

**GWARACKENBYGHAN, BOSKENNAL
ST BURYAN
PENZANCE
CORNWALL**

Heritage Assessment



South West Archaeology Ltd. report no. 220707



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Gwarackewenbyghan, Boskennal, St Buryan, Penzance, Cornwall

Heritage Assessment

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Report Version: Final
Draft Issued: 17th August 2022
Amended: 17th April 2023, 10th May 2023
Finalised: 26th May 2023

SUMMARY

South West Archaeology Ltd. was commissioned to undertake a heritage assessment for the conversion of a barn to a dwelling, extension to a dwelling and construction of an artists studio at Gwarackewenbyghan, Boskennal, St. Buryan, Cornwall. This work was undertaken to gain a better understanding of the existing buildings on the site and set the site within its historical and archaeological context.

The farmstead at Boskennal is first documented in 1329 and is likely to have early medieval origins. It lies within the ancient ecclesiastical parish of St Buryan, a former collegiate church established by King Athelstan in the mid-10th century AD. The neighbouring farmstead of Bosliven is named in the foundation charter. Boskennal belonged to the Manor of Boskenna, owned by the Paynter family from the later 17th century through to 1957. In 1841 there was a second household and an empty dwelling at the farmstead, and these disappear from the record by 1851. In the late 1990s the farm was broken up, the historic farm buildings converted to residential use and the former farmhouse subdivided.

The granary forms part of a Grade II Listed building (1143930), and is likely of c.18th century date. It adjoins, but is in separate ownership to Boskennal farmhouse and was converted into a residence in the late 1990s. The ruined structure sits roughly parallel with the granary in the garden of Gwarackewenbyghan. All that remains of this structure are four walls of stone rubble largely concealed by vegetation. It is shown on the 1840 tithe map, and it had a pitched roof (of probable 20th century date) until relatively recently. Its origins and function are difficult to interpret with any certainty, but at least one wall may be earlier than the rest of the structure. In the 20th century it appears to have been used for storage. The building may be considered as a non-designated heritage asset of local importance, and it is within the curtilage of the Listed farmhouse.

The archaeological potential of the site is unknown but could be high. Archaeological mitigation in the form of monitoring and recording of groundworks may be required for some of the proposed developments and a more detailed record of the historic buildings made once debris and vegetation have been cleared.



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ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

LOCATION:	GWARACKEWENBYGHAN BARN
PARISH:	ST. BURYAN
COUNTY:	CORNWALL
NGR:	SW 41249 24996
SWARCH REF:	SBG22
OASIS No.:	SOUTHWES1-507898
PLANNING REF:	PRE-APPLICATION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Laurence Associates (the Agent) on behalf of a private client in advance of the proposed conversion of a barn to a dwelling, extension to a dwelling and construction of an artists studio at Gwarackewenbyghan, Boskennal, St. Buryan, Cornwall. The granary building forms part of a Grade II Listed complex with the adjoining farmhouse (in separate ownership). The ruined structure stands close to this Grade II Listed complex and would be considered to be located within its curtilage. The report was produced in line with current and relevant guidance from the Chartered Institute for Archaeologists (CIfA) and Historic England.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located approximately 0.75km south-east of St. Buryan churchtown. The farmstead at Boskennal is located on fairly level ground at an altitude of c.106m AOD, the ground dropping away quite steeply to a valley to the south-west. The soils of this area are the well-drained fine loamy or fine silty soils over rock of the Moretonhampstead Association (SSEW 1983); this overlies the igneous granites of the Land's End Intrusion (BGS 2022).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

St. Buryan is a village and civil parish in the historic hundred and deanery of Penwith, named after the Irish Saint Buriana. It is listed at Domesday as *Eglosburrie*, the *eglos* (church) of *Buryan*. In AD925-39 the Anglo-Saxon king Athelstan endowed a collegiate church here. A Saturday market and two fairs were granted by Edward I. Boskennal formed parcel of the Manor of Boskenna, originally held by the Carthew family but bought by a younger son of William Paynter of Trelassick (in Hayle) in the later 17th century and held by the Paynters until 1957. The place-name Gwarackewenbyghan, combines elements of Cornish to mean *little bow*; 'gwarak' meaning *bow/arch/arc* and 'byghan' meaning *little*. It was given this name following the conversion of the historic farm buildings in late 1990s and the subdivision of the farmhouse.

Boskennal Farmhouse, including the adjoining outbuilding and rear garden walls, are located to the north-west of the ruined structure and are Listed Grade II (UID:1143930). The listing text reads (relevant text is shown in red):

18th century, remodelled from earlier house, remodelled again circa late C18 or early C19 and extended circa mid C19. Dressed granite front, otherwise granite rubble with granite dressings. Dry Delabole slate and scantle slate roofs. Brick chimneys over the gable ends. Plan: Overall U-shaped plan plus service wing in front of the left-hand side. The house has 2 parlours at the front flanking a wide entrance hall leading to a large stair hall with a C18 stair; right of the stair is a dairy which projects farther to the rear and adjoins a granary running parallel to the rear of house; on the left of the stair is a back kitchen and on its left is a circa mid-servants' hall or kitchen with servants' chambers over. In front of the kitchen wing is a large single-storey service wing, probably a dairy. the granary has granite steps up to a doorway in the left-hand northeast end. The rear dairy has very thick, probably C17 walls. Exterior: 2 storeys. Symmetrical 3 window house front with central doorway and narrow window over doorway. Plinth, flat arches with projecting keystones. Circa late C18 or early C19 4-panel door and hornless sashes of the same date with glazing bars. Rear has circa early and mid C19 hornless

sashes with glazing bars. The rear of the kitchen wing is a 3-window front. Stair hall has brick wall between 2 stone walls with granite quoins. Interior: Unaltered interior since the C19 with many interesting features including; C18 open-well staircase with moulded closed string and column-turned balusters; C18 2-panel doors to first floor rooms of house; circa mid-C19 panelled doors to ground floor rooms; circa mid C19 plaster ceiling cornices to both parlours and a mid-C19 cast-iron horseshoe grate to the left-hand front chamber.” (Historic England List Entry)

The Cornwall and Scilly Historic Landscape Character (HLC) records this area as *Prehistoric Farmland: the agricultural heartland, with farming settlements documented before the 17th century and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosures; either medieval or prehistoric origins*. The surrounding landscape is littered with evidence of Prehistoric occupation and several Prehistoric sites and finds have been found within the immediate, local area of the site, including: a Bronze-Age barrow (MDV051741) directly north, a Neolithic flint axe was found to the west (MCO0275), a possible location for an Iron Age round to the south-west (MCO8315), a Mesolithic flint scatter to the south, and another Iron Age enclosure to the east (MCO27049), which sits close to another recorded Bronze Age barrow (MCO51743).

The property sits within an earlier estate of Boskennal, a recorded early medieval settlement, first documented in 1329 as *Boskenhal* – a name of Old Cornish origin combining the element *bod* meaning ‘dwelling’ and a family name (DCO11664). There are several other large medieval farming estates surrounding the St Buryan parish and site including: Pendrea (MCO11263) to the west, Bosliven (MCO11086) to the north-east, Tregadgwith (MCO11370) further north-east, Trembothick (MCO11476) to the north, Trevorrian (MCO11610) further north-east, Trevorgans (MCO11605) to the north-west, Tresidder (MCO11521) to the west, Burnewhall (MCO11115) to the south-west and Trevedran (MCO11565) to the south.

The Gwarackewenbyghan property sits just south of the St Buryan Conservation Area. Designated in 1990, it recognises the village as an area of special architectural and historic interest.

1.4 METHODOLOGY

The initial site visit was conducted by A. Allen in June 2022. The work follows the guidelines laid down in ClfA’s *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and Historic England’s *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the setting follows the approach outlined in the appropriate guidance (DMRB and Historic England 2017).

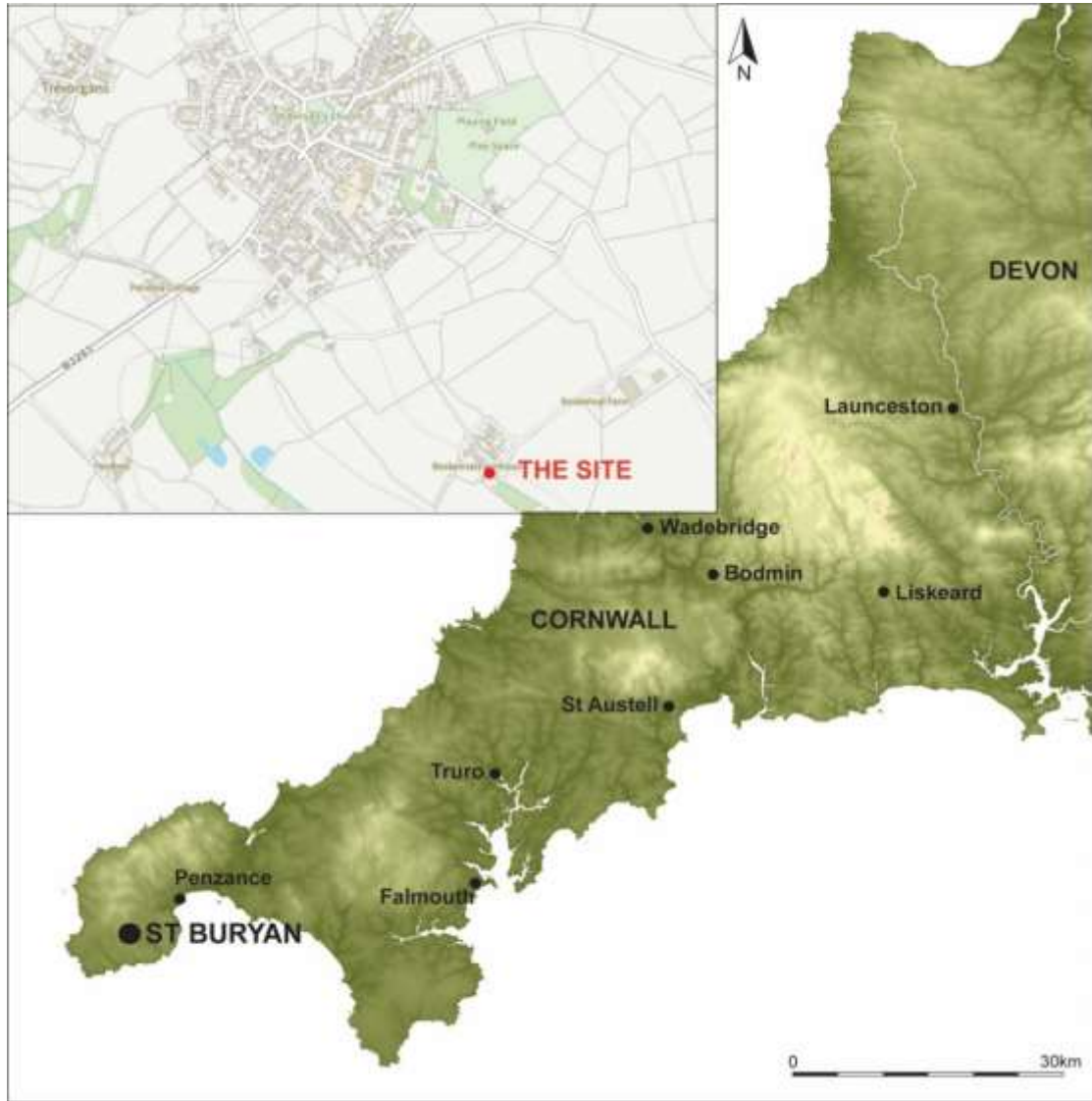


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY SOURCES

St. Buryan, or *Burian*, is a village and civil parish in the historic hundred and deanery of Penwith (formerly *Kerrier*). The place-name *Gwarackewenbyghan* (unclear meaning, perhaps *little arch/bow* from the Cornish *gwarak+byghan*) appears to be of recent coinage, all historic maps up to and including those of the 1970s have it listed as *Boskennal*. This Cornish place-name is first recorded in 1329 as *Boskenhal*, combining the element *bod* (meaning dwelling) with a possible personal name (see MCO28867), but is likely to be early medieval in origin.

In the 10th century AD King Athelstan established a collegiate church at St. Buryan, and it was thereafter a royal peculiar with the parish held directly under the Crown. The adjacent farmsteads of Pendrea and Bosliven are individually listed in Athelstan's charter of AD925-932 (Sawyer No 450; The Electronic Sawyer 2023) as small prebendary estates within St Buryan granted in support of the church, making it feasible Boskennal was also in existence by that date. A Saturday market and two fairs were granted to St. Buryan by Edward I (Lysons 1814).

Several medieval stone crosses are known to exist around St Buryan (some have been relocated), including two on the footpath that runs from Boskennal to Boskenna Manor. These crosses may have formed part of a double ring of ancient crosses marking the early sanctuary of St Buryan, as well as marking an approach to the church precinct (Preston-Jones & Langdon 1997). The extent of the sanctuary is depicted on a map of c.1574 (see Preston-Jones & Langdon 1997, fig.3; with the caveat that the map is highly stylised); the farmstead at Boskennal may fall within that sanctified zone.

In 1840 Boskennal was owned by John Paynter Esq., who resided at neighbouring manor house Boskenna. It formed part of a large parcel of farmland that included Boskenna Manor, Downs Barn, Choone Farm, Moorcroft, Bosliven, and Rosewall Tenement, an area covering c.2.5km² and bordered by deep valleys to either side. This is likely to form the core of *Boskennan* (Lysons 1814), an estate that once belonged to the Carthews, but which was acquired by Francis Paynter during the reign of Charles II (AD1660-85). Francis Paynter was a younger son of William Paynter of Trelissick (in Hayle), and in the later 17th century the family were notable Jacobites. The estate, consisting of seven farms, five markets gardens, and a manor house, was sold in 1957.

In 1840 Boskennal was tenanted by James Tonkin, the farm at that date being 137 acres in size. The 1841 Census indicates James Tonkin (farmer) lived with his wife, six children and five servants. The Census also lists a second family at Boskennal (John Hollow) and an unoccupied house. In 1851 James Tonkin and his family were still resident and he is recorded as a *farmer of 110 acres employing 10 labourers*. The other two dwellings were no longer listed and had presumably been repurposed as farm buildings or lost. In 1861 James Webster and his wife, both from Lincolnshire, together with three servants, are listed at the property; he is described as a *farmer of 150a employing 2 men and 1 boy*. In 1871 John Hoskin was the farmer (*of 157a and employing three boys*), married to a relative of James Webster's wife. In 1881 Edward Mildren is documented at Boskennal and listed as a *farmer of 120 acres employing 2 men and 2 boys* living with his wife and four children, alongside two servants. The Mildrens were still at Boskennal in 1891, but in 1901 Augustus Hoskings and his family were resident.

2.2 CARTOGRAPHIC SOURCES

The earliest map showing Boskennal is the 1809 Ordnance Survey (OS) surveyor's draft map (Figure 2). There is little clear detail, though it shows a group of three buildings within an enclosure accessed by a track from the east. The enclosure appears to be surrounded by trees.



FIGURE 2: EXTRACT FROM THE 1809 ORDNANCE SURVEY (OS) SURVEYOR'S DRAFT MAP; THE SITE IS INDICATED (BL).

The 1840 tithe map is the first to show the site in detail (Figure 3). The farmstead is shown as an irregular group of structures: the L-shaped farmhouse with outbuilding behind, an L-shaped farm building to the north-east, and five other smaller buildings (including the ruined barn in question). Of these latter five, while these could all be farm buildings one (plot no.1275) is listed in the apportionment as *House and Fold*. The 1841 Census listed two other houses at Boskennal: one occupied by John Hollow (agricultural labourer), the other unoccupied. This could mean the farmhouse was divided into two or three dwellings, rather than there being three separate houses, but the mapping evidence does suggest that there were at least two separate residences extant in 1841.



FIGURE 3: EXTRACT FROM THE 1840 ST. BURYAN TITHE MAP. THE APPROXIMATE SITE IS INDICATED (TNA).

Plot no.1271 is described as *townplace*, and this along with the existence of a farmhouse and two other dwellings would suggest Boskennal had been a hamlet of smaller tenements which, by 1840, had been reduced to a single farm with cottages for agricultural labourers. By 1851, the cottages had gone. A certain level of status is implied by the tithe data, more than for most farms in the district, with the description of plot no.1272 as a dwelling house *and shrubbery* unusual, as is the presence of a *kitchen garden*. The only other use of the term shrubbery or kitchen garden in the apportionment for St Buryan being at Boskenna Manor.

TABLE 1: EXTRACT FROM THE 1838 ST. BURYAN TITHE APPORTIONMENT. THE SITE IS SHADED GREEN

Plot No.	Landowner	Occupier	Plot Name	Usage
1271	John Paynter Esq.	James Tonkin	Townplace and lanes	-
1272			Dwelling house and Shrubbery	-
1273			Fold and Buildings	-
1274			Mowhay	-
1275			House and Fold	-
1276			The Little Meadow	-
1277			Kitchen Garden	-
1278			Orchard	Orchard
1279			Church Close	-

By 1878 (Figure 4) the farmstead had undergone some change but was – allowing for a certain degree of inaccuracy on the part of the tithe map – almost identical in broad outline. During the period 1840-1878 the L-shaped farm building to the north had been extended to form a courtyard, the *house and fold* (Plot 1275) demolished. A pond has been created just to the south of the Site. A building had been added linking the L-shaped farmhouse to the Granary to the south-east. The granary may itself have been extended to the south, and truncated at its northern end if the tithe map is reliable.

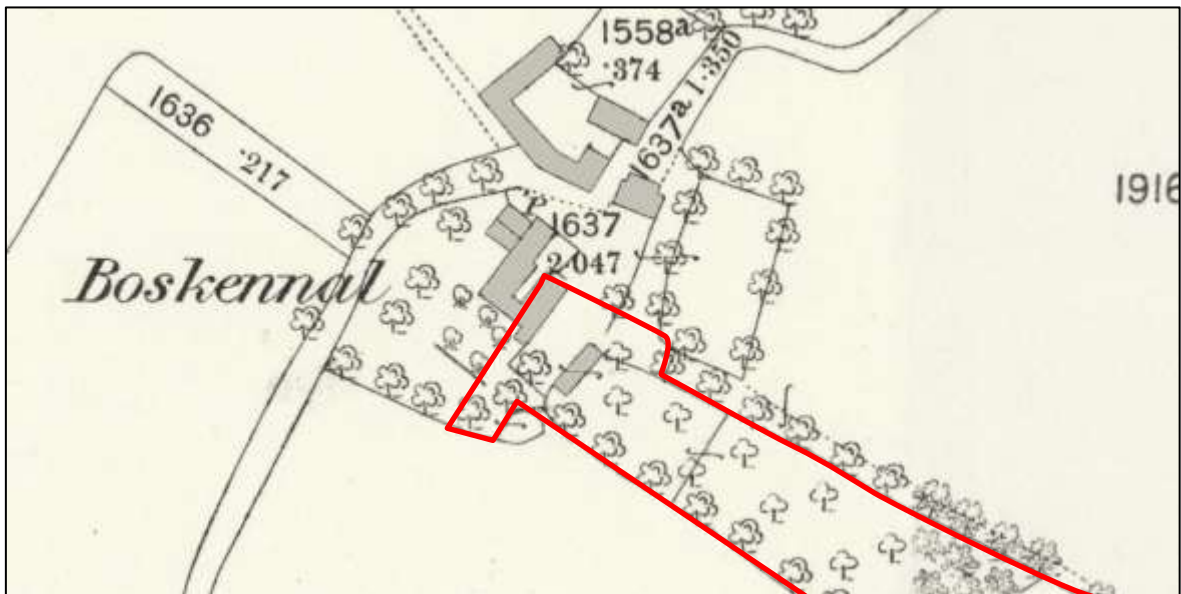


FIGURE 4: EXTRACT FROM THE 1878 25" 1ST EDITION OS MAP, SURVEYED 1875 (CORNWALL SHEETS LXXVIII.3-4); THE SITE IS INDICATED (NLS).

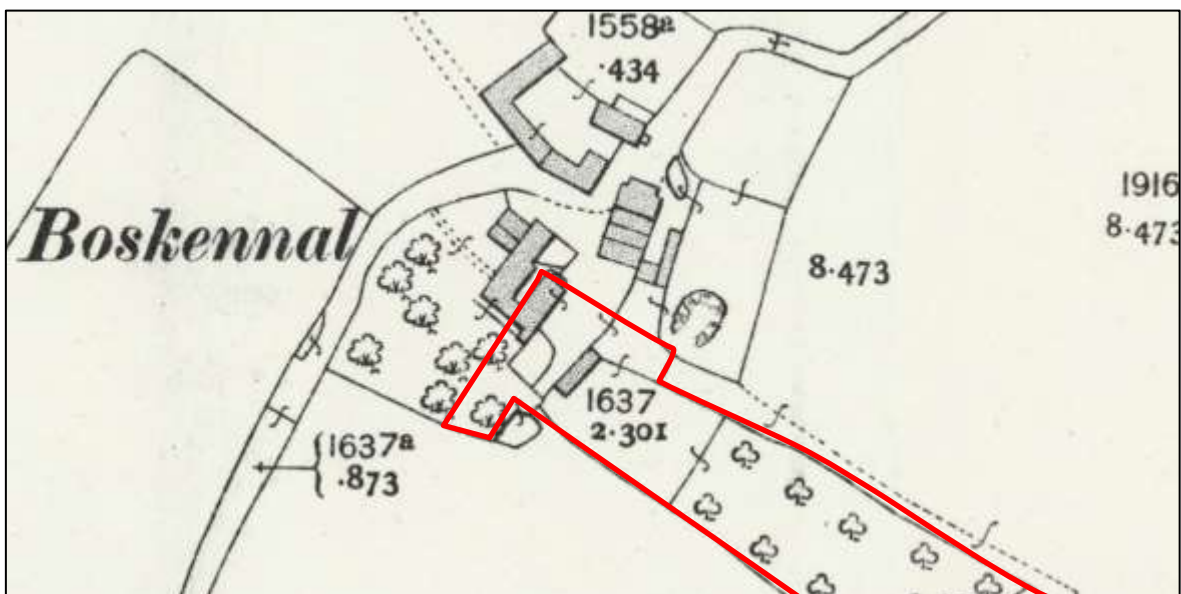


FIGURE 5: EXTRACT FROM THE 1908 25" 2ND EDITION OS MAP, REVISED 1906 (CORNWALL SHEETS LXXVIII.3-4); THE SITE IS INDICATED (NLS).

By 1878 (Figure 4) the currently ruined structure appears to have become more strongly associated/ incorporated within the kitchen garden (plot 1277 on the tithe) as its former access/ connection with the large field to the south had been blocked, and a short length of boundary removed.

The 1908 farmstead (see Figure 5) is almost identical in plan to that of 1878, save that some additional buildings had been constructed to the north of the site and a quarry(?) opened in the adjoining field, to the north-east of the Site, presumably to provide the necessary building stone. Within the limits of the Site a small D-shaped enclosure is shown to the centre of the site adjoining the granary building. The kitchen garden is no longer depicted with any trees.

In the late 1990s the historic farm buildings at Boskennal were converted to residential use and the original farmhouse subdivided. The former granary to the rear of the house forms a separate dwelling (as *Gwarackewenbyghan*), to which the ruined structure, former kitchen garden and orchard now belong.

2.3 EARLIER EVIDENCE (AS PROVIDED BY AGENT)

Several late 20th century photographs depict the complex before the conversion of the Granary and other farm buildings on the wider site and these show the ruined barn at this time has a pitched roof of rusty corrugated metal sheeting and gabled ends. Earlier architect drawings of the ruined building (Figure 10) show four narrow doorways in the north-west elevation facing the granary (also visible on Figure 7), although their width and placement would suggest some had been forced into this elevation. Four windows are shown in the south-east elevation; three are rather high, the northernmost one looks larger and it appears likely that this could have been a partially-blocked doorway. The north and south elevations show a possible roof raise, and potential loading doors – although this is unclear. A sliced internal elevation also shows the possibility of a loft space, however no evidence of this is visible currently.

The Granary building becomes converted between these two historic photos (i.e. between 1993 and 2005), and it is clear that the conversion has largely respected the historic appearance, although some of the openings and blocked openings have clearly been modified. The granary appears to have been in a fairly perilous condition in 1993 (see Figure 8) and its conversion no doubt saved it from a similar or worse fate than the ruined building.

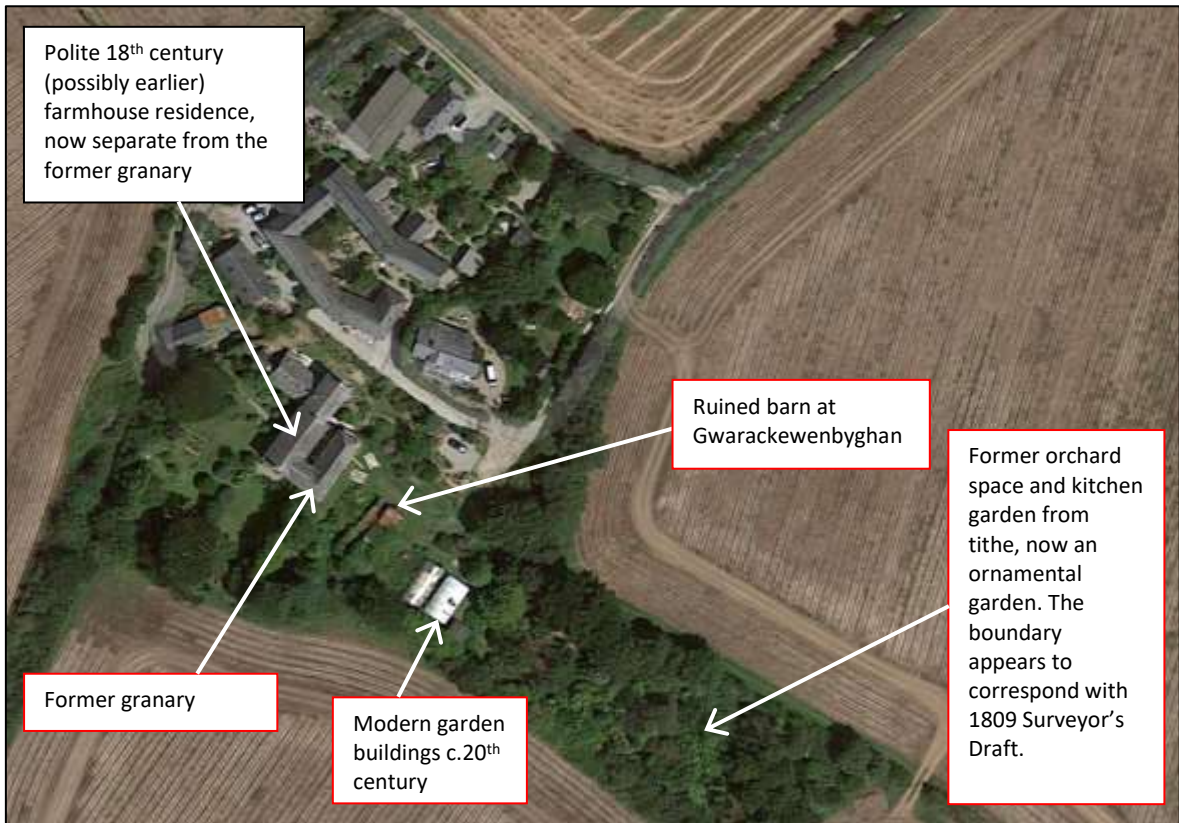


FIGURE 6: THE BOSKENNAL FARMSTEAD AS IT STANDS TODAY, AERIAL PHOTOGRAPH FROM 2020 (© GOOGLE MAPS 2022).



FIGURE 7: AN AERIAL PHOTOGRAPH OF BOSKENNAL C.1990S (SUPPLIED BY AGENT).



FIGURE 8: A STILL FROM THE PILOT EPISODE OF THE ITV DETECTIVE SERIES *WYCLIFFE* C.1993 WHICH SHOWS BOTH BUILDINGS BEFORE THE GRANARY WAS CONVERTED TO RESIDENTIAL USE (SUPPLIED BY THE CLIENT).



FIGURE 9: EXTRACT FROM A 2005 IMAGE OF THE BUILDINGS (© HISTORIC ENGLAND).

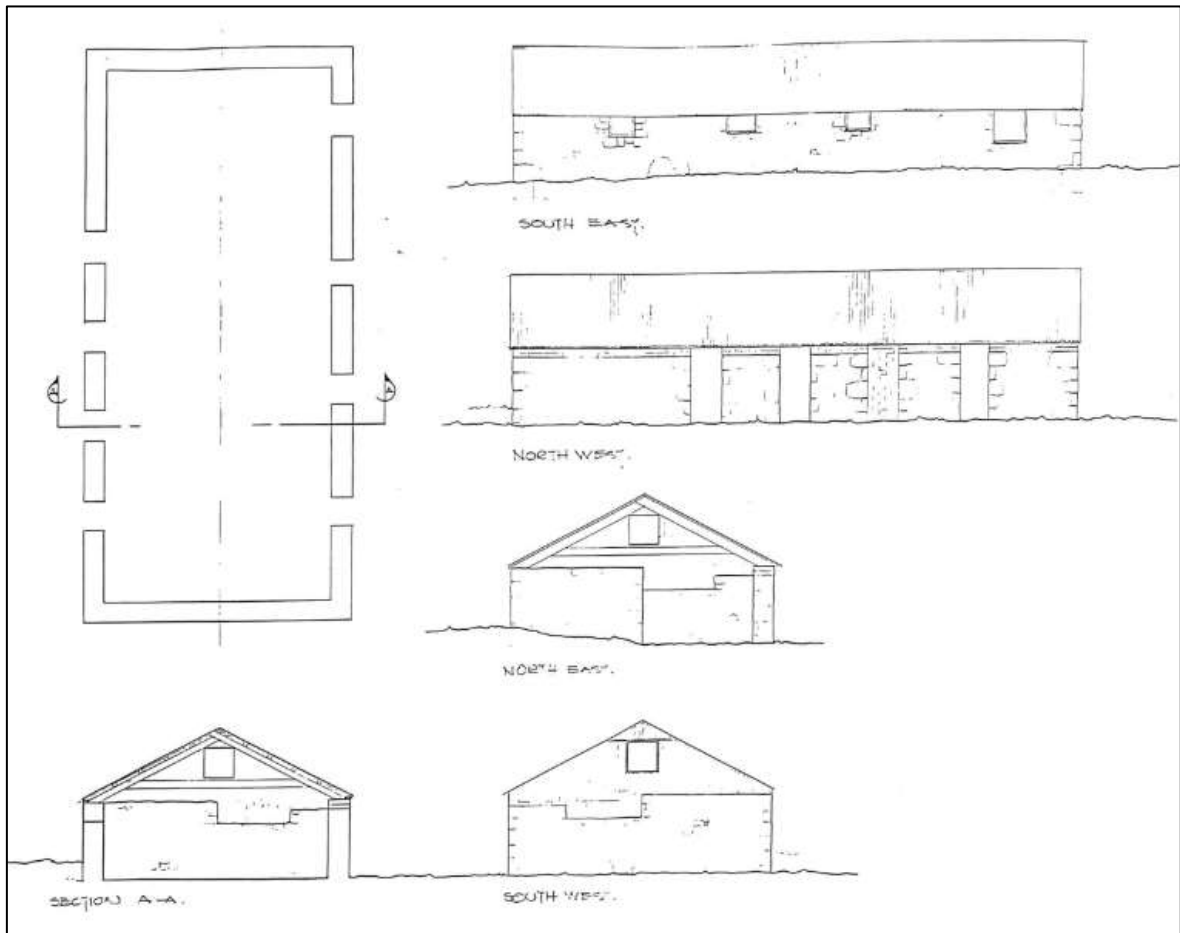


FIGURE 10: ARCHITECTS PLANS C.1990S SUBMITTED FOR AN EARLIER PROPOSAL TO CONVERT THE BARN INTO A SMALL DWELLING (SUPPLIED BY THE AGENT).

3.0 HISTORIC BUILDING ASSESSMENT

3.1 SITE DESCRIPTION

Boskennal is less than 1km south of the village of St Buryan. It is surrounded by a large holding of arable fields and is accessed via a long straight track off the parish road to the north, that splits into two tracks running around the divided buildings within the plot. The majority of properties have been established as separate holdings, with many of them successfully renovated and modernised during the later 20th century. The property at Gwarackewenbyghan is accessed from the north-east via a large modern field gate, just off the trackway. It is bounded to the north by a low granite wall and a public footpath runs parallel to an earlier boundary wall (former orchards) along to the north-east. Another granite wall and heavy granite gatepost sit directly in front of the modern access point, which follows a path to two later, concrete block poly tunnels and beyond that, within the former orchard space. The current owners have transformed the area into an Asian style garden space, with a bamboo route that winds to the far eastern edge.

To the west, the ground is uneven and dropping slightly towards the ruinous barn which sits within a largely overgrown spot that only exposes two partial elevations – north and west. Sat further west and roughly parallel is the heavily altered, longer range, known as the former granary, that joins to the polite 18th/ 19th century residence that is visible to the west (see Figure 11). Good 18th and 19th century features can be identified within the elevations of the main house, including horned sash windows. To the east of the ruin, and again roughly parallel with it is a large 20th century polytunnel structure and various smaller temporary 20th century buildings and sheds. Mature and very mixed gardens extend to the south from these buildings, with bamboo and mixed deciduous trees creating a very mixed character.



FIGURE 11: GWARACKEWENBYGHAN, WITH THE RUINED BARN IN THE FOREGROUND, AND GRANARY, WITH FARMHOUSE LARGELY HIDDEN BEHIND; VIEWED FROM THE ESE.

3.2 BUILDING DESCRIPTION OF THE GRANARY

The granary is a long linear (four bay) range of a low two storey-height, built of large blocky stone with a slate roof and single roof-light. The main (east) elevation has two doors, one partially infilling a larger opening. There are six ground floor windows and three first floor windows to this east facing elevation, and fourteen dove holes.

Build lines visible to this long east elevation would suggest it has developed into a longer linear range over time. An earlier build fabric appears to survive to the south end and suggests the building developed northwards. The south elevation has undergone heavy alteration and was noted as significantly complex in its presentation, including heavy cement repointing, and blocked/ altered former openings with reused granite dressings. Despite this the building has retained some earlier

features including a series of dove holes at FF level, and various other vernacular detailing such as large granite quoins to build corners. The north elevation included a set of heavy granite granary steps leading from the north-east corner. The west elevation has a small lean-to attached in a neglected/ overgrown state, the roof had fallen in showing evidence of lime plaster and whitewash to the walls. A small possible blocked opening could just be identified to the west side at FF level of the granary.

The south-east and north-east corners are very battered with large, dressed granite quoins to the edges that suggests earlier build material survives in part to the elevation. There is a build line, with quoins in the third bay, suggesting the end (north) bay of the four is an extension and the smaller looser stonework at the eaves could suggest the roof to the building has also been raised above the earlier three bays.

The site visit did not include opportunity to observe the internal spaces of the existing granary as it was occupied, and as such, could only be viewed from its visible elevations (east, north, south). The building has been fairly sympathetically modernised and converted, heavily altering an earlier structure, secondary in status and scale to the neighbouring gentry farmhouse.

It is recommended further building recording is conducted as part of any planning conditions before any alteration works commence.

3.3 BUILDING DESCRIPTION OF THE RUINED BARN

To the centre of the plot is a ruined, roofless rectangular structure approximately 16m long and 6.5m wide, with walls of stone rubble standing to a height of c.1.6m. The pitched roof of corrugated iron sheets and simple A-frame roof trusses partly collapsed after 2017 but is now wholly down. At the time of the site visit the interior had been partly cleared, but most of the exterior and parts of the interior were obscured by vegetation and rubbish. A definitive description of this structure is not possible at this time.



FIGURE 12: THE NORTH-EAST ELEVATION OF THE BARN; VIEWED FROM THE NORTH-EAST (1M SCALE).

3.2.1. NORTH-EAST GABLE ELEVATION

The north elevation provided the main access into the barn, although the opening has been altered/ widened – this looks clear from the earlier photographs, the return wall to the west side has been cut creating a ragged reveal. The wide opening sits to the west side of the elevation and includes large, faced and dressed granite quoins to either side of the opening, although the west side has begun deteriorating, with mortar falling out, leaving a ragged edge. The section of wall to the east

end looks like it may have been rebuilt in areas, heavily repointed with a cement mortar. The top wall plate is rough, with areas of stonework and mortar that has fallen away, it is unclear if it was ever formerly a taller building or constructed as only one-storey high.

3.2.2. NORTH-WEST ELEVATION

Sat in front of this elevation is an overgrown raised garden bed, lined with granite rubble, the shrubbery made it difficult to see towards the southern end of this exterior face. This elevation is built using rough courses of small granite-rubble, with a crudely and thickly applied lime mortar that has almost become render and the build here is similar to the upper raise on the granary building. It has been raised in two courses of chunky dark-grey concrete blocks above the former wall plate and suggests an earlier-mid 20th century phase of neglect/rebuild to this side, again it isn't clear if this building was ever more than one storey.



FIGURE 13: THE NORTH-EAST AND NORTH-WEST FACING ELEVATIONS (THE ONLY VISIBLE ELEVATIONS); VIEWED FROM THE NORTH-WEST (1M SCALE).

3.2.3. SOUTH-WEST GABLE ELEVATION

The exterior of this elevation was completely obscured by foliage but appeared to be a low gable, possibly confirming that this was indeed built as a single storey structure. Earlier photographs have confirmed a single storey build with a high pitched, gabled roof was used within the 20th century, and the former architect drawings indicate a change in roof height within the north and south elevations.

3.2.4. SOUTH-EAST ELEVATION

The east elevation looked to use a different, neater granite coursing (as noted from the southern doorway reveal), with larger shaped stones; it was also slightly thicker in depth and battered towards the base whereas the other walls had a straight profile. This could imply earlier building fabric could be present and the building has been rebuilt on the same footprint. Two high-set small square windows and a doorway to the north end suggest the building may have once fronted onto or been directly associated with the adjacent former kitchen garden. The presence of windows appears to confirm this is far from a generic agricultural barn with several entrances, exits and obviously windows for light, suggesting processing could be occurring in the interior, or it is occupied in some capacity.



FIGURE 14: A DOOR AND TWO WINDOWS WERE IDENTIFIED IN THE SOUTH-EAST ELEVATION; VIEWED FROM THE NORTH.



FIGURE 15: THE INTERIOR; VIEWED FROM THE NORTH-EAST.

3.2.5. INTERNAL ASSESSMENT

Internally the barn was still in the process of being cleared, so areas were difficult to access, particularly to the south, and other parts of the structure were largely concealed. The building was accessed from the large opening to the north-west corner. On the northern internal elevation, a modern boiler unit sits in the east corner, and elevation has been thickly rendered in a blue/ grey, modern cement. The east elevation provides a bit more context, with a blocked, single doorway with a timber lintel and large granite quoins to the opening. The wall here was notably thick, over 0.6m thick, slightly thicker than the stonework of the northern elevation. Further south along the elevation two high, small windows could be identified, with shallow splayed sides to one side, and elements of timber lintel barely surviving above. The south end was covered with tall vegetation, mimicking a gable end, which has been confirmed by historic photographs (see Figure 7-9).

The remains of the 20th century corrugated sheet metal roof and part remnants of 20th century timber trusses were noted amongst the vegetation and rubble. The west elevation included a timber door towards the north end, possibly a later forced addition. The concrete block work raised the wall plate to this side by three courses of smaller blocks, to match that of the east elevation. Both west and east elevation had been painted in a thick white paint, making the coursing difficult to identify internally. The floor was uneven, and a single granite slab was identified, although this looked to be out of place and not determinate of a full slabbed floor surviving.

Identified Features:

- Two windows, potentially a third to the southern end. Both look to have shallow splayed sides, northern one looks splayed only to one reveal, and elements of their timber lintel survive (although the timbers look to be a modern replacements)
- Large iron pintle in east elevation possibly associated with a former function, internal partitions and doorways?
- Doorway to north corner of east elevation exposes thick battered walls (more than 0.6m thick) of much heavier build than the other walls, suggesting the possible survival of an earlier build fabric in this elevation.
- Door to the west elevation, possibly an opening forced at a later date, includes even-width planks with plain ledging bars internally and large nails for possible large iron straps.
- Granite slab to floor, although does look to be out of place or reset.



FIGURE 16: A DOOR OPENING IN THE NORTH-WEST ELEVATION; VIEWED FROM THE SOUTH-EAST.

3.4 SUMMARY OF RUINED BARN

It appears to be a relatively good, vernacular outbuilding using granite rubble and large, dressed granite quoins to the corners. It sits within a complex, multi-phase site, with probable medieval origins. The barn stood within its own enclosure, recorded from the tithe map of 1841 through to the revised second edition mapping, with no change noted to the build itself, however boundaries around the barn were noted to have changed, indicating a development of function. The tithe map depicts the barn fronting a small yard space shared with the granary and former fold yard, it is then later enclosed with the eastern field fringe. The function of the barn and its potentially important

narrative relationship with the other immediately adjacent listed buildings cannot be fully established as only limited sections of surviving walls could be seen, although the windows within the east elevation – likely an early feature of the building – implies light was needed from an early date. Earlier photographs are limited in detail, but the former existing architect drawings do imply the barn has seen a functional change, where the barn later fronts the granary/ granary yard with a series of doors within the west elevation, ultimately changing the barns relationship again within the wider farm site.

Of particular interest in the building is the east elevation, which was notably in a better condition and looked to use a different, neater granite coursing (as noted from the southern doorway reveal). It was also slightly thicker in depth and battered in comparison to the west elevation, implying earlier building fabric could be present. Openings to the north end suggests the barn may have once fronted onto or was associated with, the adjacent southern field, labelled on the tithe map as a *Kitchen Garden* – although, the barn at this time sits within a yard, rather than the field. This could suggest the barn may have operated as a rear semi-domestic or gardening-related service range to the polite 18th/19th farmstead residence. The presence of windows and several doors imply light, and access was needed to work in the building, and thus could be evidence of an actively used, or even occupied space.

3.5 GARDEN SPACES

The current garden boundaries extend south-east, running parallel with a public footpath which was complete to its entrance (east side of Gwarackbyghan gate) with a vernacular granite stile/step. It is a large garden space with concrete block polytunnels, modern timber garden shed, sections of earlier walled boundaries and beyond, within the former orchard space, recent owners have transformed the area into an Asian style garden space, with a bamboo route that winds to the far eastern edge, intermingled with mature shrubbery. Both polytunnels currently act as additional storage but are in a very neglected state. A section of wall survived running parallel with the north elevations of the polytunnels and were complete to west edge with a rustic granite gate post and continued into the north boundary wall of the former orchard. No other features were noted.

3.6 PHASING DISCUSSION

The Gwarackewenbyghan site appears to have formed part of a medieval settlement. It clearly has landscape-presence, being one of several similarly-sized farmsteads to the wider area. Within the immediate vicinity are noted prehistoric features, and this site has the potential for multi-phase occupation.

The Gwarackewenbyghan property has 18th and 19th century phases, as part of a large farmstead of minor gentry status. The sites wider development corresponds to agricultural growth and contraction of the local farming industry. The property now sits separately from its gentry residence. Now known as Boskennal Farmhouse, it is Grade II listed with significant 18th century features, and is understood to have been developed from an earlier house (see listing text). The ruined barn is shown on the 1840 tithe map of St Buryan fronting a small kitchen garden and beyond that, a large plot dedicated to an orchard. The granary is also illustrated on the tithe map, showing it as a long linear running parallel (but not at that time joined to) the main farmhouse, with a small extension to the southern end. Boskennal farm is plotted on the Surveyor's Draft map of 1809, and whilst detail is not clear, it is possible both buildings existed at this time – the boundaries of the large kitchen garden and orchard area appear to be recorded here.

The granary appears to have been an ancillary building up until its full conversion in the mid-20th century. Evidence seen of the complex east elevation would imply this building has developed from a smaller, earlier, more rustic, farm building. The earlier build may have had a domestic or service function, supporting the needs of the farmhouse. From what was observed from the site visit,

against earlier photographs, it would appear this granary has developed northwards, from a smaller building on the south end.

The ruined barn has been heavily altered, and not all elevations were clearly visible from the site visit due to the vegetation/ debris, however the east elevation appeared to retain some good vernacular features, alongside several blocked openings and rusticated granite dressings to the openings. This building may have always been intended to function as part of the kitchen garden or it is possible it originally had a domestic function, perhaps as a separate tenement, later incorporated into the kitchen garden and orchard.

3.7 OPPORTUNITIES

There are opportunities to better reveal the significance of the site through the clearance of the derelict polytunnels, which would enhance the setting of the Listed building, and through conservation of the fabric of the ruined barn.

4.0 STATEMENT OF SIGNIFICANCE OF THE GWARCKEWENBYGHAN SITE

The two buildings situated on the Gwarckewenbyghan property (the granary and ruin) have historic significance, sitting within an earlier, notable farmstead that has been found to be a part of a wider, earlier farming community to the historic St Buryan area. The significance of a heritage asset as defined by NPPF is defined 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.'* (NPPF). Historic England describe significance through four values: evidential, historical, aesthetic, and communal (Historic England 2008).

The value of the granary is recognised by its group listing with the adjoining farmhouse, and it can be considered therefore to have a regional, if not national, value as a Grade II designated heritage asset.

The ruined building could not be claimed to be a 'good example of type' however it is of traditional form and is constructed with vernacular materials. The historic mapping suggest it dates from at least the early 1800s; therefore, potentially having some historic-illustrative value, especially if it is a rarer type of asset, a kitchen-garden outbuilding, or an undocumented 18th century tenement or farm-workers single storey cottage. The buildings aesthetics and architectural value are sadly denuded by its derelict state; however, it does retain high evidential value and may also contain archaeological value, sealed beneath its footprint. The wider farmstead is associated with the notable Paytner family, and the estate or early manor was known to exist within the early medieval period and so there is a quantifiable, if low level, of historical-associative value. The building contains narrative value for the historic farmstead, as it can inform on changing focus of agriculture and possibly status of the site, i.e., the presence of outbuildings and services, but has no communal value. It is, on balance, considered that this building is of *local value* and can be deemed an *undesigned heritage asset*.

The remains of the polytunnel, garden sheds and other buildings on the Site have no historical value, and add nothing to the significance or settings of the other assets on or near the Site.

4.1 EVIDENTIAL VALUE (NPPF: ARCHAEOLOGICAL INTEREST)

Medium; From what was assessed on the original site visit, although heavily altered and later neglected, what remains of the Granary and the ruined barn appears to be good in vernacular material and form. It was clear the ruined structure, and opposing granary, retain consistent, reflective evidential value in their fabric, concealed beneath modern surface treatments. Furthermore, earlier archaeological deposits maybe sealed beneath the floor surfaces within the buildings and the surrounding ground.

4.2 HISTORICAL ILLUSTRATIVE AND ASSOCIATIVE VALUE (NPPF: HISTORIC INTEREST)

High; Boskennal forms part of an earlier series of local farming settlements; neighbouring farmsteads of a similar size and stature, including Bosliven and Pendrea, were included in King Athelstan's original charter AD925 of St Buryan. Stone carved crosses have been found situated within the boundaries of Boskennal and have been suggested to form part of an earlier, circular, waymarked precinct connecting large farmsteads to the church of St Buryan to the north, another indication the farmstead may have had earlier origins. During the later post-medieval period, the

site formed part of a large parcel of land recorded as *Boskennan*, purchased by notable Jacobite family the Paytner family, from the ancient Cornish family of the Carthews.

4.3 AESTHETIC VALUE (NPPF: ARCHITECTURAL & ARTISTIC VALUE)

Low-medium; The buildings are built of local vernacular materials, altered, but generally presenting as authentic in character and appearance. The ruined barn, in its current state, appears to retain some vernacular details, although is in poor condition. The granary has been heavily altered during its modern conversion although elevations do present with features and historic details – its historic narrative is still clear.

4.4 COMMUNAL VALUE

The buildings have no known communal value, and at their heart were created as an exclusive farming space belonging to the minor gentry class.

4.5 AUTHENTICITY & INTEGRITY

Low-medium; The ruined barn has lost a lot of its original form, although earlier fabric does remain within the surviving sections of wall, particularly to the east elevation, and although currently obscured by vegetation, elements of original material/ vernacular building can be identified, including granite quoin detailing to openings amongst faced granite blocks and rubble. Though the granary has been altered during modern conversion, authentic details do survive to its east presentation front, including good quoin details, dove holes and heavy granary steps to the north.

4.6 SYMBOLIC AND ICONIC VALUE

Medium; The site at Gwarackewenbyghan forms a small part of a wider farmstead, now divided with several separate residences. It appears to have been part of a group of medieval farmstead settlements to the wider St Buryan area, and as such has a landscape-level of presence, retaining some symbolic value as one of several to the village whilst representing south Cornwall's ancient past.

4.7 ARCHAEOLOGICAL POTENTIAL

The site is located within *Anciently Enclosed Land*, known to have a high potential for Prehistoric and Romano-British remains (i.e., there is a Scheduled enclosure to the north-east, list no. 1004483). The place-name element *bos/d-* would imply early medieval domesticated origins. The structure is shown on the 1840 tithe map, and elements of Boskennan and Gwarackewenbyghan may be much earlier. However, on many historic farmsteads the archaeological evidence for medieval and early medieval activity and occupation is considered *slight* and, on currently occupied sites, prone to later disturbance. That being the case, the archaeological potential of the site could be *high*, particularly in areas such as the kitchen garden around the ruined building and land to the south as well as land to the north of the farmhouse, which appear to have been subject to less post medieval and recent disturbance than the remaining areas of the farmstead to the north where the archaeological potential would be considered to be more moderate.

5.0 CONCLUSION

The farmstead at Boskennal is first documented in 1329 and it likely to have early medieval origins. It lies within the ancient ecclesiastical parish of St Buryan, a former collegiate church established by King Athelstan in the mid-10th century AD. The neighbouring farmstead of Bosliven is named in the foundation charter. Boskennal belonged to the Manor of Boskenna, owned by the Paynter family from the later 17th century through to 1957. In 1841 there was a second household and an empty dwelling at the farmstead, these disappear from the record by 1851. In the late 1990s the farm was broken up and the historic farm buildings converted to residential use, and the former farmhouse subdivided.

The Grade II Listed granary building forms the primary heritage asset on the Gwarackewenbyghan Site, and is group listed with the attached farmhouse of Boskennal (in separate ownership). To the south-east of the Granary are the remains of a ruined stone structure no obscured within the garden of Gwarackewenbyghan. The remains consist of four walls of stone rubble largely concealed by climbing vegetation. It is shown on the 1840 tithe map, and a pitched roof of probable 20th century date survived until relatively recently. Its origins and function are difficult to ascertain with any certainty, based on what is currently visible of the structure, but at least one wall may be earlier than the rest of the structure. The building may be considered as a non-designated heritage asset of local importance.

The archaeological potential of the site is unknown but could be high. Archaeological mitigation in the form of monitoring and recording of groundworks may be required for some of the proposed developments, and the two historic buildings should be subject to historic building recording as part of any planning conditions.

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APPENDIX 1: PHOTOGRAPHIC ARCHIVE



1. THE NORTHERN APPROACH TO THE PROPERTY; VIEWED FROM THE NORTH-EAST.



2. THE MODERN GARDEN BUILDINGS TO THE SOUTH-EAST, WITH (REUSED) GRANITE GATEPOST AND LATER GARDEN WALLS; VIEWED FROM THE NORTH-WEST (1M SCALE).



3. LEFT: FOOTPATH ACCESS TO THE NORTH OF THE GATE; VIEWED FROM THE NORTH-WEST (1M SCALE).

4. RIGHT: ELEMENTS OF THE LATER GARDEN/BOUNDARY WALL; VIEWED FROM THE SOUTH-EAST (1M SCALE).



5. GWARACKEWENBYGHAN WITH THE RUINED BARN IN THE FOREGROUND, THE FORMER GRANARY AND POLITE 18TH/19TH CENTURY RESIDENCE BEHIND; VIEWED FROM THE ESE (1M SCALE).



6. THE NORTH-EAST GABLE ELEVATION OF THE RUINED BARN; VIEWED FROM THE NORTH (1M SCALE).



7. THE INTERNAL NORTH-EASTERN ELEVATION; VIEWED FROM THE SOUTH.



8. THE INTERNAL SOUTH-EAST ELEVATION, THE PARTIALLY-BLOCKED DOORWAY TO LEFT; VIEWED FROM THE NORTH-WEST.



9. ONE OF THE WINDOW OPENINGS IN THE SOUTH-EAST ELEVATION; VIEWED FROM THE NORTH-WEST.



10. THE INTERIOR OF THE RUINED STRUCTURE; VIEWED FROM THE NORTH-EAST.



11. THE NORTH END OF THE NORTH-WESTERN INTERNAL ELEVATION; VIEWED FROM THE SOUTH-EAST.



12. POSSIBLE LATER FORCED DOORWAY TO THE NORTH-WEST ELEVATION; VIEWED FROM THE SOUTH-EAST.



13. GWARACKEWENBYGHAN; VIEWED FROM THE EAST.



14. THE EAST ELEVATION OF THE LISTED GRANARY; VIEWED FROM THE SOUTH.



15. THE SMALL DERELICT LEAN-TO AT THE SOUTH END OF THE FORMER GRANARY; VIEWED FROM THE SOUTH.



16. THE SOUTH-WEST ELEVATION OF THE GRANARY AND THE FORMER FARMHOUSE BEYOND; VIEWED FROM THE SOUTH.



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