

**Cornwall Industrial Settlements Initiative**  
**CALLINGTON**  
**(Tamar Valley Area)**



**December 2002**



# CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

## Conservation Area Partnership

<b>Name:</b>	CALLINGTON	<b>Study Area:</b>	Tamar Valley
<b>Council:</b>	Caradon District Council	<b>NGR:</b>	SX 35 69
<b>Location:</b>	South-east Cornwall, south-west of Kit Hill, approximately 7 miles to the east of Liskeard, off the A390	<b>Existing CA?</b>	Yes
<b>Main period of industrial settlement growth:</b>	1820-1890; especially 1830-60	<b>Main industry:</b>	Marketing, servicing, residential (for mining and quarrying)

### Industrial history and significance

Callington's industrial significance lies in the fact that it was a residential, marketing and service centre for the surrounding mining and quarrying industries. Its history shows how an ancient established market town was affected by changing economic fortunes in the mid 19<sup>th</sup> century boom period, as revealed by the physical layering of urban expansion and new building types within and over the medieval topography of the town. In contrast to other Cornish mining areas, the industrial population around Callington was largely housed in the town, at some distance from the mines themselves, rather than in villages attached to or in close proximity to the mines themselves.

### Other comments

Callington has a significant number of historic buildings and has relatively few intrusive twentieth century developments. The quality of the building stock is marred, however, by lack of maintenance and poor quality alterations to many of the town's most significant buildings, and the demolition of historic fabric. The restoration and regeneration of the historic buildings in the centre of the town could have a profound effect on the way it is perceived, attracts visitors and encourages trade.

This settlement will either form part of the proposed Cornish Mining World Heritage Site Bid, or will be considered an important part of the context for the Bid.

### Recommendations

#### Historic areas

- Alterations to the existing conservation area boundaries
- Prepare a full CA Appraisal.
- Further designation of OALS, together with management and enhancement proposals
- Article 4 Direction to control PD on single dwelling houses and alteration and partial demolition of small buildings in CA
- Article 4 Direction to control alteration and partial demolition of walls in CA

### **Historic buildings**

- Review Statutory List
- Prepare list of locally significant structures

### **Policy and management**

- Targeted and managed grant aid schemes
- Focus restoration/enhancement schemes on Callington's important focal points
- A full survey of archaeological potential
- Limit or restrict development on the land bordering Pengelly Farm and Valentine Row
- Future housing developments to the west of the town to avoid directly impacting on the surviving historic fabric.
- Encourage future development to develop gap sites, restore historic density of occupation levels, use, buildings and activity in the core area.
- Develop a co-ordinated policy for the conversion, restoration, retention and/or re-use of shops and shopfronts
- Recognise the importance to historic character of back-land, courtyards and alleyways
- Design guidance based on a detailed audit of materials, designs, details and character, both of standing buildings and of street paving materials
- Site-specific design, planning guidance and briefs for key sites
- Revise town trails, guides and other promotional initiatives and develop partnerships with locally active public and private bodies.
- Further study to promote other aspects of Callington's history
- Further study to investigate the miners' housing developments.
- Undertake a full survey of existing trees and take appropriate protection measures
- Reassess the existing green spaces to prevent further degeneration
- Undertake a fully integrated review of existing policies of traffic management
- Undertake a full survey of the existing signage and street lighting within the town

**Conservation Area Partnership**

**Cornwall Industrial Settlements Initiative**  
**CALLINGTON**  
**(Tamar Valley)**

Bridget Gillard, Cornwall Archaeological Unit  
and  
The Cahill Partnership

December 2002

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**Front cover illustration: Callington from the north; CAU F35/1 SX 360 695**

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## Abbreviations in main text

AGHV	Area of Great Historic Value
AGSV	Area of Great Scientific Value
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CAU	Cornwall Archaeological Unit (Historic Environment Service, CCC)
CCC	Cornwall County Council
CISI	Cornwall Industrial Settlements Initiative
GPDO	General Permitted Development Order
HES	Historic Environment Service, Cornwall County Council
HERS	Heritage Economic Regeneration Scheme (English Heritage)
HLF	Heritage Lottery Fund (ing)
LB	Listed Building

OALS	Open Areas of Local Significance to Settlement Character
OS	Ordnance Survey
PD	Permitted Development
SPG	Supplementary Planning Guidance
THI	Townscape Heritage Initiative (Heritage Lottery Fund)
[1]	Site number on Figure 4 and in the gazetteer (Appendix)

# 1 Introduction

## 1.1 Background

Cornwall's industrial settlements are the subject of a Conservation Area Partnership under the heading Cornwall Industrial Settlements Initiative (CISI). This partnership between English Heritage (with the Heritage Lottery Fund), Cornwall County Council, and the District Councils is intended to assess the character and significance of the County's 112 industrial settlements. These include villages, ports and towns associated with Cornwall's 19th century industrial revolution, based on metalliferous mining, slate and granite quarrying, and china clay extraction. The historic importance and distinctive character of such settlements has previously been undervalued, and their existing status does not adequately represent the industrial history of the county. CISI is aimed at redressing this imbalance.

The Cornish Mining World Heritage Site Bid is being prepared for submission to UNESCO by February 2004 (for inscription in June 2005). The bid areas will include the full range of 18<sup>th</sup>-20<sup>th</sup> century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and associated industries. All mining settlements are of significance to the World Heritage Site Bid - those that fall in the final Bid areas will be covered by the WHS Management Plan, while those that fall outside these areas will form part of the context for the World Heritage Site and will need to be sensitively managed in the light of this.

## 1.2 Project Aims

The aim of CISI is to produce a settlement-by-settlement analysis in order to obtain an overview of the history, present character and importance of Cornwall's industrial settlements. This will help determine where, for example, new Conservation Areas should be designated (and existing ones revised), and could provide the basis for Conservation Area Statements (to be drawn up subsequently by District Conservation Officers).

## 1.3 Project methodology

The methodology involved historical research, followed by a site visit(s). For the historical research, a date range of 1750 to 1945 was chosen, as this represented the period of industrial growth and decline in Cornwall. Archaeological and historical sources housed at CCC (see Section 9.1) were consulted, together with Listed Building data supplied by the District Councils. Using this information, Ordnance Survey base maps were hand coloured to show: the different phases of historical development; surviving historic components from each development phase; archaeological sites, key historic buildings, and statutory designations. These maps (which formed the basis for Figures 2-4), together with copies of the primary sources consulted, were bound into a folder for each settlement, for use during site visits.

The focus of the site visits was to assess settlement character and consider ways in which this could be protected and enhanced in the future. This was achieved using a checklist drawn from *Conservation Area Practice: English Heritage's guidance on the management of Conservation Areas* (1995) and *Conservation Area Management - A Practical Guide* (published by the English Towns Forum, 1998). The maps compiled during the historical phase were enhanced during the site visits, particularly with information relating to the survival and significance of historic buildings, and a general photographic record (colour prints) was made of each settlement. Meetings on site were arranged with the District Conservation Officers in order to discuss current initiatives and recommendations for future management.

## 1.4 Date of Assessment

**Callington was assessed as part of CISI during December/January 2002**

## 2 Location and setting

### 2.1 Geographical location

Callington is in south-east Cornwall, 8 miles east of Liskeard, 9 miles west of Tavistock and 11 miles south east of Launceston, at the junction of the A390 and A388; Callington gives its name to the parish in which it lies (see Figure 1).

### 2.2 Landscape setting

*'the mountains and their skirts are open, the lower lands all enclosed. The fields are well sized and well formed'*

The general panorama has not changed greatly from 1796 when William Marshall wrote the above words. The dramatic distant range of Caradon Hills to the west dominate the horizon, whilst to the east the lower slopes of Kit Hill lap the outer edges of the town. The landscape immediately surrounding the town is comprised of rich agricultural land with bands of managed woodland. The town itself stands on a level plateau overlooking a small, steeply sided valley.

## 3 History and physical development (Fig 2)

*This section should be read in conjunction with the mapped historical development in Figure 2.*

### 3.1 Pre-1809

*'.....an Ancient Burrow Towne Governed by a Mayor...It was an Ancient Market almost worne out, but of late yeers Renewed...and growne to a great market well frequented for the Yarne Trade... and the Whole Town in a thriving condition'* (1684, quoted in Sheppard 1980).

*'Before we came to Callington we perceived some mines on the right. St Kitts Hill on the left consists entirely of granite and at the very top a shaft has been sunk for digging tin'* (1793, quoted in Lightbody 1987).

#### 3.1.1 Economic activity

Tin has been worked on the slopes of Kit Hill since the medieval period, with evidence of streamworks, shode working, open works and by the 16<sup>th</sup> or 17<sup>th</sup> century lode-back working. In the sixteenth century the first deep shaft mining took place on Kit Hill and was followed in the early 17<sup>th</sup> century by workings at Holmbush, to the north of Callington (also producing lead by the 1790s).

There is evidence that during the 16<sup>th</sup> century, possibly earlier, stoneworkers were splitting the surface 'moorstone' on Kit Hill to provide gateposts and building materials for the local farms.

The principal economic activity in this period, however, was undoubtedly agriculture and wool production. From the Middle Ages Callington was the marketing centre for farmers trading oxen, sheep, pigs and their associated products. Wool was one of the town's most important items of trade and Callington was a major supplier of yarn to the serge makers in Devon. The 18<sup>th</sup> century saw increasing prosperity and variety of economic activity in the town; the first mail came to Callington in 1723, post and staging inns were built (the New Inn and the Red Lion) and a 1785 Turnpike Act led to the widening and improving of 32 miles of road in the Callington area.

By the late 18<sup>th</sup> century there were workshops associated with a wool stapler's business behind Weston House including wool shops, wash house, kiln, and drying lofts; in addition, a malt house and a blacksmith's works were situated in Well Street.

The wool and minerals produced in and around Callington were despatched from quays at Halton, Cotehele and Calstock, and from these small ports lime and other farming materials would be transported by pack ponies to the farms.

### **3.1.2 Extent of settlement**

The recorded history and the topography of Callington strongly suggest a planned medieval borough was created here by the 13<sup>th</sup> century. 'Calwiton' was a Domesday manor within South Hill parish (the name meaning 'bare hill farm'), which obtained a chapel in the early 12<sup>th</sup> century on the site of the present church.

This small dependent churchtown was situated at the junction of a number of important routes between navigable rivers (Lynher, Tamar) and close to the early-exploited mining area on Kit Hill as well as a prosperous agricultural (and wool-producing) hinterland. Perhaps not surprisingly, by 1267 a market charter was granted by Henry III. The small market town has typical elements of a planned settlement – a chapel dependent on a distant mother-church, a triangular shaped market place laid out on flat ground, opening out in front of the church with burgage plots on either side with back lanes and evidence of roads being re-routed to pass through the market place (Liskeard Road – Church Street). In 1436 an application was made for the right of burial and in 1438 the present church and the lantern cross in the churchyard were erected. In 1583 the town received borough status. Boundary stones define the boundaries of the borough.

By the mid 18<sup>th</sup> century Fore Street was densely packed with inns, shops and market buildings, and a Market House stood in the middle of the road opposite the church. The settlement was spreading into the back lanes and outer areas of the medieval core - the sheep market was at the foot of Fore Street, off Saltash Road; in Back Lane there was a smithy and poor-houses, and a Quaker Meetinghouse had been built in Well Street by 1722. A number of large private houses with gardens behind were built in Church Street, and a small industrial area had developed north of the market place in the valley bottom (Newport).

In 1801 the population stood at 819.

## **3.2 1809-41**

### **3.2.1 Economic activity**

By 1810 there were a number of small quarrying businesses on Kit Hill, which during the period developed into three industrial-scale quarries.

From the 1820s there was a slackening off of mining on Kit Hill, especially between 1837-46. The mines in the valleys below, however, went from strength to strength. The Silver Valley mine, also known as William and Mary Worth Mine, to the east of Callington went into production in 1815 producing silver. There were 40 mines in the wider area, but the largest were those just outside Callington - Holmbush, Redmoor and Kelly Bray. All three mines went into full production during this period. There were three engine houses by 1830s, and over 250 people were employed. In 1837 alone Holmbush returned 1,284 tons of copper ore.

By this time Calstock on the River Tamar had become a very important quay supplying tin, timber, coal, tallow and gunpowder to the mining industry. That Callington largely provided non-industrial servicing for this expanded market is suggested by the construction of the new corn exchange and pannier market (1832). Agricultural produce and the wool trade continued to be staple activities.

### **3.2.2 Extent of settlement**

Rather than the influx of miners and associated workers being housed in and around the mines themselves (as was more typical of the earlier mining areas of west Cornwall), Callington itself expanded to accommodate the increase in population and an increase in commercial, legal, financial and management activity associated with the mines.

Some of the developments to house miners were planned - such as the rows of cottages along Laburnum Row, Moonsfield and the lower end of Church Street. In other areas accommodation was crammed into existing plots – such as off Zaggy Lane and behind Fore Street.

The increased prosperity in the town resulted in rows of middle-class housing along Tavistock Road and Launceston Road, in part for senior mining officials, but also for the increasingly prosperous shopkeepers - by the end of the period there were five drapers and dressmakers, six boot and shoe makers and twelve grocers and tea dealers.

By 1841 the population stood at 1,685, twice what it had been in 1801. There were signs that, despite some improvements (such as the new well house built in 1816 to house the town's ancient water supply) the medieval infrastructure of the town was insufficient to cope with this expansion. The town lost its borough status in 1832 and in 1829 the Court Barton had concluded that many buildings in the town were in a poor condition and inadequate to needs - the Pannier Market and Corn Hall were rebuilt in 1832 as a result.

### **3.3 1841-1877**

*'The population are chiefly dependent on the mining operations in the neighboring districts'* Post Office Directory of Cornwall 1856.

#### **3.3.1 Economic activity**

Between 1844 and 1870 the Tamar Valley was the richest copper producing area in England, overtaking the older established areas in the west of Cornwall (such as Gwennap). In the Callington area production was high overall, but local mines were often short-lived, and went through a recurring pattern of closures, reopenings and mergers. The 1840s were more prosperous than in many parts of Cornwall suffering from recession (the 'hungry forties') - in 1843 Holmbush, Kelly Bray and Redmoor united to form the Callington Mining Company and by 1846 production was high enough to pay dividends, although even this, the major local concern, went out of business in 1854, exacerbated by labour shortages caused by a severe cholera outbreak in 1849 in Callington (where there were 700 cases in the population of 1,630).

Despite the surviving scale and landscape impact of their remains (the great stack on Kit Hill was built by 1858), other local mines were not individually of great significance after the 1850s - the South Kit Hill Mining Co./Cornwall Great Consols workings on the southern slopes of Kit Hill only employed 47 in 1879, although the Silver Valley Mine continued to flourish and by 1852 was producing 200 oz. of silver to the ton of ore. Moreover, the aggregate scale of exploration, investment in plant and buildings, and supplying raw materials and skills undoubtedly brought prosperity to the locality, if not to the investors in the mines themselves.

There was increasing investment in other industries in the area in the last quarter of the 19<sup>th</sup> century, when the two great northern quarries on Kit Hill opened and the Phoenix Vitrified Paving and Fire Clay Works was set up on Hingston Down. By 1872 the East Cornwall Mineral Railway reached Kelly Bray linking the mines, quarries and brickworks to Calstock Quay.

In Callington itself, the main economic activities continued to be shops, markets and servicing (there were 17 insurance agents in the town in 1851); such industry and manufacture as existed was more typical of any small urban/market centre rather than an overtly industrial town. A gasworks was opened in 1853 in Newport, adjacent to a major coachworks established by William Jasper, who became a significant employer in the town.

In 1862 Hingston Down was enclosed. As a result common grazing became arable, and the wool trade came to an end. Cattle, however, continued to be a significant feature of the economy and in the 1870s a cattle market was built off St German's Road.

### 3.3.2 Extent of settlement

This period was undoubtedly Callington's heyday. It began with the building of a National School in 1841 on the site of the old Sheep Fair, and ended with the construction of a railway station at Kelly Bray. Large sections of Fore Street were re-fronted and refurbished, and the more dilapidated buildings, including the old Guildhall, were demolished.

In 1846 a policeman was appointed and in 1851 the Old Clink which housed the parish vestry and two lock ups was built within the walls of the churchyard. A magistrate was sitting once a month at Goldings Hotel, and there was a post office.

The population continued to expand, and the accommodation for miners became overcrowded, significantly contributing to the 1849 cholera epidemic. In 1850 Lord Ashburton sold off 150 acres of his estate in order that increased housing could be provided for the miners. This development included Martin Square.

The miners were mainly nonconformist and supported the building of four chapels, a mortuary chapel and a cemetery, and a Masonic hall was built in 1879. By 1856 there was a working men's club and institute, a subscription, news and reading room and a small library.

Such was the prosperity of the town that, despite the large amount of money invested in the new chapels, there were also funds available for the parish church, which in 1859 underwent extensive restoration, and in the same year Callington finally became a parish in its own right.

In 1851 the population had risen to 2,138.

## 3.4 1877-1906

*My moral is we all should strive*

*Our mines round Kit Hill to revive,*

*That Callington again may see*

*Return her old prosperity'*

Poem from the journal *Mining World*, 1903.

### 3.4.1 Economic activity

With increasing depth of deposits and collapsing world market prices, tin, copper and lead production declined dramatically. However, between 1880-1902 the Callington and Calstock area produced 50% of the arsenic requirements of the world (used in the chemical industry for manufacturing glass, enamel and insecticides). Holmbush and Redmoor were the most productive mines until the former closed in 1893. Redmoor continued to produce arsenic until 1908. Between 1902-5 the Kit Hill Mining Company worked a rich lode on the northern side of the hill for arsenic, which proved to be the hill's most lucrative mining venture.

By 1902 the Kit Hill Granite Company had extensive quarries producing good quality material under the management of Frederick R L Chalk. The Thames Embankment, Blackfriars Bridge, the fortifications around Plymouth and the new bridge over the Thames at Battersea were all constructed from Kit Hill granite.

As a result of the 1883 Agricultural Holdings Act the East Cornwall farmers were compensated for improvements they had made to their land at the end of their tenancies. The local agricultural economy thrived relative to the national decline in agriculture in the period, and the cattle market continued to take place twice a month in Saltash Road.

### 3.4.2 Extent of settlement

There is some evidence of decline in the town – the population fell from 1,925 in 1881 to 1,714 in 1901 - few houses were built during this period. There were also two businesses in Fore Street

acting as emigration agents for those miners who now found themselves out of work. Both attempts to extend the railway in 1881 and 1885 into the town itself proved unsuccessful.

However, provision of public facilities continued to take place. In 1882 money was raised by public subscription to build a new north aisle for the parish church. In 1898 the pannier market was improved. Callington was given Urban District Council status in 1901, the Corn Market eventually became the Town Hall. In 1885 the Callington Water Company was established and a new reservoir was built in 1892. Two important public spaces were developed on the edge of the town - the allotments on Launceston Road and the recreation ground on Saltash Road.

The Nonconformists continued to be active in the town's development. In 1882 a Wesleyan Day School was built next to the chapel in Haye Road, and in 1884 a public hall was built in Well Street with an adjoining temperance hotel and coffee house. By 1902 there was a Salvation Army barracks and a further temperance hotel opened in 1905 on the Saltash Road. A replacement for the old Bible Christian Chapel in Newport was constructed 1903/4.

There was a rise in the number of professional people living and working in the town. By 1902 there were three banks, a county police station, and a dentist.

## **3.5 1906-46**

### **3.5.1 Economic activity**

In 1908 the branch line from Kelly Bray was transporting tin, copper, lead, arsenic, granite, and also fruit and flowers (in 1919 the Baring Estates were sold, and every farm bar one was sold to sitting tenants). Just as arsenic prevented the wholesale closure of Callington's mines in the late nineteenth century, so wolfram kept production going in the early twentieth century, particularly between 1916 and 1921.

It was used extensively during the First World War, but post-war attempts to revive wolfram and tin in the 1920s and '30s on Kit Hill (including the Excelsior Tunnel mine) were unsuccessful; there were also limited attempts to work Holmbush and Redmoor (1934 and 1943).

Quarrying continued on some scale on Kit Hill throughout the period.

### **3.5.2 Extent of settlement**

Although Callington was clearly still prospering the wealth was no longer directly connected to mining, and the town was losing some of its independent economic and administrative functions -in 1934 it lost its urban district status and became part of St Germans Rural District.

However, the town expanded greatly along the main arterial roads – Launceston Road, Liskeard Road, Tavistock Road and Saltash Road. A large amount of this new housing was middle-class, for those working in commerce, the professions and the service industries, and may be connected with the growth of other centres (Liskeard/Plymouth).

In 1907 a new school was built in Saltash Road, which become the primary school in 1931 when the senior school moved to new premises off Launceston Road. In 1923 the Rectory was built in Liskeard Road.

## **3.6 Post 1946**

### **3.5.1 Economic activity**

By 1946 all mining around Callington had ceased, and in 1955 the quarries were closed.

The final footnote to the intensive local industrial activity took place on Kit Hill when, in 1959, the Excelsior Tunnel was used by the Atomic Energy Authority for experiments to determine the shock waves from underground explosions.

### **3.5.2 Extent of settlement**

As farmland between the arterial roads was sold off new housing developments took place. The most significant being between Liskeard Road and Saltash Road, south of Tavistock Road, the Broad Mead estate, and the estate to the east of Newport, although agricultural land still abuts the nineteenth century housing on the west side of the town.

The cattle market closed down in 1965, and only the Wesleyan Chapel on Haye Road and the Bible Christian Chapel in Newport survive as places of worship for the Nonconformists. The Masonic Lodge is now a private residence and the Public Meeting Hall is a nightclub.

The largest employer in Callington today is the Ginsters Pasty Factory and headquarters on Tavistock Road. There are also an increasing number of residents who commute to work in Plymouth.

## **4 Character**

### **4.1 Character areas**

Callington perches on the side of a hill in an area dominated by the impressive peaks of Kit Hill to the north east and Caradon Hills to the west. The plan of the town is very neat; the medieval settlement developed around the church, along Fore Street (the medieval market place) and Church Street, with back lanes to these principal streets. The town then spread into the valley at the foot of Church Street at Newport where industrial development took place, and then later along the major roads. This has resulted in the formation of distinct areas within the town itself.

#### **4.1.1 The medieval market town**

The character of the medieval town can still be felt in the alleyways, which spread off from the shop and house-lined main streets, revealing long thin burgage plots, stone outbuildings, yards and stables. Due to the interconnecting nature of the streets and alleyways the back plots and outbuildings are as visible as the street frontages and facades. Areas of demolition lessen the sense of enclosure that would have been evident in the centre of town but there are still plenty of areas where the high density character that typified Callington in the medieval period can still be felt. In West End Square tall tenements were squeezed behind the shops in Fore Street to accommodate the newly arrived miners, whilst in Moonsfield the plots were lined with housing and lean-tos built onto the existing buildings in Tavistock Road. Apart from Tavistock Road and Laburnum Row all the pre-twentieth century building was straight onto the road.

#### **4.1.2 Newport**

In Newport the industrial character of the development is reflected in the large block-like buildings with few windows, set directly onto the street with narrow pavements. The plan is uncompromising and utilitarian. In contrast to the central area, buildings stand in their own plots surrounded by high walls [101], and in places only the walls remain, in-filled by subsequent development [178].

#### **4.1.3 Ribbon development**

Callington is approached from all directions by roads originally used to drive stock to market. The majority of these roads, as they approach the town, are fringed with early twentieth century housing and have a suburban feel. The houses are set back from the road behind hedges and the pavements interspersed with mown grass verges. However, the suburban nature of Tavistock Road is interrupted by the collection of rural buildings and lanes around Pengelly Farm. There is no overall defining characteristic to Launceston Road - suburban developments are interspersed with workers cottages abutting the road and Victorian villas.

One of the charms of Callington is the survival of farm tracks (and odd groups of farm buildings) within the town [231][232]. The farm track down from Pengelly to the springheads

still survives with considerable charm and interest, despite being fringed by early and later twentieth century housing developments.

## **4.2 Buildings (Fig 4)**

There are few modern buildings in the town centre, and the majority are earlier than the mid 19<sup>th</sup> century. Later developments spread out from the intensively developed centre towards the mining areas around the town and then later in the early twentieth century along the main arterial roads.

Clearly medieval buildings are few in Callington - the group in and around the Bull Inn is probably the largest surviving block. In addition, numerous rear plots and outbuildings, especially off Well Street, and to the south side of Fore Street may contain earlier structures. Many of the shops and houses in the centre of the town were refurbished to a uniform scheme during the prosperity of the mid-nineteenth century, resulting in a distinctive if sometimes rather bland streetscape of smooth render and decorative drip moulds which disguises often considerably older structures behind the facades. Although a certain amount of destruction took place in the mid 20<sup>th</sup> century, largely for road-widening schemes, there has been little inappropriate development in the town centre, and a high percentage of historic fabric survives.

The scale, location and nature of Callington's surviving built environment reveals much about its history, especially the layering of the mid-19<sup>th</sup> century rebuilding (Callington's industrial phase) over the medieval streetscape, which forms one of the most distinctive characteristics of the town. A large number of buildings in the centre of the town are of a quality and antiquity often only appreciable when viewed from the back plots and alleys behind.

### **4.2.1 Public/ecclesiastical buildings**

Callington was a planned medieval market town, dominated by its medieval church, as it still is appropriately enough today. St Mary's granite and polyphant stone perpendicular Gothic tower forms an important feature of the townscape. Restoration under J P St Aubyn took place as part of the mid nineteenth century restructuring in the town, and a further north aisle was added by J D Sedding in 1882.

Non-conformism during the pre-industrial phase was limited, as it often was in Cornwall, to the Quakers, who have not left a distinctive built legacy [18]. The influx of miners (traditionally nonconformist) into the town resulted in a large number of chapels being built. The siting of the chapels reflected the hierarchy of nineteenth century nonconformism, the Wesleyan Methodists [24] in the prosperous heart of the town, and the Bible Christians [99][175], the Ebenezer Free Methodists [122], and the Plymouth Brethren [38] in the industrial and more working class areas.

The public buildings in Callington are numerous, but small in scale and not over-imposing, reflecting the character of the town itself. A number of them bear witness to the influence of the mining community – the Temperance Hotel [118], Coffee House [119] and Freemason's Hall [2] all reflect their lifestyle. Another major influence on the formation of the town, agriculture, is evidenced by the Pannier Market [79] and Town Hall [173], originally the Market Hall, built in 1832 to a design by George Wightwick.

Education has always played an important role in the town's development and many of the original buildings still survive. The informal education of the early nineteenth century took place in Sunday School [25], dame school [28], National school [260] and upper school [165], all in relatively small, often subsidiary structures within the town centre, whilst after the 1870 Education Act more formal arrangements were made requiring much enlarged buildings on the edges of the built-up area [136][183].

#### **4.2.2 Commercial buildings**

Commerce is at the heart of Callington, since the first medieval sheep markets it has shaped the street patterns, building plots and roads.

Nearly all the shops are concentrated in Fore Street and Church Street, and the majority date from the nineteenth century or earlier. Even buildings which appear at street level to be modern, such as the NatWest Bank [165], are in fact Victorian or earlier. This survival of historic fabric has resulted in largely unaltered street lines and continuity in scale. Some of the earliest shops are grouped adjacent to the church, and close to the original market hall. The medieval market took place along the whole length of Fore Street and the long thin plots behind the surviving buildings appear to date from this period. The shops at the front of these plots date mainly from the eighteenth and nineteenth centuries and the older ones [11][12][13][14][15] are all listed. Nos. 42-47 Fore Street [165] typify the 'Callington' style of architecture resulting from the refurbishment and rebuilding which took place in the mid-nineteenth century. Evidence of earlier shops which have now become domestic buildings can be found in Valentine Row [27] and St Germans Road [152].

Just as the large number of chapels and associated buildings illustrate the influence of Callington's industrial population, the correspondingly high number of inns and public houses equally bear witness to their presence. The 1851 census lists 9 inns located in the centre of the town and all but one of these buildings still survive. The quality and wide range of architectural detail ranging from the early eighteenth century Bull's Head [6], to the imposing Goldings Hotel [10] and the Old Clink Public House [72], refurbished in the 'Callington' style, all contribute to the town's character.

A footnote to the flourishing trade enjoyed by the pubs in Callington, particularly after the miners received their wages was the construction in 1851 of the police cells in the Old Clink [03].

#### **4.2.3 Housing**

Callington has the varied range of housing types one would expect to find in a town of its size and history, from grand town houses and extensive farms to tiny cottages and post-war terraces.

Chequetts Hall [5] is the principal secular building in the town. It possibly stands on the site of the original manor house and the present building dates from c.1719, the ground floor severely altered in the 20<sup>th</sup> century. Several other town houses of note can be found on Church Street [84][85][86][87] and the upper end was obviously a desirable address. Other sizeable town houses include Kendall Green [116] and Chantry House [68], home of James Venning (the local business man, historian, and Portreeve who built Callington's first reservoir and gas works). The manses in Callington [39] and [123] are a good size and make a positive contribution to the streetscape.

The major housing requirement in the early nineteenth century however was for the many miners descending on Callington to work in the copper, tin and lead mines. An area of smallholdings and small rows [189][199] to the north of Callington (Bowling Green) was one response to this requirement, while in contrast, in the area to the east of Back Lane known as Moonsfield, densely packed rows of miners' cottages [126-133] can still be found, built in rows and crammed behind the contemporary middle-class housing on Tavistock Road [121]. Traditional rows of miners' cottages similar to those in Moonsfield are located in Laburnum Row [104] and slightly later versions, dating from the mid-nineteenth century in Valentine Row [26]. Evidence of more piecemeal and haphazard developments to accommodate the miners can be found at Colmers Court [35], West End Square [73], and Ashburton Square [91]. Here cottages were built in courtyard arrangements to accommodate maximum numbers in small areas of land. According to the 1851 survey miners were living in accommodation off Fore

Street, Well Street and Church Street, possibly in lean-tos and outbuildings, but little evidence of this remains. Traditional rows of later 19<sup>th</sup> century working class housing went up along Greenbank Terrace [182] and Urban Terrace [185] in the north of the town closest to the industrial workings centred around Kelly Bray.

Post industrial housing in Callington is typified by the middle-class houses along Liskeard Road [42-55] set back from the street behind high hedges and lawns. Similar housing can be found along Tavistock Road [124], South Hill Road [193] and Saltash Road/Southern Road [137 - 149], including a number of quite sizeable properties, [147][148][215][217].

#### **4.2.4 Paving/street ephemera and walls**

Throughout Callington the townscape is enriched by areas of historic paving, railings, and street furniture.

Evidence of early surface treatments can be found in Church Street [171] and Moonsfield [251] where areas of cobblestones still survive. The latter is particularly interesting as it illustrates a hierarchy of street surfaces - the cobbles in Moonsfield contrast with the granite pavements around the corner in Tavistock Road. The influence of the local quarrying industry is evident throughout the town from the eighteenth century borough stones [01][19][21][22] to the granite kerbstones and pavements. The decorative castellated kerbs of the 1930s in Liskeard Road [53], Saltash Road [246] and St Germans Road [247] are particularly distinctive.

There are a number of interesting survivals of early street furniture including the cast iron sign post [170] on St German's Road, a Victorian post box [248] on Saltash Road and a K2 telephone box [256] on Launceston Road.

A significant feature of Callington are the rubble stone walls. These range from rough former field boundaries [208][210][231] to handsome garden features [218][216]. Earlier walls have frequently been incorporated into later developments but still provide information on plots and buildings which are no longer extant such as the cattle market [168], the sheep market [134], Chequetts Hall garden [37], the gasworks [178] and the coachworks [207]. In the garden wall [90] to the rear of 9 and 10 Church Street are the gateposts that marked the entrance to a hostel for itinerant miners, which has long since disappeared.

Typically very few original railings still survive, but good examples can be found in front of the primary school [212] and on the other side of the road bordering the recreation ground [135].

### **4.3 Materials and local details**

Originally the buildings in Callington were predominantly stone, making use of the plentiful local supplies of sandstone, killas and granite, and some of this early character still survives in the older buildings such as St Mary's Parish Church [04] built of ashlar granite with polyphant stone dressings on the tower, and Chequetts Hall [05]. The Bull Inn [06] was also originally stone, but has been rendered and painted. Granite and killas continued to be used liberally in the nineteenth century. The Old Clink [03], the Masonic Hall [02], the original Bible Christian Chapel [99] and the town houses in Church Street [84][85] all survive unaltered. As late as the early twentieth century the decision was made to use granite for the new Primary School [136] in St German's Road. The widespread use of granite has already been mentioned above in conjunction with the paving and street ephemera, but the full extent of its deployment has been somewhat masked by the convention of painting the stone, which can be seen throughout Moonsfield, or rendering over it [153]. Notable throughout the town, and greatly enhancing the overall character, are the hefty rubblestone/killas chimney stacks that can be found on a large number of buildings including those of relatively small size.

The 'Callington style' of smooth rendered buildings with decorative drip moulds possibly derived from Pencrebar House built in 1848 just outside the town by the influential Horndon family who owned a large number of the shops and houses in the centre.

There are a number of surviving examples of decorative terracotta tiles throughout the town that were produced at the Phoenix Vitrified Paving and Fire Clay Works [68][81][137], including the Venning memorial fountain between Callington and Kelly Bray.

## **4.4 Views, vistas and green space**

### **4.4.1 Views and vistas**

In the very heart of town the height and density of the buildings restrict views, but the church tower can be glimpsed at every turn. Along Longmans Lane the early cottages on the right and ivy clad walls on the left lead the eye to an old white wall above which rises a stone gable, a slate roof and above that the church tower. Throughout the town centre similar richly detailed roofscapes with the church tower rising behind can be seen; from West End Square, Compton Road, and Valentine Row.

In addition to these intimate glimpses within the centre of the town there are a number of significant vistas; looking up Fore Street the steeply sided road curves gently round towards the site of the old market, from the car park the church tower rises up above a patchwork of contrasting and interlocking roofs, and standing in Newport looking back up Church Street the houses rise in scale and importance again towards the ubiquitous church tower.

Although the views and vistas in the town centre are charming, the really defining characteristic views in Callington are those out of the town into the surrounding countryside. To the north-east rises the imposing bulk of Kit Hill, 330 meters above sea level, crowned by Kit Hill stack. To the east on the horizon lies the bulky mass of the Caradon hills beyond the rolling lush agricultural land, and to the north west the tors of Bodmin Moor.

This contrast between imposing, sweeping panoramas and the densely worked juxtaposition of building types and materials within the town centre is an important contributing factor to the unique character of Callington.

### **4.4.2 Green space**

The impression in Callington is that land has always been at a premium. This has led not only to an intensively developed town centre with farmland ending tight against the buildings, but also to few areas of open green space. Three significant areas still remain; the cricket ground [65], the recreation ground [135] and the allotments [198] off Launceston Road. In the centre of town the churchyard provides the only significant area of greenery, and there are very few trees or gardens. The gardens of the larger town houses, Chequetts Hall, Kendall Green and Chantry House now only survive in remnant form. The early twentieth century housing along Liskeard, Tavistock and Saltash Roads all have front gardens and some of the larger houses have mature trees. Pollarded trees, planted to commemorate the men from Callington who lost their lives in the First World War, border Launceston Road on the side of the allotment giving the wide road the feeling of a French boulevard, but elsewhere there is a real dearth of trees along the wide roads leaving the town.

## **5 Industrial significance**

Callington's industrial significance lies in the fact that it was a residential, marketing and service centre for the surrounding mining and quarrying industries. Its history shows how an ancient established market town was affected by changing economic fortunes in the mid 19<sup>th</sup> century boom period, as revealed by the physical layering of urban expansion and new building types within and over the medieval topography of the town. In contrast to other Cornish mining areas,

the industrial population around Callington was largely housed in the town, at some distance from the mines, rather than in villages attached to or in close proximity to the mines themselves.

Superficially Callington appears to be a simple, medieval, agricultural market town, surrounded by productive farmland and the broad grazing lands of Hingston Down; it was at one stage an important centre for the wool trade. The topography of the town is characterised by its central market area, and former sheep and cattle markets. Callington's industrial past is less immediately evident (although it may have been partly founded in the Middle Ages to service the already large-scale tin working activities in and around Kit Hill). There were no mines in the town itself and such industry and trade as was located in Callington even in the mid 19<sup>th</sup> century was typical of an agricultural market centre (most of the local mine and quarry product and infrastructure passed through other routes).

However, the impact of the mining and quarrying industries completely changed the nature and scale of the settlement; as a market, service and administrative centre but most significantly to provide accommodation for the large influx of men and their families.

Callington offers a significant example of the way in which a rapid industrial population influx was housed, in hostels, extensions to existing buildings, and infill in the long medieval burgage plots in dense and unsanitary conditions. This gave rise to epidemics and unfavourable Board of Health reports, but also led to the development of industrial housing on the outer edges of the town.

Industrialisation left a legacy of building types particularly associated with the industrial population - chapels in particular, and other institutions traditionally connected with miners.

The further influence of industry is less tangible, but undoubtedly existed. The mines brought money into the town, in the form of the miners' and mine agents disposable income. The mid-nineteenth century renovation of the High Street and refurbishment of the church were directly related to the increase in prosperity that mining brought.

Despite its medieval origins, Callington is a town shaped by the mining and quarrying industries. The tightly packed cottages, sturdy chapels, and varied Fore Street are as much a legacy of the town's industrial past as the stack on top of Kit Hill, and its significance lies not only in the role it played in the development of the local industries, but in its survival as an exemplar of an ancient market town altered significantly by the very industry it helped to foster

## **6 Designations (Fig 4)**

### **6.1 Scheduled monuments**

There are no scheduled monuments in the study area.

### **6.2 Historic buildings**

There are 23 listed buildings in the study area all of which are listed Grade II, except for the Church of St Mary which is listed Grade I.

There is no local list of historic buildings .

### **6.3 Historic area designations**

#### **6.3.1 Conservation areas**

The conservation area covers the central core of Callington, including Fore Street, Church Street, Back Lane and Well Street.

#### **6.3.2 Other designations**

*(All policy numbers refer to Caradon Local Plan adopted December 1999)*

Historic Settlement: Callington town centre is included in the County list of historic settlements and the Replacement Structure Plan Policy ENV 3 draws attention to the archaeological significance of such towns; Local Plan Policy EV1 provides policy requirements for archaeological investigation and recording.

To the northeast of the town Kit Hill is designated a Regionally Important Geological Site (CL13).

## **7 Current issues and forces for change**

### **7.1 Current condition**

In 1996 the population of Callington stood at 4090. There are significant levels of unemployment and structural problems in employment (although the recent arrival of a supermarket in the town may have helped reverse this trend):-

- the town is no longer a major market/service centre
- proximity to larger/more attractive centres (Liskeard/Tavistock/Plymouth)
- the closure of the livestock markets
- large numbers of those employed within the town work in the food preparation industry for a single employer.

At present transport/traffic is a major problem within the town:-

- the A388 is very heavily used and effectively cuts off the Tavistock Road end of Callington
- within the town centre there are no restrictions on vehicular access and parking which results in pedestrian/vehicle conflict, and traffic congestion.

The scale of development within the town has been relatively small scale and there is still some immediate contact with the setting/countryside, but there are few significant green areas in the town itself.

There is an apparent lack of understanding/appreciation of the historic environment/quality of Callington and what to do with it.

### **7.2 Conservation issues**

Arising from the current condition/character of Callington are the following broad conservation issues :-

- Despite the survival of a high proportion of historic buildings and fabric, lack of investment, poor maintenance and inappropriate alterations are gradually degrading the stock.
- The historic buildings/upper floors/outbuildings/rear plots which so greatly contribute to the character of the town are at present under used.
- These problems may result from a lack of clear understanding and/or guidance on the quality of the historic fabric from the public authorities.
- The lack of detail/understanding is especially notable and intrusive on the shopfronts.
- Holes in streetscape, such as the over-wide entrance to New Road from Fore Street, and the empty plot below Pear Tree Bungalows, have been the particular result of the traffic management issues.

- Traffic management has also led to some areas of the town being crowded out by a superabundance of signage – especially at the junction of the A388 with Fore Street, and intrusive road markings such as the area at the head of Church Street.
- Throughout the town potentially attractive streets and roads are given an inhuman quality by the severely utilitarian, and often over-scale street lighting. Street lights more appropriate for a by-pass are a dominant feature of the otherwise green, suburban Liskeard and Saltash Roads. The lighting makes no reference to its surroundings even in sensitive areas such as outside the church and Fore Street.

### **7.3 Forces for change/current proposals**

- There is currently a massive housing programme taking place in Callington, between 1986 and 1999 830 units were built and a further 280 are proposed in the Local Plan. There are ongoing discussion for 1000 more to accommodate overspill from Plymouth.
- In response to the employment difficulties in this area land has been allocated for industrial and business development in the area known as Moss Side on the eastern side of the town.
- It is proposed that land to the north of the secondary school be developed to accommodate a new, additional primary school and allow development of the existing comprehensive.
- The County Structure Plan proposes an A388 Callington/Kelly-Bray bypass to be built in the period to 2011. Although a route has not yet been identified, the Local Plan suggests that an eastern route is favoured.

### **7.4 Threats/opportunities**

The proposals outlined above could affect conservation issues both positively and negatively:-

- the housing/by-pass/employment proposals are all set in sensitive green settings. This could result in the compromising of historic fabric and important natural features, or alternatively offer an opportunity to design and manage a properly structured buffer zone, linked by green corridors/pathways etc. to the heart of the town and the surrounding countryside
- much of the population increase might be located within the town centre, reusing and fully using good historic buildings. This would bring life back to the centre, increasing property values for undervalued properties, and thus releasing pressure on surrounding greenfield sites
- the population increase will also put pressure on gap sites, but could be an opportunity for reinstating streetscape/gaps/holes/vistas if respect for the history, scale and character of the site is maintained. For example the present junction of New Road with Fore Street reveals the scars of demolitions on the standing buildings, has an inappropriately scaled single storey structure on one side and is uncomfortably wide; an additional building could be accommodated on either side of the street
- the Co-op supermarket shows that town centre development can work in Callington, but will obviously create car-parking/access issues; population increase will exacerbate this, but the natural and historic permeability of the town, lots of alleys/footpaths/routes out into the countryside etc. could make car-use less necessary, and connect new outlying estates more effectively to the core. At the same time, pressure on these small lanes

should not be allowed to diminish their very important contribution to the town's character

- the Co-op also shows that large-scale development can open up back land areas, revealing the importance of rear elevations/roofscape/walls/alleys etc.; the current car park completely ignores all of this quality. In contrast, the housing development behind the Coachmakers Arms, although not high quality in design and detail, makes use of a brownfield site and effectively incorporates the original gas works and coachworks boundary walls
- Callington does have a street-tree programme and green spaces around the core, but at present neither appear to be a priority. The recreation ground in particular appears to have been degraded in order to be more economically maintained
- the increase in the population of Callington through new housing and economic opportunities could lead to a greater appreciation of the built environment and an improvement in its quality through better maintenance and sensitive alterations. To match what will undoubtedly be massive public and private finance in development, there should be public and private finance for improvement/enhancement
- HERS/THI schemes (or their replacements) might look not only at key private properties (of which there are several notable and focal buildings in Callington), but perhaps also especially at the public realm paving/streetscape in order to integrate it into the historic character, not, as in the scheme by the church or market area, make no reference to their surroundings.
- in addition to the marketing which will need to take place for the new housing and employment opportunities in the town, Callington should be marketed as an important historic centre. Its unique historic heritage should be marketed to investors, existing and potential residents, and in the process to the outside world/visitors.

## 8 Recommendations

### 8.1 Historic areas

#### **Recommendation: 1 Conservation area extension**

It is recommended that the conservation area be extended to the west to include the early twentieth century development of Liskeard Road, and the Mortuary Chapel; to extend to the south down to the recreation ground in order to include the old Tollgate Hotel and the primary school, but to exclude the new housing along Trelawney Road; in the Newport area to include all the housing on Back Lane and the cottages on Launceston Road opposite Greenbank Terrace (Fig 4).

Reason: To recognise the full extent of the areas of special architectural and historic importance in Callington, and to promote policies and schemes for the preservation and enhancement of those areas.

#### **Recommendation: 2 Conservation area appraisal**

Prepare a full and detailed conservation area appraisal to accompany CA designation/extension.

Reason: To accord with statutory requirements and departmental policy advice, to ensure a full and adequate understanding of the special historic and architectural importance of the CA, the range of historic fabric and archaeological potential, and to establish effective parameters for management and policy proposals.

### **Recommendation: 3 Open Areas of Local Significance**

OALS are an extremely important and useful designation both to contain the spread of development around settlements and to act, in effect, as a secondary layer of management and control round a conservation area, preserving the setting of such an area. Consideration should be given to designating an area to the west of Valentine Row where the mid-nineteenth century outbuildings still abut the farmland, and to the areas of open land either side of the new fire station on South Hill Road.

Reason: To retain both the discrete identity of Callington and to manage and protect the setting of the conservation area.

### **Recommendation: 4 Article 4 Directions (Walls)**

Article 4 Directions to control the demolition of walls and hedges, especially for the creation of hard standings.

Reason: To protect the character of Callington against inappropriate incremental alterations and demolition.

### **Recommendation: 5 Article 4 Directions (Buildings)**

Article 4 Directions to control the demolition and alterations to individual houses, to prevent demolition of freestanding outbuildings and to prevent the loss of such features as unlisted shopfronts, especially when now in residential use.

Reason: To protect the character of Callington against inappropriate incremental alterations and demolition.

## **8.2 Historic buildings**

Although Callington has a good range of listed buildings, the existing selection naturally reflects national criteria, and has only limited relevance to the particular history and character of the town or Cornwall as a whole. A fuller understanding of the stock of historic structures in Callington is urgently required – local list surveys, thematic surveys, detailed recording as part of Article 4 Directions should all be viewed not only as a first stage to Listing, but as an end in themselves, as critically important elements in the creation of policies, in prioritising action, in targeting funding strategies, and as a means of successfully managing change and promoting opportunities.

### **Recommendation: 6 Statutory listed building review**

Review the statutory list of buildings of special architectural or historic interest.

Reason: To update the statutory list to reflect changes in understanding of the historic environment, in order to preserve or enhance the special character of the buildings and the area.

*The following suggested additions are not an exhaustive review, but are given only to indicate that there is a case for reviewing the existing statutory list - there are others not given here which on closer inspection might also be included; the intention here is to give an idea of the scale of any potential listing exercise.*

- *Tombstones/monuments in the churchyard*
- *More substantial houses: Weston House [23], 4-9 Church Street [85][86][87] and Chantry House [68]*
- *Chapels: the Methodist Chapel Hays Road [24] and Sunday School [25], the Mortuary Chapel and Cemetery [48] [49] [50] and the Ebenezer Free Chapel, Tavistock Road [122].*
- *The market complex (early 19<sup>th</sup> century) [79][173]*
- *The Coachmakers Arms [172]*

- *Small scale, but early cottages :The Cottage [144], Doublepools [146], the cottages off Florence Hill [196]*
- *There are a number of commercial buildings in Fore Street with mid-nineteenth century facades which could have earlier cores and outbuildings; Nos. 4-7 [157], Nos. 58-60 [120][160], Nos. 50-52 [163][162], No 26 [74], Nos. 29-33 [78].*
- *Miners' cottages in Valentine Row [26], Moonfield [127][128][129][130], Laburnum Row [104] [105] and Launceston Road [176]. Buildings refurbished in the mid-nineteenth century with the distinctive drip moulds, smooth render and sash windows which could be said to typify the Callington town style - 36 Liskeard Road, The Old Clink public house, 43, 44, 45 and 59 Fore Street and 3 and 5 Tavistock Road.*
- *Outbuildings and other former non-residential buildings [30][108][113][240][241] and the workshops behind Weston House.*
- *Walls – in Callington a number of walls survive where the original buildings, gardens and farms have been lost or only survive in remnant form, these include - the wall of the former garden at Chequetts Hall [37], the gasworks [179] and coachworks [207] walls in Newport, the cattle [168] and sheep [134] market walls and the walled lanes at Pengelly.*

#### **Recommendation: 7 Non-statutory historic buildings survey (Local List)**

Prepare a list of locally significant structures which contribute substantially to the character of the settlement, based on the combined criteria of both listing and Article 4 Directions, and backed up by a Buildings-at-Risk survey, detailed Article 4 Directions and substantive and enforceable policies in the local plan. This could also back up applications for grant aid.

Reason: To ensure a full and accurate record of the historic fabric of the settlement, to strengthen existing Local Plan commitments to prevent proposals that would harm the historic heritage of the town and guide development and promote change that will preserve and enhance the character of the town.

### **8.3 Policy and management**

#### **Recommendation: 8 Grant aid**

Establish a carefully targeted and managed combination of grant schemes to maximise effect. The historic building stock has suffered considerable incremental changes over the years, probably too many in aggregate for a simple historic buildings grant scheme spread over the whole town to be effective. Targeting specific, key buildings of outstanding interest (Chequetts Hall) or prime location (the crossroads at the junction of Fore Street/Tavistock Road and the A388), together with appropriately detailed streetscape and public realm works would have the most, relatively broad-brush, impact; increasing property values following from proposed housing and infrastructure development should help trickle these improvements throughout the privately owned building stock.

Reason: To maximise the impact of limited public funds, offering exemplars of restoration and enhancement and setting a framework for further private/public partnerships and initiatives

#### **Recommendation: 9 Restoration/enhancement schemes**

Focus restoration/enhancement schemes on Callington's important focal points, for example, the closing buildings to vistas, such as Nos. 24-26 and 32-33 Fore Street.

Reason: To recognise and enhance the importance of focal points in the development of Callington's townscape and to complement the recently completed environmental scheme.

**Recommendation: 10 Archaeology**

A full survey of archaeological potential and archaeologically and historically sensitive buildings and areas in Callington to supplement existing policies requiring rescue excavation or survey where the loss of archaeologically important sites cannot be avoided.

Reason: To comply with and strengthen the existing Local Plan and Replacement Structure Plan policies which draw attention to the town's archaeological significance.

**Recommendation: 11 Limit or restrict development**

Limit or restrict development on the land to the west of Valentine Row, to the north of Pengelly Farm or beyond the boundary of Southern Road.

Reason: To retain unaltered historic boundaries where Victorian and pre-Victorian buildings still abut the countryside.

**Recommendation: 12 Housing land allocations**

Limit or relocate possible future development, Local Plan Policy CA3, to the south of the access road between Beechcroft and Trehaven so as not to directly impact on the surviving historic fabric.

Reason: To preserve the historic relationship between the outbuildings and former barns of Colmers Lane with the farmland beyond.

**Recommendation: 13 Town centre vitality/LOTS**

Encourage increased residential use within the town centre; encourage Living Over The Shop schemes; promote shopping and commercial use in the core; adapt or change planning policies to develop gap sites, restore historic density of occupation levels, use, buildings and activity in the core area.

Reason: To make use of underused historic buildings, especially upper floors and back plots, and to in-fill inappropriate holes in the urban fabric.

**Recommendation: 14 Shops and shopfronts strategy**

Develop a co-ordinated policy for the conversion, restoration, retention and/or re-use of shops and shopfronts in Callington, coupled with an extensive program of shop front restoration and/or improvement.

Reason: To preserve and enhance this most important element of the special character and appearance of the conservation area, enrich the character of the existing townscape, and act as a catalyst for drawing down regeneration grants from schemes such as English Heritage's Heritage Economic Regeneration Scheme (HERS) or the Heritage Lottery Fund's Townscape Heritage Initiative (THI).

**Recommendation: 15 Back-land, courtyards and alleyways**

Recognise the importance to historic character of back-land, courtyards and alleyways of Callington, enhance their informal qualities, at the same time preserving the important buildings that survive.

Reason: To preserve and enhance the special character of Callington, especially in areas unlikely to attract private investment and attention.

**Recommendation: 16 Design guidance**

Design guidance specific to the town, based on a detailed audit of materials, designs, details and character, both of standing buildings and of street paving materials.

Reason: To preserve and enhance the special character of Callington, and promote change that will preserve and enhance the character of the town.

**Recommendation: 17 Site-specific design and planning guidance**

Design, planning guidance and briefs for key sites in Callington - for example for the large cleared site to the south of the Bible Christian Chapel (Newport) to ensure that redevelopment is in keeping with the traditional light industrial and commercial character of the area; for the Town Hall/Co-Op car park area to re-integrate with the town core and enhance what has now become the focal point of the town; for Back Lane/Well Street, streetscape enhancement to reinstate the sense of place.

Reason: To guide development and promote change that will preserve and enhance the character of Callington.

**Recommendation: 18 Interpretation and promotion**

Callington has an unusually high stock of historic buildings in addition to a rich history interconnected with the surrounding mines. There is only limited marketing of the town as a centre of historic interest, the museum is situated away from the centre of the town, and could easily be overlooked, and the only interpretation of Callington is in the form of a town trail, which is now out of date.

Revise town trails, guides and other promotional initiatives and promote as a single package, and develop partnerships with locally active public and private bodies like the National Trust (for instance at Cotehele Quay)/Kit Hill Country Park. These initiatives could go beyond promotional activity, and seek to acquire, re-use, enhance and promote sites in Callington, as both an end result of and a stimulus to regeneration investment, to help develop completely new economic activities, such as specialist tourism.

Reason: To present Callington's heritage to a wider audience and to attract new visitors and associated regeneration initiatives.

**Recommendation: 19 Further study (1)**

Further study to promote other aspects of Callington's history, in particular its importance as a medieval planned borough and a market and agricultural centre - for the pioneering East Cornwall farmers and the various markets and fairs which have taken place since the medieval period.

Reason: To give an increased understanding of the historical development of Callington and its role within the wider historic landscape.

**Recommendation: 20 Further study (2)**

A study to research further the nature of the miners' housing developments in Callington. To discover to what extent the building was speculative and how involved the miners were themselves with its development.

Reason: To give an increased understanding of the historical development of Callington and of industrial settlement throughout Cornwall.

**Recommendation: 21 Trees**

Undertake a full survey of existing trees and take appropriate protection measures.

Reason: To ensure that the contribution made by existing trees to the townscape on both private and public land is recognised and protected where necessary.

**Recommendation: 22 Green space**

Reassess the existing green spaces, and especially the recreation ground to determine what different functions are required of this space and how it interacts with the surrounding built environment.

Reason: To prevent the further degradation of this site, make it more in keeping with the Victorian buildings it addresses over St German's Road, whilst maintaining its function as a play area.

**Recommendation: 23 Traffic management**

Undertake a fully integrated review of existing policies of traffic management.

Reason: To lessen the impact on the built environment of the A388 passing through the town and to assess the possibility of restricting vehicular access and parking in the town centre. Consideration could be given to a more pedestrian friendly surface treatment within the historic core which could reduce the impact of the traffic on the historic fabric. All such schemes to be informed by surrounding historic character.

**Recommendation: 24 Streetscape design**

Undertake a full survey of the existing signage and street lighting within the town.

Reason: To replace the existing utilitarian street lighting and signage in order to make reference and be sensitive to the surroundings, particularly where these are of high historic and architectural value.

## **9 References**

### **9.1 Primary Sources**

1798 map of Callington

1809 OS drawings

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## Appendix: Gazetteer of archaeological sites and historic buildings

Codes: PRN: Primary Record Number in Cornwall Sites & Monuments Record. NGR: National Grid Reference. LB: Listed Building. SM: Scheduled Monument. Date: PA = palaeolithic, ME = mesolithic, NE = neolithic, BA = bronze age, IA = iron age, RB = romano-british, EM = early medieval, MD = medieval, PM = post-medieval, PX = prehistoric undated, HX = historic undated, UX = unknown, C = century, c = approximately.

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
01		Borough stone	Haye Road	Stone (boundary)	Pre-1809	LB II	SX 36 NE 8/37	
02		Women's Institute Hall	Haye Road	Freemasons Hall (now Women's Institute)	1879	LB II	SX 36 NE 8/36	RIS-SX36NE25T
03		The Old Clink	Churchyard	Vestry/prison	1851	LB II	SX 36 NE 8/27	RIS-SX36NE24T
04		Church of St Mary		Church	1438	LB I SAM	SX 36 NE 8/17 523	6800 6800.01 6800.02 6800.03
05		Chequetts Hall	Church Street	House (incorporating shop)	Pre-1809	LB II	SX 36 NE 8/20	RIS-SX36NE27T
06	38-39	Bulls Head public house	Fore Street	Public House	Pre - 1809	LB II	SX 36 NE 8/28	
07	40		Fore Street	Commercial (house, shop)	Pre - 1809	LB II	SX 36 NE 8/29	
08	41		Fore Street	Commercial (shop, office)	Pre - 1809	LB II	SX 36 NE 8/30	
09	3a	Langmans Bakery	Church Street	Commercial (bakery)	Pre - 1809	LB II	SX 36 NE 8/21	
10	15	Goldings Flats	Fore Street	Public house (now house, flats, shop)	Pre - 1809	LB II	SX 36 NE 8/25	
11	48		Fore Street	Commercial (shop)	1809-41	LB II	SX 36 NE 8/31	
12	10 and 11	Trevor House	Fore Street	House and commercial (shop)	1809-41	LB II	SX 36 NE 8/24	
13	9		Fore Street	Commercial (office)	1841-80	LB II	SX 36 NE 8/23	
14	8		Fore Street	Commercial (shop)	1809-41	LB II	SX 36 NE 8/22	
15	18	C E Underhill and Sons	Fore Street	Commercial (shop)	Pre - 1809	LB II	SX 36 NE 8/26	
16		Churchyard	Church Street	Wall (gate piers, gate)	Pre 1809, 1841-80	LB II	SX 36 NE 8/19	
17		Pipe well	Well Street	Well house	1816	LB II	SX 36 NE 8/50	

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
18		Kingston House	Well Street	Quaker meeting house (now house)	Pre – 1809	LB II	SX 36 NE 8/49	RIS-SX36NE33T
19		Borough Stone	Launceston Road	Stone (boundary)	Pre – 1809	LB II	SX 36 NE 8/38	
20	23		Tavistock Road	House	1809 – 1841	LB II	SX 36 NE 8/47	
21		Borough Stone	Tavistock Road	Stone (boundary)	Pre – 1809	LB II	SX 36 NE 8/48	
22		Borough Stone	St Germans Road	Stone (boundary)	Pre – 1809	LB II	SX 36 NE 8/46	
23		Weston House	Haye Road	House	1841-80			RIS-SX36NE26T
24		Wesleyan Methodist Chapel	Haye Road	Chapel	1845			
25		Wesleyan Sunday School	Haye Road	School (Sunday)	1872			
26	1-26 (cons)		Valentine Row	House (Row of houses)	1841-80			
27	8		Valentine Row	House and shop	1841-80			
28	18		Valentine Row	Dame school (now house)	1841-80			
29		Milbarn House	Zaggy Lane	House (former farm)	1841-80			
30		Outbuildings (former farm buildings)	Valentine Row (service lane)	Outbuilding (former farm buildings)	1841-80			
31	1-2		Valentine Place	House	1841-80			
32	7-8		Haye Road	House	1809-41			
33	5		Haye Road	House	1841-80			
34	1-4		Haye Road	House (row)	1841-80			
35	3-5		Colmers Court	House (row)	1841-80			
36	1		Colmers Court	Farmhouse	Pre-1809			
37		Former garden wall Chequetts Hall	Zaggy Lane/ Lane off Valentine Row	Wall	Pre-1809			
38	38	Youth Club (former Plymouth Brethren Chapel)	Liskeard Road	Chapel (now hall)	1862			RIS-SX36NE38T
39	40		Liskeard Road	Manse (House)	1841-80			
40	1-6		Chantry Park	House	1907-46			
41	29		Liskeard Road	House	1907-46			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
42	33-43 (odd)		Liskeard Road	House	1907-46			
43	47-57 (odd)		Liskeard Road	House	1907-46			
44	71-75 (odd)		Liskeard Road	House	1907-46			
45	79		Liskeard Road	House	1907-46			
46	89		Liskeard Road	House	1907-46			
47	92-100		Liskeard Road	House	1907-46			
48		Wall (Gates and gate piers to Cemetery)	Liskeard Road	Wall (Gates and gate piers)	1841-80			
49		Callington Museum	Liskeard Road	Cemetery Chapel (now Museum)	1841-80			RIS-SX36NE39T
50		Graveyard	Liskeard Road	Graveyard	1841-80			
51	76		Liskeard Road	House	1907-46			
52	64-72 (even)		Liskeard Road	House	1907-46			
53		Kerb stone	Liskeard Road	Kerb stone (granite kerb stones)	1907-46			
54	60		Liskeard Road	Garage	1907-46			
55	50-58		Liskeard Road	House	1907-46			
56		Paving	St Germans Road	Paving	1907-46			
57	30,32,34,36		Liskeard Road	House (row)	1841-80			
58	26,28		Liskeard Road	House	1907-46			
59	22,24		Liskeard Road	House	Pre-1809			
60	8-20 (even)		Liskeard Road	House (row)	1809-41			
61	2-6 (even)		Liskeard Road	House	1809-41			
62		House next to 2 Liskeard Road	George Place	House	1841-80			
63		House opposite April Cottage	Colmers Lane	House	1841-80			
64		The Old Barn	Colmers Lane	Barn (now house)	1841-80			
65		Cricket Ground	Off Liskeard Road	Field (cricket ground)	1907-46			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
66		Burial Ground to Plymouth Brethren Chapel	Service Lane to Liskeard Road	Burial Ground	1841-80			
67	1-2		George Place	Commercial (Offices)	1841-80			
68	19	Chantry House	Liskeard Road	House	1841-80			
69	1-17 (odd)		Liskeard Road	House (row)	1841-80			
70			Fore Street	House	1841-80			
71	28	(Formerly part of Bonds Commercial Hotel)	Fore Street	House (now incorporating shop)	1841-80			
72	27	Old Clink Public House (Formerly The Red Lion, then Bonds Commercial Hotel)	Fore Street	Public House	Pre-1809			
73	1-4		West End Square	House (row)	1841-80			
74	26		Fore Street	House				
75	24-25		Fore Street	House				
77		Outbuildings at South West corner of Tillie Street	Tillie Street	Outbuilding	1841-80			
78	29-32		Fore Street	House (incorporating shops)	1841-80			
79		Pannier Market	Market Square	Commercial (shops and offices)	1832			RIS-SX36NE36T RIS-SX36NE35T
80		Bowling Green	Liskeard Road	Bowling green	1907-46			
81	21-22		Fore Street	Commercial (shop)				
82	19-20		Fore Street	Commercial (shop)	1841-80			
83	2		Church Street	Commercial (shop)				
84	3		Church Street	House				
85	4		Church Street	House				
86	5		Church Street	House (sometime doctors' surgery)				
87	6-9		Church Street	House				
88	10		Church Street	House				
89	22-25		Church Street	House (row)	1809-41			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
90		Wall and outbuilding	Compton Road	Wall and outbuilding				
91	1-8		Ashburton Square	House (courtyard)	1809-41			
92	20,20a, 21		Church Street	House	1841-80			
93	17-19		Church Street	Houses (courtyard)	1809-41			
94		Outbuilding	Ashburton Square	Outbuilding	1841-80			
95	11		Church Street	House	1907-1946			
96	12-15		Church Street	Houses (row)	1841-80			
97			Church Street	House (shop)	1841-80			
98	1-5		Newport	House (shops)	1841-80			
99	6-7	Former Bible Christian Chapel	Newport	Chapel, now residential	1841-80			
100			Mowbray Lane	Wall and outbuildings	1841-80			
101		Remnant of tannery	Back Lane	Building remains and fragments	1841-80			RIS-SX36NE32T
102		Chatroux	Back Lane	House	1841-80			
103	1-2		Fountain Place	House	1809-41			
104	1-13		Laburnum Row	House (row)	1809-41			
105	1-5		Chapel Street	House (row)	1809-41			
106	7-8		Well Street	Warehouse, now house	1841-80			
107	5-6		Well Street	Stables and mews (now house)	1841-80			
108		Mews buildings formerly associated with surgery	Well Street Mews	Mews buildings (now house)	1841-80			
109		Gate pier (former entranceway to itinerant miners' lodgings)	Compton Road	Gate pier	1809-41			
110			Well Street Mews	Wall	1841-80			
111			Well Street Mews	House	1841-80			
112	3		Longmans Lane	House				
113		Outbuildings	Longmans Lane	Outbuilding				
114			Longmans Lane	Wall				

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
115			Longmans Lane	Site of malt house	1798			42269, RIS SX36NE 29T
116		Kendall Green	Well Street	House (much altered)	Pre-1809			
117	1-2		Well Street	House	1841-80			
118		Social Club	Well Street	Temperance hotel and hall, now hall	1884			
119	56,57		Fore Street	Coffee house (now commercial/shops)	1880- 1907?			
120	58-59		Fore Street	Commercial (shops)	1809-41			
121	1-31 (odd)		Tavistock Road	House (row)	1809-41			
122	12	Ebenezer Free Methodist Chapel	Tavistock Road	Nonconformist chapel	1852			RIS-SX36NE37T
123	14-18		Tavistock Road	Manse (House)	1841-80			
124	26,28		Tavistock Road	House	1907-46			
125	35,37		Tavistock Road	House				
126	33		Tavistock Road	House	1809-41			
127	1-11		Moonsfield	House (row)	1809-41			
	13-19		Moonsfield	House (row)	1809-41			
128								
129	1-4		Martin Square	House (row)	1809-41			
130	5-11		Martin Square	House (row)	1809-41			
131			Martin Square	Pump	1809-41			
132		Houses behind 15 and 17 Tavistock Road	Moonsfield	House	1809-41			
133	16 and 18		Chapel Street	House	1809-41			
134			Sheep Fair Meadow	Wall	Pre 1809			
135		Recreation Ground	St Germans Road	Recreation ground	1880-1907			
136		Callington Primary School	St Germans Road	School	1907-46			
137	26		Saltash Road	House (Former Tollgate Temperance hotel)	1841-80			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
138	30,34,36,40,42,44		Saltash Road	House	1907-46			
139	1-4		Southern Road	House	1907-46			
140	9-25 (odd), 41		Saltash Road	House	1907-46			
141	56		Saltash Road	House (farmhouse and outbuildings)	1907-46			
142		Sunnyside, Hyvue, Erma Villa	Southern Road	House	1907-46			
143		Culverhayes, Island Nook, Southside, Devonia	Southern Road	House	1907-46			
144		The Cottage	Track off Southern Road	House (farm cottage)	1941-80			
145		Little Green	Southern Road	House	1907-46			
146	1-3	Doublepools	St Germans Road	Houses (farm cottages and outbuildings)	1841-80			
147		The Grove, Top Meadow	St Germans Road	House	1907-46			
148		Hillsborough	Southern Road	House	1907-46			
149		Beech Crest, Dunroman, Tre-Pol-Pen, Cresta, Inverault,	St Germans Road	House	1907-46			
150	16 -20		St Germans Road	House	1907-46			
151	14		St Germans Road	House	1841-80			
152	12		St Germans Road	House/shop	1841-80			
153	4-10 (even)		St Germans Road	House	1841-80			
154	2	Former site of the Sun Inn	St Germans Road	Public House, now commercial premises	1841-80			
155	1-2		Fore Street	Commercial premises (shop)	1841-80			
156	3		Fore Street	House	1841-80			
157	4-7		Fore Street	Commercial premises (shop)	Pre-1809			
158		Wall	New Road	Wall	1841-80			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
159	12-13		Fore Street	Commercial premises (shops/bank)	1841-80			
160	60		Fore Street	Commercial (shops)	Pre-1809			
161	53-55		Fore Street	Commercial (shops)	1841-80			
162	51,52		Fore Street	Commercial (shops)	Pre 1809 (altered 1841-80)			
163	50		Fore Street	Commercial (bank)	1809-41			
164	49		Fore Street	Commercial (shop)	1841-80			
165	42-47		Fore Street	Commercial (bank, shops and site of former Wellington Inn and Upper School)	1841-80			
167		Chyvarhas wall	St Germans Road	Wall	1907-46			
168		Chyvarhas wall	St Germans Road	Wall	1841-80			
169		Paving (cobble)	Off Fore Street	Paving (cobble)	Pre 1809			
170		Signpost	Southern Road	Signpost	1907-46			
171		Paving (cobble)	Church Street	Paving (cobble)	1841-80			
172		Coachmakers Arms	Newport	Public house	Pre-1809			
173		Town Hall	New Road	Corn Market (now Town hall)	1832			
174	2		Launceston Road	House	1880-1907			
175		Bible Christian Chapel	Launceston Road	Chapel	1903-4			RIS-SX36NE31T
176	4-14 (even)		Launceston Road	House	1809-41			
177	16-24		Launceston Road	House	1841-80			
178		Wall (former boundary to gas works)	Off Back Lane	Wall	1841-80			
179	1-4		Newport Terrace	House	1841-80			
180	5		Newport Terrace	House	1907-46			
181	7-17 (odd)		Launceston Terrace	House	1841-80			
182	1-12		Greenbank Terrace	House	1907-46			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
183		Callington School and Community College	Coronation Road	School	1931			
184	1-16 (even)		Coronation Road	House	1907-46			
185	1-16		Urban Terrace	House	1907-46			
186	30-36 (even)		Launceston Road	House	1880-1907			
187	38 and 40		Launceston Road	House	1907-46			
188	46 and 48		Launceston Road	House	1907-46			
189	50-62 (even)		Launceston Road	House	1841-80			
190	35 and 37		Launceston Road	House	1880-1907			
191	64 and 66		Launceston Road	House	1880-1907			
192	39 and 41		Launceston Road	House	1907-46			
193		Aberfoyle, Glen Lee, Inverna, and 2 consecutive houses	South Hill Road	House	1907-46			
194	68-84		Launceston Road	House	1907-46			
195	90-96 (even)		Launceston Road	House	1841-80			
196	1-3		Lane off Florence Hill	House	1809-41			
197		The Anchorage	Florence Hill	House	1907-46			
198		Allotment Gardens	Launceston Road	Allotment	1880-1907			
199		Skitta House	Florence Hill	House	1841-80			
200		Skitta House Barn	Florence Hill	House (former barn)	1880-1907			
201	108 & 110		Launceston Road	House	1880-1907			
202	112		Launceston Road	House	1907-46			
203	1-2	Fir Villas		House	1809-41			
204	114-122		Launceston Road	House	1907-46			
205	1-7		Glen View	House	1907-46			
206	11		Glen View	House	1907-46			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
207		Wall (boundary wall to former coachworks)	Coronation Close	Wall	1841-80			
208		Wall (former field boundary wall)	Coronation Close	Wall	Pre - 1809			
209		Site of former allotments	Ayshton Gardens	Site of former allotments	1907-46			
210		Wall (former field boundary)	Zaggy Lane	Wall (former field boundary)	Pre-1809			
211		Site of possible standpipe	Zaggy Lane	Site of possible standpipe	Pre - 1885			
212		Railings	St Germans Road	Railings	1907-46			
213	24		Tavistock Road	Commercial (garage)	1907-46			
214	43		Tavistock Road	House	1907-46			
215	44-54		Tavistock Road	House	1907-46			
216			Tavistock Road	Wall	1907-46			
217	57		Tavistock Road	House	1907-46			
218			Tavistock Road	Wall and gateway	1907-46			
219			Lanes off Tavistock Road and from Pengelly Farm	Wall (part of walled lane)	Pre-1809			
220		Pengelly Farm	Off Tavistock Road	House (former farm house)	Pre-1809	LB II	SX 36 NE 8/13	
221	1-3		Pengelly Cottages	House	Pre-1809			
222		Buildings between Pengelly Farm and 63 Tavistock Road		Barn	1841-80			
223	63		Tavistock Road	House	1841-80			
224	66		Tavistock Road	House	1907-46			
225	84		Tavistock Road	House	1907-46			
226		Site of former shops and market house	Fore Street	Site of former shops and market house	Pre-1809			
227		Spring heads	Track joining Newport Close to Pengelly Farm	Spring heads	Pre-1809			
228		Paving (original granite kerb stones and paving)	Haye Road (outside No 5)	Paving	1809-41			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
229		Paving (granite kerb stones and cobbles)	Haye Road (entrance to Weston House)	Paving	1809-41			
230		Stone (granite boundary stone)	Haye Road (Corner of Colmers Lanes)	Stone	Pre-1809			
231		Hedge (grass covered stone wall, old farm wall)	Lane off Liskeard Road	Hedge	Pre-1809			
232		Alleyway (follows original field boundary)	Lane off Liskeard Road	Alleyway	1809-41			
233		Wall (low wall of tiles from Phoenix brick works and modern boundary stone)	Liskeard Road	Wall	19 <sup>th</sup> century			
234		Kerbstone (plain granite)	Liskeard Road	Kerbstone (plain granite)	1809-41			
235		Pathfields (ancient track into Callington)	Zaggy Lane	Track	Pre-1809			
236		Site of butcher's shop	Newport Place	Site of butcher's shop	1809-41			
237		Site of Fountain	Newport Place	Site of Fountain	1880-1907			
238		Paving (small granite setts) Mews r/o	Well Street	Paving	Pre-1809			
239		Courtyard r/o	Church Street	Courtyard	Pre-1809			
240		Outbuildings r/o	Fore Street	Outbuilding	Pre-1809			
241		Outbuildings r/o	Biscombes Lane	Outbuilding	1880-1907			
242		House at corner Biscombes Lane	New Road	House	1809-41			
243			New Road	House	1841-80			
244			New Road	House	Pre-1809			
245			New Road	House (row of 3)	1907-46			
246			Saltash Road	Paving	1907-46			
247			St Germans Road	Paving	1907-46			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
248		Garden wall of No 37 Post box (Victorian)	Tavistock Road	Post box	19 <sup>th</sup> Century			
249		Garden wall of No 37	Tavistock Road	Gate posts	1846-80			
250	33	Paving (wide granite paviments)	Tavistock Road	Paving	1809-46			
251		Paving (stone cobbles)	Moonsfield	Paving	1809-46			
252		Wall	Moonsfield	Wall	1809-46			
253		Lane (follows original farm track)	Lane leading off Chapel Street	Lane	Pre-1809			
254		Barn behind No 7	Back Lane	Barn	1809-46			
255		Lane (original farm track)	Lane parallel to Launceston Road	Lane	1809-46			
256		Telephone box (K2)	Launceston Road	Telephone box (K2)	19 <sup>th</sup> century			
257		Well	Florence hill	Well	19 <sup>th</sup> century			
258		Chyvarhas (Site of Cattle Market)	St Germans Road	Site of Cattle Market	1880-1907			
259	1-7	Site of Sheep Market	St Germans Road	Site of Sheep Market	Pre-1809			RIS-SX36NE40T
260	1-7	Site of School	St Germans Road	Site of School	1841-80			
261		Wall	Fore Street	Wall	Modern			
262		Outbuildings behind Weston House	Haye Road	Outbuilding	1809-41			



Figure 5 A medieval market town - primarily a single market street, widening at its west end by the church. The basic topography and structure remains medieval, especially near the church (*left, the old Bull Inn [6]*) – most of the buildings however represent a rebuilding to a uniform scale and style with mid 19<sup>th</sup> century wealth brought by industrialisation. Right, looking *west [163-165] [11] and [78] in the distance.*



Figure 6 The church tower dominates from every angle and from distant and nearby views, stressing the medieval origins, and creating surprisingly picturesque views as good as any in Cornwall – just one of Callington's unsung qualities. *Longman's Lane looking west to the church [4]; [113][112][18].*



Figure 7 Callington is indeed full of remnant medieval plot layouts, back lanes, alleys, walls, old paving and the street furniture and ephemera of a pre-industrial borough, a market centre based largely on foodstuffs and the wool trade. *Left, the Pipe Well [17]; centre, borough boundary stone, St Germans Road [22]; right Biscombes Lane.*



Figure 8 The mid 19<sup>th</sup> century saw a massive re-investment in Callington in public facilities, housing and commercial premises with the growth of the surrounding mining industry – a similarity of materials and detail created a distinctive ‘Callington style’. *Left, former Manse, Likeard Road [58]; right, Old Clink Public House [71].*

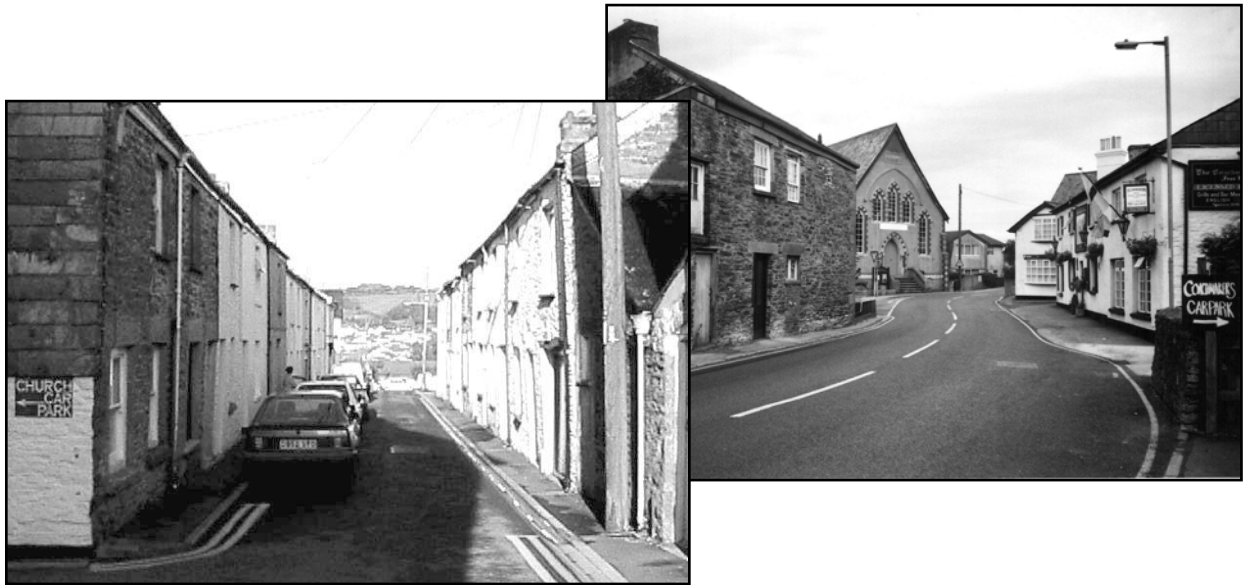


Figure 9 At the same time, Callington became a residential centre for the surrounding mining areas – in contrast to other areas, there was little settlement at the actual mining sites themselves – the old Borough was locally dominant. The chapels, halls and institutes that inevitably accompanied the industrial population remain a major feature of the streetscape, even when no longer in their original use. *Left, Valentine Row [26]; right, Newport, houses, workshops and former Bible Christian Chapel on left, inn and coachworks to right [172][101] looking towards the newer chapel of 1903 [175]*



Figure 10 Callington's historical importance, and the quality of its surviving buildings and streetscape were undervalued in the later 20<sup>th</sup> century – inappropriate alterations to individual buildings abound, and the loss of important historic fabric to road widening has been widespread, and rarely effective in managing the traffic problems. *Left the meeting point of Fiore Street, Tavistock Road, St Germans Road and Laburnum Road (spot the newcomer); right half a listed building is better than none – the former Goldings Hotel, Fore Street [10].*