

Report No:
2001R018

CN 48.COM 2001 - Box 2
2001

CORNWALL ARCHAEOLOGICAL UNIT
STATION ROAD
TRURO, TR9 1JY

20 Lower Bore Street, Bodmin, Cornwall
Archaeological Survey and Historical Analysis



Cornwall Archaeological Unit

1100 110100103 1101001
0100 1101001 1101001
1101 1101001 1101001

A Report for
Cornwall Buildings Preservation Trust
and North Cornwall District Council

20 Lower Bore Street, Bodmin, Cornwall

Archaeological Survey and Historical Analysis

Eric Berry, Dr Joanna Mattingly
and Nigel Thomas BA, AIFA

March 2001

CORNWALL ARCHAEOLOGICAL UNIT

A service of the Historic Environment Section, Countryside and Historic Environment Unit,
Planning, Transportation and Estates Department, Cornwall County Council,
Kennall Building, Old County Hall, Station Road, Truro, Cornwall, TR1 3AY
tel (01872) 323603 fax (01872) 323811 E-mail cau@cornwall.gov.uk

Acknowledgements

This study was commissioned by Georgina McLaren, for North Cornwall District Council under the Bodmin Townscape Heritage Initiative. The work was undertaken for the Cornwall Buildings Preservation Trust, the owners of the property.

Nick Donaldson of Barlow Schofield Partnership (Chartered Architects) undertook design of the building refurbishment, supervised the ongoing works, and contributed a copy of the design statement and summary of the building work for this report. Darrock and Brown, Bodmin acted as building contractors and provided much co-operation with the building recording.

Within Cornwall Archaeological Unit, the Project Manager was Nigel Thomas. John Gould (Conservation and Development Control) helped to initiate the project.

Cover illustration

Ground floor right-hand room, principal fireplace revealed prior to repair

© Cornwall County Council 2001

No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means without the prior permission of the publisher.

For the use of North Cornwall District Council and Cornwall Buildings Preservation Trust.

Contents

1	Summary	6
2	Introduction	7
2.1	Project background	7
2.2	Aims	7
2.2.1	Design aims	7
2.2.2	Archaeological study	7
2.3	Methods	8
2.3.1	Desk-based study	8
2.3.2	Fieldwork	8
2.3.3	Post-fieldwork	9
3	Background	9
3.1	Location and setting	9
4	Documentary evidence	10
4.1	Historical summary	10
4.2	List of owners and occupiers	13
4.3	Notes	13
5	Building description	15
5.1	Description of features	15
5.1.1	Ground floor left-hand room	15
5.1.2	Ground floor entrance hall and staircase	16
5.1.3	Ground floor right-hand room	16
5.1.4	First floor left-hand room	16
5.1.5	First floor central room and staircase	17
5.1.6	First floor right-hand room	17
5.1.7	Attic	17
5.1.8	External wall faces	17
5.1.9	Roof structure	18
6	Building analysis and dating evidence	18
6.1	Period 1 (late 16 th century or early 17 th century)	18
6.2	Period 2 (late 17 th century or early 18 th century)	19
6.3	Period 3 (c1800)	19
6.4	Period 4 (late 19 th century or early 20 th century)	20
6.5	Period 5 (mid and late 20 th century)	20
6.6	New building work	20
6.6.1	New works undertaken	20
6.6.2	Alterations to the historic fabric	21
7	Discussion	21
8	References	22
8.1	Primary sources	22
8.2	Publications	22
9	Project archive	23

List of Figures

1. Location Map
2. An extract from the Bodmin parish Tithe Map (1841)
3. Part of the OS First Edition 25 Inch Map (1881)
4. Part of the OS Second Edition 25 Inch Map (1905)
5. OS digital mapping showing more recent development along the street frontage
6. Front elevation of No 20, showing rebuild line of wall and earlier layout of openings (survey by Barlow Schofield Architects and additional information by CAU)
7. A theoretical reconstruction of development phases

List of Plates

1. Front elevation
2. Rear elevation
3. E gable end
4. First floor LH room (c1800 chimney-piece)
5. First floor RH room (fireplace with inverted lintel)
6. Ground floor LH room (N wall, altered window opening and blocked doorway)
7. Ground floor LH room (E wall showing rebuilt fireplace back)
8. Ground floor LH room (S wall showing fireplace)
9. Ground floor E wall (tooling on stones)
10. Ground floor LH room (lath construction of internal partition c1800)
11. Entrance hall (slate land drain revealed under c1900 tiled floor)
12. Ground floor RH room (N wall: altered window openings; joist sockets for earlier first floor, and support for former wooden ground floor)
13. Ground floor RH room (S wall with foundations and keeping place)
14. Ground floor RH room (principal fireplace partly opened up)
15. Ground floor RH room (recess at SW corner)
16. Principal fireplace LH return (granite corbel and oak lintel end with old mortise indicating re-use)
17. First floor LH room (existing window and blocked window)
18. First floor LH room (NE corner showing blocked window and re-used roof timber)
19. First floor LH room (E wall including rebuild on right to include chimney)
20. First floor LH room (rear wall, fireplace)
21. First floor RH room (blocked opening in SW corner)
22. E gable (interior prior to demolition)
23. E gable (post-demolition)

24. E gable end wall (flues to attic floor level)
25. W gable
26. Attic floor (towards west showing floorboard arrangement)
27. Front wall (first floor LH side showing blocked window)
28. Front wall RH side (window alteration, evidence of rebuilding and remains of incised render)
29. E wall (first floor fireplace of former No 18 with splayed jambs and shaped granite fire back)
30. Stairs to ground floor level
31. Stairs to first floor level
32. Rear wall (beam linking walls and supporting roof in staircase area)
33. Ground floor rear wall adjacent to SE corner (extent of wash house of No 20 feeding to flue of back kitchen of former No 18)
34. Exterior SE corner (remodelling phases and flues)
35. Roofline towards west (chimney stack prior to demolition and scaffolding protection system)
36. Roof structure (apex detail)
37. Detail of W gable (purlin remnant possibly from 16th century roof structure)

Abbreviations

CAU	Cornwall Archaeological Unit
CRO	Cornwall County Record Office
EH	English Heritage
NGR	National Grid Reference
RCM	Royal Cornwall Museum
PRN	Primary Record Number in Cornwall SMR
SMR	Cornwall and the Isles of Scilly Sites and Monuments Record

1 Summary

No 20 Lower Bore Street is a house situated close to the western edge of the medieval town of Bodmin (at NGR SX 0668 6705). At first glance the front elevation gives the impression that this structure is a fairly typical 18th/19th century double fronted house and only a slight irregularity of its window layout hints at its earlier origins. The house was purchased by the Cornwall Buildings Preservation Trust, with a view to its conservation and refurbishment within the historic town of Bodmin. A programme of archaeological and historical investigation was carried out by Cornwall Archaeological Unit in November 2000. The work was commissioned by North Cornwall District Council under the Bodmin Townscape Heritage Initiative.

Lower Bore Street (formerly Bar Street, a reference to the nearby town gate or bar) is adjoined by a series of burgage plots, the street frontages of which became developed with buildings as the town expanded (see Fig 2). The property is first mentioned in documentary sources in the later 16th century and by the beginning of the 17th century was described as a 'toft', implying that a building (or a plot to build one) was present by this date.

The house itself appears to be of late 16th or early 17th century origin and it is not known whether the core of the present structure represents replacement of a medieval building. Whatever its origins, it is clear that over later centuries this building underwent a series of radical changes. It appears that in the early 18th century the front wall (and possibly also the rear wall) was rebuilt and the house was also re-floored and re-roofed. The building experienced another major change around 1800 when its floors and roof structure were again replaced and the front was remodelled with narrower window openings. In the late 19th century or early 20th century there was further alteration including renewal of the front windows and render added to the front elevation.

2 Introduction

2.1 Project background

Historic buildings often keep the secrets of their origins and phases well hidden under later repairs, alterations and accretions. No 20 Lower Bore Street has turned out to be a prime example of this. Although it was Listed as an 18th century town house it became clear that this house had earlier features embedded in its historic fabric (Plate 5). The property was purchased by The Cornwall Preservation Trust in 1999 with the intention of obtaining grant funding for essential (but uneconomic) repairs and alterations to the property in effect saving a Listed Building 'at risk'.

An 'Enabling Contract' was carried out by the Barlow Schofield Partnership (project architects) during March 2000, including careful removal of unsympathetic finishes and fixtures (asbestos sheeting, hardboard, polystyrene tiles, dry lining etc). Three render panels to the external walls were removed (to inspect lintels and stonework) and a trial pit was excavated at the rear of property. The purpose of this work was to better inform the client and architect as to the condition and integrity of the original fabric of the building, prior to finalisation of the design proposals for alteration and repair.

These results provided considerable justification for an archaeological survey to be carried out to provide both an unrepeatable record and a better understanding of the building in its historical context. A brief for recording the building was drawn up by John Gould (Development Control and Conservation, Cornwall County Council) and the work was commissioned by North Cornwall District Council (through the Bodmin Townscape Heritage Initiative). CAU were asked to undertake the project and enlisted the help of Eric Berry (historic buildings consultant) and Dr Joanna Mattingly (freelance Cornish historical research specialist). Nigel Thomas of CAU edited this report and undertook the production of the drawings using AutoCAD.

2.2 Aims

2.2.1 Design aims

The architects' principal design aims are summarised as follows:

1. Preserve/repair the historic fabric as an example of good conservation practice.
2. Bring the building back to use in order to safeguard its future.
3. Provide a dwelling capable of modern occupation with the minimum of damage to historic fabric.

The CBPT were able to purchase a small piece of land to the rear of the property to allow construction of a kitchen extension and small courtyard garden. This was most important in providing a practical, usable home capable of modern occupation patterns.

2.2.2 Archaeological study

The aims of the historical and archaeological investigation were:

- To archaeologically record the features of the building as they became visible (and prior to the building repairs, conversion and extension).
- To investigate historical sources that might throw light on the historical development of this house and its neighbouring sites.

- To interpret findings of the study.
- To use information from the structure to guide repair works as required.
- To combine the results of the archaeological survey and the historical research into an archive and report.

2.3 Methods

2.3.1 Desk-based study

A thorough search of documentary, cartographic and illustration sources was undertaken in local archives (principally the Cornwall County Record Office and the Courtney Library of the Royal Institution of Cornwall, both in Truro). This work was carried out by Dr Joanna Mattingly and results of her study are summarised in Section 4.

2.3.2 Fieldwork

Nearly all on-site recording was undertaken by Eric Berry. Results of the archaeological investigation appear in Sections 5 and 6.

During early November 2000 a rapid archaeological record was carried out whilst building works were well under way. Much opening up of previously hidden features had already taken place, prior to essential repair works, extension and refurbishment. This opening up included removal of the roof slates, the removal of most of the wall and ceiling plaster, the lifting of the floorboards in the ground floor rooms and demolition of a small rear extension.

Confidence in the adopted methods was boosted by the supply of copies of the architect's drawings and by early indications of the likely results of historical research. In practice the photographic recording was the most urgent, followed by a rapid measured survey of building character and features.

Photographic recording

Due to the rapid pace of work the first task was to record the external and internal elevations of the building using both black and white and colour transparency film, plus detail of particular features of interest. An early casualty to demolition was the east gable (Plates 3, 22 and 23). Because recording was carried out during building works considerable co-operation was needed with the team of builders on site. Access to most of the building was good and the full weather protection provided by sheeted scaffolding over the whole building was a valuable benefit (Plate 35). Lighting was usually poor, however, and access to the front elevation was limited to a distance of approximately one metre or less because of the weather protection system (Plates 27 and 28).

The photography, including the placing of lighting and the camera tripod, had to be worked around builders' equipment and materials, also coping with uneven floor surfaces, plus occasional delays caused by excessive dust or demolition activity provided an additional challenge. Most photographs were taken as much as possible straight-on to the subject using a wide-angle (24mm) shift lens with movements usually necessary to include full elevations from limited camera positions and to avoid floor props or other fixed obstacles. Available light was used where possible particularly where directional lighting showed up the features better. In conditions of very poor natural lighting or because of time constraints, an on-camera flash-gun, or a flash-gun on an extension lead, was also used.

Measured survey

A brief written and drawn record of all the elevations of the building was carried out. Due to strict time constraints it was not possible to undertake scaled drawings on-site and the recording method adopted was a series of dimensioned sketches (this followed a trial exercise carried out by Nigel Thomas and Eric Berry).

Liaison and co-ordination

The historic building consultant was also involved in on-site meetings with the supervising architect, Nick Donaldson (Barlow Schofield Partnership); representatives of the Cornwall Buildings Preservation Trust; Georgina Maclaren, supervising the Bodmin Townscape Heritage Initiative; Phil Brown representing Darrock and Brown, the building contractors, and Steve Leiske, the advising structural engineer. The purpose of these meetings was to manage the progress of the project so as to maximise the retention of important historic fabric and to anticipate any urgent recording activity. Early understanding of the importance of the building and of some features in particular enabled good guidance for optimising the building works during the period of recording.

2.3.3 Post-fieldwork

All photographs were archived using CAU's cataloguing system. Availability of drawings on computer disk (generously supplied by the Barlow Schofield Partnership), combined with the photo record and measurements allowed a set of annotated elevations to be created. Archive drawings were created in electronic form using AutoCAD.

3 Background

No 20 Lower Bore Street is a small double-fronted town house (Plate 1) that adjoins both the remains of a former house on the left and also a single-fronted house on the right. All three of these houses have early origins. No 20 presented an 18th century appearance until the recent discovery of earlier features. No 22 adjoining on the right has an early 19th century front but is likely to retain earlier fabric. The remains of the former house on the left suggest that they pre-date the circa late 17th century rebuilding of the front wall of No 20 (see Fig 6). At the rear of the house are the remains of an early 19th century cottage, almost adjoining at right angles.

3.1 Location and setting

No 20 Lower Bore Street is sited towards the western edge of the medieval town of Bodmin, the name "Bore" Street being a corruption of "Bar" or "Barre" (documented as "bare") meaning "gate", effectively the former town gate at the western end of the town. Lower Bore Street is the part of Bore Street that is within the former medieval town boundary. The survival of burgage plots and a small number of pre-1700 houses in Bodmin always gives the possibility that some of the surviving houses might contain earlier fabric than their general external appearance might indicate.

No 20 is situated at the western rounding of the steepest part of the main street of Bodmin. It is on the higher side of the street with the land also falling down to a valley bottom to the north and rising to a prominent hill (the Beacon) outside the town to the south. Despite the loss of some known buildings of importance, including the magnificent buttressed medieval Friary building, demolished in the 19th century, there are still some

recognisable early buildings in Bodmin. These include: the medieval Parish Church (base of Norman tower, otherwise 15th century); the 1377 (foundation) Chapel of St Thomas Becket; arch and wall at rear of No 4 Fore Street; the early 16th century Berry Tower (surviving from the earlier Chapel of the Holy Rood); Tower Hill Farmhouse (1614 datestone re-sited); 8 Fore Street (also possibly 10 and 12); 22 Fore Street and former Guildhall at rear; 24 Fore Street; 33 Fore Street; the former No 76 (recently demolished); and just outside the town are Lancarffe and Kirland Manor House.

The survival of 18th century frontages suggests a major rebuilding or remodelling phase for the town at this time. During the 19th century the construction of important public buildings, generally on the fringes of the town, was mirrored within the town by much rebuilding and re-fronting of distinction, "Chestnuts" (No 83) Fore Street being a very interesting example of this sort of remodelling. The important 19th century public buildings include: St Lawrence's Hospital (first building 1818 by John Foulston, 1838 and 1845 extensions by George Wightwick (and 1904 extension by Sylvanus Trevail); the former Assize Court 1837-38 by Henry Burt), now called Shire Hall; Bodmin Gaol (1778 foundation, enlarged 1842 and 1847 by Wightwick, the present building circa 1855 by Porter); the 1839 Market House by William Harris; circa 1840 Mayoralty House by Joseph Pascoe; the 1840 Methodist Chapel; the 1846 Clock Tower; the 1856 Gilbert's Monument (in memory of Lt Gen Sir Walter Raleigh Gilbert of Lancarffe); the 1859 Keep (former Militia Keep, now the Regimental Museum of the Duke of Cornwall's Light Infantry) and the 1881 former Barracks of the DCLI; the 1891 Public Rooms by Ralling and Tonar (now Bodmin Town Museum), and the 1896 Passmore Edwards Free Library and Institute.

Bodmin displays remarkable survival of its medieval burgrave plots and these have determined settlement pattern since they were first allocated. Until some late 20th century redevelopment adjoining to the east of the survey site the historic plan of the core area of the town had survived virtually unchanged since the date of the 1907 OS survey (Fig 4), and not much changed since the 1841 Tithe Map. This redevelopment involved the demolition of a substantial group of early buildings and a 19th century school building (see Figs 4 and 5) including the house that had adjoined to the east of No 20 Lower Bore Street. It is therefore quite remarkable that this house has survived such radical intervention, particularly given the significant removal of masonry that was so structurally integral to its own fabric. The new development that took the place of the old buildings is completely at odds with the old grain of the historic town. The burgrave plots with their individual houses were swallowed up into a large municipal site that relates poorly to both Lower Bore Street and to Robartes Road, created on the site of a vacant plot since 1841, the date of the Tithe Map. The current rescue of No 20 is therefore of particular interest both for its survival and for its opportunity to learn about its surviving fabric and for gaining a taste of the sort of thing that is likely to have been lost to redevelopment.

4 Documentary evidence

By Joanna Mattingly

4.1 Historical summary

Bore Street was originally known as "magno vico versus La Bare" - the great street towards the bar - and is the westward extension of Fore Street¹. The bar, or west gate, is noted in a deed of 1301 and probably once spanned the street close to where a stump of town wall still forms a partial barrier². The bar divided Bore Street into two parts - Lower Bore Street, within the walls, and Higher Bore Street, a suburban area outside the town. Commercial

activity was concentrated in Fore Street and in 1307-8 there were two selds, or private bazaars, there³. In a list of householders of 1469-72, Bore Street is included as part of Fore Street. Together these two streets account for about 230 households or half the total. Entries relating to people living beside the gate or in the western suburb (based on guild affiliation) occur half way through the Fore Street list. This suggests that the list was compiled by going up one side of the street (probably the north side) and down the other. If this is correct then the Lower Bore Street residents could have included a tanner, cordyner or cordwainer (shoemaker), mason, smith and clouter⁴. A dyer had a shop and premises in Bore Street in the 1570s and in a rental of the manor of Bodmin of 1593, a tanner and smith are recorded, confirming that this was an area of manufacturing rather than retail activity⁵.

The first definite reference to 20 Bore Street occurs in a deed of 1577. On 20 April of that year John Gooda, a husbandman (or smallholder) of Lantyan in St Sampson Golant sold a tenement and garden to John Mayowe alias Hellyer or Hellier of Lostwithiel, gentleman, for £4. The property, which was held by customary tenure, was presumably part of the manor of Bodmin. It lay between the lands of the heirs of Flamank on the west and lands of Blighe on the east, and probably included 21 Lower Bore Street as well⁶. It was then in the tenure of John Pope and a man of this name appears as a billman in the 1569 musters list for Bodmin. John Good and John Hellier also appear in these musters for their respective parishes. While the former was expected to provide a bow and twelve arrows, the latter had to provide in addition, a bill, and a virtually complete suit of light rivet armour⁷. John Hellier alias Mayowe was evidently a wealthy man when he died intestate on 18 September 1602. His goods at Lostwithiel were valued at £299 13s and his silver plate included a cup, a flat basin, three tankards, five goblets, two bowls, two salts and three dozen spoons. He also had two gold rings, a beam and weights for weighing tin, and several pieces of armour including a musket and other firearms⁸.

By 1602 the property (that is 20 and 21 together) was valued at 16s per annum and was described as one toft with a little garden and another toft with a garden. The property was held by burgage tenure as part of Queen Elizabeth's manor of Bodmin. It was granted on 24 November 1602 to Walter Kendall esquire and his wife Katherine, through the Court of Wards, following the death of Katherine's father John Hellyer alias Mayowe⁹. It is unusual that the term toft is used rather than tenement or messuage. A toft, according to Richardson, is a "plot of land on which a building stood, or had formerly stood"¹⁰. This could imply a building plot rather than a building at this date. By 20 July 1623, a messuage or tenement and garden plot in Bore Street was granted by Nicholas the son and heir of Walter Kendall to Johan Jorey of Bodmin widow and Richard son of Mary Duke. They paid £3 5s 6d consideration money and the reversion was to go to Richard. George Burrows was stated to be a former occupant and the rent was 8s suggesting that only part of the property - either 20 or 21 - was being leased out. The property was bounded by Bore Street on the north, Bernard Flamank's lands lay to the south and west, and to the east were the lands of Sir Richard Robartes, knight and baronet, Nicholas Harvey and John Rounsevall, bakers (the western wall and chimneys of this property may have survived abutting the eastern wall of 20)¹¹.

In a lease of this eastern adjoining property dated 4 June 1722, 20-21 Lower Bore Street are described as the "lands of the heirs of Gawde of Golant" although the Gooda (Gawde) connection appears to have ended back in 1577. In 1722, 19 Lower Bore Street was described as a messuage or tenement with houses, chambers, shops, standings, ways etc late occupied by Nicholas Harvey. It was still held at this date by Charles, Earl of Radnor who granted a 99 year lease to Vincent Bellman of Bodmin, mason¹².

The occupiers of 20-21 Bore Street can be traced through rentals of the "scattered lands" of the Kendall family in 1752-60 and 1778-9¹³. In 1752, there were two dwelling houses and a meadow in Bodmin which were all separately leased. Mr Joseph Hamley leased Kendalls Mead for 10s rent per annum in 1752-60 and was succeeded by Mr William Hamley by 1778-9. In 1755 Hamley was let off 3 1/2d rent for the lost "eleven days"¹⁴. The tenant of the dwelling house rented out for 8s per year was Richard Bond and he was succeeded by Philip Tonkyn. The rent of the other dwelling house was £1 and Richard Meager appears to have succeeded Israel Hoaton as tenant in 1750. This, presumably, larger property may have been no. 20. Despite deductions of rent for land tax paid by Meager, arrears amounted to £8 16s in 1760 but were then cleared. Julian Meager was there in 1778-9. All the Kendall properties were held on leases for three lives, in the first case including the tenant, his wife and daughter and in the second the tenant only. The third property had one life remaining, that of Jane, the daughter of Vincent Bellman who was the wife of Israel Hoaton¹⁵. Heriots were charged on the deaths of each "life" while a capon or 2s was demanded when a new tenant was admitted as in the case of Richard Meager¹⁶. A rental of the high and conventional rates of the Borough of Bodmin due at Michaelmas 1790 included a high rent of 2s for a house in Bore Street held by the heirs of Kendall¹⁷.

There is some evidence of new building or rebuilding in the Lower Bore Street area between 1797 and 1819¹⁸. A map of Bodmin of c1822-3, shows that the Kendalls still held 20 Lower Bore Street (number 103 on this schedule-less map) and 21 (number 102). Comparison with the 1841 Tithe Map suggests that some major boundary adjustments had been made on the eastern boundary which in c1822-3 abutted Miss Sloggett's land. The western and southern boundaries at this date adjoined Flamank lands and were probably much the same as in 1623 and 1577¹⁹.

The tenant of 20 Lower Bore Street in 1831 seems to have been Ellery, identified in Pigot's directories of 1824 and 1830 as Nicholas Ellery, hatter. William Vandeshuys lived next door (number 21?) and was a painter. By 1841, the house and garden to the east, number 19, was held by Richard Rich with John Smitham, a brasier, as tenant. 20, Lower Bore Street (number 399 on the tithe map), comprising only two perches of ground and lacking a garden because of a recent boundary adjustment, was now held by the Honorable Anna Maria Agar of Lanhydrock. The other former Kendall house, 21 Lower Bore Street (number 400 on the tithe map), with courtyard and garden, was occupied by John Bonython as the tenant of Christopher Wallis²⁰.

Peter Pearse, a cordwainer, occupied 20 Lower Bore Street in 1841 with his wife Honor, and William Pearse who was probably their son. In the next census of 1851, Peter was described as a shoemaker employing one man, and Nancy Kendall, a tailoress, lodged with him and his wife. Several neighbours were also working as shoemakers at this time²¹. Pearse appears to have been born in Bodmin in about 1789 and his wife came from the neighbouring parish of Helland. Directories confirm that he was a boot and shoemaker in 1844 and 1852-3, and ran a coffee house there as well in 1847²². By 1861 his widow was living elsewhere in Bore Street and Ann Brown, the Somerset-born wife of a sergeant of militia was the probable occupant of No 20²³.

Between 1841 and 1871, the back of 20 Lower Bore Street was converted into three cottages. These are shown clearly on maps of 1880 and 1907²⁴. In the census of 1871 a court behind 19 and 20 Lower Bore Street is noted. The occupants at this date were Thomas Hockaby, a marine store dealer and his family, and Mary Gillam, a charwoman. A coachman and family could have been living there in 1881 and by 1891 Bakers Cottages housed four separate families²⁵.

The 1871 census notes John Brown, a half sergeant of the Royal Cornwall Reserve (RCR) militia, who was a Chelsea Pensioner, and his wife Catherine, as occupants of no 20 Lower Bore Street. He was born in Whitechurch, Hampshire, while she was Bristol-born²⁶. In 1881, Elizabeth Pope, a housekeeper of 65, her dressmaker daughter Elizabeth, and their lodger William Fradd, a shoemaker, may have been there. A fancy dealer, Mary J Snell occupied a four room cottage with her two children, in about the right location in 1891²⁷.

4.2 List of owners and occupiers

<i>Date</i>	<i>Owners</i>	<i>Occupier</i>
1577	John Gooda then John Mayowe alias Hellyer	John Pope
1601-2	Walter Kendall esq in right of wife	
<1623	" "	George Burrows
1623	Nicholas Kendall	Johan Jorey & Richard Duke
1665	Kendall	
1715	"	
1722	heirs of Gawde (Gooda) of Golant	
<1752	Kendalls	Israel Hoaton?
1752-60	"	Richard Meager or Richard Bond
1778-9	"	Julian Meager or Philip Tonkyn
1790	heirs of Kendall	
c1822-3	Kendall of Pelyn	
1831		Nicholas Ellery
1840-1	Hon. Anna Maria Agar	Peter Pearse
1841-53		" "
1861		Ann Brown
1871		John Brown
1881		Elizabeth Pope?
1891		Mary J Snell

4.3 Notes

- (1) RCM, Henderson MSS Calendar 18, p37v. Not dated but probably late 13th century or early 14th century.
- (2) RCM, Henderson MSS Calendar 18, p38. The town wall was moved and rebuilt "about twenty to thirty years ago" to ease traffic congestion. The c1822-3 map RCM MMP/22a (as footnote 19) shows a projecting house on the east side of Bore Lane.
- (3) RCM, Henderson MSS Calendar 18, pp 38v-9. D Keene, *Cheapside before the Great Fire* (Economic and Social Research Council, 1985), p 12 includes a partial ground plan of a mid-13th century seld in Cheapside, London. This contained "sites for twenty or thirty traders" and dealt in leather goods

initially, changing by the late 13th century to expensive textiles and articles of clothing. One of the Bodmin selds probably sold expensive cloth as Godefred le Mercer held a life lease of it in 1307.

- (4) JJ Wilkinson, "The receipts and expenses in the building of Bodmin Church" *The Camden Miscellany* vii (1875), pp 42-6, and especially pp 43-4. The last part of the second section on p44 may include the occupant of 20 Lower Bore Street.
- (5) RCM, Henderson Cal 18, p 124; CRO, F467.
- (6) RCM, Hend/Kend/1. For a mid-16th century reference to Mr Blight's tenement in Borestrete wherein Adam... dwelt, see CRO, B/Bod 264. For Flamank property in Bodmin borough in 1663 see CRO, AD 103 (not checked).
- (7) HL Douch, *The Cornwall Muster Roll for 1569* (Bristol, 1984), pp 58, 11, 14.
- (8) RCM, K/1/30.
- (9) RCM, K/1/15.
- (10) J Richardson, *The Local Historians Encyclopedia* (1974, rep 1986), p 15.
- (11) RCM, Hend/Kend/3. Nicholas Harvey, barker, also held a 99 year lease of 22 Lower Bore Street from Bernard Flamank of Boscarne in 1619 and sublet to John Rounsevale, barker on 31 March 1623 see, CRO, AD/103/40. A chapman and then a barker were tenants of the Flamank property in 1665 and 1715, CRO AD/103/44-5.
- (12) CRO, 1240.
- (13) RCM, K/1/43-44.
- (14) The calendar changed in 1755 leading to the protest cry "give us back our eleven days".
- (15) It seems possible that 19 and 20 Lower Bore Street may have both been occupied by the Bellmans at the same time.
- (16) RCM, K/1/43-44.
- (17) CRO, B/Bod/284.
- (18) CRO, CL/4, /21, /16.
- (19) RCM, MMP/22a.
- (20) 1831 census reproduced in J Wallis, *The Bodmin Register* (1831), p 73; Pigot's directories of 1824 and 1830; CRO, CL/240/1-2 (tithe map, 1841); TA/13 (Tithe Apportionment, 1840); Anna Maria Agar and Christopher Wallis also held adjacent properties on the north side of Bore Street in 1832, see CRO, CL 35.
- (21) 1841-51 censuses; 152/3, f 19; 1904, f 441.
- (22) Entries in trade directories: Pigot's, 1844; Williams', 1847; Slater's 1852-3.
- (23) 1861 census: 1536, f 90.
- (24) Ordnance Survey maps of 1880 and 1907.
- (25) 1871-91 censuses: 2249/2, f 92, 2291, f 84; 1816/2, f 75.
- (26) 1871 census: 2249/2, f 92. It seems probable that Ann Brown who appears as occupant in 1861 was a former wife of John. The 1871 census is the only census known to use the present day numbering system.
- (27) 1881 and 1891 censuses: 2291, f 84; 1816/2, f 75. The fancy dealer's house adjoined a three room cottage on its western side which was occupied by a general labourer. The house next to that had more than four rooms and was the home of a Temperance Hotel proprietor. The Temperance Hotel appears to have been located at 17 Lower Bore Street, now Bodmin Library.

5 Building description

By Eric Berry

Prior to building works No 20 Lower Bore Street appeared superficially to be a very simple house built of local rubble with a steeply pitched rag slate roof (Plate 1). The incised stucco covering the front wall later proved to be cement render simulating stucco. The single-depth plan has a rear lateral chimney breast containing two flues heating the ground and first floor rooms on the left and a stone gable stack (removed prior to survey period) over its right-hand end serving the ground and first floor rooms on the right. The rear wall (Plate 2) is constructed of masonry except for a wide section in the centre that was constructed of studwork and contains the extra depth for a dog-leg staircase, including an attic staircase leading to two attic rooms (Plates 30, 31 and 32). This was the plan that had survived into the 20th century plus some further subdivision to accommodate a bathroom. Also, a small kitchen facility at the rear (see Plate 33) had been devised out of the space that had existed between the staircase and the remains of the fireplace wall of a 19th century cottage (one of three former cottages) that had been built at right angles at the rear.

The symmetrical 3-window front, together with the steep roof pitch suggested a building of the 18th century, the 6-panel door being possibly original to this period and the 4-pane horned sashes indicating that the windows had been replaced in the late 19th or early 20th century. The left-hand end of the house (Plate 3) appeared to be the remains of another very old house, also with a steep roof pitch and displaying the position of two fireplaces, all rendered over but in poor condition and leaning outwards alarmingly. The construction of flats adjoining this at ground floor level but set back was obviously helping to support the end of the old house. First inspection of the interior of the house seemed to confirm a likely late 18th century or c1800 date, the moulded chimneypiece (Plate 5) of the first floor left-hand room seeming to be original. However, closer examination of some areas where plaster had been removed suggested an intriguing alternative interpretation placing the origin of the house to a much earlier date. Of particular interest was the glimpse of a fireplace with a corbelled lintel and of a fireplace in the room above with an inverted lintel with chamfers and stops clearly visible. (Plate 5) Evidence for an earlier life has now been confirmed by further discoveries. This finding is supported by convincing documentary evidence.

5.1 Description of features

The analysis of the building is best understood with a description of the surviving features and evidence in each of the main areas. All rooms retain evidence for former plaster ceilings and wall plaster. Ground and first floor rooms have diagonal bracing to their ceiling structure.

5.1.1 Ground floor left-hand room

North wall: evidence of window narrowing to the left-hand jamb; blocked doorway on the right and there is evidence for two joist sockets from the previous floor structure (Plate 6).

East wall: tall subsoil foundation resembling cob; good quality stonework with tooled surfaces (Plate 9); rebuilt section of wall, the rear of next door fireplace, right of centre; rebuilt masonry bedded in lime mortar adjoining right-hand corner; series of 3 putlog holes just below present ceiling level (Plate 7).

South wall: partly blocked fireplace, partly rebuilt and remodelled; possible evidence for former timber lintel position; hearth stone of first floor fireplace above former ceiling level (Plate 8)

West face of chimney breast return: evidence for original floor bearing beam position.

West partition: exposed laths on studwork, the laths set diagonally in places (Plate 10).

5.1.2 Ground floor entrance hall and staircase

Features: slate floor drain revealed under polychrome and patterned flooring (Plate 11); winders from right-hand room to straight-flight staircase, the newel post with late 18th century character.

5.1.3 Ground floor right-hand room

North wall: alterations to window openings, including the jamb of former window in NE corner, later converted to doorway; stubs of two 18th century joists; stone sleeper walls of former wooden floor structure; probable (enlarged) former floor vent or drain (Plate 12).

East partition: studwork and lath and plaster detail revealed; c1800 moulded door architrave; narrow floor joists ending on partition; under-stair cupboard doorway; stair detail, including remains of newel post.

South wall: opening to staircase; wall cupboard/keeping place spanned by oak lintel coeval with wall construction; evidence of former cupboard beside fireplace (west wall); ventilation hole below level of former wooden floor, which could also provide drainage (Plate 13).

West wall: original c1600 fireplace (with re-used chamfered oak lintel on unequal granite corbels and granite monolith jambs); stone rubble hearth; shallow recess to wall left of fireplace; evidence of former cupboard left of fireplace; re-used, mortised oak fragment as trimmer/bearer of first floor hearth stone: joists ends to wall (Plates 14, 15 and 16). Intact area of plaster right of fireplace possibly concealing blocked inserted communicating doorway with No 22.

5.1.4 First floor left-hand room

North wall: re-used mortised oak collar fragments from 16th century arch-braced roof structure (including tenon timber and pegs left in-situ) as lintels to window openings; left-hand jamb of left-hand window blocked by partition; right-hand window opening blocked to outside face; later lime plaster within blocked window for cupboard use (Plates 17 and 18).

East wall: good quality stonework with tooled surfaces; two possible blocked putlog holes; evidence for rebuilding by SE corner relating to corner fireplace (Plate 19).

South wall: corner fireplace spanned by oak lintel, with evidence of rebuilding/insertion; two putlog holes near right-hand corner; part of oak beam as wall plate spanning stair/circulation area; varied width ceiling/loft joists end on to wall (Plate 20).

West partition: moulded muntin and plank construction left of doorway; 20th century architrave to doorway; exposed studwork surrounding and to right of doorway.

5.1.5 First floor central room and staircase

North wall: evidence of window width reduction; re-used mortised oak collar fragment from 16th century arch-braced roof structure as lintel to right-hand window (other lintel plastered over but probably similar); slight floor slope down to east.

East partition: c1800 earth mortar reinforced with hair and finished in thin layer of lime mortar surviving almost complete.

South partition: undisturbed c1800 wall plaster; doorway with c1800 moulded architrave.

West partition: undisturbed c1800 wall plaster

Staircase and landing.

5.1.6 First floor right-hand room

North wall: evidence for window width reduction; re-used mortised oak collar fragment from 16th century arch-braced roof structure as lintel; re-used 18th century bowtell-moulded ceiling joist fragment as trimmer; walling run through NW corner.

East partition: doorway with c1800 moulded architrave; evidence for former Victorian picture rail

South wall: doorway to attic staircase; lath and plaster work right of doorway; wall cupboard/keeping place spanned by oak lintel coeval with wall construction; cob construction at wall top; blocked feature in SW corner (Plate 21); re-used 18th century bowtell-moulded ceiling joist fragment as trimmer.

West wall: blocked feature in SW corner; small fireplace with stone hobs and re-used oak lintel inverted with chamfer and stops; hearth slate; evidence for part rebuilding of chimney breast; inserted doorway (to No 22) later used as cupboard.

5.1.7 Attic

North partition: inserted loft hatch to far left; later inserted loft hatch to far right; early 19th century inserted raking dormer windows flanking centre roof truss; exposed trusses and purlins.

East gable wall: high quality internal masonry, demolished during survey; first floor flues and wall core construction visible from above (Plates 22-24).

South partition: exposed trusses and purlins; doorway to staircase right of central roof truss; repaired section at far right..

West gable wall: chimney breast with rebuilt section; stack removed by time of survey; short length of probable original 16th century purlin set into wall top (Plates 25 and 26).

5.1.8 External wall faces

North wall: large stone foundation blocks under jambs of present central inserted doorway remaining from probable original c1600 doorway; oak lintels (probably re-used); evidence for most openings reduced in width; evidence for later lowered cills; blocked window over blocked doorway at left; short section of wall of former No 18 (out of alignment) at far left; ragged joint of rebuilding at far right; some probable blocked putlog holes; remains of early 20th century cement mortar pointing; remains of cement mortar render with incised lines to resemble blocked-out stucco (Plates 27 and 28)

East wall: blocked fireplaces re-opened (Plate 29)

South wall: rubble stone walls at left and right; evidence for substantial rebuilding of wall near SE corner; evidence of replaced floor timber spanning between masonry piers; original (early 18th century) oak wallplate; rag slates removed by time of survey (Plates 30-34).

5.1.9 Roof structure

Circa 1800 roof structure with 3 pegged and nailed A-frame roof trusses with collars and tie beams (carrying attic floors) spanning 4 bays; common rafters at approx. 30cm centres (Plates 35- 37).

6 Building analysis and dating evidence

By Eric Berry

As suggested in the building description, and reinforced by evidence of its known history, No 20 Lower Bore Street has an interesting evolved history both as an independent house and as a house linked to the adjacent properties. To understand its development and evolution the survey results are presented in identifiable phases (see Fig 7). Almost certainly there were many more phases not obvious from the building fabric. One of the puzzling aspects resulting from the examination of this building is that there is not one corner (either externally or internally) that is without evidence for a different build date for the adjoining masonry or evidence of considerable disturbance and rebuilding. This makes the arguments for placing stylistically similar features in different parts of the same building to the same period impossible to prove beyond doubt. This impossibility of linking constructional phases from one wall plane to another is compounded by the further complication of the front wall at some time having been almost entirely rebuilt, plus the gap in the masonry of the rear wall. What has been attempted therefore is a rather loose general grouping of features and placing them within a specific period, the earlier periods in particular being more likely to be multi-phase in themselves.

6.1 Period 1 (late 16th century or early 17th century)

Period 1 seems likely to include important fabric that has been reset in the rebuilding of the front wall. Because of the re-setting of these features it is impossible to prove that they belong to the building on this site. The best example of the survival of original early fabric is the main west fireplace. This fireplace has a chamfered and stopped oak lintel carried on shaped granite corbels (curiously of different sizes), in turn carried on chamfered granite jambs. It is virtually certain that this is an *in situ* part of an early building of late 16th or early 17th century origin. The re-use of parts of an original arch-braced roof structure when rebuilding the front wall in the late 17th or early 18th century is a realistic possibility (compare No 21 Higher Market Street, Penryn).

If these features belong together it suggests a town house of some importance of c1600. A remnant of a roof purlin embedded in the west gable end may be part of this former arch-braced roof structure still *in situ*. The inverted chamfered and stopped oak lintel in the rebuilt fireplace (Plate 5) above (but offset to the left of) the main fireplace may also belong to this early period. It is likely that most of the rear wall is of the same date as the rebuilt front wall (probably early 18th century). If so, the ground floor fireplace (much

altered in the 19th century) in the left-hand room (Plate 8) is of this date. This suggestion is perhaps contradicted by the nature of the foundations at the rear of the building and for a distance supporting the return end walls. These foundations are original subsoil (resembling cob) that extend in places for a considerable distance above present floor level. The fact that they are shallower at the position of the rear stack seems to indicate a slightly later build, or that deeper foundations were considered necessary to support a heavy chimney breast.

The left-hand gable end appears to be early and has putlog holes from its original construction. Whether it is (as was first thought) the original outside gable end wall of the former house to the east of No 20 is now uncertain. The apparent straight joint where the rebuilt front wall meets this gable end is mainly the result of the construction of window and doorway jambs for the features that survive blocked in this position. These corner stones are not structurally convincing as an outside corner. Probably all that we can be reasonably sure of is that this end wall (and the adjoining house associated with it) already existed when the front wall was rebuilt. Also it is possible that the whole of the rear wall, or at least part of it, was rebuilt at the same time as the rebuilding of the front wall. Discovery of re-used arch-braced timbers in the rear wall would support this suggestion but nothing of this kind was visible at the time of survey.

6.2 Period 2 (late 17th century or early 18th century)

Given that Period 1 is probably much more complicated and really multi-phase, then Period 2 appears to be much more simple. This period must include the rebuilding of the front wall. As already suggested it might also include the partial or complete rebuilding of the rear wall. It must also have included a complete re-flooring (joist socket evidence) and re-roofing and probably included the re-use of timbers from the original building (Plate 18).

The front wall of the building at this time took on a different arrangement of openings. It is likely that foundations of the original wall form the base of the present wall. In particular there are the bearing stones surviving from the original doorway, coincidentally in the same position as the present doorway. Above these there were probably chamfered granite jambs rather like those surviving in the main fireplace. The rebuilt wall incorporated wider windows of shallower depth in the position of the present openings (including a window in the present central doorway opening). There was also a window opening above a doorway opening (both later blocked) at far left. The windows contained in these openings were probably either wooden with mullions with leaded glazing, or wooden casement windows with thick glazing bars, depending on the actual date of the wall construction. In either case it is likely that the windows would have been of the 3-light variety, if casement windows with the central casement only opening.

6.3 Period 3 (c1800)

Most of the timber structure of the early 18th century reconstruction was replaced again c1800 including new floors and a new roof structure together with wall plaster, partition plaster and ceiling plaster. All plaster of this period has an earth mortar reinforced with animal hair for most of its thickness and finished with a thin layer of lime-rich plaster. Except for much of the plaster finishes, and the ground floor floorboards, most of this structure survives and will be incorporated into the refurbished building. Also it is likely that this period is when the window openings were partly blocked and the doorway formed

out of a window opening in the front. The whole front of the building was probably stuccoed to disguise these changes and to give strength to the narrow masonry construction of the blockings. The windows at this time are likely to have been 16-pane sashes with fairly thin glazing bars.

6.4 Period 4 (late 19th century or early 20th century)

This phase included the replacement of the small-pane sashes with the present 4-pane horned sashes and a slight deepening of the cill positions. At about the same time a polychrome patterned tiled surface was added to the entrance hall. At this time, or soon after, the front wall appears to have been pointed with cement mortar.

6.5 Period 5 (mid and late 20th century)

The main change at this time appears to have been the covering of the front wall with a cement render resembling stucco. The later 20th century also saw the insertion of a bathroom at the rear of the first floor right-hand room. Other 20th century changes included addition of dry lining to the ground floor walls (comprising bitumen/asbestos sheeting/cement render), a flat roofed extension against the south side of the former cottage forming a small kitchen, and 'turnerising' of the rag slate roof.

6.6 New building work

(contributed by Nick Donaldson of Barlow Schofield Partnership)

6.6.1 New works undertaken

1. Demolition of existing flat roofed kitchen extension, construction of new lean-to kitchen with sunroom.
2. Formation of small courtyard and steps to rear (formerly Local Authority Housing drying area).
3. Repairs to timber ground floor and base of studwork walls, removal of concrete sections, installation of subfloor ventilation and insulation.
4. Reinstatement/repair of fire openings throughout. (of various dates and periods of alteration).
5. Extensive repairs to oak lintels, timber roof structure, timber floor structures comprising repair/replacement of rotten timber and introduction of extra joists between existing joists.
6. Repair/rebuilding of east gable.
7. Internal plastering, external rendering, slate hanging.
8. Removal of door and wall to first floor staircase, new stair windows to south.
9. Reinstatement winder stair access to first floor bathroom (formerly ensuite).
10. New studwork walls to second floor between bedroom and bathroom.
11. Re-roofing using existing rag slates and other second hand random Delabole Slates. Insulation, felt and battens. New rooflight replacing existing.
12. Rebuilding of west chimney stack, flue lining and installation of wood stove.

13. Complete electrical rewiring and plumbing and heating installation.

6.6.2 Alterations to the historic fabric

1. *East Gable* Demolition of upper portion and rebuilding in lightweight concrete blockwork and lime mortar. Extensive stainless steel pin reinforcement with lime grouting of the wall core in the remaining stonework. Tile stitching crack repairs. Underpinning.
2. *Staircase* Removal of lath and plaster studwork wall at centre of staircase, first floor, to provide daylight from new south stair windows.
3. *South Wall First Floor* Removal of lath and plaster studwork wall (cement render finish but perhaps formerly slate hung) to allow insertion of new stair windows.
4. *Demolition of Kitchen* Removal (and reuse) of stone south wall to kitchen (formerly adjacent cottage). Excavate to form new kitchen lean-to extension.
5. *Timber Ground Floor* Extensive repairs to timber suspended ground floors providing insulation and subfloor ventilation.
6. *Hall to Living Room Doorway* Opening moved to align with dining room door opposite, lath and plaster studwork removed.
7. *Internal Plastering* Extensive replacement of spalling earth plaster with new lime plastering. Ceilings of gypsum plaster. Some areas of consolidated earth plaster remain.
8. *West Chimney Stack* The stack was dismantled to a level approx. 600mm below ridge line. Lead trays and flashings inserted, then rebuilt (reusing the stone) with lime mortar to match the original dimensions.

7 Discussion

When attempting to relate the architectural evidence that survives in the building with the documentary evidence there are a number of areas of possible fit. The occupation of the property by Walter Kendall on marrying Katherine, the daughter of John Mayowe (alias Hellyer) in the early 17th century opens the possibility for the house to have been either built or rebuilt at this time. This sort of date would fit well with the earliest surviving historic fabric in the building.

In 1722 the house is described as being on 'lands of the heirs of Gawde of Golant', presumably the Kendalls. It is about this sort of date that the changes to the building fabric might relate to some historical reference. The above reference is tenuous but may nevertheless be significant.

Architectural clues suggesting a c1800 date may be strengthened by the fact that the Kendalls still held 20 Lower Bore Street in 1822 (and also the present No 22). By 1841 it had become Agar (Robartes) of Lanhydrock land. Because so many of the features of the building appear to pre-date this change of ownership it seems likely that the major rebuilding works that resulted in the present floor and roof structures and the plasterwork took place whilst still under Kendall ownership. If they took place during Agar ownership it seems likely that this must actually have changed shortly after 1822 and that the architectural features are rather old-fashioned for their time.

The suggested principal dates for building and major remodelling seem to be separated by time spans of approximately a century. These time-spans appear to correlate with typical

periods of tenure achieved when properties are leased for three named lives, the system that is known to have prevailed during the Kendall period of ownership. It is not always possible in this instance, however, to correlate remodelling dates with evidence of changes of lease. Changes of lease are likely to have provided opportunity for landlords to redevelop property and to maximise their income from rents. Three lives tenancies have origins in the early 17th century (Hey 1995, 276) and were still used in Cornwall into the 20th century.

8 References

8.1 Primary sources

- Census Returns, 1841-91. (microfilm copy at CRO)
CRO document ref. AD/103
CRO document ref. B/Bod/284
CRO document ref. CL/4/21/16
Henderson, CG, (undated) *Calendar 18* (ms at RCM)
Henderson, CG, (undated) *Kendall documents* (ms at RCM)
Ordnance Survey, 1881. *25 Inch Map* 1st Edition (microfiche copy at CAU)
Ordnance Survey, 1905. *25 Inch Map* 2nd Edition (microfiche copy at CAU)
Ordnance Survey, 1997. *LandLine Digital Mapping at 1:2500*
Pigots Directory, 1824 (at CRO)
Pigots Directory, 1830 (at CRO)
Slaters Directory, 1852-3 (at CRO)
Tithe Map and Apportionment, 1841. *Parish of Bodmin* (microfiche copy at CAU)
Unknown, 1822-3, *Map of Bodmin* (ms MMP/22a at RCM)
Williams Directory, 1847 (at CRO)

8.2 Publications

- Department of National Heritage, 1994. *Revised List of Buildings of Special Architectural or Historic Interest; District of North Cornwall* (Area of former Borough of Bodmin)
Douch, HL, 1984. *The Cornwall Muster Roll for 1569* Bristol
Hey, D, 1995. *The Oxford Companion to Local and Family History* Oxford University Press
Richardson, J, 1974. *The Local Historians Encyclopedia* (reprinted 1986)
Wallis, J, 1831. *The Bodmin Register*
Wilkinson, JJ, 1875. 'The receipts and expenses in the building of Bodmin Church' in *The Camden Miscellany* vii

9 Project archive

The CAU project number is 2000078

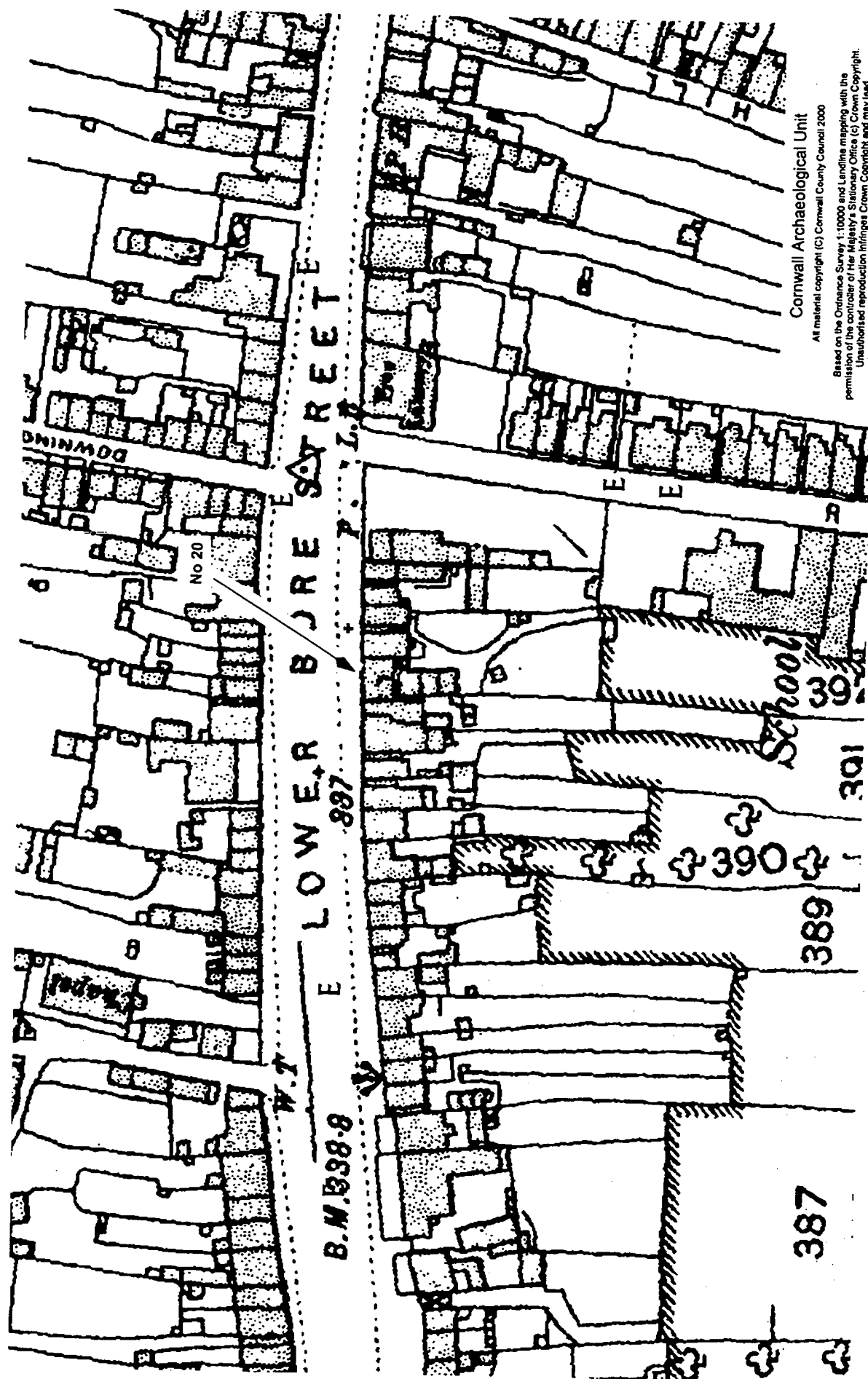
The project's documentary, photographic and drawn archive is housed at the offices of Cornwall Archaeological Unit, Cornwall County Council, Kennall Building, Old County Hall, Station Road, Truro, TR1 3AY. The contents of this archive are as listed below:

1. A project file containing site records and notes, project correspondence and administration.
2. Black and white photographs archived under index numbers GBP1238 to GBP1241.
3. Colour slides archived under the following index numbers: GCS30531 to 30760
4. This report held in digital form as: G:\CAU\DOCUMENT\SITES\SITES B\BODMIN 20 LOWER BORE ST 2000078\NO 20 LWR BORE ST REPORT.DOC





Fig 3 Part of the OS First Edition 25 Inch Map (1881)



Cornwall Archaeological Unit

All material copyright (C) Cornwall County Council 2000

Based on the Ordnance Survey 1:10000 and Landline mapping with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. CCC licence No. LA075538.

Fig 4 Part of the OS Second Edition 25 Inch Map (1905)



Fig 5 OS digital mapping showing more recent development along the street frontage

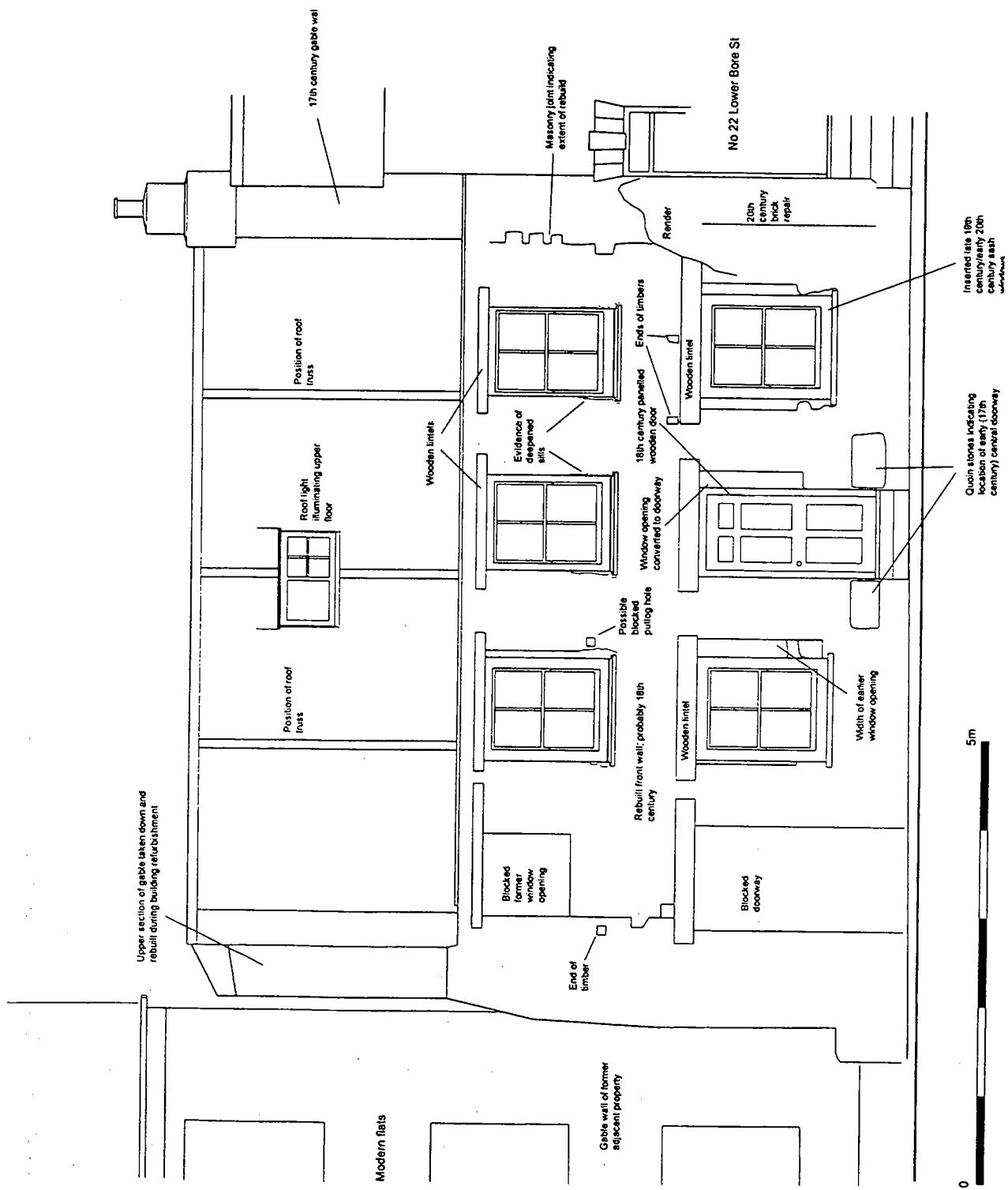
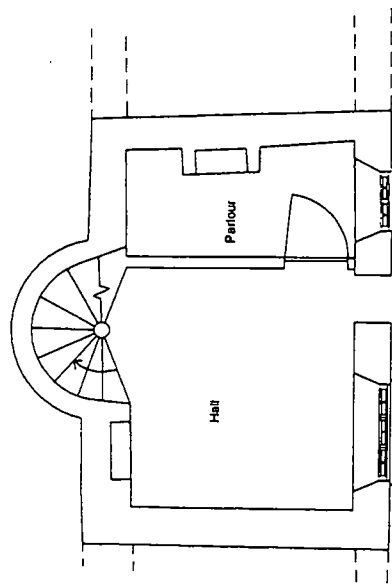
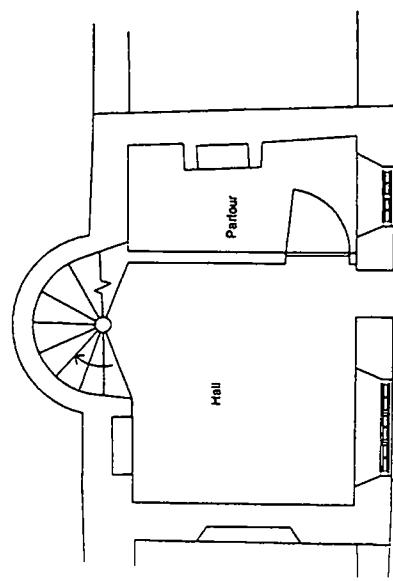
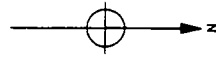


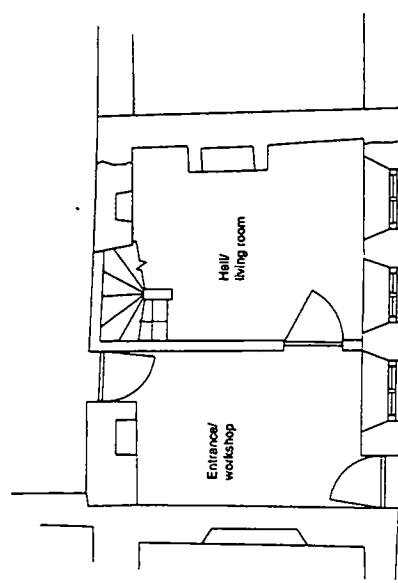
Fig 6 Front elevation of No 20, showing rebuild line of wall and earlier layout of openings (survey by Barlow Schofield Architects and additional information by CAU)



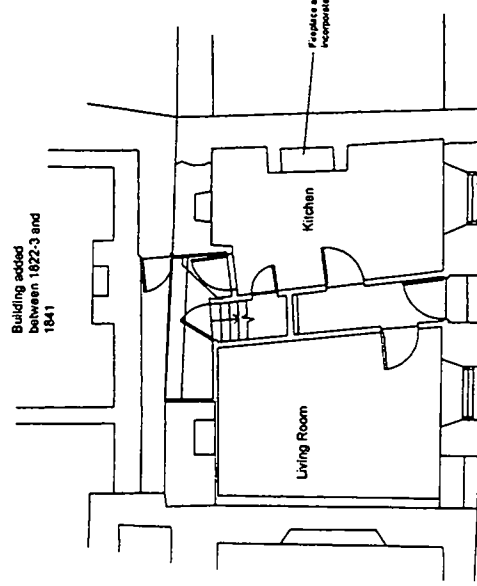
Period 1 Late 16th - early 17th century



Period 2 Mid 17th century



Period 3 Early 18th century



Period 4 Late 19th century or early 20th century

• Fig 7 A theoretical reconstruction of development phases



Plate 1 Front elevation (pre works). 20th century cement-based render resembling stucco with incised lines to resemble ashlar; re-used oak lintel revealed as part of enabling works.



Plate 2 Rear elevation (pre works). Remains of former cottage in foreground; rendered rear wall; rag slate roof coated with bitumen; rendered stone and brick stack.



Plate 3 E gable end (pre works). Cracked and failing cement-based render obscuring structural problems of much of the wall. Gable later dismantled to eaves level.



Plate 4 1st-floor LH room. (c1800 chimney-piece). Simple moulding and moulded shelf suggests a late 18th or early 19th century date; simple hobs and grate.



Plate 5 1st-floor RH room (fireplace with inverted lintel). Chamfered oak lintel with tongue stops, now upside-down, probably re-used when fireplace was remodelled.



Plate 6 Ground floor LH room (N wall, altered window opening and blocked doorway).

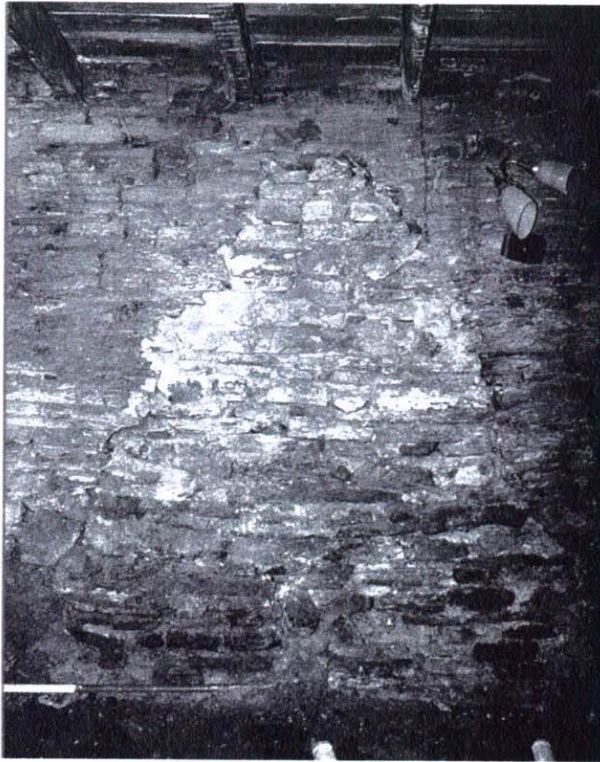


Plate 7 Ground floor LH room (E wall showing rebuilt fireplace back). Most of this wall is of an early date, built of fine rubble masonry and with putlog holes.



Plate 8 Ground floor LH room (S wall showing fireplace). Original oak lintel removed and size of fireplace reduced in the 19th century. Foundation shallower than that of E wall.



Plate 9 Ground floor E wall (tooling on stones). Generally well constructed and tooled rubble masonry reinforcing opinion about an early date.



Plate 10 Ground floor LH room (lath construction of internal partition c1800). Good example for use of regular split-lath lengths generally but also using some diagonally set laths.



Plate 11 Entrance hall (slate land drain revealed under c1900 tiled floor). Unusual feature but similar drain found recently at Manaccan former vicarage.



Plate 12 Ground floor RH room (N wall: altered window openings; joist sockets for earlier 1st floor, and support for former wooden ground floor).



Plate 13 Ground floor RH room (S wall with foundations and keeping place). Very high foundations indicate build method on a sloping site. Most of wall probably 18th century.



Plate 14 Ground floor RH room (principal fireplace partly opened up).



Plate 15 Ground floor RH room (recess at SW corner). Probable former window opening with lime plaster visible in the splayed jambs.



Plate 16 Principal fireplace LH return (granite corbel and oak lintel end with old mortise indicating re-use).



Plate 17 1st floor LH room (existing window and blocked window). Re-used oak lintels.



Plate 18 1st floor LH room (NE corner showing blocked window and re-used roof timber). Re-use of collar from 16th century arch-braced roof structure.



Plate 19 1st floor LH room (E wall including rebuild on right to include chimney)



Plate 20 1st floor LH room (rear wall, fireplace). Note rebuilt walling surrounding fireplace.



Plate 21 1st floor RH room (blocked opening in SW corner). Blocked window opening.



Plate 22 E gable (interior prior to demolition). Note good quality rubble masonry (but leaning outwards due to failed structure underneath)



Plate 23 E gable (post demolition). Note roof structure and floor construction.



Plate 24 E gable end wall (flues to attic floor level). Both flues for adjacent former house prior to demolition and rebuilding of outer skin of flues.



Plate 25 W gable. Unstable stone stack removed.

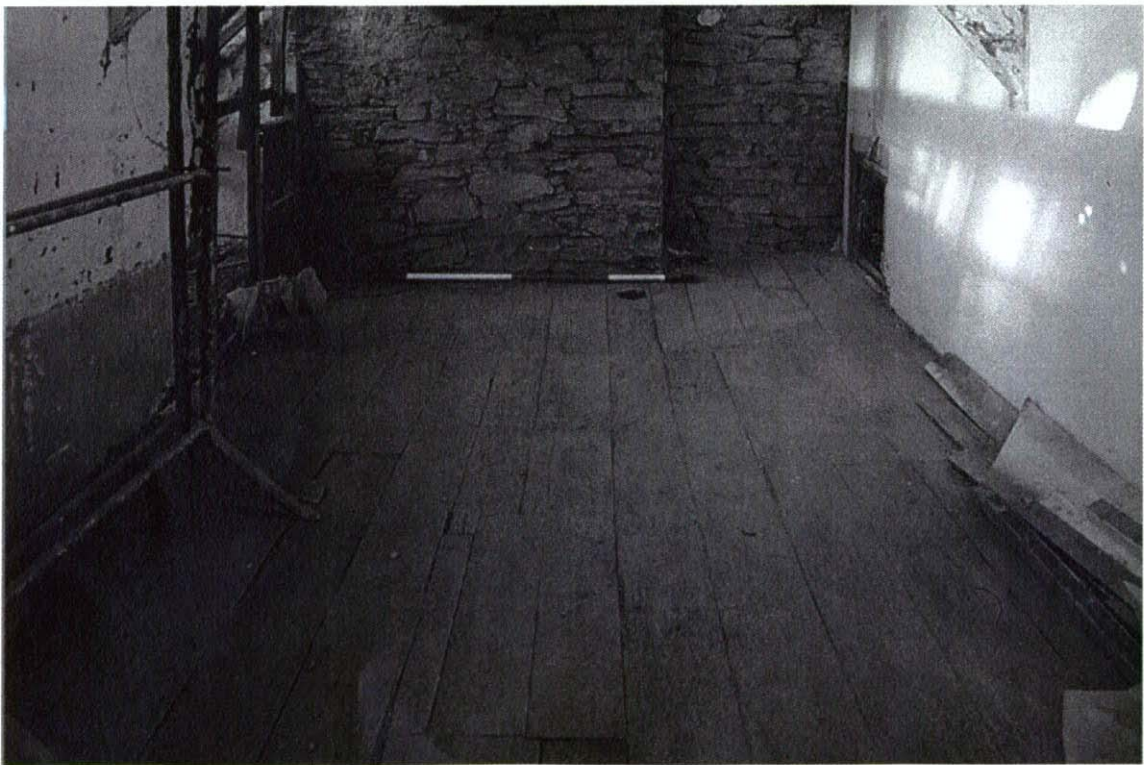


Plate 26 Attic floor (towards west showing floorboard arrangement)



Plate 27 Front wall (1st floor LH side showing blocked window).



Plate 28 Front wall RH side (window alteration and evidence of rebuilding + remains of incised render).



Plate 29 E wall (1st-floor fireplace of former No 18 with splayed jambs and shaped granite fire back).



Plate 30 Stairs to ground-floor level. Note thick masonry walls at left and right.



Plate 31 Stairs to 1st-floor level. Note muntin and plank partition right of stair passage.



Plate 32 Rear wall (beam linking walls and supporting roof in staircase area).



Plate 33 Ground floor rear wall adjacent to SE corner (extent of wash house of No 20 feeding to flue of back kitchen of former No 18).



Plate 34 Exterior SE corner (remodelling phases and flues).



Plate 35 Roofline towards west (chimney stack prior to demolition + scaffolding protection system)

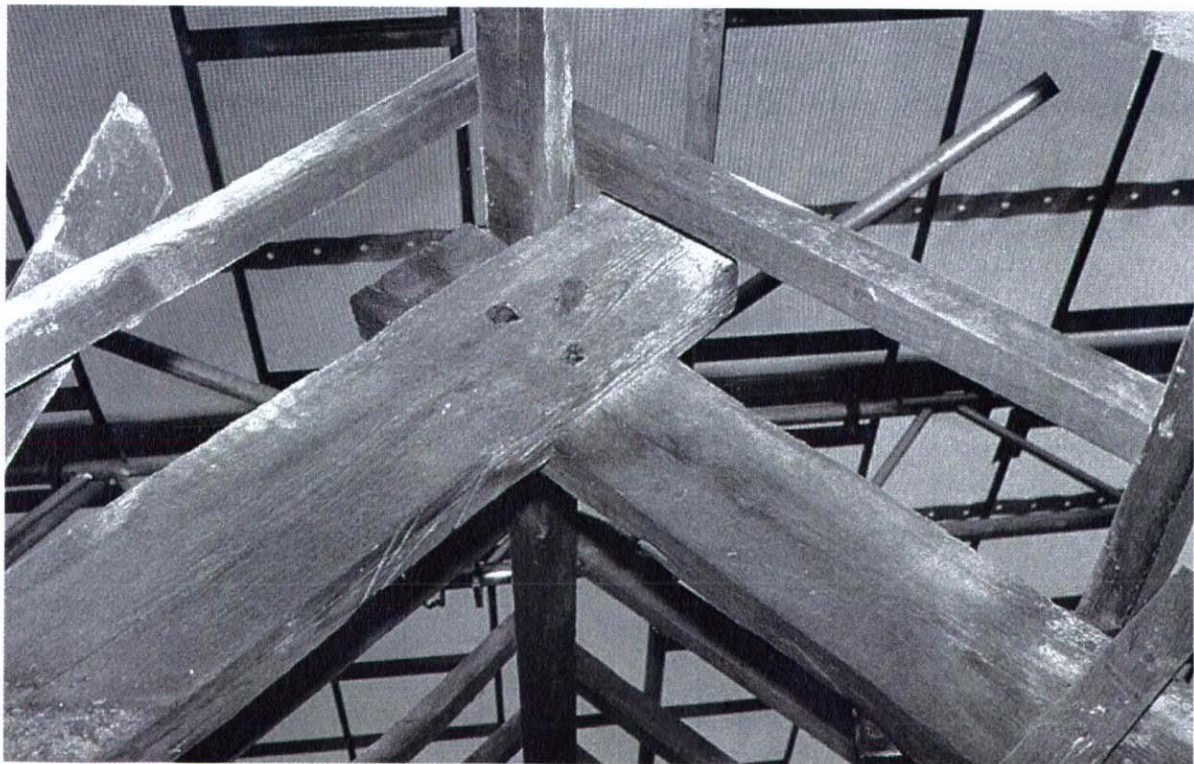


Plate 36 Roof structure (apex detail). Use of both wooden peg and wrought-iron nails.

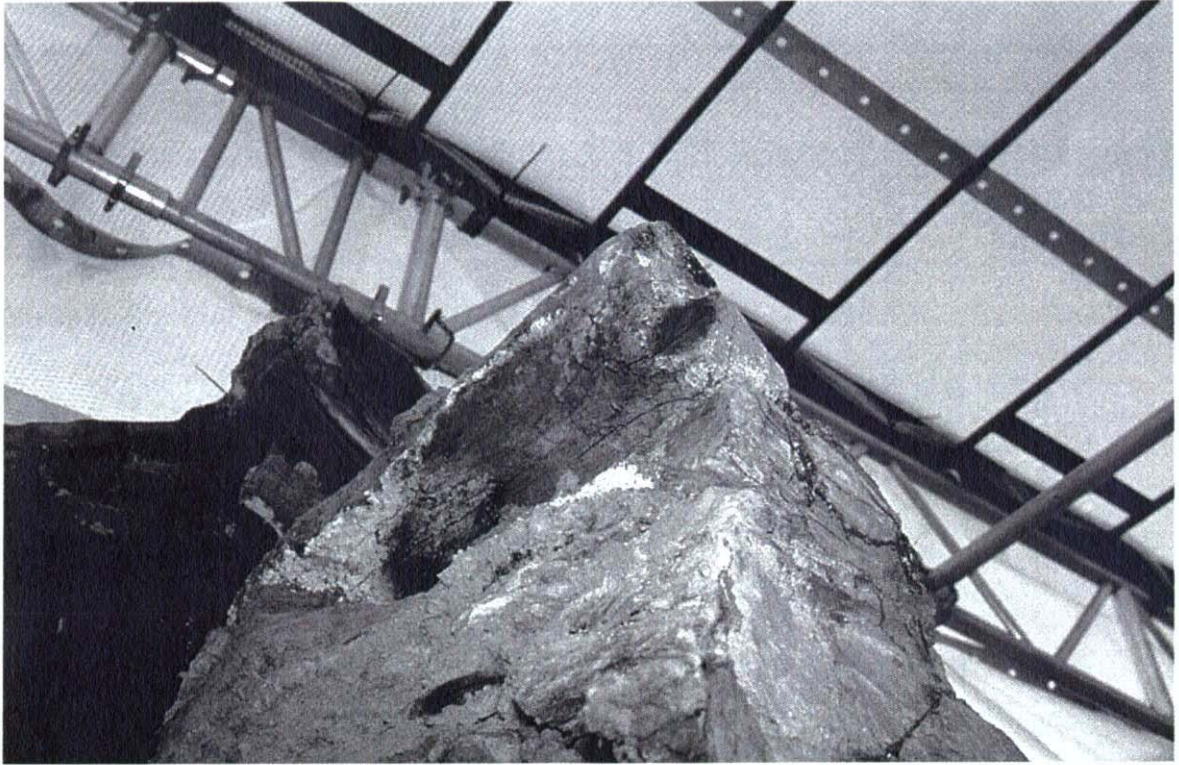


Plate 37 Detail of W gable (purlin remnant possibly from 16th century roof structure).