

Trevanion House, Trevanion Road, Wadebridge, Cornwall

Heritage Assessment



Heritage Consultancy

SOUTHWEST ARCHAEOLOGY

Trevanion House, Wadebridge, Cornwall

Heritage Assessment

Executive Summary

This report presents the results of a heritage assessment for Trevanion House and its land holding. Trevanion House is Grade II Listed and of architectural interest, built of local materials and displaying historic features showing complex development. It has origins in the late medieval period and retains significant historic built fabric. The house and adjacent historic buildings are remnants of a manorial complex. Trevanion House is now of polite 19th century character.

Substantial 20th and 21st century alterations and conversions have stripped out almost all of the interior historic fittings. This increases the flexibility for change, especially within the modern extensions. Where historic features do survive, they are now of increased sensitivity and should be retained. The front garden area (fronting Trevanion Road) is proposed for development; this comprises part of the setting of the heritage asset and is the one vista in which the house still projects a gentleman's residence character, which contributes to the significance of the asset. The proposed development within the rear garden/parking area (fronting onto The Culvery) in contrast is considered likely to have more limited impact on the significance of Trevanion House.

This report forms the initial stage of heritage assessment as part of an iterative design process and is intended to guide and inform any proposals for development. It identifies the significance of the asset but does not comprise a heritage impact assessment, which should be carried out once detailed plans of the proposals are available in order to understand the potential impacts of the proposals on the significance of this designated heritage asset.

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was instructed by the Harrison Sutton Partnership (the Agent) on behalf of a Private Client (the Client) to prepare a heritage assessment (HA) for a proposed residential development scheme at Trevanion House, Trevanion Road, Wadebridge, Devon.

1.2 SCOPE AND CONTEXT

This report is a desk-based assessment and an assessment of the potential for surviving archaeological deposits and remains within the bounds of the site, utilising a methodology set out below. The proposals are still at a pre-application stage, with limited detail of building forms, scales and massing available, beyond preliminary options. This report is an initial assessment which seeks to feed into an iterative design process by highlighting the most archaeologically sensitive areas of the site, and indicating where mitigation measures including further archaeological work are likely to be needed to inform the design and layout of the development. The interior of the house was not accessible during this study but had been accessed as part of previous proposals, and the records of this visit will be used to inform the assessment of the proposed scheme.

1.3 LOCATION

The site is located towards the southern edge of Wadebridge, on the corner of Trevanion Road and The Culverly.

1.4 TOPOGRAPHY, GEOLOGY AND SOILS

The site is comprised of Trevanion House and part of its historic landholdings, now gardens and parking to the north and south of the house. The site lies at a height of approximately 36m AOD. The site is made up of the house and modern mixed use areas that once

formed elements of orchards and formal gardens. The soils are the shallow well-drained loamy soils over rock of the Powys Association¹; these overlie the slate and the siltstone of the Trevoise Slate Formation and Rosenum Formation².



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

1.5 PREVIOUS WORK

A Heritage Impact Statement was produced by SWARCH in 2021 for a previous proposal for the division of the main house to provide multiple dwellings³. It does not appear that any other historic

building recording or archaeological fieldwork has been carried out, although multiple phases of work to the house have been undertaken and developments on the surrounding land once associated with the house.

1.6 METHODOLOGY

The desk-based research and archaeological assessment were undertaken in accordance with the relevant guidance. The site was visited on the 6th August 2025 by Dr. S. H. Walls, along with the locations of nearby heritage assets. Photographs of the site were taken and are included in this report. The building could not be accessed and therefore the information relating to the interior is based on a visit conducted in 2021 by E. Wapshott.

1.7 DEVELOPMENT PROPOSALS

The proposals for the Trevanion House site are currently at masterplan stage; initial plans indicate the division of the main house and construction of additional dwellings on its grounds. As part of an iterative design process following production of a draft of this report, the proposed dwelling to the front (south) of the house has been reconsidered from a rectilinear building to a circular structure, with the intention of reflecting the form of the nearby designated Culvery and single storey in design, with the aim of reducing the impact on the significance of Trevanion House as a result of placing a structure in this location.

1.8 LIMITATIONS AND CAVEATS

The site visit was undertaken in August, when the gardens and hedgerows were at their most verdant and provide the most extensive screening. The interior of the building could not be accessed, and part of this report is therefore based on information gathered during a previous visit/assessment in 2021. This report forms an appraisal of the current proposals for the site and is intended to provide guidance on likely direct and indirect impacts of

any development in each area of the site. Further impact assessment will be required as the plans and proposals are developed.

1.9 CONSULTATION

This document is produced for consultation with relevant stakeholders.

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: INITIAL INDICATIVE MASTERPLAN (HARRISON SUTTON 2025).



FIGURE 3: REVISED MASTERPLAN AFTER DRAFT OF THIS REPORT ISSUED (HARRISON SUTTON 2025)

2 POLICY AND LEGISLATION

2.1 STATUTORY LEGISLATION

<p><i>Ancient Monuments and Archaeological Areas Act 1979</i></p>	<p><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></p>
<p><i>Planning (Listed Buildings and Conservation Areas) Act (1990)</i></p>	<p><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.</i></p> <p><i>It requires consideration of the contribution a building makes to any group of buildings of which it forms part (group value).</i></p> <p><i>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></p>
<p><i>Treasure Act (1996) Code of Practice (3rd Revision) (Dept for Culture Media and Sport) revised by the Treasure (Designation) (Amendment) Order 2023</i></p>	<p><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></p>

<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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides statutory protection to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 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:

- 1. small-scale business/commercial schemes which will benefit the local rural economy; or*
- 2. 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*
- 3. tourism and recreation related development appropriate in terms of scale and type in accordance with Neighbourhood Plan Policy SR7; or*
- 4. re-use of redundant or disused buildings for agricultural or business purposes in accordance with Neighbourhood Plan Policy JE3; or*
- 5. the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset; or*
- 6. 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.

Policy SD05 Local Character

Development proposals should:

- 1. respect and relate to local character;*
- 2. utilise sustainable building techniques and materials; and*
- 3. include the use of locally appropriate materials wherever possible.*

Development proposals will be supported where they achieve all of the following:

- a. protect, conserve and enhance the natural, built and historic environment;*
- b. protect, conserve or enhance the setting and most typical or characteristic public views of landscapes and townscapes;*
- c. minimise the loss of trees and hedgerows;*
- d. incorporate features connected with sustainable design; and*
- e. meet all other policy requirements in the Plan.*

3 HERITAGE ASSESSMENT

This report, a *heritage assessment*, provides the baseline information required to assess the potential *direct* and *indirect* impacts of the proposed development.

For direct impacts (i.e. harm caused to the buried archaeological resource), it draws on existing sources of information (the local historic environment record, historical records, maps, aerial photographs, LiDAR), supplemented by observations made during a walkover survey, to arrive at an assessment of archaeological potential. If and as required, this may include recommendations for further work.

For indirect impacts (i.e. harm caused through change to setting), it identifies the designated heritage assets in the local area (Listed buildings, Scheduled monuments, Conservation Areas, Parks and Gardens, Battlefields, World Heritage Sites) where, due to location, aspect, prospect, design or other factors, there is the potential for harm. The assessment identifies if further work might be necessary, and which assets should be subject to more detailed assessment⁴; it may conclude that no further assessment is warranted.

This fulfils the first part of the process of impact assessment, i.e. to understand, insofar as is reasonably practicable and in proportion to the importance of the asset, the significance of a historic building, complex, area, monument or archaeological site ('heritage asset') in accordance with best practice and appropriate guidance⁵. Where further works are recommended, this may require a further, and more formal, process of heritage impact assessment.

4 DIRECT IMPACTS

4.1 CARTOGRAPHIC AND CENSUS INFORMATION

The earliest map available to this study to show the area in which the site is located is the 1748 Martyn Map. *Trevannion* is indicated as a village or small settlement on this map. There is a large house depicted between Treneage and Trevannion but this is more likely to represent Treneague House.



FIGURE 4: EXTRACT FROM THE MARTYN MAP OF 1748 (HARVARD LIBRARY MAP COLLECTION).

The next cartographic source to show the site is the Ordnance Survey draft map of 1805, which shows the surrounding landscape, although field boundary depictions are indicative rather than accurate. It also appears that the roads are not entirely accurately depicted as they seem to vary from earlier and later mapping. There are a cluster of buildings at Trevannion but it is not clear which, if any, relate to Trevannion House.



FIGURE 5: EXTRACT FROM THE ORDNANCE SURVEY SURVEYOR'S DRAFT MAP OF 1805 (BL). THE APPROXIMATE SITE IS INDICATED.

The 1842 St Breock Tithe Map shows a substantial building complex at 'Trevannion', seemingly arranged around a large open area, bisected by the parish road. On the tithe map, the settlement is clearly distinct from Wadebridge, surrounded by a field pattern based upon Medieval strip-fields. At the time of the Tithe Apportionment, the site was owned and occupied by Thomas Werry. The holding is noted as of over 181 acres, a significant holding for the period. A further smallholding of just over two acres is included within Trevannion on the apportionment, owned by Thomas Werry but occupied by John Brewer and others. This land is set away to the north at the end of the long track which leads to the farm, by the bridge over the Polmorla river and comprised a house and orchards. Thomas Werry also owned the holdings of Lower Treneague Farm and land and houses at Trevanson, at which he held c.17 acres 'in-hand', noted as the occupier but appeared to reside at Trevannion. Werry also owned five houses in Wadebridge, the King's Arms and multiple holdings at Matthew's Burlorne Eglos. The Werry family were significant landowners in the area; a Mary Werry owned Treneague Farm and Nanscow Farm.

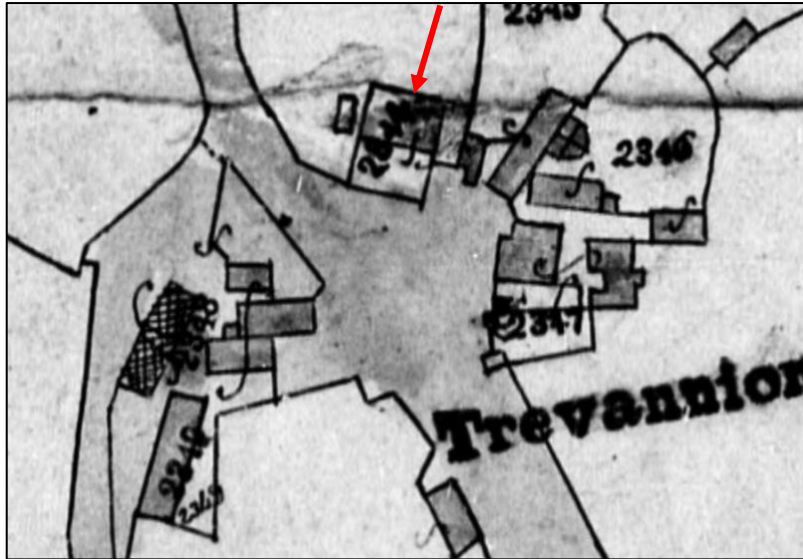


FIGURE 7: CLOSER VIEW OF THE BUILDINGS DEPICTED ON THE TITHE MAP. TREVANION HOUSE IS INDICATED.

The tithe apportionment (Table 1) records a church park and church park meadow; as Trevanion is thought to be a manorial complex of the 1300s or earlier may suggest there was once possibly a chapel and that Trevanion may represent a shrunken medieval settlement.

The 1881 First Edition Ordnance Survey Map (Figure 7) shows Trevanion House of similar shape and alignment to the present day. There appear to be a few smaller outbuildings and enclosures around the farmhouse and some of the larger barns shown on the Tithe Map survive but there had been considerable shrinkage of the site, as supported by the census information (below). The fields immediately surrounding the farmhouse appear to be orchards.

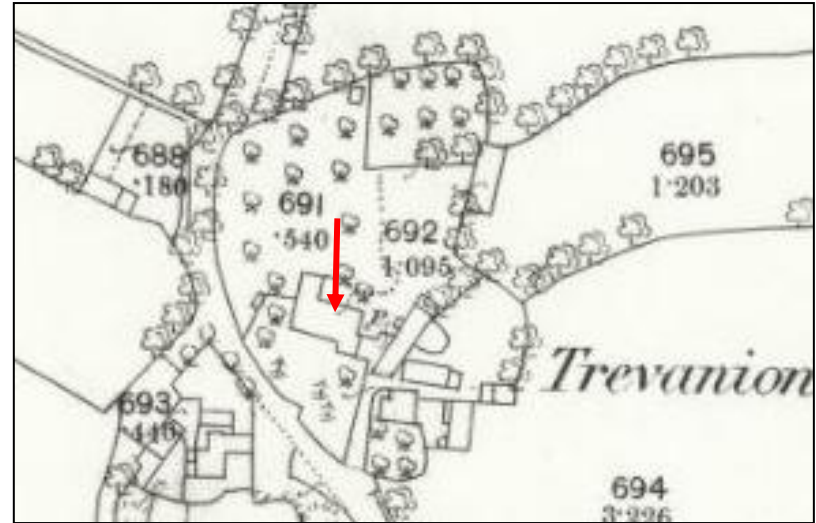


FIGURE 8: FIRST EDITION OS MAP, 25", PUBLISHED 1881 (NLS). THE SITE IS INDICATED



FIGURE 9: SECOND EDITION OS MAP, 25", PUBLISHED 1907 (NLS). THE SITE IS INDICATED.

The Ordnance Survey Second Edition map (Figure 8) shows little alteration to the property. The horse engine had been removed from the barn to the east by this date and there had been significant further reduction in the number of buildings at Trevanion indicating further shrinkage of the holding, the exception being to the north-west where new barns appear to have been added to create a courtyard, possibly indicative of a shift in agricultural practice.

4.2 DOCUMENTARY HISTORY

The site is located within the hundred of Trigg and ecclesiastical parish of St. Breock, at the southern edge of the Wadebridge, within the civil parish of the same name⁶. The documentary background to the site is surprisingly sparse, it is not particularly well-represented among the readily-accessible documentary sources (e.g. at Kresen Kernow), though 18th century documents suggest that the Werry family owned Trevanion from at least 1778 (CF/1/901). During previous assessment at the site, the owners indicated that they held documents relating to the historic ownership of the house, although the extent and detail of their archive is unknown.

Trevanion House is a Grade II Listed building (1143000). Its Listing text reads:

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

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

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

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

The HER entry for the site reads:

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

The Cornwall Historic Environment Record (HER) documents a Medieval settlement at Trevanion, first recorded as 'Trevenyon' in 1326⁷. The origin of the name is Cornish, with the 'tre' element meaning 'estate' or 'farmstead' and the second element relating to a personal name⁸. Within 100m to the south of the site is a 14th century dovecote, or culvery, deemed to be one of the best preserved dovecotes in Cornwall⁹ and a Scheduled Monument (1004487)¹⁰.

The Pre-Application Design and Access Statement for the 2021 proposed conversion of Trevanion House indicates that the house was converted to a hotel in the 1990s, with an archived version of the Trevanion House website indicating it began providing supported holidays for adults with learning difficulties in 1991¹¹.

4.2.1 CENSUS DATA

The 1841 census confirms and clarifies the tithe apportionment information; Thomas Werry, 60, was head of the household,

described as a 'farmer'. His wife, Ann, and four servants were listed, along with eleven agricultural labourers and their families marked as permanently resident at the holding: Thomas Bryant, Thomas Guy, Edward James, Stephen James, John Lightfoot, Petherick Bryant, Thomas Johns, William Hoskin, James Hawke, Richard Bray and Jennifer Bray. There were also two tin miners recorded, Thomas Bone and William Werry. William Truscott was documented as a tin mining labourer. In total, sixty people were recorded as resident at the hamlet of Trevanion; since Thomas Werry himself was marked as 'occupier' of all of the houses we can assume that all of these people worked for him. There was also a young independent Yeoman, Digory Roberts recorded, along with his wife and young son, who likely held a farm tenancy on this large farm estate. The presence of recurring surnames and the close ages of some of these people, as well as dependant relatives such as older in-laws, suggests whole families were well established at this large farmstead.

The 1851 census indicates that Thomas Werry had moved from Trevanion, although Mary Werry and Abel Werry remained in the area. Some of the names of the servants and labouring families appear consistent with the 1841 census, suggesting that perhaps they transferred from Thomas' employment to that of Mary. Trevanion itself, in the 1851 census, was recorded as 'Trevonning'. It would seem that the change of ownership may have precipitated significant change within the holding and appears to mark the division of the site, possibly along the lines of the road division. It is of note that despite a clear division in ownership the site was still collectively recorded as Trevanion. The Geach family had taken over a substantial part of the holding, with the eldest John Geach marked as a '*farmer of 130 acres, with four agricultural labourers*'. John's younger brothers Richard and James also lived on the farm. The wider Geach family also occupied another nearby farm, White Cross. Elsewhere on the Trevanion holding Petherick Bryant, previously an

agricultural labourer for the Werry family, was noted as a 'farmer of 30 acres'.

A Thomas Cleave, with wife, Mary and children is noted as a farmer of 214 acres who employs five men, in the 1851 census, his location is just given as 'T', so classified on the transcript as just 'St Breock'. In later census records it is clarified that this 'T' is Trevanion. Thomas was most certainly a gentleman farmer. He had an extensive household, with a governess and visiting governess, two house servants and three farm servants. This would appear to mark the point at which the house known as Trevanion likely received its significant 19th century aggrandisements and alterations. The current owners have documents appertaining to the 19th century ownership of Trevanion House, recording that ownership was transferred to the Cleave family. It can therefore be safely assumed that the Geach family lived in the large house opposite, now called 'Old Manor House'. The labourers and tenants must have lived in cottages and buildings since lost or converted.

In 1861, Thomas Cleave was noted as a farmer of '*260 acres, employing four men*', a significant expansion of the farmstead. The Geach family still lived in Trevanion; John, James and Richard Geach were noted as 'retired farmer' in one household. Petherick Bryant also remained at Trevanion, also described as a 'retired farmer'.

Thomas Cleave and his family were recorded in the 1871 census at Trevanion, farming 250 acres and employing five men and 1 boy. Thomas and Mary had one grandson living with them, Charles Nettleton, 7 years old, one indoor farm servant, Arthur, a house maid Emily, and a domestic servant Ezphena. Thomas Cleave Jnr., 29, was a retired '*assistant pay master*' from the navy, he also lived in a separate house on the farmstead with his wife Mary Annie and two children, Anna, and John; with a resident nurse Alice Vivian. A blacksmith called Thomas lived at Trevanion with his wife and three children. The Geach family do not appear resident by this date and it

may be that Thomas occupied the other large house. The settlement at Trevanion seems to have been shrinking by the later 19th century.

In the 1881 census, only two households are noted at Trevanion; Thomas Jnr. had taken over from his father and was documented as '*retired assistant paymaster royal navy, farmer of 260 acres, employing 6 labourers*'. He and his wife had four children and two domestic servants. A second household was occupied by Thomas Heard, his wife Elizabeth, their four children and a granddaughter.

By 1901, the census indicates that the Cleave family had left Trevanion, whilst other Cleave family members remain in the parish, recorded at Hustyn Gate Farm, Hay Court Farm and at Trevanson. Trevanion House was occupied by Charles Richards, documented as a '*farmer and employer*', Charles lived with his wife Elizabeth, two daughters and his sister-in-law. A second dwelling at the farm was occupied by William Cox, a farm labourer, his wife Elizabeth and three children. By 1911, the two main dwellings at Trevanion had been rationalised into *Trevanion House*, still a gentleman's residence, and *Trevanion Cottage* (now, 'Old Manor House'). Living in Trevanion House was Elizabeth Ann Caudy, a wealthy widow of '*independent means*'. Elizabeth was born in Bengal, her daughters born in Bombay, so likely associated with either the British military, civil service or missionaries. Elizabeth employed one general domestic servant. Living in Trevanion Cottage were Robert Nancekivell, his wife Sarah and their son Thomas. Robert was defined as a 'woodman' with his son as assisting him.

4.3 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation of Cornwall (HLC) classifies the land the property sits on as anciently enclosed land: Settlement: C20; settled areas from larger farming settlements. The land immediately to the west is classified as Farmland: Medieval; the agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically

distinct from the generally straight sided fields of later enclosure. Very little archaeological fieldwork appears to have taken place in the local area, with the majority of the heritage assets to the west coming from documentary evidence, and those to the north-east being the predominantly post-medieval listed structures and buildings of Wadebridge. Approximately 150m to the south-east of Trevanion House, a geophysical survey registered a series of linear anomalies consistent with prehistoric activity and occupation of the area, including a possible co-axial field system, ring ditch and possible sunken featured building¹². C.100m to the east of the site is the location of a former football ground (MCO66019), since redeveloped as part of a housing estate. To the west of the site, just beyond The Old Manor is the location of a modern quarry, seen on the OS mapping (MCO66020).

4.4 WALKOVER SURVEY

A walkover survey was undertaken on 6th August 2025 in dry but variable sunny and overcast conditions. The site comprised the historic garden of Trevanion as well as nearby heritage assets. The interior of the house could not be accessed during this visit.

Trevanion House presents as a gentleman's residence, sitting on a small corner plot, framed by gardens with a large, raised driveway, access ramps and steps to the north-east. To the east and south-east, the house is neighboured and awkwardly clustered by a modern housing development called Trevanion Barns. This development replaced an extensive range of historic farm buildings, some of which were depicted on the tithe map; the work apparently undertaken without any historic building recording. It is clear there has been a significant loss of historic fabric here which has, in turn, affected the context and setting of Trevanion as well as its narrative as a historic farmstead. One barn, an L-shaped single storey range of linhays, survives across the road to the north-west, down the slope and clearly once related to this house, although now converted into

dwellings and currently being extended on the east side, obscuring views of the historic fabric and shape of the former barns. To the south-west, up slope and directly across the road is the 'Old Manor House', historically called 'Trevanion Cottage'; representing further part-surviving remains of a more extensive medieval manorial complex. Further up the lane is the Grade II Listed culver-house or dovecote, again part of this once wider medieval manorial complex.



FIGURE 10: TREVANION HOUSE, WITHIN THE GARDEN SETTING; FROM THE SOUTH-SOUTH-WEST.



FIGURE 11: VIEW TOWARDS TREVANION HOUSE, ACROSS THE FRONT GARDEN PROPOSED FOR DEVELOPMENT.



FIGURE 12: VIEW DOWN TREVANION ROAD ON APPROACH TOWARDS TREVANION HOUSE AND THE OLD MANOR, TWO OF THE REMAINING HISTORIC ASSETS, WITH THEIR LONGSTANDING RELATIONSHIP, AND RURAL CHARACTER.

4.5 ARCHAEOLOGICAL POTENTIAL AND RECOMMENDATIONS

The Cornwall HER identifies Trevanion House as being on the site of a medieval manorial complex and Trevanion House as both incorporating parts of that building and retaining ruins in the grounds. No obvious above ground archaeological remains were noted during the brief site assessment however all of the garden areas will be expected to have been little disturbed (but for the pond area) in the post-medieval or modern periods, first being a farmyard and then a garden. This indicates that any archaeological evidence which may survive could be in relatively good condition. Groundworks in and around the building as part of any landscaping or conversion works, except where already significantly landscaped, e.g. immediately adjacent to the modern extensions, would benefit

from a programme of archaeological monitoring in order to facilitate change and mitigate potential loss of medieval evidence. Any evidence which did remain could be of high status, as the site was a manor and important to the wider area. Archaeological potential for this site is therefore considered to be **medium/high**.

5 HISTORIC BUILDING APPRAISAL

This historic building appraisal is based on a report produced by SWARCH following a site visit in 2021¹³.

5.1 BUILDING DESCRIPTION

The front elevation of the house faces south-south-west, framed by a low-walled garden, which has some fine veteran trees and a modern pond; the Medieval ruins noted on the Cornwall HER are no longer evident in this garden setting. The main range is complex from this viewpoint; the central element representing a core four-window range, with offset front door served by a small fretwork canopy porch. The window openings have clearly been altered, blocked and raised, or cut down and elongated, with brick quoins to the later additions, with horned 3x3 pane sashes. To the 'east' end is a tall gabled cross wing, with gothic arched windows, to the 'west' is a small modern extension, of two window range, set back from the main building line, of imitation stone and brick style and heritage style sashes. The central elements display an offset position to the front door, within an elevation otherwise attempting to project symmetry which suggests the re-fronting of a typical vernacular three cell cross passage house, with one or two rooms to the left and single cell to the right. The east cross wing has brick detailing which suggests it, and the window alterations and raising of the walls all occurred in a similar, if not the same phase of aggrandisement.

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

possibly evidences two small, blocked slit air vents to the ground floor and there is a more substantial in-line gable end stack, again rebuilt in brick above the roofline.

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

Of the modern extensions to the house; to the rear, east end there is a modern single storey square building set away from the historic house; with, a small linking flat-roofed corridor connecting it back to the main building. This extension has local stonework with brick dressings, a pitched steep slate roof topped with a timber louvred

cupola; this building is of historic pastiche style, with long sash style windows and imitates a garden room or similar structure but is of awkward massing and scale in comparison to the main building. To the west there is a historic extension, a small blocky building, attached to the kitchens, perpendicular to the main building, with steep pitched roof. This structure is 'historic' in style, using a mix of stone and brick dressings, but of modern date. The older outshut is encapsulated within the longer modern building, its footprint obscured externally.



FIGURE 13: THE REAR ELEVATION OF THE PARALLEL RANGE, ABUTTED BY A NUMBER OF EXTENSIONS; FROM THE NORTH-EAST.

The modern west block is completely separate at the west end of the main range and linked to the main house via a covered fire escape stair; of local stone with brick dressings, again historic pastiche, designed to blend with the extant structure. This obscures the west gable of the main range; however despite restricted views, it can still be seen that the north-west corner of the original west gable end of

the main building represents a different phase to the centre and south-west corner and that there are conflicting styles of build, as well as it being abutted by the parallel range; evidence of a complex developmental phasing history. There is a substantial gable end stack here, the upper shaft rebuilt in brick, of squarer profile. The eaves of the gable are slated. All of the various roofs of the main, parallel ranges and extensions are of slate, with black glazed and red terracotta ridge tiles and there is a mix of white and black plastic guttering, on green painted barge boards.



FIGURE 14: THE WEST MODERN BLOCK; FROM THE NORTH-WEST.

Trevanion House is entered via the front door, leading into a small entrance vestibule (R1); this has a good pair of opposing 19th century convex moulded architraves, to the two main reception rooms. There is an archway to the rear of the space, connecting to a corridor within the parallel range, this has moulded springers and is of basket-arch shape. The archway is set into either an original low doorway which has been raised (potentially confirming the location of a cross

passage) or is an altered window opening. The rear wall of the entrance appears to have been boarded out; the location of the doorways could suggest that this space once held a small staircase to the rear, before the construction of the parallel range. To the east, leading off the entrance vestibule is a small formal room or parlour (R2). This room has matching shallow basket-arched alcoves in its east wall, flanking a fireplace, with altered open hearth. This room is lit by an altered window opening in the south wall, fitted with an early 20th century bay window; the original rectangular window opening has a bead moulding within the plaster. No other original decorative features or fittings survive. There is a decorative strip of modern plasterwork used as an imitation picture rail and modern cavetto coving.

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

door in the north wall to the east end leads into the rear parallel range into the former historic kitchen (R5).

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



FIGURE 15: THE MAIN FORMAL LIVING SPACE IN THE MAIN RANGE, R3, WITH HISTORIC FIREPLACE; FROM THE EAST.

Returning to the entrance vestibule, one enters the parallel rear range under the open archway, opening into a long narrow east-west corridor (R4) which runs along the rear wall of the main range. To the right of the archway is a good surviving panelled cupboard set into a

blocked opening with convex moulded panelled doors and internal shelves, within a simple beaded frame. The corridor has been narrowed and enclosed by modern partitions on the north side which form fire-safety lobbies to the stairs. No other historic features survive and the layout of the rooms accessed off this corridor have been completely transformed, making an assessment of function only broadly possible.



FIGURE 16: THE PANELLED CUPBOARD WITHIN THE REAR CORRIDOR IN THE PARALLEL RANGE; FROM THE EAST-NORTH-EAST.

To the west end is a large former historic kitchen (R5). This large room is now divided into several modern spaces - store rooms and boiler rooms; the kitchen has a large, blocked window on the north-west corner and a full height blocked opening in the north wall, a lower blocked doorway enters a former lobby and former servant's stairs to the east of this space. A blocked window in the rear wall of the earlier main range is preserved as an alcove. This room is now a

modern commercial kitchen and has been totally stripped of any historic features as have the associated spaces, formed by modern partitions.

Leading off the kitchen, to the north, through a forced door is another small historic extension with steeply pitched roof, which has in turn been extended with a modern block. Within the footprint of the historic service range here there is a side access corridor (R14), with two rooms formed by modern partitions, a second kitchen (R15) and an office (R16). The current owners discovered meat hooks and domestic features in this area when it was converted. Beyond the thick forced wall to the north of the corridor is a lobby with stair and several bedrooms and bathrooms (Rs17a-21b). There are no historic features left within this rear range but several of the historic walls survive, indicating its rough footprint; there significant potential to focus a lot of change and adaption in these areas of the building.



FIGURE 17: THE COMMERCIAL KITCHEN, R5, WITH VISIBLE BLOCKED WINDOW TO THE NORTH-WEST CORNER; FROM THE SOUTH-EAST.

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



FIGURE 18: THE STAIRS, R6; FROM THE SOUTH-WEST.

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



FIGURE 19: THE GOTHIC WINDOWS IN THE CROSS-WING; FROM THE SOUTH-WEST.

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

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

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

In the main range, the original bedrooms on the south side of the building have been divided to make smaller bedrooms and ensuite bathrooms (R30a, R30b and R31b). R31a is an original space framed by offset angled lath and plaster partitions, with deep skirting boards with bead moulding and convex beaded door frames, suggesting this is a surviving bedroom space. R32 is an original bedroom and has a surviving plaster cornice to the east, west and south wall and good

skirting boards as well, it is divided by a modern partition continuing the corridor to the north side. R32 also contains the partly truncated upper gable end stack which serves R3. A door has been forced into the modern west block linking it to a bathroom, R32b.

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

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

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



FIGURE 20: BEDROOM 32A, WITH SOME SURVIVING SKIRTING BOARDS AND PLASTER CORNICE, AS WELL AS REMAINS OF TRUNCATED WEST GABLE END STACK; FROM THE SOUTH-EAST.

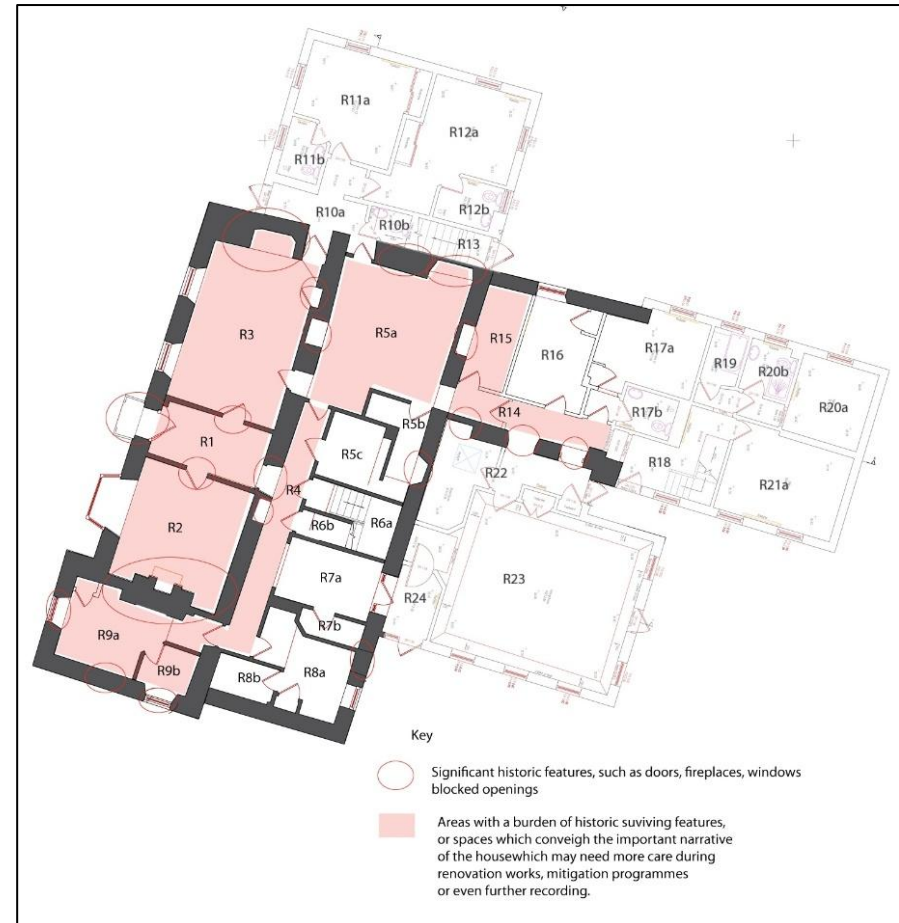


FIGURE 21: GROUND FLOOR PLAN OF TREVANION HOUSE, ANNOTATED BY SWARCH WITH ROOM NUMBERS AND SIGNIFICANT FEATURES AND AREAS OF SENSITIVITY TO CHANGE OR FLEXIBILITY (PLANS SUPPLIED BY AGENT).

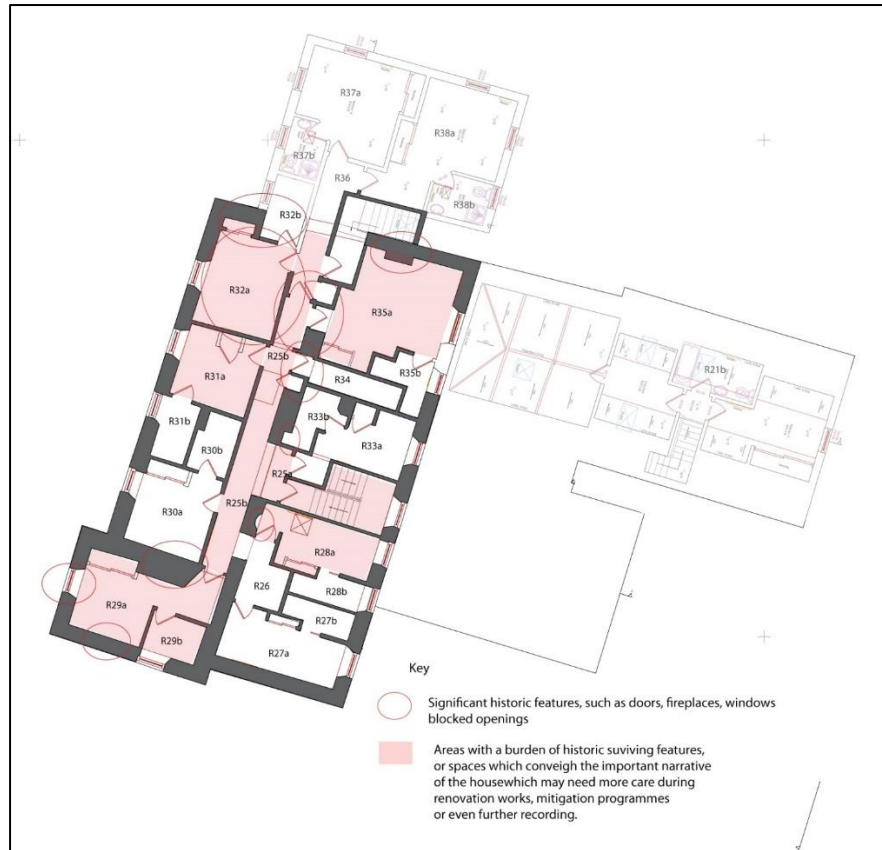


FIGURE 22: FIRST FLOOR PLAN OF TREVANION HOUSE, ANNOTATED WITH ROOM NUMBERS AND SIGNIFICANT FEATURES AND AREAS OF SENSITIVITY TO CHANGE OR FLEXIBILITY (PLANS SUPPLIED BY AGENT).

6 SENSITIVITY

6.1 RELATIONSHIPS OF SPACE

In the early dwelling, Room 3, the potential medieval Hall would have been the focus of all activity and the highest status space in the house. Any cross passage, R1 or services, R2 would have served this main living space.

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

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

The parallel range directly relates to the main range and cross wing inclusively, constructed along back of them, designed to provide cohesive 'modern' service space to the newly aggrandized house. Within the parallel range, the new stair hall area, R6, is of polite character, included in the high status of the main range, this is emphasized by the presence of a wholly separate service stair (now removed R5b/5c & R34) in the house, to ensure they did not use the main staircase and interact with guests, etc. However, the other spaces on the ground floor are subservient areas; within that, R5, probably being the formal kitchen is of increased importance and

activity within the household. On the first floor there were several large bedrooms in the rear range R28-29, R33, R35, accessed via forced openings, these would have held secondary polite status within the sequence of bedrooms and may have been used for family rooms, or nursery, governesses rooms, etc., the front bedrooms, R30, R31, R32 of better outlook and likely favoured for the master, mistress and guests. The first-floor corridor and landing R25a & R25b serve all of these spaces in a mixed polite and service function, conveying family, guests and servants around the first floor.



FIGURE 23: THE ARCHWAY AT THE TOP OF THE STAIRS, R25A & R25B, BETWEEN THE MAIN AND PARALLEL RANGES; FROM THE SOUTH-WEST.



FIGURE 24: THE VICTORIAN CLOAM OVEN THAT HAS BEEN FORCED INTO THE SIDE OF THE 17TH CENTURY STACK, REPLACING AN EARLIER OVEN; FROM THE NORTH-NORTH-EAST.

6.1.1 HISTORIC DEVELOPMENT DISCUSSION

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

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

The current standing structure evidences a ‘ghost’ phase of potential 17th century flooring and heating of the Hall, with the addition of a west gable end stack; a stair turret may have provided access to the

new first floor from the back of the house. A further obscured phase is the 18th century phase which survives in the current adapted structure the east gable and front wall of the main range. This remodelled the potentially floored Hall into a 'modern' house, introducing large windows and an attempt at a symmetrical facade. A cross wing was built, possibly for kitchens/service, it is likely many of the larger specialist barns were constructed in this period. This would certainly have taken considerable investment, and an effort was obviously made to adapt an old and unfashionable building to meet the standards of the time but it still may only have been of middling, prosperous farming status at this time.

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

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



FIGURE 25: PHASED PLAN OF GROUND FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT)



FIGURE 26: PHASED PLAN OF FIRST FLOOR OF TREVANION HOUSE (PLANS SUPPLIED BY AGENT).

6.1.2 STATEMENT OF SIGNIFICANCE

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

6.1.2.1 EVIDENTIAL VALUE

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

6.1.2.2 HISTORICAL VALUE

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

6.1.2.3 AESTHETIC VALUE

Medium; the farmhouse is of traditional regional vernacular form, with exposed stone and its south front was clearly intended to be a

presentation facade. The intended Georgian proportions have been altered by 19th century additions and overall the elevations and facades have been significantly compromised by later 20th century adaptations and extensions.

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

6.1.2.4 COMMUNAL VALUE

None; the farmhouse has no known communal value.

6.1.2.5 AUTHENTICITY & INTEGRITY

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

7 CONCLUSION AND RECOMMENDATIONS

7.1 CONCLUSION

Trevanion House is Grade II Listed and of architectural interest, built of local materials and displaying historic features indicative of phased development. It has its origins in the late medieval period, the site was the location of manorial complex from the 14th century, and retains a significant proportion of complex phased historic built fabric. The primary character of Trevanion House is now of polite 19th century style.

The building appears to have evolved from a single long rectangular range on an east-west alignment, a typical medieval Hall range of three cells and cross-passage, of local Cornish vernacular. This was extended by a rear linear parallel range in either the later 18th or early 19th century, as well as an east end cross-wing, both present on the Tithe Map. Later extensions appear to have expanded the service areas. The house's appearance and narrative over the last two hundred years appears closely aligned with the story of the locally notable Werry and Cleave families. Whilst the house is an important heritage asset which positively contributes to the national historic building record, it has at the core of its narrative a tale of almost continual adaption and change to fit its owners' needs and changes in the agricultural industry.

The significant 20th and 21st century alterations and conversions have stripped out almost all of the interior historic fittings. This increases the flexibility for change, especially within the modern extensions. Where historic features do survive, they are now of increased sensitivity and should be retained. Careful sub-division, respecting the different character and date of the various ranges and blocks and relationships between certain suites of rooms can be mitigated by further recording or monitoring of works where necessary. Careful conversion of this building is expected to preserve it in a more

complete state than continued institutional use. There is real architectural potential to improve the setting of the heritage asset by reworking the modern extensions and developing these with modern high-quality elements, which are currently of unfortunate historic pastiche and obscure the narrative of the house. Defining the character of these structures is considered a benefit of the proposed conversion.

The house and its neighbouring historic buildings are the remnants of a once important manorial complex and part of the narrative of local periods of prosperity and decline; being the home of lords of the manor, farmers like the Werry family, naval officers like RNO Thomas Cleave and widows travelling back from India like Mrs Caudy. Different families over centuries have established new roots, expanded the holding or retreated and downsized. Interesting documentary evidence also highlights the multiple generations of families who lived and worked on the estate, the stories of success of men like Petherick Bryant and even of both the clay and tin miners, or more ephemeral industries like woodsmen; Trevanion settlement and the house at its heart reflects the story of Cornwall in many ways.

This report has identified areas of the site with greater flexibility for change based on an assessment of their significance as part of a Grade II Listed heritage asset and its setting as it contributes to that significance. The front garden area which is proposed for development has been identified as having less flexibility for change; this comprises part of the immediate setting of the property and is the one vista in which the house still projects single occupancy gentleman's residence character, important for understanding and appreciating the significance of this heritage asset and others in the surrounding area. This elevation is particularly visible on approach to the asset and enables it to be perceived in its wider context and is of greater significance as many of the remaining historic assets of this

area are obscured by modern development, with their setting almost entirely eroded already.

This report forms the initial stage of a process and is intended to guide and inform the proposals for development. It has assessed the significance of the heritage asset and its flexibility for change and made recommendations on the potential for changes and development of the property but has not assessed the potential impact of the proposals on the significance of the heritage asset; heritage impact assessment should be undertaken once detailed plans are developed.

7.2 RECOMMENDATIONS

It is recommended that in order to avoid harm to the significance of the Listed Building, the front garden area is retained as any structure constructed in front of Trevanion House would lie within the more sensitive part of the buildings setting and is likely to have an impact on the ability to appreciate the significance of the designated heritage asset. The proposals are currently at masterplan stage; initial plans indicate the division of the main house and construction of additional dwellings on its grounds. Feedback has been provided through earlier drafts of this report as part of an iterative design process and the proposed dwelling to the front (south) of the house has been reconsidered from a rectilinear building to a circular structure, with the intention of reflecting the form of the nearby designated Culvery and single storey in design, with the aim of reducing the impact on the significance of Trevanion House as a result of placing a structure in this location. A heritage impact assessment should be undertaken once detailed plans for the proposed buildings are developed.

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9 PROJECT ARCHIVE

The archive code for this phase of the project is **WTH25**.

The OASIS number for this project is **SOUTHWES1-536015**.

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\Wadebridge Trevanion House, WTH25. Data backups are held offsite.

APPENDIX 1: FIGURES AND TABLES

Room Functions and Historic Features

Room No:	Historic Function	Current Function	Significant Features
Ground Floor			
Main Range/Parallel Rear Range			
1	Entrance Hallway	Entrance Hallway	<ul style="list-style-type: none"> • Front door, within beaded chunky frame with pegged corners and rectangular fanlight above. • Moulded architrave to Room 2. • Moulded architrave to Room 3. • Basket arch to rear parallel range, with moulded capitols to springers.
2	Parlour	Reception Room	<ul style="list-style-type: none"> • Moulded architrave to Room 2. • Pair of basket-arched alcoves
3	Dining room	Reception Room	<ul style="list-style-type: none"> • Two long (extended) window openings in south wall, bead mouldings to openings, within plaster, beaded sash window frames, sash windows. • Large much altered open hearth with raised timber lintel, incorporating 1889 dated cloam oven. • Convex moulded door architrave to R1. • Convex moulded door architrave and four panel door to cupboard in blocked opening to north wall. • Convex moulded door architrave to R5 in north wall. • Blocked window to centre, north wall, seen as slight disturbance in plaster.
4	Corridor/rear hall	Corridor/rear hall	<ul style="list-style-type: none"> • Basket arch to rear parallel range, with moulded capitols to springers. • Panelled cupboard, with convex and bead mouldings, plain frame.
5a	Historic Kitchen	Commercial kitchens	<ul style="list-style-type: none"> • Blocked window in rear wall of main range, survives as deep alcove. • Blocked window in north-west corner of room, shallow angled sloping reveals. • Blocked window or door in north wall, behind commercial ovens.
5b	Lobby and servants	Boiler room	<ul style="list-style-type: none"> • Blocked door in north wall.
5c	stairs	Service room	<ul style="list-style-type: none"> • Scarring for removed service stairs.
6a	Stairs	Stairs	<ul style="list-style-type: none"> • Altered round headed stair window in north wall.

6b		Toilet	N/A
7a	Services	Rear lobby	<ul style="list-style-type: none"> • Blocked door in north wall.
8a		Bathroom	
8b		Bedroom	
Cross Wing			
9a	Secondary reception room	Bedroom	<ul style="list-style-type: none"> • Convex bead moulded door architrave to corridor. • Arched gothic window to south. • Arched gothic window to east. • Shallow stack to south-east, with blocked fireplace. • Back of substantial gable stack forms irregular west wall. • Possible blocked door to north-west corner, may have once led back to R2.
9b		Bathroom	
Modern West attached-block			
10a	N/A	Hallway	N/A
10b		Toilet	
11a		Bedroom	
11b		Ensuite Bathroom	
12a		Bedroom	
12b		Ensuite Bathroom	
13		Rear fire safety stairs	
Rear Service Wing			
14	Corridor	Corridor	<ul style="list-style-type: none"> • Thick historic wall to east, two historic doorways retained as open arches to modern block 2. • Thick forced wall to north, linking to modern block 1.
15	Services	2 nd kitchen	<ul style="list-style-type: none"> • Blocked opening in rear wall of parallel range, seen within this room – probably a window. • Thick wall to west of service wing.
16		Office	<ul style="list-style-type: none"> • Thick wall to west of service wing with window.
17a		Bedroom	<ul style="list-style-type: none"> • Thick section of wall to west, terminates in this room.
17b		Ensuite Bathroom	
Modern block 1			
18	N/A	Rear lobby and stairs	N/A
19		Bathroom	
20a		Bedroom	
20b		Ensuite Bathroom	

21a		Office	
21b		Upstairs bathroom	
Modern block 2			
22	N/A	Lobby	N/A
23		Dining room	
24		Lobby	
First Floor			
Main Range/Parallel Rear Range			
25a	First floor landing and corridor	Landing	<ul style="list-style-type: none"> • Basket-arch detail to large forced opening between main range and parallel rear range. • Step up between ranges, the ceilings in the main range are higher.
25b		Corridor	<ul style="list-style-type: none"> • Cupboard in blocked door to west end – double beaded doorframe to door to former service stairs – double door alignment may echo presence of a stair turret from earlier vernacular phases, replaced by parallel range. • Historic door frame in original dividing wall to the west end, convex moulded doorframe. • Lobby to west end, where large end bedroom has been divided, convex and bolection style plaster corning, of 19th century date survives on the east and north walls. • Deep skirting with simple bead moulding also to the west end in places. • Panelled door to loft. • Forced doorways to east and west ends accessing parallel range.
26	Historic rear bedroom	Domestic service lobby with fitted kitchen units	• Door between main range and parallel range clearly forced – scarring for door frame in plaster.
27a		Bedroom	N/A
27b		Ensuite bathroom	
28a		Bedroom	• Unusual rounded alcove in the rear wall of the main range – may be a decorative feature, be within a blocked opening or possibly hacked for a different door alignment to allow for door furniture if the door opened against the wall.
28b		Ensuite bathroom	N/A
Cross-wing			
29a	Historic bedroom	Bedroom	• Gothic arched window to front.

			<ul style="list-style-type: none"> • Back of substantial projecting former gable end stack to main range forms irregular west wall of this room. • Shallow stack to east wall serving blocked fireplace. • Deep skirting boards with bead moulding.
29b		Ensuite bathroom	<ul style="list-style-type: none"> • Window opening with bead moulding detail; sash window.
Main range/parallel range			
30a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> • Convex moulded doorframe from corridor, R25b.
30b		Ensuite bathroom	N/A
31b		Ensuite bathroom	N/A
31a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> • Convex moulded doorframe from corridor, R25b. • Convex moulded door to ensuite bathroom, R31b. • Deep skirting boards, with bead moulding. • Bead moulding detail to window opening. • Partition to east and north and west, historic lath and plaster, all at slightly odd angles.
32a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> • Plaster cornice to east, south and west wall. • Remains of stack to west, enclosed by built-in wardrobe. • Deep skirting with bead moulding to east and south walls. • Bead moulding to window opening.
32c		Modern corridor space linking to modern west block	<ul style="list-style-type: none"> • Plaster cornice to east and north wall. • Deep skirting with bead moulding to east wall. • Convex moulded and beaded door architrave to corridor, R25b.
32b	N/A	Ensuite space created within modern west block	N/A
33a	Historic bedroom	Bedroom	N/A
33b		Ensuite bathroom	<ul style="list-style-type: none"> • Blocked window in rear wall of main range, survives as alcove.
34	Servant's stair	Boiler room/service room	<ul style="list-style-type: none"> • Beaded doorframe, part of double frame to air of doors in north wall of corridor R25b.
35a	Historic bedroom	Bedroom	<ul style="list-style-type: none"> • Large double light later 19th century beaded sash window and sash boxes, bead moulding to opening. • Shallow stack with blocked fireplace to west wall.

35b		Ensuite bathroom	• N/A
Modern west block			
36	N/A	Corridor/Lobby	N/A
37a		Bedroom	
37b		Ensuite bathroom	
38a		Bedroom	
38b		Ensuite bathroom	

APPENDIX 2: SUPPORTING PHOTOGRAPHS



1. THE CULVERHOUSE, FROM THE SOUTH-WEST.



2. TREVANION ROAD, VIEW FROM THE CULVERHOUSE TOWARDS TREVANION HOUSE; FROM THE SOUTH.



3. VIEW ALONG TREVANION ROAD WITH THE OLD MANOR ON THE LEFT AND TREVANION HOUSE TO THE RIGHT; FROM, THE SOUTH.



4. TREVANION HOUSE, FROM TREVANION ROAD, FROM THE SOUTH-WEST.



5. VIEW TO THE MODERN DEVELOPMENT TO THE EAST AND SOUTH-EAST OF TREVANION HOUSE FROM TREVANION ROAD; FROM THE EAST.



7. VIEW ACROSS THE FRONT GARDEN TO TREVANION HOUSE AND THE ADJACENT DEVELOPMENT; FROM THE SOUTH-WEST.



6. THE FRONT (SOUTH) FAÇADE OF TREVANION HOUSE; FROM THE SOUTH.



8. VIEW FROM THE GATE ACROSS THE GARDEN TO TREVANION HOUSE, THIS IS THE PROPOSED DRIVEWAY ENTRANCE; FROM THE SOUTH-WEST.



9. THE WEST FAÇADE OF TREVANION HOUSE, FROM THE LANE BETWEEN THE OLD MANOR AND THE MODERN DEVELOPMENTS TO THE NORTH; FROM THE SOUTH-WEST.



10. VIEW DOWN THE REAR DRIVEWAY AT TREVANION HOUSE, FROM THE CULVERT; FROM THE NORTH-EAST.



11. VIEW OF THE REAR OF TREVANION HOUSE, ADJACENT TO MODERN DEVELOPMENTS; FROM THE NORTH-EAST.



12. VIEW DOWN THE CULVERT TO THE CONVERTED TREVANION BARTON; FROM THE EAST.



13. TREVANION HOUSE FROM THE LANE TO THE EAST.



15. THE REAR OF TREVANION HOUSE; FROM THE NORTH-EAST.



14. VIEW DOWN THE LANE TO THE EAST OF TREVANION HOUSE, INDICATING THE EXTENT OF MODERN DEVELOPMENT; FROM THE NORTH.



16. TREVANION HOUSE, FROM THE CULVERY; FROM THE NORTH.



17. TREVANION BARTON, SHOWING MODERN EXTENSIONS OBSCURING THE HISTORIC BUILDING; FROM THE EAST.



18. VIEW UP THE CULVERY, SHOWING TREVANION HOUSE IN CONTEXT WITH MODERN DEVELOPMENTS; FROM THE NORTH-WEST.



19. TREVANION HOUSE; FROM THE NORTH-WEST.



20. VIEW ALONG THE WALLS OF THE FRONT GARDEN OF TREVANION HOUSE; FROM THE NORTH-WEST.



21. VIEW ACROSS TREVANION HOUSE'S FRONT GARDEN AND GATE;
FROM THE SOUTH-WEST



22. THE OLD MANOR; FROM THE SOUTH-EAST.

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

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⁴ Cf the staged approach to proportionate decision making in: Historic England 2017: *GPA3: The Setting of Heritage Assets* (p6). *Step one* is to identify the heritage assets that might be affected by a development. See also Principle A of CHIA as defined in: IEMA, IHBC & ClfA 2021: *Principles of Cultural Heritage Impact Assessment in the UK*.

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