Archaeological Building Survey

of HIGHER CARGENWEN BARNS, CARVOLTH DOWNS, CROWAN PARISH,

KERRIER, CORNWALL.

for Mr P Dalley



Report No. 2159/2009



Bristol and Region Archaeological Services

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HIGHER CARGENWEN BARNS, CARVOLTH DOWNS, CROWAN PARISH, KERRIER, CORNWALL.

Centred on N.G.R. SW 66347 35627

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CONTENTS

List of Illustrations

1.	Introduction	1
2.	The Site	2
3.	Historical Background	3
4.	Objectives and Methodology	4
5.	The Buildings	5
6.	Conclusions	8
7.	Sources Consulted	9
8.	Acknowledgements	9

Appendix 1: Policy Statement

Illustrations and Plates

Prehistoric Before AD43 Palaeolithic 1,000,000 – 10,000 BC Mesolithic c. 10,000 – 3500 BC Neolithic c. 3500 – 2000 BC Bronze Age c. 2000 – 600 BC Iron Age c. 600 BC – AD43

Adopted Chronology

RomanAD43-410Anglo Saxon/Early MedievalAD410-1066MedievalAD1066-1540Post-medievalAD1540-present

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

August, 2009.

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LIST OF ILLUSTRATIONS

Figures

riguit	3	
Fig.1	Map showing the location of Higher Cargenwen Barns (scale 1:25000)	
Fig.2	The tithe map for Crowan parish, 1840	
Fig.3	The First Edition Ordnance Survey plan, 1878 (scale 1:2500)	
Fig.4	The Second Edition Ordnance Survey plan, 1907 (scale 1:2500)	
Fig.5	Plan showing buildings A-G referred to in the report and the location and direction of exter and ground floor photographs	
Fig.6	Plan showing the location and direction of first floor photographs	
Fig.7	Plan showing building H referred to in the report and the location and direction of exterior photographs	
Plates		
Cover	The south elevation of the farmhouse (Building A), looking north-west.	
Plate 1	Building A: the south elevation, looking north (scale: 2m)	
Plate 2	Building A: the roof showing A-frame and lath and plaster ceiling of first floor room, looking west (no scale)	
Plate 3	Building A: the porch, looking east (scale: 2m)	
Plate 4	Building A: ground floor window to the west of porch, looking north (scale: 2m)	
Plate 5	Building A: first floor sash window, looking south (scale: 0.5m)	
Plate 6	Building A: the ground floor showing the entrance to Building B; the ranging pole marks the position of the staircase, looking north-west (scale: 2m)	
Plate 7	Building A: detail of moulding on ceiling joist, looking east (scale: 0.5m)	
Plate 8	Building A: first floor partition around the head of the staircase, looking east (scale: 1m)	
Plate 9	Building A: door from staircase to first floor room, looking north (scale: 1m)	
Plate 10	Building A: remains on ceiling of partition dividing the first floor rooms, looking west (no scale)	
Plate 11	Building B: west elevation, looking east (scale: 2m)	
Plate 12	2 Building B: the roof showing A-frame and purlins (no scale)	
Plate 13	Building B: north elevation showing external stone staircase, first floor doorway and buttress on north-west corner, looking south (scale: 2m)	
Plate 14	Building B: doorway from Building A, looking west (scale: 1m)	
Plate 15	5 Building B: windows in south elevation, looking north (scale: 2m)	

- Plate 16 Building B: metal-framed feeding stall against north wall, looking north (scale: 1m)
- Plate 17 Building C: north elevation, looking south (scale: 2m)
- Plate 18 Building C: west elevation, looking south-east (scale: 2m)
- Plate 19 Building D: south elevation, looking north-east (scale: 2m)
- Plate 20 Building D: the roof showing A-frames and purlins, looking east (no scale)
- Plate 21 Building D: the doorway between Buildings D and E, looking west (scale: 2m)
- Plate 22 Building D: the doorway between Buildings D and A, looking west (scale: 2m)
- Plate 23 Building D: ground floor window in south elevation, looking north (scale: 2m)
- Plate 24 Building D: north elevation, looking south-east (scale: 2m)
- Plate 25 Building E: north elevation, looking south-east (scale: 2m)
- Plate 26 Building E: east elevation, looking west (scale: 2m)
- Plate 27 Building E: the roof showing A-frames and purlins, looking west (scale: 2m)
- Plate 28 Building E: patch of cobbled floor showing through later concrete screed, looking east (scale: 1m)
- Plate 29 Building E: south wall showing blocked windows, looking south-east (scale: 2m)
- Plate 30 Building E: north wall showing metal covers to ventilation holes and scars caused by the removal of cattle stall partitions, looking north-west (scale: 2m)
- Plate 31 Building F: west elevation, looking east (scale: 2m)
- Plate 32 Building F: south elevation, looking north (scale: 2m)
- Plate 33 Building F: north elevation, showing concrete blocking, looking south (scale: 2m)
- Plate 34 Building G: west and south elevations, looking north-east (scale: 2m)
- Plate 35 Building G: east elevation, looking west (scale: 2m)
- Plate 36 Building H: north-east elevation, looking south-west (scales: 1m)
- Plate 37 Building H: north-east elevation, looking west (scale: 1m)
- Plate 38 Building H: north-west end, showing small extension, looking south-west (scale: 1m)

1. INTRODUCTION

- 1.1 Archive standard photographic recording of a group of farm buildings at Higher Cargenwen, Carvolth Downs, Crowan was undertaken prior to their conversion into two dwellings, the erection of replacement extensions and the installation of a septic tank (application no. PA08/01975/F). The work was undertaken by Reg Jackson of Bristol and Region Archaeological Services in mid July 2009 on behalf of Mr P. Dalley.
- 1.2 As well as examination of the buildings, some historic maps were studied, including a copy of the Crowan tithe map and apportionment and large scale Ordnance Survey plans.
- 1.3 This report was written by Reg Jackson. A digital copy will be deposited with the National Monuments Record at Swindon at a later date. The archive will be deposited with Cornwall Record Office.

2. THE SITE

- 2.1 The buildings are located within Crowan parish and lie 2 kilometres to the north-east of the village and approximately 250 metres south-east of Whistling Winds Farm (formerly Higher Cargenwen Farm) in an area known as Carvolth Downs, in the Kerrier District of Cornwall (**Fig.1**; NGR SW66347 35627). The buildings are south-east of the unclassified road which links the B3280 just to the north of Black Rock with a further unclassified road at Croft Mitchell south of Troon.
- 2.2 The buildings are not Listed and do not lie in a Conservation Area. However, they are located in an Area of Great Landscape Value.
- 2.3 Geologically, the site lies on the granite, just above the 205 metre contour. The ground rises to the south-east to Crowan Beacon at 222 metres above Ordnance Datum and slopes gently away to the west towards Praze-an-Beeble.
- 2.4 The main building is orientated approximately west/east with an outbuilding at its east end lying north/south. Against the site boundary and to the south-west of the main building is a further small, roofless outbuilding orientated north-west/south-east. Two other outbuildings lie outside the site boundary to the south of the main building.

3. HISTORICAL BACKGROUND

- 3.1 The Ordnance Survey Two-Inch (1:31,680) plan, surveyed in 1809, shows a building in the location of the site and an access way leading from it to the north-west, terminating at a boundary which appears to separate an area of heathland (Carvolth Downs) to its west from cultivated land to its east.
- 3.3 The Crowan tithe map was surveyed in 1840 and the apportionment is dated 1841 (**Fig.2**; CRO TM/42 and TA/42). Only the main building is shown, with a projection, possibly a porch, on its south side. It lay within a small area of land and the access way is shown leading away from it to the north-west, again ending at the boundary between heathland to the west and fields to the east. The apportionment describes the building (plot 3051) as a 'House and plot' owned and occupied by Thomas Richards. The fields immediately adjoining are listed as:

Field No.	Owner	Occupier	Description	Land Use
3048	Thomas Richards	Thomas Richards	Plot	Arable
3049	Thomas Richards	Thomas Richards	Plot	Arable
3050	Thomas Richards	Thomas Richards	Plot	Arable
3052	Thomas Richards	Thomas Richards	Plot	Arable
3056	William Richards	William Richards	Plot	Arable
3057	William Richards	William Richards	Plot	Waste

- 3.4 The first large-scale Ordnance Survey plan, surveyed between 1876 and 1877 and published in 1878 (**Fig.3**; scale 1:2500), shows the main building, but this time with two small extensions to the north but none to the south. Around the edge of the enclosure surrounding the main building are three outbuildings, two to the south-west and one to the east. Again the access way to the north-west ends at the boundary with Carvolth Downs.
- 3.5 The Ordnance Survey Second Edition plan, revised in 1906 and published in 1907 (**Fig.4**; scale 1:2500), shows that the north/south extension had been added to the east end of the main building, that one of the outbuildings to the south-west had been demolished and rebuilt on a different orientation and that the outbuilding to the east had also been removed, presumably to accommodate the north/south extension. The unclassified road to the north-west had been constructed and the access way now joined that, rather than leading out on to Carvolth Downs. Higher Cargenwen Farm (now Whistling Winds Farm) had been built immediately to the west of the unclassified road and Carvolth Downs itself had been divided into fields.
- 3.6 A copy of the 1907 Ordnance Survey plan with its accompanying District Valuation field book describes the property as 'Land and Buildings' owned by Reverend St Aubyn and E. Berryman and occupied by Richard John Bray (CRO DV(1)137).
- 3.7 The map used for the Land Utilisation Survey of Britain in 1935 (scale 1:63360) noted the building and surrounding plot as a 'house with gardens sufficiently large to be productive'.
- 3.8 Information from the owner reveals that the house was still capable of occupation as a house in his father's time – although his father did not live there – but was then converted by the opening up of walls, and presumably the removal of the staircase, to form a cattle shelter with storage on the first floor.

4. **OBJECTIVES AND METHODOLOGY**

- 4.1 The objective of this photographic survey is to provide a comprehensive record to archive standard of the existing buildings, both externally and internally, and to submit a selection of these photographs in a report to include a description of the buildings and a brief history of the site. This recording work is required to comply with Condition 11 of the Planning Approval and also the 'Brief for Photographic Recording' prepared by Cornwall Council's Historic Environment Service on 4 June 2009.
- 4.2 Photographs were taken in 35mm monochrome print and a digital medium. Cameras used were a 35mm Canon EOS 33 SLR with 28-300mm lens and 400asa film and an Olympus SP-510UZ 7.1 megapixel. This included full coverage of the interiors and exteriors as well as general views and photographs of details. A photographic scale was used in all photographs, unless circumstances prevented this, e.g. upper storey and roof details. There was a record of each photograph taken, including building identifier, location, direction of shot and size of scale used.
- 4.3 The work was carried out by a Member of the Institute for Archaeologists (MIfA) in accordance with the Institute's Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

5. THE BUILDINGS

- 5.1 The buildings are in a derelict state and the roofs of Buildings A and C are covered in ivy which extends down their front and rear elevations. Protected bat species inhabit the roof spaces and the ivy cannot be removed at this stage. However, its presence did not affect the recording and interpretation of the structures.
- 5.2 For the purpose of clarity within this report the buildings have been divided into eight units and the location of these is shown on **Fig.5**:
 - A: the two-storey house
 - B: the two-storey western extension to the house used for cattle/storage
 - C: the single-storey northern extension to the house used as a kitchen
 - D: the two-storey eastern extension to the house used for housing livestock/storage
 - E: the single-storey eastern extension to 'D' used for housing livestock
 - F: the north/south extension against the east end of 'E'
 - G: the single-storey modern extension to the south of 'D'
 - H: the detached single-storey outbuilding against the south-west boundary
- 5.3 The location and direction of view of each photograph included in this report is shown on plans provided by the client (**Figs.5-7**).

A: The house (Cover and Plates 1-10)

- 5.4 Rectangular in plan and measuring 6.5m by 3.3m internally. The walls are all 0.6m thick and are built of granite rubble, with granite dressings, bonded with a fine buff-pink mortar. The south (front elevation) is pebble-dashed, the north elevation is exposed granite. The floor is concrete. The pitched roof is slate with red ceramic ridge tiles and is contiguous with buildings B and C to the west and east. It is supported on A-frames (which are mainly obscured by the first floor ceiling) with three purlins on each side of the roof.
- 5.5 There is an external porch measuring 1.7m by 1.15m made of concrete blocks, with a concrete floor and with a roof of corrugated iron. The porch has a window on each side elevation measuring 0.35m wide by 0.47m high. The front door to the house measures 0.9m by 1.85m and there are multiple layers of paint and limewash on the front elevation of the house within the area of the porch. Both the door to the porch and the house are missing.
- 5.6 In the front elevation there are four windows two each to the ground and first floors. On the ground floor the window opening to the west of the porch measures internally 1.1m wide by, originally, 1m high but the lower part has been blocked and is now only 0.6m high with a metal framed, three light window. The window opening to the east of the porch measures internally 1.15m wide by 0.95m high, although the height has again been reduced by blocking at the bottom of the window. It has a metal framed, three light window. The openings to both first floor windows measure 1.05m wide by 0.9m high and each has a four light wooden sash window, although both appear to be of 20th-century date. On the west elevation at first floor level there is a possible blocked window measuring 0.8m wide by 0.6m high externally. There are no windows on the north elevation and the original east elevation of the house has been largely removed.
- 5.7 The ground floor of the house is now an open space, the staircase to the first floor (rising opposite the front door), originally approximately 0.6m wide, having been removed along with any internal wooden partitions. There is no evidence of a fireplace which was presumably in the east wall which has been largely removed from floor to roof. There is evidence of internal render/plaster which has been limewashed and painted, red and blue being the prominent colours. The ceiling (that is, the planked floor of the rooms above) is supported on eight joists each measuring 0.06m by 0.14m and with a simple beaded decoration.

5.8 The first floor has a planked floor, the planks 0.21m or 0.24m wide. The floor to ceiling boxing, made of vertical planks, around the top of the staircase survives as do two wooden plank doors leading off the staircase, each with an iron latch. The first floor was originally divided into two rooms on either side of the staircase, evidence of the wooden partition between them surviving on the ceiling and the back of the stair surround. The west room measured 2.7m east/west while the east room measured 4m east/west. Green and blue paint remains on the stair surround and the remains of the partitioning. It is possible that the larger, east, room had a fireplace in the east wall, although the wall has largely been removed. The ceiling, which extends into the roof space, is of lath and plaster.

B: The two-storey western extension to the house (Cover, Plates 1, 11-16)

- 5.9 Rectangular in plan and measuring 2.5m by 3.3m internally. The walls are 0.75m thick and are built of granite with granite dressings. A stone and concrete block buttress supports the north-west corner. The butt joints between this extension and the house are only visible internally. The south elevation is pebble-dashed, the west and north being exposed granite. The floor is concrete. The pitched roof is slate with red ceramic ridge tiles and is contiguous with the roof of the house. It is supported on a single A-frame with two purlins on each side of the roof. An external stone staircase, 1.05m wide, against the north elevation gives access to a door at first floor level.
- 5.10 A door, measuring 0.85m by 1.85m, on the south side of the west elevation gives access to the ground floor. Part of the wooden door remains. A door has also been knocked through from the ground floor of the adjoining house, measuring 0.95m by 1.87m. There is a window in the south elevation at ground floor level, measuring internally 0.8m wide by 0.6m high which has, probably an original, cast-iron four light frame. There is another, also in the south elevation, on the first floor, measuring internally 0.74m wide by 0.9m high, with a metal two-light frame. The ceiling (the planked floor of the room above) is supported on four joists of different dimensions. Against the north wall is a concrete and metal-framed cattle feeding stall. The first floor is accessed from the external staircase by a door measuring 0.9m by 1.9m. A doorway, measuring 0.8m by 2.15m, has been knocked through into this extension from the first floor of the adjoining house. Above this doorway is a ventilation hole which leads to a ceramic vent on the apex of the roof.

C: The single-storey northern extension to the house (Plates 17 & 18)

5.11 This measures 1.9m by 3.4m internally and is built of granite rubble with granite dressings. It has a sloping slate roof supported on a single purlin. It has a concrete floor. It is entered by a doorway measuring 0.78m by 1.55m in its north wall and has a wooden four light window measuring 0.5m square in its west wall. A doorway, now blocked with concrete blocks, and measuring 1.75m square, gave access to the house. This extension was apparently used, within living memory at least, as a kitchen.

D: The two-storey eastern extension to the house (Cover and Plates 19-24)

5.12 This measures 4.2m by 3.5m internally and is built of granite rubble with granite dressings. Its walls are 0.65m thick. Its south elevation is pebble-dashed. The pitched roof is slate with red ceramic ridge tiles and is contiguous with the adjoining house. It is supported on three A-frames with two purlins on each side of the roof. It is entered from the single-storey building to the east by a door measuring 2.2m wide by 1.75m high. A door has also been knocked through from the house by removing the southern 2.1m of the dividing wall from floor to roof. The concrete floor of this building slopes down by about 0.2m to the level of the ground floor of the house. Its ceiling (the planked floor of the room above) is supported on six joists measuring 0.13m by 0.55m. There is a window in the south wall at its south-west corner a metal ladder fastened to the north wall leads through a square hole in the ceiling to the room above. In the north-west corner against the north wall is a modern cattle water trough.

5.13 The first floor was originally only accessed internally through the hole in the floor. However, a doorway has been knocked through from the house by the removal of most of the dividing wall. In the north-west corner of the first floor there is a door (mainly obscured by ivy and not accessible) through the north wall, presumably for the loading of hay or other items for storage. In the south wall is a window opening (again not accessible and obscured by ivy).

E: The single-storey extension to 'D' (Plates 19, 21, 25-30)

5.14 This measures 7.2m by 3.4m internally with walls 0.5m thick built of granite rubble with granite dressings. The pitched roof is slate, covered with cement slurry, with red ceramic ridge tiles all supported on three A-frames with two purlins down each side of the roof. It has a concrete floor apparently laid over granite cobbles, a patch of these being visible towards the east end. There is no ceiling, the whole being open to the roof. It is entered from the east end by a large door 2.2m square with a wooden railway sleeper forming the lintel. There are two windows in the south wall, both now blocked with concrete blocks. There are three small circular openings in the north wall with metal covers measuring 0.45m by 0.35m. In the south-west corner is a doorway in the south wall measuring 1m by 1.75m with a sliding iron door on iron tracks secured on the outside of the wall. A doorway measuring 2.2m wide by 1.75m high in the west wall gives access to building D. There is evidence, in the form of scars in the render on the north wall, for three low partitions which were probably cattle stalls each 1.65m wide.

F: The north/south extension against the east end of 'D' (Plates 31-33)

5.15 This is built of granite, bonded with yellow mortar, with some brick repairs. The external walls are 0.5m thick while the internal partition wall is 0.4m thick. The roof, of corrugated iron sheets, sloped down from west to east (the east wall being only 0.7m high) but has now mainly collapsed. The floor was obscured by debris. The north end of the building, which probably originally extended level with the north wall of building D, has been demolished and replaced with a concrete block wall to the south of the entrance to 'D'. The building is divided into two areas, the north measuring 2.1m north/south by 2.5m and the south 3.1m north/south by 2.5m. Each is entered by a door in the west wall, 0.6m wide by 1.7m high. Small metal animal water troughs are attached to the walls internally. External to the east wall is a large water trough measuring 5.3m by 1.05m and built of concrete blocks.

G: The single-storey modern extension to the south of 'D' (Plates 19, 34 & 35)

5.16 This is built of concrete blocks and rendered with cement externally. It measures 2.25m north/south and 3.3m east/west internally. It has a sloping roof of corrugated asbestos and clear plastic sheets on a single purlin. It has a concrete floor. The south wall is buttressed externally. It is entered by a door in the east wall measuring 0.68m by 1.7m. There is a brass tap externally on the south wall.

H: The detached single-storey outbuilding against the south-west boundary (Plates 36-38)

5.17 This is built of granite rubble with walls 0.46m wide. Its front (north-east) wall is 1.9m high and its back 1.3m. It has the remains of a corrugated iron roof. It measures 2.2m by 4.4m internally. It is built into the stone boundary 'hedge'. There is a door at each end of the front elevation and a small central window 0.4m high at the top of the front wall. It has a concrete floor. There is a concrete and ceramic drinking/feeding trough on the floor and running the width of the building 0.65m from the south-east wall. There are also metal bars along the same line dividing the internal space. There is a small open-fronted extension at its north-west end, possibly a privy.

6. CONCLUSIONS

- 6.1 All the buildings, with the exception of the concrete block extension G, were constructed in granite rubble, with granite dressings. Slate was probably used to roof all of them, although the smaller extensions are now roofed with corrugated or asbestos sheets. The only area of possible original flooring that survives, comprising small granite cobbles, is in building E, the rest being of concrete.
- 6.2 Building A was built as a farmhouse and was almost certainly in existence by 1809 when a building and access way were shown in this area on the Ordnance Survey Two-Inch map. At that time the access way led out to the heathland of Carvolth Downs, the present unclassified road to the north-west not being constructed until after 1878. It remained as a farmhouse until at least the middle of the 20th century when it was converted to a cattle shelter by the creation of openings in the ground floor walls separating it from buildings B and D. At that time the east end wall of the house was largely removed as was the staircase from the ground to first floor.
- 6.3 It seems likely that buildings A, D and E were all built at the same time: A as the farmhouse, D for the storage of equipment on the ground floor and hay and feed on the first floor, and E for housing livestock. The two storey western extension B was probably added sometime in the later 19th century although this is not clear from the available maps.
- 6.4 The single storey extension C was probably added to the north of the farmhouse between 1840 and 1878 when a building is shown in that location on the Ordnance Survey map. This was later used as a kitchen. The north/south outbuilding F, used for livestock, was in existence by 1907 while the separate outbuilding against the south-west boundary, perhaps used as pigsty, is probably the one shown in that location on the 1878 Ordnance Survey map. Extension G, built of concrete blocks, is presumably a 20th-century addition.

7. SOURCES CONSULTED

Cornish Studies Library

Ordnance Survey 1878, 1:2500 plan Ordnance Survey 1907, 1:2500 plan

Cornwall Record Office

TM/42 Crowan tithe map, 1840 TA/42 Crowan tithe apportionment, 1841 DV(1)137 District Valuation map and field book, 1907

On-line Sources

Vision of Britain – Ordnance Survey 1809, 1:31,680 plan Vision of Britain – Land Utilisation Survey of Britain 1935, scale 1:63360 plan

8. ACKNOWLEDGEMENTS

Access to the buildings and some history of the property was provided by the present owner, Mr P. Dalley. Plans of the buildings were provided by the architect, Charles Green. We would also like to thank Cornwall Record Office and the Cornish Studies Library staff for their assistance, and the staff of the Cornwall and Scilly Historic Environment Record for a trawl of the HER. Ann Linge prepared the plans and illustrations and produced the report.

APPENDIX 1: Policy Statement

This report is the result of work carried out in the light of national and local authority policies.

NATIONAL POLICIES

Statutory protection for archaeology is enshrined in the Ancient Monuments and Archaeological Areas Act (1979), amended by the National Heritage Act, 1983. Nationally important sites are listed in the Schedule of Ancient Monuments (SAM). Scheduled Monument consent is required for any work that would affect a SAM.

ODPM POLICY GUIDANCE

The Planning Policy Guidance of Archaeology and Planning (PPG 16) consolidates advice to planning authorities. The Guidance stresses the non-renewable nature of the archaeological resource, details the role of the County Sites and Monuments Record (SMR), encourages early consultation with county and district archaeological officers and sets out the requirement for developers to provide sufficient information on the archaeological impact of development to enable a reasonable planning decision to be made.

PPG 16 also indicates the circumstances where further work would be necessary and outlines the use of agreements and conditions to protect the archaeological resource.

PPG 15

PPG 15 Planning and Historic Environment (1994) provides for a full statement of Government policies for the identification and protection of historic buildings, Conservation Areas, and other elements of the historic environment. More specific issues are raised in PPG 16 Archaeology and Planning (1990), which also indicates the circumstances where further work would be necessary and outlines the use of agreements and conditions to protect the archaeological resource.

PPG 15 (para. 2.15) recognises that some buildings are scheduled ancient monuments, but many which are not scheduled are either of intrinsic archaeological interest or stand on ground which contains archaeological remains. It is important in such cases that there should be appropriate assessment of the archaeological implications of development proposals before applications are determined; and that, where permission is to be granted, authorities should consider whether adequate arrangements have been made for recording remains that would be lost in the course of works for which permission is being sought.

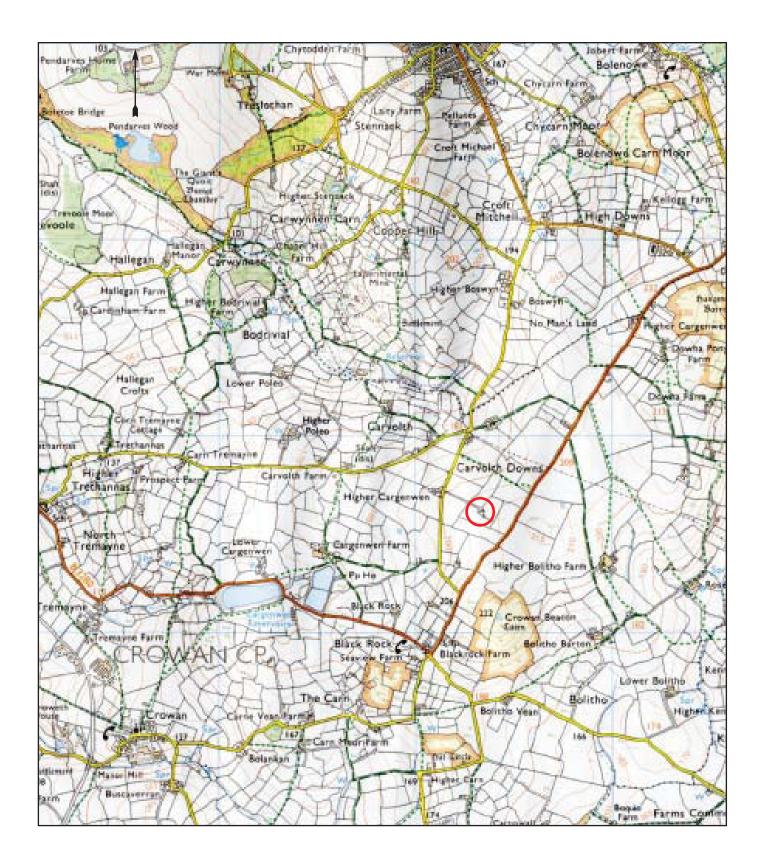
Paragraph 3.23 states that local planning authorities should consider whether it would be appropriate to make it a condition of consent that applicants arrange suitable programmes of recording features that would be destroyed in the course of the works for which consent is being sought.

LOCAL PLANNING POLICIES

In addition to national policies, the Cornwall Structure Plan (2004) and the Kerrier District Local Plan (Revised Deposit Draft 2004) contain policies relating to the historic environment.

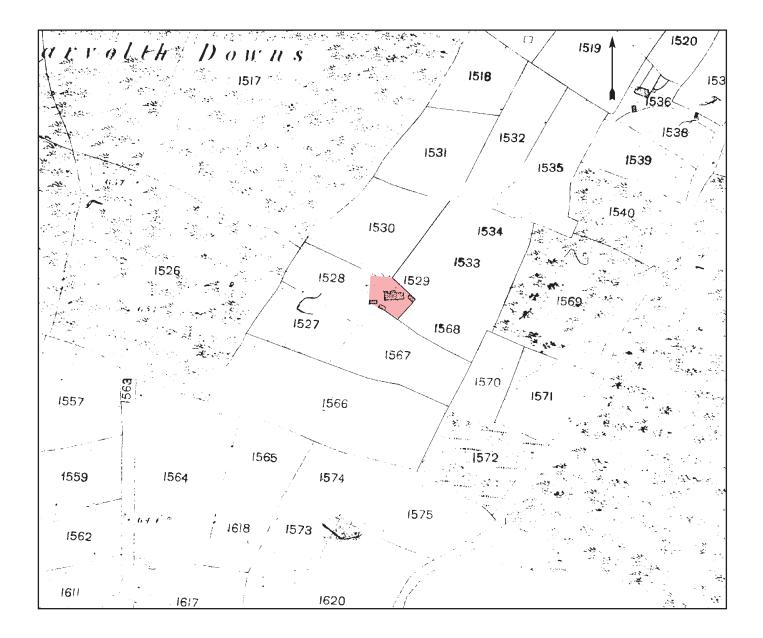
Policy 2 of the Cornwall Structure Plan states that: 'The conservation and enhancement of sites, areas, or interests, of recognised international or national importance for their landscape, nature conservation, archaeological or heritage importance, including the proposed World Heritage Site, should be given priority in the consideration of development proposals'.

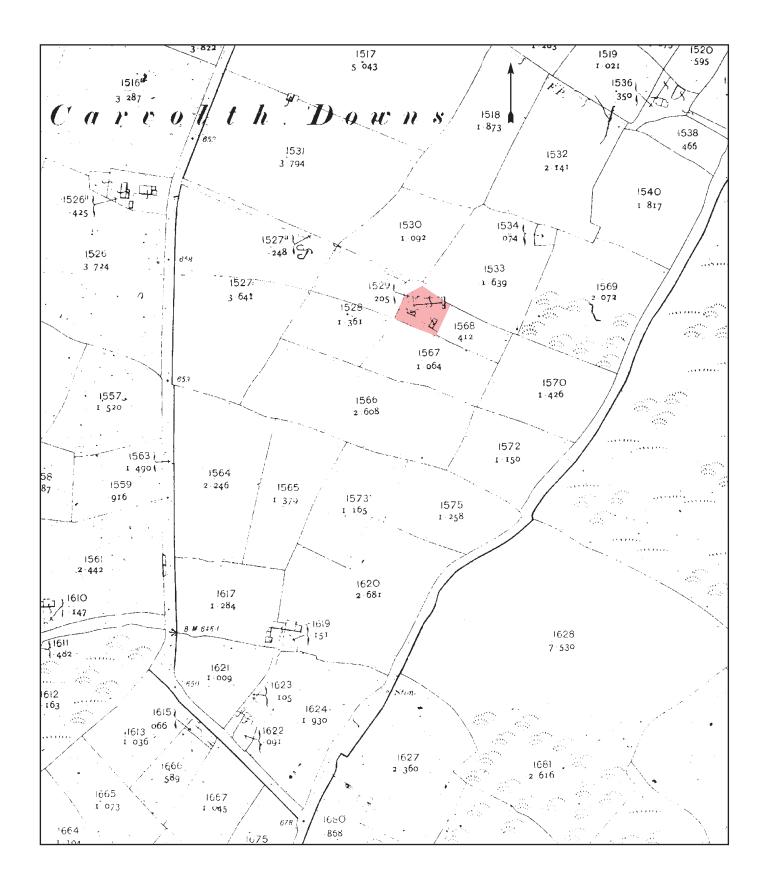
Policy B.EN1 of the Kerrier District Local Plan relates to the 'Historic Heritage – Archaeology' and reiterates the provisions of Planning Policy Guidance Note 16.

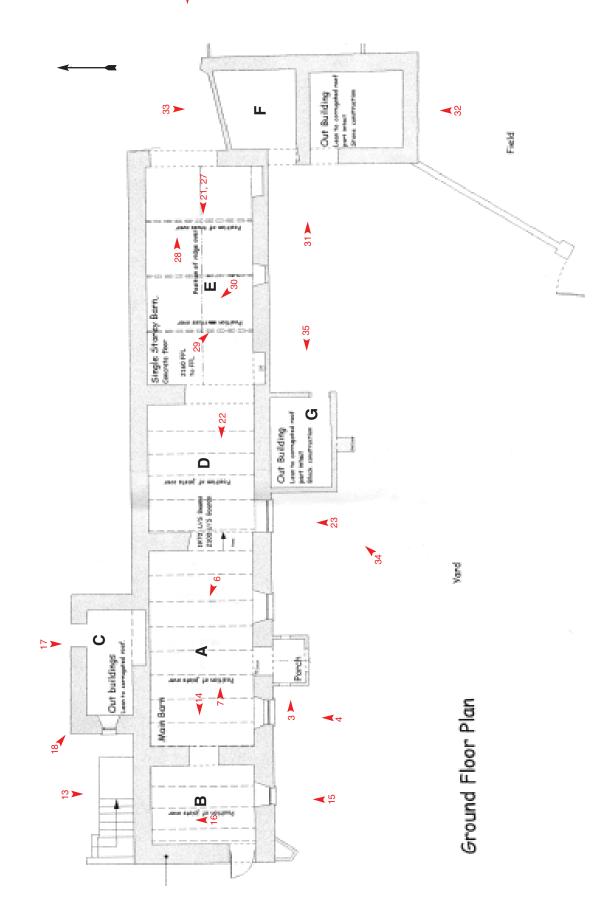


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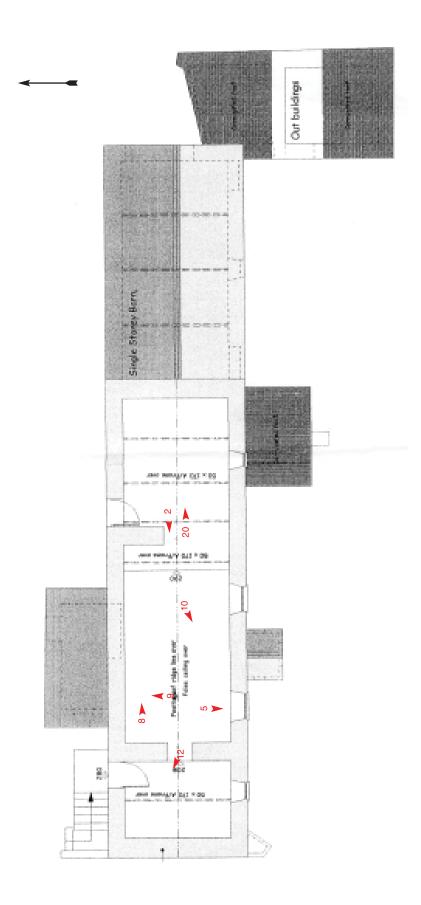






Plan showing buildings A-G referred to in the report and the location and direction of exterior and ground floor photograph Fig.5

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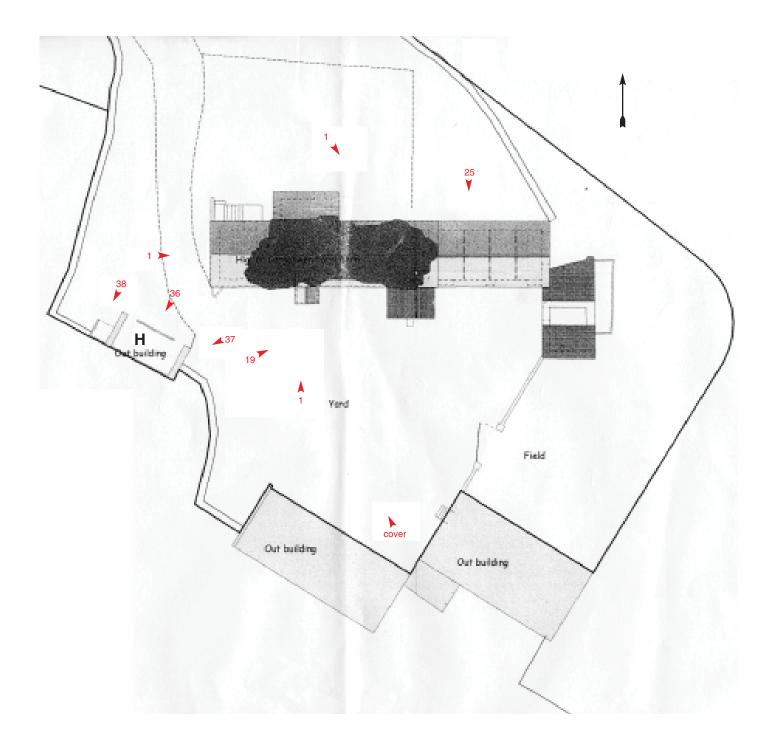




Plate 1 Building A: the south elevation, looking north (scale: 2m)



Plate 2 Building A: the roof showing A-frame and lath and plaster ceiling of first floor room, looking west (no scale)



Plate 3 Building A: the porch, looking east (scale: 2m)



Plate 4 Building A: ground floor window to the west of porch, looking north (scale: 2m)



Plate 5 Building A: first floor sash window, looking south (scale: 0.5m)



Plate 6 Building A: the ground floor showing the entrance to Building B; the ranging pole marks the position of the staircase, looking north-west (scale: 2m)



Plate 7 Building A: detail of moulding on ceiling joist, looking east (scale: 0.5m)



Plate 8 $\,$ Building A: first floor partition around the head of the staircase, looking east (scale: 1m $\,$



Plate 9 Building A: door from staircase to first floor room, looking north (scale: 1m)



Plate 10 Building A: remains on ceiling of partition dividing the first floor rooms, looking west (no scale)



Plate 11 Building B: west elevation, looking east (scale: 2m)



Plate 12 Building B: the roof showing A-frame and purlins (no scale)



Plate 13 Building B: north elevation showing external stone staircase, first floor doorway and buttress on north-west corner, looking south (scale: 2m)



Plate 14 Building B: doorway from Building A, looking west (scale: 1m)

Plate 16 Building B: metal-framed feeding stall against north wall, looking north (scale: 1m)



Plate 15 Building B: windows in south elevation, looking north (scale: 2m)





Plate 17 Building C: north elevation, looking south (scale: 2m)



Plate 18 Building C: west elevation, looking south-east (scale: 2m)



Plate 19 Building D: south elevation, looking north-east (scale: 2m)



Plate 20 Building D: the roof showing A-frames and purlins, looking east (no scale)



Plate 21 Building D: the doorway between Buildings D and E, looking west (scale: 2m)



Plate 22 Building D: the doorway between Buildings D and A, looking west (scale: 2m)



Plate 23 Building D: ground floor window in south elevation, looking north (scale: 2m)



Plate 24 Building D: north elevation, looking south-east (scale: 2m)

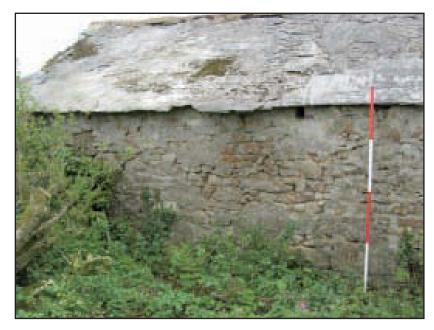


Plate 25 Building E: north elevation, looking south-east (scale: 2m)

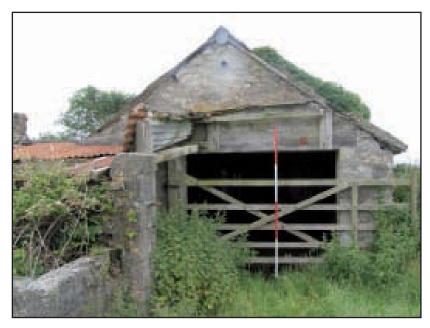


Plate 26 Building E: east elevation, looking west (scale: 2m)



Plate 27 Building E: the roof showing A-frames and purlins, looking west (scale: 2m)



Plate 28 Building E: patch of cobbled floor showing through later concrete screed, looking east (scale: 1m)



Plate 29 Building E: south wall showing blocked windows, looking south-east (scale: 2m)



Plate 30 Building E: north wall showing metal covers to ventilation holes and scars caused by the removal of cattle stall partitions, looking north-west (scale: 2m)



Plate 31 Building F: west elevation, looking east (scale: 2m)



Plate 32 Building F: south elevation, looking north (scale: 2m)



Plate 33 Building F: north elevation, showing concrete blocking, looking south (scale: 2m)



Plate 34 Building G: west and south elevations, looking north-east (scale: 2m)



Plate 35 Building G: east elevation, looking west (scale: 2m)



Plate 36 Building H: north-east elevation, looking south-west (scales: 1m)



Plate 37 Building H: north-east elevation, looking west (scale: 1m)



Plate 38 Building H: north-west end, showing small extension, looking south-west (scale: 1m)