

CHURCH VIEW TUCKINGMILL CAMBORNE CORNWALL

Historic Building Recording & Archaeological Evaluation Trenching



South West Archaeology Ltd. report no. 251104



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Church View, Tuckingmill, Camborne, Cornwall

Results of historic building recording & Archaeological Evaluation Trenching

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Work undertaken by SWARCH on behalf of a Private Client

SUMMARY

This report presents the results of historic building recording and archaeological evaluation trenching carried out by South West Archaeology Ltd. (SWARCH) at Church View House, Tuckingmill, Camborne. This work was undertaken in advance of the demolition of the surviving structure to make way for a proposed development of the site.

Whilst ruinous, much can be derived from the surviving buildings at the Church View, including the house and its associated outbuildings. It is very clear the house was built as part of a cohesive and socially scaled mining community, as a detached mine captain's house set away down a drive, within a small, enclosed garden, complimented and served by its own outbuildings. The house sits purposefully separated within a small holding, and rather than overlooking mining operations to the east and south, it looks back to the community. Many of the outbuildings remain as part of the later farmstead, though few remain with good vernacular design and materials, having been much altered. A small range, with inserted services adds to the narrative of the development and origins of the house – all of which provide good group value.

Though ruinous, the house forms part of a narrative of the development of the settlement of Tuckingmill, resulting from the 19th century industrial mining boom in this area. Church View Farm, which was constructed in the mid-19th century, certainly after 1841 and potentially prior to 1851, likely by William Rutter, a mine agent and captain of the nearby South Crofty Mine. It appears never to have had much of a land holding accompanying it, suggesting it was intended less as a farm and more as a detached residence demonstrating his status, albeit in fairly restrained style, perhaps due to his non-conformist beliefs. It seems to have become the dwelling of those primarily involved in farming in the later part of the 19th century but it seems not to have specifically been named as Church View Farm until the early 20th century.

The building has group value with the street along which it sits, with defining characteristics, including decorative pediments as seen in similar dated properties along Church View; perhaps all built by the same builders. The survival of a converted domestic range, complete with added in stove and copper provides some additional colour to the failings perhaps of the original layout of the house and its subsequent development.

Nine archaeological evaluation trenches were excavated on the site. These did not reveal any significant archaeological features, aside from modern service cuts and a shallow drainage ditch associated with the raised trackway to the south-east. Given the results, no further archaeological mitigation is recommended in this instance.



December 2025

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ACKNOWLEDGMENTS

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1.0 INTRODUCTION

LOCATION: TUCKINGMILL
PARISH: CAMBORNE
COUNTY: CORNWALL
CENTROID NGR: SW 65811 40634
SWARCH REF. TCV25
PLANNING REF. PA23/04960; APPEAL REF APP/D0840/W/24/3350861
OASIS No. SOUTHWES1-536513

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by BLS Ltd (the Agent) on behalf of KP Construction Cornwall (the Client) to undertake historic building recording and archaeological evaluation trenching for the site at Church View, Tuckingmill, before works commence to develop the land for residential use. The work was undertaken in accordance with a Written Scheme of Investigation (WSI) drawn up in consultation with Cornwall Council and ClfA guidelines (Boyd 2025). This work builds upon work conducted by SWARCH in 2022 which comprised a desk-based assessment and heritage impact assessment of the proposals (Balmond & Walls 2022).

1.2 DEVELOPMENT PROPOSALS

The development comprises 32 residential dwellings.



FIGURE 1: PROPOSED DEVELOPMENT OF 32 DWELLINGS (SUPPLIED BY CLIENT).

1.3 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site is located on the north eastern side of Camborne, within the Tuckingmill area. It lies immediately north of the A3047, with Church View Road located along the western boundary of the site. Dolcoath Industrial Park lies on the southern side of the A3047, immediately opposite the proposed site. The site lies at c.75m AOD. The soils are classified as Urban (SSEW 1983), and the underlying bedrock of the site is the Hornfelsed slate and siltstone of the Mylor Slate Formation (BGS 2025).

1.4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

The following is a summary of desk based work undertaken as part of a heritage impact assessment (SWARCH 2022). A revised version of the desk-based assessment can be found in Appendix 1.

The settlement of Tuckingmill originated in the medieval period. It likely comprised part of the large Domesday manor of Tehidy, held by Robert, Count of Mortain in 1086 and Ordwulf of Tehidy in 1066. At the beginning of the 19th century the manor of Tehidy was held by Francis Bassett, 1st Baron de Dunstanville (Lysons 1814). Francis Bassett died in 1835 leaving his estates to his only heir, his daughter Frances, who held the lands on which the site lies at the date of the tithe survey. The Bassetts of Tehidy were documented as the fourth largest landowner in Cornwall in 1873 as a result of their vast wealth acquired in part through their ownership of mines including Dolcoath, one of the richest copper mines in England. The tithe apportionment of 1840 shows that Lady Bassett was the landowner of the site and William Rutter is recorded as the occupier of all of the plots within the development area. A William Rutter was recorded in the 1841 census as a Mine Agent resident at Tuckingmill; by 1861 he resided at Church View with his family. William Rutter was a mine agent for a number of mines including Carenwas, South Gorland and South Wheal Alfred mines but was also the captain or manager of South Wheal Crofty. He was also vice president of the Tuckingmill Wesleyan Institute. The first reference to Church View Farm is in the 1939 England and Wales Register although Church View was the residence of a farmer, Aaron Stephens, from 1881.

This suggests that Church View Farm was constructed in the mid-19th century, certainly after 1841 and potentially prior to 1851, quite possibly by William Rutter. Its name 'Church View House' suggests it may have been an aspirational residence for a mine agent whose wealth and status was derived from involvement in the local mining industry, never seemingly having had much farm land accompanying it, rather than being constructed as a utilitarian farmstead; although William Rutter's evidently strong non-conformist beliefs may have had a bearing on the status of the residence (it is not as grand as many other mine captains residences in Cornwall). It does appear however to have been the residence of those primarily employed in farming from at least 1871, William Rutter having died prior to this date, possibly necessitating the giving up of the property by the Rutter family.

The proposal site and surrounding area has been subject to significant change during the 19th and 20th century. While the site falls into an area classified as *Settlement: 20th century* in the Cornwall and Scilly Historic Landscape Characterisation, it is evident that Church View Farm is a mid-19th century development within an agricultural and industrial landscape. The land immediately south of the farm which includes parts of fields on both sides of the stream considered as one plot number on the tithe survey is classified as *Farmland: Medieval* and the field boundary pattern of Church View Farm suggests it is more likely to form a part of this classification area.

It does not appear that the site or its immediate surroundings have been subject to any archaeological investigation although a number of archaeological assessments appear to have been carried out for areas to the east and south of the site, comprising the former South Wheal Crofty and Dolcoath mines. The previous report (SWARCH 2022) considered the wider archaeological landscape, due to the urban nature of the site, it sits within a very dense area of documented heritage assets. There are 3 Listed Buildings (all Grade II) within 250m of the site. The closest Scheduled

Monument to the site is the Betty Adit tail workings c. 975m to the south of the site. The site lies within the Tuckingmill Conservation Area and along the boundary of the Camborne and Redruth Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site. There are no Registered Parks and Gardens within 1km of the site.

1.5 METHODOLOGY

Full building recording works were initially conducted by A. Allen ACIfA in November 2025, whilst eight scheduled trenches were monitored by Dr S. Walls MCIfA. All recording was undertaken in line with best practice and follows the guidance outlined in: CIfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

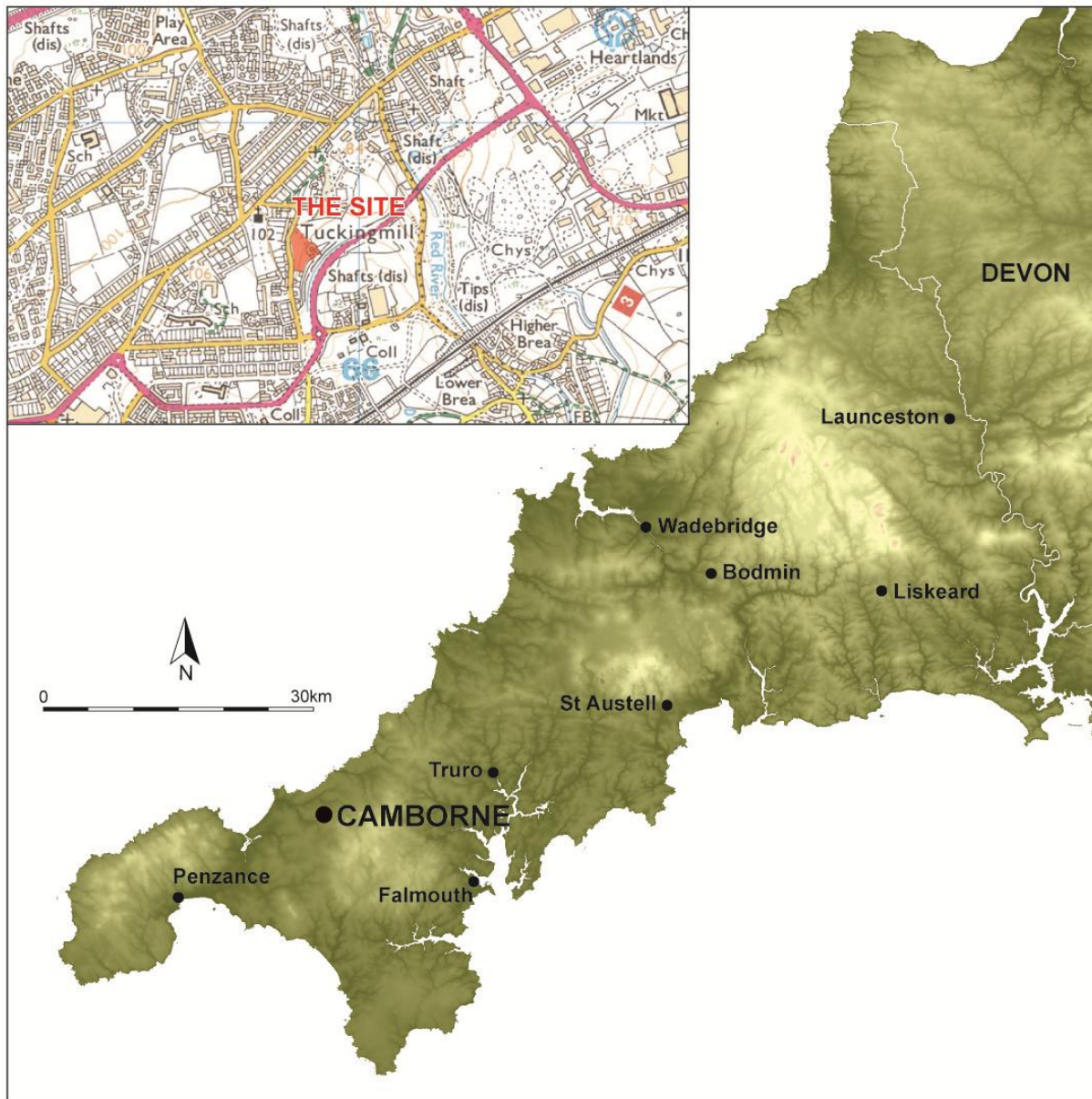


FIGURE 2: SITE LOCATION.

2.0 HISTORIC BUILDING RECORDING

2.1 SITE DESCRIPTION

The site slopes gently from the south-east to the north-west, with the farmhouse and its outbuildings located on the higher part of the site. The field is bounded by stone-faced hedge banks, which in general are upstanding, but with some areas of slight collapse/damage. There are multiple mature trees along all boundaries, these are mostly deciduous, but some specimen firs are located near the driveway entrance and are likely contemporary with the house – reflecting aspirations, if reserved, of a designed house and garden.



FIGURE 3: THE HOUSE, FROM THE DRIVE TO NORTH-WEST.

There are three access tracks into the site. The main gate, a padlocked timber gate set on granite gateposts provides access to a curving, rising tarmac drive which leads directly to the south-east corner of the house. This gate is complimented by a redundant, earlier pedestrian ‘kissing’ gate of cast iron (painted white), providing direct access for the house towards the town and church. Following the drive up to the house, some of the former house boundaries had been cleared for development with some upstanding rounded granite posts indicating former division. The house was enclosed with banked boundaries and mature shrubbery, screening the principal elevations from the road, although some of these had been cleared prior to development.

Another access approaches from the east, following an overgrown trackway through a collapsed galvanised steel field gate. This provides access to the adjoining field towards the south end of the field. A further narrow gate provides access to this same field from the gardens to the house; this follows several consistent sections of stone rubble faced banks. The track bypasses a small farmyard with concrete block and corrugated modern buildings, extending an earlier granite-rubble range. The track continues to a large rear field and another concrete block shed which has become redundant with removed openings and has attracted anti-social behaviour. Between this building and the earlier linear range is still completely overgrown and partially bounded by a stone boundary. The boundary to the east here shows evidence of lost structures, with slight remains of walls with window openings within a poor rubble build.

The site had been partly cleared on arrival, but was still generally overgrown, this included the house and outbuildings. The house remained full of collapsed roof material which obscured some of the details. Spaces were viewed where possible and safe.



FIGURE 4: GRANITE POST WITH PEDESTRIAN KISSING GATE – VICTORIAN PARKLAND FEATURE, ADJACENT TO MAIN ACCESS, FROM THE EAST WITH 1M SCALE.

2.2 THE HOUSE



FIGURE 5: THE EAST-FACING ELEVATION, FROM THE ESE WITH 1M SCALE.

2.2.1 EXTERIOR DESCRIPTION

The house sits on a slight north-south alignment. It is of granite rubble and is of two storey height. The roof has been fully lost to collapse following a fire, though the elevations remain sturdy and in place, although are overgrown to the south. These elevations have been thickly cement rendered with a pebble-dash finish, which sits flush with the window and door architraves, whilst the base of the elevation has been skimmed with a deep, sloped cement plinth, rendered smooth and painted cream to match the architraves. The exterior cement pebble-dashed finish indicates it was well-maintained, well into the late-20th and early 21st century.

The east-facing elevation has six centrally clustered openings, providing the only cohesive, symmetrical façade, of even-width openings, each with defining, rendered, scroll-roll moulded pediments, indicating this was likely the former presentation front. This frontage directly addressing the community rather than the mining works, which is interesting, and suggests the aspirations of the intended owner. This presentation front is confused by an off-centre, grand porch against the south elevation. This provides the main access to the house. The porch itself has two moulded cast-iron columns with squared iron pads bracing between column and canopy. Slightly tapered, (plain) brackets built integral to the porch frame, carry the slate and lead canopy. The canopy is of heavy, limewashed slate slabs and is internally lined with sections of moulded timber cornice. The opening itself is flanked by two engaged pilasters and the door is wide, with a heavy granite threshold. The surround remains intact with chamfered stucco lining, indicating an earlier finish to the existing pebble-dash. Interestingly the rear of the cast columns show signs of disturbance, with rough holes for a former railing. Its position is intriguing, as it would be expected to be central to a presentation front. It looks poorly finished, with columns and moulded elements chopped and reset suggesting reuse. Its form is expected of earlier Regency (early 19th century) styles.

The rear east-facing elevation remains with asymmetrical position of openings. An off-centre first-floor stair window is flanked by two bedroom windows. The stair window opening sits directly above a smaller door opening to the ground-floor, with a narrow-rendered porch, whilst two windows address rear rooms either side. The porch is of granite rubble and has a small keeping place to the south side. It has been altered and has a flat roof above. All openings to this elevation have plain rendered architraves, denoting the status of spaces within, as well as the formal presentation front to the west. The north gable is blind, though is respected by a tarmacked path which leads around a garden bed against the elevation, around to the rear access and outbuildings.

Of note are the decorative rendered pediments to one of the houses within a terrace to the north-west along Church View Road, which could, directly reflect a connection between the house and the wider community, perhaps the same builder, or connection through work or non-conformism.



FIGURE 6: ONE OF TERRACED WORKERS COTTAGES LINING NORTH OF CHURCH VIEW ROAD, WITH MATCHING RENDERED PEDIMENTS, FROM THE SOUTH.

2.2.2 INTERIOR DESCRIPTION

The roof covering has collapsed in recent years owing to neglect and anti-social behaviour. There is evidence in the remains of the building of the fire damage which has contributed to its structural condemnation. Due to the state of the building, it was viewed where safe and possible. There were only two areas which proved difficult to record – the south-east first-floor corner, and the north-east first-floor corner.

Both its ground-floor layout and first-floor layout remains largely intact through skeletal remains of partitions, though the staircase has been fully lost to the collapse, with little clear evidence of its placement. However, reasonable assumptions can be made on the survival of other corresponding features, including the large arched stair window to the north elevation. A feature which has been obscured by a narrow door opening below to the ground floor. This may have also cut the stairs.

The house was once formally entered to the south, fronted by an ornate porch with cast iron columns and pilasters. The door has been left propped against the hallway, consisting of a four-panelled, wide timber door. This appears to have sat under an integral over-light, with a customised, crude lead and coloured glass pane, partially damaged, with a surviving central heart motif. The hallway remained with sections of a moulded dado rail in place along the east and west walls, indicating lost decorative schemes. A glimpse of polychromatic tiles was also just visible under debris, although the extent to which these extend could not be fully ascertained, but it is assumed they would have lined and adorned the hallway into a stair hall.

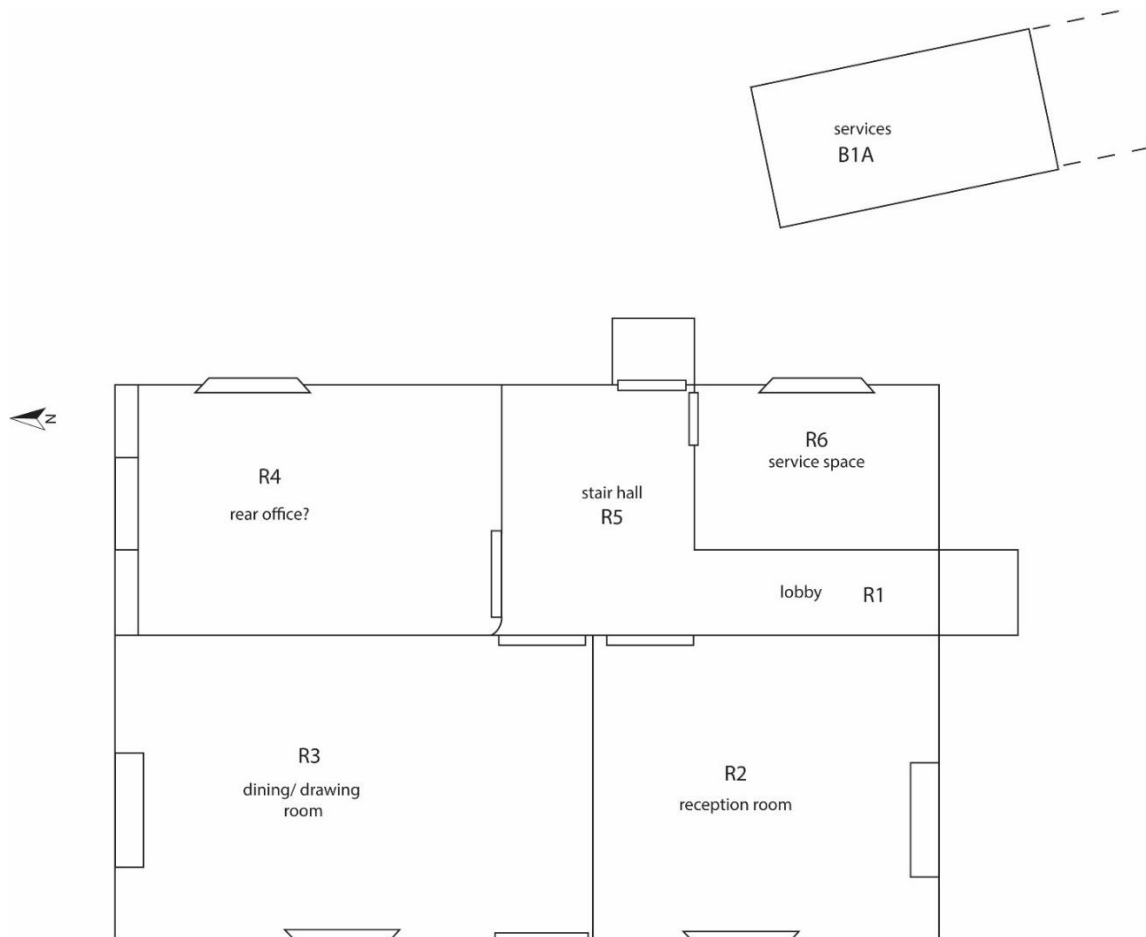


FIGURE 7: SCHEMATIC SHOWING THE BUILDING AS IT CURRENTLY STANDS – CURRENT PLANS PROVIDED BY AGENT WERE INCORRECT.

Leading from the entrance, it is clear there would have been a reception room to the south-west (R2), whilst the hallway wrapped around a small room to the south-east, which had been in later years converted into a small kitchen (R6). This room had a single window opening with a replacement sash window to the south-east, and some of the elevations remained with cabinets reflecting the former space. Interestingly along the south wall it was clear some alteration had occurred to the elevation; the disturbance possibly reflects a blocked window. The skeletal timber partition timbers remained with deeply scored timber marks, including Baltic timber marks and a later, small door architrave remained against the east elevation.

The first-floor room above this remained largely in place, representing a small modern bathroom space, with fittings including a bath, sink and tiled walls seen in place – the position of this suggests this space was entered from the west side. The partitions had all collapsed here making visible a small, altered fireplace to the south wall amongst an exposed rubble build (stripped of former lime plaster). A window opening remained to the west.

R3 had a fireplace against the north elevation, with a replacement fire surround which had been largely buried by collapse debris. Exposed plaster shows splayed reveals, well-built with granite quoins and heavy granite lintels. It also reveals a two-coat plaster system, with a thick backing-coat/ scratch coat applied directly on to the granite stonework, finished with a finer white lime coat. It is possible this space had a moulded plaster cornice, being one of two, front reception rooms addressed by main door, though no evidence remains in situ. The first-floor space above this had the same footprint, though had entirely fallen in. An altered and reduced fireplace was situated to the north elevation, with a tiled 1930s surround. Flanking this to the east was a shallow cupboard, door lost, though remained with chunky squared coat hooks.

R3 - To the north-west on the ground-floor, is one of two reception rooms, slightly larger than R2. Its partitions remain partially in place, though the door has been lost, and was entered to the north-west corner of the stair hall. This door opening had been accommodated by a slightly curved partition for the north-east ground-floor room (R4). The room had a window and a narrow door opening which now has a pair of small doors against the west elevation. The space was once adorned with a heavy beaded cornice, with some of the banding surviving with gold and red paint. This cohesively wrapped the whole room, wrapping the stack and two flanking alcoves. It is possible this space also survives with a deep moulded cornice. The fireplace to the north wall has been altered and the ground-floor partitions remain as granite rubble, raised above with lath and plaster.

The first-floor of this space had completely fallen in. The partitions partially survived with lath and plaster to the east and south walls with layers of decorative scheme seen, including original reds, blues and greens. This first-floor space was seemingly a former principal bedroom, with a large, altered fireplace to the north, flanked with a small alcove-wardrobe to the south side with chunky timber pegs matching the other principal bedroom to the south. The cupboard partially remained with a moulded surround and moulded panels. The first-floor windows partially remained with two-paned, horned sashes in a lightly moulded sash box (panes broken), contributing to evidence for an earlier mid-19th century date for the building.

To the north-east was a large living space, some of the partitions had been lost, with the six-panelled door lying amongst the debris which had been altered with later 20th century door handles. The partition to the south was slightly curved towards the south-west corner, creating room for R3 door. This space was lit by a single window to the east elevation, with deeply splayed reveals. Against the north elevation was a central stack which had been much altered and reduced to fit a later 20th century fireplace and stove. Flanking the stack to both sides were the remains of two largely identical, shallow cupboards. This space survived with layers of decorative scheme, and it was evident the south wall had been reskimmed, over wallpaper, after the stack had been altered. Layers of wallpaper remained to the east wall, whilst the west wall had been largely wrapped in polystyrene sheets in an attempt to insulate the walls, well glued to the earlier wallpaper scheme, highlighting how poor attempts like this can add to the condemnation of a structure. The ceiling had been lost, though the first-floor room above was just about intact, which was only just visible from the south-west. This first-floor space was barely visible; however, it survived with the only original fire surround and possible grate.

There are a few historic defining features left surviving in place, and whilst the house is derelict and scattered with deep collapse debris, a narrative can still very much be drawn from what survives, including some building phases. The rear door against the east elevation appears from the fabric to be forced, or heavily altered, with a rounded reveal to the north side. It may be relevant to the insertion of the services (a copper/laundry) to an outbuilding just to the south-east.

2.2.3 RELATIONSHIP

The house sits as a detached block, with later garden wall running from the south-east corner, which divides the rear agricultural yard. A small kitchen has been inserted within a former outbuilding just to the south-east and is directly related to the origins of the house. Many other smaller outbuildings sit to the east and south, with some much later additions.

2.2.4 AGE

This building first appears in some detail on 1877 mapping; however, it pre-dates this. It does not appear on the tithe map, though from census and other documentary sources, it was likely built between 1841-51. There are a few defining features within the house which corroborate this date, including horned sashes seen to survive to the first-floor. However the porch style and form

suggest an earlier date, but its position and rough erection lead us to believe this feature may have come from another earlier building. The round-headed stair window is considered neo-classical in form, a style which was largely adopted in the earlier 19th century, although it does tend to prevail into the mid-19th century in the west country owing to style lags. Its generic three-window symmetrical frontage is classically typical of other middle-status mine captains/ managers houses within Cornwall.



FIGURE 8: R2 RECEPTION ROOM, FROM THE EAST, WITH WIDE-ANGLED LENS.



FIGURE 9: R3 RECEPTION ROOM AND FF ROOM ABOVE, FROM THE SOUTH-EAST WITH WIDE-ANGLED LENS.



FIGURE 10: R4 FROM THE SOUTH, SHOWING CURVED PARTITION FOR R3 DOOR, TAKEN WITH WIDE-ANGLED LENS.



FIGURE 11: R6 TO GF AND FF BATHROOM ABOVE, FROM THE NORTH.

2.3 DESCRIPTION – REAR OUTBUILDINGS



FIGURE 12: B2 LOOKING TO B1 AND HOUSE PORCH, FROM THE NORTH.

2.3.1 DESCRIPTION

There are numerous outbuildings situated to the north and east of the plot, some of which share a direct relationship with the house. Some could not be entered at all (blocked, or too densely overgrown), and others were much later, well-hidden within dense undergrowth, forming part of the later farmstead. These buildings have not been planned, and aerial photographs show the site too densely overgrown, therefore labelling is not possible.

B1 is a long, much-altered, single-storey, linear range, extending into a later farmyard and positioned slightly offset from the house on a slight NNW-SSE alignment. This range has been compartmentalised into three spaces, including two very small pens to the far northern end (B1b and B1c) which are largely identical spaces, each with a narrow door and window and a cement floor which had been tiled for drainage. The roof has been replaced in more recent times, however remains of a deep timber barge board lines the southern gable end with a truncated finial just about seen. The range is of regularised rubble build and has been lightly terraced into a shallow slope that rises to the south. There is evidence of phasing within the external walls, particularly the east-facing elevation, whilst the far south end abuts an earlier, much-altered garage block (B2) which is now capped and covered with corrugated sheeting. The build appears to show in the west-facing elevation B1b and B1c infill between B1a and B2, with very clear build lines visible. This could not be corroborated on the east-facing elevation due to it being overgrown.

B1a – is a larger space to the southern end of the linear range, with a distinct narrative in its remaining features. This space has been clearly converted into a small domestic services block very separate to its adjacent agricultural blocks, with an added shallow stack against the south gable. This stack was largely slate rubble built and had been poorly tied against the elevation. It was clear the stack had been altered and reduced with brick and rubble to accommodate a small, early-20th century stove, most of which is missing, aside from a divided base. Flanking the stack to the west are the remains of an added brick-built copper, with a small chute for heat below. These features were addressed by large, rustic, granite pavers, though it was unclear if this extended across the full floor. The stack has been finished with a very vernacular, thick, unrefined earth plaster, with several fine layers of limewash seen over this, including light yellow ochre colour washes, evidencing a well-maintained space through this site's peak, matching other areas of the outbuildings which had also been regularly limewashed, right into the 20th century. The earth plaster extends to cover the front of the copper too, the pair appearing seamless. Though in a partially ruinous state, this snippet does extend the narrative of the house and the insertion of additional, separate domestic spaces.

B3 – is a large concrete block located to the north of the house, aligned north-south. The roof is lost and the building stands as a single storey block, built on a raised terrace against the house garden. It is only accessed to the west, through double-width doors remain to the north end of the west elevation. It has a concrete floor, and few internal features remain. Amongst the debris it is clear it may have been used as a small dairy with a feed passage against troughs along the east elevation, with concrete drainage addressing the alignment. Opposing window openings remain to the east and west. There are the remains also of a small, thin linear range against the curving wall of the house garden, which appears to be contemporary to B3. This structure is also of concrete blockwork build and within the collapse are the remains of a small outdoor toilet.

B4 - This building matched a similar hut to the west, beyond the B1. This structure was well covered with dense vegetation and had been used as an area for anti-social behaviour. No doors or windows remaining and no other features of comment.

B5 – B5 consists of a small cluster of inaccessible additions to the south of B1. Most of rubble build to single storey height, including a smaller lean-to against the south elevation of B1 which had collapsed in.

A small log store had been covered against the garden wall, between B1 and the house, though now a redundant space.

2.3.2 FUNCTION

- B1a – former agricultural/ storage range, converted into a later 19th century domestic space for the house, with stove and copper.
- B1b and B1c – animal pens.
- B2 – later garage block, though utilises an earlier, altered building.
- B3 – mid-late 20th century dairy (including farm toilet).
- B4 – hut – modern storage.
- B5 – cluster of small storage blocks, some of which likely had an agricultural function too, many have been altered more recently too.

2.3.3 RELATIONSHIP

B1 and B2 sit to the north-west, enclosing a later small farmyard, it sits separate from the house. B3 block sits separate to the house, between a small house garden, to the south. B4 hut sits separately beyond B1 to the west, on a slight NNE-SSW alignment.

2.3.4 AGE

- B1 – block appears on 1877 mapping, though its far northern end (B2) has been altered. Phasing within the east-facing elevation of B1 suggests B1b and B1c infilled between two slightly earlier structures.
- B2 – appears as a large square block to the 1877 mapping, to the end of the B1 range.
- B3 – later 20th century, though it does seemingly replace another similar block as seen on historic mapping.
- B4 – later 20th century.
- B5 – additional clusters which begin appearing in some form from 1938.

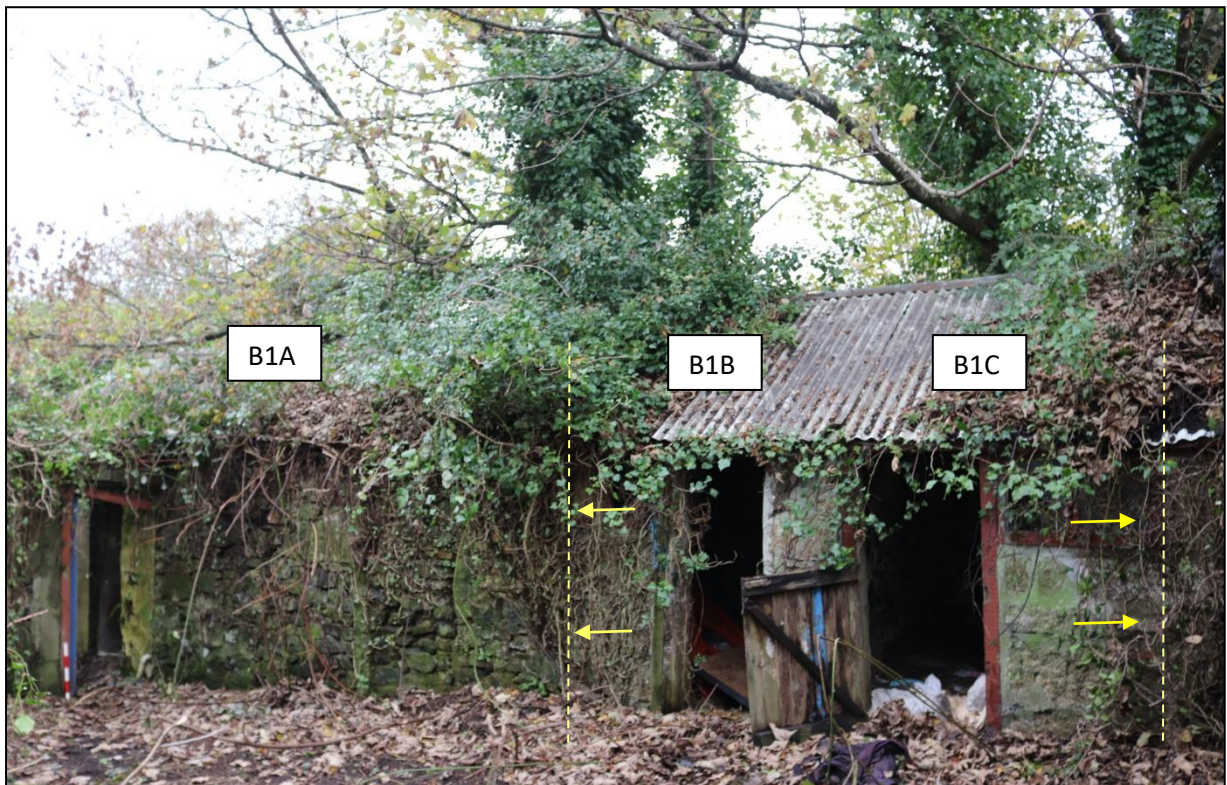


FIGURE 13: B1, LOOKING AT SOUTH-WEST FACING ELEVATION, FROM THE SOUTH-WEST WITH 0.5M SCALE.



FIGURE 14: LOOKING TO B2 GARAGE, BEYOND TO SOUTH IS B3 CONCRETE BLOCK FORMER DAIRY, FROM THE NORTH – TAKEN WITH WIDE-ANGLED LENS.



FIGURE 15: B1A LOOKING AT THE SOUTHERN GABLE, WITH ADDED SERVICE STACK AND LATER BRICK BUILT COPPER. GRANITE PAVERS ADDRESS STACK, FROM THE NORTH WITH 0.5M SCALE.



FIGURE 16: THE EXTENT OF THE RUSTIC GRANITE PAVERS WHICH COULD BE UNCOVERED. IT WAS UNCLEAR IF THEY EXTENDED THROUGHOUT THE SPACE. FROM THE NORTH WITH 0.5M SCALE.



FIGURE 17: LEFT – STACK ADDED AGAINST THE SOUTHERN ELEVATION, VERY POORLY TIED. RIGHT- LAYERS OF LIMEWASH OVER EARTH PLASTER, WHICH INDICATES MORE VERNACULAR ORIGINS AND THE VALUE OF MAINTENANCE EVEN TO A SECONDARY SPACE.



FIGURE 18: COLOUR WASHES EVIDENT AGAINST STACK AND COPPER REFLECTING DECORATIVE SCHEMES TO SECONDARY SPACES, WITH A COLOUR-CARD AND 5CM SCALE.



FIGURE 19: BATTERED EAST WALL, WITH FORCED AND ALTERED WINDOW TO THE EAST WALL, TAKEN WITH A WIDE-ANGLED LENS, FROM THE NORTH.



FIGURE 20: THE NORTHERN END OF B1A, FROM THE SOUTH TAKEN WITH WIDE-ANGLED LENS.



FIGURE 21: B1C INTERNAL SPACE, FROM THE EAST WITH WIDE-ANGLED LENS.



FIGURE 22: B2 GARAGE SPACE, SHOWING IT UTILISES EARLIER WALLS/ BUILDINGS AGAINST THE EAST, FROM THE SW WITH WIDE-ANGLED LENS.



FIGURE 23: B2 FROM THE EAST WITH WIDE-ANGLED LENS.



FIGURE 24: B3 CONCRETE BLOCK, MUCH LATER DAIRY WITH FEED PASSAGE ALONG THE WEST, FROM THE NE WITH WIDE-ANGLED LENS.



FIGURE 25: B4 INTERNAL, FROM THE WEST WITH WIDE-ANGLED LENS.

2.4 DESCRIPTION – HOUSE GARDEN



FIGURE 26: RELATIONSHIP OF LATER HOUSE GARDEN AGAINST THE SOUTH ELEVATION OF HOUSE AND B3, FROM THE WEST.

2.4.1 DESCRIPTION

The house is well-screened from Church View Road by a line of mature, overgrown hedging, which once had views towards the church, facing the community. It is clear the formality of the exterior spaces has changed in order to accommodate a transition to a small farmstead, with a small, later-20th century garden space maintained to the north side of the house, in between the house and the concrete dairy block B3. A timber-framed greenhouse remains addressing the front porch, whilst concrete moulded decorative kerbs stones layout a small, overgrown garden plot. A tall, curved wall follows the north-west corner of the house to the terrace for the dairy, with blocked door opening seen within the standing rubble build. The stonework here also presents with thick layers of limewash covering.

2.4.2 FUNCTION

Later farm garden, likely replacing/ extending an earlier house garden against the west elevation.

2.4.3 RELATIONSHIP

A later formation or alteration, mid-late 20th century. It has been enclosed from the agricultural range and block/ small farmyard and sits against the south elevation of the house. A rubble-built, curved 2m high wall divides the space to the west side which has a blocked opening amongst the build to the west. The greenhouse truncates the formal porched access of the house.

2.4.4 AGE

Later 20th century/ early 21st century reorganisation, though likely extends an earlier garden/ enclosure seen to front the west.



FIGURE 27: B3 LATER ADDED CURVED GARDEN WALL OF RUBBLE BUILD, FROM THE SW.



FIGURE 28: HOUSE RELATIONSHIP WITH CONTEMPORARY, OVERGROWN BOUNDARY TO THE WEST, FROM THE NORTH.

2.5 TABLE OF IDENTIFIABLE SIGNIFICANT FEATURES – BUILDING AND SITE

Whilst much has been lost, or left ruinous, there are still several defining features within the house and some of the surviving outbuildings which reflect the sites former past, contributing to a wider narrative. These features have been included below. There is still more which could be covered by debris, including tiled floors.

TABLE 1: SIGNIFICANT FEATURES LIST – ROOM BY ROOM

Building:	Significant Features
House - GF	<ul style="list-style-type: none"> • GF porch against south elevation, with moulded cast iron columns, heavy slate canopy and altered moulded cornice with heavy granite slabbed threshold. This would have addressed a wide six-panelled door with an integral custom over-light, of mixed mosaic colored glass, fixed with lead. • Polychromatic tiles addressed main entrance and porch. • Possible blocked window to the south-east room, indicates on former layout. • Moulded dado rail survives in lengths along the entrance hallway. • Large, altered stack to R2. • Large, altered stack to R3. This room also had remains of an elaborate lime cornice, remaining with gold paint. • Altered window for later French-style doors to south-east room. • Altered and reduced stack to the R4 GF room, with original flanking alcove cupboards. • Layers of decorative scheme identified to R4 GF room, including paint and layers of wallpaper, as well as later attempts at insulation, with remains of glued polystyrene sheets seen around the window opening. • Altered six-panelled door seen in debris, speaking to a mid-19th century date. • Batch marks and carpenters' marks seen to the exposed uprights of the room partitions. • Forced/ altered rear door under FF elongated, arched stair window. This opening addresses the kitchen addition in a separate building, which may have affected slightly later internal house layouts and the incorporation of services. The opening is addressed by an altered rear porch with a flat roof and rendered walls. This porch is included on the earlier mapping.
House - FF	<ul style="list-style-type: none"> • Elongated stair window. Opening is arched and deeply splayed with partial remains of a moulded lime plaster cornice. • Altered and reduced fireplace to the south-west FF bedroom, with tiled surround – 1920s/30s with remaining flanking cupboard to the east with chunky wooden pegs. • Altered fireplace to north-west FF room with flanking alcove cupboard to east with chunky timber hooks. • Room to the north-east retained only original fireplace, with chunky, plain timber surround with a shallow mantle shelf.
B1a	<ul style="list-style-type: none"> • Linear range to the south-east B1, running on a slight north-west – south-east alignment. B1a sits to the northern end which is a larger, altered space. A shallow stack has been added to the south elevation, which has been altered and reduced to fit an early-20th century stove. This has been extended upon to the west side with a small brick-built copper which has partially collapsed, though it retains a small opening for heat below. Both features have been thickly plastered in an earth plaster, with layers of limewash over the top. These layers also include colored layers. • Addressing the stack and copper are rustic, heavy granite pavers. It was unclear if these continued throughout the room. • To the external east-facing elevation, a small, blocked doorway was evident over the line of the stack, indicating changing functions of the space – agricultural perhaps to domestic, which may have affected the internal layout of the house and services within.

Trackways

- Some of the boundaries indicate the former layout of the original homestead, after the tithe, with inserted/ altered boundaries to connect the house to the developing mining works. Some of these boundaries and trackways retain rubble-faced banks – a very vernacular boundary presentation, which would have enhanced the house.



FIGURE 29: ROUND-HEADED ARCHED STAIR WINDOW, WITH INTERNAL SPLAYED REVEAL AND MOULDED LIME CORNICE.



FIGURE 30: ONLY ORIGINAL TIMBER SURROUND ABOVE R4, CUPBOARD WITH CHUNKY PEGS MATCHING ALL OTHER BEDROOMS.



FIGURE 31: DETAIL OF CORNICE FOUND TO R3 INCLUDING EARLIER PAINT SCHEMES OVER A REFINED LIME PLASTER.



FIGURE 32: CORNICE IN PROFILE.



FIGURE 33: DETAIL OF INTEGRAL OVER-LIGHT TO MAIN DOOR TO SOUTH WITH COLOURED GLASS AND LEAD FRAMING.



FIGURE 34: DETAIL OF ALTERED STACK TO FF ROOM ABOVE R2, WITH 1930S TILED SURROUND.

2.6 HISTORIC NARRATIVE DISCUSSION & FINAL COMMENTS ON SIGNIFICANCE

Whilst ruinous much can be derived from the buildings at the Church View, the following schematic on Figure 39 presents ideas on the former layout. It is very clear the house was built as part of a cohesive and socially scaled mining community, as a detached mine captain's house set away down a drive, within a small, enclosed garden, complimented by its own outbuildings. The house sits purposefully separately within a designed 'pocket estate', and rather than overlooking mining operations to the east and south, it presents back toward the community, and the church.

In its layout, the house exhibits the social aspirations of a developing industrialist middle-class of working professional, particularly those of higher rankings - mine captain's and agents. This building is relatively small but large reception rooms and expansive stair hall with arched window, which dominate the floorplan, would suggest it is trying to appear like a larger 'polite' house. It is clear the builder was attempting to project a very specific message to those that visited. The particular features of the rear, secondary reception room (R4), with its double cupboards appears to be an office, and the larger of the two receptions, to the front, presumably a dining room, is a place the owner could have entertained and undertaken the social side of business (R3), the much smaller front reception room the family's private parlour (R2).

Its two front, and secondary rear reception room plan, reflects a building that needed to fulfil new, multi-functional needs. The house survives framed by its rear services yard, a series of small sheds and outbuildings that reflect an independent, self-contained site. The number of outbuildings showcase the need for a mixture of functions including a coal/ log store, smaller spaces for rearing pigs/ chickens along with altered small dairy/scullery and stores. It also survives with its own kitchen/bake house with range-stove and bread oven. Service spaces like this rarely survive this complete and legible. This highlights the complex social dynamics and range of employment in such communities, but also the need for separated services out of the house, and this slightly altered its ground-floor layout, likely not long after the building was built.

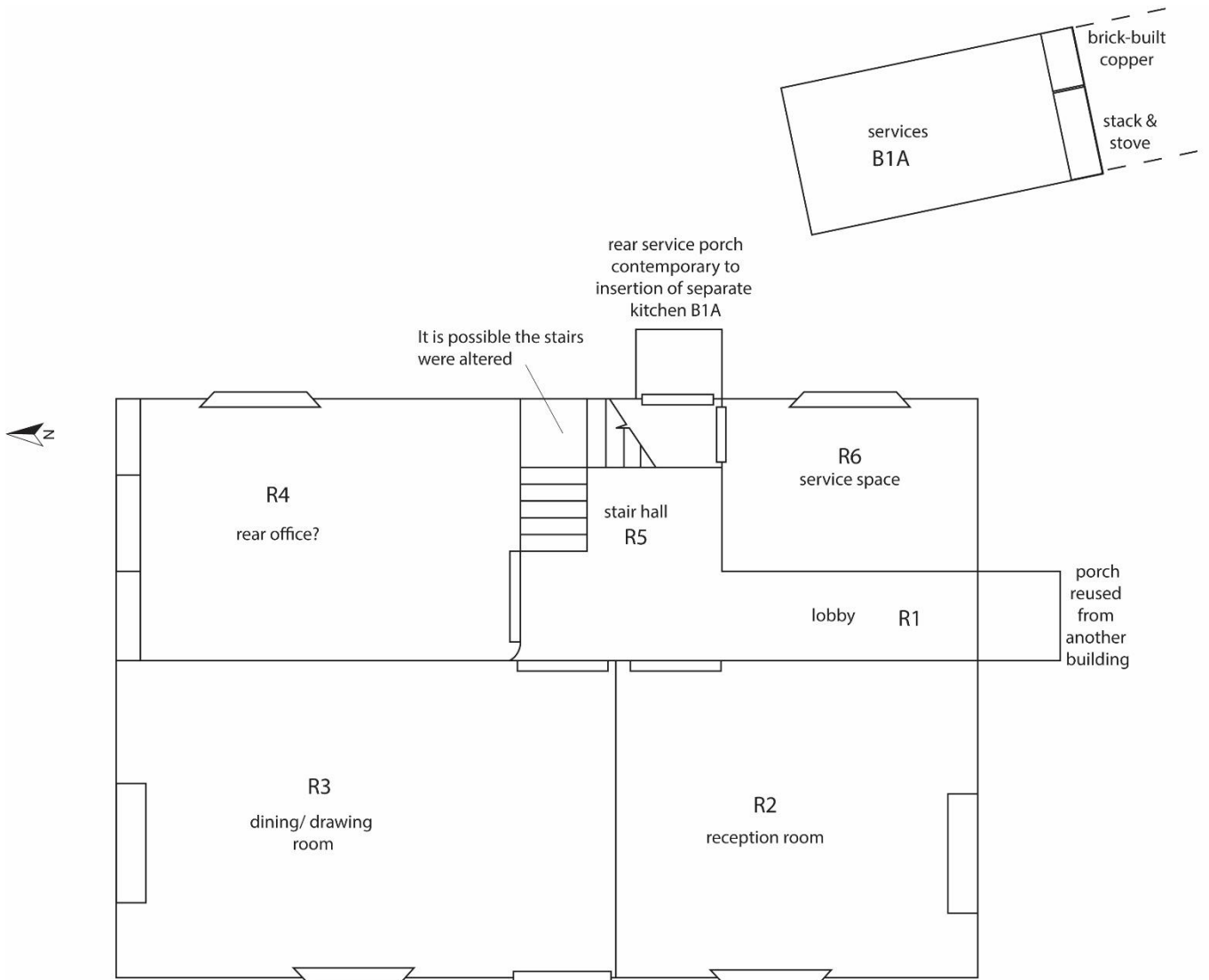


FIGURE 35: SCHEMATIC SHOWING POSSIBLE FORMER LAYOUT, DEFINED BY SURVIVING LAYOUT.

3.0 ARCHAEOLOGICAL EVALUATION

3.1 INTRODUCTION

In total of 9 evaluation trenches were excavated across the site, one of those positioned against the west elevation of the house. They varied in length from 8.5m to 32m, due to factors such as power lines and overgrown vegetation. All were dug down to the depth of the natural under the supervision and control of an archaeologist and according to the WSI (Boyd 2025).



FIGURE 36: SITE PLAN WITH TRENCH LOCATIONS

3.2 TRENCH 1

Trench 1 was located to the northern section of the site, it was orientated NNW to SSE and measured 31.7m long, 1.5m wide and a depth of 0.5m to 0.75m. It showed a stratigraphic sequence of a topsoil (100) measuring up to 0.4m thick, consisting of a friable dark grey-brown silt loam. This overlay the subsoil (101) - a 0.1m to 0.2m thick reddish-yellow sandy-silt-loam. The subsoil sat over the natural (102), a firm reddish-yellow gritty silt-clay with occasional sub-angular stones and a large sub-angular boulder measuring 1m by 0.8m by 0.7m. No features were revealed in this trench.



FIGURE 37: TRENCH 1 FROM NNW (1M SCALE)



FIGURE 38: TRENCH 1 FROM SSE (1M SCALE).

3.3 TRENCH 2

Trench 2 was located to the NW of site, its measured 17.5m long by 1.5m wide, aligned NW to SE, and had a depth of approximately 0.5m. It had a topsoil, subsoil and natural identical to that found in T1. No archaeological features were revealed or finds recovered.



FIGURE 39: TRENCH 2 FROM NW (1M SCALE)



FIGURE 40: TRENCH 2 FROM SE (1M SCALE)

3.4 TRENCH 3

Trench 3 was located to the NW of site and measured 32m by 1.5m wide, aligned WNW to ESE. It had a depth of approximately 0.75m with a topsoil, subsoil and natural identical to that found in T1. No archaeological features were revealed or finds recovered.



FIGURE 41: TRENCH 3 FROM ESE (1M SCALE)



FIGURE 42: TRENCH 3 FROM WNW (1M SCALE)

3.5 TRENCH 4

T4 was located to the west of site, aligned with the western boundary. It measured 25.4m long by 1.5m wide and 0.4m deep, aligned NNW to SSE, with a topsoil, subsoil and natural identical to that found in Trench 1, though it was noted there were many more roots present. No archaeological features were revealed or finds recovered.



FIGURE 43: TRENCH 4 FROM WNW (1M SCALE)



FIGURE 44: TRENCH 4 FROM WNW (1M SCALE)

3.6 TRENCH 5

T5 was located to the centre of the site, measuring 15.5m long by 1.5m wide and approximately 0.6m deep, aligned north to south. It had a topsoil and subsoil identical to that found in T1, with a slightly darker yellowish-red natural. No archaeological features were revealed or finds recovered.



FIGURE 45: TRENCH 5 FROM NNE (1M SCALE).



FIGURE 46: TRENCH 5 FROM SSW (1M SCALE).

3.7 TRENCH 6

T6 was located to the centre of the site measuring 29m long by 1.5m, dug to a depth of c.1m. It was aligned NNW to SSE and had both a topsoil and subsoil identical to that found in T1. The topsoil measuring 0.5m deep but shallowing to the south of the trench, following the natural slope. It was noted the natural was a darker reddish-brown here. A modern plastic gas pipe cut the trench, running east to west, alongside the remnants of a glazed pipe running parallel.



FIGURE 47: TRENCH 6 FROM NNW (1M SCALE)



FIGURE 48: TRENCH 6 FROM SSE.



FIGURE 49: MODERN SERVICE (GAS PIPE) IN TRENCH 6 FROM SSE.

3.8 TRENCH 7

Trench 7 was located to southern end of site aligned NW to SE. It measured 15m long by 1.5m wide, dug to a depth of 0.3m. The topsoil (c.0.2m thick) and subsoil (c.0.1m thick) were both identical to T1. The natural here varies to the south, becoming a soft, silty, dark-brown.



FIGURE 50: TRENCH 7 FROM NW (1M SCALE)



FIGURE 51: TRENCH 7 FROM SE (1M SCALE).

3.9 TRENCH 8

Trench 8 was located to the south end of site aligned SW to NE, running parallel to a trackway c. 5m to its east. It measured 12m long by 1.5m wide and a depth up to 0.3m. The stratigraphic sequence in this trench showed a 0.25m thick topsoil (800) identical to Trench 1. Overlaying a very thin or non-existent subsoil which overlay the natural (801). Two linear features were identified in this trench, running somewhat parallel to each other. The linear [802] was located 2.1m south of the north edge of the trench. [802] ran east to west measuring c. 0.8m wide c.0.25m deep, it had steep sloping sides with a gently concaved base. It was filled by (803), a soft light reddish brown silt-clay with common stone inclusions less than 10mm in size. No finds were recovered from this feature. Linear [804] was located 4.5m further south of [802], running ESE to WNW. It measured 0.5m wide and 0.05m deep with steep sloping sides and a flat base. It was filled by (805) a soft and clean mid reddish brown silty clay. No finds were recovered from this feature.



FIGURE 52: TRENCH 8 FROM SW (1M SCALE).



FIGURE 53: POST-EX SHOT OF TRENCH 8 (1M SCALE).



FIGURE 54: WEST FACING SECTION OF [802] (1M SCALE).

3.10 TRENCH 9

T9 was located against the west elevation of the house, aligned NE to SW. It measured 8.5m long by 1.5m wide, dug to a depth of 0.75m. It had a 0.5m thick, dark-brown silty topsoil, overlaying a 0.25m thick subsoil. The subsoil and natural were identical to T1. No archaeological features were found, aside from a modern plastic gas pipe. The gas pipe was aligned with the gas pipe in T6. No finds were recovered.



FIGURE 55: TRENCH 9 WITH GAS PIPE FROM SSE.

3.11 DISCUSSION

The evaluation demonstrated a relative paucity of features, with those identified all relating to modern services or post-medieval to modern drainage from a raised track/route.

A small assemblage of post-medieval to modern finds was recovered from the site, with a single sherd of Romano-British pot suggesting there is a background of earlier activity in the wider landscape, but seemingly not on this site.

TABLE 2: FINDS ASSEMBLAGE.

CONTEXT	POTTERY			OTHER		
	SHERDS	WGT. (G)	NOTES	FRAGS.	WGT. (G)	NOTES
Topsoil	1	0.005	Lostwithiel?	2	0.0095	Coal
	1	0.027	Romano-British pottery	2	0.002	Glass - clear
	1	0.065	Post medieval cup handle	1	0.004	v abraded, part of tile?
	5	0.030	White industrial			
	16	0.036	White refined earthenwares 4x blue transfer print, 1 x blue/brown striped decoration			
Totals	24	0.162		5	0.0155	



FIGURE 56: TRENCH 9, FROM NNW (1M SCALE).



FIGURE 57: TRENCH 9 WITH GAS PIPE FROM NORTH-WEST (1M SCALE).

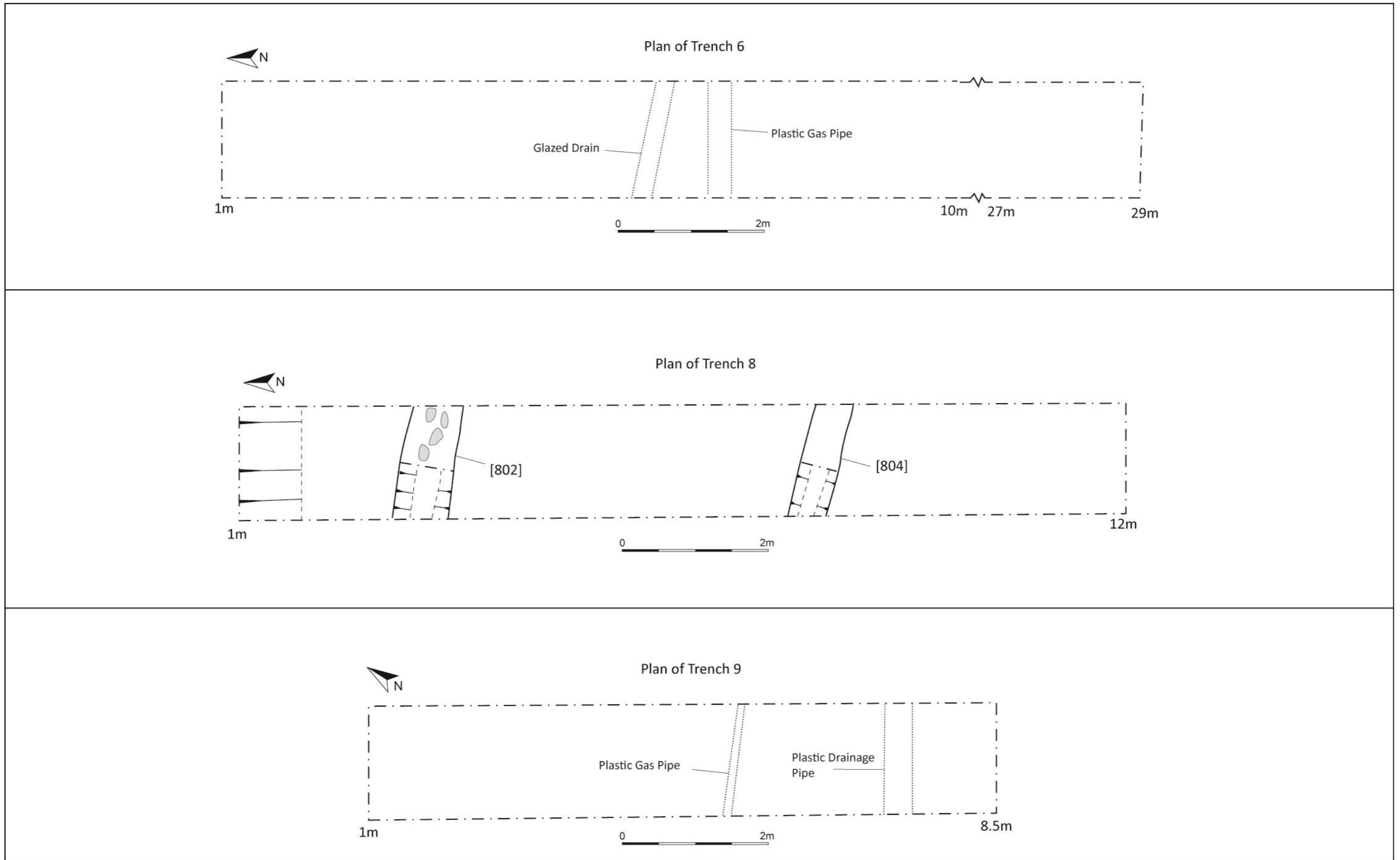


FIGURE 58: PLANS OF TRENCHES 6, 8 AND 9 (SCALE 1:50).

4.0 CONCLUSIONS

Though ruinous, the house forms part of a narrative of the development of the settlement of Tuckingmill, resulting from the 19th century industrial mining boom in this area. Church View Farm, which was constructed in the mid-19th century, certainly after 1841 and potentially prior to 1851, possibly by William Rutter, a mine agent and captain of the nearby South Crofty Mine. It appears never to have had much of a land holding accompanying it, suggesting it was intended less as a farm and more as a relatively substantial, detached residence. It seems to have become the dwelling of those primarily involved in farming in the later part of the 19th century but it seems not to have specifically been named as Church View Farm until the early 20th century. The Grade II Listed Church of All Saints, after which the farm and adjacent road takes its name was constructed from 1843.

The building has group value with the street along which it sits, with defining characteristics, including decorative pediments as seen in similar dated properties along Church View. It is unusual in that it survives with a converted domestic range, complete with added stove and copper which provides evidence of the original internal layout of the house and its subsequent development.

Nine archaeological evaluation trenches were excavated on the site. These did not reveal any significant archaeological features, aside from modern service cuts and a shallow drainage ditch associated with the raised trackway to the south-east. Given the results, no further archaeological mitigation is recommended in this instance.

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APPENDIX 1: DESK-BASED ASSESSMENT

DOCUMENTARY SOURCES

The settlement of Tuckingmill originated in the medieval period (Cornwall Council 2010), along with the nearby settlements of Roskear and Tolgarrick. It likely comprised part of the large Domesday manor of Tehidy, held by Robert, Count of Mortain in 1086 and Ordwulf of Tehidy in 1066. At the beginning of the 19th century the manor of Tehidy was held by Francis Bassett, 1st Baron de Dunstanville (Lysons 1814). He was descended from a junior branch of the Bassett family, who had held Tehidy since the marriage of a Bassett to the heiress of the House of Dunstanville c.1200. Francis Bassett died in 1835 leaving his estates to his only heir, his daughter Frances, who held the lands on which the proposed site lies at the date of the tithe survey. She never married and the barony became extinct upon her death. The Bassetts of Tehidy were documented as the fourth largest landowner in Cornwall in 1873 as a result of their vast wealth acquired through their ownership of mines including Dolcoath, one of the richest copper mines in England.

CENSUS INFORMATION

The tithe apportionment of 1840 shows that Lady Bassett was the landowner of the site and William Rutter is recorded as the occupier of all of the plots within the proposed development area. The 1841 census shows William Rutter as a Mine Agent, resident at Tuckingmill with his wife and nine children. It appears likely he lived in a property along what is now Pendarves Street (Tithe plot 1891a). All Saints Church at Tuckingmill was constructed in 1843, with the foundation stone laid by Baroness Bassett of Tehidy. Church View therefore came into being after this. The 1851 census records William Rutter, still a mine agent, residing with his family at Dolcoath and by the 1861 census he is described as living at Church View. This could be one of the houses close to the church or could be a reference to Church View Farm. Either the family moved between 1841 and 1851 and then again by 1861 or they were already residing at Church View by 1851 but it was included under the generic heading of 'Dolcoath' for the purposes of the census. By the 1871 census a Church View House (residence of 2 households) and Church View Cottage are named. It is possible that Church View House is an earlier name for Church View Farm as the head of one of the households is documented as Catherine Sweet, a 43 year old married woman residing with her four children and farming 11 acres. By 1881 Aaron Stephens is documented as a farmer, residing at Church Lane (Church View) and also farming 11 acres. He and his family continue to reside at Church View until his death sometime after 1901. His widow remained at the property until after 1911. The 1939 England and Wales Register is the first to document the property as Church View Farm. It is documented as the residence of Kate Apps (widow) and her two children, Kathleen Apps aged 36 and a teacher and Harry Richard Apps aged 33 and a documented as a blind piano tuner; he also appears to have been the organist at All Saints Church, Tuckingmill.

Editions of the *Mining Journal* e.g. 1856 Vol 26 supplement; 1862 Vol 32, suggest that William Rutter was also known as Captain William Rutter and as well as a mine agent is referred to as captain or manager of South Wheal Crofty Mine, to the east of the site (Historic England 2022). The *Mining Journal* suggests he had interests in other mining ventures in the area as a mine agent including Carnewas, South Gorland and South Wheal Alfred mines. William Rutter is referenced in a Redruth Directory of 1866 as 'Captain William Rutter, Church View, Tuckingmill' in his role as vice president of the Tuckingmill Wesleyan Institute. It is likely he died in 1866 as a will for a 'William Roberts Rutler, Mine Agent, Camborne' was proved in this year (Kresen Kernow DRB/WR/9/174) and probably represents a mis-transcription of his surname in the Kresen Kernow catalogue. His wife Ann is referred to as a widow living in Pendarves St in the 1871 census.

This suggests that Church View Farm was constructed in the mid-19th century, or shortly after 1841 and likely by William Rutter. Its name 'Church View House' suggests it may have been an

aspirational residence for a mine agent whose wealth and status was derived from involvement in the local mining industry, never seemingly having had much farm land accompanying it, rather than being constructed as a utilitarian farmstead; although William Rutter's evidently strong non-conformist beliefs may have had a bearing on the status of the residence (it is not as grand as many other mine captains residences in Cornwall). It does appear however to have been the residence of those primarily employed in farming from at least 1871, William Rutter having died prior to this date, possibly necessitating the giving up of the property by the Rutter family.

CARTOGRAPHIC DEVELOPMENT

The first map to show the site is the 1809 surveyors draft map for Redruth which indicates a well-developed settlement at Tuckingmill and shows the extent of mining activity within this landscape by the beginning of the 19th century. Dolcoath Mine, to the south of the site is clearly marked, with significant numbers of buildings or structures depicted. There appears to be a band of generally unenclosed rough ground running approximately east-west in which much of the mining activity lies. The land on which Church View Farm now lies is shown as enclosed ground, bordering the rough ground on which Dolcoath Mine is sited. A building is visible to the north of the site, located on the eastern side of the Roskear road as it turns 90 degrees to the south west. The straight road between Roskear and Tuckingmill is not shown on this map.



FIGURE 59: EXTRACT FROM THE 1809 SURVEYORS DRAFT MAP FOR REDRUTH. THE APPROXIMATE SITE IS INDICATED (BL).

The 1841 Camborne Tithe map provides a more accurate depiction of the landscape around the site and shows relatively extensive development within this landscape between the beginning and mid 19th century, a result of extensive mineral exploitation within this area. A new road between Tuckingmill and Roskear is apparent, lined with residential properties with narrow gardens. There is no evidence of the existence of Church View Farm at this date, and the church, after which it was seemingly named, was also not constructed until after the tithe survey. The property shown to the north of the site, visible on the earlier map, is clearly shown on this map and named as part of the tenement of Entrall. Much of the land in this area is in the ownership of Lady Bassett although the tenancy of Entrall appears to be divided between Sarah Rowe, who leases the house, garden and

adjacent plot, and William Russell (see above) who leases the fields which comprise part of the proposed site. A stream is clearly visible on this map running through plots 1943 and 1944, which appear to have been enclosed with relatively straight boundaries rather than using the stream as a boundary; this may suggest the course of the stream post-dates the enclosure of the fields.

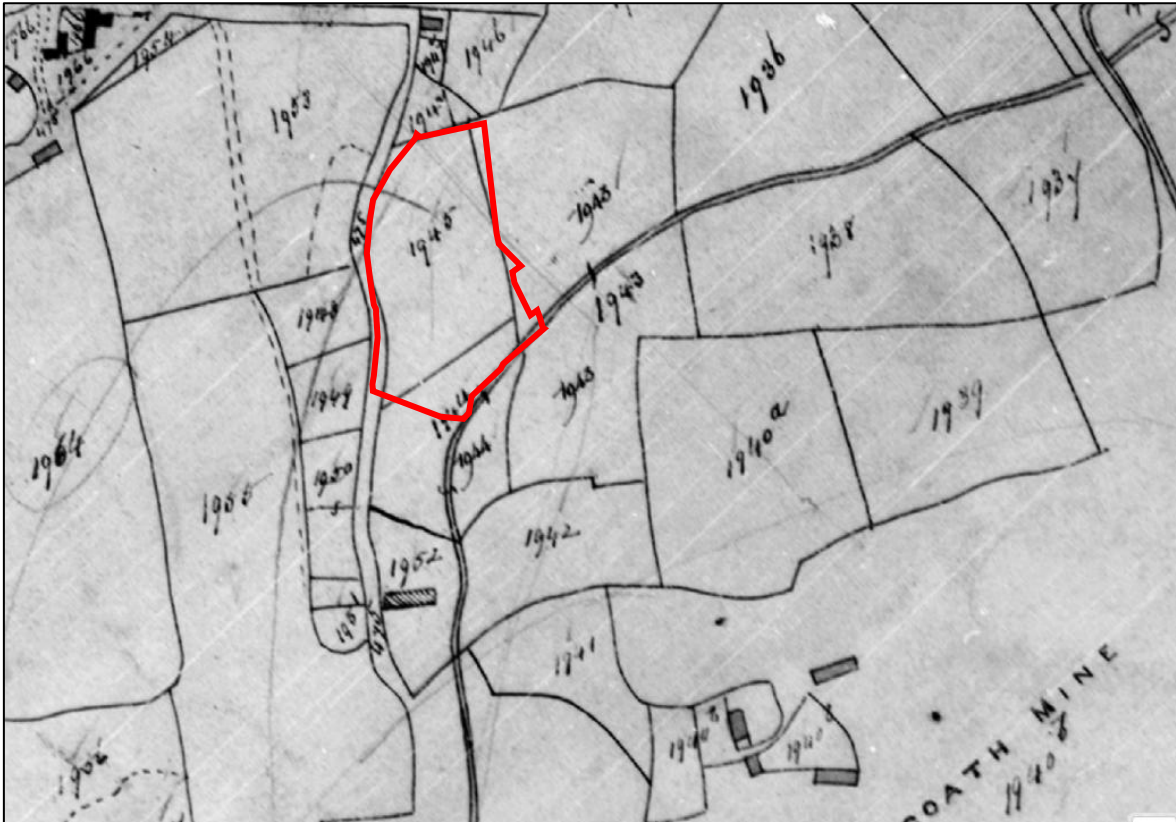


FIGURE 60: EXTRACT FROM THE 1841 CAMBORNE TITHE MAP; THE APPROXIMATE SITE IS INDICATED (TNA).

TABLE 3: EXTRACT FROM THE 1840 TITHE APPORTIONMENT FOR CAMBORNE. PLOTS WITHIN THE SITE AREA ARE SHADED.

Plot No	Landowner	Occupier	Plot Name	Cultivation
1935	The Right Honourable Lady Bassett	Joseph Mayne	Western Field	Arable
1936			Middle Field	Arable
1938			Quarry Close	Arable
1940a			Long Close	Arable
Entrall				
1942	The Right Honourable Lady Bassett	William Rutter	Plot	Arable
1943			Great Field	Arable
1944			Little Meadow	Arable
1945			Lower Meadow	Arable
1946	Sarah Rowe	Sarah Rowe	Plot	Arable
1947			House and Garden	Garden

The First Edition Ordnance Survey map surveyed c.1877 shows the expansion of Tuckingmill to meet Roskear along with the domination of mining activities, particularly focused on tin and copper, throughout this landscape. Shafts and stream works are clearly marked and a number of quarries and an iron foundry evidently supported the expansion of the industrial activity and the demand for miner's accommodation. Tramways and Railways can be seen in the landscape around the site, supporting the transportation of the extracted minerals away from the mines. All Saints Church was constructed in 1843 and is named on this map; further residential properties are visible leading away from it to the east.

The property occupied by Sarah Rowe in 1840 is shown with its enclosed garden, and although altered, remains to the road today, showcasing early gothic revival architecture, its alignment and

position likely dictating the expansion of the rest of the street. Church View Farm is clearly depicted as three buildings to the south of this. It is not named on this map and census data suggests the property may have been constructed prior to 1851, possibly by William Rutter, tenant of the fields on which the property sits, during this period (see above). The inset map shows that the buildings comprised the house with a porch on its eastern elevation, and one long 'L' shaped range to the east and an extended block to the south, both with additional structures or lean-to's built against them. The site sits within a small round enclosure, and a small triangular intake screened with trees continues north-east, which is likely a kitchen garden/ or a small agricultural enclosure complimenting the house. The house has a formal access running across a field from Church View Road (north-west) which crosses its west-facing elevation into a small enclosure against the south. Other access tracks bypass the site to the south and east, directly connecting the settlement with the adjacent mining works. It is clear by the later 1870s the settlement had developed, with two other larger captain houses added to the south of Church View Road (now subdivided), a row of terraces, and larger houses built behind All Saints Church.



FIGURE 61: VIEW OF CHURCH VIEW ROAD, INCLUDING FORMER MINE MANAGER BLOCKS, AND EARLIER PLOTS SHOWCASING GOTHIC REVIVAL. FROM THE NORTH-WEST.

Some expansion of the farmstead appears to have taken place by the early 20th century, likely under the tenure of Aaron Stephens and his family. The Second Edition Ordnance Survey map shows smaller additions extending the agricultural blocks, and slight changes to layout. The continuing expansion of Dolcoath mine is evident in this map and further residential terraces can be seen to the west of the mine, along a new road named Dolcoath Road. Little further change is notable in the area of the site by the revised Second Edition map although a structure or enclosure is visible just to the south of the site.

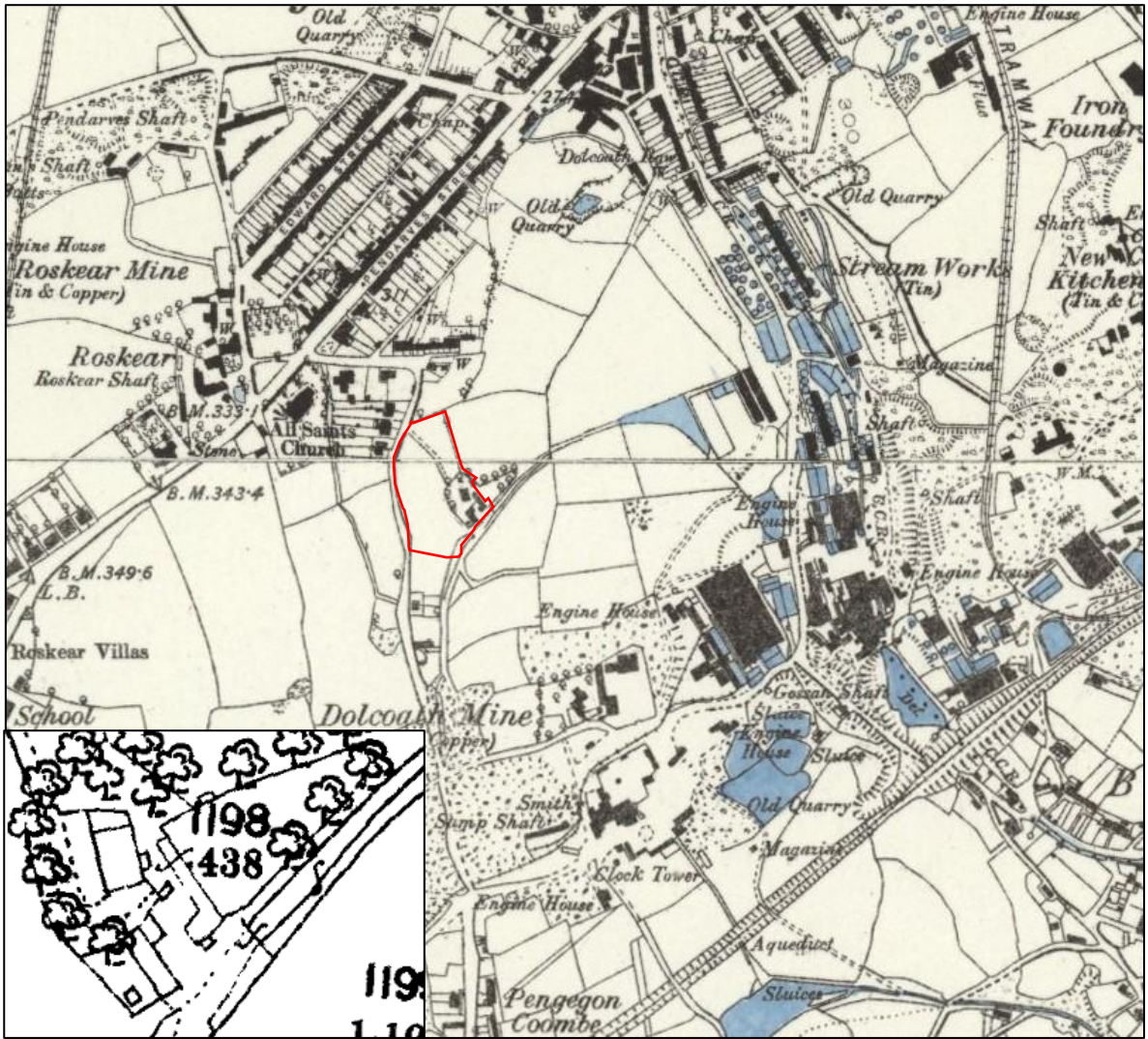


FIGURE 62: EXTRACT FROM FIRST EDITION ORDNANCE SURVEY MAP C.1877 WITH INSET DETAIL FROM 25 INCH MAP SHOWING THE BUILDINGS WITHIN THE FARMSTEAD; THE APPROXIMATE SITE IS INDICATED (REPRODUCED WITH PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND)

APPENDIX 2: PHOTOGRAPHIC RECORDING ARCHIVE



1. THE NORTH-FACING ELEVATION OF HOUSE, FROM THE NORTH, WITH 1M SCALE.



2. NORTH GABLE AND WEST ELEVATION. FROM THE NORTH-WEST.



3. HOUSE LEADING AROUND FROM THE WEST, FOLLOWING A PATH THAT WRAPS NORTH ELEVATION TO DILAPIDATED OUTBUILDINGS. FROM THE WNW.



4. INACCESSIBLE OUTBUILDING TO THE NE OF THE HOUSE.



5. THE FLANKING PATH AGAINST THE NORTH ELEVATION, RECENTLY CLEARED, FROM THE EAST.



6. THE REAR YARD BETWEEN HOUSE AND B1 INCLUDING SMALL LOG STORE (CENTRE), FROM THE NORTH.



7. THE SOUTH GABLE END, LARGELY OVERGROWN, MAIN PORCH OBSCURED BY MODERN TIMBER-FRAMED GREENHOUSE, FROM THE SSW.



8. THE EAST-FACING ELEVATION, FROM THE SE.



9. REAR PORCH, LARGELY RENDERED. OPENINGS TO THIS ELEVATION ARE PLAIN IN COMPARISON TO WEST, FROM THE NE WITH 1M SCALE.



10. LEFT: WINDOW FLANKING PORCH TO SOUTH, WITH REMAINS OF CAST IRON GUTTERING HACKED AND REUSED HERE, FROM THE EAST WITH 1M SCALE. RIGHT: SMALL KEEPING PLACE TO SOUTH WALL OF GRANITE RUBBLE BUILT REAR PORCH.



11. THE REAR PORCH, LOOKING THROUGH FORMER ACCESS, FROM EAST WITH 1M SCALE.



12. THE STAIR WINDOW ABOVE PORCH.



13. THE WEST FACING ELEVATION, FROM THE SW WITH 1M SCALE.



14. THE FORMER FORMAL ACCESS WITH REUSED PORCH TO THE SOUTH GABLE, FROM THE SW WITH 1M SCALE.



15. CANOPY OVER PORCH, AD HOC CAST IRON PADS BRACE BETWEEN COLUMN AND DETAILED HOOD.



16. BASE OF THE COLUMNS SET ON TO GRANITE PADS.



17. HEAVY SLATE SLAB CANOPY.



18. DETAIL BETWEEN COLUMN AND ENGAGED PILASTER.



19. CHAMFERED STUCCO SURROUND WITH LOST PAINT LAYERS, MAY INFORM ON FORMER EXTERNAL FINISH.



20. ENGAGED PILASTER.



21. HOLES TO REAR OF EACH COLUMN SUGGESTING LOST RAILING, FURTHER INDICATION OF THE A RESET STRUCTURE.



22. BASE OF OPENING AGAINST COLUMN.



23. GRANITE THRESHOLD OF PORCH, TAKEN WITH WIDE-ANGLED LENS.



24. LIMEWASHED LAYERS SEEN TO GARDEN WALLS.



25. ENTERING THE HOUSE THROUGH REAR PORCH, FROM THE EAST.



26. LOOKING BACK THROUGH REAR PORCH, EVIDENT ALTERED OPENING, LIKELY CONTEMPORARY WITH THE INSERTION OF THE SERVICES TO B1A, FROM THE WEST.



27. R4, FROM THE SW.



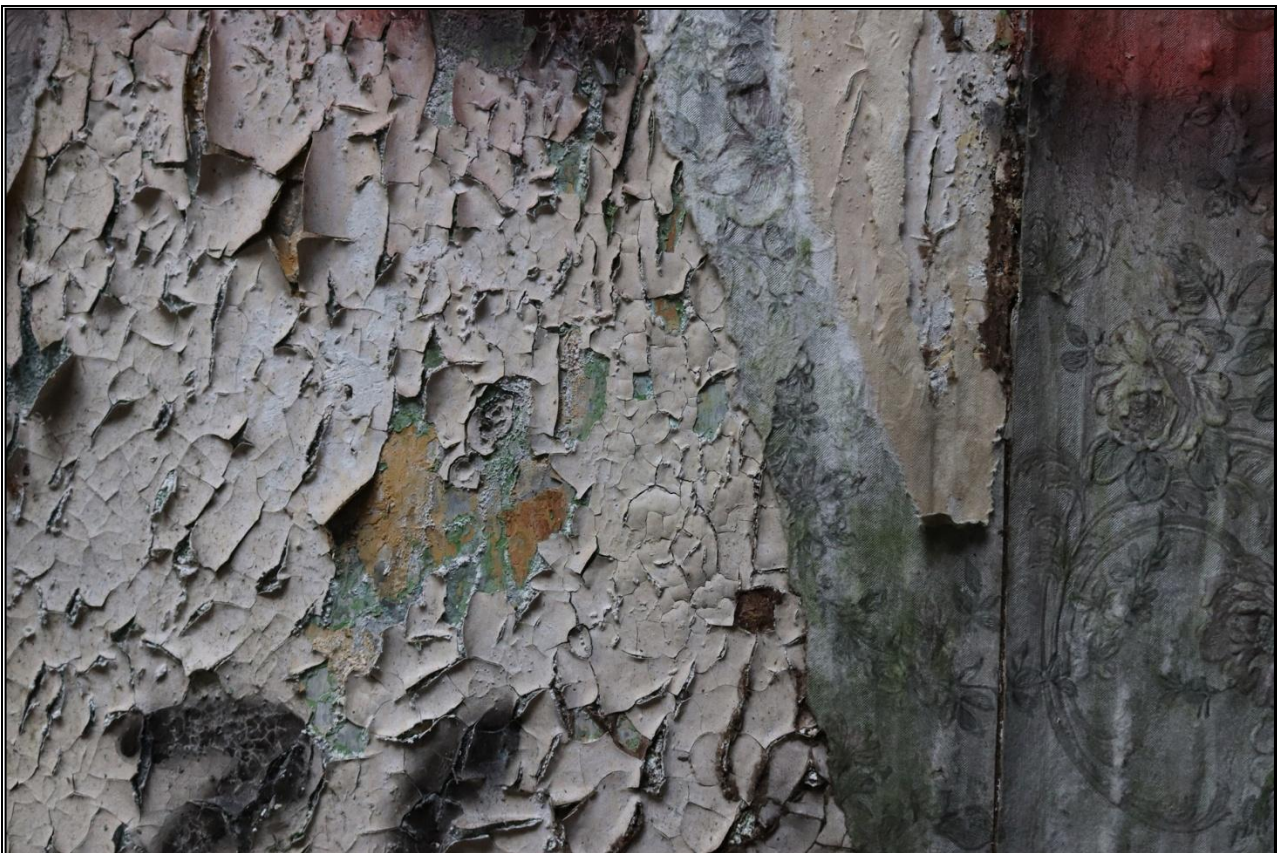
28. ALTERED FIREPLACE AND FLANKING CUPBOARDS R4 AGAINST NORTH WALL, FROM THE SE.



29. THE WEST ELEVATION OF R4 SHOWING LOST DECORATIVE SCHEMES, FROM THE EAST.



30. CEILING TO R4 LARGELY LOST THOUGH SHOWS BEADED JOISTS AND FLOORBOARDS.



31. LAYERS OF LOST DECORATIVE FINISH TO R4.



32. LOOKING BACK TO STAIR HALL AND FORMER KITCHEN, FROM THE NORTH.



33. AS ABOVE, FROM THE NE.



34. GF FORMER KITCHEN, INSERTED INTO EARLIER SERVICE ROOM.



35. SOUTH ELEVATION OF FORMER KITCHEN SHOWING POSSIBLE BLOCKED OPENING.



36. LOOKING THROUGH TO FF ROOM OVER R4 WITH ORIGINAL FIREPLACE IN SITU.



37. BATHROOM OVER KITCHEN.



38. LOOKING TO THE SE CORNER OF R3, FROM THE NNW.



39. LOOKING TO FF ROOM ABOVE R4 SHOWING LATH AND PLASTER FF PARTITIONS OVER RUBBLE GF PARTITIONS.



40. SW CORNER OF R3, FROM THE NW.



41. SOUTH WALL OF R3, FROM THE NNE.



42. R3 WEST - WINDOW WITH DEEP REVEALS FLANKING ALTERED DOOR OPENING, FROM THE NE.



43. FF FIREPLACE OVER R3, FROM SOUTH.



44. WEST FF ELEVATION OVER R3.



45. R3 FF CUPBOARD DETAILS.



46. EAST PARTITION OF R2.



47. STACK TO R2, FROM THE NW.



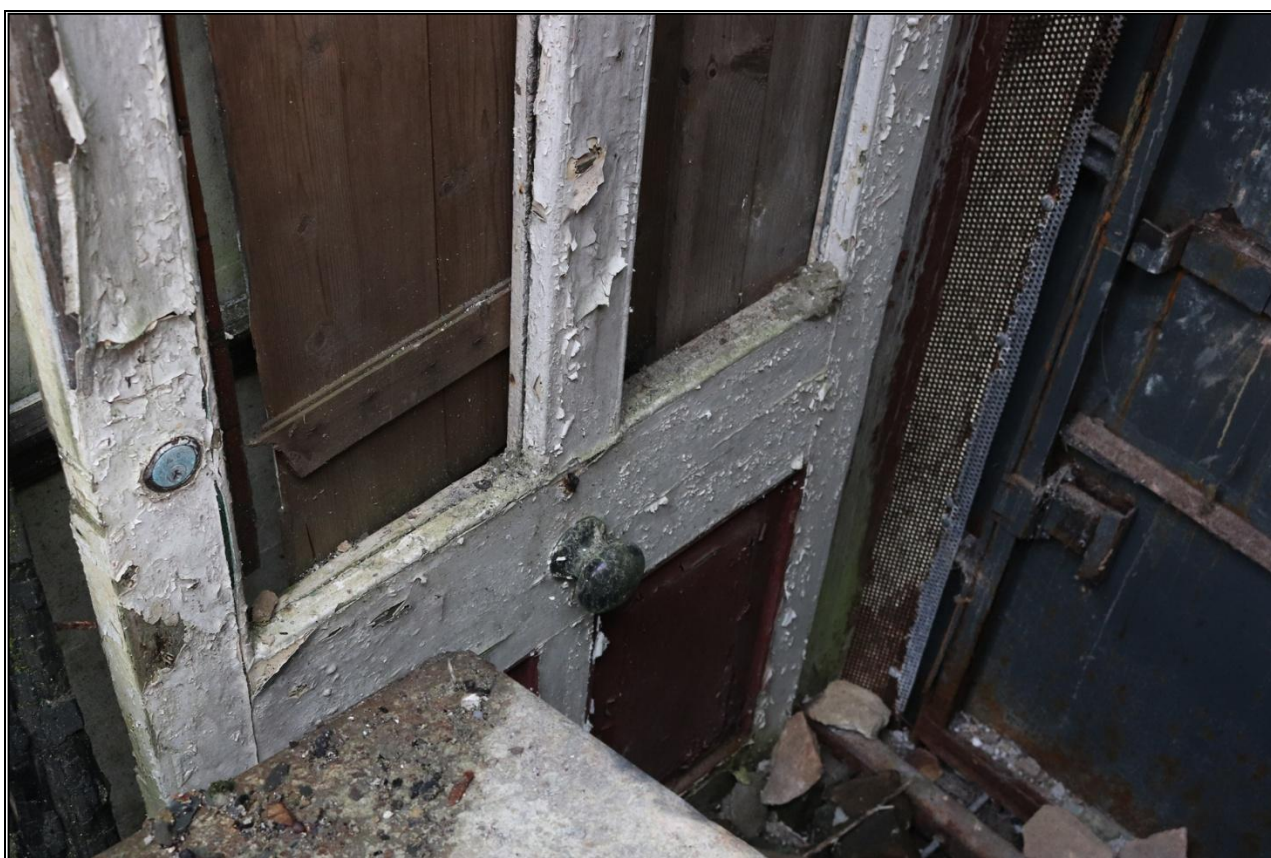
48. FF ABOVE R2, LOOKING TO SOUTH-WEST CORNER, FROM THE NE.



49. MATCHING CUPBOARD DETAILS REMAIN TO ALL FOUR FF ROOMS.



50. ALTERED FF FIREPLACE OVER R2.



51. FORMER FRONT DOOR WITH LOST GLAZED PANELS.



52. LOOKING TO FORMER FORMAL ACCESS FROM STAIR HALL TO NORTH.



53. DETAIL OF REMAINING SECTIONS OF DADO RAIL ALONG FRONT HALL.



54. INTEGRAL DECORATIVE OVER LIGHT OVER DOOR.



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