

**THE WILLOWS
CHURCH STREET
HELSTON
CORNWALL**

BUILDING RECORDING

For

WSP ENVIRONMENTAL LIMITED

CA PROJECT: 2609
CA REPORT: 08110


JULY 2008



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SUMMARY

Site Name: The Willows, Church Street
Location: Helston, Cornwall
NGR: SW 6588 2765
Type: Building Recording
Date: 19-20 May 2008
Planning Reference: PA07/01404/LBC
Location of Archive: To be deposited with the Cornwall Record Office and the Royal Institute of Cornwall

A programme of building recording was undertaken by Cotswold Archaeology (CA) at The Willows, Helston as a photographic record and analysis as stripping out of the building was being carried out. This work was undertaken to fulfil a condition attached to Listed Building Consent and Planning Permission for alterations to the building, including demolition of the rear wing.

The building was built in 1776 according to the Listing description, and is a substantial, double-fronted, detached town house. The side and rear walls are built predominantly of sandstone, with some schist and granite, the last especially in the quoins and lintels. The street front is built of fine, yellowy-cream, Newham or Elvan ashlar which takes the fine detail carved into it in places. A Doric-columned, porticoed doorway and fanlight, sash windows and stone cornice at the parapet are in the best fashion of the 1770s.

The building has undergone various changes, including the addition of a block to south, probably in the early 20th century, and a large rear wing, seemingly added in the 1960s. Contrary to the statement in the listing, the top floor of the main block is not a later addition, but contemporary with the main build. One wall of the short rear wing of the 18th-century house survives built into the 1960s wing, but is scheduled for removal. The interior has undergone much alteration, but the original layout can to a great extent be reconstructed.

1. INTRODUCTION

- 1.1 In May 2008 Cotswold Archaeology carried out a photographic record within Level 2 of the English Heritage specification for building recording for WSP Environmental Limited, at The Willows, Church Street, Helston an 18th-century house recently used as the council offices, chamber and Registry Office for Kerrier District Council (centred on NGR: SW 6588 2765; Fig. 1).
- 1.2 This work was undertaken to fulfil a condition attached to Listed Building Consent for the works (Planning ref: PA07/01404/LBC). The objective of the work was to ensure that features exposed and/or threatened with damage or destruction during the proposed works were archaeologically recorded and understood.
- 1.3 The archaeological fieldwork was carried out and the report produced in accordance with a brief provided by Cornwall County Council (CCC2008) and a subsequent detailed Written Scheme of Investigation (WSI) produced by CA (2008), and approved by Mr Philip Coplestone, the Council's Historic Environment Planning Advice Officer. The fieldwork also followed the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Institute of Field Archaeologists 2001) and *Understanding Historic Buildings* (English Heritage 2006).

The site

- 1.4 The site lies on gently sloping ground south-east of the churchyard. Church Street links the church area with the main thoroughfare of Helston, Coinage Hall Street and Wendron Street. As well as the slope to the north, the site slopes up to the west. The large rear wing is partly terraced into the slope.

Background

- 1.5 Little is known about this part of town archaeologically, but it has been assumed that the area around the churchyard represents the early settlement core of the town. The Willows site is potentially important as it occupies ground in this area. The building was most recently used as local government offices but was clearly

originally built as a comfortable upper middle-class home, but with status in mind. It occupies two main storeys over a basement, with an attic storey. The house has architectural pretensions, its ashlar stone front being in the latest architectural fashion. The sides and rear, however, are in local stone rubble. The interior is planned and decorated in a style that would be acceptable anywhere in polite English society at the time. It is not in that sense a vernacular design. The English Heritage Listing gives a date of 1776 for its construction, which is accepted here. Nothing was recognised above ground or in the present building that pre-dates this.

- 1.6 The building is set at the street front of a fairly large plot of land that must originally have formed a garden. It is now covered in tarmac and was the car park of the offices until recently.

Methodology

- 1.7 The record of the historic buildings was carried out within Level 2, as described in *Understanding Historic Buildings* (EH 2006). The survey comprised three elements; photographic survey, annotations on existing survey drawings and written notes. Fieldwork was carried out in late May 2008.
- 1.8 The buildings were photographed in 35mm black and white and colour slide film and in digital format. These films and copies of the digital images on CD are in the site archive, as are the associated lists and indexes. Floor plans provided by the architects (originally prepared by the District Council) provided the basis for annotations and records of what was seen. They were not properly surveyed plans and they are not accurate dimensionally. However, they give a useful account of the layout of the building. Major errors and inconsistencies that affected the record were corrected, but the drawings should not be considered a measured survey. Notes which formed the basis of the written record were completed during the field work. No further documentary or historical research was carried out as part of the recording exercise. Consequently, the south block and the rear wing, and alterations inside, are assumed on the basis of style and the Listing to be early 20th-century and 1960s, respectively.
- 1.9 For ease of reference rooms were numbered B1-B17 in the basement, G1-G13 on the ground floor, F1-F11 on the first floor, and S1-S11 on the second (Figs 3 to 6). Main staircases were numbered ST1-3. The building is aligned off an east-west axis

very slightly towards the north-east. To simplify the description, the street frontage is assumed to face west.

- 1.10 The site archive will be deposited with Cornwall Record Office and the Royal Institute of Cornwall.

2. DESCRIPTION

Exterior

- 2.1 The external walls are made of fine Newham or Elvan stone ashlar on the main or west façade (Fig. 7). This is a stone available locally. The basement here is of finely cut, but necessarily coarser, granite. The pavement and railed-off areas outside are an integral part of the construction, also of massive granite slabs. The central front door with its fine Doric porch is central to the flanking, canted bay windows, which have recessed panels of blind balustrading under each window in the bay (Fig. 9). The central windows are segmentally arched, the side ones, flat-arched. Sash frames are essentially original, but on the ground floor the sliding panels have been replaced in the central window of each bay and the southern window of the northern one, and the glazing bars, probably six-over-six, have been removed and the glazing is now plate glass. The first floor windows have also been partly replaced and reglazed. The top floor is set back, having no bay windows. It is timber-framed and rendered on the street front but the stone side walls continue up to form its lateral element. The original hipped roof is still in place. Its covering now extends over the roof timbers of the south block, but the structure is substantially intact inside. All external stacks have been removed, and the roof covering, of small slates, clearly post-dates this demolition.
- 2.2 The side and rear walls are of sandstone and granite rubble with some schist, probably local Killas (Fig. 8). The south wall is largely obscured by the added block, but is visible from the roof space and its great thickness is evident when pierced, as it is at all levels to connect with the south block. The rear or east wall sports a large canted bay window at ground and first floor levels (Fig. 8). This is externally of sandstone rubble at the base and slate-hung above. It is a mid 20th-century addition, actually made of concrete block on a concrete slab that projects over the small and irregular canted bay that is retained in the basement (Fig. 3). It is likely that this rose to the ground floor but not the first as F2 has a complete cornice within

its current rectangular plan. To the right of the bay is the original rear wall with a blocked door at ground level and the Venetian window or *serliana* at the first floor (Fig. 8). There is no visible second floor as the rear roof slope continues down to the top of the first floor walls, in the manner of a “catslide” over an outshut. The latter is more usually seen in buildings lower down the social scale where a rear room or corridor is roofed by an extension of the main covering.

- 2.3 A stone wall projects eastwards from the side of this wall for about 2.5m (probably meaning that the rear wing was designed to be 8 feet deep) and where the current mid 20th-century wing abuts is finished with granite quoins. This wall represents the south wall of the rear wing of the 18th-century house, all that remains of this element. Its original sloping top continuing the line of the existing roof can be seen lining up with the highest granite quoin. The wall continues above this point with sandstone quoins and is part of the mid 20th-century wing (Fig. 10).
- 2.4 The early 20th-century block on the south has an ashlar stone street front in keeping with the 1776 work, but the side and rear have been finished in white painted render after complete refenestration in the mid 20th century (including wide, metal-framed, flat-fronted bays on the south elevation). This block was gutted and re-organised internally with new concrete-block internal walls on each floor, and is not further described. However, it seems possible that the rear wall was moved westwards at the time of the 1960s refit, as it is thinner than the rest of the structure and seems to butt the rear bay.
- 2.5 The large rear wing was added in the mid 20th century and partly incorporates the original much smaller rear wing. It provided offices for Kerrier District Council and at the time of the visit was empty and undergoing demolition. It is six identical bays of three storeys, of simple “Festival of Britain” design, and presumably steel-framed (Fig. 11). A further bay occupies the site of the original rear wing, incorporating its southern wall. The wing has a simple, shallow pitched, timber roof. A short block of similar style and date extends from the north side, which appears to have been fitted out as a residence. The block is of little interest and will not be discussed further.

Interior - basement

- 2.6 The basement is currently reached via a door in the rear of the south block and an opening from it into the rear room, B1. Presumably it was originally reached via a

stair from the ground floor in the main block. The position of this is uncertain but it was probably somewhere in the north-east corner (Fig. 3).

- 2.7 The west and south walls are rubble, the others will have been but are currently rendered. The small bay to the east has two small windows, seemingly, never a central light. A small blocked fireplace is in the south wall of B1. The room layout is essentially that of the original building but a wall now separates B3 from B17 and an angled partition cuts across the north-west corner of B7. All external walls have been tanked against damp except for the north end of B16. As expected this is rubble work, but the slight projection on the east end is of brick. On the same wall a chimney breast is visible in B4.
- 2.8 The wall separating B16 from B4 is a timber box-frame with brick infill, heavily whitewashed (Fig. 12). The doorways into it and B4 from B17 are 18th-century style with simple beading on the arrises.
- 2.9 In B4 and B2, the canted bays have had the central windows blocked, as has the northern one in B4. The southern window in B2 has been turned into a door, probably in the 20th century.
- 2.10 Room B8 is a documents strong room with a massive steel door. The room, and the lobby B9, were created by constructing new walls in brick in B2, presumably in the 1960s (Fig. 3).
- 2.11 An iron column, which looks like a cast iron water pipe with flanges at each end with bolt holes, is wedged in place by a stone block at the base and a wooden block at the top in B17. It supports the floor under the freestanding wooden pillar at the south-east corner of G9. This appears to be a mid 20th-century insertion, as that is the date the pillar above was created. This was necessary because the west wall of B7 was removed at this point.

Interior – ground floor

- 2.12 All the interior walls are of stud frame construction, with diagonal bracing and brick infilling, generally only 3 inches (76.2mm) thick. These have been much modified, and added to.

- 2.13 The ground floor was clearly the most important floor of the building, with the highest ceilings and most elaborate cornice mouldings. The entrance hall, G8, was until recently subdivided. This partition seemed to have been insubstantial, and had been removed at the time of the visit. The lobby was clearly first built as one space with a dentilled cornice on all walls. It is otherwise plain. At the east end is an arch with a panelled soffit, but the panelled responds it rises from are modern. This leads into a square space with arches on all four sides. Only the east and west arches (both panelled) are original, the side arches were cut through later, probably as part of the major reworking of the building which seems to have been carried out in the 1960s or so. These arches now give indirect access to the two main reception rooms G6 and G11, but these originally were reached through doors in the side of the entrance lobby. The outline of that which led into G6 is clearly visible in the plaster which covers it.
- 2.14 East of G9 is the staircase hall ST1. Until recently this contained a mid-20th century stair of odd design, replacing the 18th century one. Its insertion resulted in major changes to the staircase hall. The stair of 1776 can be reconstructed on the basis of a line in the plaster on the south wall showing the line of the final flight (Fig. 13) and the existence of a blocked doorway leading to the exterior in the east wall (Fig. 14). These two observations meant that the top flight had to run from a landing above the lintel of the door to a landing at the position of F3, the present space behind the shallow apse of F1. To reach the first landing a stair would have to rise around the north and east sides of the staircase hall via a landing in the north-east corner. The width of the stair is given by the distance from the top of the blocked door to the base of the line in the plaster on the south wall.
- 2.15 All the openings in the staircase walls are of late date and are crudely made.
- 2.16 The recent stair was demolished by the time of the visit but it rose in the opposite sense to the original and was taken through a new arched opening in the north wall to lead to a landing at a level between ground and first floors, which was that of the 1960s rear extension. The floor levels of this rear wing were at this lower level and the rooms at first floor level in the old building were lowered to meet them (see paragraphs 2.23 and 2.27 below).
- 2.17 G11 was obviously the most important room, with a more elaborate cornice than G6. A room, G12 had been contrived in recent times by partitioning off the east end, but

this had been removed by the time of the visit. The original extent was easily seen by the extent of the cornice and is marked on Fig. 4. The fireplace was on the north side, now replaced by a window. Three other windows have been cut though east of it, all mid 20th century (Fig. 4).

- 2.18 The bay window at the west end is, like all the bay windows internally, segmental in plan rather than canted as externally (Fig. 15). The panelling, cornicing and window embrasures are curved to follow this shape. All the windows on the main front on the ground and first floors have full folding shuttering which is stored away in recesses on either side of the window openings in normal Georgian mode (Fig. 16).
- 2.19 G6 is similar but slightly shorter. Light internal partitions of mid 20th-century date had been removed before the visit with little impact on the fabric. However, the wall between G6 and G7 was an original stud and brick structure, with cornicing on each room running along both its faces, and was pierced with an original arch (Fig. 15). G6 and G7 therefore could function as one room. At some point, presumably in the mid 20th century, the east side of the arch was boxed in to create an alcove in G6. This went full height and its scar could be seen on the north and south walls of G7, having been removed before the site visit.
- 2.20 All the openings into this room other than the arch were recent. The large bay at the east end is mid 20th century. The new blockwork, steels and timber were clearly evident and the original line of the main part of the east wall was shown by the cornicing (Fig. 17). Slight thickenings on the south wall indicated the chimney breasts for each room (G6 and G7), the flues being largely within the thickness of the end walls.
- 2.21 The ceiling timbers were visible as the plaster had been taken down. G11 and G6 each had heavy joists running east/west mortised into a large beam running north/south across the centre of the room. Oddly, that in G6 ran at a considerable angle across the room. No reason for this could be established. G7 had no cross beam, being a smaller room. Large wooden beams spanned the chord of the bays (Fig. 4).
- 2.22 North of the staircase hall ST1 was a passageway leading from G11 into the rear wing, G10. This must also have been the access to the original rear wing, of which no internal details survive (Fig. 4). It is not clear how the necessary access from ST1

would have been contrived (without it all access to the rear wing would be through the main reception room G11, which is hardly likely), but there may have been room for a door at the foot of the original main stair. This wall has been removed so any evidence is now lost. North again is G13, a small room separated from G11 and G10 by original studwork, the brick having been removed. There is no sign of original doorways from G10 but two new doors have been cut through the structure in the past, cutting through bracing timber. The eastern wall of this space is modern. The windows seem to be all modern too (Fig. 4). The external part of this wall was not accessible so signs of original fenestration could not be looked for.

- 2.23 Both G10 and G13 have had the ceiling lowered by about 0.90m as the room above (F4) was altered to align with the 1960s rear wing (Fig. 18).

Interior – first floor

- 2.24 The original arrangement of the first floor has been thoroughly changed. The current large front room, F1, seems to have been made by knocking the assumed three original rooms into one and pushing out a wide shallow apse into the original cross corridor, F5/F3/F6 (Fig. 5). The floor planking indicates the three rooms, with making good evident along the lines of the partition walls.
- 2.25 This room has been re-plastered (dry-lining over new studding), given a new ceiling (now removed to the timber work) and cornice and new doors have been inserted in largely new walls at each end of its east wall. Fireplaces at each end are blocked in. Bays are as described on the ground floor.
- 2.26 A fragment of 1776 stud and brick partition survives at the south side of the apse, with a blocked doorway in it (Fig. 19).
- 2.27 The cornice that runs around the top of ST1 is presumably original, and is replicated in F3 on the back of the apse. It is the same model as used in F1. F3 has now been widened by the creation of the balcony overlooking the stairwell, and access to it from the mid 20th-century stair was contrived by running a new flight (ST3) in what was earlier the corridor to the rear wing (and possibly the staircase to the second floor). At the lower level this also gave access to F4. The floor of F4 was lowered to align with the first floor level of the 1960s rear wing. Despite the alteration, F4 retains the 1776 plan and its west wall above the original first floor level. A relict doorway into it from F5 is still apparent.

- 2.28 When the 1776 stair rose to F3, and there was no apse, there was presumably access from the corridor into the central room at the front, whereas access to the side and grander rooms was from F5 and F6 which were reached from F3 through arched openings with beaded mouldings in the plaster (Fig. 26).
- 2.29 The original quality and function of F4 is unclear as it has lost its ceiling and any decorative details. F2, however, its counterpart in the south-east corner of the first floor, had a plain moulded cornice and a fireplace (now blocked). As the cornice is complete implying a flat rear wall, the small rear bay does not seem to have reached this high. It was presumably a small but pleasant bedroom. Like G7, it has been extended considerably by the addition of the modern bay, in concrete block and steel. Its north wall is the stairwell wall and is of timber studding with brick. This is the largest expanse of original internal stud and brick wall, and may well have to be demolished for structural reasons. The timbers are nominally 3" scantling and set at centres of about 20" (two bricks apart). The bricks are laid on edge, hand made, no frog, and measure 9¼in x 4¼in x 2¼in, fairly typical for a late 18th-century date. All are laid in a lime mortar that has completely denatured. Every three courses a thin strip of timber has been laid in the horizontal joint (Fig. 20). Oddly, F2 seems to have had two doors from the corridor, now blocked.

Interior – second floor

- 2.30 A major puzzle in this building is how the second floor was reached before the changes of the 20th century. Since the addition of the 1960s rear wing, access has been from there, via the upper part of ST3 (labelled ST3a as it does not directly connect with ST3), or via the stair in the southern block with access knocked through the original south wall. The main stair did not rise above the first floor. The stair may have been in the small rear wing of the 1776 building, but because of the roof slope the final flight would still have to rise in the main body of the building. The existing early floors and partitions in the north-east corner of the second floor, rooms S5-8 make it reasonably clear that the stair was not here. It seems it must have risen in the space occupied by ST3a, but as it is quite clear that the stair did not exist on the ground floor, must have been reached from the rear outshot. No direct evidence of the stair is visible in the building today (but see the comment on access to S8, paragraph 2.31).

- 2.31 The Listing description has the top floor of the building as a recent addition. Inspection makes it quite clear that it is original to the 1776 construction. Like the first floor the rooms are articulated along a central corridor, S4. Its south end has been modified to improve access from the south wing stair, ST2 (Fig. 6). On the east side it opens into two attics (S9 and S10) south of ST3a, under the roof slope. The next attic along is S8, which is reached, seemingly, through an early doorway from the top of ST3a. This supports the idea that this is where the original stair rose. All these rooms have old lath and plaster finishes, and the roof timbers, where exposed are limed. Small hatches give access to the eaves spaces.
- 2.32 S8 is separated from S5 and 6 by a partition of horizontal planks set on a roof truss and supported by subsidiary studs, all limed (Fig. 21). Early floor boards still survive over this area making it not a candidate for the stair well. This space, however, was also different from the other attics in that it extended across the width of the corridor S4 and was reached through a door across the corridor. This doorway retained its 18th-century style beaded architrave (Fig. 26). None of these rooms on the east side of the corridor had natural light, unless skylights had earlier existed.
- 2.33 The area west of the corridor is now one large room reached by three doors from it. Each of these has a mid 20th-century architrave hiding one of 18th-century style, similar to that in S5 (Figs. 22 and 26). A fourth doorway is visible blocked at the south end (Fig. 6). These doors are demonstrably contemporary with the skirting boards until recently hidden by 1960s dry-lining. Oddly, the skirting boards are equally demonstrably contemporary with the recently removed stud partitions that divided the large central room into three, S1, S2 and S3. Therefore the undivided central room had two doors. It also had a small, blocked window, originally allowing borrowed light into the corridor.
- 2.34 Blocked fireplaces at each end of the room showed that S1 and S3 were heated, but the central room was not. These fireplaces were set in the original end walls which are of one build all the way from the basement to the eaves of the hips.
- 2.35 The front or west wall is timber-framed, of studwork similar to the other studwork, but with no brick as far as can be seen (Fig. 23). It was finished in render externally and lath and plaster internally. Five sash windows were set in it. The sash boxes are original but the sliding panes are mid 20th-century replacements, with plain horns and minimal glazing bar mouldings, a mere chamfer in all but the central window.

The top timber of the sash box externally is a continuous beaded timber that runs the full length of the wall and in effect provides the first element of the simple cornice-like fascia. The rest of the fascia however has been renewed. It is nailed to the projecting ends of the tie beams.

- 2.36 The entire room was, when in three sections, wallpapered with a stippled or marbled effect paper in ochre and pinkish reds. This was left in place when the room was dry-lined. Some graffiti were recorded on the second interfenestration from the south, drawn in pencil on the wallpaper (Fig. 24). The ceiling had been replaced with plasterboard and a skim when this work was done and the timber work supporting it and nailed to the roof timbers was reworked at this time, using some of the old wood.

3. THE ROOF

- 3.1 The foregoing will have made it obvious that the roof is integral with the timber structure of the top floor. Apart from its style and condition, this is what makes it clear that it is part of the 1776 building. The wood used is soft wood, probably pine or fir. The scantling of the main timbers is 6¹/₈in x 3in. The front wall is 5in thick (Fig. 24).
- 3.2 The design is typical of the later 18th century, relatively shallow-pitched and fully hipped. It is technically a queen strut truss with through-purlins carried on the back of the principal rafters and carrying the common rafters. The principals were overlapped at the apex, in a double lap joint and pegged, and the resultant notch carried a ridge piece. The feet of the principals were set in a notched mortise and tenon on the tie beam (or the floor joists at the east) and pegged. The principals rested on the beam some distance short of the wall to allow the rest of the roof to fit, as it were, over the wall face. There are three sets of purlins on the west slope, and six on the east which carried on down to the eaves at the top of the first floor on this side. The lower slope was a simple slope and not hipped. The tie beam, which at the west rested on the wall plate of the front frame (with no jointing), on the east was pegged and tenoned to the long principal which carried on down to the top of the eastern stone wall and either rested on a wall plate or pads. The only truss which could be seen at this point was the northernmost, which rested on a modern wall replacing the demolished 18th century one. The struts were half-lapped on to the tie beam and principals and fixed with a single large nail. A point worth noting is the

great length of the timbers, over 30 feet for the lower floor joist-come-tiebeam and over 26 feet for the eastern principals.

- 3.3 The hip was conventional but solidly built with a central hip principal joining the apex of the end truss, although it was not possible to see the joint. Two angle rafters ran to the same point from the corners, and all supported two hip purlins which took the common rafters. There was no cross bracing of any sort.
- 3.4 There were six trusses and all were fitted with an iron rod brace running from the apex to the centre of the tie beam. The end of the rod was flattened, turned over into a flange this was set into a groove in the timber. A nail was then set through a hole in the flat ends to secure it. This is odd, as a wooden kingpost in this position is normally considered to be in compression, not a force easily met with by a thin rod. If the tie beam were to sag, however, this would pull the apex downwards, increasing spreading.
- 3.5 This combination of soft wood, traditional jointing, iron work and some nailing combines with the design and style of the roof to make a late 18th-century date incontrovertible. There has been some repair, but not a great deal. The roof of the south block has been simply added on to and over the southern hip, replicating its shape, but not its design. The 1960s rear wing rather simply butts the structure in a gable.

4. DISCUSSION

- 4.1 The Willows is a late 18th-century, stone-built house with no evidence above ground of an earlier structure. In its original form it was a double-pile, double-fronted house of up-to-date, but not avant-garde, design. The more or less rectangular plan was supplemented by a small rear wing on the north side of the east front, which presumably housed some services. A small passage led from it into the main block and it probably housed a service stair at first and second floor levels. Only its southern wall survived to be considered in this report.
- 4.2 The house was built on four or perhaps one could say, three and a half, floors: basement, ground floor, first floor and second, partly attic floor. The basement would have housed the kitchen, possibly servants' hall, and storage for food, drink and fuel

etc. The main show floor was the ground floor with an entrance hall leading to a grand staircase lit by the grandest architectural feature, the Venetian window or *serliana*. There were three architecturally treated rooms whose detail is largely lost but included well-carpentered bays with shuttered sash windows, elaborate cornicing and presumably fine fireplaces and doors, the last all gone. G11, the largest and grandest, was complemented by the linked double room G6/7 with its elliptical archway in the centre and probably a small bay on the east and hardly less impressive.

- 4.3 The grand staircase, whose detail eludes us, ran up the stair well in a clockwise direction in three flights and must have been particularly impressive. It led to the more intimate but still comfortable first floor which would have been bedrooms. Two grand and two slightly smaller rooms existed here, all heated, and it is possible that the room between the front two was an (unheated) shared dressing room. A bathroom and necessary house may have existed in the outshut.
- 4.4 The top floor would have been servants' and children's quarters plus clothes storage and so-on. The end rooms with fireplaces could have been for the nursery and the head servant, the central area being unheated bedrooms. The outshut did not reach so high, but could have provided access to a stair on the site of ST3a.
- 4.5 The date of the addition of the south block is unknown, but could be any time in the first half of the 20th century. It was gutted and re-fenestrated in the 1960s or so, presumably as part of a major reworking of the building that also saw the addition of the large rear wing and the internal and external changes to the old block described above. It is considered possible that it was extended eastwards in the 1960s. This was, presumably, all done to provide offices and accommodation for Kerrier District Council.
- 4.6 As part of the permitted changes, in 2008, the rear wing is to be removed and the main block is to undergo more changes. The last element of the 18th century rear wing will go, new stairs will be punched through the floor and ceilings of G11 and G6, and from the proposal plans made available to this author, the last remnants of the 18th century internal walls, at least on the ground floor will be removed. It has not been possible to comment on the impact on the upper floors, although it is understood that the front second-floor elevation will be removed and replaced on

structural grounds, and that the entire height of the south wall of the staircase is likely to go for similar reasons.

5. CA PROJECT TEAM

5.1 Fieldwork was undertaken by Peter Davenport who also wrote this report. The illustrations were prepared by Lorna Gray. The archive has been compiled by Peter Davenport, and prepared for deposition by Katherine Price. The project was managed for CA by Richard Young.

6. REFERENCES

CA (Cotswold Archaeology) 2008 The Willows, Church Street, Helston, Cornwall. *Written Scheme of Investigation for Standing Building Recording*

CCC (Cornwall County Council) 2008 *Brief for Archaeological and Photographic Building Recording*

Appendix 1

The DCMS Listing description

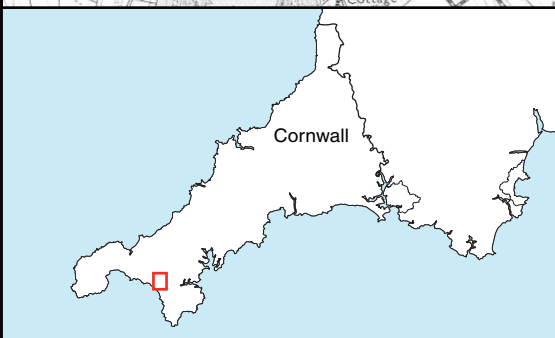
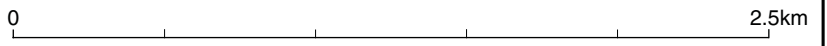
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Date of last amendment: 09 February 1994

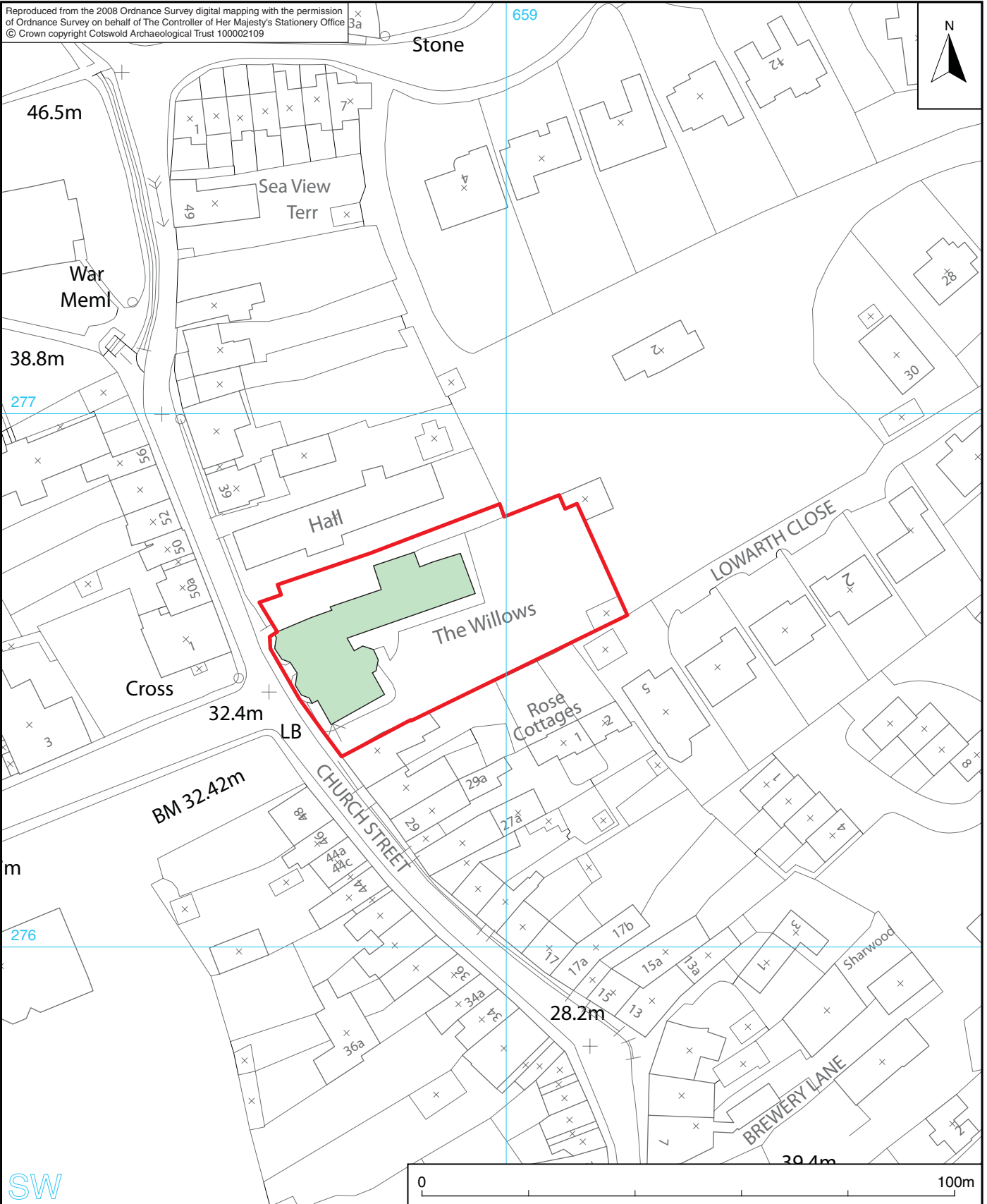
Grade II

HELSTON SW6427 CHURCH STREET 631-1/4/30 (East side) 22/05/72 No.35 The Willows, and attached forecourt walls and railings (Formerly Listed as: CHURCH STREET (East side) No.35 RDC Offices) GV II Large town house, now offices. 1776, altered, heightened and extended in the C20. Newham stone ashlar with plinth, sill strings, mid-floor band and moulded cornice to parapet; rendered additional storey above parapet with hipped asbestos slate roof. Large plan with C20 extension on the right and deep wing at rear left. Mid Georgian style. Original front is 2 storeys over basement; symmetrical 1:1:1 bays with central entrance bay flanked by wide 3-light canted bays. Late C19 two-pane hornless sashes; round-arched central lights to ground floor of bays, otherwise flat arches; original round-arched doorway with open pediment, engaged Tuscan columns surmounted by entablature and petalled fanlight over altered panelled door. 5-bay extension above with 20-pane sashes and 1-bay pastiche extension on right with letterbox on its left. Rear has original Venetian stair window. INTERIOR: entrance hall with original moulded ceiling cornice with dentils; stair hall with moulded ceiling cornice and Doric frieze to stair window. Subsidiary features: granite ashlar plinth to forecourt walls surmounted by wrought-iron railings with close-set bars, doubled to bottom with arrow-head finials; basement gate on the right.

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 COTSWOLD ARCHAEOLOGY			
PROJECT TITLE The Willows, Church Street Helston, Cornwall			
FIGURE TITLE Site location plan			
DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:25,000@A4	2609	1



SW

- site
- recorded building



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

**The Willows, Church Street
Helston, Cornwall**

FIGURE TITLE

**The site, showing location of
buildings**

DRAWN BY

LG

SCALE

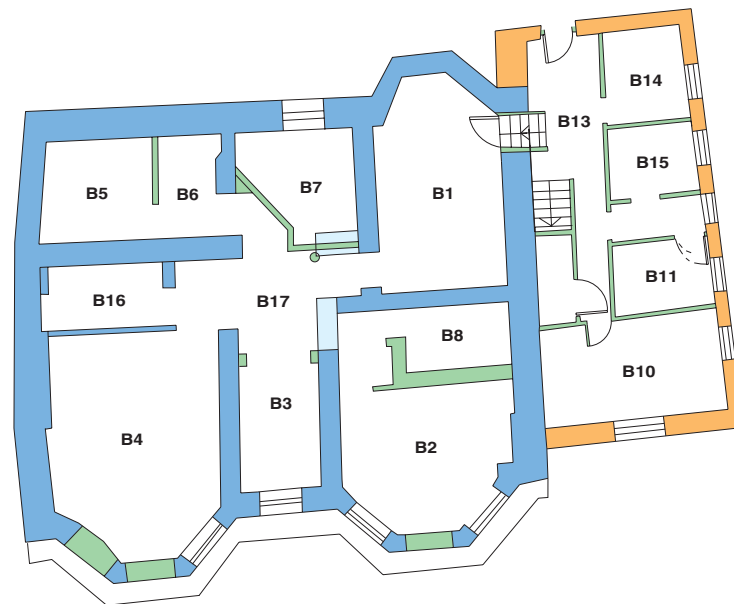
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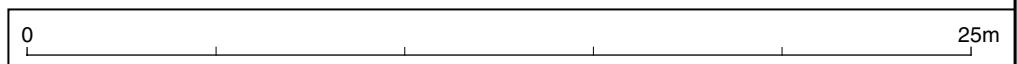
2609

FIGURE NO.

2



BASEMENT PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Basement phased plan

DRAWN BY

LG

SCALE

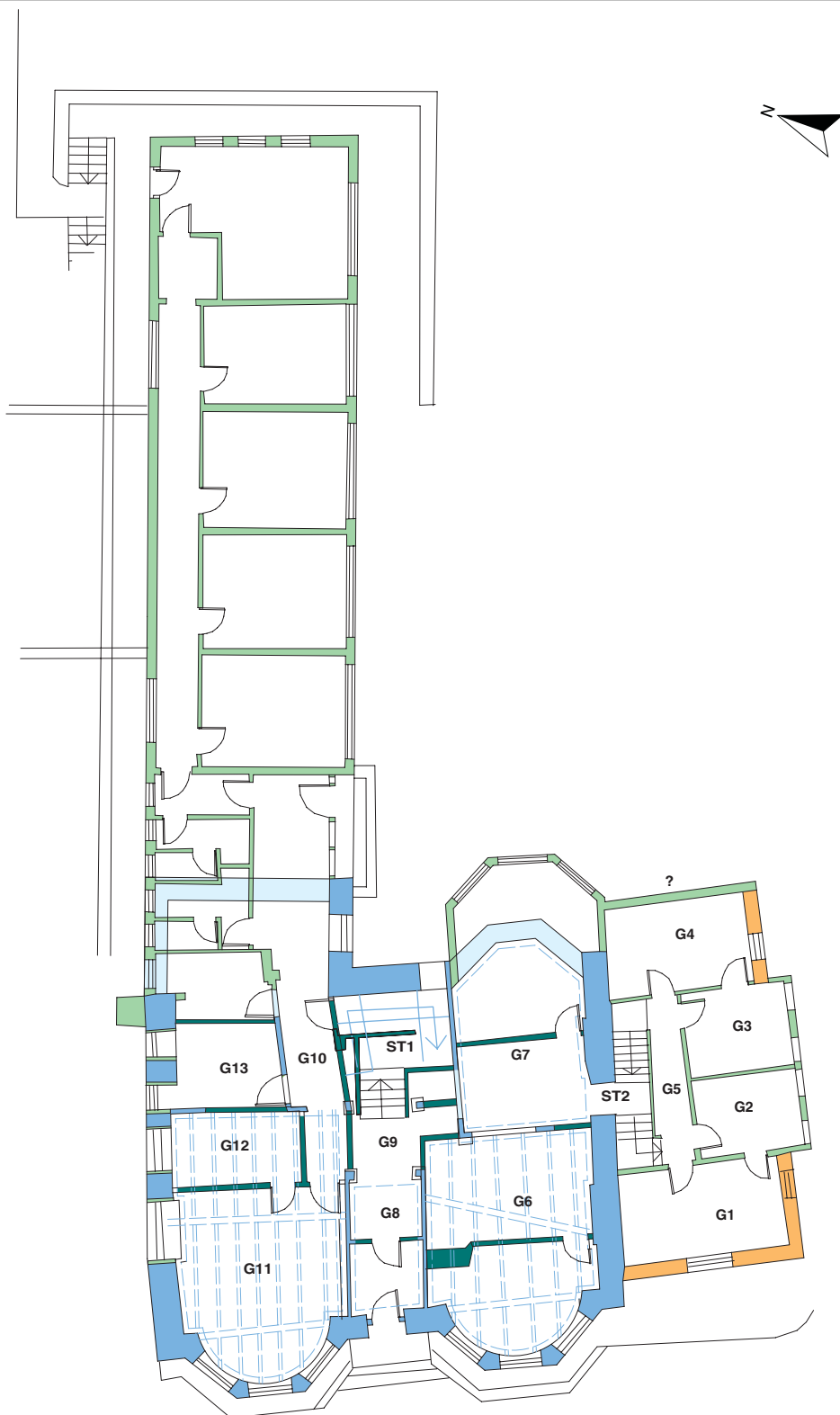
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PROJECT NO.

2609

FIGURE NO.

3



GROUND FLOOR PLAN

0 25m

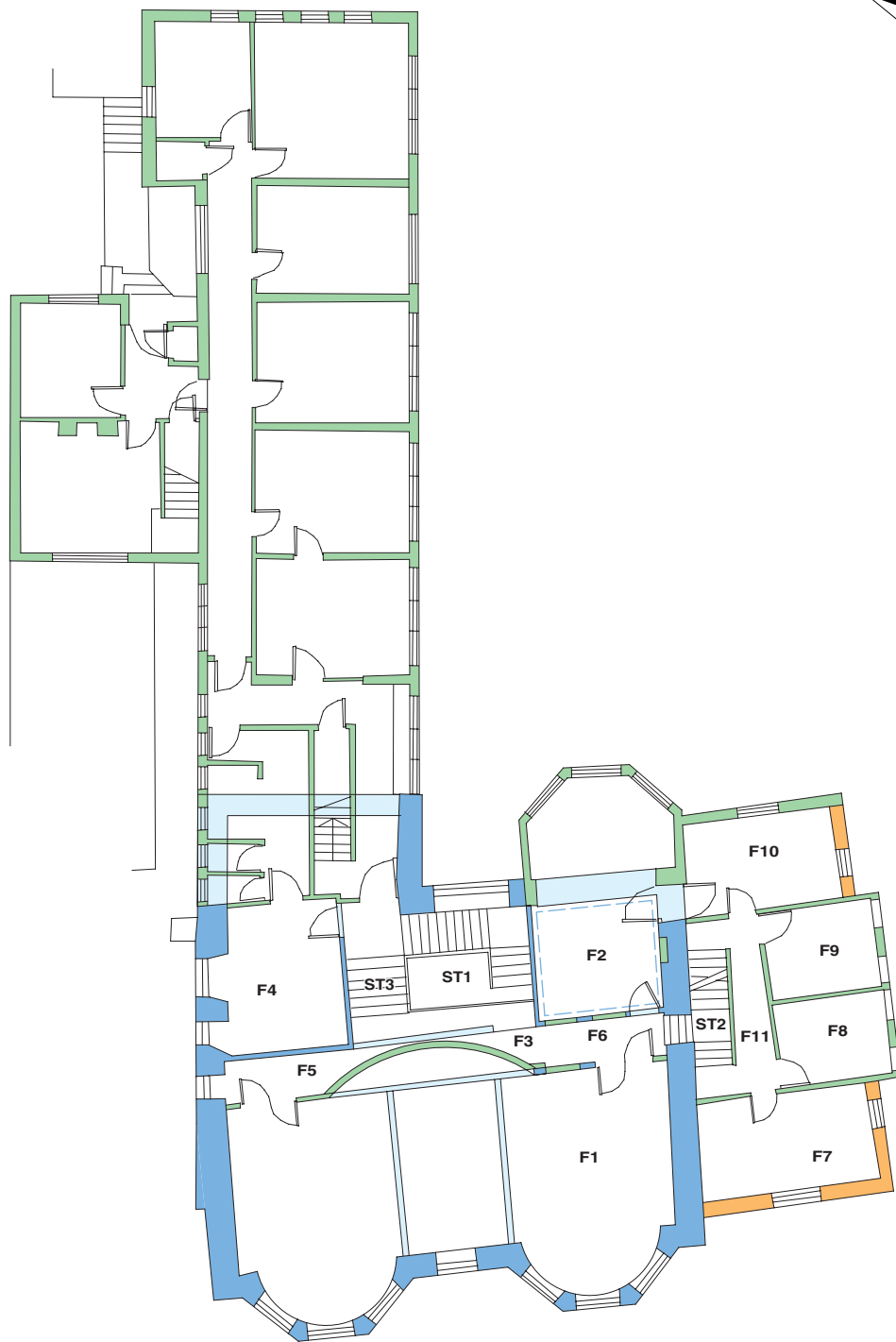
- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit
- 18th-century timbers & cornices



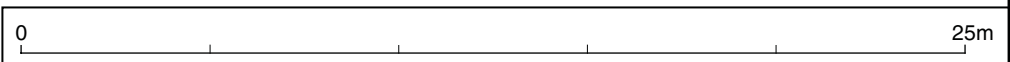
PROJECT TITLE
The Willows, Church Street
Helston, Cornwall

FIGURE TITLE
Ground floor phased plan

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:200@A4	2609	4



FIRST FLOOR PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

First floor phased plan

DRAWN BY

LG

SCALE

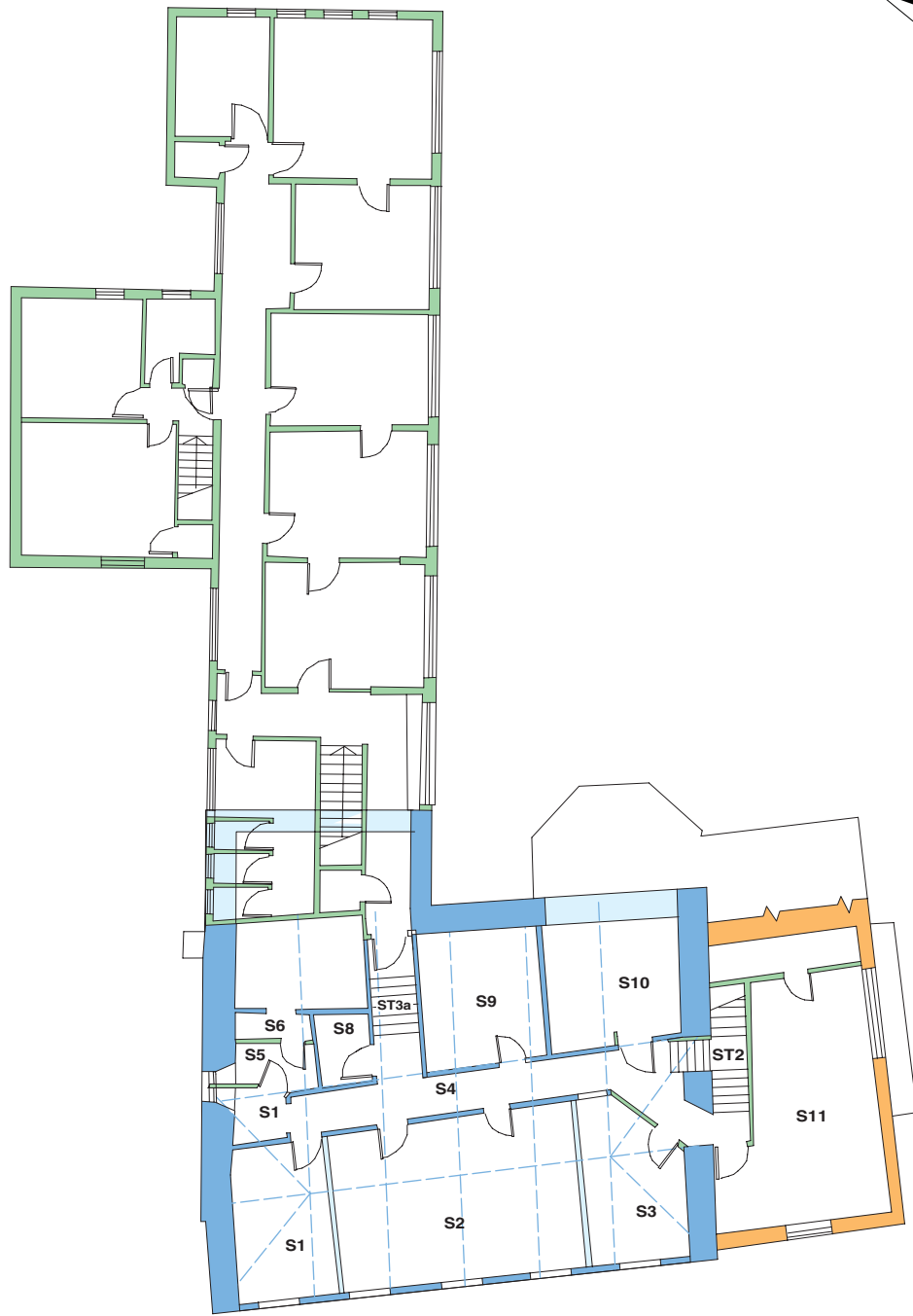
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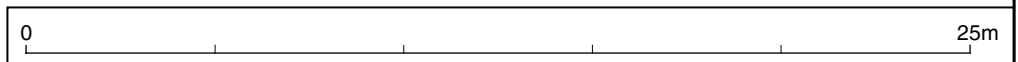
2609

FIGURE NO.


5



SECOND FLOOR PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.

 COTSWOLD ARCHAEOLOGY			
<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall			
<small>FIGURE TITLE</small> Second floor phased plan			
<small>DRAWN BY</small> LG	<small>SCALE</small> 1:200@A4	<small>PROJECT NO.</small> 2609	<small>FIGURE NO.</small> 6



7



8

7 West elevation

8 East elevation



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

7 & 8



9

9 The front doorcase and bays from the west, scale 2m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

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PROJECT NO.

2609

FIGURE NO.

9



10

10 The south wall of the original rear wing, looking north-west



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

**The Willows, Church Street
Helston, Cornwall**

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

10



11 The 1960s rear wing, the eastern end, looking north



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

11



12

12 The box frame wall in the basement, looking south-west. The doorways are both original. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

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SCALE

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PROJECT NO.


2609

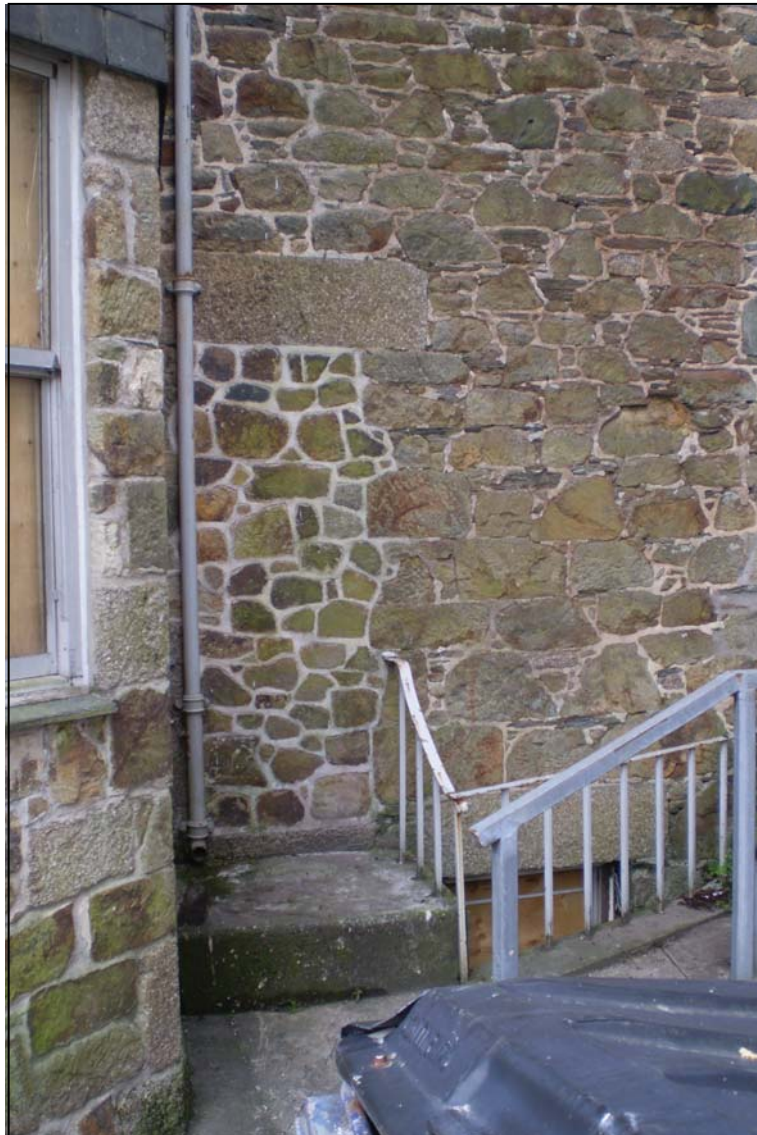
FIGURE NO.

12



13

<p>13 The south wall of the stair well (ST1), showing the stud and brick construction and the line of the original stair (running from the green paint, lower centre, to to the coving under the gallery)</p>			<p>COTSWOLD ARCHAEOLOGY</p>	
	<p><i>PROJECT TITLE</i> The Willows, Church Street Helston, Cornwall</p>			
	<p><i>FIGURE TITLE</i> Photograph</p>			
	<p><i>DRAWN BY</i> LG</p>	<p><i>SCALE</i> n/a</p>	<p><i>PROJECT NO.</i> 2609</p>	<p><i>FIGURE NO.</i> 13</p>



14

14 The blocked doorway leading into ST1, looking west



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

14



15



16

15 The curved interior of the bay window in G6, seen from G7 and the arch between them

16 The window shutters in the south bay of room F1



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

DRAWN BY

LG

SCALE

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PROJECT NO.

2609

FIGURE NO.

15&16



17 The steels, concrete and new wood and the cornice corner where the new bay joins room G7, looking south-east



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

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SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

17



18

18 The interior of room F4, looking west. The floor has been lowered as can be seen from the studwork and the floor of F1 ahead



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

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SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

18



19

19 Blocked door and fragment of 18th century studding in F1, looking east. Scale 2m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

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n/a

PROJECT NO.

2609

FIGURE NO.

19



20



21

20 The north and west walls of F2, looking west.
Scale 2m

21 The original boarded partitions in attics S5/6, looking south-east. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

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PROJECT NO.

2609

FIGURE NO.

20&21



22 Room S1/2/3 looking north. White painted door architraves were set within the blue painted originals and boxed them in. The dry-lining studwork is contemporary with the later door frames

23 The top floor, west front, looking south. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

DRAWN BY

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SCALE

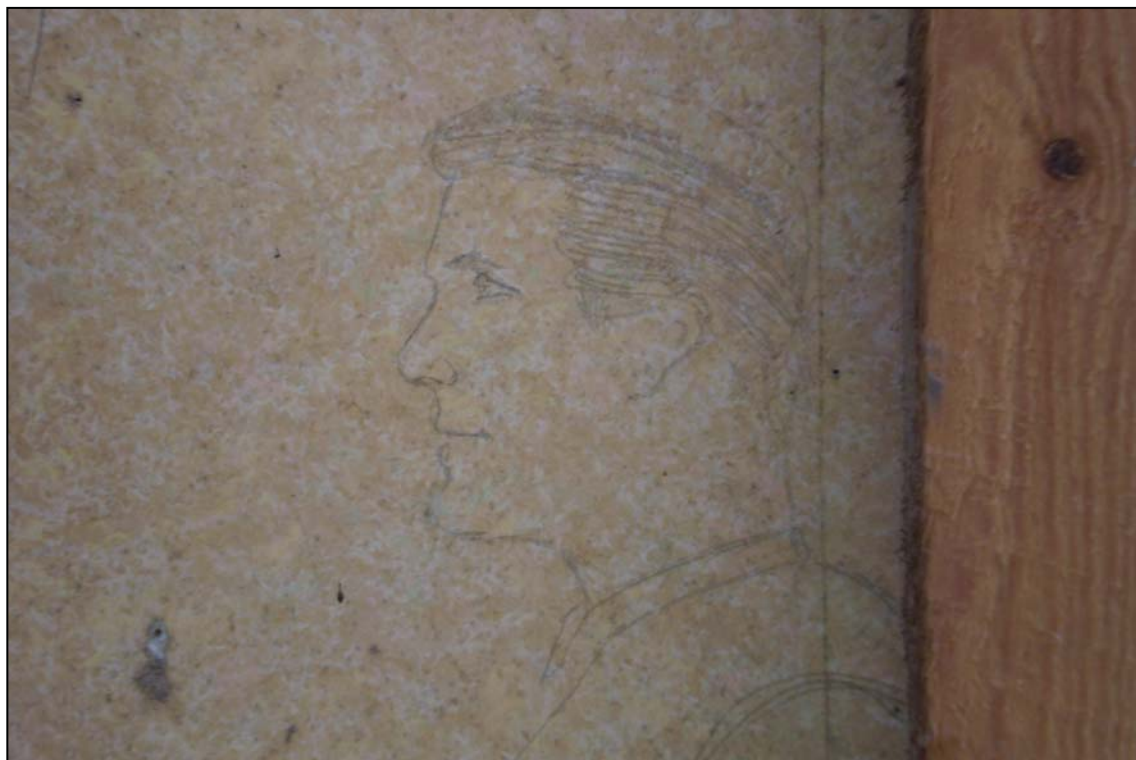
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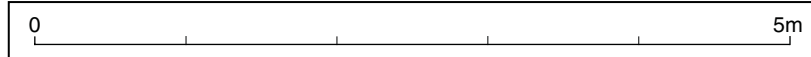
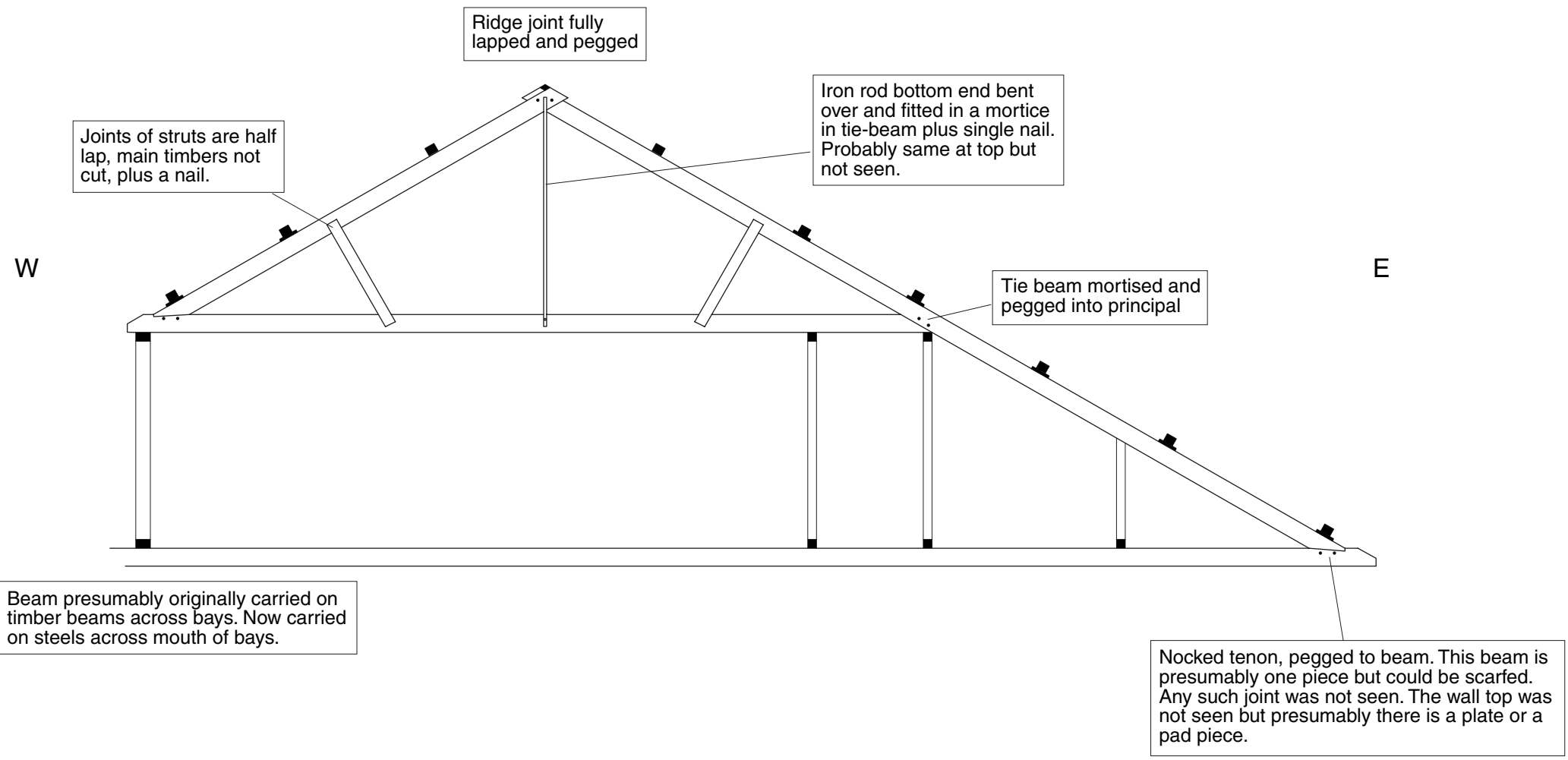
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FIGURE NO.

22&23



<p>24 Graffito on the interior of the west wall of the top floor. About 80mm across</p>	 COTSWOLD ARCHAEOLOGY		
	<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall		
	<small>FIGURE TITLE</small> Photograph		
	<small>DRAWN BY</small> LG	<small>SCALE</small> n/a	<small>PROJECT NO.</small> 2609



<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall			
<small>FIGURE TITLE</small> Typical west-east cross-section of the roof structure			
<small>DRAWN BY</small>	<small>SCALE</small>	<small>PROJECT NO.</small>	<small>FIGURE NO.</small>
LG	1:50@A3	2609	25



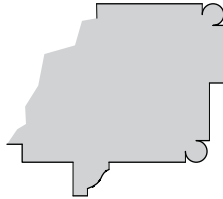
Profile of architrave to arched openings between F3, and F5 and F6



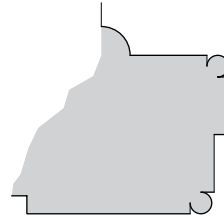
Profile of original stiles of sashes in F1 (glazing bar profile inset)



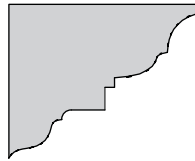
Profile of rails and stiles of window shutter panelling



Profile of architrave to doors from S4 into S1-3 (corridor to top)



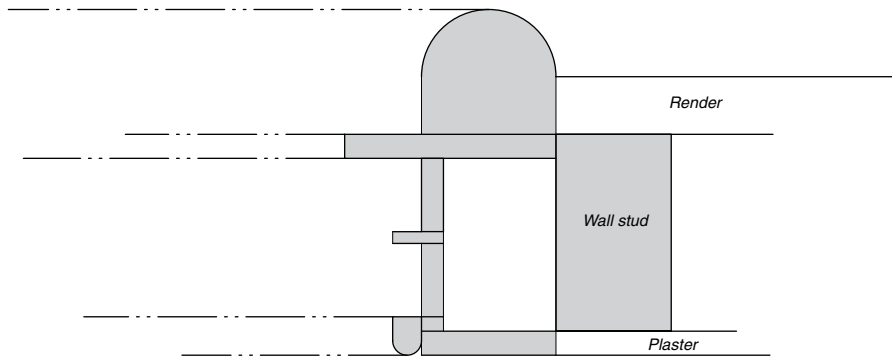
Profile of architrave to door at N end of S4 (corridor to top). Similar profiles are found on the doors to B4 and B16.



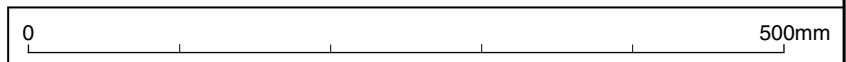
Profile of ceiling cornice in room F2



Profile of skirting in rooms S1-3



Section of typical sash box and adjacent wall; west wall of S1-3, exterior to top.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Profiles/cross-sections of 18th-century mouldings at the Willows

DRAWN BY

LG

SCALE

1:5@A4

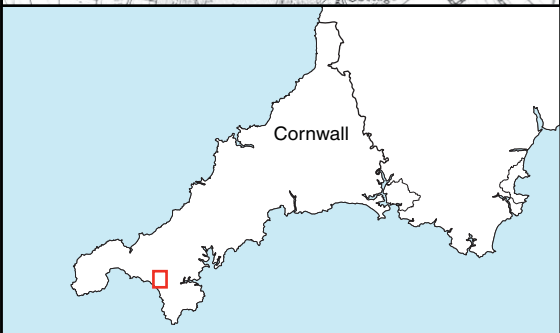
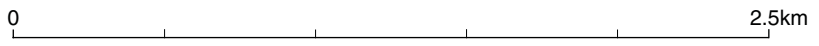
PROJECT NO.

2609

FIGURE NO.

26

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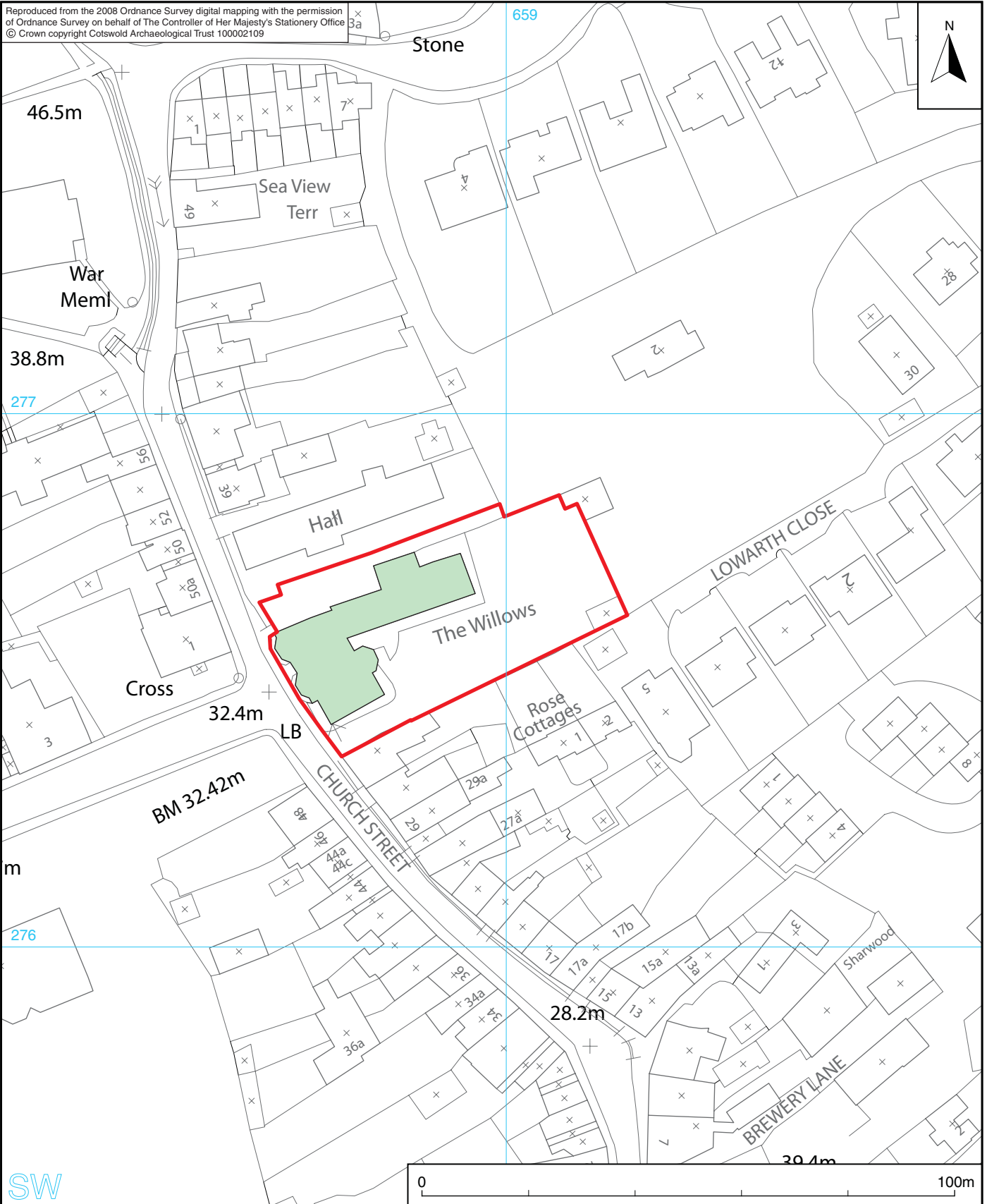


 **COTSWOLD ARCHAEOLOGY**

PROJECT TITLE
**The Willows, Church Street
 Helston, Cornwall**

FIGURE TITLE
Site location plan

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:25,000@A4	2609	1



SW

- site
- recorded building



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

**The Willows, Church Street
 Helston, Cornwall**

FIGURE TITLE

**The site, showing location of
 buildings**

DRAWN BY

LG

SCALE

1:100@A4

PROJECT NO.

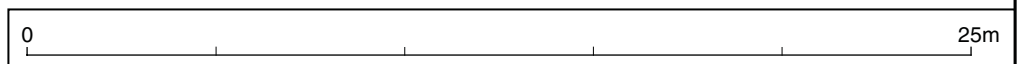
2609

FIGURE NO.

2



BASEMENT PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Basement phased plan

DRAWN BY

LG

SCALE

1:200@A4

PROJECT NO.

2609

FIGURE NO.

3



GROUND FLOOR PLAN

0 25m

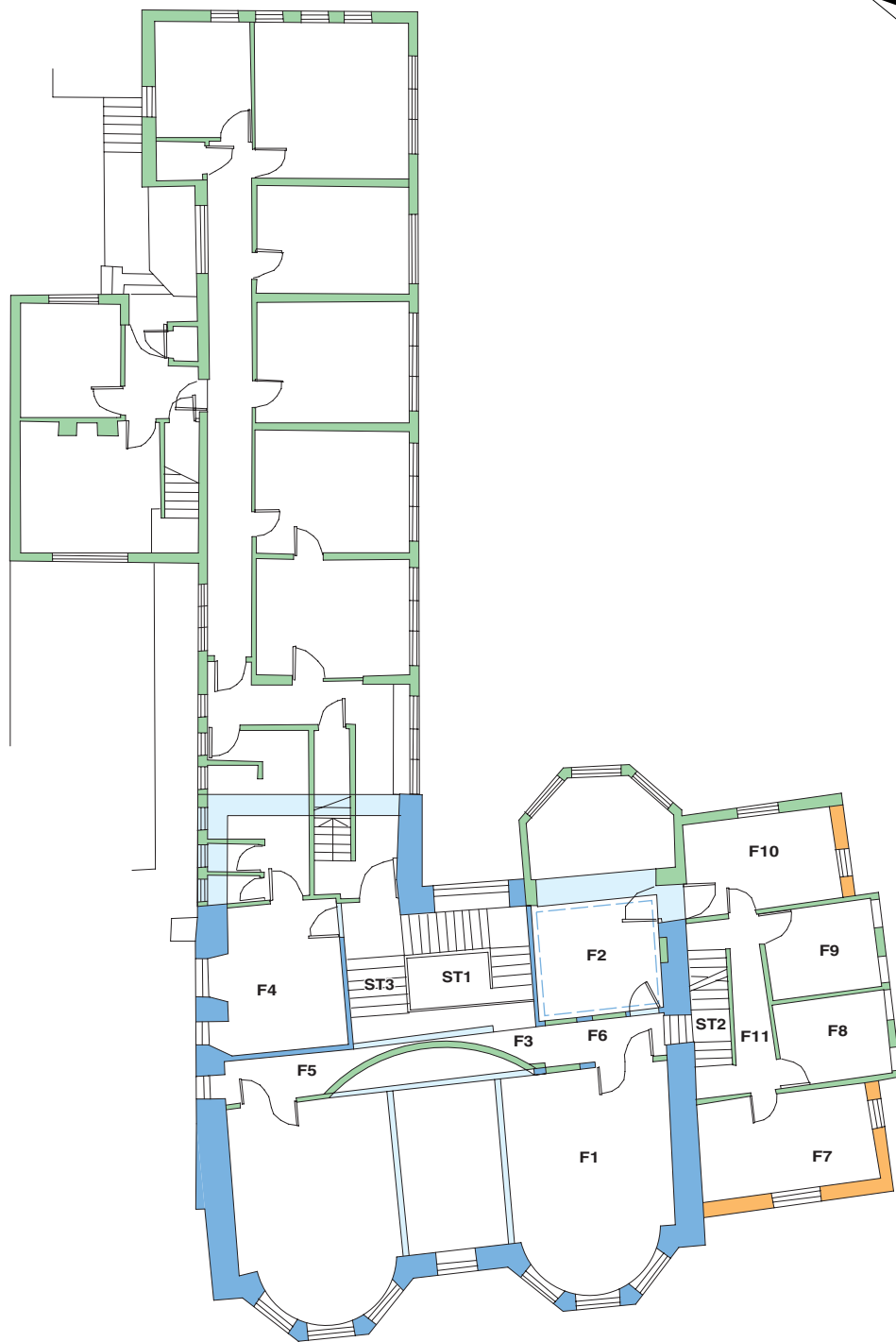
- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit
- 18th-century timbers & cornices



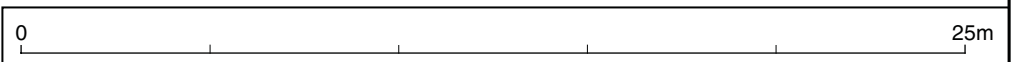
PROJECT TITLE
The Willows, Church Street
Helston, Cornwall

FIGURE TITLE
Ground floor phased plan

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:200@A4	2609	4



FIRST FLOOR PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

First floor phased plan

DRAWN BY

LG

SCALE

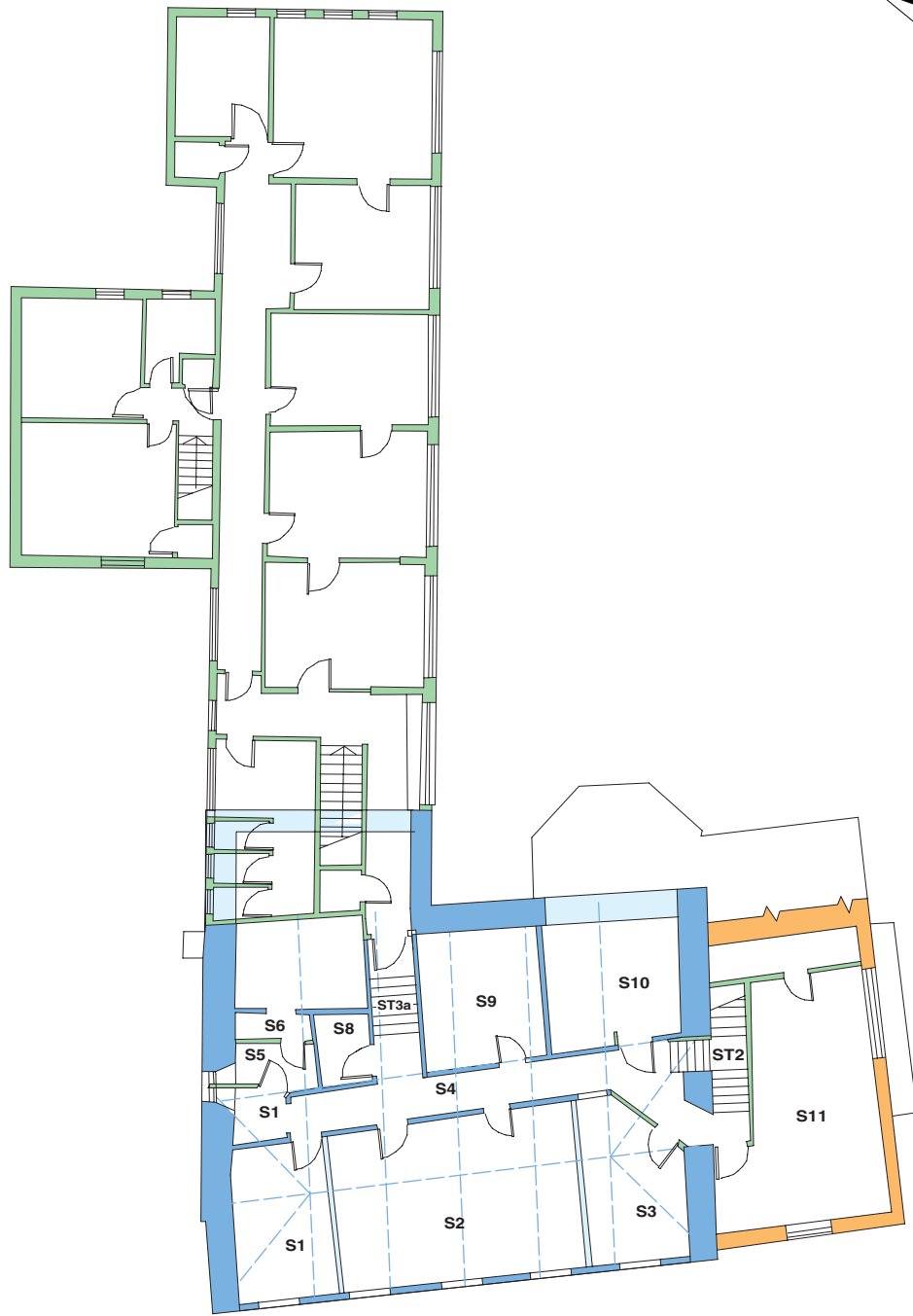
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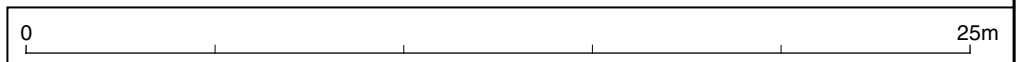
2609

FIGURE NO.


5



SECOND FLOOR PLAN



- 1776
- 1776 demolished
- "1900"
- "1960"
- "1960" demolished at time of visit.

 COTSWOLD ARCHAEOLOGY			
<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall			
<small>FIGURE TITLE</small> Second floor phased plan			
<small>DRAWN BY</small> LG	<small>SCALE</small> 1:200@A4	<small>PROJECT NO.</small> 2609	<small>FIGURE NO.</small> 6



7



8

7 West elevation

8 East elevation



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

7 & 8



9

9 The front doorcase and bays from the west, scale 2m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

9



10

10 The south wall of the original rear wing, looking north-west



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

10



11 The 1960s rear wing, the eastern end, looking north



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

11



12

12 The box frame wall in the basement, looking south-west. The doorways are both original. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

12



13 The south wall of the stair well (ST1), showing the stud and brick construction and the line of the original stair (running from the green paint, lower centre, to to the coving under the gallery)



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

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SCALE

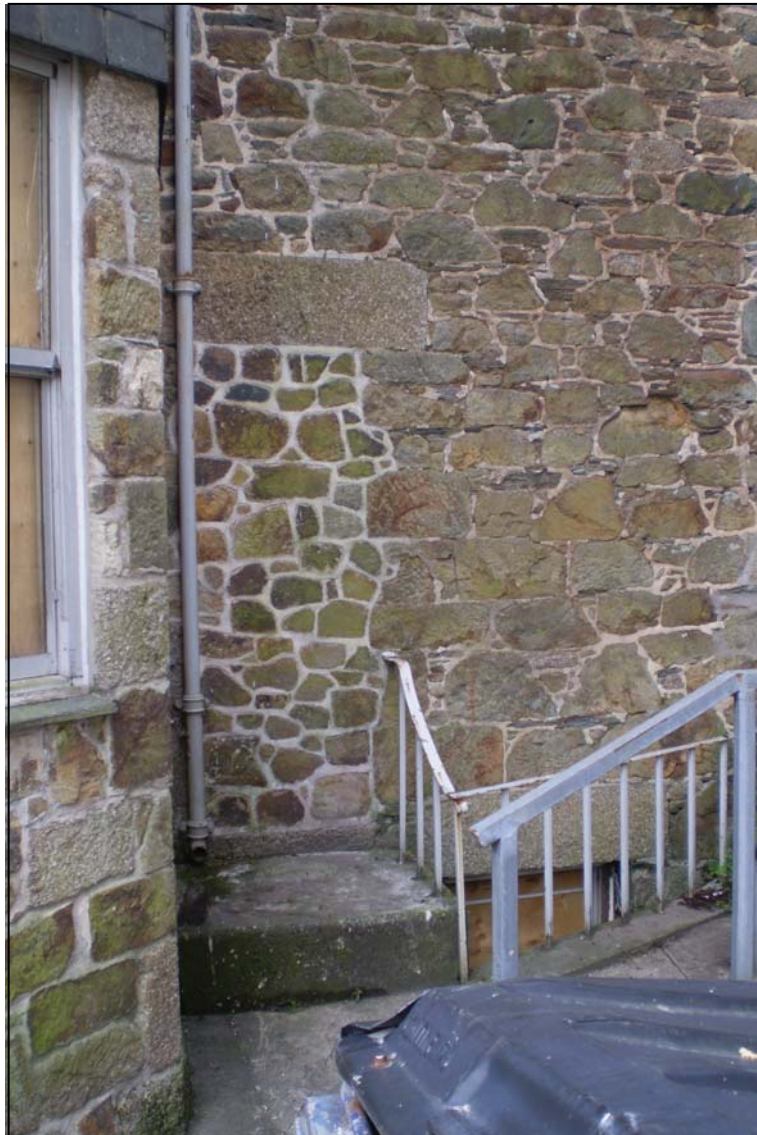
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PROJECT NO.

2609

FIGURE NO.

13



14

14 The blocked doorway leading into ST1, looking west



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

14



15



16

15 The curved interior of the bay window in G6, seen from G7 and the arch between them

16 The window shutters in the south bay of room F1



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

15&16



17 The steels, concrete and new wood and the cornice corner where the new bay joins room G7, looking south-east



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

17



18

18 The interior of room F4, looking west. The floor has been lowered as can be seen from the studwork and the floor of F1 ahead



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

**The Willows, Church Street
Helston, Cornwall**

FIGURE TITLE

Photograph

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

18



19 Blocked door and fragment of 18th century studding in F1, looking east. Scale 2m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photograph

DRAWN BY

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SCALE

n/a

PROJECT NO.

2609

FIGURE NO.

19



20



21

20 The north and west walls of F2, looking west.
Scale 2m

21 The original boarded partitions in attics S5/6, looking south-east. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

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FIGURE NO.

20&21



22 Room S1/2/3 looking north. White painted door architraves were set within the blue painted originals and boxed them in. The dry-lining studwork is contemporary with the later door frames

23 The top floor, west front, looking south. Scale 1m



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Photographs

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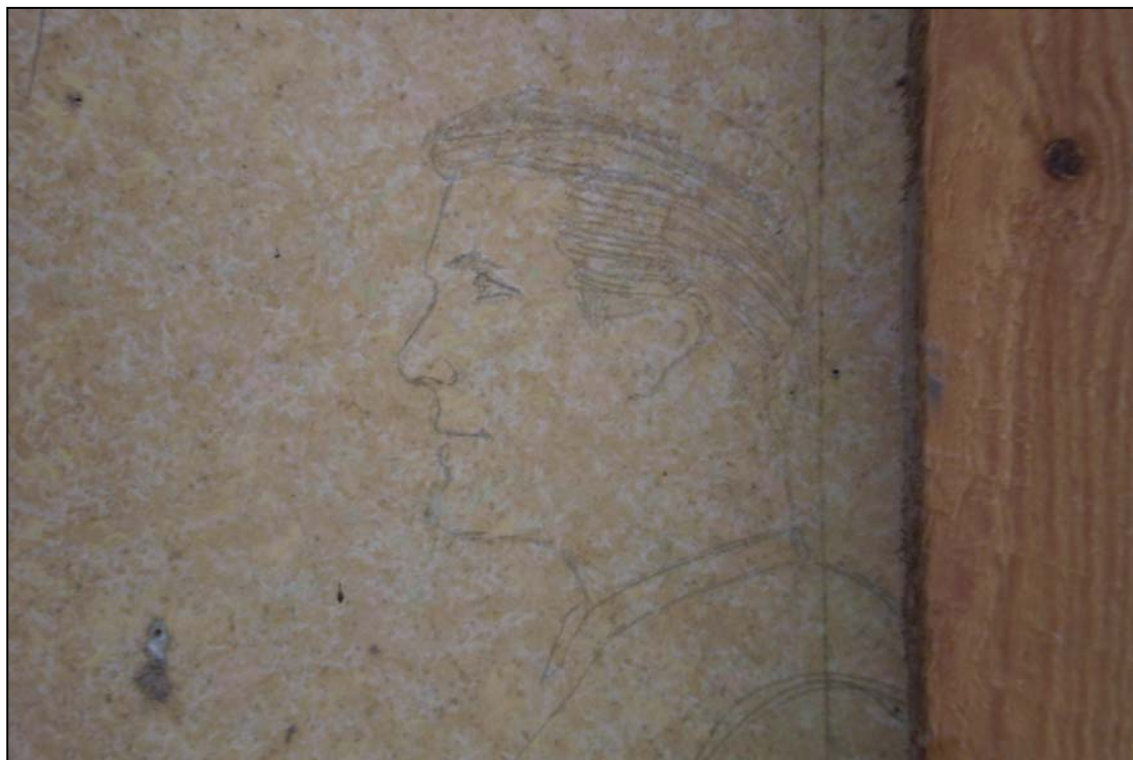
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PROJECT NO.

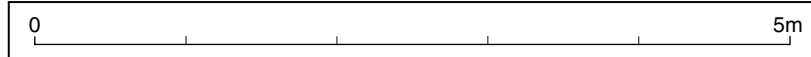
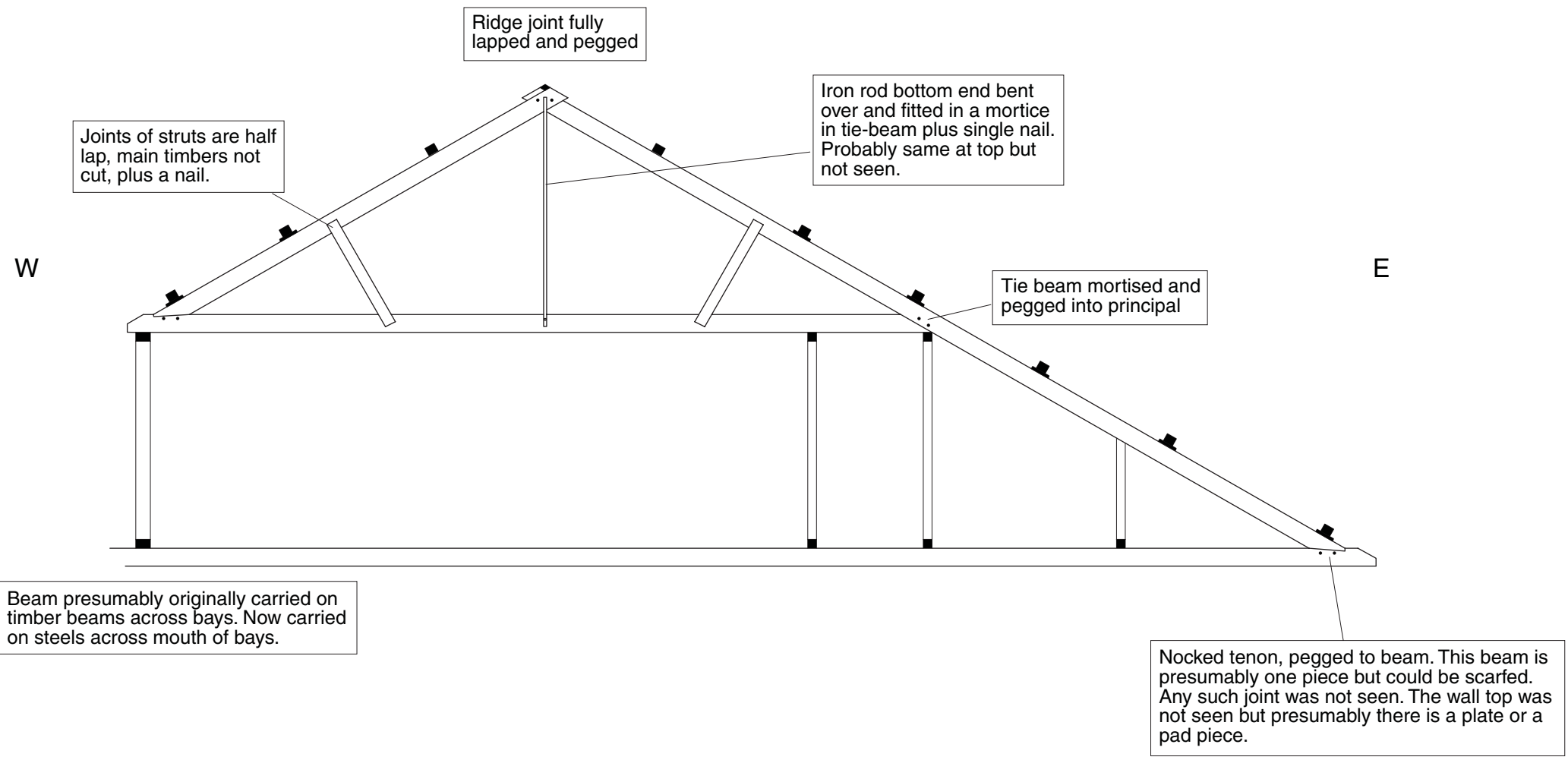
2609

FIGURE NO.

22&23



<p>24 Graffito on the interior of the west wall of the top floor. About 80mm across</p>	 COTSWOLD ARCHAEOLOGY		
	<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall		
	<small>FIGURE TITLE</small> Photograph		
	<small>DRAWN BY</small> LG	<small>SCALE</small> n/a	<small>PROJECT NO.</small> 2609



<small>PROJECT TITLE</small> The Willows, Church Street Helston, Cornwall			
<small>FIGURE TITLE</small> Typical west-east cross-section of the roof structure			
<small>DRAWN BY</small>	<small>SCALE</small>	<small>PROJECT NO.</small>	<small>FIGURE NO.</small>
LG	1:50@A3	2609	25



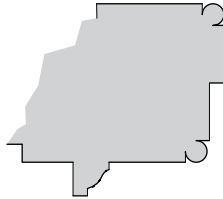
Profile of architrave to arched openings between F3, and F5 and F6



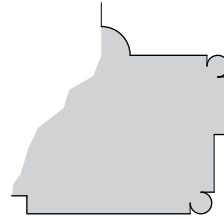
Profile of original stiles of sashes in F1 (glazing bar profile inset)



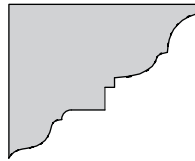
Profile of rails and stiles of window shutter panelling



Profile of architrave to doors from S4 into S1-3 (corridor to top)



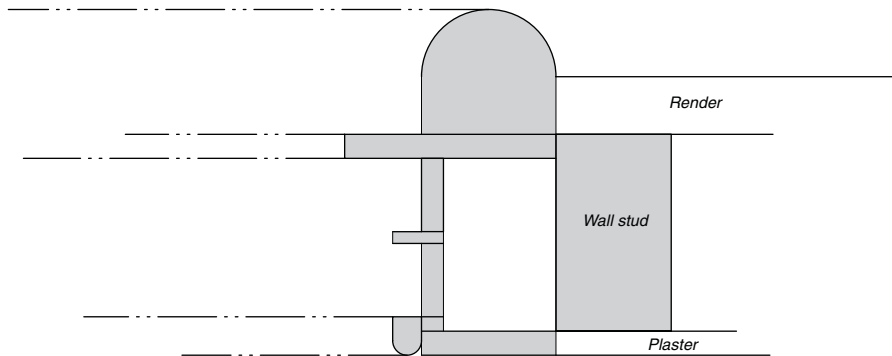
Profile of architrave to door at N end of S4 (corridor to top). Similar profiles are found on the doors to B4 and B16.



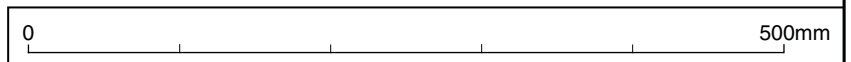
Profile of ceiling cornice in room F2



Profile of skirting in rooms S1-3



Section of typical sash box and adjacent wall; west wall of S1-3, exterior to top.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

The Willows, Church Street
Helston, Cornwall

FIGURE TITLE

Profiles/cross-sections of 18th-century mouldings at the Willows

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1:5@A4

PROJECT NO.

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FIGURE NO.

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