

# THE OLD MILL, ANTHONY PASSAGE, SALTASH, CORNWALL

(NGR SX 41372 57454)

Results of historic building recording

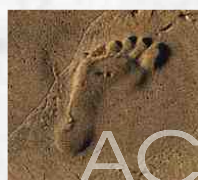
Cornwall Council planning reference PA18/05856,  
condition 4

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Prepared by:  
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AC archaeology

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## Acknowledgements

The recording was commissioned by the private owners, and managed for AC archaeology by Andrew Passmore. The fieldwork was carried out by Andrew Passmore. The report illustrations were prepared by Leon Cauchois.

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 on behalf of the owners in December 2018 during the creation of a new doorway at The Old Mill, Anthony Passage, Saltash, Cornwall (SX 41372 57454). The building comprises a Grade II Listed 17th century tide mill and attached mill house. The new doorway was located at the junction of the two structures.*

*The investigations confirmed that the mill house post-dates the tide mill, with exposed masonry of the house shown to have been constructed into, and overlaying earlier masonry of the tide mill. Evidence for a phase of repairs or rebuilding of the tide mill, probably pre-dating known mid-19th century alterations, was also identified.*

### 1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording undertaken by AC archaeology in December 2018 during internal alterations to The Old Mill, Anthony Passage, Saltash, Cornwall (SX 41372 57454; Fig. 1). The recording was commissioned by the owners, and was required under condition 4 of the grant of Listed Building Consent (Cornwall Council reference PA18/05856) for 'internal alterations'.

1.2 The building comprises two attached (Listed) elements – the former tide mill at Anthony Passage and the adjacent former mill house. It is located on the west side of Forder Lake, a tributary of the Lynher River to the southwest of Saltash. The mill is situated on the west side of the valley beside the foreshore, with a mill pond defined by separately listed retaining walls to the northeast (Cornwall Historic Environment Record (HER) entry DCO2084; National Heritage List for England (NHLE) entry 1140395). Situated at a height of approximately 6m aOD, the underlying geology consists of Carboniferous and Devonian slate and siltstone of the Saltash Formation (British Geological Survey online viewer 2018).

#### Designations

1.3 The former tide mill is a Grade II Listed Building (NHLE entry 1329262; HER entry DCO3621), with the following description prepared in 1982:

*A rare survival. Gable end doorway to west bears date 1613. The building was remodelled in the mid C19 which involved raising the eaves level and a new roof. 2 storeys above sluices, rubble with slate roof (originally thatched). West gable end cement-rendered. 3 sluice rises. Ground floor has a window and a door. 3 windows on first floor, one with reused granite dressing from earlier opening. West door has chamfered head with pyramidal stops to surround and a broken over inscribed "FB RB AB" and "1613". Inside: The gable end of the early C17 building to the east can clearly be seen. One rise retained. North side: 3 windows, 2 with granite lintels (formerly for mullion windows). Segment headed. In front is a small quay, above the sluices. To east is site of mill-pond sluice. To north-west is the mill house (GV). Documentary evidence for this mill goes back to the C14.*

1.4 The attached former mill house is also a Grade II Listed Building (NHLE entry 1140394; HER entry DCO2083), with the following description prepared in 1971:

*Possibly C16 or C17 but remodelled mid C19. 2 storeys, rubble. 3 windows (modern casements). Rendered and gabled cross-rising to south. Central doorway. Adjacent to mill. Rendered to rear.*

### **The scheme and scope of archaeological investigations**

- 1.5** The scheme involves minor internal alterations to both historic buildings. Within the former mill house there will be changes to later 20th-century elements including replacement of the stairs, removal of the entrance lobby wall, and raising of the floor in the study and kitchen. In the former tide mill, a cupboard against the southwest wall will be removed. A new internal doorway will be created between, and at the junction of, the two historic buildings.
- 1.6** The archaeological investigations were focussed on the creation of the new internal doorway, as these works would expose and remove historic fabric of the tide mill. No other formal observations were made, but a cursory inspection of both buildings was undertaken to place the works in context and to understand the results of the observations.

## **2. HISTORICAL BACKGROUND (Fig. 2)**

- 2.1** A brief history of the mill has been published by Minchington and Perkins (1971, 19-20). The building was a manorial mill of nearby Trematon Castle, and financial accounts for repairs to the mill are documented in 1462-3. There are further accounts in 1465 for the transport of material for the associated dam. The inscribed initials FB, RB and AB (see Section 1.3 above) refer to Frederick, Richard and Abraham Buller; 17th century occupiers of the property. An 1866 date on the doorway relates to the purchase of the property by Mr Pearce in 1863.
- 2.2** The St Stephens by Saltash parish tithe map of 1841 records the tide mill and attached mill house, as well as an additional dwelling attached to the west end of the south elevation of the mill. This was separated from the mill house by two gardens or yards (Plot 340). Along with plot 339 – a house and gardens to the north of the mill – it formed part of the Anthony Passage Mill Tenement, owned by James Wentworth Buller Esq, and occupied by William Pearce. Pearce is recorded as occupying other nearby properties owned by Buller, as well as the nearby Forder Mill further up the valley.
- 2.3** By 1892, when the First Edition 25-inch Ordnance Survey map of the area was surveyed, the house south of the mill had been demolished (Fig. 2). The mill house is shown in more detail than on the tithe map, and appears to have been partially rebuilt, as well as extended to the north with an open-fronted addition, creating its current form. No changes to the property are depicted on the 1906 and 1914 revisions to the 25-inch maps, although the latter records the mill as disused. The former does however show the course of the Great Western Railway under construction, which when completed in June 1908 (St John Thomas 1981, 143), included a viaduct across Forder Lake and mill pond. This replaced an earlier course of the railway to the south through Anthony Passage.

## **3. AIM**

- 3.1** It was expected that the works to create the new internal doorway in the west wall of the former tide mill was likely to be within essentially 'blank' masonry without any architectural features. However, removal of finishes on either side of the opening had the potential to expose evidence relating to the phasing of the buildings, in particular, whether the former mill house is later than the former tide mill. The aim of the investigation was therefore to undertake historic building recording during the

stripping out phase of the works to monitor, investigate and record historic fabric at this location.

#### **4. METHODOLOGY**

**4.1** All works were undertaken in accordance with a Written Scheme of Investigation prepared by AC archaeology (Passmore 2018) and the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), as well as the AC archaeology *General Site Recording Manual, Version 2*. The historic building recording was carried out to levels 2 and 3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).

**4.2** The survey comprised:

- A written and photographic record of the location of the new internal opening between the former tide mill and former mill house prior to works commencing; and,
- Monitoring of the stripping out of the internal finishes within both structures and recording of previously obscured historic finishes as well as the masonry of both structures. On completion of the stripping out, it was considered that no further monitoring would be needed during the breaking through of the new opening.

**4.3** The photographic record comprised a colour digital record of the area of monitored works including detailed and more general photographs, along with more general photographs of the buildings to illustrate this report.

**4.4** The written description was made in digital format on a tablet, suitable for direct inclusion within this document.

**4.5** A drawn record was prepared, which comprised updating the architect's as existing 1:50 drawings to show the location of the monitoring and observed fabric.

#### **5. BUILDING SURVEY (Fig. 3; Plates 1-11)**

##### **Introduction**

**5.1** The tide mill is situated at right angles to the river, with its west end set onto a quayside. Extending to the northwest is the abutting mill house (Plate 1), while the site of the previous cottage to the southwest now forms part of the garden to the property. The tide mill has three storeys – a lower utility area, a ground floor with living spaces (accessed from the level of the adjacent road and up from a flight of steps on the north elevation), and with bedroom accommodation in the roof; much of the ground floor appears to have been rebuilt in the 19th century when the height of the building was raised. The abutting mill house is a two-storey structure, with entrances from the gardens to the north and south.

**5.2** Externally, the south junction of the buildings is obscured by render (Plate 2). On the north side of the property, the north wall of the tide mill displays exposed masonry of local slates, whilst the east elevation of the mill house is also rendered (Plate 3).

### **Pre-stripping out observations**

- 5.3 The east wall of the mill house was finished in an historic white lime plaster with coarse unsorted gravel inclusions up to 6mm long (Plate 4). The window reveal to the west had a cement render finish, which continued over the lime plaster in a thin skim. The adjacent south wall was finished in modern cement render.
- 5.4 The west wall of the tide mill was finished entirely in modern cement render, with no visible historic finish present (Plate 5). Architectural features exposed at ground level and the ceiling level are discussed in Sections 5.7 and 5.8 below in relation to the relevant masonry.

### **Post-stripping out observations**

- 5.5 In the mill house, elevation fabric of the tide mill was exposed in the corner of the room, extending up to 200mm from the southeast corner and up to 800mm above the current floor (Plate 6). The masonry was curved and comprised thick fine-grained slates bonded in mid brown loose earth mortar; the same masonry is currently visible at the lower level in the adjacent north elevation (both externally, and internally where there is corresponding curved masonry on the inside face of the wall).
- 5.6 The masonry was overlaid, and to the southeast abutted, by later masonry forming the southeast corner of the mill house (Plate 7). This was constructed of thin slates bonded in gravelly lime mortar. This masonry also formed, where exposed, the northeast end of the south wall of the mill house (Plate 8). The edge of the stripped plaster here coincided with the north side of a blocked doorway in the wall. Handmade bricks and wooden battens were incorporated into the reveal. The doorway was infilled with concrete blocks.
- 5.7 The primary masonry of the tide mill comprised the same thick fine-grained slates exposed in the mill house, but bonded in a hard white lime mortar with rare inclusions. The current floor level has been lowered by 400mm below the historic floor level exposing the wall curves matching the (historically external) curve recorded in the mill house (Plate 9) as well as on the lower level below. The masonry here incorporated four joist sockets, measuring 80mm wide by up to 280mm high (Plate 5).
- 5.8 At a high level there was a rebuild of this masonry in similar but slightly lighter stone laid more randomly and bonded in a softer gravelly white lime mortar (Plate 10). This rebuild measured approximately 0.7m<sup>2</sup> and continued into the north wall where it was deeper and abutted the earlier stonework below. This masonry is visible externally where it randomly contains larger blocks of stone (Plate 3). Above this masonry, three joists have been exposed supporting the floor of the bedroom accommodation in the roof. These are laid onto concrete and have probably been reset during the later 20th-century conversion into a house. Behind these, the rendered masonry of the southeast corner of the mill house was visible, overlying part of the west wall of the mill (Plate 11).

## **6. COMMENTS**

- 6.1 The investigation successfully achieved the aim of confirming that the mill house is later than the tide mill. The southeast corner of the mill house was observed to have abutted, been constructed into, and overlaid historic masonry of the west wall of the tide mill.

- 6.2** Whilst no new dating evidence for either building was identified, the observations confirm that both buildings have complex histories. In the mill house, the wall between the kitchen and dining room has earth bonding, perhaps suggesting that this part of the house is of a different date to the living room. Evidence for a former doorway in the south wall, probably blocked when the buildings were converted in the later 20th century, was also uncovered. The Listed Building description for the tide mill gives an early 17th-century date for the current building with mid 19th-century remodelling; clear evidence of which is visible in the east elevation. Here, the earliest masonry contains windows of 17th-century date, while other contemporary architectural fragments remain within the property. Elsewhere, evidence for its development is less clear due to later 20th-century repairs and its conversion to a house. Nevertheless, the current investigations have identified a phase of repairs or alterations at the northwest corner. Since this masonry is overlaid by the southeast corner of the mill house this is likely to pre-date the mid 19th-century remodelling.

## **7. OASIS ENTRY AND ARCHIVE**

- 7.1** An OASIS entry has been created using the unique identifier 337827 and includes a digital copy of this report.
- 7.2** In line with Section 6.1 of the Written Scheme of Investigation this document and the OASIS entry represent the archive for the project.

## **8. SOURCES CONSULTED**

Minchington, W., and Perkins, J. 1971. *Tidemills of Devon and Cornwall*. (Exeter Papers in Industrial Archaeology)

Ordnance Survey 25-inch Cornwall map sheet XLV.8  
First Edition, surveyed 1892, published 1894  
Second Edition, revised 1905, published 1906  
1914 Revision, revised 1912, published 1914

Passmore, A., 2018. *The Old Mill, Anthony Passage, Cornwall, (NGR SX 41372 57454)*, *Written Scheme of Investigation for historic building recording, Cornwall Council planning reference PA18/05856, condition 4*, AC archaeology document no. **ACD1899/1/0**

St John Thomas, D. 1981. *A Regional History of the Railways of Great Britain Volume 1 The West Country*. (David and Charles)

St Stephen by Saltash tithe map and apportionment (both 1841)

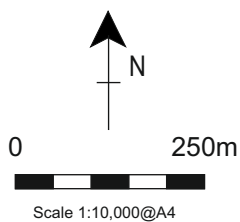
**Websites** (accessed December 2018)  
British Geological Survey on-line viewer  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

National Heritage List for England  
<https://historicengland.org.uk/listing/the-list/>





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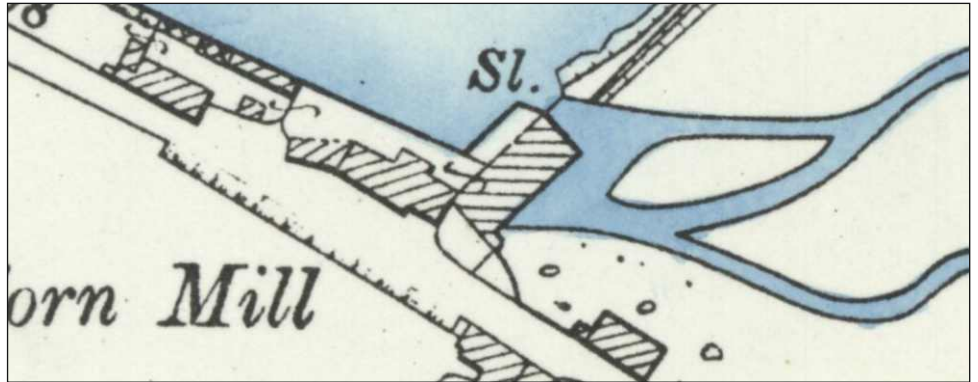
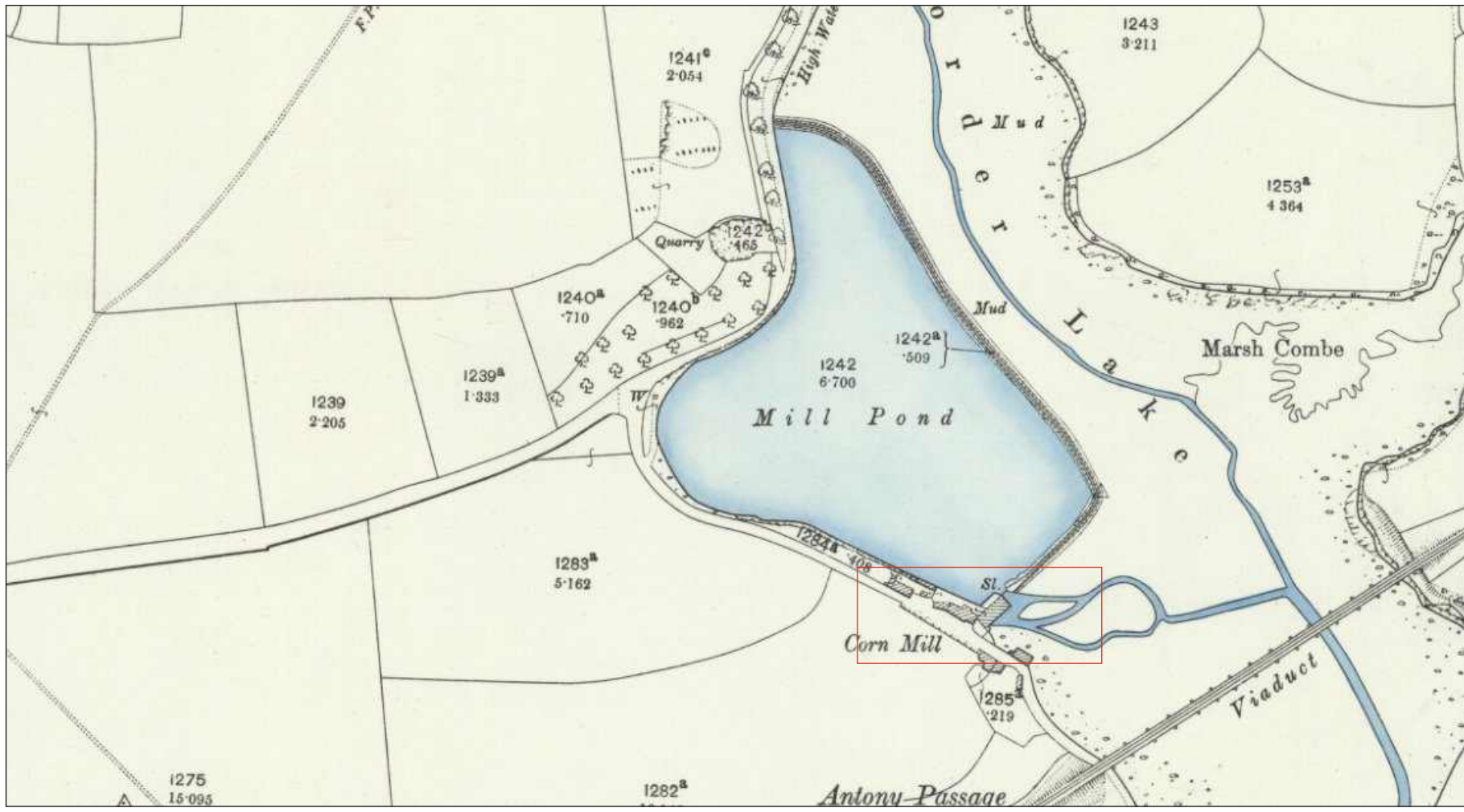


PROJECT  
The Old Mill, Anthony Passage, Saltash, Cornwall

TITLE

Fig. 1: Site location

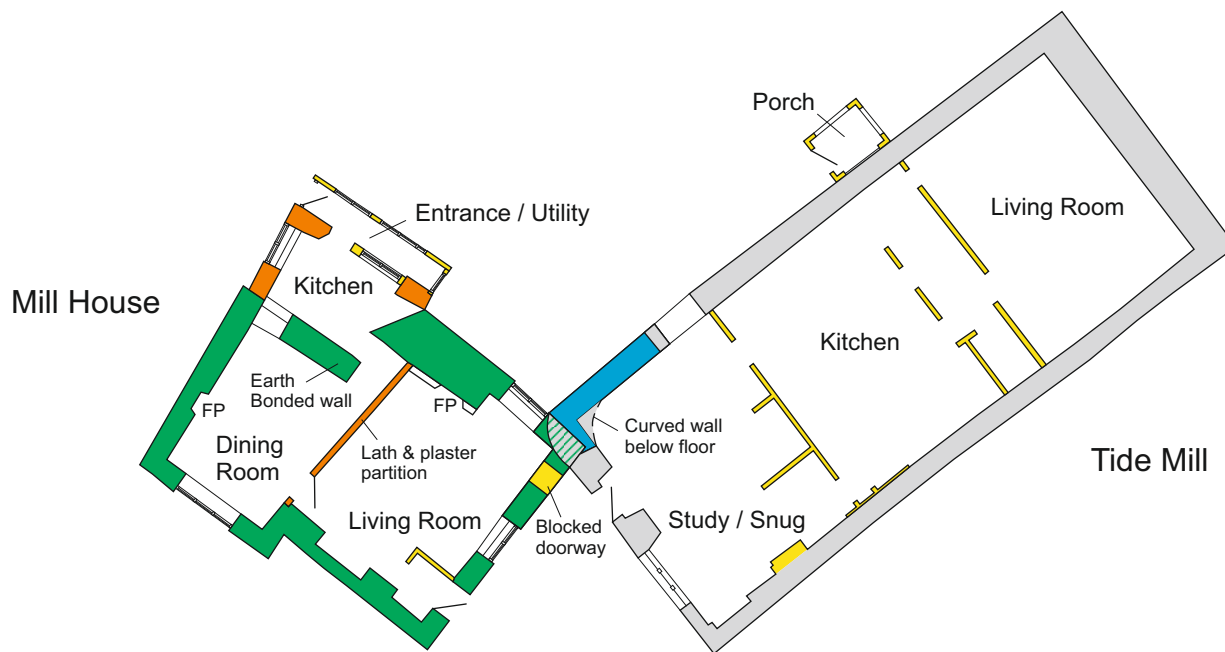




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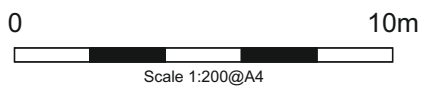
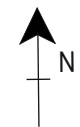
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 Fig. 2: Extract from the First Edition  
 25-inch Ordnance Survey map, 1892





Key

- Tide Mill (Architectural features not shown)
- Recorded rebuild to Tide Mill
- Mill House
- 19th century
- Late 20th century
- Mill House fabric over Tide Mill fabric



PROJECT  
 The Old Mill, Anthony Passage,  
 Saltash, Cornwall

TITLE  
 Fig. 3: Plan of the observations







Plate 1: The tide mill, with mill house to the left, looking north



Plate 2: The west elevation of the tide mill, with south elevation of the mill house to the left, looking northeast



Plate 3: The east elevation of the mill house with the north elevation of the tide mill to the left, looking southwest. In the latter rebuilt masonry is visible above the doorway



Plate 4: The interior face of the east elevation of the mill house prior to removal of finishes, looking northeast (1m scale)



Plate 5: The interior wall of the tide mill prior to removal of finishes, looking southwest (1m scale). Joist sockets are visible at the base of the wall



Plate 6: The primary curving masonry of the tide mill exposed within the mill house, looking east (0.30m scale)





Plate 7: The masonry of the mill house following removal of plaster, looking northeast (1m scale)



Plate 8: The masonry of the mill house following removal of plaster showing the east edge of a blocked doorway, looking southeast (1m scale)



Plate 9: The lower curved masonry of the tide mill, looking northwest (1m scale)

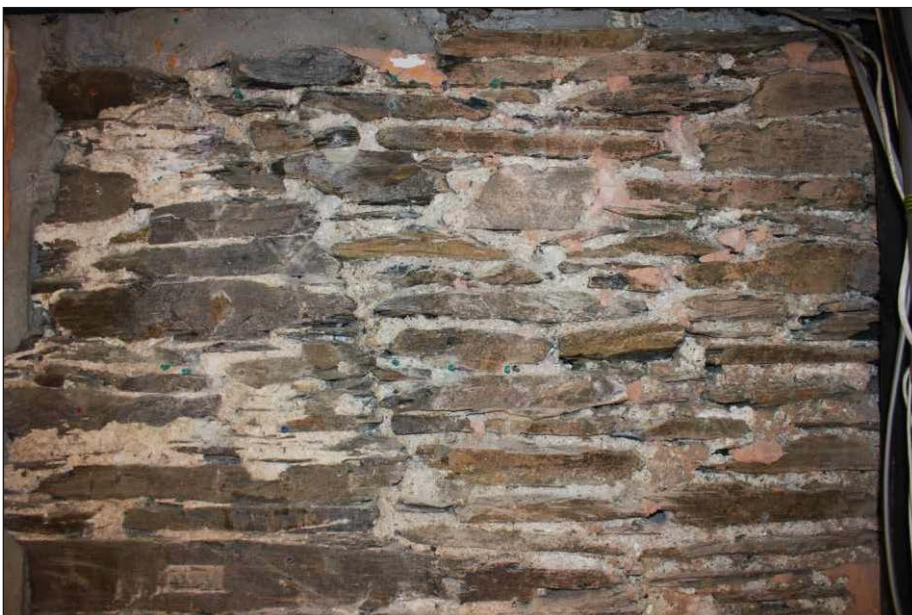


Plate 10: The masonry of the tide mill showing the rebuilt upper section, looking northwest





Plate 11: The southeast corner of the mill house overlying the west wall of the tide mill, looking northwest

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