with modern plaster and partitions, no historic features on this floor could be identified.

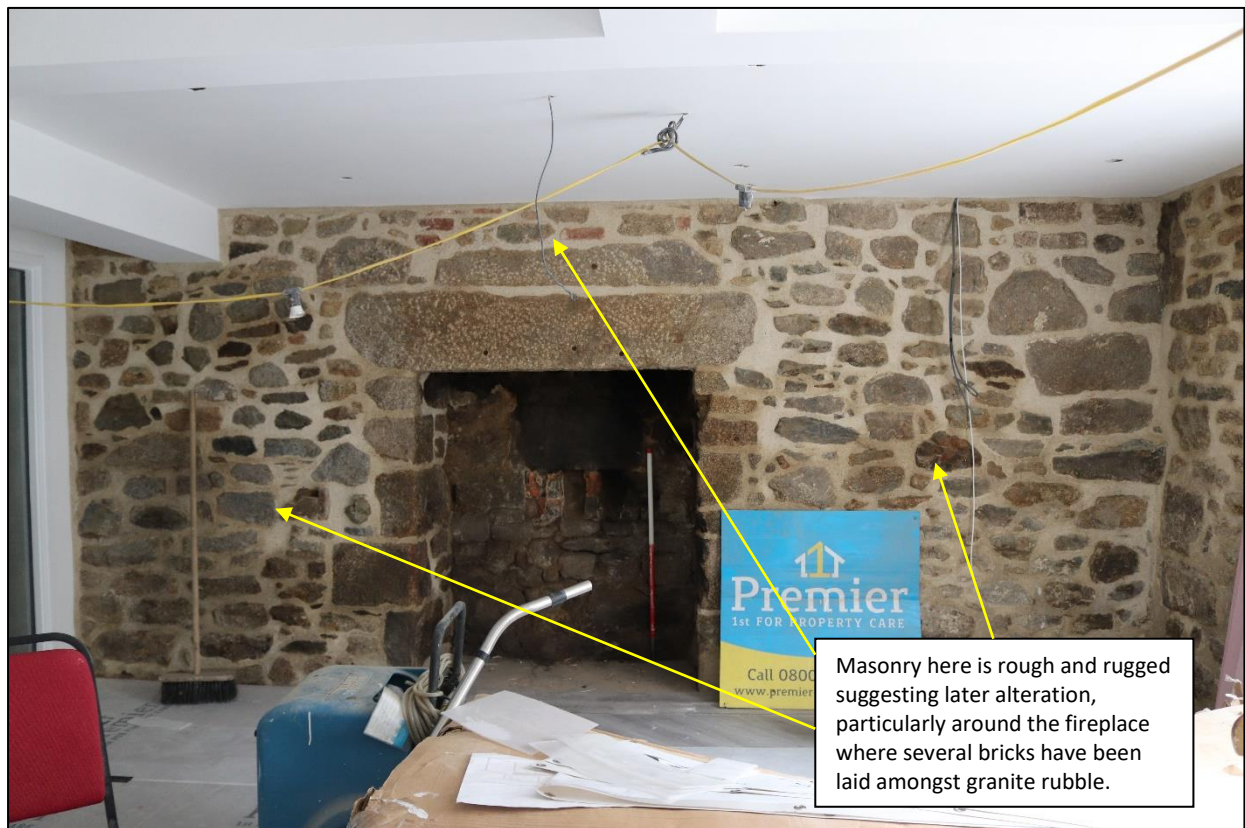


FIGURE 11: THE SURVIVING, DOMINATING GF FIREPLACE TO THE NEW COMMERCIAL UNIT. THE SURROUNDING MASONRY IS ROUGH, IN COMPARISON WITH THAT SEEN FURTHER NORTH IN THE WALL (SEE FIGURE 12), IMPLYING POSSIBLE ALTERATION/ REMODEL, PARTICULARLY OF THE FIREPLACE. TAKEN FROM THE WEST WITH 1M SCALES.

The ground-floor will be operating as a commercial space, predominantly as a beauty/ tanning studio, with several cubicle partitions along the west and north walls. The main entrance lobby is currently a large space that includes the dominant, exposed 18<sup>th</sup> century fireplace to the east wall – this initially strikes as quite unusual in appearance, providing a more domestic character to this space. It is evident from the stonework surrounding it that it has had several alterations, in an area of very rugged rubble – this build form is very different to that exposed to the north end of the same wall, now separated by a commercial cubicle. The lintels are reused pieces of granite with socket holes, their alignment could be associated with an earlier surround. Each jamb is decorated roughly with quoins; however, these appear very makeshift in comparison to other quoin detailing seen to the front façade – again suggesting significant rebuild/alteration to this particular location. The rubble above this includes several small, possible handmade bricks, suggesting a later rebuild/ significant repair to this section of wall – as it is not consistent with that seen further north. The floor of the fireplace has been cemented and sealed, the flue has also been blocked. Internally to the north side a heavy iron pintle has been

forced into a granite block. Against its back several rubble alterations, and the possibility of a fitted stove in this location where the rubble in the upper half is blackened, and rubble areas altered for fittings.

Also striking on this east wall is the notable change in masonry between the north section and southern section (see Figures 11 & 12). Further north along the west wall is another much smaller blocked fireplace (as identified by architect). This had been blocked already with concrete block and has now been skimmed with a yellow, sandy render (consistent with the repointing works across the floors). North of this was another large section of exposed wall. As mentioned above, this masonry was completely different in form – regularised granite rubble, very neat in appearance, possibly implying this is the earliest surviving fabric in the building.

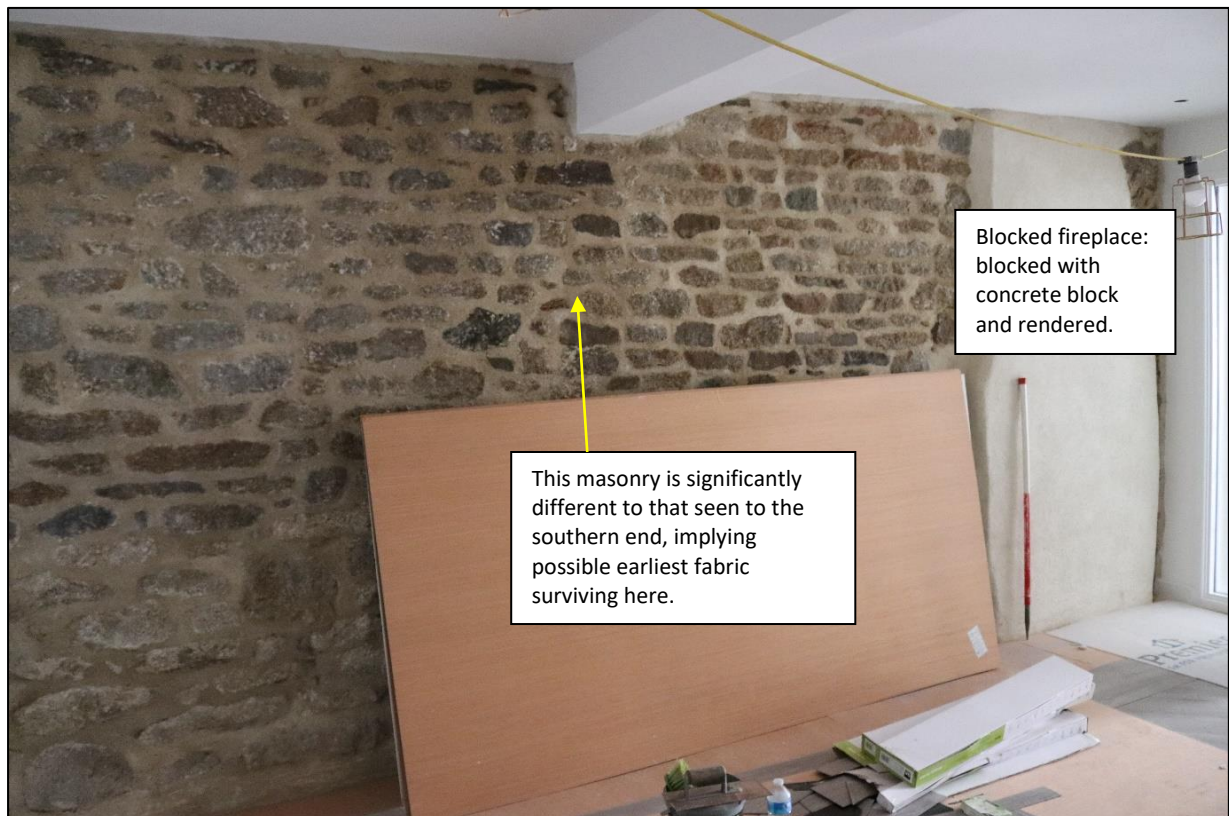


FIGURE 12: THE NORTHERN SECTION OF EXPOSED WALL TO THE GF COMMERCIAL UNIT, SEPARATED WITH THE MAIN FIREPLACE BY MODERN CUBICLE PARTITION. TAKEN FROM THE NORTH-WEST, WITH 1M SCALES.



FIGURE 13: SMALL BLOCKED FIREPLACE TO THE WEST WALL WITHIN NEW CUBICLES, MATCHING LOCATION TO THE SMALL BLOCKED FIREPLACE TO WEST FLAT ABOVE, INCLUDING REUSED DRESSED AND FACED GRANITE BLOCK. TAKEN FROM THE SOUTH-WEST, WITH 1M SCALES.



FIGURE 14: THE EXPOSED SOUTH WALL. TAKEN FROM THE NORTH-EAST.



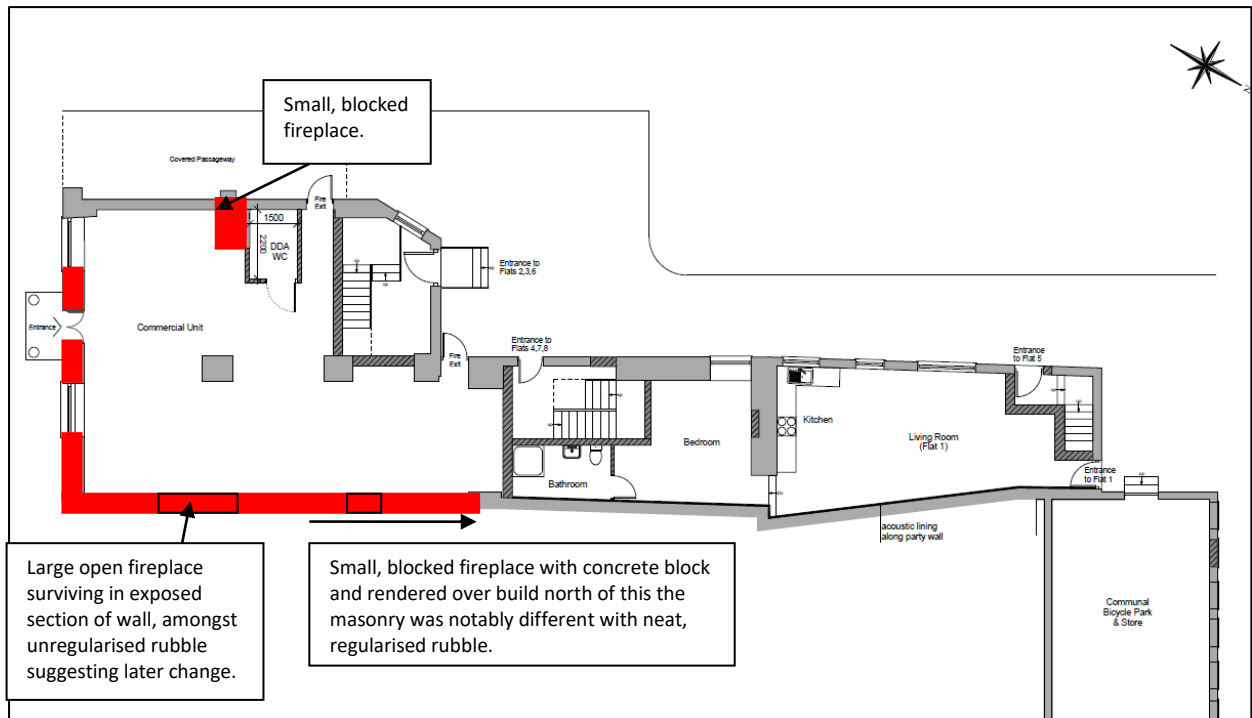


FIGURE 15: EXPOSED SECTIONS OF WALLING WITHIN THE GF OF THE PROPERTY GOING FORWARD. EXPOSED WALLS ARE SHOWN IN RED. PROVIDED BY AGENT, ANNOTATED BY SWARCH.

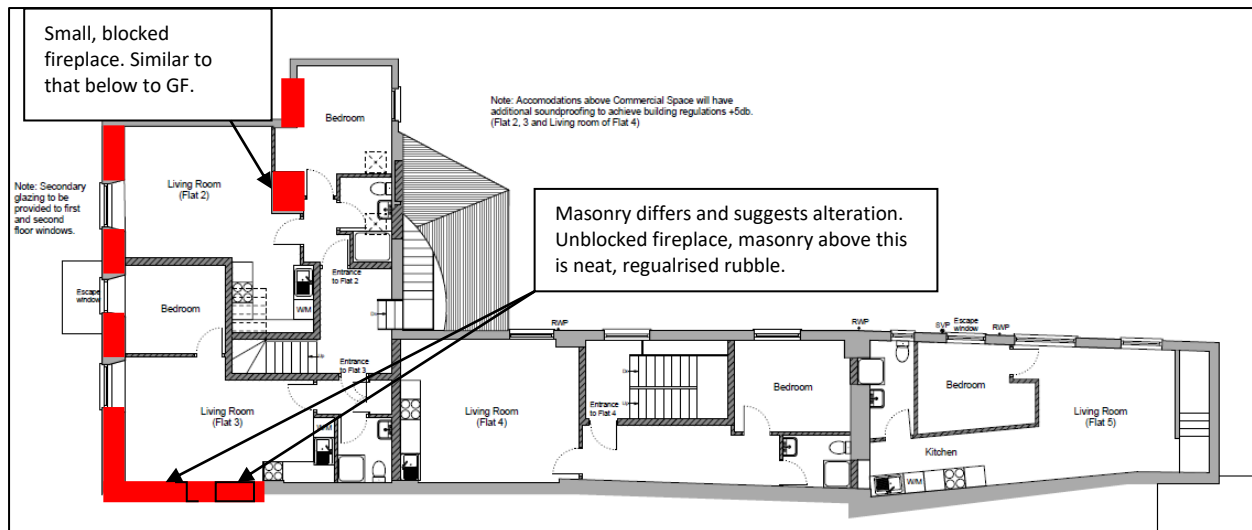


FIGURE 16: EXPOSED SECTIONS OF WALL WITHIN THE FF OF THE PROPERTY GOING FORWARD. EXPOSED WALLS ARE SHOWN IN RED. PROVIDED BY AGENT, ANNOTATED BY SWARCH.

### 3.7 HISTORIC PHASING

The following interpretation has been informed by the earlier appraisal and SWARCH's subsequent visit. It was difficult to gather any further information on the fabric of the building following its modern conversion.

No.34, formerly known as The London Inn, is located to the eastern end of the earlier medieval town layout, with its neighbouring town plot No.33 sharing a late 18<sup>th</sup> century façade, complete with proportions and symmetry surviving in the windows and openings. It is first recorded in detail on the tithe map of 1841, though likely appears to the earlier Surveyors Draft map of 1809. Furthermore,

there are records in Kresen Kernow implying the building existed c.1798 – its front proportions and material would certainly suggest a build date in the mid-late 18<sup>th</sup> century. The plot has seen linear progression to the rear which follow earlier plot lines; its development reflects the properties growth as a coaching inn along the main county road. The stack surviving in the passage may suggest access was forced into the front elevation for convenience, though no evidence of structural phasing can be identified to the exterior. Internally, the plans show development progression with extremely thick walls at the southern end, though these have been breached in places offering more access throughout the building. Several blocked openings and fireplaces survive across the build, and it has been extended later to the north, likely in the 19<sup>th</sup> century. The phasing can be briefly summarised by:

- Phase 1 – Medieval origins – it is clear the building sits along the earlier medieval burgage plots, a central part of the earlier Redruth townscape.
- Phase 2 – 18<sup>th</sup> century remodel and gentrifications/ plot restructure to create space for stabling grounds. Particularly on the GF there were thick walls noted on the plans in the long projecting rear range, which could suggest 18<sup>th</sup> century remodelling of earlier back blocks in this location as part of the 18<sup>th</sup> century scheme.
- Phase 3 – 19<sup>th</sup> century extensions and alterations/ investment includes gabled dormers to the front elevation and a series of changes to the rear of the plot. Later 19<sup>th</sup> century changes are influenced by the declining economic climate for Cornwall.
- Phase 4 – mid-late 20<sup>th</sup> century restructure for public house and accommodation, involves replacement windows and shift of internal spaces. This included cement strap pointing on the front façade.
- Phase 5 – its most recent transition into compartmentalised, residential suites, including commercial spaces to the ground floor. Interior completely renovated.

### 3.8 SUMMARY OF SIGNIFICANCE

No.34 was found to have contained fabric of pre-1800 date pre-conversion works by CAU (2021). The building itself has been developed over earlier town plots along the formerly main London route. CAU (2021) found the building had been extended and altered several times to the rear of the property including to the 19<sup>th</sup> and 20<sup>th</sup> centuries. In its pre-converted state, it would have had evidential and historic illustrative value. It has since been converted to residential flats, with little to no historic features visibly surviving, aside from the few areas of exposed stonework to the ground and first floors. The authenticity and integrity of the building has been negatively impacted by the conversion works undertaken, without the benefit of mitigation in the form of historic building recording.

The walls of the plot have been lightly altered/ repaired and would have been used for coaches and stabling. This rear area of the site is currently being used as a compound, with layers of demolition fabric lining the surface. However, there is some likelihood archaeological deposits remain untouched below, against the former coaching walls, and so if any future works are proposed to this end of the site, archaeological monitoring is advised, since other groundworks to the front of the site were not monitored. There is potential for further information gathering here.

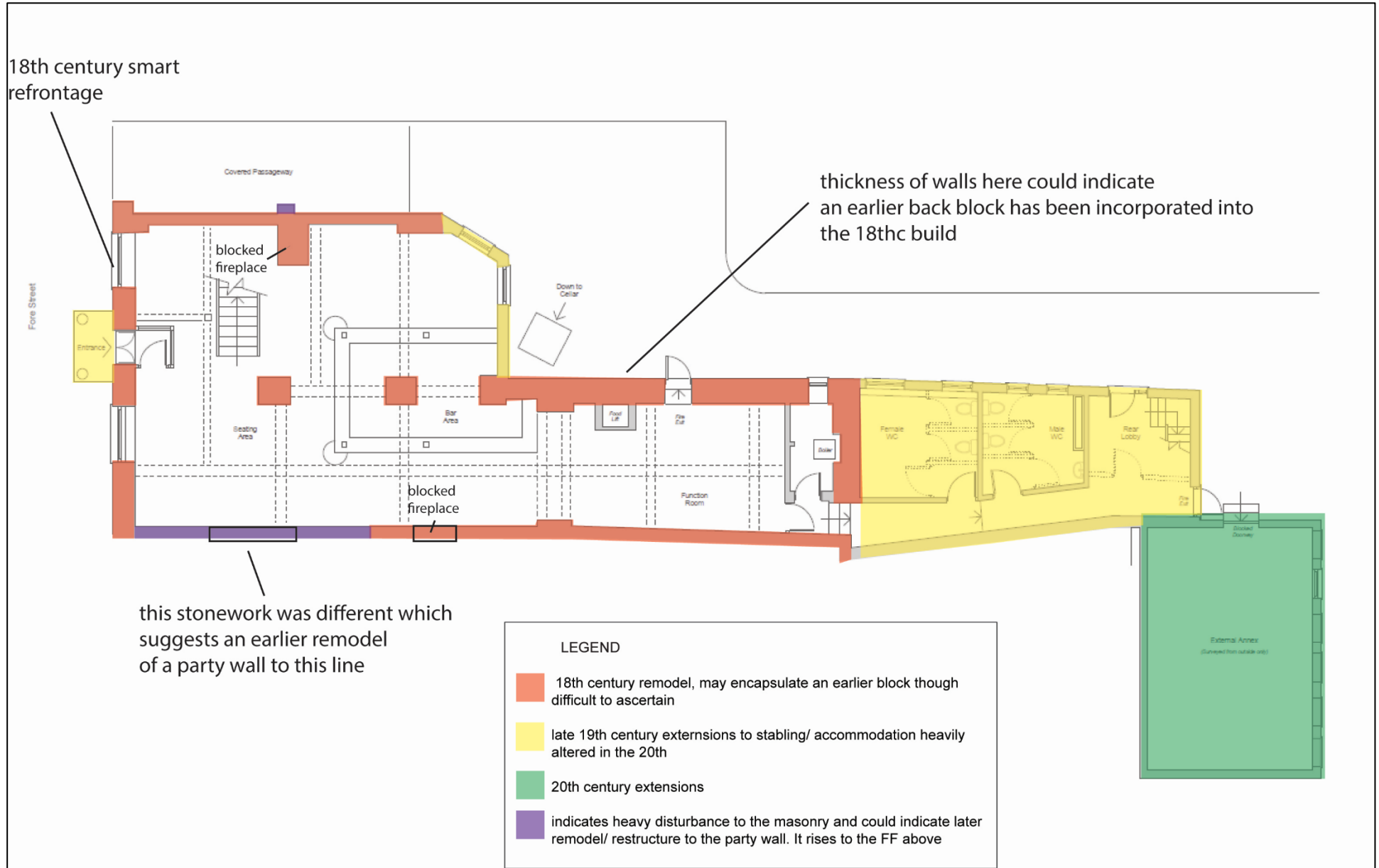


FIGURE 17: GROUND FLOOR PHASING BASED ON EVIDENCE SEEN INTERNALLY AND CAU'S EARLIER APPRAISAL WORKS. NOT TO SCALE.

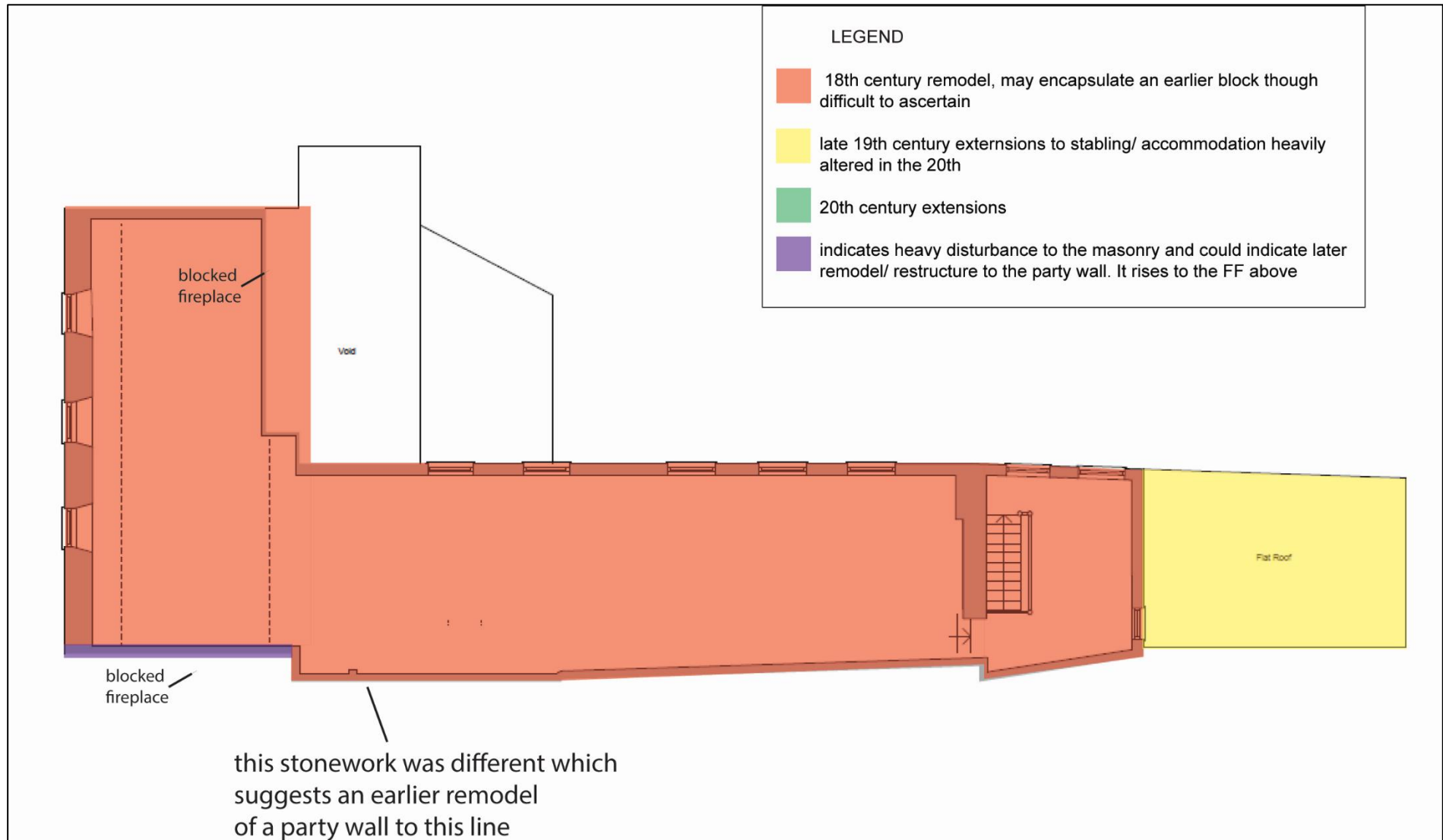


FIGURE 18: FIRST FLOOR PHASING BASED ON EVIDENCE SEEN INTERNALLY AND CAU'S EARLIER APPRAISAL WORKS. NOT TO SCALE.

## 4.0 CONCLUSION

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No.34, formerly the London Inn, was likely developed within earlier medieval plots. The building is jointly Grade II listed with No.33, which from its south fronting façade, appears to have been built as one building, with origins in the late 18<sup>th</sup> century. The coaching inn was well placed along the main London carriage route – likely from which it bore its name – fulfilling the wider demand for lodgings as the surrounding mining industry rapidly developed. The building has undergone significant change and extensions during the 19<sup>th</sup> and 20<sup>th</sup> centuries, the building changing from a popular coaching inn with stabling and accommodation, to a basic public house and now to newly converted residential flats with ground floor commercial space.

CAU (2021) found 18<sup>th</sup> century fabric surviving in some fittings and timbers, though much of this has now been covered/ boxed out, the building has been fully refurbished so there was limited opportunity for further comment or assessment. This report has attempted to provide a basic recording, synthesising CAU's earlier work. The only surviving fabric to remain exposed within the building are several sections of exposed walling on the ground floor and first-floor levels, only the southern end. This masonry does show areas of possible structural phasing, though without viewing the building before conversion, is difficult to interpret. Pre-conversion the building would have contained evidential and historical illustrative value, and though the rear of the property – the former coaching yard – is now used as a compound, there is some archaeological potential here if any groundworks are to take place in the future. Possible sealed deposits in this area could provide more detailed information on the earlier medieval boundaries of the plot and the later operations of the coaching yard.

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## APPENDIX 1: BUILDING RECORDING TABLES – EXTERIORS

<b>BUILDING</b>	<b>General Description</b>
Function/Summary:	18 <sup>th</sup> century coaching inn along arterial county road
Dating Evidence:	Form, build and plan, historic mapping & pre-conversion photographs.
<b>Exterior</b>	
<b>Elevation NORTH</b>	<b>Description</b>
Fabric Description:	Part of a later 20 <sup>th</sup> century concrete block extension. Internal space was not accessed. Modern render, openings blocked with concrete block. Flats to former stable end – fully rendered, so not able to comment.
Roof Covering	Flat roof to bike shed extension. Flat roof, single storey build to rear flats – part of a 19 <sup>th</sup> century extension.
Opening – Windows:	Openings to bike shed blocked with concrete block.
Openings - Doors	Single doorway to rear flat, modern.
Drainage/Guttering	Modern
Significant Details:	None
Relationships:	The northern rear is part of later extensions as seen on the mapping. Abutting this end to the north-east corner is a modern concrete block bike shed. This elevation fronts the rear former coaching yard complete with compound walls to the north and west.
<b>Elevation SOUTH</b>	<b>Description</b>
Fabric Description:	Fronting Fore Street this elevation best conveys the buildings historic narrative. Using dressed granite blocks, flat granite lintels and openings are dressed with granite quoins and dressed lintels. The front portico includes granite detailing and columns supporting a flat roof with modern replacement railing bounding the flat roof above. The walls have seen compromising cement treatment works in the mid-late 20 <sup>th</sup> century, including areas of strap cement pointing and more recent cement repair to the front door. The first floor includes gabled dormers to the eaves, cutting earlier dentil detailing. All windows are heritage replacements. Passage to the west side GF has seen widening alterations.
Roof Covering:	Slate roof – 20 <sup>th</sup> century replacement tiles with terracotta ridge tiles.
Openings – Doors:	GF central front door under projecting granite portico. Complete with split panelled timber doors – reflecting the earlier public house occupation. Leaded glazed panel above, with cement patching to frame externally.
Opening – Windows:	Several window openings across GF, FF, and SF, but also evidence of a basement. All windows here have been replaced with sashed replacements, though originals still survive to neighbouring No.33 which includes several hornless sash survivals, providing some limited heritage context.
Blocked openings:	Basement level, it is clear the property once had a basement level, lintels are blocked by the current height of the pavement.
Drainage/Guttering	Modern replacements.
Significant Details:	Blocked basement level. The passage has seen some alteration, namely for widening, which can be determined by the existing granite lintel above.
Relationships:	This elevation respects the road and shows No.33 and No.34 were built as one. Though have had separate functions.
Comments:	Unfavourable masonry refronting to neighbouring GF of No.33 has compromised the assets ability to convey its narrative whilst undermining the significance of the listed buildings.
<b>Elevation WEST</b>	<b>Description</b>
Fabric Description	Long west elevation includes extensions/ alterations, though has been fully rendered and painted, any earlier detail is limited.
Roof Covering	Slate roof – 20 <sup>th</sup> century replacement tiles with terracotta ridge tiles.
Openings - Doors	Two to GF, one to FF leading to modern flats via reinstated metal staircase. Another angled extension to south-west corner, leading to FF & SF flats – both modern openings, with modern fittings.

Openings - Windows	Several windows to this elevation, across two storeys; all had been replaced with modern sashed replacements. No surviving 18 <sup>th</sup> century windows had been restored.
Blocked openings:	N/A?
Drainage/Guttering	Modern
Significant Details:	None - any structural phasing is hidden by modern render.
Relationships:	This long elevation respects the earlier plot boundary wall, overlooking the flat roofed extension of no.33. Scaffolding up at time of post-conversion recording.
<b>Elevation EAST</b>	<b>Description</b>
Fabric Description:	Long east elevation, shares boundaries with neighbouring pub The Red Lion. Could not be seen. No known openings to this elevation.
Roof Covering:	Consistent slate roof – 20 <sup>th</sup> century replacement tiles with terracotta ridge tiles.
Openings: Doors	N/A
Openings: Windows	N/A
Blocked openings:	N/A
Drainage/Guttering	N/A
Significant Details:	N/A
Relationships:	Shares boundary with neighbouring public house The Red Lion.
<b>INTERIOR</b>	
<b>Note:</b>	Recording works post-conversion left little to comment on, the flats were almost complete, with all internal spaces plastered/ boarded over – no original fittings survived. Client and architect mentioned majority of partitions remained, including the timber flooring below, everything had been boarded out and over. The only surviving fabric could be seen to the south end, to the GF and FF spaces in the form of exposed walling, however the sections could not be put within context and could only be commented on from their current state. Fireplaces survived, alongside some sawn timber lintels. Loft could not be accessed, though CAU commented on the survival of 18 <sup>th</sup> century timbers to the roof; the roof has not been replaced with this most recent conversion, so these presumably remain to the loft.
<b>GF significant features:</b>	<p>The new commercial unit on the GF included several areas of exposed stonework, namely to the south, east and west walls, showcasing some original masonry. On the west wall in the central cubicle was a small, blocked fireplace, blocked with granite rubble with a small lintel. This may have heated a small snug room to an original layout for the former public house, though its wider context is difficult to ascertain. Above this is a reused very nicely shaped and dressed granite block.</p> <p>Against the east wall is a very large fireplace fully exposed, appearing very domestic in size, character, and appearance. It is evident from the stonework surrounding it that it has had several alterations, in an area of very rugged rubble – this build form is very different to that exposed to the north end of the same wall, now separated by a commercial cubicle. The lintels are reused pieces of granite with socket holes, their alignment could be associated with an earlier surround. Each jamb is decorated roughly with quoins; however these appear very makeshift in comparison to other quoin detailing seen to the front façade – again suggesting significant rebuild/alteration to this particular location. The rubble above this includes several small, possibly handmade bricks, suggesting a later rebuild/ significant repair to this section of wall – as it is not consistent with that seen further north. The floor to the fireplace has been cemented and sealed, the flue has also been blocked. Internally to the north side a heavy iron pintle has been forced into a granite block. Against its back several rubble alterations, and the possibility of a fitted stove to this location where the rubble to the upper half is blackened, and rubble areas altered for fittings.</p> <p>Further north along the west wall, is another much smaller blocked fireplace (identified by architect). This had been blocked already with concrete block and has now been skimmed with a yellow, sandy render (consistent with the repointing works across the floors). North of this was another large section of exposed wall. As mentioned above, this masonry was completely different in form – regularised granite</p>



	<p>rubble, very neat in appearance, possibly implying this is the earliest surviving fabric to the build.</p> <p>The south wall included two large windows with lightly splayed sides and replacement tri-partite sashes, fitted with recut, modern, boxed off sills hand cut to follow the rough line of the quoin detailing. The openings likely had window seats originally. Both windows to the east and west of the central doorway have had their lintels boxed over/ plastered, though the lintel for the doorway survives exposed. The timber is adze cut and appears slim in dimension. The door is fitted in a plain frame and is split reflecting its former public house function, leading out to the projecting portico. The windows and door have granite quoin detailing, and the masonry to this wall is more regularised matching that to the north end of the east wall.</p>
<p><b>FF significant features:</b></p>	<p>Section of exposed wall has been left to the southern FF flats. The flat to the east side included an open fireplace with chunky granite lintel and a boxed hearth. This wall reflected that seen to the GF just below it and appeared to have been possibly rebuilt/ altered towards the southern end. Cement patching was clear to the south corner, and the south section, again the masonry was different with regularised rubble. The windows were tall and wide, with replacement frames and panelling lining the splays, the lintel above exposed and matching that to the central GF doorway – adze cut, slim in size. Windows had been replaced. In the neighbouring room, it included another smaller window with replaced window seat, window, and frame. The lintel was again exposed and scarring for the former lathe and plasterwork remained to the timber, and this lintel continued through to the main window next door. The small sections of wall either side was again neat, regularised granite rubble.</p> <p>The west flat included similar areas of exposed stonework, including a small returning wall to the northern partitions complete with a small, blocked fireplace. To the rear of this was another section of exposed walling that implied the position of a former door, due to the exposed granite quoin detailing.</p>

APPENDIX 2: PHOTOGRAPHIC ARCHIVE – POST-CONVERSION



1. THE FRONTAGE OF BOTH NO.33 & 34, INCLUDING TELEPHONE BOX. NO.33 HAD RECENTLY HAD ITS FRONTAGE CONVERTED FROM SHOP PREMISES, THE MASONRY DETRACTING FROM THE EARLIER 18<sup>TH</sup> CENTURY FRONTAGE. TAKEN FROM THE SOUTH-WESTST WITH 2M SCALE.



2. UNMONITORED GROUNDWORKS TO THE CARRIAGE PASSAGE SHOWING LATER DISTURBANCE AND RELAYING. TAKEN FROM THE SOUTH-EAST WITH 2M SCALE.





3. THE CARRIAGE PASSAGE FROM THE NORTH LOOKING BACK TO FORE STREET, SHOWING POTENTIAL CUT STACK WITH GRANITE DRESSINGS UNDER PAINTWORK; FROM THE NORTH.



4. THE REAR 20<sup>TH</sup> CENTURY STORAGE BLOCK; FROM THE NORTH WITH 2M SCALE.



5. RELATIONSHIP BETWEEN 20<sup>TH</sup> CENTURY STORAGE AND REAR OF 19<sup>TH</sup>C BLOCK EXTENSION. TAKEN FROM THE NORTH WITH 2M SCALES.



6. REAR CONVERTED GF FLAT; NO HISTORICAL FEATURES EXPOSED/ SURVIVE. TAKEN FROM THE NORTH WITH 1M SCALE.





7. REAR FF FLAT; NO HISTORICAL FEATURES SURVIVE. TAKEN FROM THE SOUTH-EAST WITH 1M SCALES.



8. ALL WINDOWS WERE FULL REPLACEMENTS.



9. THE GF FLAT TO 19<sup>TH</sup> CENTURY STABLE EXTENSION; FROM THE NORTH-EAST WITH 1M SCALES.



10. LANDING TO FF FLAT, WITH REPLACEMENT WINDOWS; FROM THE EAST WITH 1M SCALE.



11. THE FF EAST FLAT, WITH EXPOSED FP AND MARKED DIFFERENCES IN MASONRY; FROM THE NORTH WITH 1M SCALE.



12. EXPOSED WALLING IN NEIGHBOURING BEDROOM ON THE 18<sup>TH</sup> CENTURY FRONTAGE; FROM THE NORTH-WEST WITH 1M SCALE.





13. THE SURVIVING TIMBER LINTELS TO THE FF FRONTAGE SHOWING SCARRING FOR FORMER LATHE AND PLASTERWORK, WINDOWS REPLACED.



14. THE WESTERN FF FLAT EQUIVALENT; FROM THE NORTH-EAST WITH 1M SCALE.





15. REFLECTING EXPOSED STONEMWORK IN THE FF WEST FLAT, WITH SMALL BLOCKED FIREPLACE; FROM THE SOUTH WITH 1M SCALE.



16. LEFT: SMALL BEDROOM TO REAR FF WEST FLAT SHOWING EXPOSED SECTION WITH QUOIN DRESSINGS. RIGHT: INCLUDING SIMILAR FABRIC SEEN ON ENTRANCE TO FLAT FROM THE WEST. BOTH WITH 1M SCALES.



17. THE SF FLAT WITH NO SURVIVING FEATURES VIEW OF THE FRONT WINDOWS; FROM THE WEST.



18. SF FLAT FROM THE EAST WITH 1M SCALES.





19. THE DOMESTIC CHARACTER FIREPLACE IN GF EAST WALL; FROM THE WEST WITH 1M SCALES.



20. THE BACK PLATE OF STACK SHOWING DISTURBANCE FOR LATER STOVE FITTINGS; FROM THE WEST WITH 1M SCALES.





21. THE GF SPACE HAS BEEN SUBDIVIDED INTO CUBICLES READY FOR COMMERCIAL OPERATIONS. FROM THE SOUTH WITH 1M SCALE.



22. THE NOTABLY DIFFERENT MASONRY TO THE REAR GF COMMERCIAL SPACE, WHICH MAY REPRESENT EARLIER FABRIC, INCLUDING BLOCKED FIREPLACE NOW RENDERED; FROM THE WEST WITH 1M SCALES.



23. GF FRONT, REPLACEMENT TRI-PARTITE. FROM THE NORTH WITH 1M SCALES.



24. CUBICLE TO THE WEST SIDE OF GF SPACE SHOWING SOME EXPOSED STONEMWORK.





25. REUSED DRESSED GRANITE BLOCKS SEEN TO THE WEST WALL.



26. LEFT: BLOCKED FIREPLACE TO WEST WALL WITH 1M SCALES, FROM THE SOUTH-EAST. RIGHT: INTERNAL DETAIL OF DOORWAY FROM THE NORTH WITH 1M SCALE.





27. LINTEL DETAIL TO THE EXTERNAL FACE OF CENTRAL DOORWAY WITH SIGNIFICANT CEMENT REPAIR.



28. DENTIL CORNICE DETAILING JOINING TO THE NEIGHBOURING RED LION.





29. REAR VIEW OF THE PROPERTY FROM THE NORTH.



30. THE SURVIVING COMPOUND WALL TO THE EAST SIDE. FROM THE WEST.





31. THE REAR NORTH COMPOUND WALL WITH BLOCKED OPENINGS; FROM THE SOUTH WITH 1M SCALE.



32. THE SURVIVING SECTION OF RUBBLE WALL TO THE EAST SIDE FROM THE NORTH WITH 1M SCALE.



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