

**Cornwall Industrial Settlements Initiative**  
**NANCHERROW and TREGESEAL**  
**(St Just Area)**



**April 2002**



# CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

## Conservation Area Partnership

<b>Name:</b>	NANCHERROW and TREGESAL	<b>Study area:</b>	St Just Mining Area
<b>Council:</b>	Penwith District Council	<b>NGR:</b>	SW 3731
<b>Location:</b>	North-west coast of West Penwith, north of St Just	<b>Existing CA?</b>	Yes
<b>Main Period of Industrial Settlement Growth:</b>	1830-1880	<b>Main Industry</b>	Iron Foundry, with milling and mining

### Industrial history and significance

Nancherrow/Tregeseal is unlike any other of the settlements in the study area because of its valley location and association with service industry (Holmans). There was early tin-streaming at the lower (western) and upper ends of the valley, which continued in the later case well into the 19th century. The stream running through the valley was most important for milling, however, both corn milling and tin stamping. By the early 19th century, the whole length of the valley in the settlement area, and below it to the sea, was a complex of leats, ponds and mills. Waterpower also led to Holman's Foundry being built here in 1834. Holman's became the dominant industrial site and the main generator of workers' housing in the valley. Although the Foundry buildings have now been nearly all demolished, there is a wealth of the visible remains of the mills and leat systems intermixed with both workers' and proprietors' houses giving the valley a unique character.

### Other comments

The whole of the Kenidjack/Bostraze valley should have an integrated management regime, and perhaps special policy designation.

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

- Amend the existing CA boundary.
- Prepare a full CA Appraisal.
- Extend use of Open Areas Related to Settlement (Local Plan Policy TV 2).

#### Historic buildings.

- Review statutory list.
- Prepare a list of locally significant buildings.

- Carry out Buildings-at-risk survey.

**Policy and management.**

- Article 4 Directions to control PD on single dwelling houses, partial demolition of walls and outbuildings, creation of hard-standings in CA.
- Detailed Trail, linked to both St Just and rest of Kenidjack valley.
- Settlement specific SPG for design of new buildings and layout of estates, conversion of redundant farm/industrial buildings etc.
- Conservation programme and grant aid for the archaeological and conservation management of the Nancherrow Stream.

**Conservation Area Partnership**

**Cornwall Industrial Settlements Initiative  
NANCHERROW and TREGESAL  
(St Just Area)**

N. J. Cahill  
and  
Cornwall Archaeological Unit

April 2002

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## **Front cover illustration**

Nancherrow looking west, with Nancherrow Hill leading down from St Just (in the top left of the photo) and the B3306 and No Go By Hill leading down into the valley from the right (CAU f15/54).

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# Contents

	<i>Page</i>
<b>1 Introduction .....</b>	<b>7</b>
1.1 Background .....	7
1.2 Project Aims.....	7
1.3 Project methodology.....	7
1.4 Date of Assessment.....	7
<b>2 Location and setting .....</b>	<b>8</b>
2.1 Geographical location .....	8
2.2 Landscape setting .....	8
<b>3 History.....</b>	<b>8</b>
<b>4 Physical development (Fig 2).....</b>	<b>9</b>
4.1 Pre-industrial/early industrial .....	9
4.2 Industrial (1820 onwards).....	10
4.3 Post-industrial .....	10
<b>5 Surviving historical components (Fig 3) .....</b>	<b>11</b>
5.1 Pre-industrial .....	11
5.2 Industrial.....	11
<b>6 Character .....</b>	<b>11</b>
6.1 Buildings (Fig 4).....	11
6.1.1 Nancherrow.....	11
6.1.2 The Foundry and its environs .....	12
6.1.3 Tregeseal .....	13
6.2 Spaces, views and panoramas .....	14
6.3 Landscape .....	15
6.4 Materials and Local details .....	15
<b>7 Designations .....</b>	<b>15</b>
7.1 Scheduled Monuments .....	15
7.2 Listed Buildings .....	15
7.3 Conservation Areas .....	15
7.4 Other designations .....	16
<b>8 Current issues.....</b>	<b>16</b>
8.1 Current uses.....	16
8.2 Forces for change .....	16
8.3 Extent of loss .....	16
<b>9 Industrial significance.....</b>	<b>17</b>
<b>10 Recommendations .....</b>	<b>17</b>
10.1 Historic areas .....	17
10.2 Historic buildings.....	17
10.3 Policy and management .....	17
<b>11 References .....</b>	<b>18</b>
11.1 Primary Sources.....	18
11.2 Publications.....	18
<b>Appendix: Gazetteer of archaeological sites and key historic buildings .....</b>	<b>21</b>

## List of figures

1. Location map
2. Historical development
3. Surviving historic components

4. Gazetteer sites, existing designations, and recommendations
5. The Nancherrow/Tregeseal Valley from St Just.
6. The sheltered rows and roads within the valley.
7. The old entrance to Holman's Foundry.
8. Tregeseal Hill – row.
9. Busvargus Mill.
10. Highfield, Nancherrow.

### **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 (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.

## 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).

A 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 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

**Nancherrow and Tregeseal were assessed as part of CISI during summer/autumn 1999**

## **2 Location and setting**

### **2.1 Geographical location**

Nancherrow and Tregeseal are in the extreme west of the County within the upper Kenidjack Valley, about a quarter of a mile north and north-east of St Just and about a mile from the valley's outfall into the sea at Cape Cornwall. They are both within the parish of St Just, in Penwith District; see Figure 1.

### **2.2 Landscape setting**

The Kenidjack valley is known locally by various names along its length. The section within the settlement area and eastwards up onto the high moors will be referred to throughout this study as the Tregeseal Valley, that part below (west of) Nancherrow Bridge will be referred to as the Kenidjack Valley. This relatively deep and steep sided valley lies to the north of St Just, below the plateau on which that town sits. It is the largest of a small number of deep, sheltered stream valleys that run from the moors over the coastal plain to the sea. These valleys were critical for early industrial development, for both tin extraction and processing, and provide a direct access route from the coast up onto the high moors and over to the rest of the Penwith peninsula.

There is a change in the nature of the Kenidjack Valley around Nancherrow on moving eastwards, up stream - the land becomes a little gentler, and is now more agricultural, with less of the rough ground and mining remains that dominate the lower valley. The valley runs east-west, and broadens out to the south of Tregeseal, so that at this point it has a sunny and sheltered south-facing aspect. Nancherrow and Tregeseal form a linear settlement extending east along the valley bottom and sides from Nancherrow Bridge.

## **3 History**

Although very much an 'improved' agricultural landscape, this was always a relatively rich agricultural area, with a group of ancient agricultural settlements on the edges of the settlement area, especially the ancient manor of Busvargus. Historically mining was concentrated in the lower valley, and in the higher part around Bostraze, although there was undoubtedly some tin streaming in this central section, the main activities were milling and stamping, and housing.

The historic cores at Nancherrow and Tregeseal developed where ancient routes crossed the valley, and this is one of the best places in the St Just area to see the interplay of changing and improving roads and tracks, industry and the expansion of settlement. Both Nancherrow bridge and Busvargus bridge were ancient crossing points of the valley (as was Kenidjack bridge further towards the sea), with the two tracks converging on the high ground to the north by the present Higher Tregeseal. The growth of the mining industry led to changes in the road pattern, and in about 1830 a new turnpike road was cut from Nancherrow bridge north-west to Truthwall, making the old route to the north-east up No-Go By Hill redundant. In the 1850s New Road was made from the south to Tregeseal and the Holman's Foundry with a new bridge by Busvargus Barn. Both road improvements left Tregeseal as a relatively quiet backwater.

The valley bottom itself was literally full of mills (stamping and corn), leats, ponds, sluices, together with the later foundry. The earliest cottages were added to the old farming hamlets at Nancherrow and Tregeseal, on the outer edges of this activity - it was only with the dominance of the foundry from 1834 on that settlement really expanded amongst the mills in the valley floor.

The history of milling in the valley goes back well into what might be thought of as a pre-industrial period (Sharpe 1992, 73ff), and certainly pre-dates the main phase of industrial activity in the area from around 1800. The excellent source of water power here meant that throughout the 19th century the valley continued to provide stamps and dressing floors for most of the mines in the area - steam was a relatively late introduction into the St just mining area, and only the

largest local mines provided their own steam-driven dressing and processing areas. With the collapse of the surrounding mines from the 1870s on, these small enterprises in the valley quickly closed, the last (Lower Bostraze) barely surviving to be mapped by the OS in 1908.

The establishment of Holman's Foundry in 1834 was a major factor in the shaping of the settlements. Although the foundry site has been cleared and re-developed, its layout and walled enclosure still influences the settlement topography, and the associated domestic buildings still form the largest single element in the character of the valley. The foundry not only made steam engines and mining equipment, but also general, engineering and agricultural machinery, and ran a gasworks which supplied St Just as well as the foundry. This allowed it to survive, albeit run-down and old fashioned, until 1965. Thus the industrial period in Nancherrow/Tregeseal extended well beyond the end of the 19th century.

The major areas of tin streaming were at the head of the valley - at Bostraze, Halgoluir, and Leswidden, all dating back at least to the 18th century and probably several hundred years before then. Tin streaming continued into the early 19th century (1820s), but deep mining rapidly became dominant. Balleswidden, one of the greatest of the St Just mines, had a patchy start in the 1820s and 1830s, and had closed by 1873 with only intermittent working and trials after that, having employed over 600 people at its height. The Wheal Owles/Wheal Boys group at the west end of the settlement area continued apparently successfully until its collapse after the flooding of 1893. The upper part of the valley, closest to the tin streaming grounds, had the largest concentration of mills, stamps and earlier cottages and there was an extensive group of smallholdings (now abandoned) up on the edge of the moorland, outside the settlement area. To the east of the settlement, at Leswidden, china-clay working had started some time before 1880, and continued throughout the period.

Below the Busvargus corn mill (certainly at work in the 18th century), the stream, leats and ponds are dominated by the feed system for the foundry. It is clear from map evidence that this remained quite small in the 1830s-c1860, but had doubled in size by 1880 with a corresponding development of the leat and header pond system.

The various mills only stayed working as long as the surrounding mines did, so that by the late 19th century, the adjacent mines and the mills had closed, and the foundry was left as the only major employer. The continued expansion of the rows and cottages in Nancherrow/Tregeseal in the 1850s, when mining was generally in recession in the area, and the early 1870s, when closures were really hitting hard, is a sign that the expansion of the foundry, at just exactly this time, was probably the most important factor in the spread of houses in the valley. Where there is some evidence for later retraction in population, and loss of rows and cottages, it is at Tregeseal, and up on the moors, further away from the newer focus around Holman's.

The post industrial period in the valley is difficult to precisely define because of the continued working of the Foundry up to 1965, and of the china-clay works at Bostraze and Leswidden (or at least the concrete block works that took over this site) up to the present day. Whatever the influence of local industrial activities, the valley obviously continued to be a favourable residential area, being sheltered and south facing, and the presence of higher status villas would have created a demand for servants and staff, particularly women, when their traditional jobs in the mines and dressing floors were going.

## **4 Physical development (Fig 2)**

### **4.1 Pre-industrial/early industrial**

The truly pre-industrial period here predates the earliest map evidence (1809), with mills and leats already developed in the valley floor by the 18th century and probably much earlier. The 1809 OS survey drawings show settlement on both sides of the bridge at Nancherrow, at Nancherrow

Farm and No Go By Hill (the present main road was built between 1809 and 1841), and at Tregeseal Hill, on the northern slopes of the valley over another crossing point at Busvargus bridge. There were other scattered individual buildings shown in the valley which were probably industrial buildings rather than cottages, including a stamping mill on the later foundry site (Buck and Berry, 1996, Map A), and Busvargus Mill. Busvargus was the principal settlement of the area, the manorial site in this part of the parish of St Just, and continued to be one of the main non-industrial settlements throughout the 19th century. Although farms survive at both Nancherrow and Tregeseal, it is probable that both sites contained more buildings and occupants by 1809 than relied simply on agriculture.

## **4.2 Industrial (1820 onwards)**

By 1841 there had been much expansion; the many mills were already in full flow, but many of the main developments influencing the expansion of settlement were very recent. The Foundry had only begun in 1834, the Turnpike road to Truthwall was only recently laid out, and Nancherrow bridge is, unusually, named on the 1841 Tithes Map, so may have been a recent notable structure. Only one row existed at Nancherrow, possibly linked to the building of the Foundry, although there were more buildings at Nancherrow Farm, on both sides of the road, than were to be found at any later date. There were also more cottages along No Go By Hill on the site of the gardens of Alma Villa (now called 'Penrose') than existed later in the 19th century. Holman's Foundry as yet occupied only the southern half of its later site, and only the Foundry House stood nearby. In contrast, Tregeseal Hill and the valley by Busvargus bridge and Mill (including Tregeseal Row) were already as fully developed as they would be, with the sole exception of a courtyard development built by 1876 in the middle of the Busvargus Mill row. Further east up the valley, the mills and cottages around Blackberry Stamps and up to Lower Bostraze seem also to have been fully developed.

The early industrial focus in the valley seems, therefore, to have been within and east of Tregeseal, and to have predated the founding of Holman's Foundry, with the majority of housing there probably also predating the foundry. Little seems to have changed by the time of Symons' 1857 map, but by 1876 (the survey date of the 1880 OS map), the foundry had expanded to more or less its full extent and the two rows of Tregeseal Terrace and additional cottages up No Go By Hill had been built. The New Road, another turnpike road, had also been brought in from the south providing a direct route to the Foundry, and cottages built along the west side.

The early stages of industrialisation produced mostly workers housing, but one of the later 19th century features of the Valley is the number of villa residences taking advantage of the sheltered site. The earliest stimulus for these was probably the foundry house (Chypons), with a series of large houses subsequently built on the slopes above. This process was one shared by the surrounding farms, with Tregeseal and Nancherrow both enlarged and a new house at Busvargus.

As a result of the closeness of Nancherrow and Tregeseal to St Just, there seems to have been little provision of the sort of non-residential facilities that typified the mining villages of the area. A small Sunday school was built at Tregeseal, but no Institute, Chapel, Club or other schools were built, and there were no obvious shops - Toljy, now a gallery, has a shop front but is probably relatively late.

## **4.3 Post-industrial**

Although some mining and china clay working continued in the vicinity, the period after 1880 saw a general decline in all the valley-based activity apart from the Foundry, with all the stamping and corn mills having closed down by 1908 or shortly after. The settlement focus thereafter shifted even more to the Foundry, and the area around Tregeseal Hill and Busvargus Mill experienced slight decline in the late industrial period, which continued up until the 1980s. There has been recent housing development to the south of Busvargus Barn, with the Rugby Ground

and clubhouse opposite, and most notably the recent redevelopment of the Foundry Site. There has also been a scatter of individual bungalows and houses, especially up No-Go-By-Hill, at Tregeseal Hill and Farm, and at Blackberry Stamps.

## **5 Surviving historical components (Fig 3)**

### **5.1 Pre-industrial**

The old settlement foci at Nancherrow and Tregeseal Hill still survive as recognisable agricultural hamlets, with 17th/18th century buildings at both sites. Tregeseal Hill now has the better preserved farmyard complex, although Nancherrow was historically probably the more significant site. While it is outside the settlement area, Busvargus should be seen as part and parcel of this pre-industrial stage although now largely 19th century in character.

### **5.2 Industrial**

Evidence of the early, pre-19th century stage of industrial development in the valley still exists. Elements of the most significant of these, the tin streaming remains, extend into the eastern end of the settlement area. The extensive system of leats which runs through the valley must contain many pre-19th century elements, as must the fragmentary building remains still visible at various sites, especially Blackberry Stamps and Tregeseal Crofts, and Busvargus Mill and mill house, which is the only significant domestic building which can be associated with this phase. It is likely that some of the earliest cottages at Tregeseal Hill, and on No-Go-By-Hill are 18th century in origin, and although adjoining the older farms, do not seem to be part of the farming complexes.

Of the mining enterprises of the area, only the scanty remains of East Boscean still stand, although there are areas of waste dumps and old shafts in many places around the valley.

The leats, launders, ponds and sluices which developed over the industrial period form one of the most important industrial sequences in the Valley, especially now that the main foundry buildings have gone. The outer wall (1857-80) of the Foundry, the couthouse and the early 20th century gates still survive, as do various odd bits of stonework and ironwork in the area, and various houses built by and for the foundry. At Nancherrow and the foundry area the industrial housing, together with associated outbuildings, survive in their entirety, unlike those of Tregeseal, which has reduced slightly in numbers. Not surprisingly, the large attractive villas have also survived, with good gardens, walls, terraces and other features in several cases.

Conversion, mostly of barns, but including the old Sunday School, has not by and large been too destructive of surviving buildings in the Valley.

## **6 Character**

### **6.1 Buildings (Fig 4)**

The Holman's Foundry site occupies a central position that ties the two spreading settlements of Nancherrow and Tregeseal together. The whole valley has a series of water related structures and features, and the stream today is still a main element in its character, despite, or perhaps because it is so overgrown. Whereas most industrial settlements in the area are located where they are because of their relationship with the local mines, here it is the stream that is the main factor, so the domestic buildings stretch along its course, and the industrial remains are mills and leats rather than engine houses, dressing floors and mine waste dumps.

#### **6.1.1 Nancherrow**

The original route through Nancherrow passed down Nancherrow Hill from St Just, across Nancherrow bridge [2], and up No Go By Hill. There are a number of early buildings surviving in this, the earliest focus of settlement in Nancherrow. The 17th/18th century Nancherrow farmhouse [8] survives with 18th and 19th century extensions and is a useful contrast to later cottages in the valley in terms of its materials (moorstone) and details, such as the large stone

stack. It is now divorced from its historic setting, since it was until the late 19th century surrounded by an extensive group of cottages and farm-buildings, and probably some industrial buildings associated both with the leats and mills of the valley and the East Boscean Mine remains [41] further up Nancherrow Hill. On the north side of the bridge an extant cottage probably of the 18th century [30] forms a good group with a ruinous 18th/early 19th century cottage and outbuildings [53,54], fragmentary remains of what may be 17th century buildings [34] and the mid 19th century tollhouse for the turnpike road [29]. The character of this group is more like an old farming hamlet, with scattered cottages and outbuildings around a central focus (the bridge head), and it provides valuable contrast with the larger scale and regular pattern of the housing associated with the Foundry and the Tregeseal rows.

There are a number of surviving commercial/industrial buildings in Nancherrow. The East Boscean mine remains are a prominent landmark on Nancherrow Hill, the smithy [41] standing close by the road, while the site of the engine house and waste dumps [40] lie back in the fields. The group of outbuildings in Nancherrow [54] may be as much industrial as agricultural in origin, and the large and well built warehouse/mill building west of the road [37], is both an extremely unusual and fine three storied structure in itself, and an important gateway building into the valley.

The opening of the turnpike road to the north-west to Truthwall, together with the increasing scale of industrial activity in Nancherrow added a new layer of building, so that many of the older cottages in the hamlet were swept away and replaced with small rows and cottages, of a generally familiar industrial housing type [33,43]. The construction of the road itself created a number of structures that survive, such as the bridge [2], the guide post [51] and the tollhouse [29].

Although most of the industrial buildings that created the wealth of the settlement have been destroyed, the large houses built on the profits of industry survive and are a key element in the character and appearance of the valley. Alma Villa [35], now called Penrose, was built c. 1855 (the date of the Battle of Alma) for Stephen James, a flour merchant, but also the Purser of Botallack Mine, and the founder of that mine's greatest period of prosperity. The house, a well detailed late regency villa, stuccoed, with Grecian details of a type familiar in St Just, is deliberately set to be viewed directly from Nancherrow Hill, the approach from St Just. Together with its grand glass-house [52], boundary walls and gates [36] and mature gardens, it probably has the finest setting of any house in the area. Number 8 No Go By Hill [42], and more obviously number 5 [31], another hipped and rendered villa with its gardens, outbuildings [57] and gazebo [32] are part of this process of gentrification. The latest, and largest in the sequence, is Highfield [44], built between 1880 and 1908, a large hipped roofed house, surrounded by pine trees and gardens, with a prominent terraced wall [70] above the foundry site with steps leading through and down towards the foundry. Because they all stand above the valley on the south-facing slopes, all these villas are prominent buildings in the landscape.

### **6.1.2 The Foundry and its environs**

Sadly nothing now survives of the main foundry buildings [site 3, 4]. The Counthouse [25] and fragmentary surrounding walls and gables [23,24,56] date from expansion of the site between 1857-80, and the entrance gates from c.1900 [58]. The earliest remains, therefore, are domestic. The original foundry house (Chypons) [19] is another large, hipped rendered villa, originally free-standing. Nancherrow Row [26], pre-dates the 1841 Tithe Map but has no particularly early features and is undoubtedly of the same sort of date as the foundry (1830s) and many similar rows in St Just. With its good series of walled front gardens, it is an important row, since it is so visible from the main road, especially in relation to the cottages and houses rising on the slopes above it. A Holmans Foundry boundary stone with a large incised 'H' cut into it stands in the hedge near Busvargus barns [71] - it is not known whether this is its original position.

The Counthouse itself [25], is a large, four-square and solidly built hipped building, prominent in the roofscape of the village, and set amongst a good series of walls and gardens. The roadside

walls of the various cottages provide a strong edge to the roadside and are an important feature of this stretch of road.

Although only built between 1857-80, New Road has become the main approach and through route through the settlement, and the older road up the valley is now a secondary turning. The road passes over a well constructed contemporary bridge [20] with its original cutwaters and parapet surviving on the west side at least. Busvargus Barns [10], now converted, are in their present form no older than the road, except for the base of the range closest to the bridge, which clearly preserves much older stonework, and is probably the remains of an 18th century (or earlier) mill. A cottage [21] and a very much altered short row [74] was built along the new road, which is now dominated by a new housing estate (The Turnpike).

From New Road Bridge, the rows and stream-side streetscape of Tregeseal extend eastwards along the valley bottom, and one enters a different world. The gardens, trees and heavily overgrown stream become the dominant factor, and the cottage rows are set well back like a backdrop to the gardens. All this adds a great deal of character and quality to what are otherwise unremarkable, although pleasant rows. Tregeseal Terrace, built in two sections [91,18], is of the same date as the 1857-80 expansion of the foundry, and as is often the case with later rows, many cottages are rendered, double fronted and only one room deep. Tregeseal Row [17] is in contrast much earlier - already built by 1841. Like Nancherrow Row, the row may have origins in one or two linked smallholdings - no. 2 [60], may have been a byre attached to no 1, the barn [45] may have been part of an earlier smallholding. Number 5 [61] has some architectural pretensions with dressed stone and cut voussoirs to the windows, and a millstone in its front garden [62] that probably came from Busvargus Mill [6].

### **6.1.3 Tregeseal**

The cottages and rows of Tregeseal/Tregeseal Hill mostly predate the foundry, and are perhaps more related to the stamping and corn mills which were more frequent in this stretch of the valley than at Nancherrow, or indeed to the mine workings on the moors at the valley head. Busvargus bridge, in part at least a clapper bridge construction, around which Tregeseal was historically focused still survives today [15].

The rows form serried ranks on terraces up both sides of the valley, but especially up Tregeseal Hill. There were several more rows in the mid 19th century, of which one was rebuilt late in the century to form The Lodge [48], a well-detailed example of 'polite' house-architecture. Together with its walled garden, this occupies a similar focal point to Alma Villa/Penrose at Nancherrow, although on less grand a scale. The Sunday School [9] and nearby barn [46] stand on the site of another lost row. The Sunday school, probably of the 1840s, is an interestingly detailed small building with shouldered arched windows. It is the only institutional building in the whole settlement area. The proximity to St Just meant that such facilities were not generally required in the Valley.

The Hill has a series of old terraced cottage enclosures [13,49]. There was a row on one of these terraces just upslope from the Lodge [79], now reduced to footings. At the top of the Hill is the old agricultural settlement - the farmhouse [12] is 17th/18th century, altered and heightened in the mid 19th century and extended in the late 20th. Behind it is a good walled farmyard with a group of granite farm-buildings [76], the most prominent of which is the very fine barn, dated 1843 [11]. The short rows associated with the farm [50, 13] are generally earlier than most in the valley, and are representative of the earlier pattern of miner's smallholdings which typified the mining area to the north and east of Tregeseal. These rows are associated with attached and detached farm-buildings, the latter [75], now converted to domestic use.

On the south side of the valley are more early rows, numbers 10-12 in particular [14] are a very good example of relatively unaltered cottages. Almost uniquely they retain their original glazing

bar sashes, perhaps an indication of just how sheltered this valley is. Parts of the row of detached [65, 66] and attached cottages [16] leading to Busvargus mill [6] have gone, but the westernmost is the old mill house [92], and is 18th century or earlier in origin. Like the Tregeseal Hill cottages, and to a certain extent like Tregeseal Row, they stand in relatively large informal enclosures rather than having regular, narrow gardens.

East of Tregeseal is a scatter of old cottages, and three 20th century bungalows of little distinction, widely spaced up the valley road. Item [81] is a pre-1841 cottage, which was gentrified round 1900, and is now one of the most picturesque and attractive of all the cottages in the valley, standing in its well treed, sheltered garden with a converted barn range to the east [82]. Above Blackberry Stamps some way to the east is Little Waters, a simple and typical early 19th century cottage [87].

The upper part of the Tregeseal Valley is littered with the fragmentary remains of industry. The most substantial and important remains are those of Busvargus Mill [6], an 18th century or earlier corn mill. There are fragments of structures built into walls here [64], and in the area of the Balleswhidden stamp mill complex [5], [68]. Elements of the leat system feeding these mills survives, especially the iron launder crossing the stream [67]. At Blackberry stamps, the leat system is traceable [83], with the gable of the stamps building incorporated into a modern shed [84], and with various pieces of worked stone, many with iron cramps, set into what is now the garden wall [85] of a 20th century bungalow. Further up the valley are retaining walls, and disturbed ground [86,88,90] on the site of small quarries or old tin-streaming works. Of the stamping mill on this site [7] nothing survives, the present building [89] being an early 20th century house built for the Holmans family (and looking curiously and perhaps suitably industrial). It is a prominent building in views up the valley, and set within well wooded grounds, forms a definite eastern end stop to the settlement area. Further up the valley in the fields leading up to Leswidden Common are the remains of more leats and stamping mills

## **6.2 Spaces, views and panoramas**

The approaches to the valley along the main St Just to Botallack road are amongst the best known views in the whole area. The view from the south is particularly picturesque, focusing as it does on Alma Villa/Penrose and its grounds, while that from the east runs past the mine remains of the lower (Kenidjack) valley, past the prominent three storied mill building, and looks towards Nancherrow farmhouse, the East Boscean Mines and St Just.

From the valley, the hill top town of St Just is everywhere visible, the twin points of the church tower and the bald bulk of the Methodist Chapel standing out among the ramparts of ordinary cottages and boundary walls. The dominance of the church tower in particular is one of the overriding impression of St Just from the valley, and perhaps makes it clear why there were so few facilities in Nancherrow/Tregeseal when the town was so close.

Within the valley, there are particularly memorable long views along the roads, especially in Tregeseal, long mature gardens, with well formed walls on the one side contrasting with the informal growth and space of the stream side. The area around The Lodge at Tregeseal offers intimate, sheltered and picturesque views of a very different quality from the wild and often bleak views so typical of the mining districts. On moving eastwards up the valley, there is the definite sense of moving into higher and wilder country, and at the head of the settlement, there are direct views into the still industrial landscape of Lower Bostraze.

The new houses on the Holman's Foundry site, although not grossly out of scale with the neighbouring historic cottages, nevertheless create a discontinuity in the character and quality of the valley. They could have reflected the linear nature of the settlement by addressing the road and carrying on the tradition of the long cottage rows, or they could have reflected the unusual nature of the foundry buildings, creating an interesting contrast in bulk, design, and enclosure.

Instead, they are arranged around a cul-de-sac in a standard suburban format, with wide open roadways, little enclosure and poor detailing and use of materials. The whole valley now has a hole where its heart should be. This is made worse because this is the widest and least sheltered part of the valley and most open to distant viewpoints.

The new housing at The Turnpike, although mercifully scarcely visible from within the old village, has added a complete new suburban housing estate, again built around a cul-de-sac plan, which has nothing to do with the grain, character, form or development pattern of the valley, and yet is now a prominent element within it.

### **6.3 Landscape**

More than most other industrial settlements in the St Just area, Nancherrow/Tregeseal is characterised by the quality of the views and vistas across the valley. From St Just to the south are broad views, with the roofscape of the cottage rows standing within the sheltered valley, remarkably green and wooded for West Penwith, and stretching away to the east up onto the higher moorland. To the north and west, the backdrop is of the remnant mine remains along the coast and around Botallack - the Wheal Owles engine house is a prominent feature. On the northern valley slope are a series of large 'polite' houses in mature grounds with a picturesque series of walls, terraces and garden buildings, again surrounded by prominent trees, many of them evergreens, and beyond them the scattered farms on the higher ground. The most prominent buildings now are the large agricultural barns at Higher Tregeseal, Highfield, Tregeseal Hill, and Busvargus (outside the settlement area, but still one of the most prominent groups in the whole valley).

### **6.4 Materials and Local details**

Although all the traditional buildings in the valley are built of granite, a large number of them are rendered, and probably have always been - this is particularly because of the influence of the villas of the mid century, particularly Alma Villa/Penrose, since Grecian decoration then fashionable (in Cornwall) could only really be achieved in stucco. Roofs were all of Cornish slate, a large proportion of which survives; a lot of the roofs in this sheltered valley are lichen covered, a feature they often share with mineral slate roofs, which tend to help them blend in, in often stark contrast to imported slate, which is by and large too dark.

The ephemera of the lost industrial sites, and of 19th century engineering and road improvements are more noticeable in Nancherrow/Tregeseal than anywhere else in the area, St Just not excluded. They can be found all along the valley - road bridges, guide post, boundary stones, leats, springs, launders. Much of the iron work in the street scene came from Holman's foundry, and some can still be found. At Nancherrow an old timber beam from one of the sites has been set up as a bench and monument [93].

## **7 Designations**

### **7.1 Scheduled Monuments**

There are no Scheduled Monuments within the settlement area.

### **7.2 Listed Buildings**

There is one listed building within the settlement area, Nancherrow farmhouse [8], given in the list description as 18th century, with 19th century additions.

### **7.3 Conservation Areas**

The existing CA was designated in December 1995. The designation excluded the site of the foundry, despite its continuing historic interest, leaving a doughnut-like hole in the centre of the village.

## **7.4 Other designations**

The whole of the settlement area lies within an AONB and the Heritage Coast area, and is an AGHV and within an AGSV. The area of Blackberry Stamps eastwards to the moors is within a RIGS.

# **8 Current issues**

## **8.1 Current uses**

The valley is now almost entirely residential, there being no industrial sites now in operation. The principal economic activity in the valley is agriculture, and indeed the surrounding farms, along the higher ground around the valley, dominate visually as well. The main commercial sites are the small gallery at Toljy in Nancherrow, and the Busvargus Barns tea rooms. Apart from these, there are holiday lets and bed and breakfast establishments within the village, but no formal attractions or facilities.

The only major recreational site in the valley is the Rugby Club ground and clubhouse, a focus for not only sporting but also social events for the whole of St Just as well as Nancherrow/Tregeseal.

## **8.2 Forces for change**

The obvious attractions of the valley for residential use have led to two sizeable housing developments in recent years, and there will doubtless be pressure for more. This is likely to be the principal force for change in the whole valley, and especially in the area between St Just and Nancherrow.

Conversion of such redundant non-residential buildings as survive is an increasing likelihood, and as the partially rebuilt buildings at Nancherrow testify [53,54], needs very careful control to ensure quality. Some of these buildings are of great historic and architectural interest, especially the Tregeseal Barn [11] and the Nancherrow Mill/warehouse [37].

Provision of hardstandings in both front gardens and on the stream banks has already begun to detract from the character and appearance of the area, and demand is likely to increase.

## **8.3 Extent of loss**

The main loss is of course the Foundry. The replacement buildings, whatever their merits may or may not be as houses, have not been laid out or landscaped sufficiently well either to fit in with the grain of street, nor to adequately replace the foundry as a fulcrum around which the whole settlement pivots, leaving a hole in the heart of the village.

Alterations to the domestic buildings in the Valley have not by and large been so drastic as to cause substantial loss of character. Loss of original windows and doors and even original roofing materials has not been universal and rarely affects these robust cottages so much that it cannot be reversed. Extensions, and especially porches, are few and only occasionally overscaled or poorly detailed (see, for instance, Fernlea House [25] or no. 15 Tregeseal Terrace [18])

The continuing decay of many of the fragmentary industrial remains is a cause of concern and will lead to loss of special character if not arrested; minimal consolidation is generally all that is required.

The front garden walls of the rows play such an important part in the appearance and character of the CA that their loss is particularly destructive of character, and is especially felt either side of the Foundry site, adding to the too open and desolate appearance of the area, not helped at all by the heavy handed road engineering associated with the new estates both here and at the Turnpike.

The banks of the stream are in many places so overgrown as to hide the watercourse entirely from the road. While this makes for a picturesque appearance, it is in many places a detraction due to the all-pervasive Japanese knotweed, and the bank is so weed-choked as to limit wildlife potential.

This bankside area has been utilised in many places for informal parking areas. These are not at present major intrusions into the street scene, but increased formation and use of such areas will irretrievably damage the streamside area.

Great care is required in clearing and managing the stream banks, however, since the sterile clearance and enclosing of the stream which has already taken place in the central area of the settlement seriously harms its character and appearance.

## **9 Industrial significance**

The Nancherrow/Tregeseal valley was associated with perhaps the widest range of industrial activity in the whole St Just area, with evidence of tin streaming, deep mining, china clay working, milling and processing, and the Foundry, unique in this part of Cornwall. Despite the almost total loss of the foundry, and the failure even to incorporate some sort of monument or reference to it in the housing development on its site, the administrative buildings and housing associated with the works survive, as do many elements of all the other activities. In its clear relationship to the stream which attracted industry here in the first place, and its linear pattern of housing set amongst industry, Nancherrow/Tregeseal is unique within the St Just Mining Area.

## **10 Recommendations**

### **10.1 Historic areas**

The boundaries of the existing CA should be extended to include the development doughnut on the Foundry site (Fig 4), since there can be no statutory objection to the inclusion of redeveloped plots within CAs. The boundaries should also be extended up the valley to include the Blackberry Stamps group, and to include the Tregeseal Hill group which form such an important visual, historical and physical part of the settlement pattern in the valley, including the row and outbuildings [50, 75, 78], and the farmyard and farmhouse [11,12,76].

The use of Open Areas related to settlements, a Local Plan designation, should be extended, particularly in the area between the valley and St Just.

### **10.2 Historic buildings**

The current listing is based solely on the age of Nancherrow Farm rather than any historical significance it may have. Recommended listings reflect not only other surviving early buildings, but also the historic and architectural importance and qualities of various buildings in the valley:

Domestic and Non-industrial [2], [9], [11], [12], [14], [27], [30], [35], [36], [48], [51]

Industrial [6], [37], [41], [67]

A list of locally significant buildings is also required, as is a Buildings at Risk register, for both listed and unlisted buildings.

### **10.3 Policy and management**

A detailed CA statement is required for the extended CA. This should include not only a character assessment, but also surveys of existing buildings and structures. A survey of the street ephemera and industrial remains could form an interesting project for local school children/students and provide much valuable information.

The valley has enough in it and is so close to St Just that a visitor trail is warranted, perhaps extended from one for St Just itself. Proposals should be integrated into the initiative shown by the National Trust, and other public and private interests, in the lower part of the Kenidjack Valley. The whole valley from the sea, through Kenidjack up to Bostraze and the moors is an exceptional area of interest, and a valley trail would be a feasible and exciting prospect.

Local Plan Policies are well formed and capable of effectively managing the historic environment in the valley, but need to be based on a thorough understanding of just exactly what the special character of the area is. Design guidance, and guidance on conversions, which is likely to be a major issue, needs to be site specific. New developments need to be carefully integrated into the grain of the settlement; there is scope for more development, but there is a danger that the availability of flat building land in the valley will lead to further extensions of the cul-de-sac type that have nothing to do with the character of the area.

Specific policies and management proposals are required to control partial demolition of front gardens walls and smaller outbuildings, and minor alterations to single houses (Article 4 Directions). The creation of hard-standings should also be controlled, not only in front gardens, but also on the stream-bank waste grounds. The roofscape of the valley is a particular feature, and while not so far too disturbed, alterations to it need careful monitoring and review.

Trees play a large part in defining the character and appearance of the valley, unusually so for this part of West Penwith, and while CA status would provide some protection, a survey and management programme for the most prominent, including the use of Tree Preservation Orders where appropriate, is essential to the continued quality of the valley.

Linked to this is the need to survey and manage the stream banks for wildlife, amenity and archaeological reasons; a balance must be struck between being too overgrown and unmanaged, and the over-tidy sterility of the central area adjacent to the new housing developments. The survey, clearance, and subsequent management work, could involve volunteer conservation and archaeological groups and tap into grant aid programmes.

## **11 References**

### **11.1 Primary Sources**

1807 OS drawings

1841 Tithe Map

1880 OS 25 inch map

1908 OS 25 inch map

1946 RAF air photographs

1995 CCC air photographs

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

Listed Building maps and descriptions

### **11.2 Publications**

*Cornwall Structure Plan*, 1997, Cornwall County Council

*Penwith Local Plan Deposit Draft*, 1998, Penwith District Council

Buck, C, and Berry, E, 1996, *St Just Town Survey and Historic Audit*, Cornwall Archaeological unit

Buller, Rev. J., 1842, *A Statistical Account of the Parish of St Just in Penwith*

Sharpe, A. with Edwards, T. and Sparrow, C., 1992, *St Just: an Archaeological Survey of the Mining District*, Cornwall Archaeological Unit





## Appendix: Gazetteer of archaeological sites and key 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.

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
1	Cross in grounds of Penrose, Nancherrow	Cross (not plotted on Fig 4)	MD			29820.01	SW 3705 3192
2	Nancherrow Bridge	Bridge	PM			42753	SW 3705 3188
3	Holman's Foundry	Foundry (site of)	1834 -1965			42699	SW 3727 3189
4	Holman's (St Just Gasworks)	Gasworks	1863			42698	SW 3727 3189
5	Tregeseal (Balleswhidden Mining Co.), Stamping mill	Stamping mill	pre-1841			42754	SW 3760 3188
6	Busvargus Mill	Mill	C18th			29774	SW 3749 3185
7	Tregeseal, Stamping mill	Stamping mill	PM			42709	SW 3799 3195
8	Nancherrow Farmhouse	Farmhouse	C18th	LB II	SW 33SE 2/87		SW 3704 3185
9	Sunday School, Tregeseal	Sunday School/domestic	pre-1841?1857-80				SW 3752 3189
10	Busvargus Barn, Tregeseal	Agricultural/industrial range (now tea rooms)	1857-80, earlier core?				SW 3731 3180
11	Tregeseal Hill, Barn	Barn	1843				SW 3760 3200
12	Tregeseal Hill, Farmhouse	Farmhouse	C18/19th				SW 3760 3198
13	Tregeseal Hill, Row	Row	C18/19th				SW 3756 3197
14	10-12 Tregeseal	Row	1809-1841				SW 3757 3185
15	Tregeseal, Busvargus Bridge	Clapper Bridge	HX/C19/20th				SW 3755 3187
16	24-27 Tregeseal	Row	1809-1841				SW 3750 3184
17	1,3,4,6 Tregeseal Row	Row	1809-1841				SW 3742 3186
18	9-15 Tregeseal Terrace	Row	1857-80				SW 3737 3180
19	Chypons House, 1 Tregeseal Terrace	Foundry House	1834-1841				SW 3729 3185
20	New Road Bridge	Bridge	C19/20th				SW 3728 3181
21	The Glen, New Road	House	1857-80				SW 3729 3175

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
22	New Road, Mill Pond	Mill Pond (site)	PM				SW 3726 3181
23	Old Foundry, Foundry leat/walls	Foundry leat/walls (site)	1834-1965				SW 3729 3187
24	Old Foundry, Foundry wall	Foundry wall	1857-80				SW 3724 3190
25	Fernlea House	Count House	1857-80				SW 3718 3189
26	10-18 Nancherrow Row	Row	1809-1841				SW 3714 3189
27	Nancherrow, Shoat	Shoat/spring	HX/C19th				SW 3714 3186
28	Nancherrow, Wheal Owles Stamps	Stamp mill (site)	C19th				SW 3716 3185
29	Toljy, Nancherrow	Toll House/Gallery	1857-80				SW 3708 3189
30	Nancherrow Cottage, No Go By Hill	House	pre-1841?C18th				SW 3709 3190
31	5 No Go By Hill	House	1857-80				SW 3716 3195
32	Gazebo, 5, No Go By Hill	Gazebo	C19/20th				SW 3722 3194
33	2-4, No Go By Hill	Row	1857-80				SW 3710 3194
34	No Go By Hill (north side), Wall	Wall (almshouse ruins?)	C18th				SW 3711 3192
35	Penrose (formerly Alma Villa), Nancherrow	House	c1855				SW 3706 3193
36	Penrose gardens, Nancherrow	Walls, gates & railings	c1855				SW 3700 3195
37	Barn/mill west of Nancherrow Bridge	Barn/mill	1857-80				SW 3703 3191
38	Nancherrow Hill (east side), Stile	Stile	HX				SW 3706 3184
39	Nancherrow Hill (west side), Architectural fragment	Architectural fragment	C17/19th				SW 3703 3181
40	Nancherrow Hill (east side) Boscean Mine, Ruins and dump	East Ruins and spoil heap	1841-57				SW 3708 3175
41	Nancherrow Hill (east side) Boscean Mine, Smithy	East Smithy (ruin)	1841-57				SW 3701 3178
42	8 No Go By Hill	House	pre-1841				SW 3712 3191
43	5-7 No Go By Hill	Row	1857-80				SW 3716 3189
44	Highfield, Tregeseal	House	1880-1908				SW 3732 3197

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
45	Tregeseal Road, barn east of Tregeseal Row	Barn	1809-1841				SW 3745 3188
46	Tregeseal Road, barn west of Sunday School	Barn	1880-1908 on pre-1841 site				SW 3751 3189
47	13 Tregeseal Road	House	pre-1841				SW 3757 3184
48	The Lodge, Tregeseal	House & walls	rebuilt 1857-80				SW 3755 3189
49	7-8 Tregeseal Hill	Row	pre-1841				SW 3759 3193
50	4-5 Tregeseal Hill	Row	C18/19th				SW 3756 3198
51	Nancherrow, guidestone	Guidestone	mid C19th				SW 3706 3190
52	Penrose greenhouse	Greenhouse	c1855				SW 3708 3194
53	Nancherrow, outbuildings/workshops east of Toljy	Outbuildings/Workshops	pre-1841				SW 3709 3189
54	Nancherrow, outbuildings/workshops east of Toljy	Outbuildings/Workshops	pre-1841				SW 3711 3188
55	7 No Go By Hill, outbuilding	Outbuilding	1857-80				SW 3715 3194
56	Holman's Foundry	Building Fragment	1834-1841				SW 3729 3186
57	5 No Go By Hill, outbuilding	Outbuilding	1880-1908				SW 3721 3196
58	Roslyn, Tregeseal Road, foundry entrance walls and gates	Foundry Entrance Walls and Gates	1880-1908				SW 3719 3188
59	Tregeseal, walled alley and foundry building fragments west of Chypons	Walled alley and Foundry building fragments	1857-80				SW 3728 3184
60	2 Tregeseal Row	House	1809-1841				SW 3741 3186
61	5 Tregeseal Row	House	1809-1841				SW 3743 3187
62	5 Tregeseal Row, mill stone in front garden	Mill Stone	C19th				SW 3743 3185
63	Busvargus Bridge (north side), Spring & steps	Spring & steps	HX/C19th				SW 3754 3187
64	Busvargus Mill, building fragments in walls	Building Fragments	C18/19th				SW 3747 3183

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
65	15 Tregeseal Road	House	1809-1841				SW 3753 3184
66	14 Tregeseal Road	House	1809-1841				SW 3754 3185
67	Tregeseal (Balleswhidden stamps - leat/iron launder)	Leat/iron launder	pre-1841/pre-1880				SW 3759 3187
68	Tregeseal (Balleswhidden stamps), building fragments in walls	Building fragments	pre-1841				SW 3760 3188
69	Tregeseal Road, stile	Stile	pre-1880				SW 3745 3183
70	Highfield, garden wall and steps	Garden wall and steps	1880-1908				SW 3734 3194
71	Tregeseal Road, inscribed stone	Inscribed stone	mid C19				SW 3731 3182
72	Nancherrow Hill (East Boscean Mine), stile	Stile	HX				SW 3708 3177
73	Nancherrow, barn, now house	Barn or industrial (now house)	1908-46				SW 3708 3184
74	1-4 New Road	Row	1857-80				SW 3731 3172
75	Tregeseal Hill, Barn (now house)	Barn (now house)	1857-80				SW 3754 3198
76	Tregeseal Hill, Farmyard & buildings	Farmyard & buildings	pre-1841/1908				SW 3759 3200
77	Tregeseal Hill, Outbuilding/Workshop	Outbuilding/Workshop	pre-1841				SW 3761 3196
78	Tregeseal Hill, Barn	Barn	pre-1841				SW 3756 3199
79	Tregeseal Hill, Building Fragments	Building Fragments	pre-1841				SW 3756 3194
80	Tregeseal Hill, Spring/leat	Spring/leat	C19				SW 3758 3194
81	Tregeseal	House	pre-1841				SW 3766 3189
82	Tregeseal, Barn (now house)	Barn (now house)	pre-1841				SW 3768 3189
83	Blackberry Stamps, Leat system	Leat system	C18/19th			42755	SW 3774 3193
84	Blackberry Stamps, Building Fragment	Building Fragment	C18/19th			42756	SW 3783 3198
85	Blackberry Stamps, Wall containing building fragments	Wall containing building fragments	C18/19th				SW 3784 3198
86	Retaining Wall north of Little Waters	Retaining Wall	C19th				SW 3791 3200
87	Little Waters	House	pre-1841				SW 3789 3199
88	Quarry or dumps north of Little Waters	Quarry or dumps	HX				SW 3794 3202
89		House	1908-46				SW 3798 3193

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
90	Quarry or streamworks	Quarry or streamworks	HX				SW 3802 3199
91	2 - 8 Tregeseal Terrace	Row	1857-80				SW 3732 3184
92	Busvargus Millhouse	House	C18th				SW 3749 3183
93	Bench/monument, Nancherrow	Timber beam/bench	C19th, reworked C20th				SW 3707 3190





Figure 5 Looking north from St Just over Nancherrow Row; new housing on the Foundry Site to the right, cottage rows running along the valley with villas on the slopes above. The whole set within mature ornamental grounds and heavy tree cover. Gazetteer items [26], [43], [31].



Figure 6 Sheltered cottage rows set behind mature gardens with lots of tree cover; the road edge well defined by garden walls. The overgrown stream bank on the other side of the road hides a wealth of industrial remains. Gazetteer item [18].



Figure 7 The old entrance to Holman's Foundry, the principal and longest-lasting industrial operation in the valley, now given over to housing out of character with the traditional scale and grain of the valley. Gazetteer item [58].



Figure 8 Tregeseal Hill. Cottages and attached barns in a row. An extension of about 1800 to an old farming hamlet on the edge of a valley already dominated by stamping mills, are these cottages industrial or agricultural, and does the distinction have any meaning in this context? Gazetteer item [50].



Figure 9 The remains of Busvargus Mill. Recorded in the 18th century and worked as a corn mill, it is nonetheless surrounded by the remains of the leats and ponds of the numerous stamping mills in the valley, which must have looked very similar. One of the earliest surviving local examples, it remains unlisted and under threat. Gazetteer item [6].



Figure 10 On the south facing slope above the valley, the owners and managers of the various industrial enterprises in Nancherrow/Tregeseal and in and around St Just built themselves elegant villas in a restrained late-Regency style, surrounded by ornamental grounds and terraces. Gazetteer items [44] and [70].