
Statement Heritage

Milltown House, Yeolmbridge, Launceston, Cornwall, PL15 8TL

Statement of Significance

SH Ref MILT0921

04/10/2021

NHLE1142820 *MILLTOWN HOUSE AND GARDEN WALLS TO FRONT.* GII*



All content © Statement Heritage unless stated otherwise.

This project was carried out by Daniel Ratcliffe BA MA MCIfA in September 2021 at the request of our client.

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended. The client should note that the nature of archaeological discovery is that it is rarely possible to entirely exclude the potential for discoveries being made in the course of work.

GDPR compliance statement: *This project has been informed by a Data Protection Privacy Assessment. Prior to fieldwork it was identified that the building is surrounded by residential development and in private domestic occupation and so identified a potential for the capture of sensitive personal data. Photography has been undertaken and processed in connection with ‘lawful purposes’ as identified in GDPR supporting guidance including ‘Contract’ (being our contract with client), ‘Public task’ (being the support of the implementation of conservation of buildings identified under the 1990 Planning (Listed Buildings and Conservation Areas Act), and ‘Legitimate interests’ including the commercial interests of the author and the interests of historic research. Photography used in this report has been processed before its transfer to networked drives and inclusion in the report to remove personally identifiable data relating to uninvolved third parties with particular attention paid to: identifiable faces, vehicle identification plates and other potentially sensitive data which have been removed with the use of photo-editing software where present. If, despite these steps you feel that your personal data, as identified in law, has been captured within this report you have the right to request its removal by contacting the data controller, Daniel Ratcliffe, direct at daniel.ratcliffe@statement-heritage.com or via www.statement-heritage.com clearly explaining your request.*

Common acronyms and specialist terms found in *Statement Heritage Reports*.

Architectural terms are generally taken from the Oxford Dictionary of Architecture and Landscape Architecture; the glossaries provided by Pevsner Architectural Guides and RW Brunskill's 'Vernacular Architecture'

Archaeological terminology is generally compliant with Historic England Thesauri available [here](#).

Historic England's 'Introductions to Heritage Assets' and 'Designation Selection Guides' are particularly useful for thematic discussions of heritage asset classes. These may be freely downloaded [here](#).

Archaeological Evaluation. The field testing of land by either remote sensing or direct interventions (digging) to establish the presence / absence, extent, type, date, significance and potential of archaeological features.

Archaeological Interest. The potential for a heritage asset (building, landscape or monument) to hold evidence of past human activity worthy of investigation.

AOD: Above Ordnance Datum. Heights given in 'AOD' are quoted in metres relative to '[Ordnance Datum Newlyn](#)'

CIfA: Chartered Institute for Archaeologists. Professional institute. Individually MCIfA (Member); ACIfA (Associate); PCIfA (Practitioner).

CSHER / HER : Cornwall and Scilly Historic Environment Record. The definitive record of the designated and undesignated historic environment of Cornwall and the Isles of Scilly, managed by Cornwall Council.

CLP: Cornwall Local Plan. <https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf> . Planning determinations are expected to be in conformity with local planning policy.

CRO: Cornwall Record Office. References prefixed CRO indicate the local record office reference number of archive documents.

Designated / Protected Heritage Asset. A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

GI, GII*, GII etc. Listed Buildings and Registered Parks and Gardens are graded according to their importance. GI and II* are the highest grades triggering consultation by *LPAs* of Historic England and specific protections under the NPPF.

Group Value. The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part – *see also* 'setting'. Group value is a consideration in determining whether buildings should be listed.

HE: Historic England. The Government's statutory advisory body on the historic environment.

Historic Environment. 'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora' (NPPF)

HIA: Heritage Impact Appraisal. A document assessing the presence / absence, significance of, and impacts to heritage assets, usually prepared in preparation of *LPA* consent processes.

HLC: Historic Landscape Characterisation. A technique of historic landscape analysis based on the identification of areas sharing common features, patterns and attributes related to their historic development.

LPA: Local Planning Authority.

Mitigation. Measures to limit or avoid the harm of an action. Specifically used within archaeological work to refer to the processes of converting *archaeological interest* to an archive to advance understanding of a heritage asset, sometimes known as *preservation by record*.

NA: National Archives. References prefixed 'NA' indicate the reference number of archive documents held in the National Archives.

NHLE: National Heritage List for England. <https://historicengland.org.uk/listing/the-list/>. The definitive record of protected (designated) heritage assets in England.

Non-designated Heritage Asset. 'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets' (NPPF). Buried archaeological remains may fall into this category, unless their significance is 'demonstrably equivalent to Scheduled Monuments' (NPPF footnote 63).

NPPF: National Planning Policy Framework. Central Government framework for planning in England.

OS: Ordnance Survey

OS NGR: OS National Grid Reference.

Preservation 'in situ'. The simplest and best form of archaeological mitigation is to leave the evidence undisturbed, i.e. through an informed foundation design.

Setting: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (NPPF)

Scheduled Monument: A site designated for its 'national importance' under the Ancient Monuments and Archaeological Areas Act 1979.

Non Technical Summary

Milltown House, is a former farmhouse, Listed II . The building dates to the early to mid-18th century and is a remarkably well preserved example of an early Georgian building. Its significance lies in its striking presence overlooking the flood plain of the River Ottery, in the preservation of its internal plan-form and architectural details, and in illustration of the rebuilding of the farming hamlet here in 'polite style' by an estate at the beginning of the 'Improvement' period of the English Agricultural Revolution.*

The building was the farmhouse of a tenant farm until the late 19th or early 20th century when it became a private house.

During the 20th century, urban expansion of the river crossing hamlet at Yeolmbridge engulfed the historic farmstead divorcing the site from most of its historically related farmstead. This process has resulted in a former rural lane to the north of the house becoming its rear garden, and in the obsolescence of two adjacent former farmstead buildings. The property's very conservative management during this period has contributed to its preservation through an almost entire lack of 20th century modernisation.

This report has been commissioned, to identify the heritage significance of the subject building with the specific purpose of informing its conservation through management by a new owner. Detailed description of the site and its features has been provided and the significance of the building assessed with reference to Historic England best practice documents.

Advice and signposting is provided to clients to inform the sensitive renovation of the property, which it is advised should seek to retain the significances identified here.

Contents

Non Technical Summary	5
1. Introduction and Methods	7
2 Description of Site	11
3 Site Survey	16
4 Statement of Significance.....	37
5 Legislative and Policy Requirements	42
6 Recommendations.....	44

1. Introduction and Methods

1.1 **Purpose:** This report has been commissioned, to identify the heritage significance of the subject building with the specific purpose of informing its conservation through management by a new owner.

1.2 **Location:** The site, *Milltown House, Yeolmbridge, Launceston, Cornwall, PL15 8TL*, on which our advice is focused (figure 1) comprises the house and front garden walls (to south), and the rear garden curtilage (originally a rural lane) including a standing former agricultural building to the west and the remains of a further agricultural building to the east. The site stands just above the natural flood plain of the *River Ottery* to the south.

1.3 **Designation Records:**

- **MILLTOWN HOUSE AND GARDEN WALLS TO FRONT LISTED GII* NHLE1142820**

1.3..1 **Details:** *WERRINGTON YEOLMBRIDGE SX 38 NW 9/325 Milltown house and garden walls to – front GV II**

Milltown and garden walls to front. Circa early C18. Stone rubble with moulded plinth, hung with rag slates on front and left hand side elevation. Large central brick axial stack with C19 terracotta chimney pots. Stone rubble lateral stack with brick shaft to service outshut. Plan: Double depth plan. Central entrance flanked by large reception room to left and with stair on front right. Integral service outshut across rear. The later outshut on the right hand side may be for a secondary stair. Exterior: Two storeys. Symmetrical 3-window front. Flight of dressed granite steps up to central entrance with C18 pedimented doorcase and circa late C19 door. Flanked by probably the original C18 mullion and transom windows. Three, possibly original 2-light casements on first floor. Rendered two storey outshut on right hand side. Circa C18 stone rubble garden walls to front with slate coping, ramped at the corners. Interior: Not accessible, although it appears complete and unaltered. C18 stair to front right with closed string, square newels, turned balusters and moulded rail. Left hand room has a moulded dado rail and heavy multiple moulded cornice. Large moulded cornice to C18 chimney-piece and C18 china cupboard. Raised and fielded panelled shutters. Listing NGR: SX3161687431

1.3..2 **Curtilage:** The curtilage of the building includes a formally walled garden to the south, a motor garage attached to the east of the walled garden, the extant former agricultural outbuilding to the immediate south west of the building, the remains of a second outbuilding to the east, and the Cornish hedge boundaries of a long garden to rear, which historic maps demonstrate (see below) was originally a rural lane accessing farmland to the north.

- 1.3.3 Archaeological Potential:** A culverted leat¹ runs from west to east under the rear garden just to the north of the house from approximately SX3161787451 to SX31635874592. As a buried structure this feature is unlikely to be considered listed in its own right, although we would advise that its disturbance is avoided – if unavoidable we would recommend archaeological monitoring of this feature.
- 1.4 Statutory Background** The National Planning Policy Framework (MHCLG, 2021) states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*
- 1.4.1** According to Section 1 of the 1990 Planning (Listed Buildings and Conservation Areas) Act (hereafter ‘The 1990 Act’), a Listed Building is *“a building which is for the time being included in a list compiled or approved by the Secretary of State...[and] a) any object or structure fixed to the building; b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948 (subsection 5) according to their “special architectural or historic interest” (subsection 1).*
- 1.4.2** The Secretary of State publishes *statutory criteria and general principles*³ that are applied in their decisions in respect of the compilation of the List (DDCMS 2018). Buildings are graded according to their *relative special interest*. Grade I buildings are of exceptional special interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest, warranting every effort to preserve them.
- 1.4.3** Section 7 of the 1990 Act requires that *“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”*. Section 8 of the Act sets out the means by which relevant works may be authorised by a Local Planning Authority via an application for *Listed Building Consent* which must be made

¹ The leat, which is taken from the *River Ottery* at a weir shown on historic maps at SX3017687653 some 1.5km to the west (not currently recorded on the Historic Environment Record), is likely to be related to a series of mills at Yeolmbridge for which the local placename *lete* recorded in 1330 indicates have medieval origins. The extant *Yeolmbridge Mill* (NHLE1309773) GII lies to the immediate north-east of the medieval bridge and is of 19th century date.

² Accurate to +/- 5m

³

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

irrespective of any requirement for Planning Permission. Section 9 of the Act covers a number of offences in cases where the requirements of the act are contravened. Section 16 sets out that in granting consent the LPA shall have “*special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest which it possesses.*”

1.5 **Methods** It is now well established within England that effective management of the special interest of a listed building requires proportionate understanding of where that interest lies. This is often expressed in terms of various *heritage values* (English Heritage 2008) which taken together can be expressed as its *significance*.

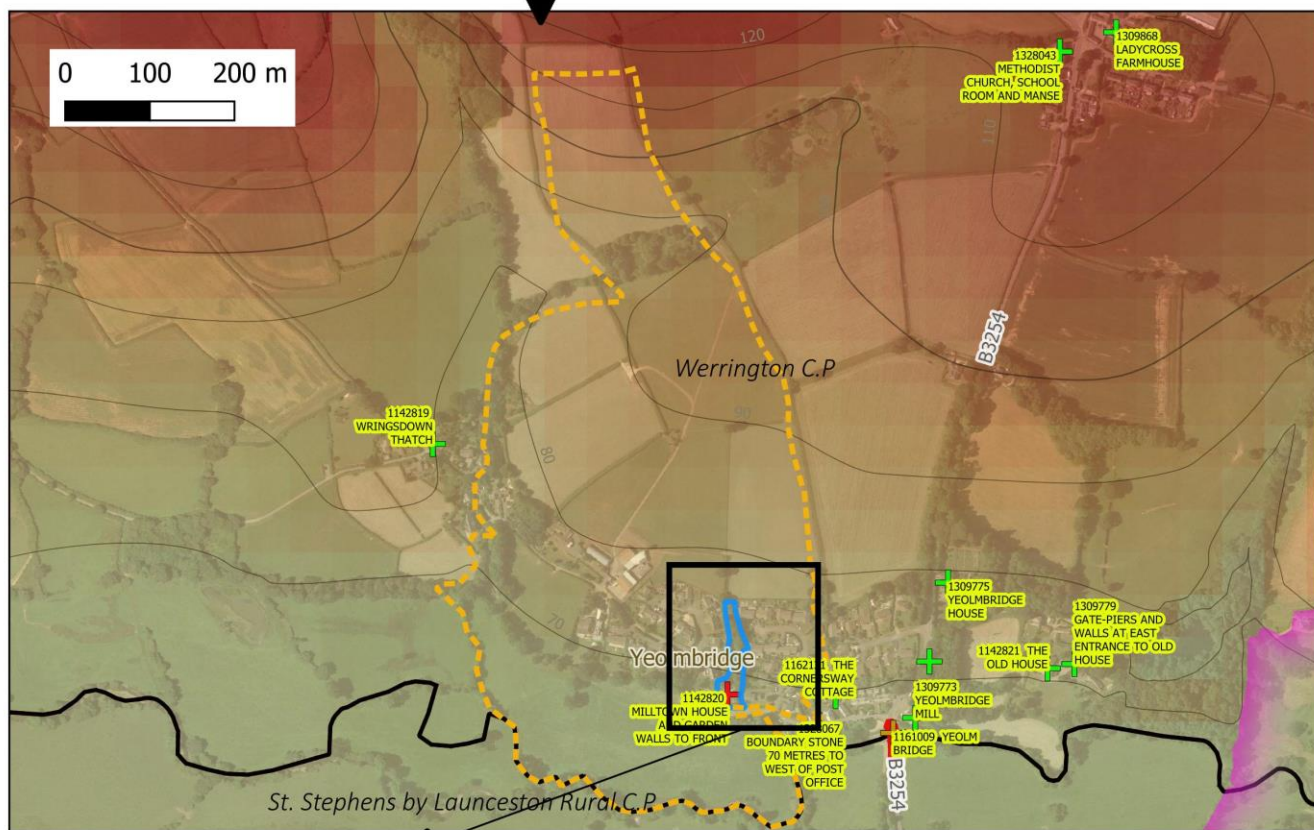
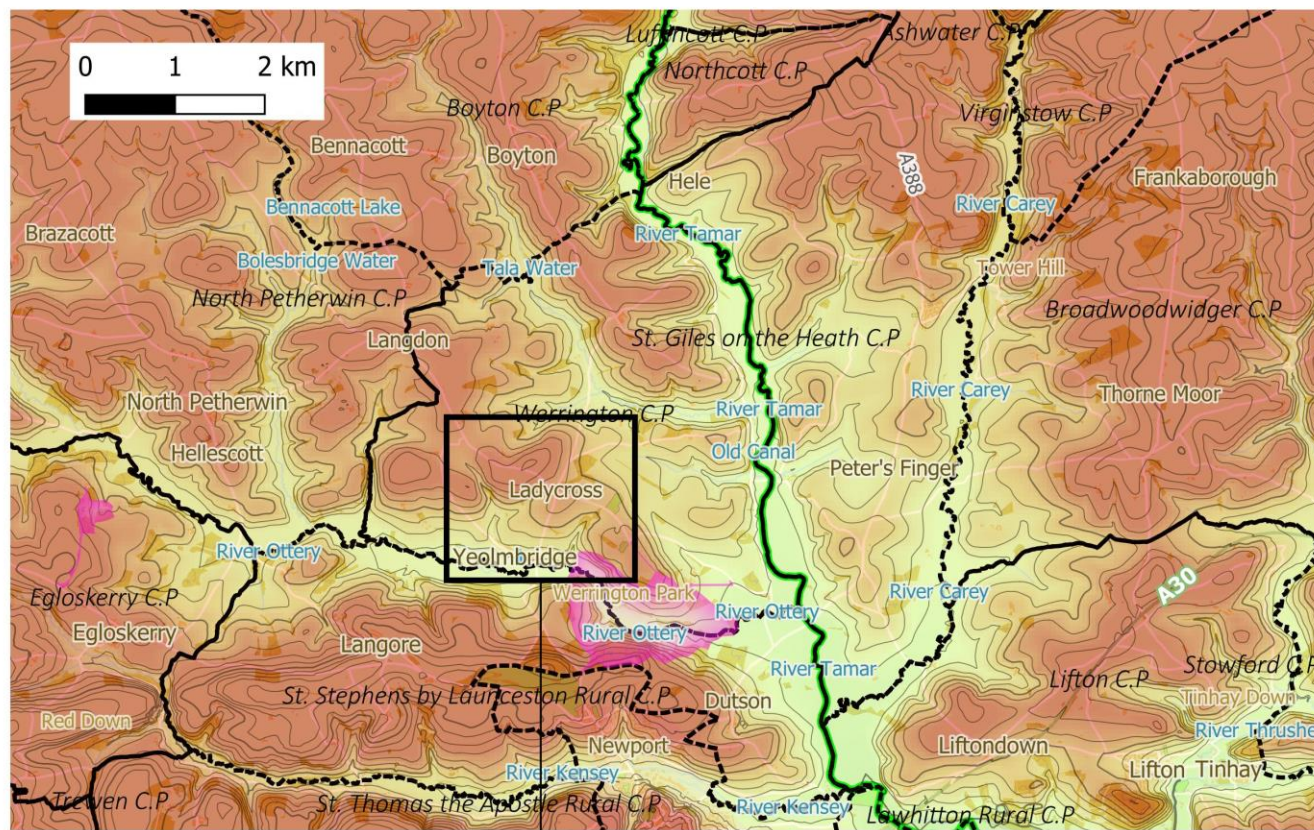
1.5..1 The *National Planning Policy Framework* NPPF identifies *significance* as “*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

1.5..2 *Historic England’s Advice Note 12: ‘Statements of Heritage Significance’* (Historic England 2019) sets out a suggested approach to the assessment of the significance of heritage assets. This document is informed by and compliant with that approach and that set out within other *Historic England* best practice documents, particularly *Understanding Historic Buildings* (2016), *The Setting of Heritage Assets* (2017), *Listed Buildings and Curtilage* (2018), *Managing Significance in Decision Taking* (2015), and *Making Changes to Heritage Assets* (2016),

1.5..3 Desk based research and analysis has involved:

- Consultation of historic mapping of the site,
- Consultation of online Cornwall and Scilly Historic Environment Record Data,
- Consultation of the National Heritage List for England (NHLE),
- Searches of the indexes of Kresen Kernow Archives and Local Studies Collections.
- Bibliographic research

1.5..4 The author undertook an inspection of the buildings relating to the proposal, within the constraints of safe access, on 5/09/2021, making records appropriate to a Level 2/3 survey as described by Historic England (Historic England, 2016). Each elevation and room of the house, was photographed and recorded using annotated plans and notes. Structures within the curtilage were also photographed externally, whilst the setting of the building was considered with the aid of a unmanned aerial vehicle.



- Site
 - Milltown Farm Boundary 1842
 - Scheduled Monuments
 - Registered Parks and Gardens
- Height in m.
- 0
 - 31.3
 - 62.5
 - 93.8
 - 125
- ListedBuildings_09Nov2020
- + I
 - + II*
 - + II

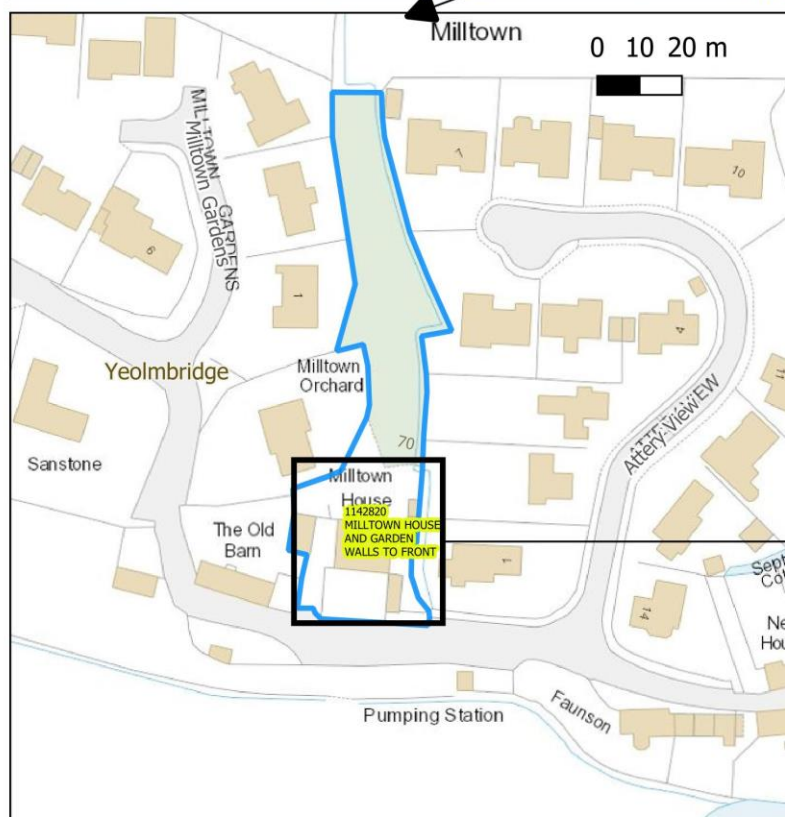


Figure1: Location

Layout © 2021 Statement Heritage
Contains OS data, Crown Copyright and Database Right 100059271

2 Description of Site

2.1 Location (figure 1)

- 2.1.1 *Milltown House* lies c200m west of the medieval bridge and mill site around which *Yeolmbridge* initially developed.
- 2.1.2 **OSNGR:** SX3161987433
- 2.1.3 **LPA:** Cornwall Council.
- 2.1.4 **Historic County** (until 1974): Devon.
- 2.1.5 **Historic Ecclesiastical Parish:** *Werrington, Devon*
- 2.1.6 **Modern Civil Parish:** *Werrington, Cornwall*

2.2 Historic Background

- 2.2.1 *Werrington* is first recorded in the *Domesday Survey* of 1086 when it was spelt *Uluredintona* (English - *Wulfraeds Farm*) (CSHER 11679). The medieval village likely lay around the site of *Werrington House* (GI NHLE1309836) 1.6km to the east of *Milltown*. The original parish church was demolished on the extension and rebuilding of *Werrington House* in c1740-42 (MCO22672; NHLE1309836). This work and much relandscaping of the pre-existing deer park *Werrington Park* (now a Registered Park and Garden GII NHLE1000514) between the house and the *River Ottery* likely cleared any remains of the medieval village.
- 2.2.2 Following the Norman conquest the manor of *Werrington* was granted to *Tavistock Abbey*. Following the reformation it was passed to *John Russell* later *1st Earl of Bedford*. It then passed during the 17th century via the *Drake* family who received licence to empark in 1631 and began the rebuilding of the manor house before it was sold again to *Sir William Morice* (1602-1672) whose descendants commissioned the work of the early and mid-18th century. This work included much expansion of an older vernacular mansion in Palladian and Rococo styles, and the reconfiguration of its deer park in the more naturalistic English Landscape Garden style in the early to mid 18th century, potentially by *William Kent* (1685-1748).
- 2.2.3 The *Werrington* when sold by *Morice* to the Duke of Northumberland in 1775 comprised 11,000 acres, the Duke and later owners selling off many outlying properties⁴
- 2.2.4 The Cornwall 1994 Historic Landscape Characterisation (Herring, Cornwall's Historic Landscape: Presenting a method of historic landscape characterisation, 1998), identifies the land to the west of the landscaped park around *Yeolmbridge* and its '*Barton*' countryside to the north as *Anciently Enclosed Land*. The settlement pattern here is characterized by dispersed farmstead settlements between semi-regular field systems (most likely of medieval or early post-medieval date with sinuous sides).
- 2.2.5 *Milltown* appears to have originated as one such dispersed farmstead. The earliest archive references we have traced to the steading dates to 1809 and refers to the apprenticeship of the 12 year old *Catherine Short* to *John Yeo of Milltown* (CRO/P251/14/90).
- A similar apprenticeship was granted in 1820 relating to the 9 year old *William Dowling* to *John Holman of Milltown*
 - These apprentices were likely for *Dowling* and *Short* to work in farm or domestic service.
- 2.2.6 *Milltown* is shown and described by the 1842 *Tithe Map and Apportionment* (**Figure 2**) from which it is clear that the site constituted a typical farmstead of its period.
- This Tithe documents show *Milltown House* as the farmhouse of a holding of 52 acres, comprising meadow (*Milltown Ham* the meadow to the south along the river), orchards (to the east of the house – now developed as *Attery View*), with arable and pasture lands above on the hill to the north. 'Gardens' and a further barn building (now the *Old Barn*) are shown to the north west of the house (now the site of the modern dwelling *Milltown Orchard*). The current southern garden is shown in a quite different form as a '*Court and garden*' shared with the east gable of the main barn and southern gable of the single storey outbuilding to the west, whilst the long irregularly shaped northern garden is shown as '*Road and waste*' accessing the land to north. A very long detached range is shown to the east of the house.
 - The layout of the farmstead and the description of its land is typical of a medium sized farm of its period operating convertible agriculture. The three lanes converging at the site suggest

⁴ <https://discovery.nationalarchives.gov.uk/details/r/99c35dc5-5a5c-4048-880f-71c89bcb7ab5>

that the farmstead may have originated around a medieval *townplace* at this location, the lane that now goes *around* the site to the south and west may have been re-routed to avoid the site on its rebuilding in the post-medieval period.

- The Tithe document describes the owner as *The Revd. Charles Carpenter* and the occupier as *William Kestlake* – possibly the *William Kerslake* described as a 64 year old ‘retired farmer’ in the census data for *Yeolmbridge* of 1861. *Carpenter* was curate of *Germansweek*.
- 2.2.7 The 1883 25 inch to the mile Ordnance Survey mapping (figure 3) of the site shows the following changes since 1842.
- The detached range to the east of the house had reduced by around half its length.
 - The front garden had been subdivided to form the current rectangular plot and with a building shown on the footprint of the current garage for the first time.
- 2.2.8 Later 19th century newspaper references demonstrate that the building continued to be the farmhouse of a tenant farm with tenants including the *Evans* (*Cornwall and Devon Post 1881*), and *Toms* families (*Cornwall and Devon Post 28/02/1891*).
- 2.2.9 An advert in the *Cornwall and Devon Post* of 10/05/1890 recorded the sale of 26 acres of the farm’s land on behalf of its owner *Mr Marlow*.
- 2.2.10 A fire “*at a shipp on at Milltown Farm, at Yeolmbridge*” was reported by the *Cornish and Devon Post* of 28/02/1891. The fire was obviously fairly advanced by the time of its discovery by “*Mr Toms the occupier*” who found “*six milch cows, valued between £80 and £90 ... suffocated and much burnt... neither cows nor shipp on were insured*”.
- 2.2.11 In 1902 the farm was being offered for let together with *Home Farm* (*Cornish and Devon Post 21/06/1902*).
- 2.2.12 Soon after the farm is described for the first time as *Mill Town House*, in report by the *Cornish and Devon Post* dating to 27/05/1911 relating the *death of Mrs T. Heard* who had *settled at Milltown House in retirement*.
- 2.2.13 The *Heard* family may have obtained the freehold of the farmhouse at the time of the freehold sale of the farm, in 1916 (*Western Morning News 22/09/1916*) at which time *Mr N Heard* was described as the occupier.
- 2.2.14 The death of the mother of Mrs N. Heard, of *Mill Town House* was announced in the *Western Morning News* of 20/04/1950.
- 2.2.15 During the later 20th century the farmstead of *Milltown Farm* relocated to its current location c170m to the north west. The urban development of the surroundings of the farmhouse, took place in the later 20th century. The conversion of *The Old Barn* was given planning permission in 1977 (E1/77/1669/OOP).

		Milltown,					
Carpenter, The Rev ^d Charles	William Hestlake	1179	Higher Strathill	Pasture	5	26	5 4 A
		1180	Lower do	Arable	2	3 14	5 A
		1181	Moor Plot	Pasture	1	29	6 A
		1182	Middle Strathill	Arable	6	3 20	11 4 A
		1183	Butt Park,	do	3	3 34	6 A
		1184	Orchard,	Orchard	3	8	10 10 A
		1185	Road and waste	Waste	2		
		1186	Garden	Garden	1	31	1 3 A
		1187	Court and garden	Gard &c		0	
		1190	West park,	Pasture	4	3 4	5 4 A
		1191	Nursery	Arable	1	13	6 A
		1192	West park meadow	do	3	33	6 7 A
		1193	Two acres	do	7	1 14	14 1 A
		1194	South grove	do	4	3 24	9 5 A
		1195	North grove	do	3	3 26	6 6 A
	1196	Marsh	Waste	2	19		
					40	1 25	4 2 0



Above: Tithe Apportionment
Below: Tithe Map 1842

Site
Milltown Farm Boundary 1842



Figure 2: Tithe Award extracts (Werrington)



Figure 3: 1883 OS mapping

Layout © 2021 Statement Heritage
Contains OS data, Crown Copyright and
Database Right 100059271

3 Site Survey



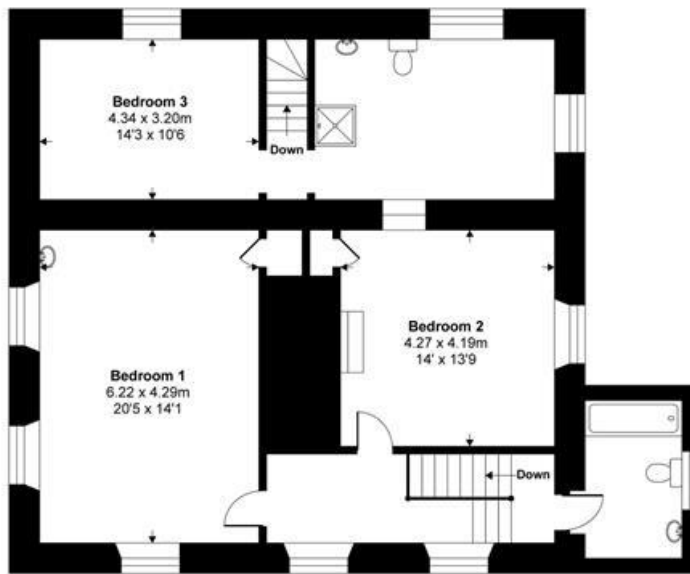
Approximate Area = 2306 sq ft / 214.2 sq m (excludes store)

Garage = 361 sq ft / 33.5 sq m

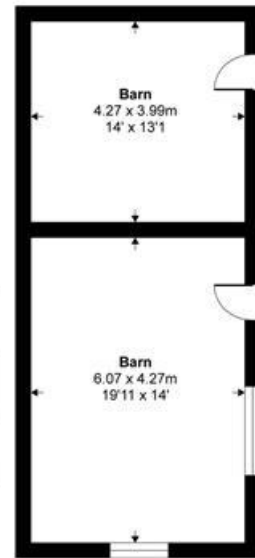
Outbuilding = 478 sq ft / 44.4 sq m

Total = 3145 sq ft / 292.1 sq m

For identification only - Not to scale



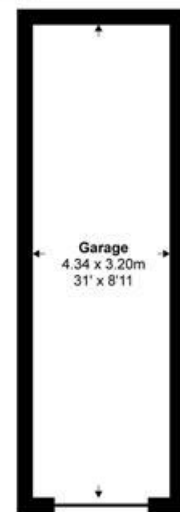
First Floor



Outbuilding



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Stags. REF: 709945

- 3.1.1 The site was visited by Dan Ratcliffe MA MCIfA on 5th September, 2021. Survey levels were based on *Level 2* as defined by Historic England's *Understanding Historic Buildings*. The buildings landscape context was photographed with the use of a small unmanned aerial vehicle
- 3.1.2 **Figure 4** shows the site in context with the rest of modern Yeolmbridge.
- The prominent and formally symmetrical southern elevation of *Milltown House* overlooks the meadows along the valley floor of the *Ottery*, the rural setting of this elevation likely protected by the inherent flood risk of this land to south which lies in the natural unprotected flood plain of the *River Ottery*⁵. The elevation is best appreciated from the lane from *Yeolmbridge* to *Wringsdown* which skirts around the south of the site, and for those with access, from within the meadows.
 - From an aerial viewpoint, but less so on the ground, the relict boundaries of the historic tenement may still be appreciated in planform (figure 4ii), forming as they do the modern boundaries of *The Old Barn* and *Milltown Orchard* (these being separated by a relict section of the leat crossing the site) and the current curtilage of *Milltown House*. The rear garden, now with trees reaching maturity along most of its boundaries retains characteristics demonstrating its origins as an ancient lane, with the locations of at least two gateways into fields to the side identifiable to the north of the house. A short section of the leat, now mostly dry, survives immediately north of the outbuilding to the west of the house, before entering a culvert under the garden. An extremely (>1m x >1m) large slate appears to cover the site of a well-marked on historic maps.
 - Older buildings survive around the river crossing to the east but the formerly agricultural and horticultural land once separating *Milltown* from *Yeolmbridge* has been eroded by the urban expansion of the settlement in the closing decades of the 20th century. Little of this modern development is locally distinctive, generally being characterized by smooth rendered walls under concrete tile roofs set in neat lawned plots with herbaceous and shrub borders of non-local ornamental species.
- 3.1.3 The converted *Old Barn* to the west, historically part of the *Millbank* tenement is typical of many mid-late twentieth century barn conversions. The use of standard domestic detailing including simple casements and concrete cills to all openings, additional to evidence of blocked doorways along the ground floor and of loading / threshing openings at first floor, suggests significant alteration. The historic arrangement of openings, so important to the functional authenticity and legibility of historic farm buildings, has been lost. The roof covering is of artificial slate-effect tile with concrete ridge tiles, first floor render appears cementitious although most of the ground floor stone rubble is exposed and probably original. The half-hipped form of the room is locally common and probably original.

⁵ <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=231574&northng=87475&placeOrPostcode=Yeolmbridge>



i) Above: Yeolmbridge today from the air, looking north east

ii) Left: The site from the air. The rear garden is a former farm lane bounded by Cornish hedge-banks now supporting mature trees. The historic course of the leat is shown in dotted lines. Red = extant channel; Green = culverted channel (course approximate); Purple = re-routed channel - the leat now flows along a modern channel to the immediate east of the house (outwith the site boundaries) towards the road.

Figure 4: Aerial photography - site in context



i) Outbuilding to the west of the house. Note rag slate roof and killas rubble construction



ii) southern door in east elevation, note blocking masonry underneath early 20th century window.



iii) northern door in east elevation

Figure 5:
Outbuilding to the west



i) Outbuilding to the east of the house



ii) Site showing relationship of the house to the western outbuilding, front garden and the early 20th century blockwork garage



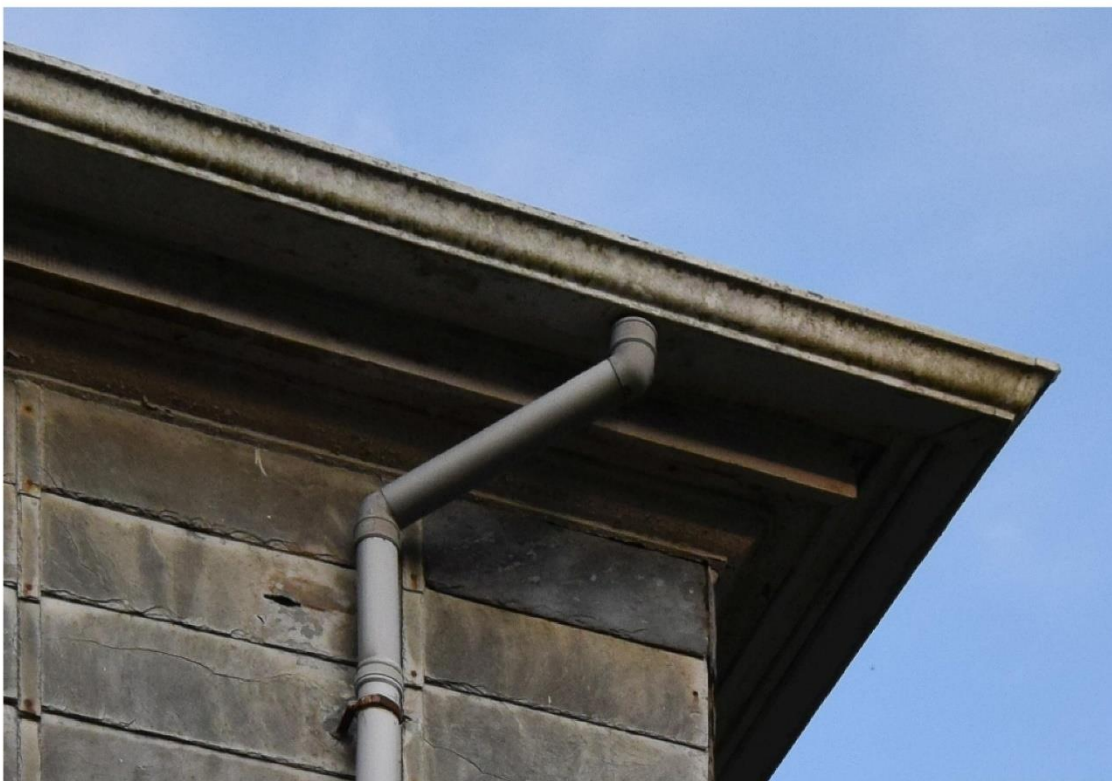
iii) Principal elevation

Figure 6: Milltown House, Principal elevation

Layout © 2021 Statement Heritage
Photography © Statement Heritage 2021.



i) Rag slate roof and chimney, souther slope



ii) Rainwater goods south corner of west elevation



iv) roof structure

Figure 7: Roof



i) Detail of patent slating on the west elevation. Nove missing over sealing slates

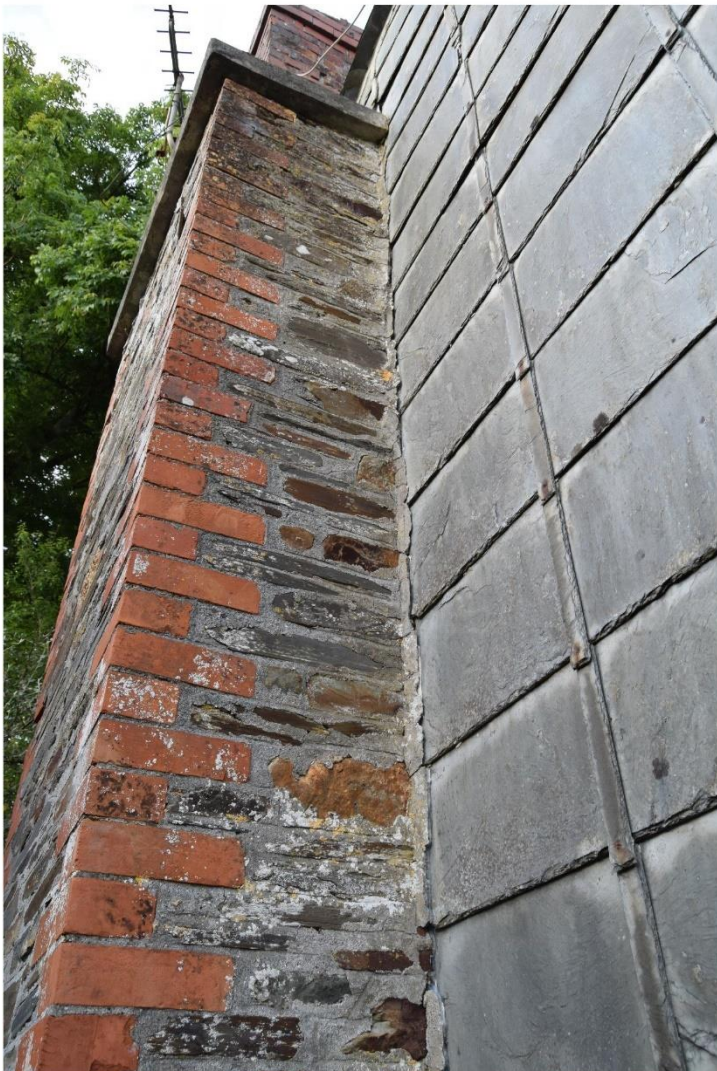


ii) Close detail of one oversealing strip showing heavily corroded screw fixing. The strip below has been failed.

Figure 8: Patent slating



i) West elevation, main range



ii) Above, the western stack as attached to the rear outshot. Stone rubble in cement mortar with brick detailing.



Figure 9: West elevation



i) North elevation, general



ii) Rear porch



ii) Detail showing rear dormer, and kitchen window

Figure 10: Rear elevation



i) East elevation



ii) Windows in the east elevation of both the main and out-shut ranges have cut voussoirs with articulated keystones.



iii) (left) East extension, north elevation. The ground floor of this structure (right hand image) is of stone rubble construction, the upper storey is of blockwork.

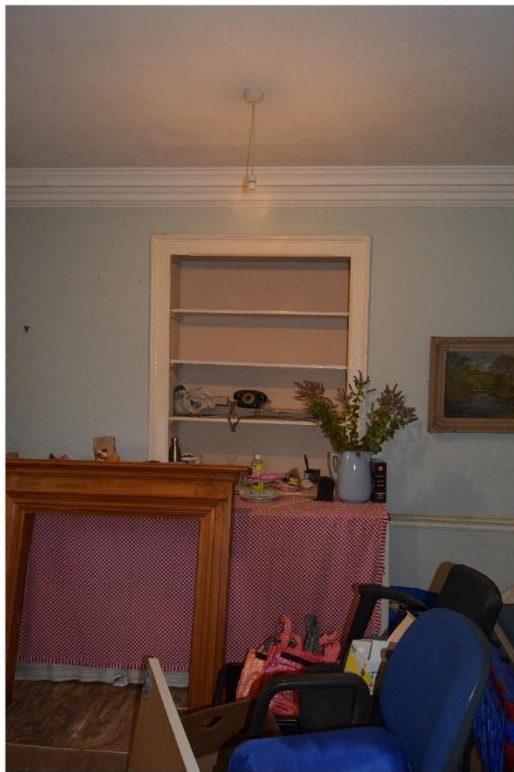


iv) the current garage, attached to the east wall of the listed front garden walls is a rendered blockwork structure with corrugated iron roof covering.

Figure 11: East elevation



i) Looking south west across the principal (western) reception room



ii) (left) china cupboard in north wall



iii) (right) door to baffle entry hall



iv) (left) shutters



v) (right) moulded fireplace

Figure 12: West room (principal reception room)



i) Principal stair (ground floor). 18th century understairs cupboard door to right



ii) principal stair - looking towards landing - note ornate plaster cornice.

Figure 13: Principal stair



i) Looking north along rear passage. To the left of the 18th century rear door is the door to the western room of the outshut and the service stairs.

i a) inside of door to western room



ii) Looking west across western room. Lath marks on the exposed beams evidence that this room has previously been ceiled. The fireplace is a later (c1900) insertion and has previously housed a range.



iii) Looking north east towards rudimentary sink unit

Figure 15: Rear outshut (ground, west side)



i) Service stair



ii) Bathroom - mid 20th century fittings



iii) Bathroom looking north east

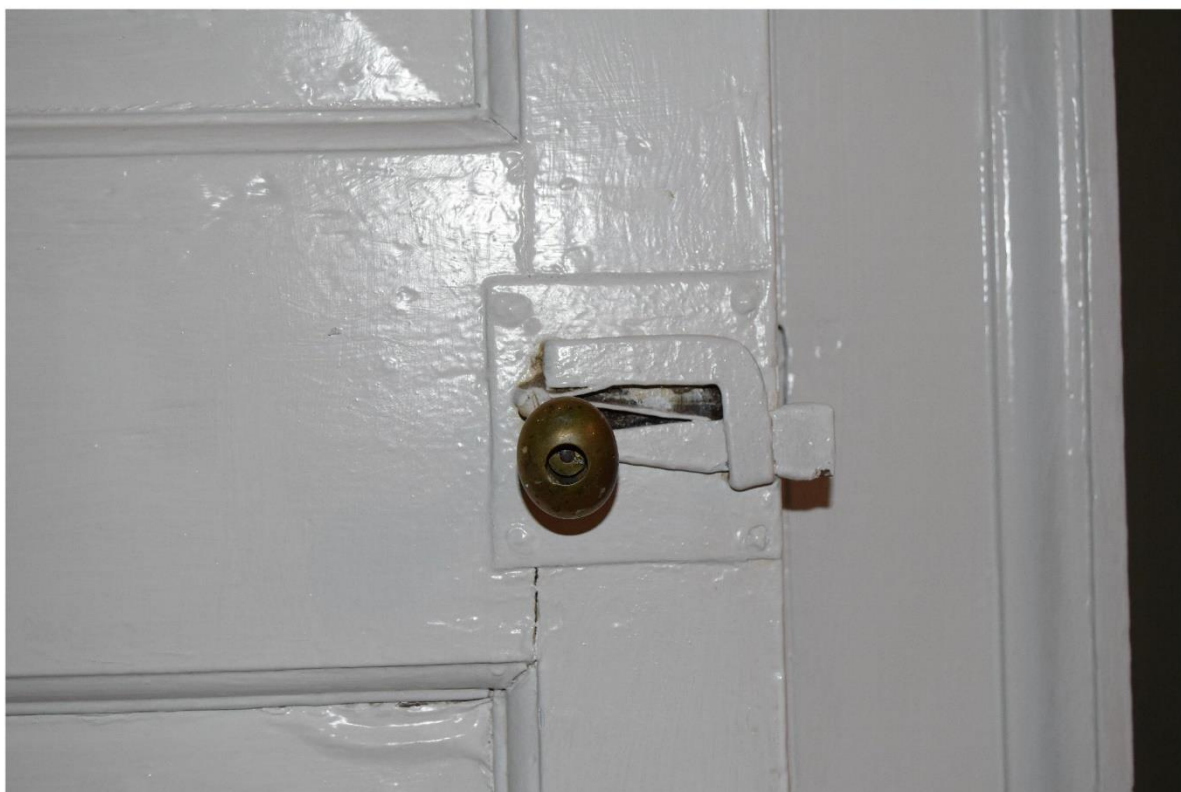
Figure 16: Service wing, first floor



i) Looking south



ii) Looking south-east



iii) Detail - spring latch on cupboard door

Figure 16: Principal (western) bedroom



i) Eastern bedroom, looking north west



ii) Fireplace, eastern bedroom



iii) Detail - H-hinges

Figure 17 Eastern bedroom main range

- The barn is relatively substantial in size (20 yards / 18m in length) indicative of the degree to which arable (producing the cereals to be threshed and grain to be stored in its first floor) formed part of the convertible regime here as at many South West farmsteads.
- 3.1.4 The **vehicle splay walling and gateways** providing vehicle access to the west side of the house are built of local stone rubble, but are clearly modern, most probably dating to the conversion of *The Old Barn* to which they also provide access.
- 3.1.5 A **cowshed** to the west of the house (figure 5) survives with much of its vernacular character in-tact.
 - It has a rag⁶ slate roof with the eaves detailed in scrips⁷, under aged, lichen covered red ceramic ridge tiles. There are numerous slipped slates, usually on rag roofs the result of the failure of iron nails through corrosion rather than the slate itself. Repair in good time is advised.
 - The roof drains to grey PVC rainwater gutters in turn (on the east elevation) feeding into a cast iron downpipe decorated in aged green paint.
 - The building is constructed of thin cut horizontally lain slatestone, lain as is the locally distinctive style with a fair cut face exposed. The stone is set in a very yellow lime mortar, probably with a large proportion of locally acquired subsoil.
 - There are three openings on the eastern elevation, one of which is a former doorway converted (with blocking using a lime mortar of early 20th century character) into a window with slate cill retaining a timber cattle ventilator. The central doorway has a regular timber plank door, likely of later 19th or early 20th century date, the right-hand doorway an older door of wider less regular planks probably of 18th or early 19th century date.
 - The building is currently in use for storage preventing internal investigation. Client is advised that unless otherwise demonstrated that the roof, floor, wall finishes and any internal agricultural fixtures such as stalls, feeders and iron fittings should be assumed to be of special interest.
- 3.1.6 In its most recent form the **eastern outbuilding (figure 6i)**, now mostly very ruined and overgrown preventing close inspection, was probably a piggery. The building's current form may reflect rebuilding of the shippon recorded as destroyed by fire in 1891. The rear (eastern wall) of the building is a well-built stone wall of similar construction to the western building supporting the remains of a monopitch roof structure, with outer walls constructed of megalithic slates set vertically and connected with metal straps, a vernacular technique particularly locally distinctive of the areas within 10km of *Bodmin Moor*, and the north-east coast slate mine sources.
- 3.1.7 The **front garden walls (figure 6ii)** date to between 1842 and c1880 and are of horizontally coursed slate rubble with large gently angled slate copings. The walls drop in height from c 2m to c1.5m along the front boundary of the property. The current gate, probably of wrought mild steel, is of late 20th century date. The current garage is attached to the east of the front garden. This building is of rendered blockwork and considered to represent rebuilding on the footprint of the mid-19th century building shown on its footprint on historic maps.
- 3.1.8 The ground floor **plan-form of the house (figure 6iii)** is simple. Two main principal spaces either side of a central stack (baffle entry form) form the main part, with two further rooms

⁶ Large format random width double lapped slates nailed directly to rafters, often with the grain of the slate horizontal (see Hughes 2016).

⁷ Vertical slates protecting exposed roof timbers at the eaves of a gable

within a catslide outshut to rear. A dog-leg stair with half landing is set in the front right-hand corner (SE) of the plan, forming the principal stairs, with a second service stair, a straight flight with winder at ground level, provided between the two rear rooms. The first floor plan matches that at ground level. The half landing provides access to the first floor of a side wing in place by c1880 in which is a first floor bathroom and ground floor store, the latter accessed externally from the north.

- 3.1.9 The **roof form** (figure 7) of the main range is hipped, with a central stack of hand-made brick, each face having a central blind niche detail. 4no. 19th century decorative ceramic chimney pots survive. The ridge tiles are aged red ceramic, the roof covering rag slate with mitred hips.
- The eaves of the main range are slated to wide overhangs at the eaves, draining into ogee profile gutters, possibly of PVC (client pers. com). Downpipes on the main range are also of grey PVC. The north elevation retains cast iron half round gutters, with mostly surviving cast iron hoppers and downpipes.
 - Internally the principal rafters collars and purlins of the roof structure are of 18th century character (roughly sawn with wooden trenail fittings), with common rafters being later. Roofing felt is present, presumably dating to the last re-slating of the roof. Some modern C14 timbers have been retrofitted to strengthen and provide some rigidity to the structure, but these appear to be wholly reversible additions.
- 3.1.10 South and west elevations of the building are clad in local, probably Delabole, slate using the **patent system as defined by Charles Rawlinson of Lostwithiel in 1772 (figure 8)** – mostly in good condition. The system, patented for use on roofs but not known in Cornwall except as wall cladding, uses large format *rag* slates of regular size which are (in the original patent) screwed, single lapped (at their base) to battens, with the vertical butt joint between slates over-sealed by regular slate strips bedded in cement and then screw fixed.
- At *Milltown* over-sealing has been fixed by flat headed but regular and machine produced (post 1850) ferrous screws, the corrosion of the heads of which has led to some missing over-sealing. Where over-sealing is missing this allows us to see that the main slates are fixed with galvanized flat headed wire nails (likely of 20th century date), with over sealing fixed with Portland cement-based cement. These characteristics suggest a 20th century date for the currently fitted system. Despite the failure of some over-sealing very few if any signs of internal damp were observed on the internal surfaces of clad walls although it is strongly recommended that like for like repairs are sought as necessary from a specialist in this technique⁸. Where failing it is recommended that screws are replaced with stainless equivalents.
 - It is possible, given the likely early 18th century date of the building indeed probable, that the slate cladding here was retrofitted to the building. The cladding is used on the most exposed of the building's elevations. It is currently unknown if the finely worked segmental, keystone

⁸ <https://www.buildingconservation.com/articles/patent-slating/patent-slating.html> provides further technical information.

window heads and finely worked coursed slate masonry seen on the east elevation also exists beneath this cladding, however (see Significance below) the *Rawlingson* system has local distinctiveness through its origin in Cornwall, where it may have evolved from the particular characteristics of large format rag slate. Its maintenance and restoration is currently clearly preferable to its removal, a balance which may be revisited in many decades time should the system require more comprehensive replacement.

3.1.11 The **Principal South Elevation** is shown at **figure (figure 6iii)**. The elevation is as described by the list description stating *“Symmetrical 3-window front. Flight of dressed granite steps up to central entrance with C18 pedimented doorcase and circa late C19 door. Flanked by probably the original C18 mullion and transom windows. Three, possibly original 2-light casements on first floor”*.

- The jointing of the patent slate cladding has been carefully considered to respect the symmetry of the building varying the width of courses regularly across windows and bays.
- The use of the ‘cross-window’ form, particularly with the transoms well above the central line of the opening, suggests a probable early 18th century date, a later building of this status more likely to contain sash windows (Hall 2005, 74). The framing is un-moulded externally with simple quarter round mouldings on the shoulders internally.
- The bracketed timber pediment on carved brackets above the door supports an early to mid 18th century date.

3.1.12 The **west (left-hand) elevation (figure 9)** has two pairs of symmetrically arranged openings on the main range with an external stone stack with brick and cement detailing (possibly late 19th or early 20th century) against the out-shut originally serving a range in the left-hand room of this part of the building.

- At ground floor the left hand main room is lit by a cross-window to the front of this elevation and accessed by a glazed timber side door (possibly a late 19th or early 20th century adaption of a further cross-window or a replacement of earlier joinery of this date).
- Above are two two-light 6 pane casements.
- The range stack against the outshut is pointed in Portland cement, there are cracks in the structure which should be addressed by a competent builder using lime-based mortar.

3.1.13 The **north (rear) elevation (figure 10)** is more vernacular in character of limewashed slate rubble. with an off-centre pitched porch.

- The porch, which has a rag slate roof, was originally supported by failing slanting timber brackets clad in wide timber planks, with further iron-bar stanchions probably added during the twentieth century as additional support, but now further supported by screw-props introduced as emergency safe-guarding works by our client). The porch urgently requires a more permanent solution if it is to be conserved, or replacement informed by this record (this would require listed building consent). We do not recommend like-for-like repair or replacement due to the inherent historic shortcomings of the current design, and would suggest that the advice of a structural engineer or architect is sought.

- There are two pitched dormers lighting the upstairs rear rooms each with two six-paned casement lights and slate cills and a (probably later) window lighting the eastern room – this window under a brick segmental arch and having brick detailed reveals and concrete cill.
 - The faces of the porch and dormers have slate detailing including overlapping nail fixed scrips and rag slate cladding above the windows. The triangular faces above the dormer windows are each finished in two right angle triangles of slate with a single oversized over-sealing slates with semicircular details at their bases.
 - A relict capped off chimney stack with brick quoins (limewashed like the rest of this elevation) lies against the rear wall of the eastern room. This is considered likely to be of the same date as the similarly detailed stack against the west elevation.
 - The ground floor rear door is a stable-type door of wide timber planks in an old frame.
- 3.1.14 The **East elevation (figure 11)** is partly concealed by the later monopitch bathroom / shed projection, considered of mid-late 19th century date. The walls of the main range and out-shut are of faced slatestone with cut stone flat arches with keystones above suggesting that both range and outshut are of the same date.
- The ground floor window of the main range contains a cross-window matching the others of this part of the building, all other windows here have two flush casement lights each with six panes
 - The side extension contains a simple externally accessed store at ground level (with stone walls) and a more modern bathroom at first floor with thinner walls that may be of brick or concrete blockwork. Its external walls are concealed by cement render and there are two simple flush casements windows with cut slate sills.
- 3.1.15 The **interiors and fixtures of the building** are remarkably complete.
- The better preserved of the two main downstairs rooms is that to the **left (west) of the principle elevation (figure 12)**. This room retains moulded plaster cornices, moulded chair rails, an original early-mid 18th century 2 panel doors with raised and fielded panels (on 20th century rising hinges); a very good bolection moulded plaster fire surround around a (possibly later) arched brick fireback; and a simply framed china cupboard in the back wall. Raised and fielded panels are around and below simple window seats and the windows retain 18th century panelled shutters. The floor retains timber boards of varying widths, with some damage from a previous occupant's leaking freezer currently temporarily covered in hardboard panels.
 - The **main dog-leg staircase (figure 13)** is original occupying a rectangular space to the front of the half of the main range. It is accessed via an original 18th century 2 raised-and-fielded-panel door into a space lit by a cross window in the front elevation. This has shutters matching those in the western room, but not the surrounding panelling. There is a simple two panel door hung from 18th century 'H-hinges' under the half-landing. The stairs are of a closed-string design with original simple plank panelling beneath the lower flight. The balusters are turned to an early 18th century 'vase-shaped' profile (see Hall 2005, 112). Handrails have a 'toads-back' profile (popular throughout the 18th century) this followed through to the square newels the profile forming ogee curves at the diagonals of its top.

- The **eastern room of the main range (Figure 15)** is less well preserved internally with a modern ceiling and plain modern cornice, a 20th century glazed door from the stair hall, and a stone fire surround of mid-20th century character. Original features include the original shutters to the cross window in the eastern wall, a china cupboard in the north wall and a slate floor consisting of massive >1m slabs, extremely large even for this part of Cornwall.
- The very large format slate floors continue into the **rear outshut**. This part of the building contains further unusually well-preserved and highly characterful vernacular fixtures.
- 3.1.15..1 The rear passage (Figure 14i) is formed in studwork partitions clad in irregularly cut and very wide horizontally-fixed timber planks. The space leads to the rear door, a probably 18th century plank example with roughly chamfered battens with protruding nails, and very old (one of fluer-de-lis styling) strap-hinges.
- 3.1.15..2 Both side rooms retain 18th century plank doors (see figure 14i a) of similar detailing, here with spearhead strap-hinges hung from pintles. The door to the western room has a vernacular wooden drop latch.
- 3.1.15..3 The floor beams of the rooms above are exposed in both rooms, although historically there is evidence that both had lath-and-plaster ceilings with lath marks visible in both spaces.
- 3.1.15..4 Both rooms have late 19th or early 20th century Welsh-slate fireplaces (figure 14iii), likely contemporary with the external stacks discussed above. It is suggested here that both rooms were originally unheated with the eastern room of the main range functioning as a kitchen, and these rooms as pantry and dairy.
- In a stud partition to the west side of the outshut passage is the **rear service stair (figure 15i)** which has a quarter winder at ground level and further horizontal wood paneling.
- Little survives of interest in the **first floor of the outshut (figure 15ii and iii)** which has a canopied rear ceiling with modern exposed timbers. The current bathroom fittings in the eastern room are of mid-late 20th century date.
- The master bedroom (**figure 16**) is to the south-west corner of the building where it benefits from two light casements all retaining original raised and fielded paneling around the window seats but not retaining any original shutters. The room retains original plaster cornice, simpler than that downstairs, original two panel raised and fielded doors (both into the space and to an original cupboard – both with ornate 18th century H-hinges - the cupboard door retaining a hand made spring latch. The original hearth remains open, with a Victorian cast iron fire insert but no surround or mantel.
- The smaller second bedroom (**figure 17**) retains original doors (on further H-hinges) and a simple 18th century timber fire surround. This fireplace has been fitted with 19th century brick reveals and an early Victorian and very ornate cast-iron hob grate. The room does not retain ceiling mouldings.
- The first floor main stair landing has a large ornate plaster cornice.

4 Statement of Significance

- 4.1.1 **Milltown House.** As a GII* Listed Building the building has been identified by the Government as lying amongst the most special of England's historic buildings being of *more than special interest*. GII* and GI buildings amount to around 7% of the nations listed buildings. The building is an early 18th century farmhouse, consisting of a polite family front and vernacular service rear with exceptionally complete survival of its original plan-form and internal architectural fixtures throughout. In general the building meets the threshold of *more than special interest* through the rarity, authenticity⁹ and integrity¹⁰ of these characteristics in a building of this age and type.
- **Historic:** The special historic interest of the building lies in the degree to which it *illustrate[s] important aspects of the nation's history [affording] a strong connection with the valued history* (DDCMS 2018). *Milltown House* is a relatively early example of how the agricultural revolution changed farmsteads and particularly *farmhouses* from the early 18th century onwards. By the end of the century the provision of a more polite, often square plan, farmhouse, facing away from the working yard of the steading had become the norm. At *Milltown* this process can be illustrated through the building's architecture, but also its relationship to the older underlying landscape.
- 4.1.1.1 Drawing on our understanding of farmstead character more generally within the anciently enclosed lands of Devon and Cornwall we would suggest that during the medieval period the location of the later farmstead is likely to have followed the typical form of a hamlet of cooperating families, with vernacular domestic and agricultural buildings arranged loosely around a common 'town-place' from where the shared resources required to farm the surrounding fields (later making up the tenement described by the Tithe Award) was organized.
- 4.1.1.2 Little has been identified within the resources of this project to conclusively identify who was responsible for the construction of the house, but we can say with some confidence from the architectural evidence of the house that it took place in the early to mid-18th century, placing the work as contemporaneous to significant capital investment at *Werrington Park* to the east during its ownership by the *Morice* family, including the landscaping of an older deer park and the rebuilding, potentially by *William Kent* of the manor house. The *Werrington* when sold by *Morice* to the Duke of Northumberland in 1775 comprised 11,000 acres, the Duke and later owners selling off many outlying properties.
- 4.1.1.3 The quality of a farmhouse on an estate farm would have a particular bearing on the value of corresponding leases (see Lake and Edwards 2006, 46). The provision of what would have been a house in the latest style alongside a large and very visible barn would have

⁹ Here we use 'authenticity' to describe the degree by which the characteristics of the building as individual components are **truly original** with very little alteration or replacement evident.

¹⁰ Here we use 'integrity' to describe the degree by which the characteristics of the building form a **complete** assemblage of parts which together illustrate its heritage values.

been a statement of the wealth of its estate and social standing and learning of its owners and tenants.

- 4.1.1..4** Historic sources illustrate the apprenticing of local children to tenant farmers here in the early 19th century and so the relationship of childhood and work during this period. Through the 19th century both the freehold and leasehold of the property appears to have passed through a number of families.
- 4.1.1..5** The consolidation of the tenement's land with and adjacent farmland around c1900, and the sale of the freehold of the house illustrates the continuing intensification of local farming.
- **Architectural:** The architectural special interest of the house lie in the almost complete survival of its original plan-form and most of its original joinery fittings.
- 4.1.1..1** The differentiation between *family* and *service* areas of the house is strongly illustrated by the polite, gentrified characteristics of the former and the vernacular more rudimentary characteristics of the latter.
- 4.1.1..2** *Externally and structurally* the building's central chimney, early roof structure, symmetrical polite elevations, window patterns (especially the cross-windows of the ground floor) and the pedimented grand front door all illustrate its early to mid-date and status. The north Cornwall rag slate roof coverings and (later) *Rawlinson Patent* slate hanging (also executed in north Cornwall slate) are strongly local distinctiveness. The slate hanging probably conceals fine stonework of similar character to that which is exposed on the east elevation where the wall fabric is of faced coursed thin slate with cut slatestone flat window heads with projecting keystones.
- 4.1.1..3** The garden wall to the front of the property forms part of the official listing. Its special interest relates to the presentation of the principal elevation and lies in the quality and original materials of its construction.
- 4.1.1..4** *Internally* the different areas of the house are strongly legible through the character of internal carpentry and joinery details. The most gentrified spaces are the principal stair, and the reception and bedroom at the south-western corner of the building – both of which are provided with double aspect windows to south and west, optimizing both solar gain and prospect over the land to south. These spaces contain original plaster cornices, chair rails, skirtings, and doors (most with original and rare decorative 'h-hinges'), shutters and wood panels with raised and fielded details. The downstairs room contains a fine original fire surround.
- 4.1.1..5** The eastern ground floor room of the main range may have been of lower status, illustrated by its slate (rather than suspended timber) floor, a lack of moulding details, a small section of rude, vernacular wainscot timber. and its single window to a side elevation. As there is no evidence for original heating in the rear outshot it is considered likely that this space was the original kitchen of the building.
- 4.1.1..6** The ground floor rooms of the probably original service outshot retain an exceptional degree of survival of original vernacular joinery fittings that so often have been lost and modernized elsewhere including wide plank doors most with very old wrought iron door

furniture and horizontally plank clad stud walls with waney timbers. These rooms contain later 19th / early 20th century slate fireplaces possibly contemporary with improvements made when the farmhouse became a private dwelling. The lack of evidence for earlier heating arrangements in these spaces would support their earlier use as a dairy and pantry or scullery.

4.1.1.7 Each of these parts of the building are provided with their own staircases, facilitating separate circulation for the farmer's family and for his domestic or farm servants. Both stairs survive in original condition, the fine detailing of the principal stair string, balusters, rail and newels providing key stylistic dating evidence for the house whilst the rear stair is of significant vernacular character.

4.1.1.8 *Structures assessed as lying within the curtilage of the listed building of some special interest.*

- The cowshed to the west of the building relates to and illustrates the building's original function as a farmhouse. It is of vernacular interest, being a generally well-preserved example of its type, this interest lying in its structural components, roof covering, and its plan form.
- The remains of the range to the east of the house continue to illustrate the 18th / 19th century layout of the farmstead.
- The Cornish hedges / Devon banks forming the boundaries of what is now the rear plot illustrate the original landscape context of the probably medieval hamlet here and with the buried leat (not subject to Listed Building Control) are probably its earliest structural remains. Two trees along the eastern boundary are subject to Tree Protection Orders [E1 8K7B6 124.pdf \(cornwall.gov.uk\)](#).

4.1.1.9 *Elements that do not contribute to or detract from the special architectural interest of the building include:*

- The modern stone fire surround, modern glazed door, and modern ceiling and cornice in the eastern room of the main range.
- The internal decorative finishes and exposed roof structure in the first floor of the rear outshot.
- The modern bathroom fittings in the rear outshot, first floor.
- The first-floor level of the eastern wing.
- External tarmac of the driveway to the west of the building.
- The twentieth century garage attached to the eastern garden wall.
- Plasterboard linings where present (unless demonstrated otherwise it should be assumed that most walls and ceilings are original lathe and lime plaster making a contribution to the special interest of the building).
- Modern electrical and plumbing services, fittings and fixtures.
- Modern roof timbers where present (works to the roof structure should always be accompanied by Listed Building Consent).
- **Setting.**

4.1.1..1 The setting of the building (*the surroundings in which it is experienced*) lies today principally to the south of the building in the meadow between it and the *River Ottery* (historically part of the *Milltown* tenement) and particularly from the lane passing by. As with the rest of the pre-mid-20th century fabric of *Yeolmbridge* the historic setting of the building has been much harmed by the urbanization of what was once its rural, agricultural setting, particularly through the lack of local distinctiveness achieved by those developments. *The Old Barn* as a historic component of *Milltown Farm*, the outer boundaries of *Milltown Orchard* and the relict leat are, after the meadow and lane, the most important components of the setting, however the character of all these relict features has been much altered by their absorption into later residential development.

- **Evidential.**

- 4.1.1..1** The evidential values of a place lie in the ‘archaeological potential’ it holds to yield further information about its past from future expert investigation. This potential does not in and of itself form part of the ‘special interest’ of a listed building, however where it is drawn from the physical evidence of that building the fabric can normally be said to have some architectural special interest in its own right. Evidential values may often be released from a building without physical ‘works’ through detailed survey and observation, but sometimes it may come to light through works consented through the LBC process. Evidential values may lie in buried structures or deposits within the curtilage of a building but incapable of meeting the definitions of ‘structure’ within the 1990 Act and again expert investigations may involve intrusive or non-intrusive research. Archaeological investigations will often result in a better understanding of the historic and architectural special interest of a Listed Building.
- Current research undertaken to inform this Statement suggests that *Milltown* originated as a medieval hamlet, probably around a *townplace* on the site of the current house and the junction of lanes to the north, west and east. Investigations of the boundaries of the site, particularly those of the relict lane to the north, and of the likely medieval leat crossing the site, have the potential to more closely date these features and to provide artefactual and ecofactual data about their history. Similarly buried remains of structures and deposits dating from the early medieval to modern periods are to be expected virtually anywhere within the site where not disturbed by later activities.
 - Roof and floor timbers of the building may be suitable for dendro-chronological analysis. Such analysis may identify the year and season of their felling and so inform the date of the house.
 - The details of the south and west elevations of the building below the *Rawlinson* slating are unknown. Opportunities should be taken during any repairs to record what lies beneath.
 - Removal of the fireplace in the right hand (eastern) room of the main range is likely to reveal the original hearth opening here, which may have been a large inglenook kitchen fireplace.

5 Legislative and Policy Requirements

- 5.1.1 **Legal Background.** Section 7 of the 1990 Act requires that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”. Section 8 of the Act sets out the means by which relevant works may be authorised by a Local Planning Authority via an application for *Listed Building Consent* which must be made irrespective of any requirement for Planning Permission. Historic England are a statutory consultee on all LBC applications for GII* buildings¹¹. Section 9 of the Act covers a number of offences in cases where the requirements of the act are contravened. These offences are subject to the criminal law and can lead to substantial fines, whilst Local Authorities have legal powers to order a halt to works, or to serve notices demanding that unauthorised works are reversed. Section 16 sets out that in granting consent the LPA shall have “special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest which it possesses. Unlike Planning Permission there is no facility by which LBC may be granted retrospectively.
- 5.1.2 **Advice** The client is advised that whether works affect the character of the building as a building of special interest is ultimately at the discretion of the Local Planning Authority. Whilst this report, particularly Section 4, is intended to much expand on and identify where the special interest of *Milltown House* lies, it should not be treated as a comprehensive or necessarily a definitive account, and as understanding of the building advances so will its special interest.
- Special interest is always likely to be harmed by the loss of an original (or later) component of interest, however the *character* of a building can also be much harmed by the introduction of new elements within or without it, or even by the use of materials and techniques deleterious to its longer-term conservation.
 - However many simple and essential works of maintenance and small-scale repair will not involve losses of original fabric, or the *alteration or extension* of a building *in any manner which would affect its character* and so do not need Listed Building Consent. Indeed it is well understood that to do so would place such a burden on owners as to make it less likely that buildings were maintained in good order.
 - Historic England’s free guidance publication **Listed Building Consent: Historic England Advice Note 16**¹² (2021) provides excellent advice to owners as a first step to identifying what may or may not require consent. More detailed advice on works of repair, restoration, alteration and extension are provided within **Making Changes to Historic Assets: Historic England Advice**

¹¹ Historic England may decide not to engage in detail in more simple cases, typically encouraging the LPA to seek the advice of their own specialist building conservation advisors.

¹² <https://historicengland.org.uk/images-books/publications/listed-building-consent-advice-note-16/heag304-listed-building-consent/>

Note 2¹³ whilst the wider Historic England Technical Library, much of which is freely downloadable¹⁴ provides finer grained advice on many topics. In the event of doubt client is advised in the first instance to seek the advice of Statement Heritage. We will signpost where the input of other specialists, the LPA or Historic England should be sought.

- Pre-application advice is also available directly from Cornwall Council and (for more complex cases involving GII* buildings from Historic England). Fees may be charged for some pre-application services.

5.1.3 **Planning Policy**

- Applications requiring LPA consents affecting designated heritage assets are determined in accordance with the Cornwall Local Plan (CLP) and the National Planning Policy Framework (NPF).
- The National Planning Policy Framework describes heritage assets as *an irreplaceable resource, [which] should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*. These aims are shared by Cornwall Council's Local Plan, which adds in respect of local distinctiveness that *Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural... environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated heritage assets*.
- Both the NPPF (P194) and the Local Plan (P24) stress the importance of prior assessment of significance and impact – this document is considered to meet the requirements both nationally and locally in regard of identifying significance, and we will provide further advice as proposals emerge in regards to their impact.
- Policies within the NPPF relating to designated heritage assets will be applicable, as will the statutory principles of *special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest*. The NPPF states at P199 that *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important¹⁵ the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*.

¹³ <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

¹⁴ <https://historicengland.org.uk/advice/technical-advice/buildings/>

¹⁵ In interpreting 'importance' the NPPF identifies the importance of World Heritage Sites, scheduled monuments, GI and GII* buildings, GI and GII* registered parks, battlefields and protected wrecks as 'assets of the highest significance'. The underlying principle of the NPPF that *assets are conserved according to their significance* determines a proportionate approach and outlines a hierarchy of importance from these assets, through GII assets, to other 'non-designated assets' (including those identified through local lists, on Historic Environment Records or during the process of development) to which more ordinary planning balances (ie without special weight) are to be applied.

- P200 of the NPPF requires that *any harm to, or the loss of, the significance of a designated asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm [to GII assets] should be exceptional; ... [and to].. assets of the highest significance [including GII* assets] should be wholly exceptional.* In respect of identifying ‘substantial harm’ to listed buildings supporting guidance¹⁶ states *an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed. The harm may arise from works to the asset or from its setting.*
 - P202 of the NPPF applies to any aspects of the adaption of the buildings that results in *less than substantial harm.* It states *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
 - Local Plan Policy 24 adds that *Proposals that will help to secure a sustainable future for Cornwall’s heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*
 - Both the Local Plan and NPPF require weight to be given to the conservation of non-designated heritage assets, a category that includes archaeological sites and deposits, although in such cases the NPPF makes clear that *a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 5.1.4 **Advice** A number of the works, identified below as urgently required will require Listed Building Consent. It is recommended that this document and specifications for other works form the basis of a pre-application enquiry to the LPA and Historic England to seek their advice on those proposals.
- This Statement of Significance is designed to inform both the ongoing management of the building (including minor repairs and maintenance works not requiring LBC) and more extensive works. It should be used to help in the avoidance of harm or in balancing where works which may involve some limited harm against the public and private benefits of the building’s overall conservation and sustainable management.

6 Recommendations.

6.1.1 **Works unlikely to require LBC.**

- 6.1.2 As noted above regular **maintenance** does not require LBC. The aim of maintenance is to keep a building in good order and limit deterioration. The first step is regular monitoring to identify, for instance, that gutters and air bricks are clear, spaces and ‘voids’ (underfloor / roof etc) are well naturally ventilated, any failure of weatherproofing (from roofs and openings) is remedied

¹⁶ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#decision-making-historic-environment>

as soon as identified, that electrical, plumbing and gas (where present) services are in working order and certifiably safe, and that fire risk is assessed by a competent professional as appropriate with any recommendations for mitigation including monitoring put in place¹⁷. A comprehensive survey of these matters lies outside the scope of this report. **Fire risk assessment should be undertaken at the outset of any works to a historic property – ‘hot works’ (including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) should take place outside the building wherever possible.**

6.1.3 **Minor Repairs:** In respect of minor works of minor repairs to external decoration, repairs to doors, draught proofing, repairs to windows, repointing, roof coverings and flashings, rainwater goods, drainage, removal of any current television aerials and dishes¹⁸, rewiring using existing runs and conduit, replacement of existing electrical light fittings, interior decoration, minor like for like plaster repairs¹⁹, fitted furniture, internal architectural details, floors, modern bathroom fittings, and shutters please refer to Historic England 2021²⁰ for more specific guidance on when consent may be required).

6.1.4 **More extensive repair items that in our opinion should be informed by LBC**

- **Rear Porch.** This feature appears in a parlous state (currently supported by screw-props) and will clearly require structural repair, likely including renewal of some components, and re-slating of its small roof. The feature is most likely of 19th century date.
- **Advice:** We would advise the current temporary propping arrangement²¹ be continued (and if necessary enhanced), and structural and architectural advice should be sought to inform the urgent conservation and or restoration of this feature. Designs should aim to ensure the sustainability of any solution and seek to conserve / reuse original fabric, respect and conserve the original design value and character of the structure.
- In the event that dismantling and reconstruction is required to deliver the sustainable restoration of the feature this should not take place except with LBC.
- Should it become impracticable to secure the health and safety of users of the property through continuing works of temporary support the client’s attention is drawn to the contents of Section 9 (offences) of the 1990 Act. The client should note that these identify defences to an offence and it will be necessary to demonstrate that every effort to seek a solution prior to undertaking any works without authorisation were undertaken.
- **Replacement of the modern fireplace in the eastern ground floor room of the main range.** The current fireplace is not of special interest, however its removal and replacement will affect the character of the room. It is recommended that consent to remove the existing fire-

¹⁷ Where works to historic fabric are recommended LBC may be required.

¹⁸ Increasingly the ready availability of TV services via broadband connections allows for opportunities to remove these fixtures and so reverse the impacts of these installations.

¹⁹ Plasters within the house are likely largely lime based

²⁰ <https://historicengland.org.uk/images-books/publications/listed-building-consent-advice-note-16/heag304-listed-building-consent/>

²¹ This is not considered likely in itself to require LBC as a work of temporary support.

surround and hearth is sought and that any modern plasters, and blockings around the opening are removed to the extent of historic finishes. A method statement detailing that the works will be undertaken by a competent builder capable of assessing and implementing any requirements for temporary support during these operations. It is recommended that the details of any replacement fireplace, or range (in the event that this space becomes the building's kitchen) are secured subject to a condition on any consent, requiring details to be submitted informed by the findings of the consented opening up works.

- **Installation of a kitchen.** It is noted that at present the building does not have modern kitchen facilities. Whilst the replacement of modern kitchen units and fittings is not generally expected to be informed by LBC, in view of the effective absence of existing fittings it is advised that LBC is sought for the any new installation.
- **Advice.** On the basis of the evidence discussed in this report it is considered most likely that the original kitchen of the building was located in the stone flagged eastern room of the main range, before being moved around c1900 into the left hand (western) room of the rear range where there is one somewhat rudimentary sink unit (with hot and cold plumbing and waste) with flues evident for a removed solid or oil-fired range within the current hearth. Either of these rooms would be suitable in our opinion for reuse as a kitchen.
- *The rear room* would be most suited to being fitted as a 'utility' space, although – for instance housing laundry facilities and any heating plant required for central heating of the property. The installation of any fitted units to this space should avoid the western wall around the existing fireplace, and the area of the window seat. New work should be undertaken so as not to disturb or puncture the slate flag floor. Any surviving plank cladding on the internal stud wall should be left insitu. Existing ceiling linings between the exposed beams are not of special interest and may be covered. External wall plaster should be repaired and retained in breathable lime-based plasters. If the room is to be used for cooking external mechanical ventilation should be provided, ideally through the rear wall using any existing openings, so as not to disturb slate hanging in the side wall. Directly applied lime based insulating plasters will be preferred to dry lining.
- *The eastern room of the main range* may also provide opportunities for cooking and food preparation space, although within this space we would advise it may be more appropriate to provide free standing kitchen units. Again great care should be taken to design any installation so as not to disturb the surviving slate flag floor and (here) the china cupboard and surviving plank wainscotting (only a small section survives). Dependent on the findings of opening up the hearth there may be an opportunity to site a range cooker within this space – which may present an opportunity to vent this via the existing flue. Waste plumbing should be routed via the side wall where it could be concealed within the external store (which may also be a good location for heating plant).
- **Retrofitting of energy saving technologies and Installation of central heating.** There is currently no evidence of central heating having been installed within this building and as such it is advised that LBC is sought for any new installation. However the starting point should be consideration of how to optimize the energy performance of the building. Historic England

and Cornwall both advocate a ‘*whole building approach*’²². The starting points are understanding of where the heritage values of a building lie (i.e. the information provided in this report) and how its existing building materials and technologies perform. Simple solutions that are unlikely to harm significance include loft insulation, well fitted carpets / wall hangings, thick curtains and thermal blinds, draught proofing and maintenance / repairs of existing windows and shutters, correct use of traditional fireplaces (including ensuring chimneys are well maintained and swept, appropriately lined and suitable for proposed firing), and the use of energy efficient heating systems, lighting and home technologies.

- Reversible secondary glazing may be deliverable with very minor alterations to the existing shutters, as the window reveals are not panelled, but in the case of this building should be undertaken with LBC.
- Some solutions will not be compatible with *Milltown House’s* heritage values. We do not recommend: double glazing of any of the existing windows, due to aesthetic impacts and losses of original fabric that would result; underfloor heating, due to the disturbance this would require to existing solid floors; external wall insulation (this may be revisited if there is ever a need for full replacement of external slate hanging); internal wall insulation (where this would impact internal decorative mouldings)
- In choosing and designing a heating system it is recommended that especial care is taken to respect internal decorative character, and that particular care is taken in setting out pipe or wiring runs to minimise impacts to joists, beams, decorative plasterwork etc. Two low impact potential spaces for a new boiler have been identified, being the existing ‘kitchen’ or the ground floor store in the eastern outshut.

6.1.5 ***Opportunities that may require both Planning Permission and Listed Building Consent.***

- *Works to the Garage: This part of the building is not of special interest, however any works resulting in changes in the character of the external fabric will require Listed Building Consent and care must be taken not to harm the garden wall to which the structure is attached. New openings in the east or north elevation of this building have a low potential to cause harm to the character of the Listed Building. We would suggest a modern corrugated or standing seam roof covering would not represent harm. The current doors are not of special interest and require refurbishment or replacement. It is recommended that similar new vertical planked timber doors would be appropriate, incorporating simple glazing as desired.*
- *Replacement of the corrugated roof of the east extension (bathroom).* This roof covering does not contribute to the special interest of the building and will require replacement in time.
- *Securing the viable use of the western outbuilding.* This building should be put to viable use, sufficient to justify its repair and ongoing maintenance. The building fabric is currently becoming colonised by woody vegetation. It is recommended that this is cut back, roots poisoned and, once they have died back, masonry repointed. It is further recommended that

²² Historic England guidance is here [Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency \(historicengland.org.uk\)](https://www.historicengland.org.uk) and Cornwall Council’s here <https://www.cornwall.gov.uk/media/bpedqi4m/improving-energy-efficiency-in-cornish-buildings.pdf>

costs are sought for the conservation led restoration of the building, including the repair of its rag slate roof. These costs should be used to determine the optimal viable use of the building under the NPPF²³

6.1.6 Bibliography

- Beacham, P., & Pevsner, N. (2017). *The Buildings of England: Cornwall*. New Haven and London: Yale University Press.
- Chartered Institute for Archaeologists. (2014). *Standard and guidance for historic environment desk-based assessment*. Reading: Chartered Institute for Archaeologists. Retrieved from https://www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf
- Cornwall Council . (2020). *Cornwall and Scilly Historic Environment Record*. Retrieved June 2, 2020, from <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/cornwall-and-scilly-historic-environment-record/>
- Cornwall Council. (2011). *Historic Landscape Characterisation Texts*. Retrieved June 2, 2020, from Archaeology Data Service: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1641-1/dissemination/pdf/Cornwall_Historic_Landscape_Character_Types_texts.pdf
- Cornwall Council. (2016). *Cornwall Local Plan*. Truro: Cornwall Council.
- Ellis, P. (1974). *The Cornish Language and its Literature*. London: Routledge.
- Giles, C., & Barnwell, P. (1998). *English Farmsteads 1750-1914*. Swindon: Royal Commission on the Historical Monuments of England.
- Gover, J. (1948). *The Place Names of Cornwall*. Typescript, Royal Institution of Cornwall, and reference copy at Cornwall Record Office.
- Herring, P. (1998). *Cornwall's Historic Landscape: Presenting a method of historic landscape characterisation*. Truro: Cornwall County Council in association with English Heritage.
- Herring, P., Kirkham, G., Cahill, N., Thomas, N., Berry, E., Preston-Jones, A., . . . Thorpe, C. (2011). Later medieval Cornwall. *Cornish Archaeology*, 287-314.

²³ P202 of the NPPF states. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*. Such use is generally understood to be that which involves the least harm to the heritage values of the structure but achieves a solution sustainable in the long term, including such that it avoids the incremental harm of later, further development in the event that the initially identified use proves unsustainable. We would be happy to inform further once costings for restoration of the fabric, are prepared.

-
- Historic England. (2015). Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment. Swindon: Historic England.
- Historic England. (2016). *Understanding Historic Buildings : A Guide to Good Recording Practice*. Swindon: Historic England. Retrieved from <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>
- Historic England. (2017). Historic England Good Practice Advice Note 3 (Second Edition): The Setting of Heritage Assets. Swindon: Historic England.
- Historic England. (2018). Listed Buildings and Curtilage: Advice Note 10. Swindon: Historic England. Retrieved from <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>
- Historic England. (2020). *National Heritage List for England*. Retrieved June 2, 2020, from <https://historicengland.org.uk/listing/the-list/>
- HMG. (1990). Planning (Listed Buildings and Conservation Areas Act. London: HMSO.
- Johnson, N., & Rose, P. (2008). *Bodmin Moor: An archaeological survey - Volume 1: The human landscape to c.1860*. Swindon: English Heritage.
- Lake, J. (2014). *National Farmsteads Character Statement*. Swindon: English Heritage.
- Lake, J., Cahill, N., Reynolds, A., Trevarthen, E., & Berry, E. (2016). *Cornwall Farmsteads Assessment Framework*. Truro: Cornwall Council with Historic England. Retrieved July 6, 2020, from https://www.cornwall.gov.uk/media/28925885/cornwall-farmsteads-assessment_red.pdf
- Lake, J., Cahill, N., Reynolds, A., Trevarthen, E., & Berry, E. (2016). *Cornwall Farmsteads Character Statement*. Truro: Cornwall Council with Historic England. Retrieved from https://www.cornwall.gov.uk/media/28925561/cornwall-farmsteads-character-statement2_red.pdf
- Martyn , T. (1748). A new and accurate map of the county of Cornwall: from an actual survey. . London: Robert Sayer. Retrieved from <https://iiif.lib.harvard.edu/manifests/view/ids:23971453>
- MHCLG. (2019). *National Planning Policy Framework*. London: Ministry of Housing Communities and Local Government. Retrieved from <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- MHLG. (2019). Guidance: Historic Environment. Ministry of Housing, Communities and Local Government. Retrieved from <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#:~:text=If%20there%20is%20a%20range,tear%20and%20likely%20future%20changes.>
-

Polsue, J. (1867). *A complete parochial history of Cornwall*. Truro: William Lake.

Turner, S. (2008). Estate Landscapes: Design improvement and power in the post-medieval landscape. In J. Finch, & K. Giles, *Estate Landscapes: Design, improvement and power in the post-medieval landscape* (pp. 57-77). Woodbridge, Suffolk: Boyder Press.

Wade Martins, S. (2002). *The English Model Farm: Building the agricultural ideal 1700-1914*. Oxford: Windgather Press.

