

Cornwall Industrial Settlements Initiative
CROW'S NEST
(Caradon/Liskeard Area)

2004

CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

Name:	Crow's Nest	Study Area:	Caradon/Liskeard
Council:	Caradon District Council	NGR:	SX 26382 69364 (centre)
Location:	South-east Cornwall, 3 miles north of Liskeard	Existing CA?	No
Main period of industrial settlement growth:	1841-83	Main industry:	Accommodation for miners and quarry workers

Industrial history and significance

Originally a small rural settlement focusing on the seventeenth century Crow's Nest Inn, the village first began to develop in response to early stream working along the valley of the River Seaton. By the mid-nineteenth century, however, the effects of industry undoubtedly began to shape the village and resulted in the building of cottage rows, the chapel, the saw pit and the straightening of the river. Crow's Nest provided a sheltered but convenient environment for the industrial workers and its location must have been considered superior to some of its neighbouring villages for it would appear two mine managers chose to live here. Unlike typical agrarian settlements the industrial expansion led to a blurring of the edges between villages. It could be argued that West Darite Terrace is a part of the village of Darite, whereas West Darite and Rosebank are connected to Crow's Nest.

Other comments

Although it is still possible to interpret the village in terms of its agricultural and industrial past there has been and continues to be a steady stream of development which is beginning to blur the unique character of the village. The east end of the settlement has begun to resemble an anonymous suburb and it is important that any future development should be very small scale and in keeping with the historic character of Crow's Nest.

Recommendations

Historic areas

- Designate Conservation Area (CA).
- Prepare a full CA Appraisal.
- Designation of Open Areas of Local Significance (OALS) together with management and enhancement proposals.
- Article 4 Direction to control alteration and partial demolition of walls in CA.
- Article 4 Direction to control permitted development (PD) on single dwelling houses and alteration and partial demolition of small buildings in CA.

Historic buildings

- Revise Statutory List.
- Prepare list of locally significant buildings.

Policy and management

- A full survey of archaeological potential.
- Limit or restrict development in the outskirts.
- Recognise back-land areas and rear lanes as an important aspect of Crow's Nest's character.

- Set up village trail, guides and other promotional initiatives.
- Further study to promote other aspects of Crow's Nest's history, in particular the ownership of the cottages and houses.
- Site-specific design guidance for the village.
- Full survey of existing trees and ornamental landscapes with appropriate protection measures.
- Restoration/enhancement schemes to enhance some of Crow's Nest's important focal points.

Conservation Area Partnership

Cornwall Industrial Settlements Initiative

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(Caradon/Liskeard Area)

Bridget Gillard, Historic Environment Service

and

The Cahill Partnership

2004

Report No: 2004R084

Acknowledgements

This report presents the results of an assessment carried out by Bridget Gillard (HES) advised by Nick Cahill of the Cahill Partnership following desktop research by Bryn Perry Tapper (HES). Assistance was also provided by David Moore, Caradon District Council and Colin Buck, (HES). The report text and map drafts were prepared by Bridget Gillard, advised by Nick Cahill and edited by Nick Cahill and Peter Herring (CISI Project Manager, HES). The report maps were produced by John Brinkhoff (CCC Planning Directorate Technical Services Section) from roughs prepared by Bridget Gillard.

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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
CCC	Cornwall County Council
CISI	Cornwall Industrial Settlements Initiative
GPDO	General Permitted Development Order
HES	Historic Environment Section, Cornwall County Council
HERS	Heritage Economic Regeneration Scheme (English Heritage)
HLF	Heritage Lottery Fund
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)
UNESCO	United Nations Educational, Social and Cultural Organisation
WHS	World Heritage Site
[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.

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 or for District Conservation Officers).

A bid is being prepared for submission to UNESCO by February 2005 (for inscription in June 2006). The bid areas will include the full range of 18th-20th century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and its associated industries. All mining settlements are of significance to the World Heritage Site Bid - those that fall within 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.

1.3 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 11.1) 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

Crow's Nest was assessed as part of CISI during September 2002

2 Location and setting

2.1 Geographical location

Crow's Nest is in south-east Cornwall three miles north of Liskeard, a mile north-east of St Cleer, in the parish of St Cleer (Fig 1). It is just to the south of Bodmin Moor.

2.2 Landscape setting

Crow's Nest is sited on a plateau of land bisected by the River Seaton. The land rises up to the north to form the lower slopes of Caradon Hill and Minions Moor. These steep slopes have trees and shrubs at their lower levels but the stone scattered open moorland of Caradon Hill can be clearly seen from the village centre, contrasting with the green lushness of the settlement itself. The moorland provides a sense of enclosure and protection to the north and to the south the land gently falls away into fields and farmland bounded by hedges.

3 History and Physical Development (Fig 2)

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

At the south-eastern corner of Bodmin Moor lie Minions Moor and Caradon Hill, near the point where the three parishes of St Cleer, Linkinhorne and St Ive meet. In this area is the greatest concentration of industrial sites and associated settlements on the Moor – the relative density of activity can be highlighted by one simple fact alone – of the 135 steam engines recorded on Bodmin Moor, no less than 120 were in this area, including the earliest (Stowes Mine, Minions, 1720s).

To a large extent, the industrial settlements in this area share a common history based on the extraction of tin, copper and other minerals, quarrying, processing, and transport and servicing, with certain specialisations of function between the settlements accounting for the differences not only in their history, but in their current characters.

3.1 Pre-1809

3.1.1 Economic activity

Industrial activity has taken place on the moors in this area since prehistoric times. The earliest workings appear to be on the site of Witheybrook Marsh to the north west of Minions. By the Middle Ages the most notable stream works in the area were at Witheybrook, Tremar Coombe, Tregarrick and Trewalla on Craddock Moor to the west of Minions, and Gonamena.

The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the 15th century, it was in decline, both relative to other areas, and in absolute terms, although there were still substantial areas of production - the huge 1.5 km long Gonamena stream works south-east of Minions worked throughout the period, by the time of its early 19th century closure having produced over 4 000 000 tons of material and extracted 15 000 tons of black tin. The stream works at Trewalla dates from the early sixteenth century and a stamping site was recorded at Craddock Mill in 1513. This could be on the site close to Trewalla Farm, which was abandoned by 1748.

By the end of the sixteenth century surface deposits were beginning to run out and underground mining had begun. This was fairly small scale at first due to the additional costs of access, drainage and haulage. In 1617 reference was made to tin working at 'Newland Streme' north-east of Minions and in 1691 to a mine at Happy Chance or Newland Lane End.

In the 1720s a Newcomen engine, the first steam engine erected in East Cornwall, was installed at the Cheesewring about a mile north of Minions at what was then known as Stowes Mine. By

1804 between ten and twelve stamping mills were operational there, and other mines working the Stowes Lode included Clanacombe and Newland mines.

In addition to tin the other important resource in the area was granite. This had been exploited since the Bronze Age for field walls, round houses, funerary and ritual monuments, and quern stones for grinding corn. Specialist stone cutters leased the right to work certain areas of the moor and cut stone for chimneys, windows etc.

3.1.2 Extent of settlement

The effect of this early industrial activity on settlement in the area is almost impossible to discern. A medieval expansion of agriculture and settlement onto the higher moors may have been stimulated by increasing industrial activity. The retrenchment of both settlement and industry which followed in the late medieval/15th-16th centuries was likewise linked, as must have been a gradual recovery in the 18th century. However, before the vastly increased scale of activity in the early-mid 19th century, the seasonal and part-time nature of local industry and much of the agricultural activity in and on the edge of the moors means that 'industrial settlements', and 'industrial workers' as such are scarcely distinguishable as separate elements of the physical or human landscape.

A settlement at Crow's Nest was first recorded in 1699. The present day Crow's Nest public house dates from this period, and was the entire extent of the settlement apart from a smaller building on the opposite side of the road no longer extant. Thomas Martyn's survey of Cornwall in 1748 showed Crow's Nest as a hamlet.

3.2 1809-1841

3.2.1 Economic activity

In the early nineteenth century Ennor, a miner working for the Plymouth and Devonport Adventurers developed an adit on Caradon Hill in an area thought to contain copper. The trial was unsuccessful, but was later retried by Captain James Clymo and the Kittow family who acquired the lease in 1833. It took three years to strike copper during which time Clymo unsuccessfully tried to sell shares to raise capital. Within a few months of striking the main lode the shares were worth £2,000, and the mine (South Caradon) unusually remained in the control of the original miners, who were by now very wealthy.

The discoveries on Caradon Hill prompted large numbers of adventurers to take up setts on what they believed to be extensions of the lode. Some of these speculations were more successful than others. West Caradon was one of the more profitable ventures where work was first recorded in 1837, and the mine rapidly expanded. Other smaller mines in the area included Caradon Consols and Tokenbury Mine, where production at first was small scale and spasmodic.

To the north of Caradon Hill the London Adventurers worked the Stowes sett at Wheal Julia and Wheal Jenkin east of Minions between 1824-5. In 1836 the old Stowes lode mines, including Clanacombe, were taken up by Cornwall Great United Mining Association who continued to search for tin and employed 197 men.

The first reference to the Eastern District of Cornwall Great United Mining Association working the setts of Prosper and Greenhill just to the north of Minions dates from the same year. Small amounts of copper, tin and manganese were produced, but the output was not consistent.

By 1830 the mines on Bodmin Moor could take advantage of a canal joining Moorswater, west of Liskeard, with the port at Looe.

3.2.2 Extent of settlement

During this period Crow's Nest expanded to accommodate both agricultural and tin workers. On the western side of the village two quite sizeable farms were built with associated outbuildings and workers' cottages, whilst to the south, adjacent to the River Seaton there was a small group of buildings known as Tinnors Gate. The uneven nature of the surrounding fields suggest that this was the site of stream working and those involved built themselves the neighbouring cottages. Not surprisingly the inn expanded in response to the growth in the local population, no longer relying solely on passing trade.

3.3 1841-1880

3.3.1 Economic activity

By the early 1840s 4,000 tons of copper ore were being produced annually from the eleven lodes at South Caradon. By 1844 the mine employed 410 people and the great mining engineer William West had constructed a pumping engine and was acting as engineer. By the late 1840s there were nearly 4,000 miners working in the district. During the years 1845 – 64 the output rose to 5,744 tons a year and during those nineteen years the overall production from the mine totalled 850,000 tons, which was worth £756,613. In 1855 600 people were working at South Caradon. The mine itself continued to expand and develop, as did associated buildings. In the Seaton Valley there was a changing house, barber's shop, wash house and tool house.

Over at East Caradon a new company took over the interest and by 1862 there were 180 employed which rose to 250 in 1865. The mine at West Caradon had 250 employees in 1844, and by 1851 there were 363 men, 83 women and 107 children working at the mine. Between 1845 –55 45,000 tons of ore were sold.

Due to the great productivity at South Caradon the continuation of its lodes were explored at Gonamena, New West Caradon, Craddock Moor and East Wheal Agar. None of these ventures however achieved comparable success. Gonamena began with just 30 people employed in 1854, and at its peak in 1865 there were 82 men, 4 women and 8 boys working the mine. New West Caradon at its peak never employed more than 28. East Wheal Agar was equally small scale and in 1865 employed 28 men and 2 boys. Craddock Moor, however, was more successful and in 1862 250 were working the mine.

During the mid 1860s, however, all the copper mines in the area were badly affected by the slump in copper prices due to the market being flooded from sources around the world. Even Europe's largest copper mine, Devon Great Consols, was affected by the recession. On Bodmin Moor many of the smaller copper mines had to close. By 1871 Gonamena Mine had been abandoned, in 1873 the machinery at Craddock Moor Mine was advertised for sale and Caradon Consols closed in 1870, followed by West Caradon in 1874. East Caradon continued with a reduced workforce and in the early 1880 there were a maximum of 63 employed at the mine.

Due to its size South Caradon was able to weather the recession more successfully than its neighbours, but it too was hit profoundly by the slump. The rise in output could not be matched by a rise in income and in 1866 the miners decided to strike. The strike collapsed after it was met with resistance by the owners and the men were forced to accept new conditions. By 1869 Captain Clymo had resigned due to ill health and was succeeded by Captains Rule and Holman. They continued to carry out developments and in 1873 there was a brief rise in the price of copper. The annual output at South Caradon was still 5,000 tons, but it was becoming increasingly difficult to pay dividends.

It was not only the Caradon Hill mines which saw an increase in activity during the mid nineteenth century. In 1843 Clanacombe mine was renamed Wheal Phoenix and a new company formed by Captain James Seccombe. By 1848 copper ore sales had begun and by 1851 there was

a workforce of 132. In 1852 rich copper reserves were discovered and for the next ten years Phoenix rivalled South Caradon as one of Cornwall's greatest copper mines.

During the 1860s, as at South Caradon, the returns on copper began to diminish and the consulting engineer at Wheal Phoenix, William West tried unsuccessfully to persuade the company's other adventurers to consider tin. By 1864 West had acquired controlling shares and immediately re-equipped the mine to produce tin. By 1860 enough tin had been raised for 36 heads of stamps to be installed and by 1865 there were 320 men, 60 women and 80 boys employed by the mine. Production continued to rise and in 1869 the workforce rose to nearly 600. In 1870 the mine had 144 heads of stamps and acquired the sett of the old Stowes Mine immediately to the west of Wheal Phoenix. The new company was called Phoenix and West Phoenix United mines.

To the south the old mines of Greenhill and Wheal Prosper were reopened in 1847 under the name South Phoenix working the lodes of Greenhill, Grace Dieu, Prosper and New Lodes. They produced copper, tin and manganese but the output was inconsistent. The mine reopened in 1872, but by 1875 had gone into liquidation.

Wheal Jenkin was in operation during this period, but no figures survive concerning its workforce and output.

The old setts at Newlands were worked by Phoenix United between 1851-64 and the mine renamed East Phoenix. An engine was erected by William West in the mid 1850s and between 1864-72 the mine was run independently. In 1865 there were 25 employees.

The success of the mines in the Minions area and on Caradon Hill during this period was greatly assisted by the expansion of the Liskeard and Caradon Railway. In 1842 a group of mine owners commissioned a survey to assess the feasibility of a rail link between the Caradon Mines, the Cheesewring Quarry and Liskeard Canal. By 1846 a line was in place between South Caradon and Moorswater and a separate line to the quarry in the north was connected by an incline at Gonamena. The line was immediately profitable. In 1858 the Cheesewring Granite Company Limited extended the line up to Kilmar and a tramway joined the lines to Phoenix mines and the railhead. This railhead was situated in the area that became Minions. In 1861 the line was extended from Darite along the southern slopes of the moor to Tokenbury Corner. The traffic continued to increase and in 1863 alone 27,000 tons of copper ore were transported on the railway. By 1869 a branch line was constructed to the mines at Phoenix United replacing the original tramway. In 1877 the line was extended around Caradon Hill to Minions allowing the closure of the Gonamena incline and improved access for the Cheesewring Quarries and the Phoenix Mines.

The quarry at Cheesewring was first leased from the Duchy of Cornwall in 1845 by Trethewey, Clogg and Company. In 1851 the company produced a 9.1m Ionic column for the Great Exhibition. The output in 1858 had reached 111,274 tons. By 1868 Cheesewring and its neighbouring quarries were employing 240 workers and 40 masons at a finishing yard at Moorswater. The quarries greatly supported the newly arrived railway as they were situated 25 km from the port at Looe and transport costs were a significant factor. Further quarries in the area included Caradon Quarry and Goldiggings Quarry both run by Joseph Sweet and Sons which produced high quality stone for monumental masons.

3.3.2 Extent of settlement

Crow's Nest was one of the nearest settlements to the hugely successful mine at South Caradon. Residents of the village would need only to walk up the river valley to reach one of the mine's major sites. Not surprisingly the development of the village exactly follows the rise in fortunes of the neighbouring mine. The settlement more than doubled in size and the majority of the new housing was in the form of small rows and individual workers cottages. The new cottages at the

west end of the village were linked by a track to the railway above at Darite, known as West Darite Terrace. Their occupants might have worked on the railway or possibly at nearby Wheal Agar. A large new detached building at the eastern end of the settlement with gardens and stables known as Grove House might possibly have been the home of one of the mine managers.

In addition to the domestic buildings there was a sawpit to the north of the settlement next to the river on the track leading up to the mines. It seems likely this small subsidiary business began in direct response to the needs of the mining industry and quarries on the moors above.

Despite the small scale of the settlement a large Wesleyan Methodist Chapel was constructed right in the heart of the village. A huge stripped classical structure with a pedimented door case flanked by pilasters rising to two stories it was by far the largest building in Crow's Nest and reflected the importance of Nonconformity amongst industrial communities at this time.

3.4 1880-1907

3.4.1 Economic activity

The 1880s began for South Caradon with disputes over carriage tolls with the railway and with the landowners over royalties. It became apparent to the adventurers that more capital was required and in May 1883 a limited company was formed to take over the assets and raise new capital. Under South Caradon Limited the workforce grew from 300 to 400 concentrating on the eastern side as the older parts were now almost worked out. Attempts were made to explore to the south but these developments proved costly and with little return. As the running costs of the mine became excessive it was obvious there was no longer the capital to keep the mine in production. At the end of 1885 the mine was closed and its machinery advertised for sale.

The South Caradon sale was not successful, however, and in 1889 following a rise in the price of copper a new company was formed to work the South Caradon, East Caradon and Glasgow Caradon setts. Despite the fact the price of copper had doubled confidence remained low and the shareholders were unwilling to reinvest. As a result in March 1890 the mines closed. Between 1845– 86 South Caradon had produced 202,094 tons of copper.

In 1881 Wheal Jenkin reopened as part of Marke Valley Consols Mines Ltd who ran the mines to the Northeast of Minions. The output was small, as were the numbers employed. By 1890 the mine was closed and there were no subsequent attempts to rework the lodes.

South Phoenix mine reopened in 1882 with a new pumping engine at Houseman's shaft and was run under the new name of South Phoenix Tin and Copper Mine Ltd. This company was liquidated in 1885 and the mine reopened again as South Phoenix Ltd in 1887. There was some increase in production during this period and expansion – Houseman's shaft was deepened and new dressing floors were built - but work was suspended in 1892 and the mine abandoned in 1893.

Despite the slump in the price of copper and so many mines closing Phoenix United continued to produce large amounts of copper economically alongside its very productive output of tin. In 1885 it was producing more tin than all the other Cornish mines except for Dolcoath and East Pool. During the next ten years however the shafts had to be sunk ever deeper and the price of copper and tin continued to slump. The mine survived for longer than many of its neighbours by cutting the workforce and lowering wages but by 1894 the company was in the hands of the Receivers. By 1898 it was abandoned, equipment sold for scrap and most of the buildings demolished. Between 1848 – 89 Phoenix United had produced 84,538 tons of copper and between 1853-1898 15,996 tons of tin.

Just as foreign competition forced down the price of tin and copper the quarries at Cheesewring also suffered from the importation of cheap granite from Scandinavia. During this period there were a number of fluctuations and stoppages which in 1882 resulted in temporary closure. However production recommenced and between 1887-9 the quarries produced stone for the construction of Tower Bridge and in 1899-1903 for Fastnet Lighthouse.

The survival of the quarries was due in part to the low transport costs of the railway. But with the closure of so many mines the railway directors began to look elsewhere for alternative sources of income. In 1882 they applied to the Board of Trade to run a passenger service to the moors, but this was refused due to the condition of the line. This did not however prevent an unofficial service being run in the open wagons, advertised in the local press. However the sharp decline in the transportation of ore continued and in 1886 a Receiver was appointed.

3.4.2 Extent of settlement

Although for the first part of this period South Caradon continued to be a significant employer the workforce was in decline and unsurprisingly there was little development in the settlement at this time. It is not possible to ascertain from the maps whether the household numbers significantly declined, but the chapel and public house continued to function, albeit the latter under a new name: the Sun Inn. The only building work which appears to have taken place during this period was the extension of Darite House.

3.5 1907-47

3.5.1 Economic activity

In 1907 Cornish Consolidated Tin Mines Ltd took over South Phoenix and re-equipped the shafts, but by 1909 there were only four men working on the site. The mine was finally abandoned in 1911.

An Australian company Cosmopolitan Proprietary Company Ltd took up the lease on Phoenix United, East Phoenix and Dunsley Wheal Phoenix in 1907. A new engine house, and ancillary buildings were all constructed and the new shaft named after the Prince of Wales - the mine's mineral lord. By 1909 there was a workforce of 150 and further shafts were reopened and investigated. Unfortunately the tin was too deep and possibly further east than the new shaft could reach and by July 1914 the mine had exhausted all its capital. After the Great War in 1922 there were proposals to reopen a huge sett which would include the Phoenix United site, but the plans came to nothing.

In 1916 the Liskeard and Caradon Railway closed and the quarries at Cheesewring switched to more expensive road transport. The granite continued to be used for important commissions such as the King George V dock at Calcutta built between 1921-8 and the widening of Lambeth and Putney Bridges in 1929-32. By 1934, however, production had ceased.

3.5.2 Extent of settlement

With the exception of some outbuildings in the garden of Spring Cottage the settlement did not develop at all during this period.

3.6 Post 1947

The village developed significantly during the second half of the twentieth century. The new developments were all in the form of private detached houses and bungalows set back from the road in their own plots of land. These building types reflect the shift in the character of the village away from its working-class industrial past towards a more rural middle-class population. By the post war period people were choosing to live in Crow's Nest because of its picturesque

qualities and proximity to the Moor for leisure pursuits rather than its convenience for employment.

One of the most significant alterations to the settlement during this period, and a further reflection of the changing nature of the village, was the demolition of the chapel. This was later replaced by a detached domestic dwelling.

4 Current Character (Figs 3 & 4)

4.1 General

The defining characteristics of Crow's Nest are less obvious than in some of the neighbouring villages. The rows of miners' cottages have less of an impact in this settlement, not least because the row adjacent to the pub has grown organically rather than as a planned development. The other significant feature of most industrial settlements, the Nonconformist chapel, has not only been demolished, but replaced by a suburban domestic building, which further confuses the identity of the village. The pre-industrial character of Crow's Nest can still be felt in the area around the pub and farm, and the overall feel now is of an historic rural settlement, developed in the nineteenth century and somewhat overdeveloped and suburbanised during the second half of the twentieth century. As far as the village's industrial past is concerned all that remains are clues to its former incarnation in the form of cottage rows, the leat and the tracks up onto the Moor.

The plan of the village is quite tight and dense suggesting that land was at a premium: West Darite Terrace was built in front of an existing farm and the cottages adjacent to the pub directly abut the building.

4.2 Built environment

4.2.1 Commercial buildings

The only surviving commercial building in Crow's Nest is the Crow's Nest Inn [1]. Its earliest parts date from the mid-seventeenth century, but it has subsequently been developed and altered during the nineteenth and twentieth century. Built of rubble stone with granite quoins the original granite entranceway still survives behind the twentieth century porch and several of the sixteen pane sash windows remain. The inn is grade II listed and with its outbuildings [2] and original plot still intact (now used as the pub car park), makes an important contribution to the historic character of the village. This has become slightly degraded in recent years due to the modern replacement telephone box and the road markings at the entrance to the car park.

4.2.2 Housing

There is a real mix of housing types in Crow's Nest. The most obviously defined group is the industrial housing rows of West Darite Terrace [16], Spring Cottage and its neighbours [5], Rosemary Cottages and its neighbours [4] and Lyell Cottage and Femdale [10]. These all date from the mid-nineteenth century and are built from rubble stone with slate roofs, and typically have front gardens bordered by low granite walls and long rear gardens.

Crow's Nest would have been a popular choice of lodging for the local miners due to its sheltered position and easy access to the mines. This would appear to have attracted those in higher positions within the mines as there are two quite sizeable properties within the village which date from the period of industrial expansion. Darite House [14] built from granite blocks with four pane sash windows, and set within its own grounds was originally a handsome double fronted house extended by two bays during the late nineteenth century. The Grove and Tregenna [11], once a single dwelling known as Grove House, is six bays long, again built out of

granite blocks with sash windows. The outbuildings, now converted, would have originally housed the stables, and a long granite wall encloses the gardens.

There is one surviving farmhouse within the village [13], granite built with its associated outbuildings and barns still extant.

The oldest houses in the village about the pub and date from the early nineteenth century. They are typical of early miner's dwellings with low slate roofs, small window openings and squat chimneys [3]. The other property to date from this period is Tinnars Gate [6], partially slate hung with a cat slide roof and rubble stone walls, it interestingly does not address the road but faces onto a garden bordered by outbuildings, now converted to domestic use.

4.2.3 Paving/street ephemera

The only pavement in the village, tarmac with granite kerbs, borders the pub car park. The routes leading off the road, next to West Darite Terrace and Collers End are both unmade grit and stone tracks.

On the lane leading south from Tinnars Gate is a granite boundary stone [12] with three holes drilled into it, which appears to be marking the line of a sett.

There is evidence that where the River Seaton passes through the village south of the original saw pit its course has been regularised to form a leat, which passes under a modern bridge.

4.3 Materials and local details

Unsurprisingly, due to its proximity to the quarries on the moors above, the majority of historic buildings in Crows Nest have either painted rubble stone or granite block walls. All the houses have slate roofs and stone chimneys and several are partly slate hung, such as the Crows Nest Inn and Tinnars Gate. A number of the larger houses have sash windows. Although the facades tend to be rather plain, the majority of porches being later additions, some architectural detailing can be found, particularly in the form of decorative ridge tiles on the roofs.

One of the features of the village, as with many of the settlements bordering the Moor, is low granite garden walls.

4.4 Views, Vistas and Green Space

4.4.1 Views and Vistas

From the centre of the village looking both east and west along the main road which comprises the settlement the vista ends with the road gently climbing and curving away. The village is built on a small plateau and to the south the agricultural land slopes away gently. Again there are no far reaching views to the south, looking down Tinnars Gate the lane curves away terminating the vista. The really dramatic views are to the north. Here the settlement is enclosed by two major hills rising either side of the River Seaton. To the north east directly behind the houses rise the open slopes of Caradon Hill with the ruins of engine houses and the scars of quarrying clearly visible from the village. The view to the north west is formed by the green lower slopes of Minions Moor, still covered in shrubs and trees at this level.

4.4.2 Greenery

The front and back gardens in Crow's Nest are filled with shrubs and mature trees adding green notes to an already very rural village. In most parts of the settlement the development is only one house deep with fields immediately behind, and at the western end the fields border the road to the south. Many of the Cornish hedges survive: stone walls with banks of earth above which eventually become to resemble huge green mounds. Amongst the houses are two tracks, next to West Darite Terrace [15] and Collers End [11], once important routes up onto the Moor. The

track by West Darite Terrace is now particularly picturesque. The banks either side are formed from huge granite boulders onto which hedges were once laid. These however have not been managed for many years and as a consequence the shoots which should have been cut have grown vertically into small trees. This track with its rubble pathway and granite steps cut into the slopes would have once been a stony utilitarian route to work for the miners in Crow's Nest, it is now a lush green footpath for holiday makers and dog walkers symbolising the change in character of the whole settlement.

5 Industrial significance

Before the explosion of industrial activity on the Moor above Crow's Nest the village had already begun to develop. The cottages next to the pub and Tinnars Gate probably housed men involved in stream working and there were two large farms within the village itself. Crow's Nest was already a community and it cannot be said therefore that mining and quarrying were its *raison d'être*. However industry undoubtedly shaped the form the village took in the mid-nineteenth century and resulted in the building of cottage rows, the chapel, the saw pit and the straightening of the river.

Crow's Nest provided a sheltered but convenient environment for the industrial workers and its location must have been considered superior to some of its neighbouring villages for it would appear that two mine managers chose to live here in Darite House and Grove House.

Unlike typical agrarian settlements the industrial expansion led to a blurring of the edges between villages. It could be argued that West Darite Terrace is a part of the village of Darite, whereas West Darite and Rosebank are connected to Crow's Nest.

6 Designations

6.1 Scheduled monuments

There are no scheduled monuments in the study area.

6.2 Historic Buildings (Fig 4)

There is one listed building, the Crow's Nest public house, listed grade II.

6.3 Historic Area Designations (Fig 4)

There is no Conservation Area, nor any other historic area designation.

6.4 Other designations

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

The whole village lies within an Area of Great Landscape Value AGLV- Policy CL8

The land to the north of the road is designated an Area of Great Historic Value AGHV – Policy CL18

There is a Village Development Limit (Policy H2—3) fairly tightly drawn around the present village to retain the discrete character of the settlement and to prevent sporadic development.

7 Current issues and forces for change

7.1 Current Issues

Quite a high proportion of original features can still be found in the historic buildings of Crow's Nest, such as the eight over eight pane sashes at Newton Cottage. The majority of houses still

have their original roofs and distinctive ridge tiles. However, a number of inappropriate alterations have taken place leading mainly to the loss of original windows.

The new building which took place in the village during the late twentieth century made little reference to the local building types and materials, and disregarded the streetscape. This has resulted in a very suburban feeling at the east end of the village.

At present there is little in the way of road markings and signage, and it is to be hoped that this remains the case.

7.2 Forces for Change

Within the Village Development Limit set by Caradon District Council there remain a number of plots which could be developed, and the Council have stated that any development should be in line with their Affordable Housing Policy H12. In order to preserve the character of the village which has been eroded to some extent by the inappropriate design of the late twentieth century new build, any proposed buildings should be in keeping with the surviving historic fabric in terms of materials, design, scale and siting.

Given its picturesque location the existing housing is increasingly likely to attract buyers with disposable income and it is important that any future alterations and extensions should be sympathetic to the historic fabric.

8 Recommendations

8.1 Historic areas

Recommendation: 1 Conservation Area

Designate CA to include the whole of the historic village, but to exclude the modern housing.

Reason: To recognise the areas of special architectural and historic importance in Crow's Nest, 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

Designate OALS to include the area bordering the track which leads onto the Moor opposite Tinnars Gate.

Reason: To retain the partly industrial and partly rural nature of the track and prevent creeping suburbanisation. *OALS are an extremely important and useful policy 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.*

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 Crow's Nest 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 historic features.

Reason: To protect the character of Crow's Nest against inappropriate incremental alterations and demolition.

8.2 Historic buildings

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 list puts forward a range of structures that might be considered for listing - 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.

Tinnars Gate [6]

The Farm [13]

Boundary stone [12]

Cottages abutting Crow's Nest Inn [3]

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 Archaeology

Undertake a full survey of archaeological potential in Crow's Nest, backed up by an additional policy requiring proper recording of archaeologically sensitive sites before development.

Reason: To comply with and strengthen existing Local Plan commitments to prevent proposals that would harm the archaeological heritage of the village, and thereby preserve the special character of Crow's Nest.

Recommendation: 9 Limit or restrict development

Further development should be limited to meeting the needs of those who require affordable housing and should be limited to those sites within the village development limit set by Caradon District Council.

Reason: To comply with existing Local Plan commitments and to retain the discrete identity of Crow's Nest.

Recommendation: 10 Back-land, courtyards and alleyways

Recognise the importance to historic character of back-land areas and rear lanes as an important aspect of the character of Crow's Nest; preserve and enhance their informal qualities and important surviving buildings.

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

Recommendation: 11 Interpretation and Promotion

Produce village trails linking Crow's Nest with the other settlements associated with the Bodmin Moor industries. The trails could begin at Minions where there is already an existing Heritage Centre. Similar proposals were put forward in Caradon District Council's Draft Caradon Hill Strategy 2001.

Reason: To present the heritage of Crow's Nest to a wider audience and to attract new visitors and associated regeneration initiatives.

Recommendation: 12 Further study

Undertake a more in depth study of the ownership of properties within the village.

Reason: To determine who built the cottages and houses and for whom, and thus increase our understanding of how industrial settlements developed.

Recommendation: 13 Design Guidance

Produce design guidance specific to the village, 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 Crow's Nest, and promote change that will preserve and enhance the character of the settlement.

Recommendation: 14 Trees and ornamental landscapes

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

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

Recommendation: 15 Restoration/enhancement schemes

Concentrate restoration/enhancement schemes on some of Crow's Nest's important focal points, particularly the centre of the village around the Crow's Nest Inn.

Reason: To recognise and enhance the importance of focal points in the development of the character of Crow's Nest.

9 References

9.1 Primary Sources

1699 Joel Gascoyne's Map of Cornwall

1748 Thomas Martyn's Survey of Cornwall

1809 OS drawings (2 inch)

1841 Tithe Map of St Cleer parish

1845 Whitley Map

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1946 RAF air photographs

Cornwall Sites and Monuments Record (computerised database of archaeological sites maintained by HES)

9.2 Publications

Acton, B and Brown, K, 1999. *Exploring Cornish Mines, Volume 4*

Caradon District Council, 1999. *Caradon Local Plan Adopted December.*

Caradon District Council, 2001. *Caradon Hill Environmental Improvements*

Hamilton Jenkin, A K, 1966. *Mines and Miners of Cornwall*

Sharpe, A, 1993. *Minions An Archaeological Survey of the Caradon Mining District.*

Stanier, P, 1988. *Cornwall's Mining Heritage*

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Appendix: Gazetteer of archaeological sites and historic buildings

Codes: PRN: Primary Record Number in Cornwall Sites & Monuments Record. LB: Listed Building. SM: Scheduled Monument. Date: MD = medieval, PM = post-medieval, C = century, c = approximately.

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
1		The Crow's Nest Public House	Crow's Nest	Public House	Mid C17	LB II	SX 26 NE 11/77	
2		Outbuilding at the Crow's Nest	Crow's Nest	Outbuilding	1809- 41			
3	5	Moor Cottage	Crow's Nest	Row	1809-41			
4		Rosemary Cottage and adjoining cottages	Crow's Nest	Row	1841-83			
5		Spring Cottage, Newton Cottage and adjoining cottage	Crow's Nest	Row	1841-83			
6		Tinners Gate	Crow's Nest	House (cottage and outbuilding)	Pre – 1809			
7			Crow's Nest; Lane by Collers End	Track (former track to Gonamena Mine)	Pre 1845			
8			Crow's Nest	Site of saw pit	1841-83			
9		Collers End	Crow's Nest	Site of Chapel (Wesleyan Methodist)	1841-83			
10		Lyell Cottage, Femdale	Crow's Nest	Row	1841-83			
11		The Grove, Tregenna	Crow's Nest	Row	1841-83			
12			Crow's Nest; Lane from Tinners Gate	Boundary stone (marking sett)	1809-41			
13		Farm next to Darite House	Crow's Nest	House (Farmhouse and outbuildings)	1809-41			
14		Darite House	Crow's Nest	House	1841-83			
15			Crow's Nest	Track	1809-41			
16	1-4 (cons)	West Darite Terrace	Crow's Nest	Terrace	1841-83			

