

Hustyn Mine Park, St Breock, Wadebridge, Cornwall

Heritage Assessment



Heritage Consultancy

SOUTHWEST ARCHAEOLOGY

Hustyn Mine Park, St Breock, Wadebridge, Cornwall

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Executive Summary

This report presents the results of a heritage assessment for Hustyn Mine Park, St Breock. The building complex at Hustyn Mine Park has experienced phases of remodelling and development from the early to mid-1800s onwards, but particularly in the last 30 years. Only one building was shown at Hustyn Mine Park on the 1842 St Breock Tithe map, the western cottage.

Documentary sources show the holding was part of the Prideaux-Brune estate and that the Kestle family were tenants of the holding for over 100 years in the 19th to 20th centuries. The standing buildings have some value as part of a complex narrative of the development and changing use of this upland edge smallholding.

Proposals have been made to demolish the extant historic buildings at Hustyn Mine Park and replace them with a dwelling, cottage and pool building. This report assesses the heritage value of the extant buildings.

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was instructed by CSA Architects (the Agent) on behalf of a Private Client (the Client) to prepare a heritage assessment (HA) for the proposed demolition of the extant mill, cottage and residential dwelling at Hustyn Mine Park and their replacement with a dwelling, cottage and pool building.

1.2 LOCATION

Hustyn Mine Park is large holding sitting within St Breock Parish. It is located approximately 4km south of Wadebridge and approximately 7km west of Bodmin.

1.3 TOPOGRAPHY, GEOLOGY AND SOILS

The buildings sit within a valley at c.128m AOD and are surrounded by large woodland areas and agricultural land. The soils of the area sit between two soil associations: the mudstones of the Hafren Association categorised as loamy permeable upland soils with a wet, peaty surface and the Denbigh 2 Association¹; these soils overlie the sandstone, siltstone, and mudstone of the Straddon Formation².

1.4 SCOPE AND CONTEXT

The proposed development was refused planning permission and is proceeding to an appeal. This report is an assessment of the context and significance of the buildings which seeks to highlight where mitigation measures may be required.

1.5 PREVIOUS WORK

A building appraisal was undertaken by SWARCH in 2022 for this site³.

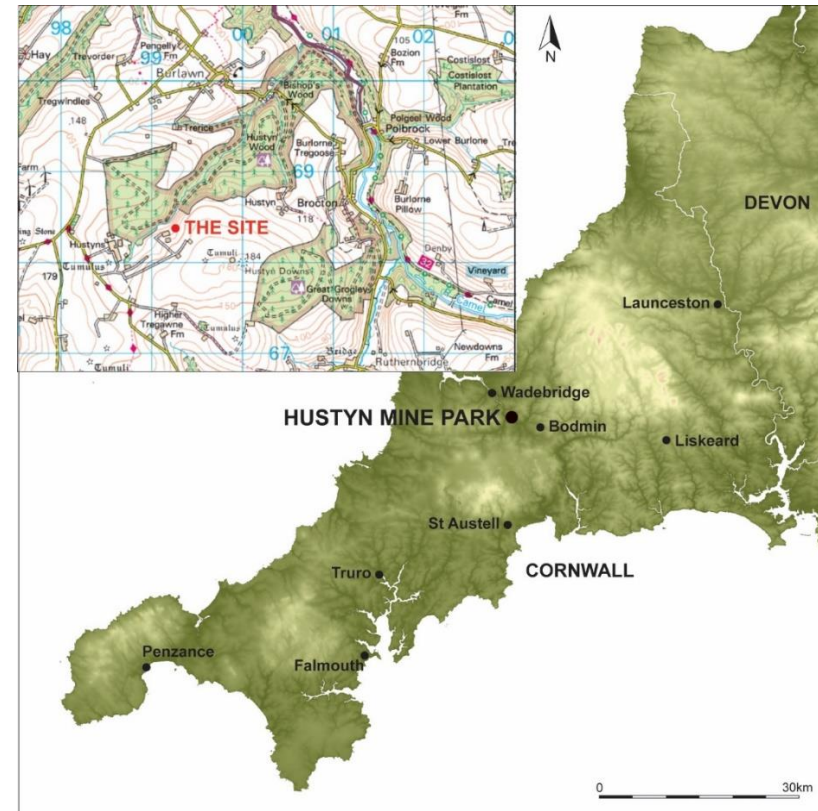


FIGURE 1: LOCATION MAP (CROWN COPYRIGHT 2025. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432); THE LOCATION OF THE SITE IS INDICATED.

1.6 METHODOLOGY

The desk-based research and heritage assessment were undertaken in accordance with the relevant Chartered institute for Archaeology (Cifa) and Historic England (HE) guidance. The historic building appraisal was conducted by E. Wapshott and A. Allen in April 2022 (see SWARCH 2022). The building appraisal followed guidelines laid down in Cifa's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

(2020) and Historic England’s *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The site was visited in February 2024 by E. Wapshott and F. Balmond and a reappraisal of the buildings in their current condition was undertaken. Photographs of the site were taken and are included in this report (see Appendix 1).

1.7 DEVELOPMENT PROPOSALS

The proposals for the site have developed over two years from the original appraisal in 2022. The current iteration is seeking to replace the house, mill and cottage buildings. Planning permission had been granted for significant alterations and extension to the house and mill building (PA22/11346). Under previous ownership permission to carry out works to the western cottage was consented retrospectively in 2014 and no assessment of the building was carried out prior to these. Planning permission has also recently been granted for other developments within the holding including:
 PA22/11345: Change of Use of land to residential curtilage with the demolition of existing agricultural barn and formation of tennis court and associated wellbeing and amenity buildings. [located to the south of the extant buildings at Hustyn Mine Park]
 PA22/07497: Proposed construction of one dwelling in lieu of class Q approval. Land South East of Hustyn Mine Park

1.8 LIMITATIONS AND CAVEATS

Access was possible to all three buildings during the site visit in February. Works were ongoing to the south of the site, adjacent to the driveway to the main house, with groundworks taking place close to the buildings and the setting of the structures is therefore currently changing. This assessment is based on the date of the site visit (13th February 2025).

1.9 CONSULTATION

This document is produced for consultation with relevant stakeholders and as part of a planning appeal process.

1.10 QUALITY ASSURANCE

This assessment has been undertaken by South West Archaeology Ltd. (SWARCH) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers & Employers (FAME). SWARCH employees working on this project are appropriately qualified academically and commercially; SWARCH directors hold doctoral qualifications in archaeology.

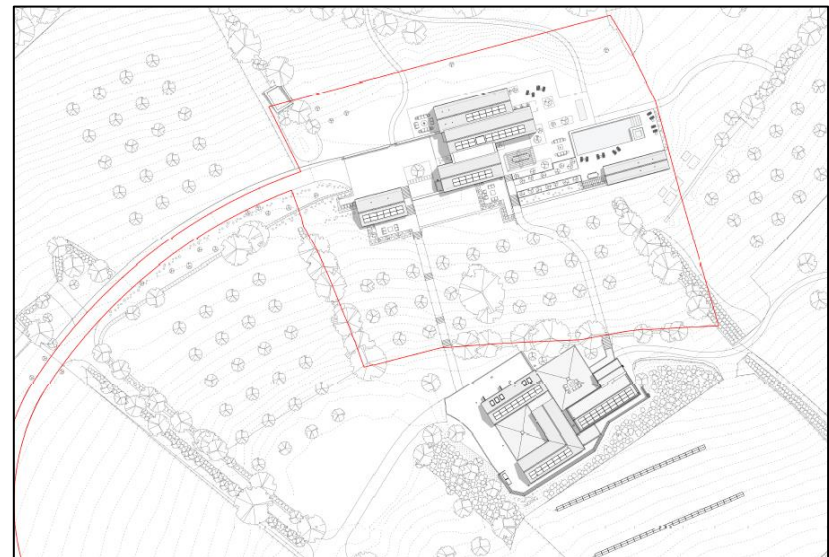


FIGURE 2: PROPOSED REPLACEMENT BUILDINGS AT HUSTYN MINE PARK (SUPPLIED BY AGENT).

2 POLICY AND LEGISLATION

2.1 STATUTORY LEGISLATION

<i>Ancient Monuments and Archaeological Areas Act 1979</i>	<i>Confers a duty on the Secretary of State to maintain a Schedule of monuments of national importance and areas of archaeological importance. It is a criminal offence to carry out unauthorised works or to destroy or cause damage to a monument covered by this act as well as to metal detect without written consent.</i>
<i>Planning (Listed Buildings and Conservation Areas) Act (1990)</i>	<i>Part 1 confers a duty on the Secretary of State to maintain a List of buildings of special architectural or historic interest and provides a statutory duty to preserve the special character of heritage assets covered by this act, including their setting. It is a criminal offence to carry out works to a Listed Building which affect its character without the necessary authorisation. It requires consideration of the contribution a building makes to any group of buildings of which it forms part (group value). Part 2 requires local authorities to designate as Conservation Areas, areas of special architectural or historic interest. It requires that special attention is paid to preserving or enhancing the character or appearance of these areas in exercising planning functions</i>
<i>Treasure Act (1996)</i>	<i>Defines 'treasure' as: any object except a coin, over 300 years old with a metallic content of at least 10% precious metal, one of two or more coins found together meeting these criteria or one of at least 10 coins over 300 years old. It also makes provision for objects found in association with the above. There is a duty to notify the coroner of any find or acquisition of an object which may be covered by this act.</i>
<i>Burial Act (1857)</i>	<i>Covers the removal of human remains from a burial place and requirement for consent, often in the form of a license issued by the Ministry of Justice</i>

<i>Hedgerow Regulations (1997)</i>	<i>Contains criteria for the protection of 'important' hedgerows. This includes hedgerows marking a boundary of at least on historic (pre 1850) parish or township; is included in the schedule of monuments under the Ancient Monuments and Archaeological Areas Act 1979; is wholly or partly within a site which falls under this act or on land adjacent to and associated with any monument or feature on such a site; marks a boundary of a pre-1600AD estate or manor or is visibly related to any building or other feature of such an estate or manor; is recorded as an integral part of a field system pre dating the Inclosure Acts or is part of/related to any building or feature associated with such as system.</i>
<i>Historic Buildings and Ancient Monuments Act (1953)</i>	<i>Established the provision of a register of gardens of special historic interest</i>
<i>National Heritage Act (1980, amended 1983 & 1997)</i>	<i>1980: Established a National Heritage Memorial Fund 1983: Established the Historic Buildings and Monuments Commission for England (now Historic England) with responsibility for overseeing heritage management and reporting to the Secretary of State.</i>
<i>Electricity Act 1989</i>	<i>Requires regard to the desirability of protecting sites, buildings and objects of architectural, historic or archaeological interest</i>

2.2 NATIONAL PLANNING POLICY FRAMEWORK

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Housing, Communities and Local Government 2024). The relevant guidance is reproduced below:

Paragraph 202: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved*

in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 207: *In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 208: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 210: *In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm*

to its significance.

Paragraph 213: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 214: *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 215: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Paragraph 216: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having*

regard to the scale of any harm or loss and the significance of the heritage asset.

2.3 LOCAL POLICY

Cornwall Local Plan: Strategic Policies 2010-2030: Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- *sustain designated heritage assets;*
- *take opportunities to better reveal their significance;*
- *maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- *conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- *conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- *protect the historic maritime environment, including the significant ports, harbours and quays.*

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be

affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

EGLOSHAYLE, ST BREOCK AND WADEBRIDGE AREA NEIGHBOURHOOD PLAN to 2030

Policy SD02 Development in the Countryside

Development proposals on land outside the built-up area boundary will be supported where they propose:

- i. *small-scale business/commercial schemes which will benefit the local rural economy; or*

- ii. *housing that meets an identified rural housing need conforming to Local Plan Policy 7 or affordable housing need on an exception site conforming to Local Plan Policy 9 or*
- iii. *tourism and recreation related development appropriate in terms of scale and type in accordance with Neighbourhood Plan Policy SR7; or*
- iv. *re-use of redundant or disused buildings for agricultural or business purposes in accordance with Neighbourhood Plan Policy JE3; or*
- v. *the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset; or*
- vi. *extensions to existing buildings, including extensions to dwellings, which are subservient to and respect the scale and appearance of the existing building. In all cases the development proposal must demonstrate that its location, scale, design and construction materials will protect or enhance the rural nature of its setting.*

3 DESK BASED ASSESSMENT

3.1 CARTOGRAPHIC DEVELOPMENT

The first map to show the site is the 1748 Martyn map. This map indicates large houses, farmhouses and villages and indicates a large house at Hustyn (*Huston*), to the east of Hustyn Mine Park, which itself is not depicted on this map. A farmhouse is shown at Hustyn Mill, to the north east. This map depicts only large or significant houses, farmhouses and settlements and therefore the lack of depiction of any building at the site suggests it is less likely a large or significant house was present on this site at this date.



FIGURE 3: EXTRACT FROM 1748 MARTYN MAP OF CORNWALL (HARVARD). APPROXIMATE SITE IS INDICATED.

The 1808 OS Surveyors Draft map does not show Hustyn Mine Park, although *Hustyn* is shown to the east, likely Hustyn Farm. The land in this area appears to be enclosed, although Hustyn Downs, to the south and west is unenclosed, and a number of barrows are depicted. The farmsteads of Hustyn and Tregoose are bordered to the north by large woodlands; Hustyn Wood and Bishops Wood.

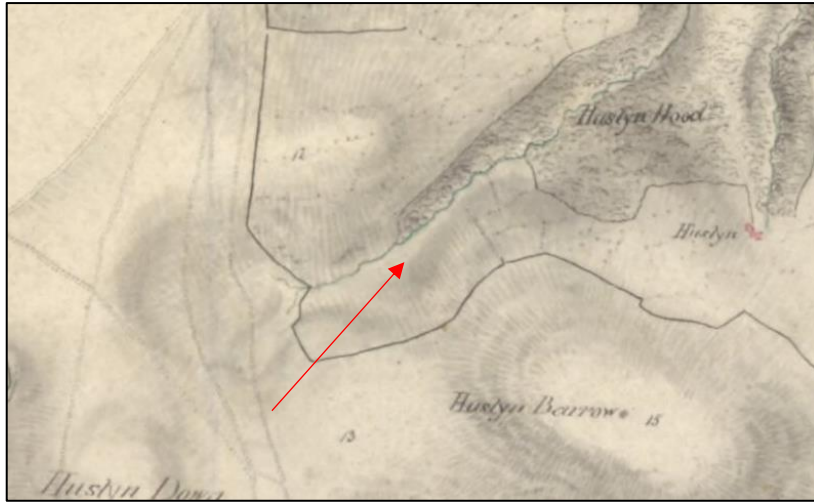


FIGURE 4: EXTRACT FROM THE 1808 SURVEYORS DRAFT MAP FOR PADSTOW (BL). APPROXIMATE LOCATION OF SITE IS INDICATED



FIGURE 5: EXTRACT FROM THE 1842 TITHE MAP OF ST BREOCK, SHOWING HUSTYN FARM TO THE NORTH-EAST, HUSTYN MINE PARK, HUSTYN GATE AND LITTLE HUSTYN TO THE SOUTH-WEST.

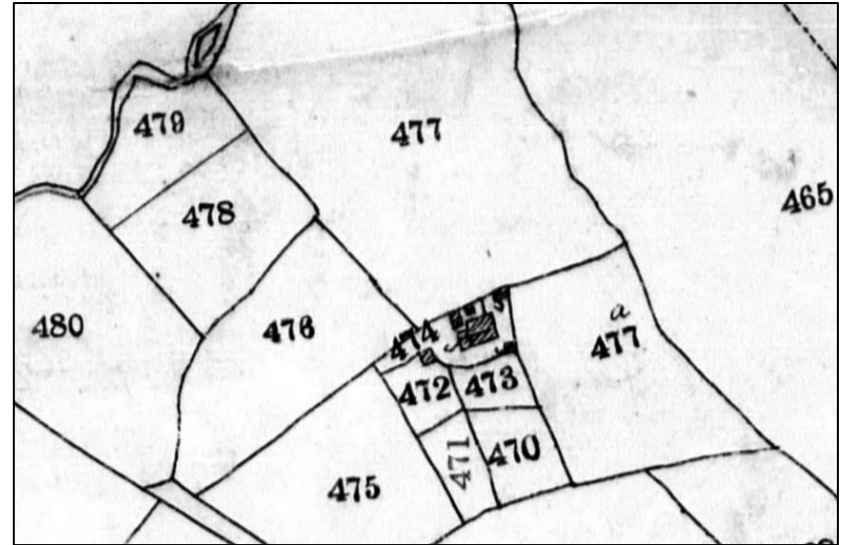


FIGURE 6: DETAILED EXTRACT FROM THE 1842 TITHE MAP OF ST BREOCK (TNA).

TABLE 1: EXTRACT FROM THE 1842 TITHE APPORTIONMENT. THE SITE IS HIGHLIGHTED.

Plot	Landowner	Estate	Occupier	Plot Name	Cultivation
428	Charles Prideaux	Treverder <i>Vile's Park</i>	Philippa West	Outer Vile's Park	Coarse Pasture & Arable
429				Inner Vile's Park	Coarse Pasture & Arable
430	Brune Esq.	Burlome Eglos, <i>Vile's Park Wood</i>	Thomas Biddick	Vile's Park Wood	Oak Coppice
431				<i>Hustyn</i>	John
450		<i>Barton</i>	Hocking	Mowhay	Arable
451				Hustyn Barton, Courtlage and Buildings	House and Buildings
465		<i>Hustyn Barton</i>	John Hocking	Lower Mine Park	Coarse Pasture & Arable
465a				Little Lower Mine Park	Coarse Pasture & Arable
466		<i>Mine Park</i>	James Kestle	Raven Park	Coarse Pasture & Arable
466a				Raven Park	Coarse Pasture & Arable
467				Higher Middle Field	Coarse Pasture & Arable
468				Long Field	Coarse Pasture & Arable

469				Middle Field	Coarse Pasture & Arable
470				Higher Orchard	Orchard
471				West Orchard	Arable
472				Mowhay	
473				Orchard	
474				Yard and Buildings	
475				Mowhay Meadow	Arable
477				Lower Meadow	Coarse Pasture & Arable
477a				Shoot Meadow	Coarse Pasture & Arable
478				Little Hill	Coarse Pasture & Arable
479				Moor	Coarse Pasture
480				Hilly Field	Arable & Coarse Pasture
481		Mine Park	Jenifer Kestle	Lower Field	Arable & Coarse Pasture
482				Second Field	Arable & Coarse Pasture
483				Middle Field	Coarse Pasture & Arable
483a				Lane	
484				Higher Field	Coarse Pasture & Arable
1802	Sir William Molesworth	Hustyn Gate but apart of the Vile's Tenement	William Varcoe	Mowhay	
1803				Garden	Orchard
1804	Bart			Houses and Courtlage	

The 1842 Tithe map of St Breock shows Hustyn Mine Park, recorded in the tithe apportionment as *Mine Park*, along with several other farmsteads within a larger Hustyn Estate, owned by the Prideaux family of Padstow. The landscape includes waste that has been enclosed into smaller Post-Medieval field systems, particularly to the south-west. Buildings are shown at Mine Park within plot 474 and were occupied by the Kestle family; other smaller farms within the estate also appear to be occupied by other Kestle family members. The plot is listed as *yard and buildings*.

The map illustrates a cluster of small square outbuildings around a larger rectilinear building, possibly comprised of two parallel,

attached blocks, with an attached structure at the west end. A small, detached block is located at the west, framed by small mowhays and orchards to the south. The plot appears to be accessed from a small *lane* (plot 483a) that approaches the buildings from the west, around mowhays, meadows and orchards. The surrounding waterways are not depicted on this map, although a clear island in the stream/ river has been shown to the north of the farm (see Figure 5).

By the later 19th century, the Ordnance Survey First Edition map suggests some changes to the buildings within the plot since the date of the tithe survey and there appear to be many additions, suggesting a period of significant change on the farm. The property is labelled as *Hustyn Mine Park* on this map. The property comprises a larger rectilinear building on an east-west alignment and another similar but much smaller building sitting adjacent to the north, seemingly attached with a wall between; a third building just to the north-west is long and narrow, enclosed within a yard area serving the larger structure and a fourth small structure can be seen built into a hedge bank. There are several other smaller buildings further east, two of which appear to be attached at a perpendicular angle, with three other detached blocks and a large pond, along with a leat and culverts marked. The main trackway has been extended, and access to the main road is from *Hustyn Gate* to the south-west. The plot south of the larger building may have been an orchard. Much of the surrounding estate landscape has been illustrated as rough, coarse upland, suggesting a difficult area to farm. The land surrounding Hustyn Mine Park is encompassed by several divided Post-Medieval fields, with a similar layout recorded in the tithe map, and large areas of woodland to the north. Footpaths connect with Hustyn Barton and Hustyn Gate, with others illustrated around the Hustyn Mine Park site that lead to the river and through the woods to Hustyn Mill.

The Second Edition Ordnance Survey map indicates further change at Hustyn Mine Park by the start of the 20th century. The small western block has disappeared, but walls are still marked suggesting this is ruinous. The main rectilinear building and adjacent small square block are shown enclosed within the same yard. To the east, a large complex of linear buildings appears to have been constructed, with leats and tracks serving the site. The larger of these linear buildings is the farmhouse. The mill building shows the location of a waterwheel on its southern elevation. Several other linear buildings are shown to the south-east within another separate yard that is no longer extant. The wider landscape shows evidence of further reclamation with additional fields created to the south and east side of the property and a wider access track, previously footpath, established slightly beyond Hustyn Mine Park from Hustyn Gate.



FIGURE 7: EXTRACT FROM THE 25" FIRST EDITION OS MAP, SURVEYED 1880. (REPRODUCED WITH PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND).



A further OS map revised pre-1930-1962 and published in 1963 shows some loss of buildings within the site during the first half of the 20th century. Much of the south eastern building range appears to have been removed by this date. The site comprises two L-shaped building ranges, one on the eastern side and the other on the western side of the site. It is likely the western L shape is a function of the scale of the map depiction of the rectangular building with separate small square building to the north east rather than necessarily indicating that the two had been joined to form one structure. Two small, square structures are depicted to the north-east and south-east of the eastern L-shaped building. A possible unroofed rectangular structure is depicted to the south-west of the western structure. The main change shown by this map is the enlarging of the eastern structure (the present house) and addition to the north-western end to create the L shaped building shown.

By 1980 (Figure 10) the main house at Hustyn Mine Park had clearly been extended again, infilling the north western corner and extending the building to the east, forming a rectangular structure. The building to the south west of the house also appears to have had the north western structure removed by this date, leaving just the rectangular structure. A shaft is noted on the northern side of the stream opposite Hustyn Mine Park but is not depicted on earlier historic mapping.

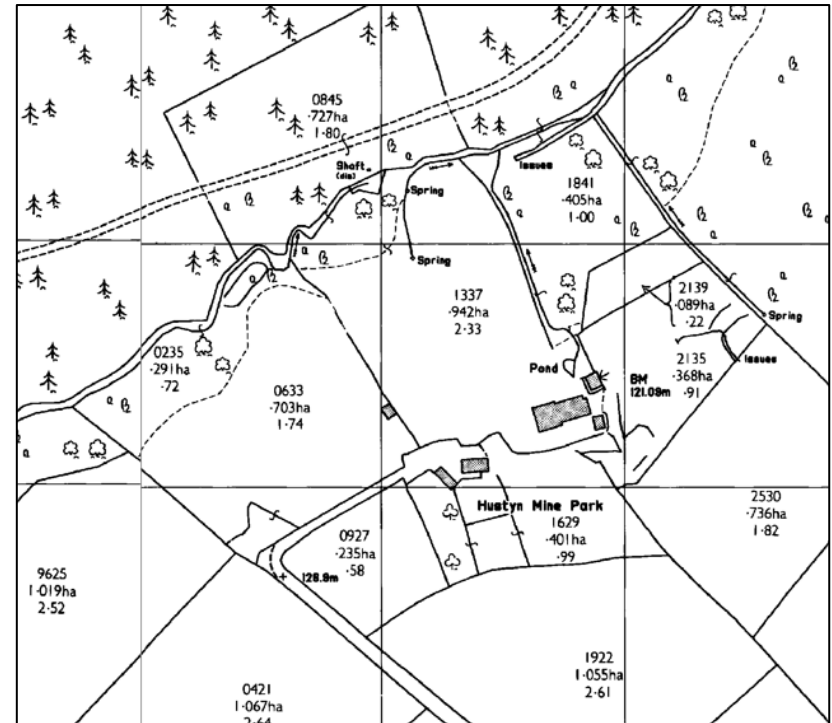


FIGURE 10: EXTRACT FROM 1979-80 OS MAP. CROWN COPYRIGHT 2025. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

3.2 DOCUMENTARY HISTORY

The parish of St Breock is situated in the ancient Deanery and Hundred of Pydar; although originally it lay within the Hundred of Pawton – one of seven original hundreds in Cornwall. It is separated from neighbouring parishes St Minver and Egloshayle by the River Camel, which bounds St Breock to the north. It is named after its patron *St Briocus*, an Irish saint who emigrated to Cornwall in the 4th century. The parish is often referred to in earlier literature as *Pawton*, after its former manor.

At Domesday, *Pawton* is listed as a large village. It belonged to the *Bishops of Exeter* who extended an existing manor house, chapel and park at Pawton Place, which survives as a large farm holding. Lysons⁴ and Polwhele⁵ reference a small manor (Barton) named *Hurstyn* or *Hurston/Hursten* which was held under the manor of Pawton and belonged to the *Cairnows/Carmynnews* family, later passing to the *Vyell* family before being passed by marriage to the *Prideaux* family of Padstow – a local wealthy, gentry family with a large property and land portfolio in north Cornwall. The name *Hurston* derives from Saxon to mean *wood-town*, hinting that this landscape may once have included several acres of ancient woodland. Further north of the site, possible remains of these woodlands may still survive, including *Bishops Wood* and *Hustyn Wood*⁶⁷. Documents held at Kresen Kernow reference the will of Reverend Charles Prideaux Brune in which the manors of Padstow and Hustyn were to be charged for the benefit of younger children (PB/5/236).

Mining has been recorded within the wider area, primarily in the 19th century at Pawton, which found three significant iron lodes⁸. The mine successfully produced around 55,000 tons of iron ore that was transported to Wadebridge and shipped to Wales. Several surface excavations happened within the wider area, looking for further iron lodes, but with limited and short-lasting success. It is possible that

several surface excavations were undertaken at Hustyn, which may account for the Hustyn Mine Park name, although there does not appear to be any documentary or cartographic evidence indicating mining activity in the immediate vicinity of the site. It is also possible that the name is a corruption of the Cornish *mane*, *maen* or *men*, meaning ‘stone’, rather than relating to any mining activity or alternatively the Cornish element *min* meaning ‘edge’, signifying an edge of the enclosed land/land holding of Hustyn, which historically was what this plot of land comprised⁹.

Documentary records held at Kresen Kernow record a 99 yr. lease dated 1st November 1831 between *Rev. Charles. Prideaux-Brune to Joseph Kessell of St. Breock*, who is recorded as a yeoman. The lease states ‘*Cottage lately built by Joseph K., with land lately enclosed by him, formerly part of the Mine Park, part of Hustyn Barton farm.*’ (CF/1/874/1,2). This indicates that the land around Hustyn Mine Park was enclosed sometime prior to 1831 and a cottage (believed this may refer to the western building at Hustyn Mine Park as this structure was depicted on the tithe map) was built by Joseph Kestle. A number of other documentary sources relating to the manor of Hustyn and the Prideaux-Brune family are held at Kresen Kernow including a lease of part of Hustyn Common to Joseph Kestle and a plan of the common dated 1815 (CF/1/877). It is likely that investigation of the sources held at the record office may add to knowledge of the development of Hustyn Mine Park.

3.3 CENSUS RECORDS

The landscape surrounding was historically largely owned by the Prideaux family of Padstow in the post medieval period – a wealthy gentry family that had a large land and property portfolio in north of Cornwall during the 17th to 19th centuries and were based at the family home, Prideaux Place in Padstow. Several properties are recorded as comprising part of the Hustyn estate, much of the land

of which was likely enclosed during the Post-Medieval period, and includes *Hustyn Mill*, *Hustyn*, *Wood Gate* and *Hustyn Common*. The 1841 census shows that *Hustyn* and *Hustyn Mill* was occupied by the Hocking family at the date of the tithe survey. The Kestle family formed several households at *Hustyn Common*, which likely included Hustyn Mine Park, Little Hustyn and Hustyn Gate.

The tithe apportionment shows that Hustyn Mine Park was occupied by James Kestle on 30th April 1841. The census, taken a couple of months later that year names an agricultural labourer James Kestle, aged 40, residing with his wife, 3 children and probable mother in law at Hustyn Commons (the properties are not individually named at this date but it would be reasonable to assume this relates to Hustyn Mine Park). The 1851 census records James Kestle, his wife and five children at Hustyn Common. The first reference to Hustyn Mine Park by name is in the 1861 census when James Kestell is documented as a 61 year old farmer of 18 acres, confirming continuity of occupation by the Kestle family. By 1881 two dwellings are recorded at Hustyn Mine Park. The 1891 census records one of the dwellings comprised only 3 rooms, indicating this to be the west cottage, occupied by Harriet Chapman, documented as a farmer of 12 acres. The other property was occupied by Joseph Kestle and his large family. He was documented as a farmer of 25 acres. Only one dwelling is recorded at Hustyn Mine Park in the 1901 census, still occupied by the Kestle family and the 1911 census records their residence had six rooms. Joseph and Fanny Kestle were documented as having had 16 children. The Kestle family seem to have remained at Hustyn Mine Park well into the 20th century as Samuel and Annie Kestle were recorded as farming the holding on the 1939 England and Wales Register. Sales of live and deadstock documented in newspaper archives for 1946 suggest the Kestles left Hustyn Mine Park at around this date; a further article advertised the tenancy of Hustyn Mine Park as part of the Prideaux-Brune estate from September 1946¹⁰.

Newspaper articles show that Hustyn Mine Park was offered for auction in May 1987, with a note that it had been farmed without fertilisers or chemicals and offered opportunities for conservation and organic farming¹¹.

3.4 ARCHAEOLOGICAL BACKGROUND

The main house lies in an area defined by the Cornwall and Scilly Historic Landscape Characterisation (HLC) as *upland rough ground*: areas of rough grassland, heathland and open scrub. Parts of the garden are classified as *post-medieval enclosed land*: large areas that were enclosed in the 17th, 18th and 19th centuries, usually from former upland rough ground and known Medieval commons. Immediately north of the property the land is listed as *woodland* which comprises mainly of remnants of *traditionally managed woodland which were usually found in the steep-sided valleys that extend inland from creeks or coves*. To the west, the area is documented as a *plantations and scrubland*, that includes mainly conifer plantations planted to produce timber and are known to be replantation of former ancient woodlands which were intensively harvested and created as elements of a *designed ornamental landscape* (Cornwall and Scilly HER).

The wider surrounding landscape is rich in heritage assets, particularly prehistoric features that include barrows, a quoit and indications of early Bronze Age settlements. The property is currently listed on the CSHER as a Post-Medieval farm (MCO64329) and the HER entry for the site (MCO64329) documents evidence it was supplied an 8' diameter waterwheel by the *Oatey Iron Works and Foundry* based in Wadebridge around 1871 – a shop book is located in the Kresen Kernow that includes detailed descriptions of parts manufactured parts by the company that include customer details; information that could give more insight into the known working mill on site (621.21092 OAT OATEY, WILLIAM – large pamphlets containing list of waterwheels at known sites, held at Kresen

Kernow). Located east of the site are Medieval strip field systems (MCO20560), with further examples to the west (MCO21084; MCO29869). Further north-east, Hustyn Farm is documented as a Medieval settlement (MCO15047) with St Katherine's Chapel (MCO9989) which was first recorded in 1397, although no visible remains of such building are known to exist today, and in fact was probably located at neighbouring Hustyn Barton.

Prehistoric features are well represented in the surrounding landscape, having been unenclosed upland and includes a number of Bronze Age Barrows along Hustyn Downs. To the north, within the opposite valley a low earth mound is recorded as a Bronze Age Barrow (MCO3761), and immediately south-east two other barrows are recorded in neighbouring fields (MCO2913; MCO2911). Further south-south-east records another five barrows (MCO2909; MCO2910; MCO2914; MCO2907; MCO2908). To the south-west a prehistoric, Bronze Age enclosure is recorded that includes visible circular earthworks that could possibly be determined as a barrow, enclosure or a ring cairn (MCO21634). Further west, towards Hustyn Gate/Hustyn Holiday Park, six Bronze Age features are listed including five other barrows (MCO2916; MCO3506; MCO2917; MCO3508; MCO3505) and another, possible oval-shaped enclosure (MCO21817).

3.5 AERIAL PHOTOGRAPHY AND LIDAR

A review of readily available aerial photography indicates that the site has seen a number of changes between 2001 and 2024. The 2005 photograph shows significant changes to the northern block of the house between 2001 and 2005, along with substantial groundworks around both the house and the cottage to the west. The mill building also appears to have been extended to the south during this period. The addition of the menage is also visible, under construction in the 2005 image. More recently, the demolition of the

agricultural building to the south of the house is evident, and works are ongoing on site with replacement structures in this location.

LiDAR data was examined but due to the extent of groundworks in the vicinity of the site, and additional groundworks which have taken place since the LiDAR data capture date, was not considered to reveal any relevant detail of the landscape around the site.



FIGURE 11: AERIAL PHOTOGRAPH FROM 2001 SHOWING THE SITE (©2025 INFOTERRA LTD & BLUESKY).



FIGURE 12: AERIAL PHOTOGRAPH FROM 2005 (©2025 GETMAPPING PLC).



FIGURE 13: AERIAL PHOTOGRAPH FROM 2024 SHOWING THE SITE (©AIRBUS).

4 BUILDINGS ASSESSMENT

4.1 SETTING

The buildings at Hustyn Mine Park sit within a steep, isolated woodland valley south-west of Wadebridge and are accessed via a small 19th century farm track from the high downland to the west. An original section of trackway still exists and approaches the site from the west, framed by tall hedge banks and mature veteran trees, with a large turning circle to the west end of the property and terraced banking which appears to be modern landscaping. A former access reached the property from the south, between the house and cottage, although construction works were ongoing adjacent to the access at the time of the site visit, part of a wider construction project taking place at the property which includes a new entrance being created from the road.



FIGURE 14: SETTING OF HUSTYN MINE PARK BUILDINGS, WITH NEW DEVELOPMENT ON HIGHER GROUND ABOVE THE SITE. CURRENT ACCESS WAS VIA A DRIVE ON THE RIGHT HAND SIDE OF THE BUILDINGS. (FROM THE NORTH EAST).

4.2 THE MAIN HOUSE

4.2.1 POSITION AND SETTING

The house lies on a rough east-west alignment, terraced back into the slope of the hill to the south, facing across the valley to the north and north-east. It is framed to its south-west by the cottage and to the north-east by the mill building, to the south set into the slope is a paved garden and gravelled seating areas, partly retained by surviving quartz walling, of possible historic origin, and by new retaining banks.

4.2.2 SUMMARY OF BUILD

The house is an articulated range of three distinct blocks, all built of a mix of rubble stone, using the local killas shale and sandstone, with quartz and granite mixed in. The exterior of the main house has been repointed in the recent past with a thick, cement-mix mortar, which has unfortunately blended different building elements together, and obscured some of the form of the builds, but the associated build lines are still discernible and can be used to confirm the development of the building, over time. The guttering is a mix of modern plastic and black painted metal, with cast iron hoppers to carry the increased water load from the deep valley gutter. The roofs are slated, of varying pitches and heights, with terracotta ridge tiles.

4.2.3 DESCRIPTION OF ELEVATIONS

- The West Elevation is the current ‘presentation’ front, which despite containing several build lines appears to be a mid-late 20th century construction using locally sourced stone. It is of marked pastiche style, emulating the ‘mine captain’s house’ style of the 19th century with its attempted three-window range façade of modern

horned sash windows and use of heritage-style French windows to the ground floor. It is topped by a half-hipped raised roofline.

- The South Elevation is long and articulated, clearly exhibiting the narrative of the three separate blocks; to the west a ‘new’ block built around and wrapping the end of the central ‘historic’ block, with to the east an abutting, converted barn-style block. The west end is an irregular, half hipped double-depth façade and pillared entryway, serving the ‘new’ block, with round-headed stair window, to the middle is the three-bay, low one and a half storey build, with irregular two window range and with modern timber painted casements. This element is older, with historic rubble stone build, with lime mortars and more recent cement-mix mortars, there are the remains of historic lime-wash whitewash on the stonework. This element of the build has a clear build line to the first floor and the top of the build is mortared in cement and of modern loose rubble stonework, with concrete lintels to the enlarged window openings. The east end appears as a converted barn, with an attempted symmetrical façade of forced window and door openings, with granite lintels, all windows heritage style casements and a painted heritage-style stable door.

- The East Elevation has a two-storey pitched gable to the south, with modern, painted timber French doors to the ground floor and modern heritage sash window set into an enlarged loading door at first floor. To the north is the ground floor modern stone build and upper timber jettied construction representing a series of 20th and 21st century extensions along the north side of the house.

- The North Elevation is also long and articulated as to the south, although the line between the various ranges is obscured by relatively recent extensions. To the west end is an irregular, half hipped double-depth façade, this contains a build line between a mid

to late 20th century build which wraps around the west façade and a more central heavier, irregular rubble 'historic' build which exhibits a raise at the roof and a stack, with surviving historic limewash or whitewash on some of the stones. To the east end is the modern rubble and timber jettied extension of early 21st century date and between is an even more recent projecting porch and utility room extension which is already exhibiting significant structural cracking.

4.2.4 INTERIOR

As with the exterior, the interior has been heavily modified to suit modern living and whilst many walls have been removed and spaces largely re-engineered to support such change, fragmentary elements survive from the original layout. There are several ground-floor access points, a side access to the south-west end, and a side entrance to the north, central element of the building, as well as numerous French windows to the south, east and west elevations.

Entered via the south-west entrance, which is a dramatic modern pillared canopy porch, there is a large stair hall, with a galleried first-floor landing to the south end and a central fireplace to the north end, the surround of which is architectural salvage. There is a blocked doorway, which is now an alcove cupboard, in the east side of this room, and would have linked back to an enlarged drawing room to the west and another blocked doorway, now a cupboard to the east, leading into the snug/playroom. A door under the stairs to the north-east leads into the rear hallway and north porch and a set of modern double doors in the south-west corner of the hallway leads into the drawing room. The drawing room is a relatively modern space, built in heritage style, it has a boxy central stack with architectural salvage French pompadour fireplace and salvaged heavy exposed beams. It has French doors to the west and modern horned sash windows to the north and south.

The snug/playroom has thick walls and there is no direct access between this element and the west block, the access is through the

narrow rear north hallway, likely an adapted and extended lean-to dairy, which now serves a utility room, a toilet and utilities cupboard. Access to the playroom/snug is via a forced doorway in the north-east corner. The walls to the south, west and north of the snug/playroom are very thick, of vernacular rubble build, rising to one and a half storeys in an earth and lime mortar, lime pointed and with the remains of historic limewash or whitewash. The west gable stack has had its hearth much altered, infilled at the base, the lintel chopped back, all plaster removed with the loss of any surround, where relatively recently exposed the stonework has been pointed in thick cement grey mortar. There is a narrow cupboard alcove to the south side of the stack which has lost its door/shelves but is similar in style to the cupboard alcoves in the west cottage. A small, low blocked doorway in the north wall is now reset with a cupboard and there is a pronounced angled alcove to the north of the stack, where a blocked doorway has been retrofitted with a cupboard on the west face, serving the stair hall. The windows in the south wall are irregular in size with one set of straight and one set of sloping reveals, with timber lintels hacked back from the plaster. The door and windows are heritage style modern copies of a four-panel door and casements. The ceiling is low and plastered over, the floor structure obscured. The kitchen to the east end of the house retains the line of the barn range, with another architectural salvage beam and a modern fitted kitchen. To the north are modern French windows and a dining area which represents a relatively recent extension, there is a large pantry to the east, with thick walls.

On the first floor the west block has a bedroom, dressing room and bathroom suite and above on the second floor is an attic conversion room within the steeply hipped roofline, accessed via a steep staircase. A small bedroom over the north end of the stair hall retains thick stone walls and a stack with fireplace over that on the ground floor. This fireplace has a shallow rounded back and arched rounded granite lintel, both suggestive of Arts and Crafts style. There is a low

forced doorway and a long corridor to the east, serving the bedrooms formed by plasterboard partitions in the jettied modern extension, the rear wall of the vernacular block is exposed within this corridor, showing the raises needed to incorporate it into the later builds. Another forced doorway leads through to the south, into a lobby with blocked doorways and the first floor over the kitchen has a large bedroom, with two small rooms over the snug, a small dressing room and bathroom. Within this bathroom there are narrow even width floorboards, the stack boarded over, but there is a blocked fireplace and alcove to the south, as below. All the walls are modern plastered and painted, the ceilings boarded out and plastered and all doors are either modern heritage style or architectural salvage.

4.2.5 FEATURES OF INTEREST

The fabric of the building itself is of interest as the distinct lack of connection within the plan of the house, between the ranges, which indicates its phased development. The central core of the building, on the south side of the house, represents a vernacular structure with thick walls of rubble build which only rise to one and a half storeys and contains blocked doorways, features such as alcoves and cupboards and a heavy west gable stack with square shaft. Noted in the plan is the vernacular stack, with altered cupboards/alcoves for condiments or dry storage and its much-altered fireplace, with hacked bressummer beam, as well as the later shallow stack to the lounge and small bedroom above which evidences Arts and Crafts style details. The rear wall of the vernacular build is exposed in the first-floor east corridor in the house and shows the various raises required to incorporate this lower historic build into the current floorplan, as well as further historic whitewash on the stones, suggesting this was once an outside wall, or within a lean-to.

4.2.6 SIGNIFICANCE

This house almost bears no relation to its original form as it has received several phases of significant remodelling in the last twenty to thirty years. What is left, a scant impression of layout and one 'good' historic facade is now of increased significance to the building as a heritage asset as these are the only aspects which can reflect its narrative origins of having started as a vernacular, possibly single celled structure.

The house is of local value, reflecting wider local and regional trends, the site having potential connections to the mining and farming heritage of the Camel valleys and high downs. It is noted however that inside the house all the fireplace surrounds and timbers/beams are architectural salvage, of particular note, is the mantelpiece in the current drawing room, which is an 18th century French antique, of Pompadou style. As is the way with architectural salvage much of what is introduced is inappropriate to the building in question, heavy rustic beams in the drawing room, also possibly French, are completely out of character. The beams in the kitchen are the same, making the space seem older and more vernacular than it in fact is. All carpentry (windows and doors) also appears to have been replaced with heritage style copies, or architectural salvage. Some of the pine doors at first floor may have been reused from elsewhere within the house but have clearly all been rehung.



FIGURE 15: SIGNIFICANT FEATURES AND BUILD LINES WITHIN THE MAIN HOUSE.



FIGURE 16: ELEMENTS OF THE MAIN HOUSE SHOWN ON THE FIRST EDITION OS MAP

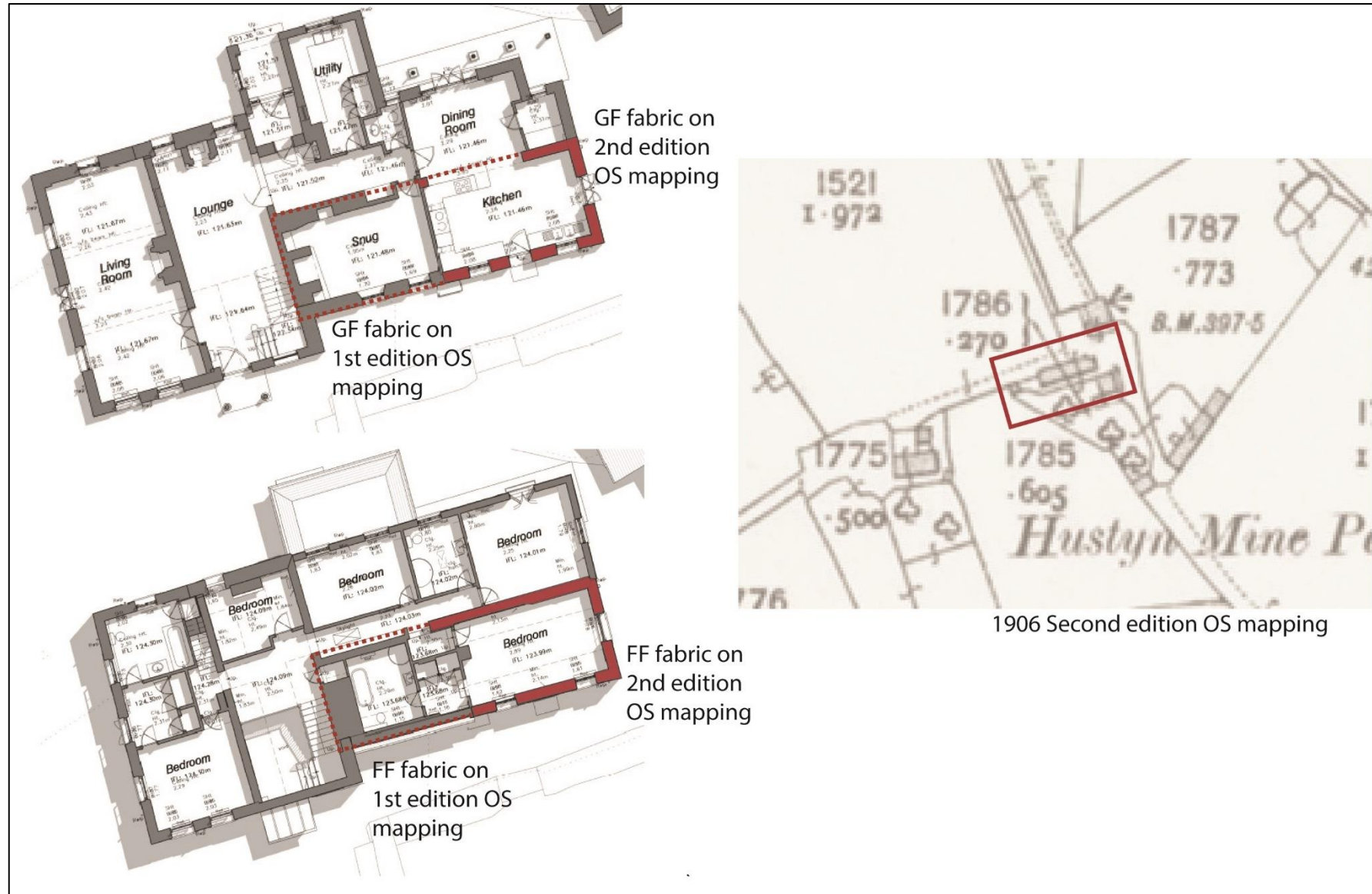


FIGURE 17: ELEMENT OF THE MAIN HOUSE SHOWN ON THE SECOND EDITION OS MAP.

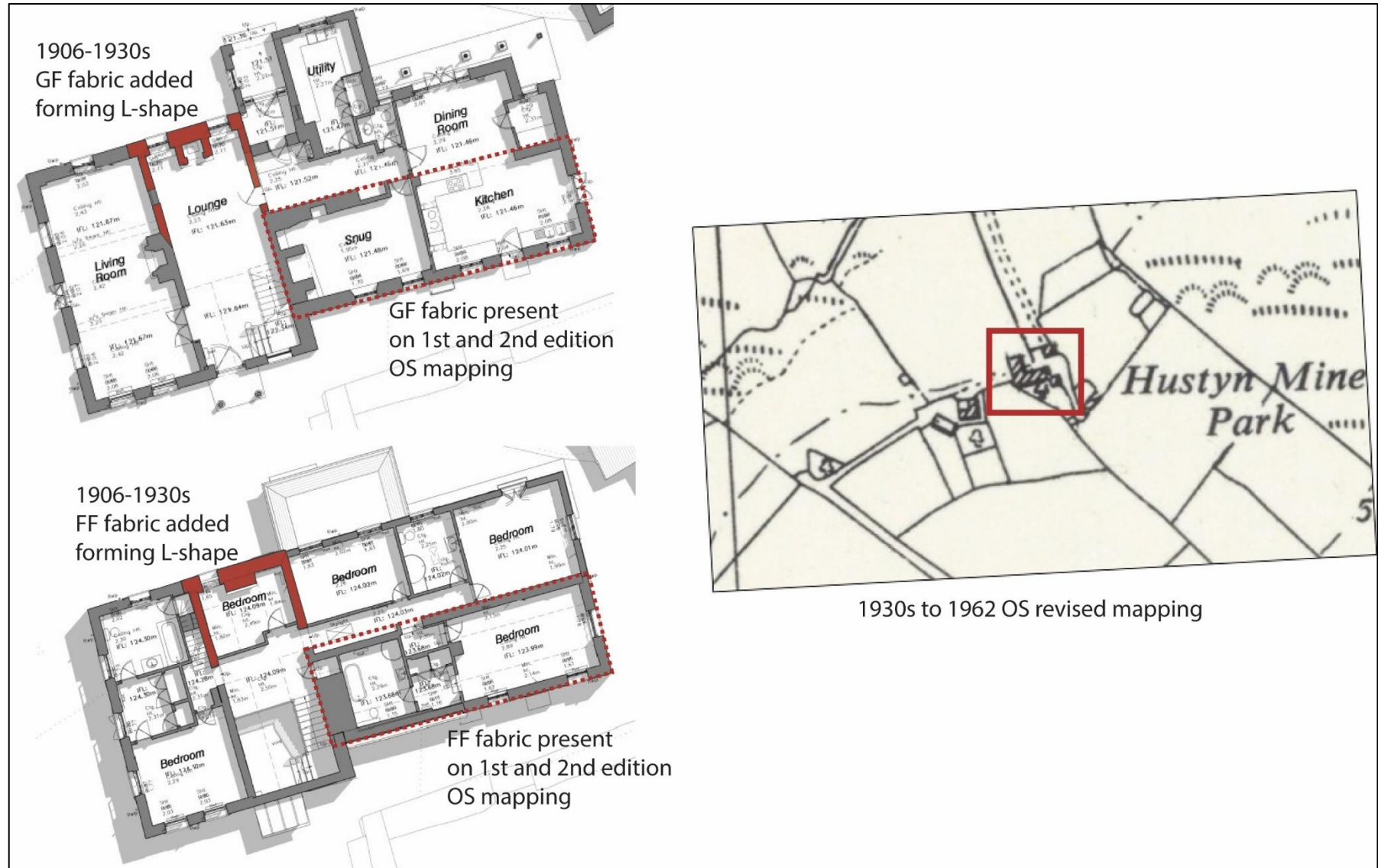


FIGURE 18: ELEMENTS OF THE HOUSE SHOWN ON THE REVISED 1930s-1962 OS MAPPING.

4.3 THE WEST COTTAGE

4.3.1 POSITION AND SETTING

The cottage stands to the west, south-west of the main house upon entrance to the gardens from the western driveway, lined by hedge banks, walls and mature veteran trees. The cottage is enclosed within a raised semicircular garden area, with quartz retaining bank and decorative planting – this raised terrace and bank appears on the tithe and subsequent mapping, framing the cottage. To the rear set further back into the slope are further retaining walls and planting, of more recent date. Two small blocks noted on the historic mapping once framed this cottage on its ‘northern’ side and both have since been demolished and landscaped away.

4.3.2 SUMMARY OF BUILD

The cottage is a rectilinear build, sat on an oblique north-west to south-east alignment, terraced back into the slope of the hillside on its ‘south’ side. The cottage is of low, two-storey height, raised half a storey, in the recent past with clear build line between the very different styles of rubble stonework. The walls are of vernacular semi-coursed rubble build, a mix of the local killas stone, some granite and quartz. The older, one and a half storey build has been heavily repointed in a lime and cement mix mortar, obscuring build lines, in a few places there is an older lime mortar, and some stones retain small patches of whitewash. The new raise of the cottage is mortared in a harder yellow, lime-cement mortar.

4.3.3 DESCRIPTION OF ELEVATIONS

- The **North Elevation** is largely covered on the ground floor by an open-fronted timber veranda with decking and railings and a shallow slate roof. Two patches of larger, irregular stones to either side of the ground floor ‘front’ door may well indicate windows have been blocked here. There is also some disturbance to the stonework to the south-east corner, where large boulders project

irregularly from the base of the wall – due to the level changes this may suggest slightly exposed foundations of rough-cut boulders. The first-floor windows are widespread, and have been raised up within the modern build and are modern heritage-style two light casements. The central front door has a dressed, classical doorstep with ovolo moulding, the lintel of the same chamfered granite form as those above the windows; the door itself is of painted heritage stable-door style, with glazed upper panel.

- The **South Elevation** has a more symmetrical appearance, with a central door opening, and four windows of slightly irregular size and shape, all with chamfered granite lintels and again, heritage style, painted casement windows. The central ground floor door has a shallow, arched granite slab lintel, and rougher, rebuilt reveals, different from the chamfered lintels of the rest of the openings, this may be a replacement or alteration.
- The **West Elevation** is seemingly blind to the ground floor but obscured by a timber shed in part, above at the apex, raised-enlarged into the raised build is a single-light window, with matching granite chamfered lintel.
- The **East Elevation** is dominated by a wide, boxy stack, with chunky rectangular shaft.

4.3.4 INTERIOR

Internally, the property has been gutted and renovated, likely internally insulated as it has an unusually thick internal plaster wall treatments, the lintels hacked back and exposed, appearing sunken within the walls. This provides an older, more vernacular aesthetic than this cottage is likely to have had internally. Salvaged materials can be seen in the two very large beams installed on the ground floor ceiling – surface mounted and in no way engaged with the structure.

4.3.5 FEATURES OF INTEREST

All openings within this build (although raised and reset in places) have a cohesive set of 19th century gothic-style, chamfered, granite lintels, with

internal planed timber lintels, with chamfers and run out stops. These have carpenters' marks and some have been hacked or scored for plaster – suggesting they are historic and likely in situ – although the possibility they are architectural salvage cannot be dismissed as the ground floor beams certainly are surface mounted architectural salvage and not part of the actual structure. These are interesting as they suggest a level of architectural design and aesthetic consideration in the vernacular cottage's build, very much in line with early 19th century fashion and philosophy.

4.3.6 SIGNIFICANCE

The surviving '*significant features*' of interest are the ground and first floor fireplaces within the stack as well as adjacent alcoves. Both fireplaces have however been significantly remodelled, but represent as vernacular, open box-hearths; the jambs hacked back, stonework repointed or altered, and lintels exposed. The adjacent alcoves have similarly been altered but represent cupboards for dry secure storage in the solid build of the stack.

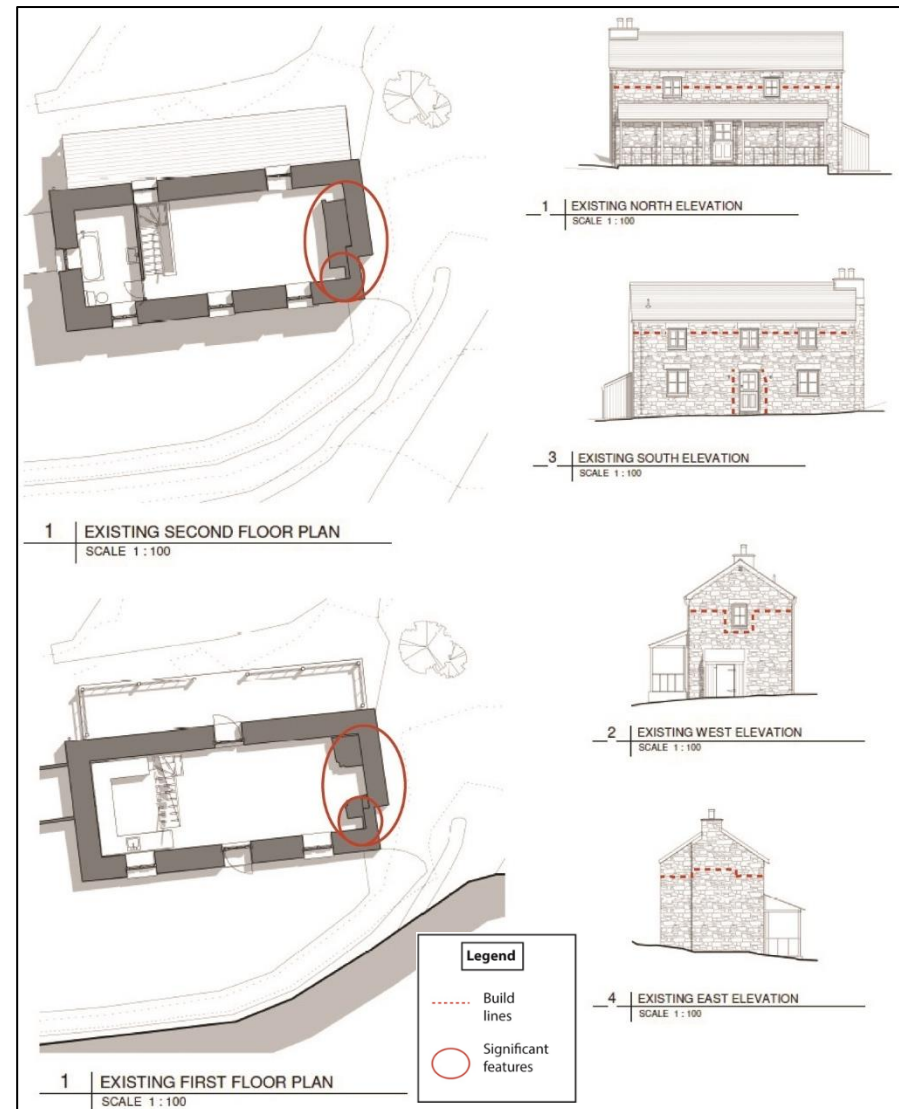


FIGURE 19: COTTAGE SHOWING SIGNIFICANT FEATURES AND BUILD LINES.

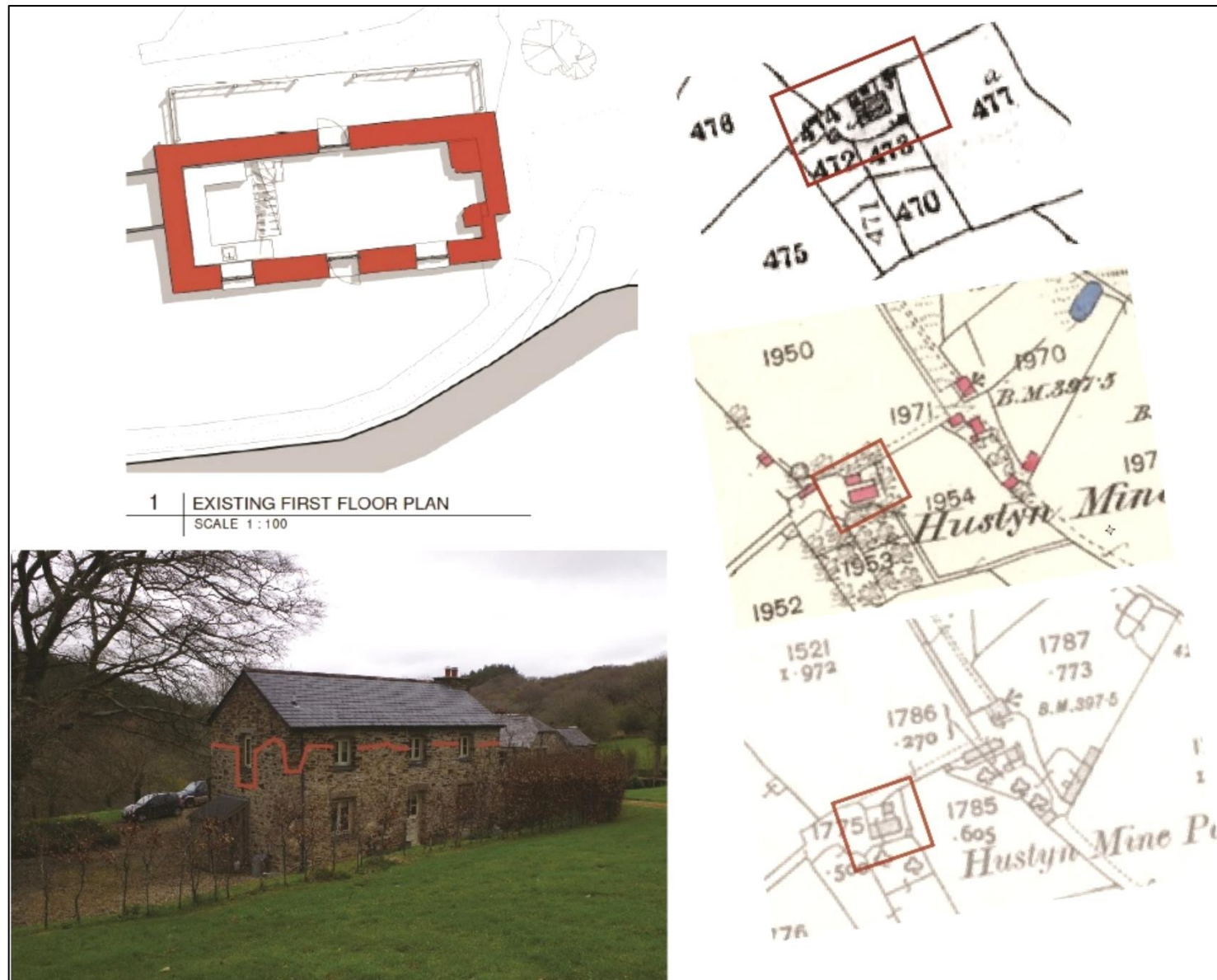


FIGURE 20: WEST COTTAGE AS SHOWN ON TITHE, OS FIRST AND SECOND EDITION MAPS.

4.4 THE MILL HOUSE

4.4.1 POSITION AND SETTING

The mill stands immediately north-east of the main house, low on the slope, terraced into the ground, it is now framed by raised banks and modern landscaping, which obscures the associated water-management features which would have fed the mill.

4.4.2 SUMMARY OF BUILD

The Mill has been extended to the south with a slightly smaller gabled block, terraced into the rear bank, lying on a slight south-east to north-west alignment. The build of the Mill is of vernacular, rubble, a mix of killas, granite and quartz. The stonework of the walls is graduated, with heavier stonework to the base, smaller stones above, the base of the north wall is of particularly heavier, larger stones and slightly battered, braced to support the machinery. The stonework has been once again heavily repointed but there is a clear half-storey raise to the walls and roofline, in a cement mortar – a fairly recent alteration to this building, associated with its conversion. To the west side there is the remains of the wheel pit, with wall to the south end with overshot feed for the wheel and where remains of the timber-plank and iron-framed wheel survives below. The series of ponds, overflows and leat survive to the south-east in the top corner of the garden, the leat now carried in a culvert beneath the 20th century garden landscaping.

4.4.3 DESCRIPTION OF ELEVATIONS

- The North Elevation has a doorway to the west, with a long narrow window above, possibly a former loading door, the ground floor obscured by a timber covered porch.
- The South Elevation is almost completely obscured by the attached extension, there is a tall doorway to the east, forced to provide access to the added bathroom.
- The West Elevation has two small square shafts set low into the wall with timber lintels – these are now set with windows but are drive-shaft

openings, facing the former wheel pit. There is a possible third blocked opening above.

- The East Elevation has two long narrow blocked openings set low in the wall, again for a drive shaft or belt slots and a large opening to the north-east corner has been forced into the wall, which also has an off-centre buttress.

4.4.4 INTERIOR

The mill has been converted into a small studio-style holiday let, with a double-height space, and modern mezzanine structure inserted forming a 'first' floor platform for a bed. A contemporary, cable-suspended A-framed timber roof structure braces the build, sat on the distinct modern raise which is as visible internally and externally as the upper walls are not plastered. The interior has been insulated and thickly rendered at the ground floor level so many features within the walling have been obscured; a black painted line and some iron pins embedded in the stonework indicate the possible location of former attached machinery on the north wall.

4.4.5 FEATURES OF INTEREST

The fabric of the building itself is of interest as it can still be clearly 'read' as a converted mill structure. Part of its wheel survives in ruinous collapsed form to the side, within the extant wheel pit, and a few of the slots and blocked openings indicate the broad locations of machinery formerly within.

4.4.6 SIGNIFICANCE

Corn mills that form part of the farmstead are recognised as increasingly rare¹² however the machinery does not survive in situ and the interior has been stripped and converted for holiday letting use reducing the integrity and authenticity of the building. The visible build lines indicate evidential value and aesthetically this building is clearly identifiable as a mill of individual farmstead scale.

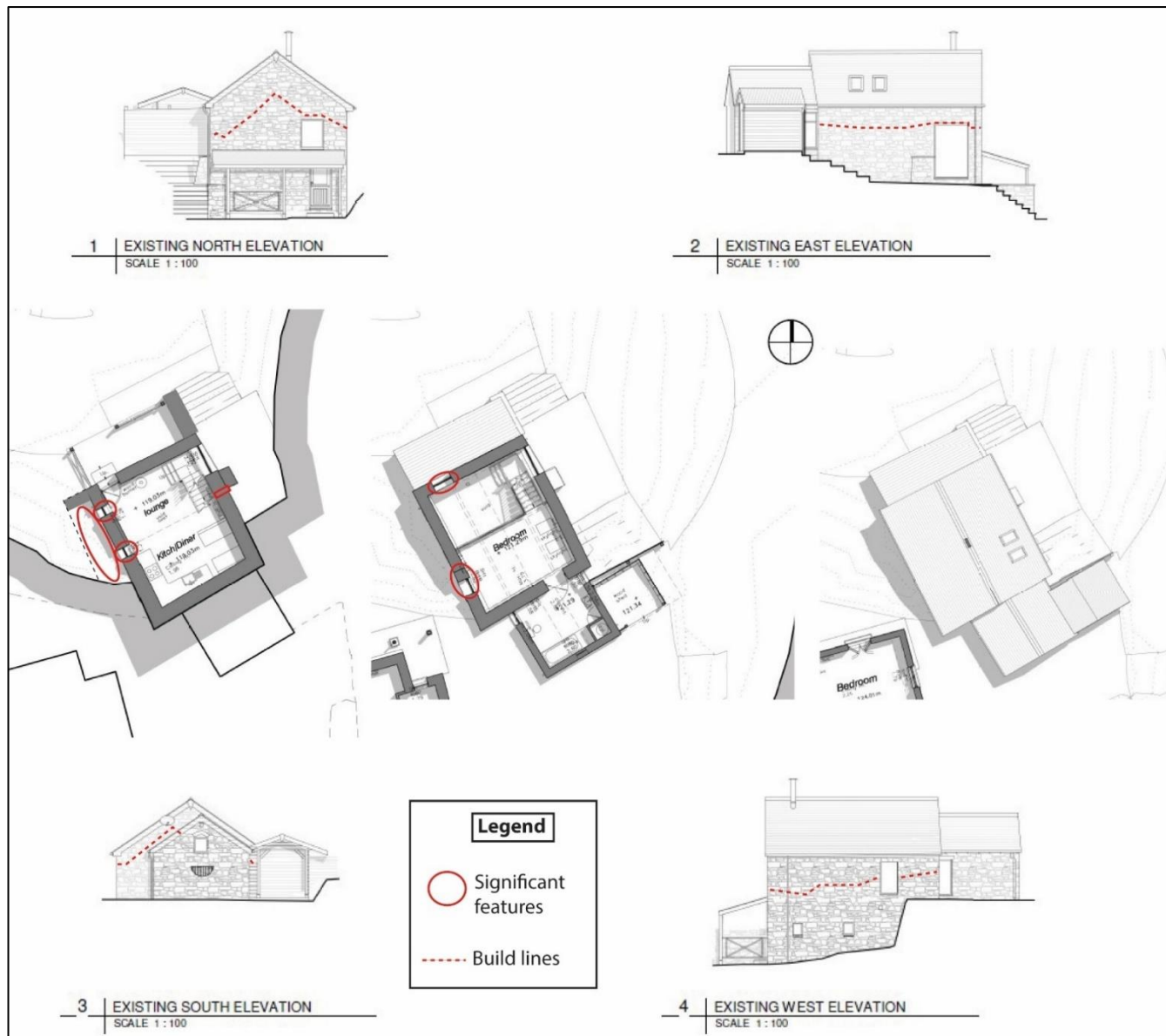


FIGURE 21: SIGNIFICANT FEATURES AND BUILD LINES WITHIN THE MILL BUILDING.



FIGURE 22: MILL – DEVELOPMENT OF STRUCTURE AS SHOWN ON OS FIRST AND SECOND EDITION MAPS.

5 STATEMENT OF SIGNIFICANCE

Hustyn Mine Park comprises a number of separate buildings which have evolved considerably during the post-medieval and modern periods. The origin of the name of the site is unknown, although associations with mining activities are suggested; the site appears to be named mine park on the tithe apportionment suggesting any such activity must pre-date the mid-19th century; however, there is no clear evidence for mining within the immediate holding.

The oldest element of the site is likely to be the western cottage, a vernacular style early 19th century cottage; although much altered by 21st century renovations. This structure is indicated, along with a number of smaller ancillary buildings, on the tithe map. The main house has evolved from a small structure shown on the OS First Edition map, and although not borne out by the lack of tithe map depiction, also has vernacular features suggesting an earlier date.

The buildings at Hustyn Mine Park have some aesthetic value, although much altered in recent years to present a more aggrandised and unified appearance. They represent residential and agricultural/industrial structures of vernacular style and materials, although loss of historic details has occurred and replacement of a number of elements with likely architectural salvage has resulted in a loss of authenticity. There is no known direct historical associational value with the buildings themselves although they appear to have been the residence of well-established local families during the 19th and early 20th centuries. They have some limited historical illustrative value as part of the narrative of the wider Hustyn estate. As private residences the buildings have no known communal value. It is likely that they have evidential value in their extant fabric and potentially in any below ground remains within the site, where landscaping has not occurred. The main house presents

a complex narrative of additions, extensions and modifications which could not be fully understood by a building appraisal.

The west cottage and mill building have both been subject to modern renovation and may have evidential value in their fabric, further detail of these buildings may be concealed under wall and floor coverings. There may be greater archaeological evidence associated with the mill and its water supply. The site is perhaps best seen as simple 'modern' mechanised agriculture. It is possible that below ground remains relating to mining activity may also survive on the wider site, despite the lack of documentary and cartographic evidence.

The house, mill and cottage are heritage assets of local value, and as such, are considered non-designated heritage assets, reflecting wider local and regional trends in 19th century agriculture. However, significant alterations to the buildings in recent decades has affected their authenticity and integrity. Structural issues within the main house in the areas of most recent extension have also been noted.

6 CONCLUSION AND RECOMMENDATIONS

The buildings at Hustyn Mine Park are complex in their evolution, having experienced phases of remodelling and development from the early 1800s, particularly in the last 30 years. They have some heritage value as part of a complex narrative of the development and changing use of this upland edge smallholding. They are considered likely to contain some historical and evidential value which would be expected to add further to the understanding and use of this site in the Post-Medieval and modern periods. They also have some aesthetic value, although much renovated in recent years, being of local vernacular materials and design. Their authenticity and integrity has been affected by modern renovations. The buildings are considered to be heritage assets of local value, and as such, non-designated heritage assets, reflecting wider local and regional trends.

6.1 RECOMMENDATIONS

It is considered that of all of the buildings at Hustyn Mine Park, the much-extended main house represents the lowest heritage value element owing to its much-altered elevations, with significant change having taken place in the last 30 years. The mill building still reads, mostly from the outside, as a coherent 19th century mill structure, with its extant wheel pit and fragments of water wheel. The west cottage, although also much altered, still comprises much of the structure shown on the tithe map. As such whilst all three buildings are considered as non-designated heritage assets of local value, contributing to the narrative of the development of this landscape in the 19th century, it is the main house contains the most flexibility for change.

It is therefore considered that if consent for demolition was granted, suitable mitigation would take the form of building recording of the structures during demolition, which has the potential to offer a

greater understanding of the original form and construction date of the phases of these buildings. Any replacement dwelling should seek to maintain the rural aesthetic through the utilisation of local vernacular styles and materials, making reference to relevant local design guidance and policies.

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8 PROJECT ARCHIVE

The archive code for this phase of the project is **HMP25**.

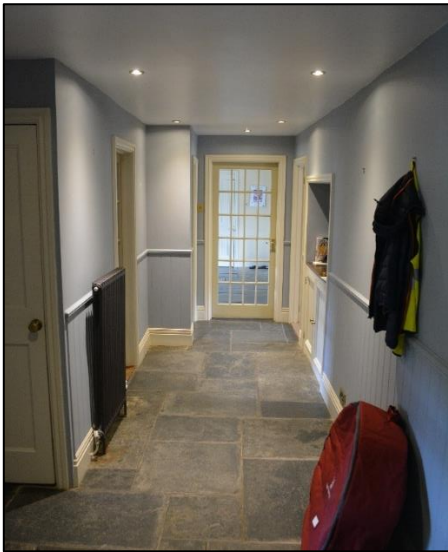
The OASIS number for this project is SOUTHWES1-529915

There is no museum accession number for this project.

The documentary, digital, photographic and drawn archive is held and maintained by South West Archaeology Ltd. This archive consists of:

1. The physical paper archive, consisting of written and drawn site records, and notes. These are stored on the SWARCH premises at South Molton.
2. No physical artefacts have been retained from the site.
3. The digital archive, consisting of the report, digital photographs, digitised site plans and drawings etc. are stored on the SWARCH premises at South Molton. They have been transferred to a secure server: ArchivePC\Archives\St Breock Hustyn Mine Park HMP25. Data backups are held offsite.

APPENDIX 1: SUPPORTING PHOTOGRAPHS



1. MAIN HOUSE DOWNSTAIRS HALL, ACCESSED VIA PORCH ON NORTH ELEVATION



3. MAIN HOUSE: LOUNGE AREA, ACCESSED FROM HALLWAY. LOOKING NORTH, SHOWING STACK.



2. MAIN HOUSE KITCHEN, WITH RECLAIMED TIMBER BEAM



4. MAIN HOUSE FIREPLACE IN LOUNGE WITH GRANITE SURROUND. LOOKING NORTH



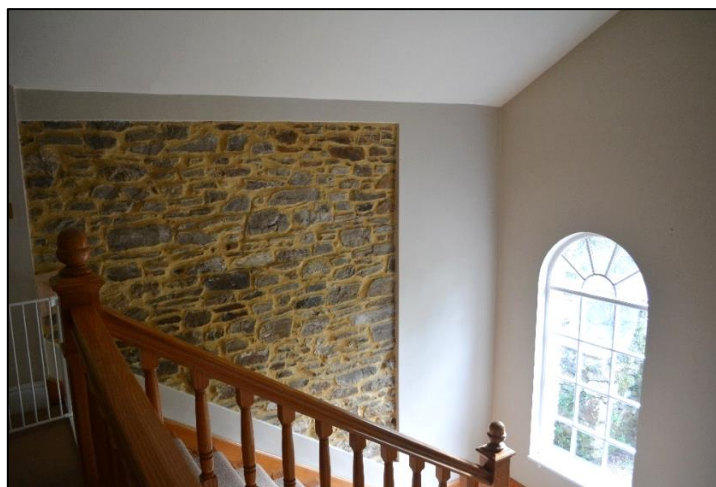
5. MAIN HOUSE LIVING ROOM WITH RECLAIMED TIMBER BEAMS AND FIREPLACE



7. MAIN HOUSE PLAYROOM. DETAIL OF FIREPLACE AND ALCOVE. FROM NORTH EAST



6. MAIN HOUSE PLAYROOM REPRESENTING THE OLDEST PART OF THE STRUCTURE, WITH BLOCKED DOORWAY, FIREPLACE AND THICK STONE WALLS.



8. MAIN HOUSE STAIRCASE FROM LOUNGE WITH STONE REVEAL SECTION, SHOWING STEEP FORMER ROOFLINE ANGLE AT THE TOP OF THE WALL TO BOTH SIDES.



9. MAIN HOUSE, BEDROOM TO WEST OF STAIRCASE. FROM SOUTH EAST.



11. MAIN HOUSE, DETAIL OF FIREPLACE IN UPSTAIRS BEDROOM, ABOVE LOUNGE, WITH ROUNDED BACK TO HEARTH AND SHAPED LINTEL.



10. MAIN HOUSE, ATTIC CONVERSION. FROM THE SOUTH



12. MAIN HOUSE SHOWING NORTHERN WALL OF SNUG AT FIRST FLOOR LEVEL INDICATING A NUMBER OF RAISES TO THIS SECTION OF THE PROPERTY. SOME WHITEWASH IS VISIBLE ON THE LOWER STONES OF THE EXPOSED WALL. FROM THE WEST.



13. MAIN HOUSE, FF SOUTH EASTERN BEDROOM ACCESSED VIA SMALL STEP DOWN LANDING.



15. MAIN HOUSE FF VIEW ALONG UPPER CORRIDOR TOWARDS NORTH EASTERN BEDROOM, WITH BATHROOM ON LEFT.



14. MAIN HOUSE, FF SOUTH EASTERN BEDROOM LOOKING TOWARDS DRESSING ROOM AND BATHROOM ON LEFT AND ENTRANCE DOOR ON RIGHT. FROM THE EAST.



16. MAIN HOUSE, WEST AND NORTH ELEVATIONS. FROM THE SOUTH EAST.



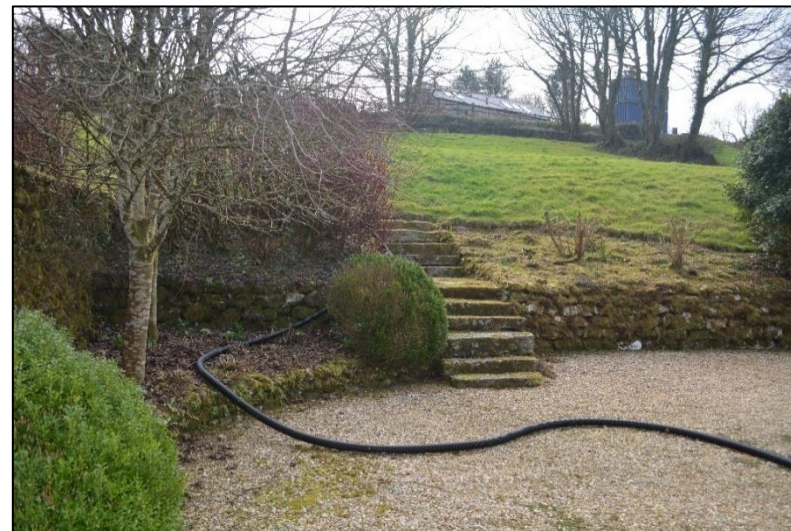
17. GRANITE LINTEL IN WEST ELEVATION WITH HOLES INDICATING REUSE IN THIS LOCATION



19. WESTERN END OF SOUTH ELEVATION SHOWING PORCH WITH DOOR TO LOUNGE



18. MAIN HOUSE NORTHERN ELEVATION WITH PORCH AND 21ST C JETTIED EXTENSION



20. RETAINING WALL TO REAR (SOUTH) OF THE MAIN HOUSE WITH STEPS INTO GARDEN



21. SETTING OF MAIN HOUSE VIEWED FROM THE SOUTH WITH MILL BUILDING ON RIGHT.



23. POND SHOWN ON HISTORIC MAPPING TO EAST OF MILL. FROM THE NORTH EAST



22. EAST ELEVATION OF MAIN HOUSE AND MILL BUILDING



24. WEST ELEVATION OF MILL BUILDING



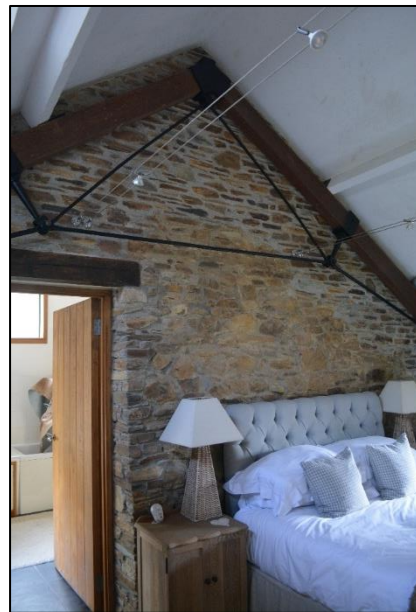
25. MILL BUILDING SHOWING RAISE WITH CLEAR BUILD LINE, FROM THE EAST



26. ONE OF OPENINGS IN W ELEVATION OF MILL FOR MACHINERY



27. SECOND OPENING IN W ELEVATION OF MILL FOR MACHINERY.



28. FF/MEZZANINE BEDROOM IN MILL CONVERSION, SHOWING THE BUILD LINE OF THE RAISE AND ORIGINAL SINGLE STOREY BUILD.



29. WHEEL PIT TO WESTERN SIDE OF MILL SHOWING LEAT FOR OVERSHOT WHEEL WITH FRAGMENTARY REMAINS OF WHEEL.



30. LOCATION OF WEST COTTAGE TO WEST OF MAIN HOUSE.



31. WESTERN ELEVATION OF THE COTTAGE SHOWING SETTING WITH MAIN HOUSE BEYOND



32. NORTHERN AND WESTERN ELEVATIONS OF COTTAGE SHOWING VERANDA



34. KITCHEN AREA ON GROUND FLOOR OF COTTAGE WITH STAIRS TO FIRST FLOOR



33. SITTING ROOM AREA ON GROUND FLOOR OF COTTAGE WITH FIREPLACE, ALCOVE AND RECLAIMED TIMBER BEAMS



35. BEDROOM AREA ON FIRST FLOOR OF COTTAGE WITH FIREPLACE AND ALCOVE.



36. NORTHERN ELEVATION OF COTTAGE SHOWN IN ITS SETTING WITH APPROACH FROM WEST



38. CURRENT (AND HISTORIC) APPROACH TO HUSTYN MINE PARK FROM THE WEST. LOOKING WEST.



37. VIEW ACROSS VALLEY FROM HUSTYN MINE PARK. LOOKING WEST



39. FORMER MENAGE AREA ON APPROACH TO HUSTYN MINE PARK WITH COTTAGE BEYOND



40. NEW ENTRANCE TO HUSTYN MINE PARK



41. HISTORIC HYDRAULIC RAM LOCATED NEAR STREAM TO NORTH OF HOUSE, NOW REPLACED.

¹ SSEW 1983: *Legend for the 1:250,000 Soil Map of England and Wales*.

² BGS 2025: <https://geologyviewer.bgs.ac.uk>

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