

BARN 1, TREBOUL FARM, ST GERMAN'S, CORNWALL

(NGR SX 34646 57498)

Results of historic building recording

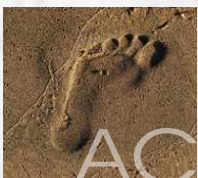
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Prepared by:
Stella De-Villiers MA PCIfA

with a contribution by:
Andrew Passmore BSc MCI(A)

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archaeology

BARN 1, TREBOUL FARM, ST GERMANS, CORNWALL

(NGR SX 34646 57498)

Results of historic building recording

Cornwall Council planning reference PA18/11524, condition 4

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The recording was commissioned by the private owner and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Stella De-Villiers. The report, including illustrations, was prepared by Stella De-Villiers.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

Historic building recording was undertaken by AC archaeology in May 2021 on behalf of the private owner prior to the conversion of a disused barn into a single unit of accommodation at Treboul Farm, St Germans, Cornwall (NGR SX 34646 57498). The structure (barn 1) forms part of a group of Grade II Listed former agricultural buildings at Treboul.

Treboul Farm dates to the mid 19th century (around 1860), and was purpose built and funded by the Cornish Railway Company and the Great Western Railway Company for the Port Eliot estate as compensation for the construction of a railway line through their property. The barn was designed to house both horses and cattle and included an associated manure house; the barn as built closely resembles plans drawn up in c. 1856. The building was altered soon after construction, and more extensively again in the later 20th century when its use changed from housing animals to storage of agricultural implements and tractors. A description of the building is set out, and its architecture and design are discussed, including within the context of planned, model farms.

1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording undertaken on 26 May 2021 prior to the conversion of a disused barn (no. 1) into a single unit of accommodation at Treboul Farm, St Germans, Cornwall (NGR SX 34646 57498; Fig. 1). The investigations were required under condition 4 of the grant of Listed Building Consent (Cornwall Council reference PA18/11524) for 'barn conversion including change of use and associated external works'. Guidance on the scope of work was provided by the Senior Development Officer (Historic Environment) in her consultee response to the application. No specific brief was provided.

1.2 Treboul Farm is located 1.3km to the west of the village of St Germans, and is surrounded by agricultural land, and bounded by Barn Lane to the east. The former agricultural buildings are located in a group to the north of the farmhouse. The topography of the area is a hillslope that drops down from a highpoint northwest of the farm southeast to Polbathic Lake. The agricultural buildings are situated at a height of approximately 60m above Ordnance Datum, above a spring line and steeper lower valley to the east. The underlying geology consists of a band of Devonian tuff of the St Germans Tuff Member within a wider solid geology of Carboniferous or Devonian slate and siltstone of the Saltash Formation; there are no overlying superficial deposits (British Geological Survey online viewer 2021).

Designations

1.3 The group of farm buildings are Listed, at Grade II, separately from the farmhouse, under the name *Farm Buildings About 30 Metres North of Treboul Farmhouse* (National Heritage List for England entry 1329179; Cornwall Historic Environment Record entry DCO3557), with the following description prepared when the buildings were designated in 1987:

Group of estate farm buildings, including large stables. Circa 1860, built for the Port Eliot estate by the Great Western Railway. Few later alterations. Slatestone rubble with stone dressings. Slurried slate roofs. Planned farmyard, overall U-plan with large stables, barn with a connecting covered way used as a housing for a threshing machine, to second barn and attached cart shed. Stables 2 storeys, with gable end to front and rear, with raised gable over clerestory ventilators with scalloped boards to eaves; front gable end has central C20 double doors,

blocked round arch with dressed stone head to right and left and above. 4 doors to right side. Left side has 2 doors and 2 ventilators. Inside, the horses were kept to one side, and cows at a lower level to the right hand side. Barn to south east. Barn with straw loft on upper floor. 2 storeys, with 4 doors on front gable end with upper loading door and ventilation slit. Left side has ventilation slit, 2 doors, one blocked, and 2 windows, one blocked. Right side has 2 round-arched blocked doorways with dressed stone heads. Covered way joins this building to a barn to south west, of 2 storeys with hipped roof. In the end facing the covered way, 2 doors at ground floor and upper loading door. Right side has double doors with brick segmental heads, blocked upper loading door. Left side has 3 upper louvred windows. Attached to north, a lower 2 storey shed, of 2 bays, with 2 double doors and window, loading door above. Cart shed to end right, of 5 bays, open-fronted, upper level supported on circular granite piers set on roughly-hewn granite bases. Slate-hung at upper level, with 2 windows and central loading door. Treboul Farmhouse and farm buildings were built as compensation for land lost in St Germans village when the railway was constructed.

The scheme

- 1.4** The consented scheme comprises the conversion of Barn 1 – the stables in the Listed Building entry – into a single four-bedroom property. The attached, ruined manure house will be retained and partially restored, and the scheme includes landscaping to the north and east of the barn. The proposals include opening up currently infilled external window and door openings, and subdividing the interior to create new rooms on two floors.

2. HISTORICAL BACKGROUND (Fig. 2)

- 2.1** The history of the barns has been set out in a Heritage Statement prepared by JPS Heritage Services in 2107 (Salvatore 2017), and is summarised below.
- 2.2** Treboul Farm dates to the mid-19th century, and is thought to have been ‘purpose built and funded by a consortium which included the Cornish Railway Company and the Great Western Railway Company, as compensation in kind to the Earl of St Germans for land given over from the Port Eliot estate for the railway line’ (Salvatore 2017, section 1.1). Early 19th-century maps of the area, including estate maps, depict the future site of the farm as agricultural land with no existing settlement.
- 2.3** The heritage statement includes a series of drawings, prepared in c. 1856, showing proposals for the agricultural buildings. Although these designs were changed slightly in the final execution, they record elements of the final architecture including the spatial relationship of the barns, the plans of the buildings, and the clerestory roof of barn 1. The plan of barn 1 appears to be as largely built, with a single main structure, with attached manure house to its northeast gable. The plan shows the building was to be divided internally by a central feeding passage with a stable for 12 horses to the north, and an open-fronted section to the south for working oxen or young cattle, and with enclosed loose and nag boxes and a corn and chaff room to the west of this space.
- 2.4** The farm was first occupied around 1861 by William Paige Snr and his 12 children, and the Paige family – who specialised in breeding pedigree cattle and sheep – remained at the property until 1925.
- 2.5** The Ordnance Survey 25-inch map of 1895 records that barn 1 was rectangular with three structures attached to, and extending the full width of, the east elevation (i.e. the manure house), and with a short structure attached to the north elevation. The south wall is not recorded as open fronted, as on the earlier proposed designs, and attached to its south side the map records a narrow group of three structures at the eastern end

extending south to barn 2, and a wider inverted T-shaped structure at its western end also extending south to barn 2.

- 2.6** The Second Edition Ordnance Survey 25-inch map of 1906 (Fig. 2) records minor differences and alterations to the barn. The central part of the manure house is depicted as unroofed, and a new structure has been added to the east of the three small structures between this barn and barn 2; two of these existing structures are unroofed. The 1954 Ordnance Survey 1:2,500 map records that the structure on the north side of the building has been removed.

3. AIMS

- 3.1** The scheme will comprise the conversion of the building, which will alter the character of the structure (both internally and externally), and may remove or obscure architectural features and fixtures and fittings of historic interest. The aim of the investigation was therefore to prepare a survey of the building prior to works commencing, creating a 'preservation by record' of the structure in its current condition.
- 3.2** The investigations had the potential to contribute to the following research aims set out in the *South West Archaeological Research Framework* (Webster 2007):
- *Research Aim 7: Increase and develop the recording of the built environment and improve the recording of archaeological collections and other information sources.*
 - *Research Aim 8: Utilise the survival of Medieval and later artefacts and buildings to their full extent.*

4. METHODOLOGY (Appendices 1 and 2)

- 4.1** All works were undertaken in accordance with a Written Scheme of Investigation (Passmore 2021, and reproduced here as Appendix 1), the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020), and the AC archaeology *General Site Recording Manual, Version 2*. The historic building recording was carried out to levels 2-3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).
- 4.2** The survey comprised the following:
- A photographic record using a 24-megapixel digital camera, including (a) a general record of the location of the building within the farm and its relationship with other buildings and structures, (b) external views of the building showing its character, architectural form, and close-up photographs of specific architectural features, and (c) an internal record of the building showing its character, architectural form, and close-up photographs of specific architectural features. The index of photographs is reproduced as Appendix 2.
 - A written description prepared in digital format, including (a) the location of the building in its local context, and (b) a general description of the architecture and fabric of the building, including evidence for the date of construction, alterations (including locations, materials used and date), the roof structure, and surviving *in situ* historic or more recent architectural features and fixtures and fittings.

- As existing plans and elevations were updated to show phasing of the building, along with the location of surviving early or original architectural features and fixtures and fittings, and evidence for adaptation and reuse.

5. BUILDING SURVEY (Figs 3-5; Plates 1-13)

External description

- 5.1** The barn comprises a single northeast to southwest aligned structure with an attached, but contemporary, manure house at its northeast end. The overall building measures 21m long by 8m wide. Both sections are constructed from rubble local stone laid in rough courses and bonded with an off-white lime mortar. Larger, dressed blocks of this stone are utilised for the quoins and for the detailing around openings; the latter are described individually below. Externally, the building has a single-storeyed appearance, and relatively tall walls under a roof that is gabled at its southwest end, and which incorporates a narrow clerestory ridge section. There are currently no slates on the roof and wooden sarking boards below the removed finish are now exposed. The clerestory roof does not terminate at the northeast gable, and beyond is a hip down to eaves level, constructed between a pair of outer gables.
- 5.2** The northwest elevation incorporates two doorways and two window openings (Plate 1). The eastern window is a high-level opening and has a wooden sill but has been infilled with concrete blocks. To the west of this window is a large double-width opening retaining pintles for a removed door. The next opening to the west was originally a doorway but its lower portion has been infilled with the blocking material rendered. The middle portion is infilled with wooden planks set upright, and attached internally to battens. Above is a small horizontal four-pane window. The western window opening is also set at a high level (under the eaves) and has a slate sill and retains its original pegged wooden frame with a slated ventilation panel.
- 5.3** The northeast elevation is deeper than the others, forming the southwest side of the attached manure house. There are three doorways set at a high level reflecting the higher ground-floor level of the barn than the manure house (Plate 2). All have wooden lintels. The lower portion of the southern opening has been infilled with concrete blocks incorporating a ceramic drain and below this is an original granite drain. The central doorway is offset to the south within the central part of the wall. Its lower portion has been infilled with rubble stone and the remainder of the opening infilled with concrete blocks. The upper section of the gable steps back and is narrower than the rest of the wall. It rises above the eaves level of the adjacent gables, and here there is a low but wide opening infilled with concrete blocks. The lower portion of the northern doorway has again been infilled with rubble stone and the remainder with concrete blocks, also incorporating a ceramic drain. To the south of the opening is another original granite drain. The lower portions of all three doors were infilled when the internal floor level to the barn was raised. At the north and south corners of the elevation there are vertical strips of cement render probably applied over scars of removed masonry.
- 5.4** The manure house sits at a lower level than the barn to allow access from the road to the east (Plate 3). The main elevation is to the northeast facing the highway, and this features three openings, all infilled with rubble stonework. The central opening has a segmental arched head and dressed jambs although the stonework is of lesser quality on the inner face. The side openings also have dressed stone jambs but extend up to the tops of the walls. The northwest elevation has a central, high-level opening infilled with soil overlaid by an external tarmac surface, and the southeast elevation has a central wide, full-height opening (Plate 4). Here there is an external cobbled ramp up to the opening. Within the structure the floor was not visible due to soil and vegetation.

The manure house is unroofed, and there is no evidence for a roof structure (including for example joist sockets in or scars of rooflines on the gable of the barn). Some of its walls are 'capped' with horizontal slates that currently act as weatherings.

- 5.5** There are two phases of masonry in the southeast elevation of the barn with a full height vertical break close to the west end of the wall. This break is on the line of a primary opening. The secondary masonry is generally of the same style as the original building, but the jambs of openings are generally of smaller size and the size of other stonework is generally also smaller and more consistent in size. This secondary masonry incorporates four original door openings and two ventilation slits (Plate 5). The western doorway is fitted with a plank door attached with strap hinges, and has a small window above fitted with replacement safety glass. The next doorway to the east has been partially infilled with concrete blocks and has the remains of a three-pane safety glass window above. The next doorway to the east is wider than the others, and has been narrowed in the later 20th century using concrete blocks to create a pair of windows. One window again has safety glass, and the other opening now contains three stack windows, one with safety glass, and two with wooden frames and two- and three-panes each. The eastern doorway has also been converted into a pair of windows, again each with three panes of safety glass. The two ventilation slits have slightly depressed arched heads formed from three blocks of stone designed in a cross shape, and which project out slightly from the wall (Plate 6). They have plainly dressed faces and narrow slightly recessed margins. The western slit is infilled with concrete block and the eastern slit with brick. On the masonry to the west of the eastern ventilation slit is a partial scar of a roofline of a now demolished building in the yard to the south. To the east of this opening is the east wall of the yard that is lower than the wall of the barn but also extends down forming a revetment to the yard surface. Further west, there are sockets in the masonry and the barge boards associated with the demolished roof of another attached structure.
- 5.6** The southwest elevation is dominated by a large late 20th-century, slightly off-central opening under rolled steel joist lintels that are encased in concrete render (Plate 7). Its southern side appears to present one edge of a primary opening as it is slightly raised in height, whereas the north side has contemporary brick jambs. To either side of this opening are primary window openings with semi-circular arched heads formed from dressed stone voussoirs. The northern opening has been extended to ground level to form a doorway, and has subsequently been infilled with concrete blocks. The southern opening has also been infilled with concrete blocks. In the gable, offset slightly to the south, is a third primary window opening, of the same design, and also infilled with concrete blocks.

Internal description of the barn

- 5.7** The floor is currently at a single level and is a concrete replacement (Plates 8-9). A test trench has been excavated through this surface at the northeast end of the building. This has exposed a cobbled surface terminating in a granite drain in the area of the former looseboxes on the north side of the building (Plate 10). The design of the north wall consists of bays (containing the openings where present) between wider integral stone piers that support the roof trusses (Plate 11). The masonry of the bays incorporate horizontal battens onto which original finishes would have been attached. None of the original finishes survive, and the walls now have a modern coating of white paint contemporary with the modern blocking of openings.
- 5.8** The roof is supported on seven trusses, which have been much altered to allow the barn to be used to store tractors and agricultural implements. They were originally of a tie beam design, with the ties resting on the piers in the northwest wall and also on the top of the masonry of the rebuilt southeast wall. The timbers were braced with slender

king posts set close to the eaves of the building. Only the eastern truss retains this arrangement, and all the others have been altered. The ties have been sawn off leaving their ends intact, and pairs of vertical struts connect the ends of the tie beams to rafters above. The removed ties have been reset higher up as applied collars. They are also connected to the truncated king posts using additional battens. The original design also incorporates halved collars set high, just below the ridge. Slender steel L-shaped braces (reusing components of shelving units) have also been added between the reset ties and the apexes of the collars (Plate 12).

- 5.9** The sarking boards are supported on three rows of slightly trenched purlins. The clerestory roof rises above the highest pair of purlins. The sides of the clerestory are formed by a timber frame that incorporates the highest pair of purlins. The frame supports a higher level of sarking boards that also rest on a horizontal ridge purlin. The exterior of the frame supports a lower row of external horizontal boards with a vent above. This vent is covered by offset decorated vallances of the style typical of railway station canopies.
- 5.10** The roof structure displays no evidence of supporting a first floor within the barn. However, set within the south side of the northwest wall, where the masonry is narrower, are the remains of a flight of steps (Plate 13). A total of nine slate treads survive, and these project out from the masonry 'risers' below. There are no other historical fixtures or fittings surviving within the building, with the only other fittings being a modern electrical supply powering lights.

6. COMMENTS, with a contribution by Andrew Passmore

The original barn – architectural style

- 6.1** Treboul Farm dates to the mid 19th century (c. 1860), and is thought to have been purpose built and funded for the landowners – the Port Eliot Estate – by a consortium which included the Cornish Railway Company and the Great Western Railway Company, as compensation for land given over for the construction of the railway line west of Saltash. In the conclusion to his heritage statement Salvatore (2017, section 5) briefly discusses the c. 1856 proposals by the Port Eliot Estate land agent Theodore Newport, the design of Shaw Farm, Windsor by George Dean, and the place of Treboul farm locally in the context of model farms.
- 6.2** The fact that the designs were drawn up locally may be a factor in the architectural styling and detailing rather than the involvement of the railway companies. The barns at Treboul have features that could have been inspired by railway architecture, including the vallances to the clerestory roof of barn 1 and the overly large semi-circular headed window in the northeast elevation of barn 2, but equally these features may represent part of the grand architectural scheme for Treboul in the context of model farms of the period.
- 6.3** The architecture of the three main complexes of buildings was not consistent, with, unusually for a model farm, differences between the parallel ranges of barns 1 and 2 (designed as statement pieces), and the more traditional, vernacular barn 3 al be it in part with the character of an industrial mill. If it was not for the financial involvement of the railway companies, and the presence of the c. 1856 drawings, it might be questioned whether all three were built as a group, or whether they were built individually, a factor that could also explain the alterations to the design of barn 1 (but see below for an alternative interpretation of the latter).

- 6.4** Leaving this architectural oddity aside, as a whole Treboul displays many of the characteristics of a mid 19th-century model farm, including the partial differentiation of farming practices in separate buildings, and the up to date technology (the mill infrastructure in barn 3) and science (the presence of manure houses attached to barns 1 and 2). Elements of their general architecture are also features of model farms. For example, in her book *The English Model Farm* Wade Martins (2010) illustrates vallances on the front of the hay barn at Mechi Farm, Blennerhassett, Cumbria (constructed 1863-5), various methods of ventilation (including slatted windows and louvres within roofs) and buildings with unusual (and rare) roof designs or complex forms such as the 'American Barn' involving a 'conveyor' style of processes for food, bedding and waste products all under the same roof.

The original barn – form and function

- 6.5** As described in Section 5 above the building has been significantly altered, in both the 19th and 20th centuries, and all internal fixtures have been removed. However, there is some evidence for its original layout. This corresponds with the c. 1856 drawings indicating that they were largely executed with the plan of barn 1 having a single main structure, with the manure house attached to its northeast gable. The c. 1856 plan shows that the barn was to be divided internally by a slightly off-central feeding passage accessed from a near central door in the southwest elevation (now widened but with its southern jambs surviving), and with an opposing door in the northeast gable allowing for mucking out and removal of bedding directly into the manure house. To the north was stabling for 12 horses. None of the fittings, for example for looseboxes, survive, but battens within the northwest elevation indicates that these walls would also have been lined with wooden finishes. The fenestration within this wall matches the c. 1856 plan. To the south of the feeding passage was an open-fronted section for working oxen or young cattle, and to the west of this enclosed loose and nag boxes and a corn and chaff room. Due to the later alterations, as well as removal of internal fittings, there is very little evidence for this layout, and the surviving original length of the southeast elevation (at its north end) indicates the fenestration here was not exactly as planned in c. 1856. The presence of enclosed rooms at the north end seems likely, given the presence of a first-floor window (above these rooms) in the southwest elevation. The granite drains visible externally and within the test trench also confirm the layout of looseboxes and stalls as on the c. 1856 plan, with their positions being just beyond the ends of these fittings or spaces where drains would normally be located.
- 6.6** There is limited evidence for a first floor, which comprises the integral flight of steps within the inside face of the southwest wall and the first-floor window above. There is no evidence in the roof structure for joists or boards indicating a substantial structure, and it may have been a narrow boarded out area over the feeding passage (and below the ridge with greatest head height), and/or possibly over the enclosed ground-floor spaces in the southwest corner as indicated by the off-central window (which could have been central if it was to light a central loft area).
- 6.7** The manure house, although a separate structure, was an integral part of the design as shown on the c. 1856 plan. There is no evidence on the plan to show that the structure was subdivided or contained any tanks to hold liquid slurry. Given the drawings show fittings in the main barn, as well as the other barns, the plan is probably correct. The 25-inch Ordnance Survey maps record the end bays of the structure as roofed, and this matches one of the c. 1856 drawings, which shows gables and arched heads to the side openings in the northeast elevation. A similar arrangement is shown on barn 2. Taken together, and along with the physical evidence of render representing scars of the removed side walls (as also present on barn 2, where additionally stubs of projecting masonry can also be seen on the southern gable of its manure house), it is

clear that the first floor has been removed, from a level above the current capping that represents an original string course (as shown on the c. 1856 elevation drawing). The inner sides of the gable appear to have been open fronted with the central bay unroofed. This is not necessarily an unusual arrangement since manure houses could be fully enclosed buildings, or open fronted; fully open-fronted structures, or open depots, in the centre of a courtyard are a feature of some model farms (Wade Martins 2010, fig. 56), and have been recorded elsewhere in the southwest.

19th-century changes to the building

6.8 Soon after construction, and by 1883 when the First Edition Ordnance Survey 25-inch map was surveyed, the form of the barn was altered, and the majority of the southeast elevation rebuilt. The wall now took the form of solid masonry pierced by four doorways and two ventilation slits. The context for this work is unknown, but given the long tenancy by the Paige family it seems likely their farming practices required more specialised cattle housing (perhaps for over wintering of pedigree cattle) than was envisaged in the original designs. The fenestration of the rebuilt elevation indicates a likely use to house cattle rather than other animals such as horses. The First and Second Edition Ordnance Survey maps also record structures, now demolished, attached to the north and south sides of the barn; their form and function are unknown.

6.9 At an unknown date one of the windows in the southwest elevation was deepened to create a doorway.

20th-century changes to the building

6.10 At some point, probably early, in the second half of the 20th century, the function of the barn changed away from housing animals to the storage of agricultural implements and probably tractors. All internal fittings were removed, and the floor raised in height and levelled to form a flat surface. The existing doorway in the southwest elevation was widened to create a new vehicular entrance, and all but one of the roof trusses were altered to create higher head room. Most of the existing window or doorway openings were also altered, either being blocked or converted into windows. The manure house also fell out of the use, and the first-floor elements were demolished and doorways in the northeast and southwest elevations blocked up. The former, however, utilise stone, rather than concrete block as used elsewhere, and may represent evidence for an earlier phase of alterations.

7. OASIS ENTRY AND ARCHIVE

7.1 An OASIS entry has been created using the unique identifier 421701, and includes a digital copy of this report.

7.2 A fully integrated site archive has been prepared with reference to the document *Management of Research Projects in the Historic Environment* (MoRPHE). Upon reopening and acceptance of archives it will be deposited with the Royal Cornwall Museum.

8. SOURCES CONSULTED

Ordnance Survey 25-inch Cornwall map sheet XLV.6
First Edition, surveyed 1883, published c. 1884
Second Edition, revised 1905, published 1906

Passmore, A., 2021. *Barn 1, Treboul Farm, St Germans, Cornwall, (NGR SX 34646 57498, Written Scheme of Investigation for historic building recording, Cornwall Council planning reference PA18/11524, condition 4, AC archaeology doc. no. 2523/1/0.*

Salvatore, J.P., 2017. *Heritage Statement, Former Farm Buildings at Treboul Farm, St Germans, Cornwall.* JPS Heritage Services.

Wade Martins, S., 2010. *The English Model Farm, Building the agricultural ideal, 1700-1914.* Oxford, Windgather Press.

Webster, C., 2007, *The Archaeology of South West England, South West Archaeological Research Framework Resource Assessment and Research Agenda.* Taunton, Somerset County Council.

Websites (accessed May 2021)

British Geological Survey on-line viewer

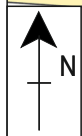
www.bgs.ac.uk

Old Maps Repository

<https://www.old-maps.co.uk/#/>

National Heritage List for England

<https://historicengland.org.uk/listing/the-list/>



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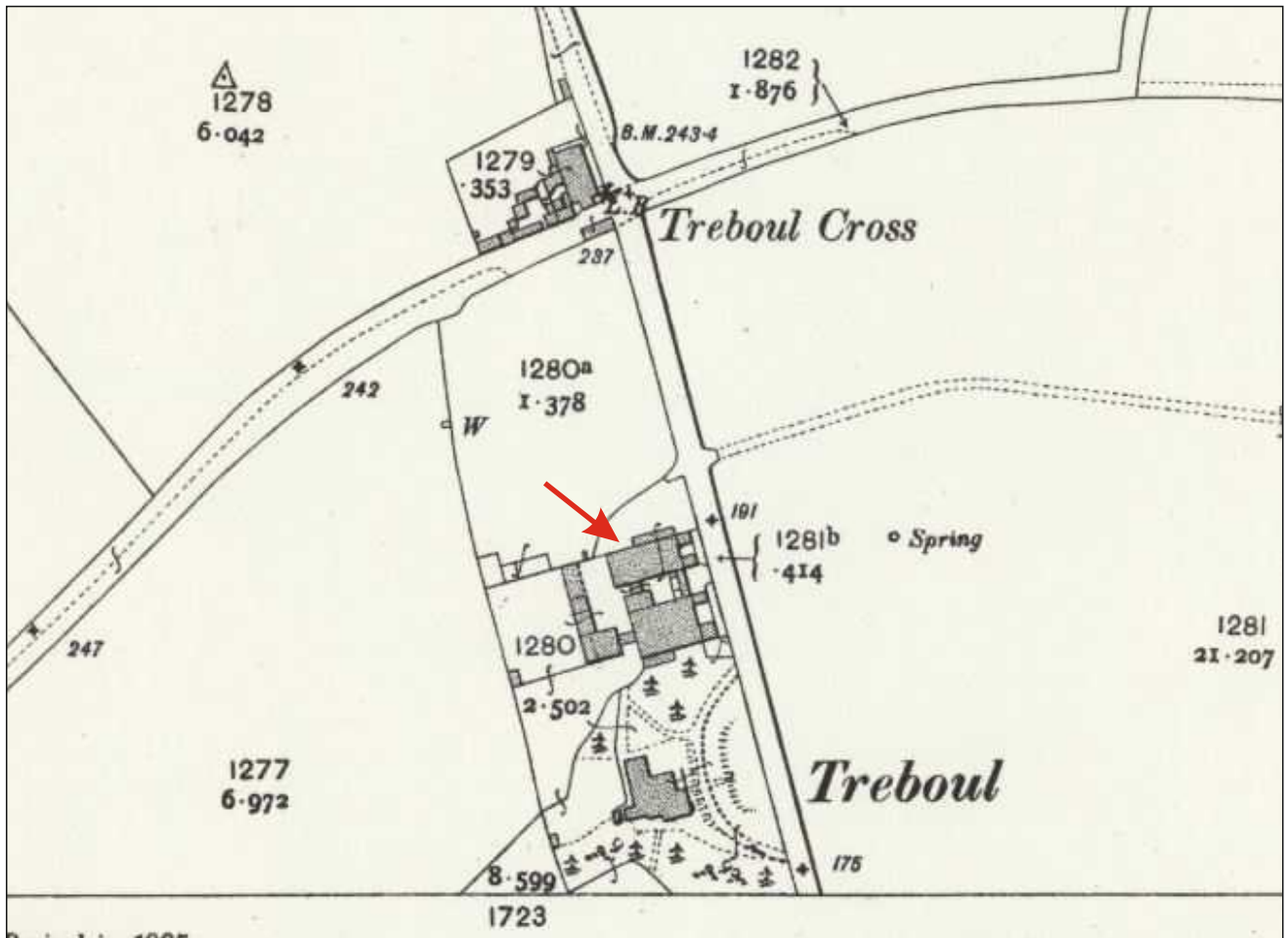
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PROJECT
Barn 1, Treboul Farm, St Germans, Cornwall

TITLE
Fig. 1: Site location





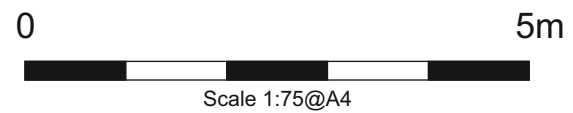
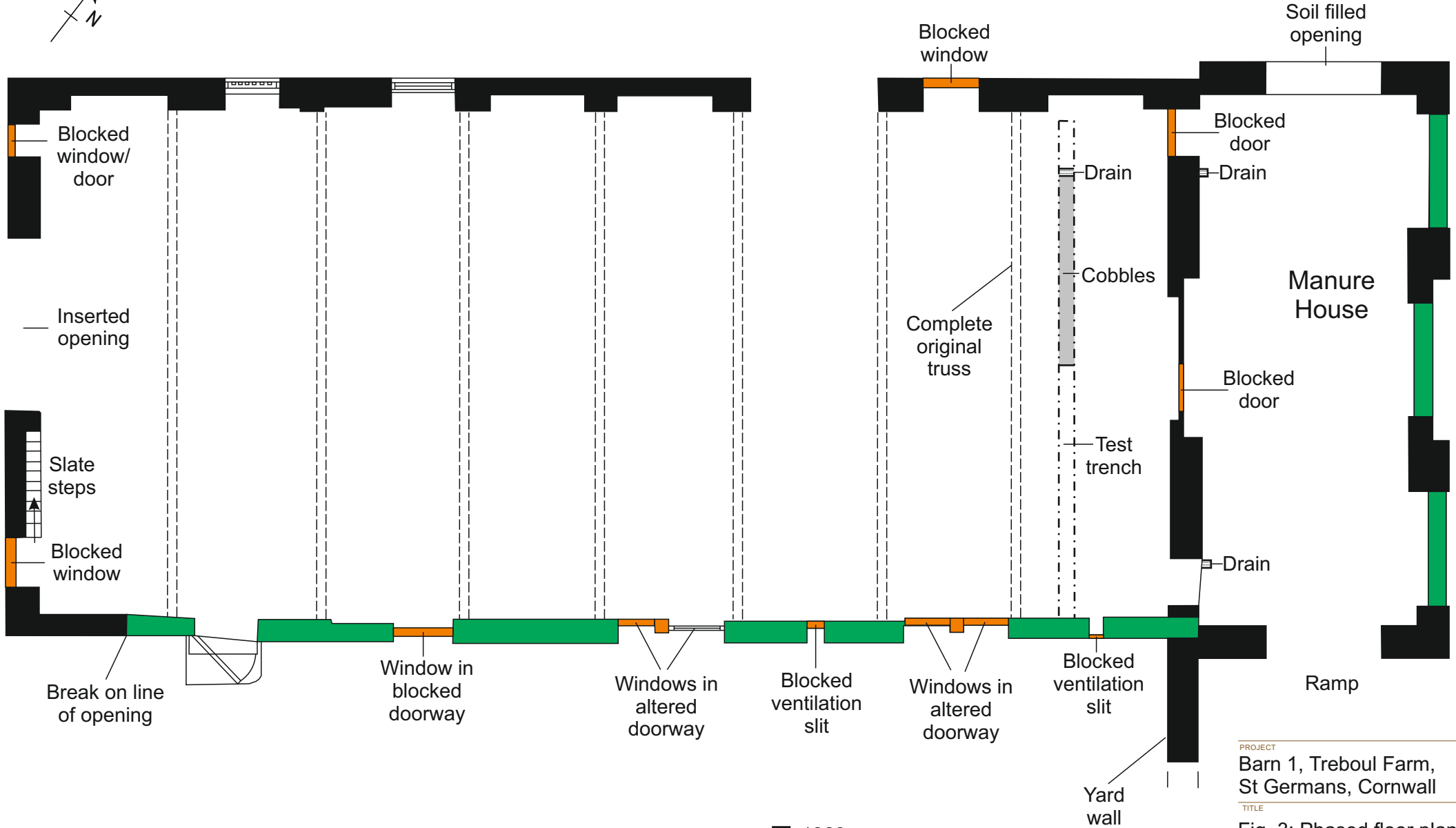
PROJECT

Barn 1, Treboul Farm, St Germans, Cornwall

TITLE

Fig. 2: Extract from the Second Edition 25-inch Ordnance Survey map, 1906





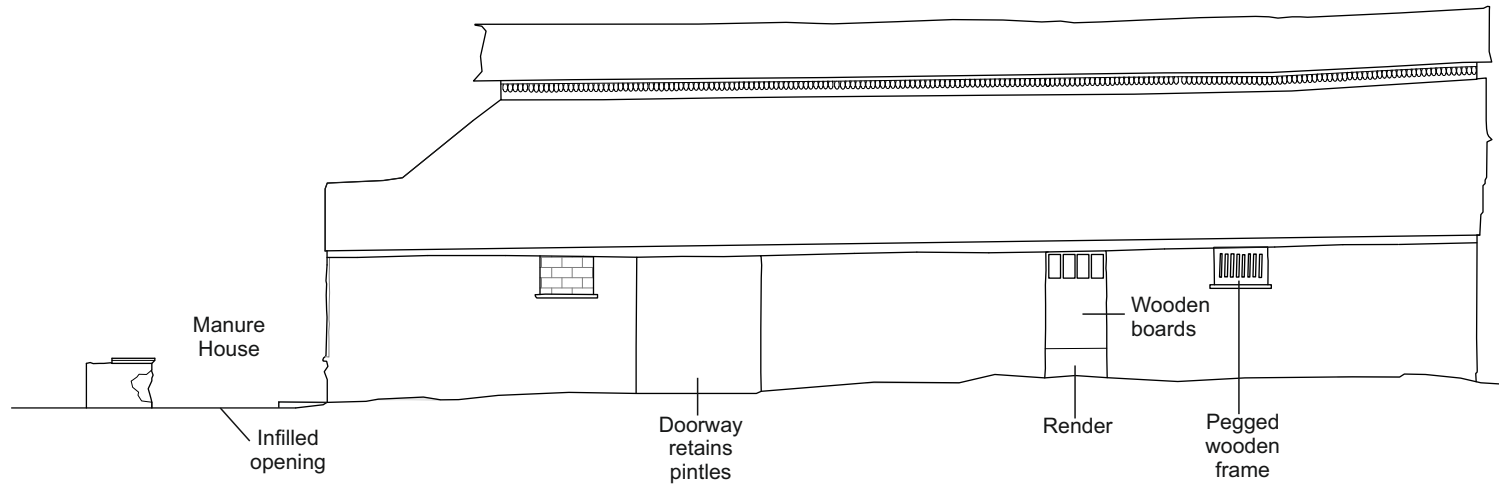
- 1860s
- 1870s
- Late 20th century
- - - Trusses

PROJECT
 Barn 1, Treboul Farm,
 St Germans, Cornwall

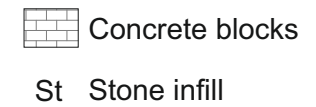
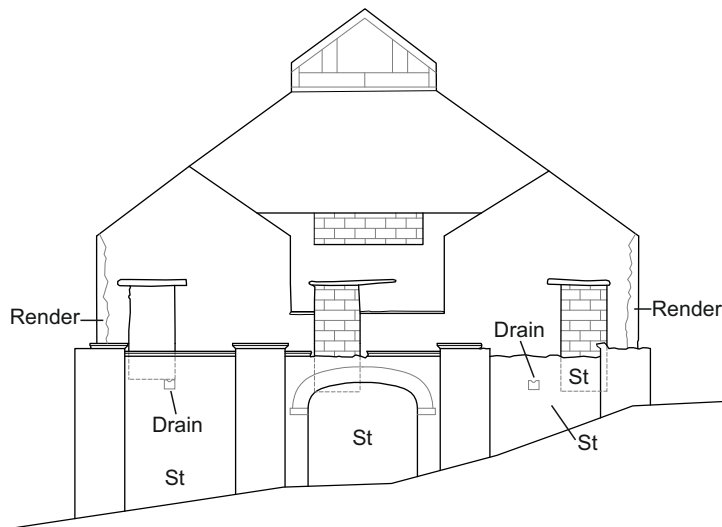
TITLE
 Fig. 3: Phased floor plan



Northwest elevation



Northeast elevation



PROJECT

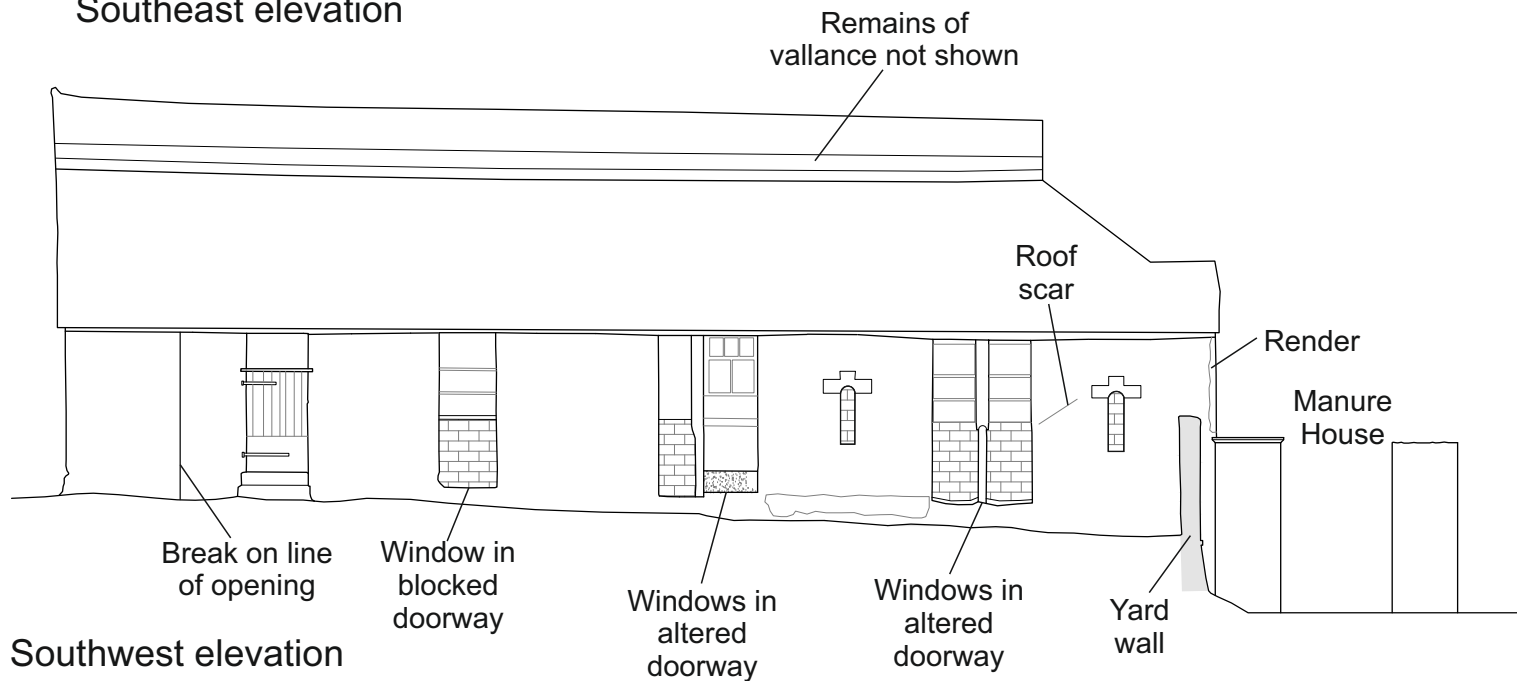
Barn 1, Treboul Farm, St Germans, Cornwall

TITLE

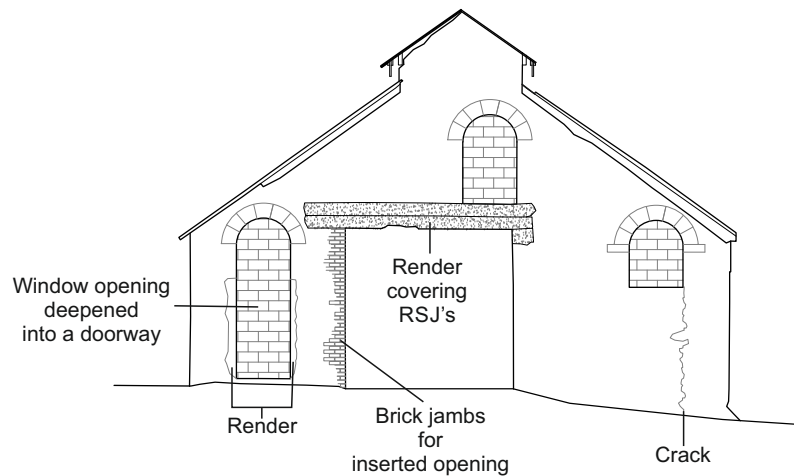
Fig. 4: Northwest and northeast elevations




Southeast elevation



Southwest elevation



 Concrete blocks



PROJECT

Barn 1, Treboul Farm, St Germans, Cornwall

TITLE

Fig. 5: Southeast and southwest elevations





Plate 1: Northwest elevation, looking southeast (1m scale)



Plate 2: Northeast elevation, looking northwest (1m scale)



Plate 3: Northeast elevation of the manure house with the gables of the barn behind, looking southwest



Plate 4: Internal view of the manure house, looking northwest (1m scale)



Plate 5: Southeast elevation, looking north-northeast (1m scale)



Plate 6: Openings at the east end of the southeast elevation, looking northwest (1m scale)



Plate 7: Southwest elevation, looking northeast (1m scale)



Plate 8: Internal view of the barn, looking southwest (1m scale)



Plate 9: Internal view of the barn, looking northeast (1m scale)



Plate 10: Test trench showing an area of cobbled floor and a drain, looking southeast (1m scale)



Plate 11: Internal view of northeast wall, looking northwest (1m scale)



Plate 12: Roof structure, looking northeast



Plate 13: Stone steps on the southwest wall, looking northwest (1m scale)

Appendix 1

The written scheme of investigation

BARN 1, TREBOUL BARNES, ST GERMAN'S, CORNWALL

(NGR SX 34646 57498)

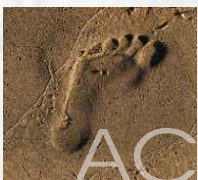
Written scheme of investigation for historic building
recording

Cornwall Council planning reference PA18/11525,
condition 4

Prepared by:
Andrew Passmore BSc MCIfA

Document No: ACD2523/1/1

Date: May 2021



AC archaeology

BARN 1, TREBOUL BARN, ST GERMAN, CORNWALL

(NGR SX 34646 57498)

Written Scheme of Investigation for historic building recording

Cornwall Council planning reference PA18/11525, condition 4

1. INTRODUCTION

1.1 This document sets out proposals for undertaking historic building recording prior to the conversion of a disused barn into a single unit of accommodation at Treboul Barn, St Germans, Cornwall (NGR SX 34646 57498). The investigations are required under condition 4 of the grant of Listed Building Consent Council (reference PA18/11525) for 'barn conversion including change of use and associated external works). Guidance on the scope of work has been provided by the Senior Development Officer (Historic Environment) in her consultee response to the application. No specific brief has been provided.

1.2 The investigations will be carried out by AC archaeology and have been commissioned by the private owner.

1.3 Treboul Barn is located 1.3km to the west of the village of St Germans, and is surrounded by agricultural land, and bounded by Barn Lane to the east. The former agricultural buildings are located in a group to the north of the former farmhouse. The topography of the area is a hillslope that drops down from a highpoint northwest of the farm southeast to Polbathic Lake. The agricultural buildings are situated at a height of approximately 60m above Ordnance Datum, above a spring line and steeper lower valley to the east. The underlying geology consists of a band of Devonian tuff of the St Germans Tuff Member within a wider solid geology of Carboniferous or Devonian slate and siltstone of the Saltash Formation; there are no overlying superficial deposits (British Geological Survey online viewer 2021).

Designations

1.4 The group of farm buildings are designated, at Grade II, separately from the farmhouse, under the name *Farm Buildings About 30 Metres North of Treboul Farmhouse* (National Heritage List for England entry 1329179; Cornwall Historic Environment Record entry DCO3557), with the following description prepared when the buildings were designated in 1987:

Group of estate farm buildings, including large stables. Circa 1860, built for the Port Eliot estate by the Great Western Railway. Few later alterations. Slatestone rubble with stone dressings. Slurried slate roofs. Planned farmyard, overall U-plan with large stables, barn with a connecting covered way used as a housing for a threshing machine, to second barn and attached cart shed. Stables 2 storeys, with gable end to front and rear, with raised gable over clerestorey ventilators with scalloped boards to eaves; front gable end has central C20 double doors, blocked round arch with dressed stone head to right and left and above. 4 doors to right side. Left side has 2 doors and 2 ventilators. Inside, the horses were kept to one side, and cows at a lower level to the right hand side. Barn to south east. Barn with

straw loft on upper floor. 2 storeys, with 4 doors on front gable end with upper loading door and ventilation slit. Left side has ventilation slit, 2 doors, one blocked, and 2 windows, one blocked. Right side has 2 round-arched blocked doorways with dressed stone heads. Covered way joins this building to a barn to south west, of 2 storeys with hipped roof. In the end facing the covered way, 2 doors at ground floor and upper loading door. Right side has double doors with brick segmental heads, blocked upper loading door. Left side has 3 upper louvred windows. Attached to north, a lower 2 storey shed, of 2 bays, with 2 double doors and window, loading door above. Cart shed to end right, of 5 bays, open-fronted, upper level supported on circular granite piers set on roughly-hewn granite bases. Slate-hung at upper level, with 2 windows and central loading door. Treboul Farmhouse and farm buildings were built as compensation for land lost in St Germans village when the railway was constructed.

The scheme

- 1.5** The consented scheme comprises the conversion of Barn 1 – the stables in the Listed Building entry – into a single four-bedroom property. The attached, ruined manure house will be retained and partially restored, and the scheme includes landscaping to the north and east of the barn. The proposals include opening up currently infilled external window and door openings, and subdividing the interior to create new rooms on two floors, reinstating a removed first floor.

2. HISTORICAL BACKGROUND

- 2.1** The history of the barns has been set out in a Heritage Statement prepared by JPS Heritage Services in 2107 (Salvatore 2017), and is summarised below.
- 2.2** Treboul Barns, and the associated former farmhouse, dates to the mid 19th century, and is thought to have been ‘purpose-built and funded by a consortium which included the Cornish Railway Company and the Great Western Railway Company, as compensation in kind to the Earl of St Germans for land given over from the Port Eliot estate for the railway line’. Early 19th-century maps of the area, including estate maps, depict the future site of the farm as agricultural land with no existing settlement.
- 2.3** The heritage statement includes a series of drawings, drawn up in c. 1856, showing proposals for the agricultural buildings. Although these designs were not fully executed, they record elements of the final architecture including the spatial relationship of the barns, and the clerestory roof of barn 1. The plan of barn 1 is appears to be as largely built, with a single main structure, with attached ‘manure house’ to its east gable. It was divided internally by a central feeding passage with stable for 12 horses to the north, and an open-fronted section to the south for young cattle, and with enclosed loose and nag boxes and a corn and chaff room to the west of this. This arrangement of the south side of the building appears not to have been carried through in the final design.
- 2.4** The farm was first occupied around 1861 by William Paige Snr and his 12 children, and the Paige family – who specialised in breeding pedigree cattle and sheep – remained at the property until 1925.
- 2.5** The Ordnance Survey 25-inch map of 1895 records barn 1 was rectangular with three structures attached to, and extending the full width of, the east elevation (i.e. the manure house), and a short structure attached to the north elevation. On its south side the map records a narrow group of three structures at the eastern end extending south to barn 2, and a wider inverted T-shaped structure at its western end also extending south to barn 2.

- 2.6 The Ordnance Survey Second Edition 25-inch map of 1906 records minor alterations to the barn. The central part of the manure house is depicted as unroofed, and a new structure has been added to the east of the three small structures between this barn and barn 2; two of these existing structures are unroofed. The 1954 Ordnance Survey 1:2,500 map records that the structure on the north side of the building has been removed.

3. STATEMENT OF SIGNIFICANCE AND AIMS

- 3.1 The barn is a heritage asset of **medium significance**, with this significance principally derived from its architectural value as part of a mid 19th-century planned agricultural complex. It also has some historical and aesthetic value relating to its architecture. The building also has historic value relating to the planned nature of the farm, and the associations locally with the Port Elliot estate and Cornwall and Great Western Railways.

- 3.2 It is, however, recognised that the significance of the building has been diminished by 20th-century alterations (as described in Salvatore 2017). These include the insertion of a large door in the west elevation, the infilling of other doorways and windows, the removal of a first-floor hayloft, removal of internal fittings, and raising of the ground-floor level.

- 3.3 The investigations may have the potential to contribute to the following research aims set out in the *South West Archaeological Research Framework* (Webster 2007):

- *Research Aim 7: Increase and develop the recording of the built environment and improve the recording of archaeological collections and other information sources.*
- *Research Aim 8: Utilise the survival of Medieval and later artefacts and buildings to their full extent.*

- 3.4 The scheme will comprise the conversion of the building, which will alter the character of the structure (both internally and externally), and may remove or obscure architectural features and fixtures and fittings of historic interest. The aim of the investigation is therefore to prepare a survey of the building prior to works commencing, creating a 'preservation by record' of the structure in its current condition.

4. METHODOLOGY

- 4.1 All works will be undertaken in accordance with this Written Scheme of Investigation, the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020), and the AC archaeology *General Site Recording Manual, Version 2*. The Written Scheme of Investigation will be provided to project staff. The historic building recording will be carried out to levels 2-3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).

- 4.2 The survey will comprise the following:

- A photographic record, including (a) a general record of the location of the building within the farm and its relationship with other buildings and structures, (b) external views of the building showing its character, architectural form, and close-up photographs of any specific architectural features, and (c) an internal record of the building showing its character, architectural form, and close-up photographs of any specific architectural features.
- A written description, including (a) the location of the building in its local context, and (b) a general description of the architecture and fabric of the building, including evidence for the date of construction, alterations (including locations, materials used and date), the roof, and any surviving *in situ* historic or more recent architectural features and fixtures and fittings.
- As existing plans, elevations and profiles will be updated to show phasing of the building, along with the location of surviving early or original architectural features and fixtures and fittings, along with evidence for adaption and reuse.

4.3 The photographic record will comprise a colour digital record (minimum 20 megapixels). Where appropriate, all photographs will include a photographic scale. Details of photographs taken will be made on *pro forma* record sheets.

4.4 The written description will be made in digital format on a tablet, suitable for direct inclusion within the client report.

5. REPORTING

5.1 A report will be prepared within two months of the completion of fieldwork and will be made available in digital (PDF) format. The report will be distributed to the client (for formal submission to Cornwall Council), and the Cornwall Historic Environment Record. The report will include the following elements:

- a table of contents;
- non-technical summary;
- the site's location in national grid and address form;
- a summary of the planning background and historical background to the site;
- a description of the investigation's aims and methodology;
- the date of the record and recorders;
- a description of the results of the historic building recording, and a discussion of the results in relation to the known history of the farm, and if applicable the wider local history of agriculture and the model farms of the period;
- the location of the archive;
- a bibliography;
- a location map, and a plan of the site showing the location of the recorded building;
- a floor plan and elevations/profiles; and
- a selection of photographs showing the general character of the building, the architecture of the building (both internally and externally), and any recorded original or early fixtures and fittings.

5.2 Details of the project have been submitted to the Online AccesS to the Index of Archaeological investigationS (OASIS) database under the unique identifier 421701. On acceptance of the client report the OASIS entry will be completed, and will include a digital version of the completed report.

6. THE ARCHIVE

- 6.1 A fully integrated site archive will be prepared with reference to the document *Management of Research Projects in the Historic Environment* (MoRPHE). Upon reopening and acceptance of archives it will be deposited with the Royal Cornwall Museum.
- 6.2 AC archaeology Ltd shall retain full copyright of any report under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the Client for the use of the report by the Client in all matters directly relating to the project. Any document produced to meet planning requirements may be freely copied for planning, development control, education and research purposes without recourse to the Copyright owner subject to all due and appropriate acknowledgements being provided.

7. HEALTH & SAFETY

- 7.1 Archaeological staff will operate under AC archaeology's Health and Safety Policy. All works will also be carried out in accordance with current Health and Safety legislation, to include (but not exclusively rely upon) the *Health and Safety at Work etc Act 1974*, the *Management of Health and Safety at Work Regulations 1999* and the *Construction (Design & Management) Regulations 2015*.
- 7.2 The Project Manager responsible for Health and Safety for AC archaeology is Simon Hughes. Simon is accredited under the *Site Manager's Safety Training Scheme* (SMSTS).
- 7.3 In accordance with the provisions of the AC archaeology Health and Safety Policy, the AC archaeology site representative will be responsible for ensuring that operations under his/her control are carried out in accordance with the procedures outlined in 7.1 and in the site-specific risk assessment.
- 7.4 Archaeological staff will not work in unsafe or unhealthy conditions, even where not to do so will result in the possible under-recording of the archaeological resource. Safety helmets, high visibility vests and boots are to be used by all site personnel. Archaeological staff **must not** enter any area where there is a considered to be a health and safety risk that has not or is not being appropriately mitigated against.
- 7.5 All site staff carry *Construction Skills Certification Scheme* (CSCS) cards and senior members have up to date first aid qualifications, as well as CAT and Genny and banksmen certification. AC archaeology is registered as an approved contractor under the Worksafe Health and Safety Scheme (SMAS), and CQMS Safety Scheme, as recognised by SSIP (Safety Schemes in Procurement).
- 7.6 AC archaeology carries Public Liability Insurance cover to £5,000,000, Employers Liability to £10,000,000 and Professional Indemnity cover to £5,000,000.

8. PERSONNEL AND PROGRAMME

- 8.1 The investigations will be managed on behalf of AC archaeology by Andrew Passmore BSc MCIfA, Project Manager, AC archaeology. Andrew has over 20

years' experience, and currently manages all projects involving historic buildings for AC archaeology. The fieldwork will be carried out by Stella De-Villiers MA ACIfA, Historic Buildings Officer, AC archaeology. Stella has over 10 years' experience of assessing and recording historic buildings, and has a good knowledge of, and has appraised and recorded many, historic farm buildings within the Southwest. All project staff will adhere to the ClfA Code of Conduct.

- 8.2** The project will be monitored by the Senior Development Officer (Historic Environment) who will be informed of the start and finish dates of the fieldwork. Any variations to this document shall be agreed with the Senior Development Officer (Historic Environment) before they are carried out. The survey will take place on 26 May 2021.

9. SOURCES CONSULTED

British Geological Survey
(www.bgs.ac.uk/opengeoscience) [Accessed 18 May 2020]

Ordnance Survey 25-inch Cornwall map sheet XLV.6
Second Edition, revised 1905, published 1906

Salvatore, J.P., 2017. *Heritage Statement, Former Farm Buildings at Treboul Farm, St Germans, Cornwall*. JPS JPS Heritage Services.

Webster, C., 2007. *The Archaeology of South West England, South West Archaeological Research Framework Resource Assessment and Research Agenda*. Somerset County Council.

Andrew Passmore BSc MCIfA
AC archaeology
Version 2, 18 May 2021

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk

Appendix 2

The digital photographic index



Photographic Register

ACD2523: Barn 1, Treboul Farm, St Germans, Cornwall

Archive No	Description	Scale	View to	Photo by	Date
ACD2523_001	Southeast elevation	1m	NW	SDV	26.5.21
ACD2523_002	Southeast and southwest elevations	1m	NE	SDV	26.5.21
ACD2523_003	Southeast elevation	1m	N	SDV	26.5.21
ACD2523_004	Southeast elevation	1m	N	SDV	26.5.21
ACD2523_005	Southwest elevation	1m	E	SDV	26.5.21
ACD2523_006	Internal view of barn	1m	W	SDV	26.5.21
ACD2523_007	Internal view of barn	1m	E	SDV	26.5.21
ACD2523_008	Roof structure	-	E	SDV	26.5.21
ACD2523_009	Roof structure	-	E	SDV	26.5.21
ACD2523_010	Internal view of northwest wall	1m	NW	SDV	26.5.21
ACD2523_011	Internal view of northwest wall	1m	N	SDV	26.5.21
ACD2523_012	Internal view of northwest wall	1m	N	SDV	26.5.21
ACD2523_013	Internal view of northwest wall	1m	N	SDV	26.5.21
ACD2523_014	Internal view of southeast wall	1m	SE	SDV	26.5.21
ACD2523_015	Internal view of southeast wall	1m	S	SDV	26.5.21
ACD2523_016	Internal view of southeast wall	1m	S	SDV	26.5.21
ACD2523_017	Internal view of southeast wall	1m	S	SDV	26.5.21
ACD2523_018	View of barns 1 and 2	-	SW	SDV	26.5.21
ACD2523_019	Northeast elevation	1m	W	SDV	26.5.21
ACD2523_020	View of barn 1 and 2	1m	NW	SDV	26.5.21
ACD2523_021	Manure house	1m	NW	SDV	26.5.21
ACD2523_022	Arch in northeast elevation of manure house	-	W	SDV	26.5.21
ACD2523_023	East elevation	1m	NW	SDV	26.5.21
ACD2523_024	Northeast elevation – south doorway	-	W	SDV	26.5.21
ACD2523_025	Northeast elevation - central doorway	-	W	SDV	26.5.21
ACD2523_026	Northeast elevation - north doorway	-	W	SDV	26.5.21
ACD2523_027	Internal view of manure house	1m	N	SDV	26.5.21
ACD2523_028	Internal view of northeast east wall of manure house	1m	NE	SDV	26.5.21
ACD2523_029	Southeast elevation of manure house	1m	N	SDV	26.5.21
ACD2523_030	Cobbled floor exposed in test trench	1m	S	SDV	26.5.21
ACD2523_031	Cobbled floor exposed in test trench	1m	N	SDV	26.5.21
ACD2523_032	General view of test trench	1m	N	SDV	26.5.21
ACD2523_033	Steps within northwest wall	1m	NW	SDV	26.5.21
ACD2523_034	Barn 1 in its setting	1m	SE	SDV	26.5.21
ACD2523_035	Barn 1 and other barns	-	SSE	SDV	26.5.21
ACD2523_036	Barn 1 and other barns	-	S	SDV	26.5.21
ACD2523_037	Modern curtilage building	-	SW	SDV	26.5.21
ACD2523_038	Northwest elevation	1m	S	SDV	26.5.21

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk