

## Heritage Impact Assessment for Sewage Treatment Plant

Tregithew Farm House is a grade 2\* Listed property with several grade 2 listed barns forming a courtyard.

The current owners purchased the property in 2022. The previous owners, The Faulls, purchased the farm in 1954, we have learned from the descendants of the former owners that at that time there were no toilets inside the house, a small building in the garden (still visible) served as a latrine.

At some stage a cesspit was dug to allow the disposal of waste from the house. This remains in use to this day.

In common with many other farms the slurry from cattle in the barns, and all surface rainwater, was directed, with the help of gravity, to leave the yard by the gate and allowed to run across the opposite field down the slope and into a stream.

To remedy damp issues around the house a new surface water drainage system with soakaway was created under PA22/04759 This has been successful and despite plenty of rain in the last year, it has not yet overflowed.

Whilst Tregithew is noted for being very little altered since the 18<sup>th</sup> century, current sanitation is a little more advanced. As virtually all the works proposed will be underground the visual impact will be insignificant.

The Listing:

MANACCAN SW 72 SE 5/64 Tregithew Farmhouse tO.7.57 GV II\* Farmhouse. C17 or earlier, remodelled and partly rebuilt in 1726 for W.N. further extended by rear wing and outshut circa late C18. Serpentine rubble and dressed Serpentine, dressed granite jambstones sills, and granite lintels incised to resemble voussoirs of flat arches to the 1726 rebuilt part of the front. Scantle slate roofs, sweeping lower over rear outshut and hipped over rear wing. Large C17 rubble chimney over left-hand gable end and 2 large granite ashlar chimneys (1726), left of middle and over right-hand gable end. Plan: before the 1726 partial refronting and re-roofing this was probably the usual 3-room through passage plan with lower end, (largely still intact), left of former passage, hall, middle and inner room right. The lower end and passage then became 2 service rooms with kitchen at left and the hall and inner room became a living-room and parlour, right. It is probable that the house had already, by 1726, been extended to the right as is indicated by the altered C17 doorway left of the 1726 parlour. Also in 1726 a stair turret was added at rear, right of middle, and then a service wing to the right of the stair, and finally circa late C18 a service outshut along the rear at the left and adjoining rear wall of stair turret. 2 storeys. Fairly regular 6-window east-south-east front. Walling of the 2 left-hand bays up to first floor sill level is C17 otherwise front is mostly 1726 but incorporating a doorway, under fourth from left first floor window, with chamfered and straight stopped jambs and lintel cut away except over jambs and with incised lintel of 1726 above. Now with C20 glazed porch. Datestone left of doorway with west-north 1726. Except for the 2 circa early C19 sashes at ground floor left, all the windows,

4 to ground floor and 6 to first floor are the original 1726 12-pane sashes with very wide glazing bars, internally ovolo-moulded, and most of the original crown glass. Rear has 2 particularly interesting windows to first floor left and right of outshut, both circa late C18 with horizontal wooden glazing bars and leaded panes between. The left-hand window is in the original 1726 stair turret but reduced in size. The right-hand window has one later replaced light. Further similar complete window to right-hand gable end. At the left-hand gable end is original single-light chamfered C17 granite window. Interior has some very good 1726 features including 2 complete and unaltered rooms, the parlour and the chamber over. Parlour is fully panelled with fielded panels, broken forward at panel intervals with the moulded cornice also broken forward. The chimney piece has eared bolection moulding with breaks in the entablature. 8- panelled doors; those to cupboards flanking the fireplace have round heads. The chamber over has bolection moulded chimney piece and ceiling coved with moulded cornices on 4 sides, also original doors and cupboards. A further bolection moulded chimney-piece in the next room. Wide open-well closed-string stair with heavy column and bobbin turned balusters, moulded handrail and newel caps, turned pendant under landing newel and pulvinated string. Bowtell moulded beams in room to left of parlour and many other C18 features. Roof structure not inspected but must be predominantly of 1726. A remarkable house, with good features surviving from each or its main periods of development and particularly notable the C18 fenestration and high quality and innovative parlour and principal chamber features.